

3160

GENEVA
Los Angeles | CA



AVAILABLE
FOR SALE

PROPOSED MEDICAL
CAMPUS OPPORTUNITY
KOREATOWN

CBRE

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THE OFFERING

CBRE, is pleased to present this purchase opportunity to acquire 3160 Geneva, a 217,000 square foot building, proposed medical campus in the heart of Koreatown.

PROPERTY OVERVIEW

Property Address	3160 S. Geneva Street Los Angeles, CA 90020
Building Size	157,000 SF Gross
Land Size	97,805 SF (2.25 AC)
Stories	Four (4)
Parking	150 on-site spaces + valet assist
Zoning	C2-2D (T) (Q)
APN	5501-023-013
Year Built	North Tower - 1953 South Tower - 1983
Assisted Living	Schematic plans are available for a 109-unit development with an average size of 317 square feet (usable) per unit, plus an additional 48,000 usable square feet of ancillary space (common area kitchens, dining rooms, therapy, exam offices, group meeting rooms, wellness rooms, etc.). An additional 24 units can be built on the existing fourth floor terrace with about 25,700 square feet of new construction, leading to a total 133 units and 51,300 square feet of ancillary space.



Apartment Units Although no plans are available, up to approximately 160-180 apartment units can be accommodated within the existing floorplates, averaging 600 square feet. Current parking is sufficient to service this size apartment development. Expansion on the fourth floor terrace will net an additional 24 units for a total of 180-200 units.

BUILDING HIGHLIGHTS



**ASKING PRICE
NEGOTIABLE**



**EXCELLENT MEDICAL CAMPUS WITH
LARGE CONTIGUOUS FLOOR PLATES**



**BUILDING SIGNAGE
& IDENTITY**



**LOS ANGELES/
KOREATOWN**



**LOCATED IN A QUALIFIED
OPPORTUNITY ZONE (QUZ)**

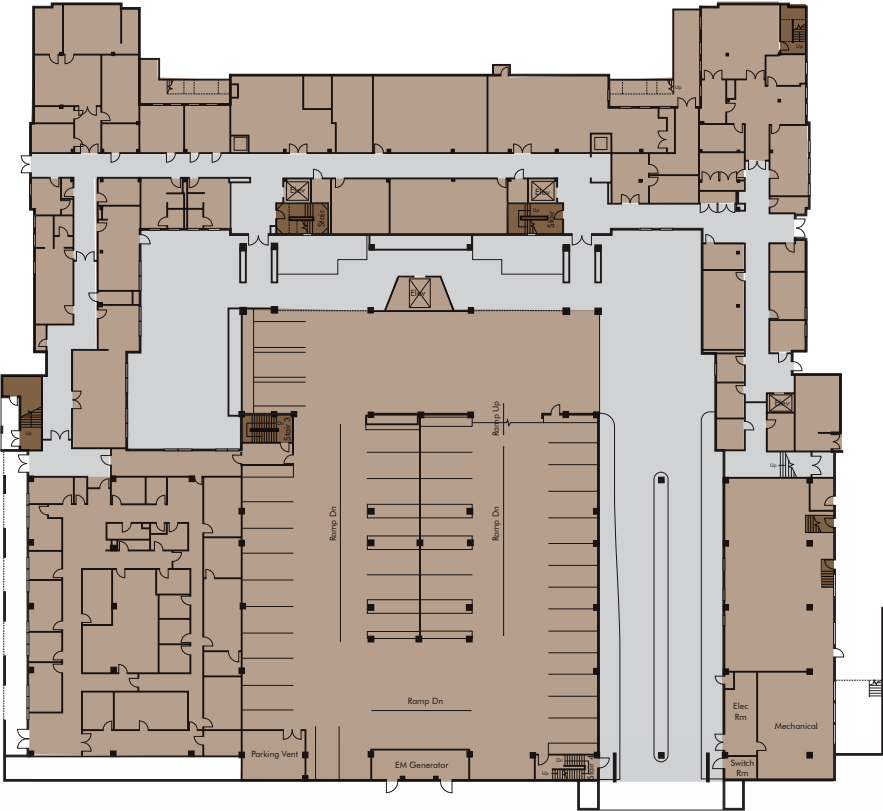


**ON-SITE 150
PARKING**

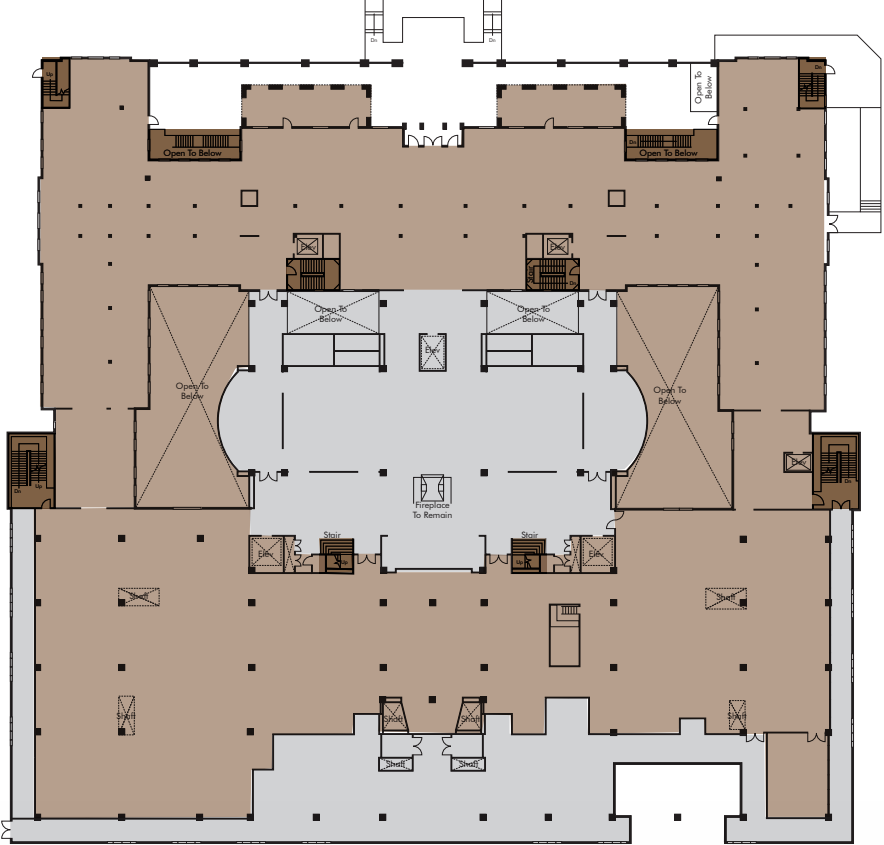
Building features include timeless brick exteriors, landscaped plazas, rooftop spaces, and open spaces.



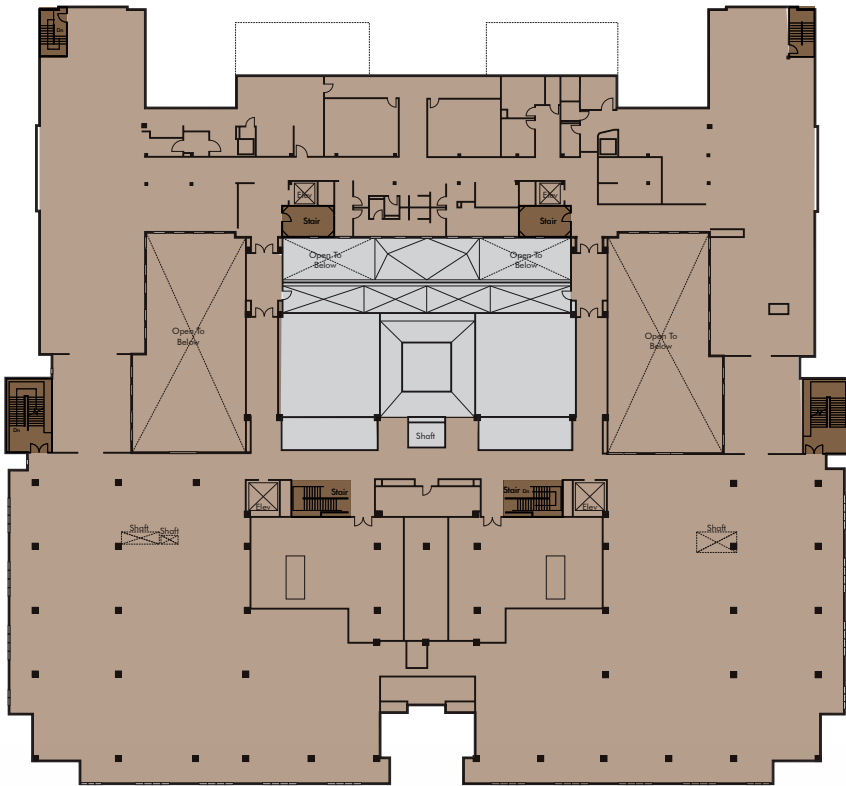
Floor Plans



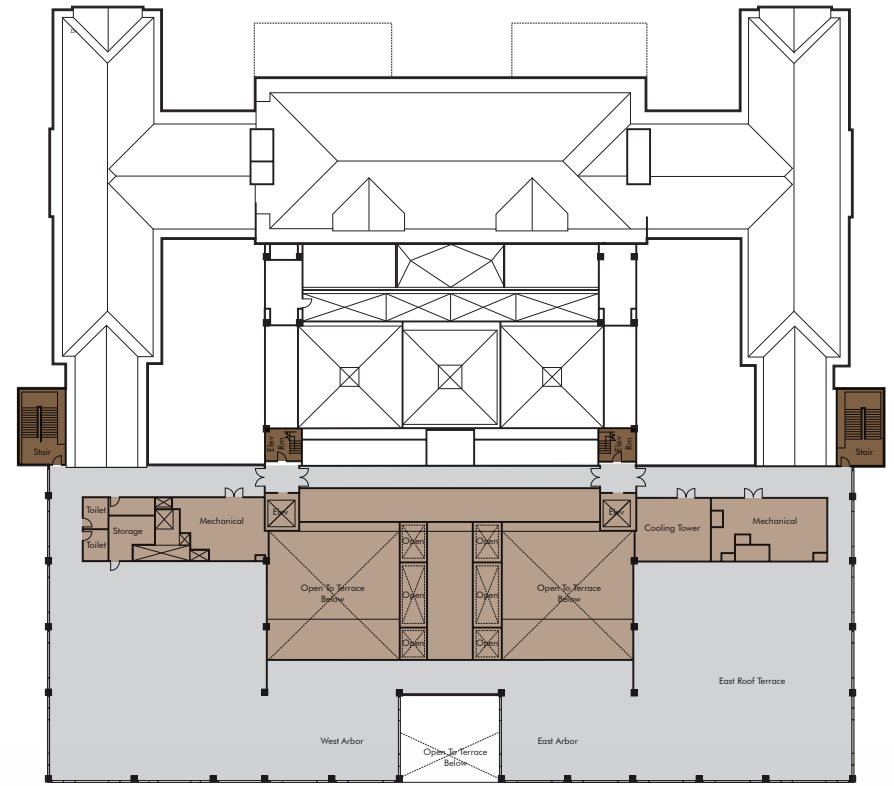
1st Floor



2nd Floor

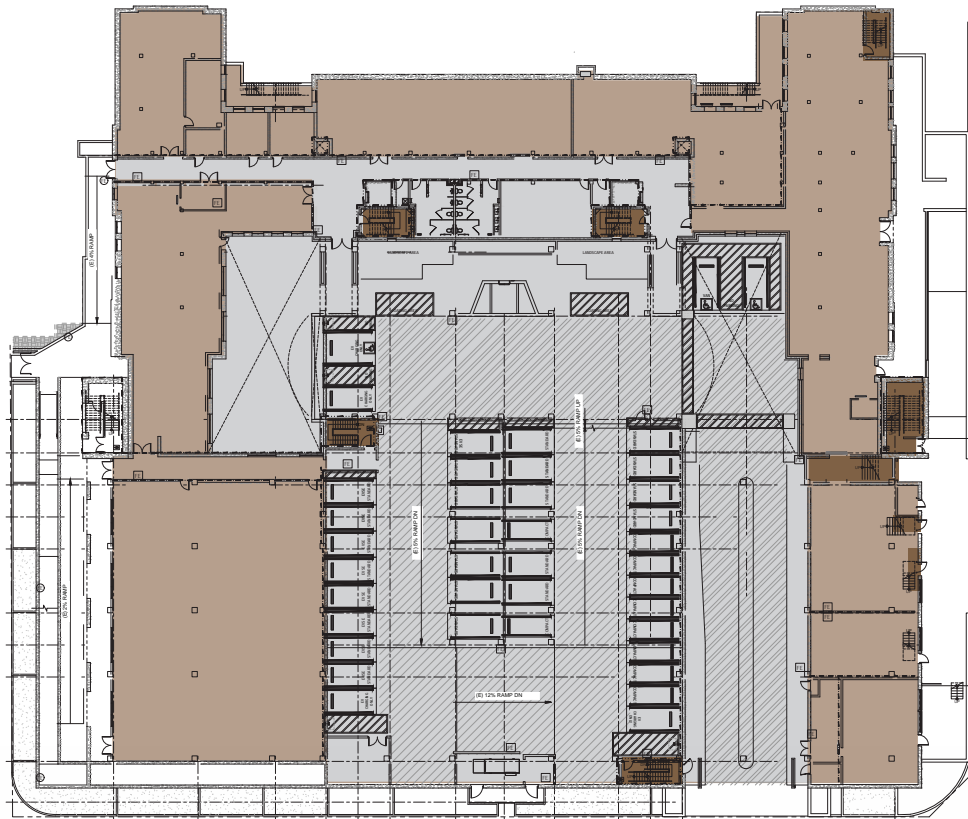


3rd Floor

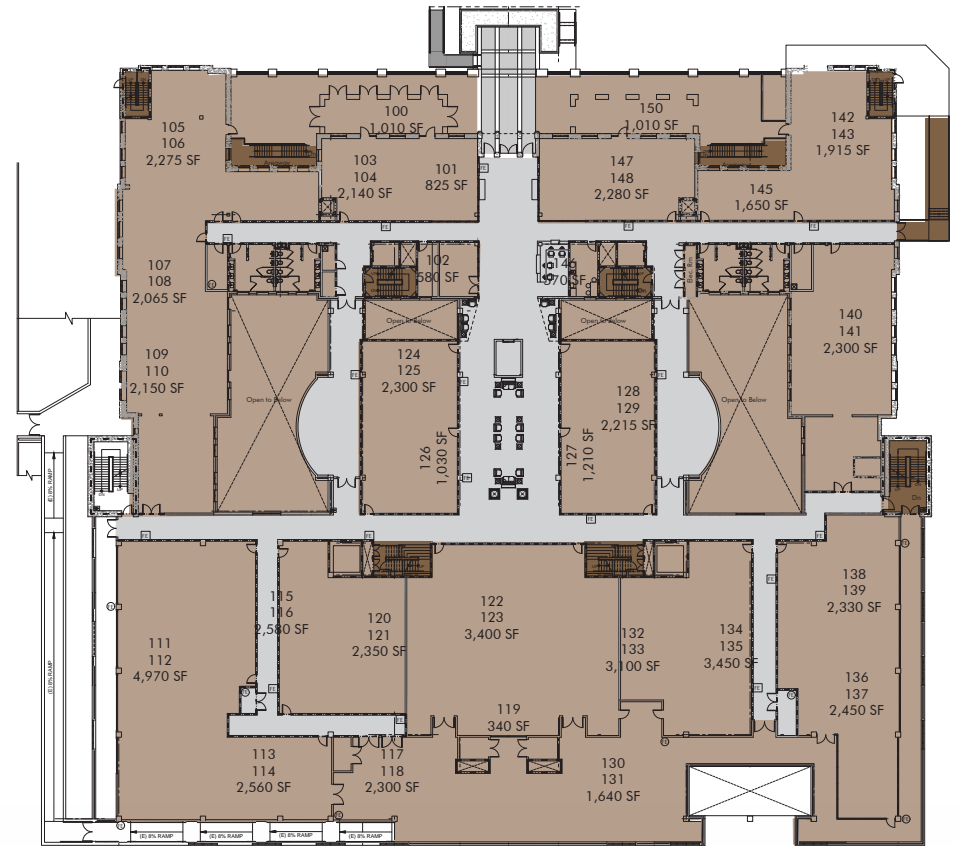


4th Floor

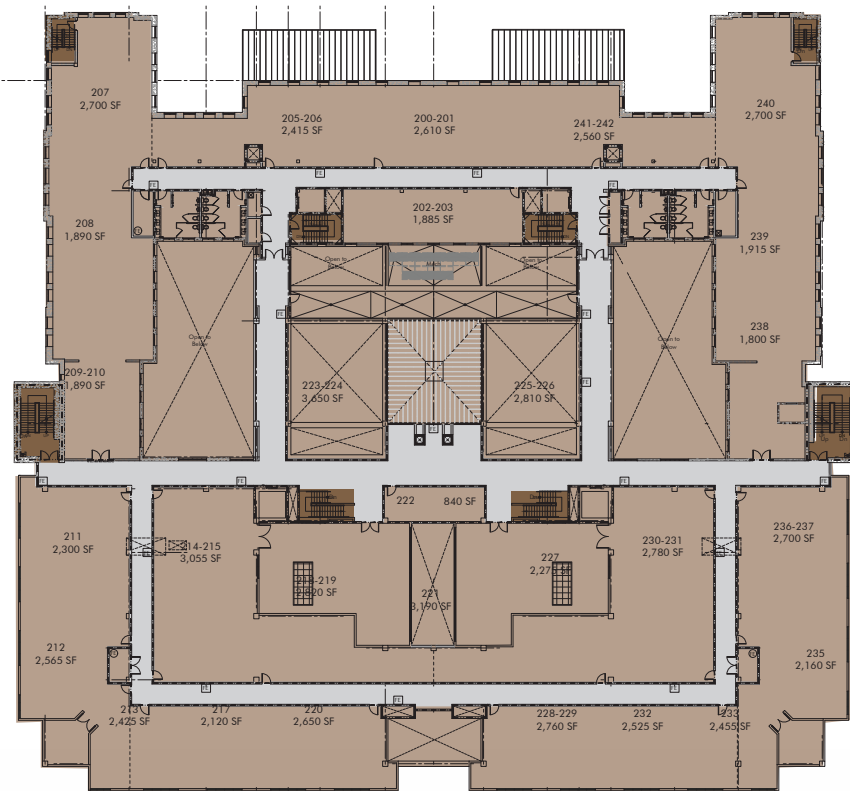
Approved Medical Floor Plans



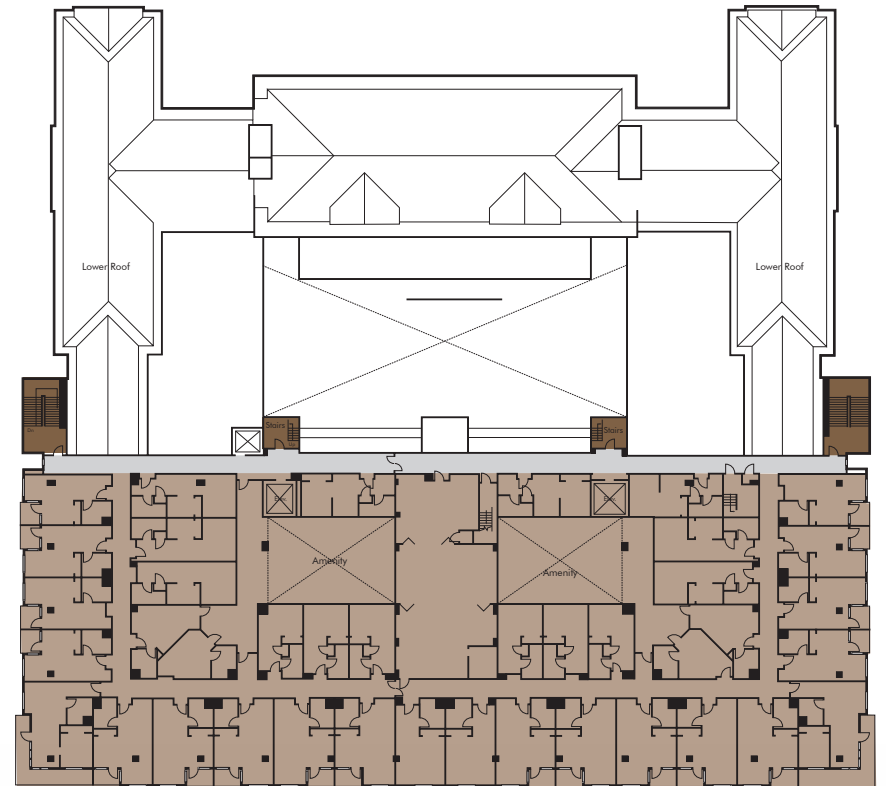
1st Floor



2nd Floor



3rd Floor



4th Floor

40 SENIOR UNITS

Aerial Map

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Los Angeles
Choreographers &...

W 4th St

W 4th St

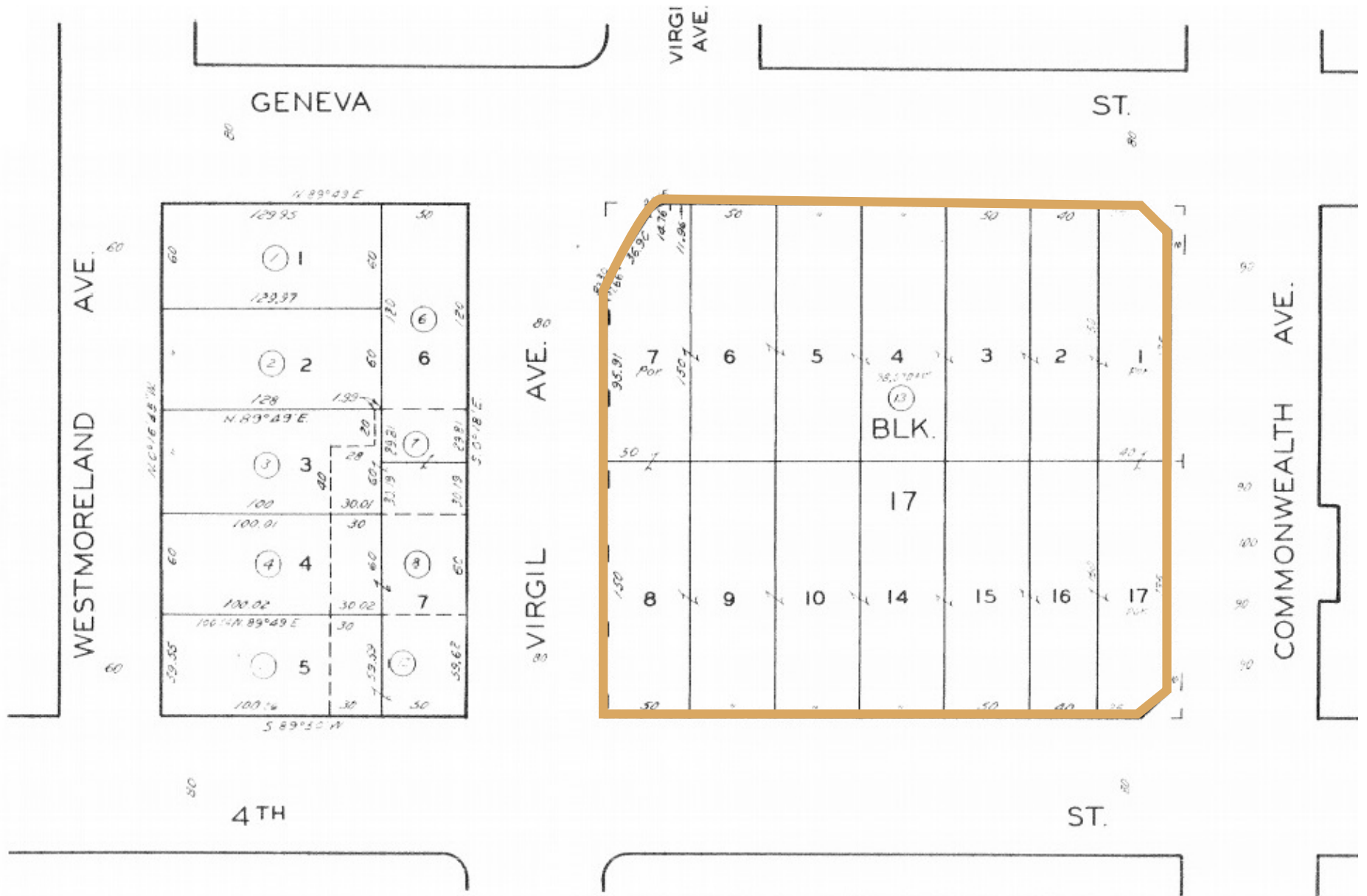
W 4th St

S Virgil Ave

S Commonwealth Ave

Parcel Map

CODE
67



Location Map



Healthcare Area Map



ST. VINCENT MEDICAL CENTER

Children's Hospital LOS ANGELES
AltaMed
UCLA Health
U.S. RENAL CARE

Keck Medical Center of USC
Rock Medical of USC

Adventist Health
White Memorial

OPTUM

UCLA Health

Keck Medical Center of USC
Rock Medical of USC

Dignity Health
California Hospital Medical Center

★ 3160 GENEVA STREET, LOS ANGELES, CA 90020

- PIH Health Good Samaritan Hospital
- Dignity heal - California Hospital Medical Center
- Adventist Health White Memorial
- White Memorial Hospital
- Western Convalescent Hospital
- Park hang a hospital
- Children's Hospital Los Angeles: Developmental Disorders
- Seoul National University Hospital LA Office
- Los Angeles Surge Hospital
- St. Thomas Hospital Group
- St.. Vincent Medical Center - Downtown Campus
- Barlow Respiratory Hospital
- Hollywood Presbyterian Medical Center
- Children's Hospital Los Angeles
- Kaiser Permanente Los Angeles Medical Center
- Leavey Trauma Center at Dignity Health - California Hospital Medical Center
- Orthopaedic Hospital
- LA ACC Veteran's Affairs
- DHS USC Medical Center
- Los Angeles General Medical Center

Transportation Map



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Rail Station
Transfer Station
Busway Station
Busway Street Service
UNDER CONSTRUCTION

Metro Rail

- A Line**
Downtown LA to Long Beach
- B Line**
North Hollywood to Union Station
- C Line**
Redondo Beach to Norwalk
- D Line**
Wilshire/Western to Union Station
- E Line**
Downtown LA to Santa Monica
- K Line**
Expo/Crenshaw to Westchester
- L Line**
East Los Angeles to Azusa

Metro Busway

- G Line**
Chatsworth to North Hollywood
- J Line**
San Pedro to El Monte

Street Service in Downtown LA and San Pedro

Regional Rail

Amtrak
amtrak.com

Metrolink
metrolinktrains.com

Airport Shuttle

LAX FlyAway
flylax.com/flyaway

LAX Shuttle (free)
flylax.com

Station closure

Little Tokyo/Arts District Station is closed effective Fall 2020. Use the free L Line Shuttle for connecting service.

Koreatown LA is a vibrant community with over 500+ restaurants and 5,000+ businesses across 150+ city blocks.

DEMOGRAPHICS
1-MILE RADIUS



POPULATION
607,454



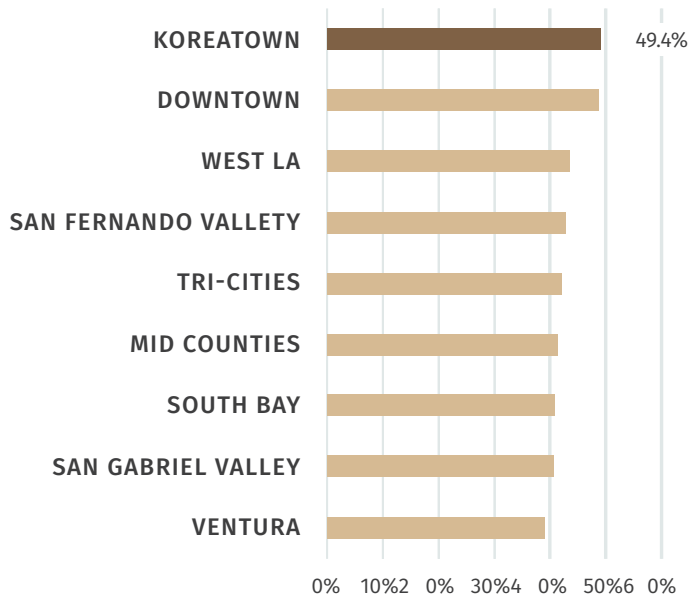
AVERAGE HH INCOME
\$88,080



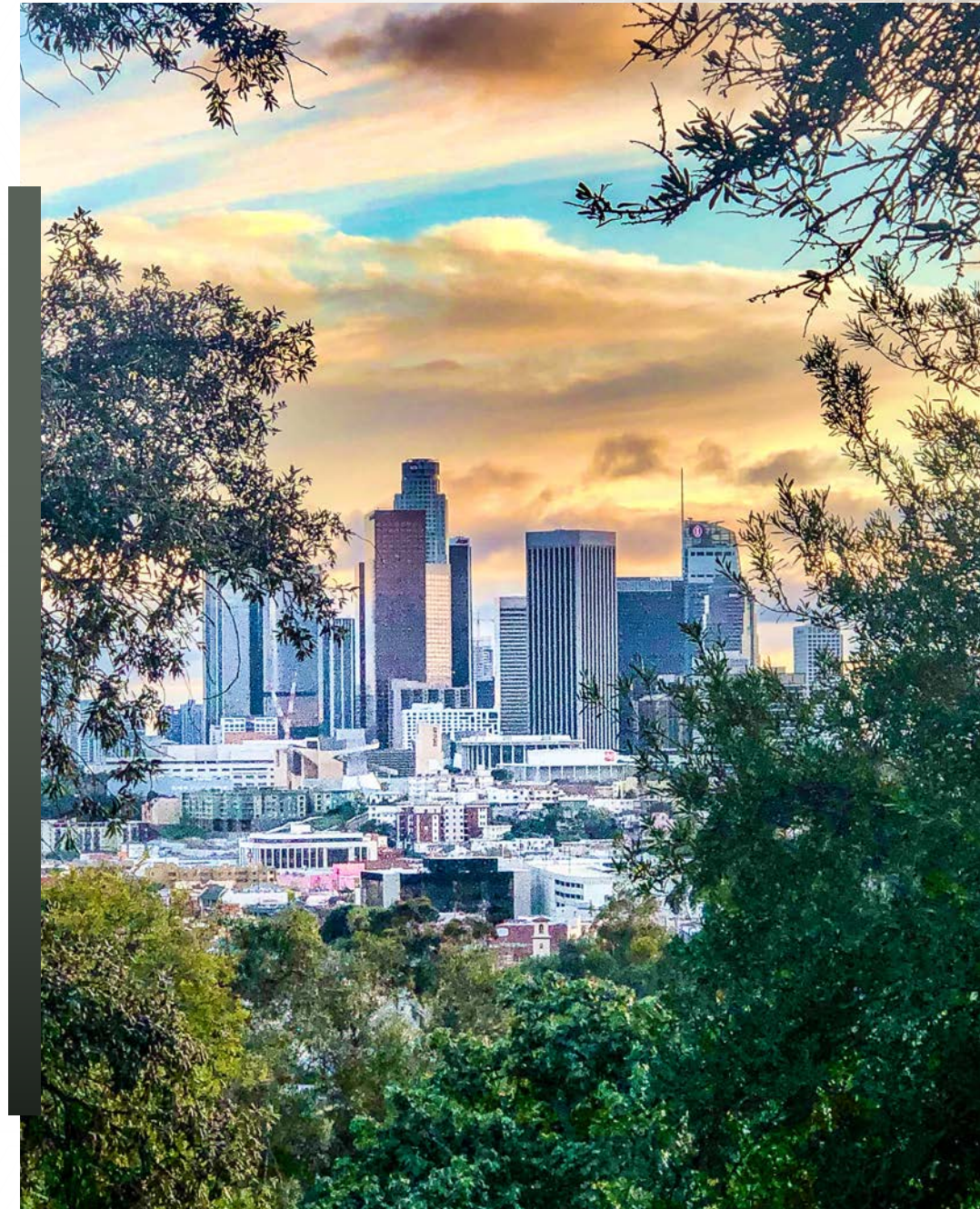
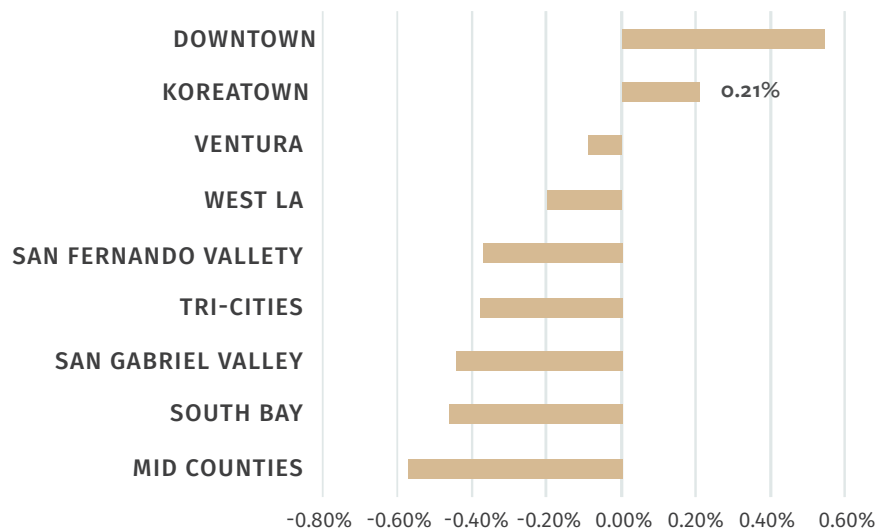
MEDIAN AGE
36.1







SHARE OF EACH SUBMARKET'S POPULATION







PROJECTED COMPOUND ANNUAL POPULATION GROWTH BY SUBMARKET 2022-2027







Koreatown Medical Office Survey

	PHOTO	PROPERTY	TYPE	SIZE	YR. BUILT	PARKING	STORIES	ASKING RATE	% LEASED
1		3160 Geneva Street	Medical	139,000 SF +40 Senior Units	Proposed 2025	.92/1,000	4	\$3.75 NNN	-
2		3251 W. 6th Street	Medical	48,762 SF	1990	2.32/1,000	4	\$2.75 MG	72%
3		3407 W. 6th Street	Medical / Office	83,000 SF	1966, Renov. 2003	2.41/1,000	8	\$3.33 MG	95%
4		2970 W. Olympic	Medical	28,278 SF	2011	2.05/1,000	3	\$3.75 NNN	96%

Koreatown Medical Office Survey Continued

	PHOTO	PROPERTY	TYPE	SIZE	YR. BUILT	PARKING	STORIES	ASKING RATE	% LEASED
5		966 S. Western Ave.	Medical	20,094 SF	1994	1.20/1,000	3	\$3.00 NNN	85%
6		505 S. Virgil Ave.	Medical	40,846 SF	1963, Renov. 1986	.91/1,000	3	N/A	100%
7		500 S. Virgil Ave.	Medical	43,380 SF	1960, Renov. 1990	2/1,000	4	N/A	100%
8		520 S. Virgil Ave.	Medical	48,400 SF	1960, Renov. 1990	3/1,000	4	N/A	100%

Koreatown Medical Office Survey Continued

	PHOTO	PROPERTY	TYPE	SIZE	YR. BUILT	PARKING	STORIES	ASKING RATE	% LEASED
9		3000 W. 6th Street	Medical	40,939 SF	1957, Renov. 1990	1.25/1,000	3	N/A	100%
10		2200 W. 3rd Street	Medical	133,052 SF	1994	3.50/1,000	5	\$3.00 NNN	86%
11		2100 W. 3rd Street	Medical	147,078 SF	1990	2.45/1,000	5	\$3.05 NNN	82%
12		2675 W. Olympic	Medical	18,291 SF	1961	2.19/1,000	3	N/A	100%

MEDIAN OCCUPANCY: 92.5%







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