

OFFERING MEMORANDUM

2501 SOUTH HILL STREET

15,859 SF Medical Office building with development potential in Los Angeles, CA

km
Kidder
Mathews

Available
213.421.1400

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LOS ANGELES, CA

 Douglas Elliman

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Mathews**

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*Exclusively
Listed by*

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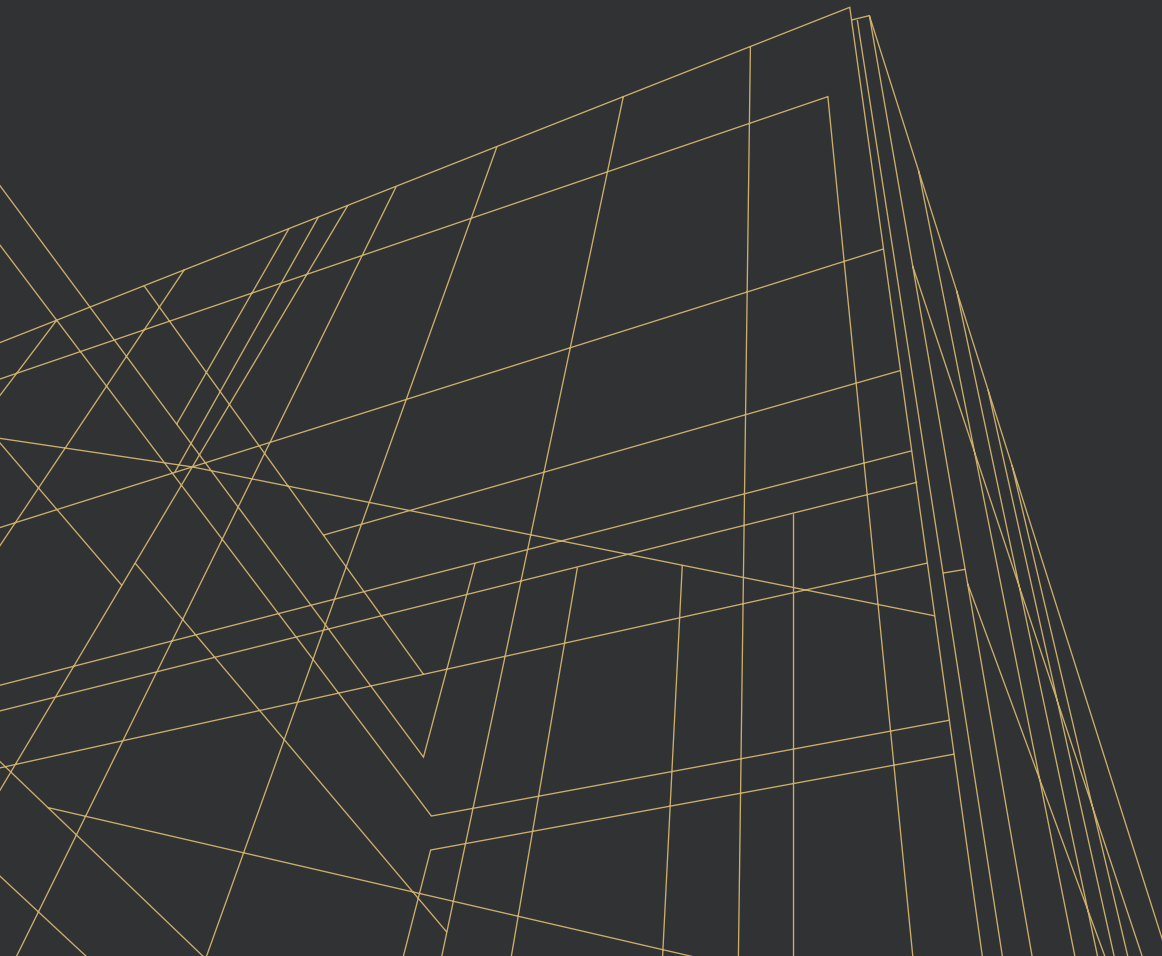
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 **Douglas Elliman**

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EXECUTIVE SUMMARY

THE CANVAS OF INNOVATION

Located in a high-density urban area, this prime development opportunity includes a 15,859 square foot building on an expansive 24,900 square foot lot. Originally constructed in 1955 as a medical clinic, the property's versatile blank canvas lends itself well to a variety of commercial or residential redevelopment possibilities. The strategic location provides excellent accessibility and visibility, with proximity to major transportation routes and key destinations like downtown Los Angeles.

The thoughtful existing layout includes administrative offices, 21 exam rooms, a nurses station, and other specialized facilities. This presents opportunities to repurpose or rebuild into a conference center, affordable housing integration, storage

facility, or a custom new build catering to contemporary needs. The central courtyard entry and two wings enable flexible configurations.

This turnkey property offers a rare chance to transform an infrastructure-rich site into an architecturally vibrant new hub. With expansive potential, the location is poised for an innovative development vision that capitalizes on the enormous possibilities. The immediate access to West Adams Boulevard, Hill Street, and the 110 freeway provide convenience and visibility. By seizing this opportunity, the sizable footprint can accommodate a remarkable new residential or commercial asset.

We are pleased to present a remarkable opportunity in the heart of University Park, L.A. in the form of a medical office building & a development site brimming with potential.



ADDRESS	2501 S Hill St, Los Angeles, CA 90007
SUBMARKET	Los Angeles
PROPERTY TYPE	Commercial
YEAR BUILT	1955
GROSS BLDG AREA	±15,859 SF
LOT SIZE	±24,906 SF / 0.57 AC
ZONING	C2-2D-CPIO
PARCEL NUMBER	5126-019-010
PARKING SPACES	±20 Spaces
PARKING RATIO	±1.26 Spaces per 1,000 SF

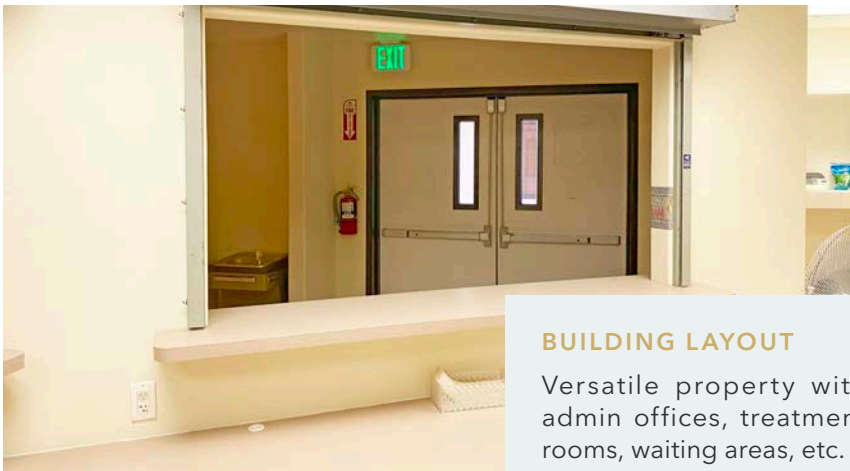
INVESTMENT HIGHLIGHTS



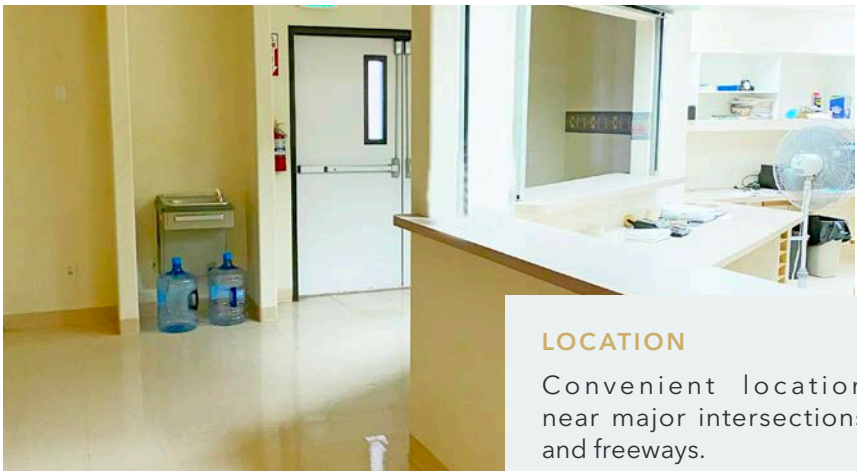
BUILDING SIZE
15,859 SF building space,
24,900 SF lot.



BUILDING TYPE
Medical office building
+ development site.

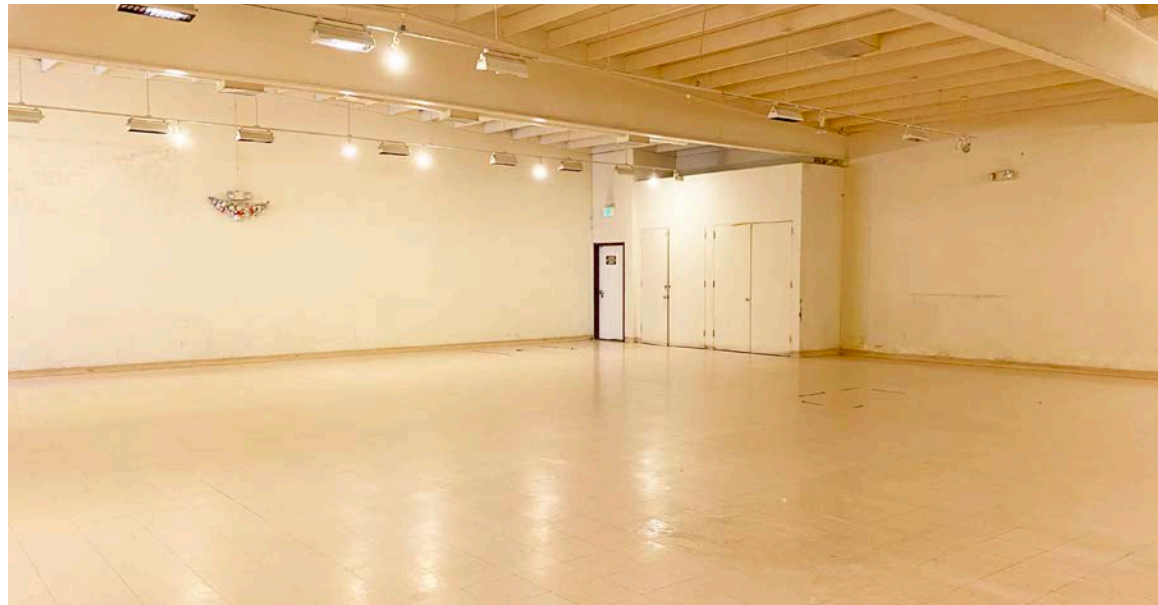


BUILDING LAYOUT
Versatile property with
admin offices, treatment
rooms, waiting areas, etc.

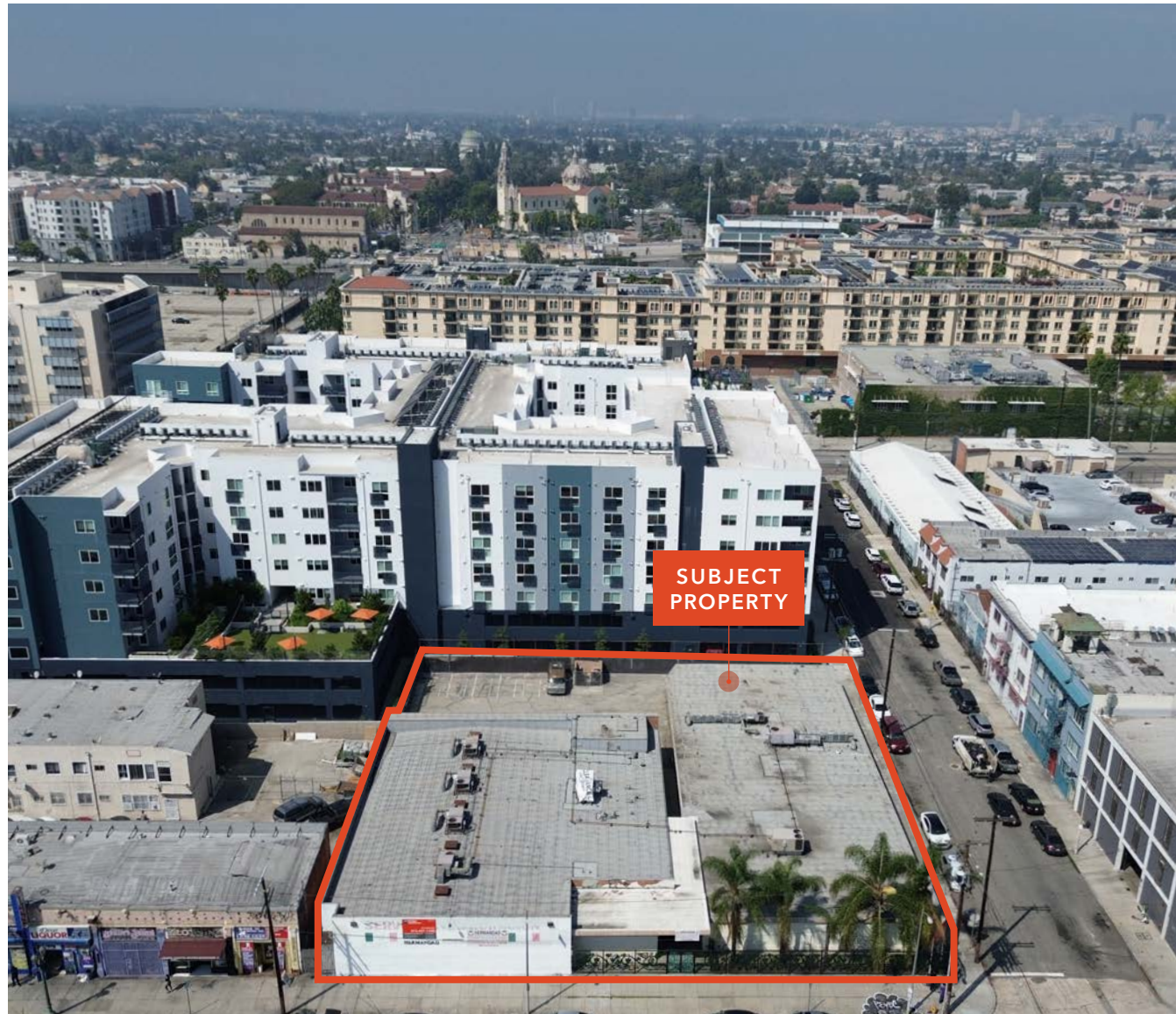


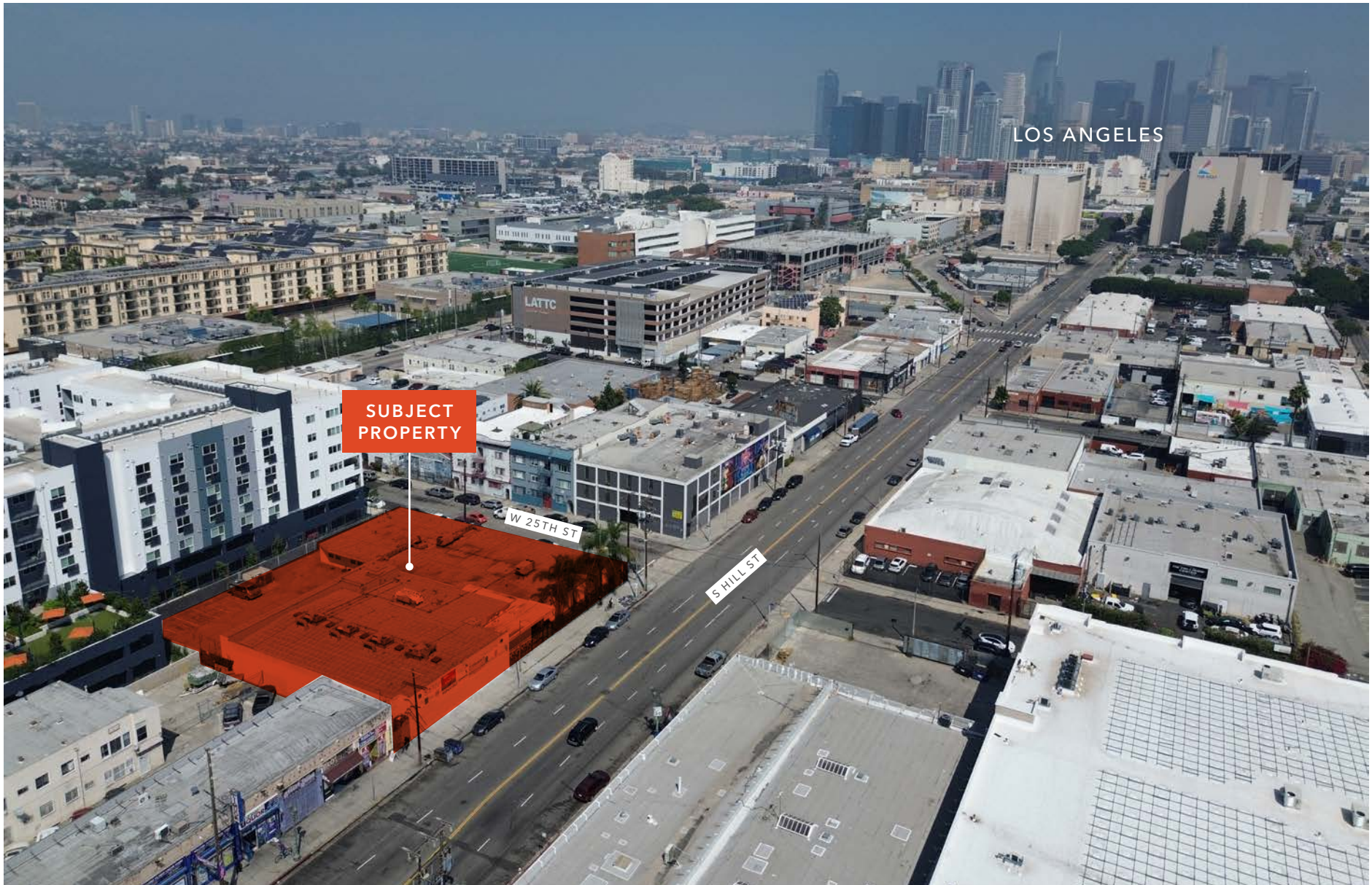
LOCATION
Convenient location
near major intersections
and freeways.

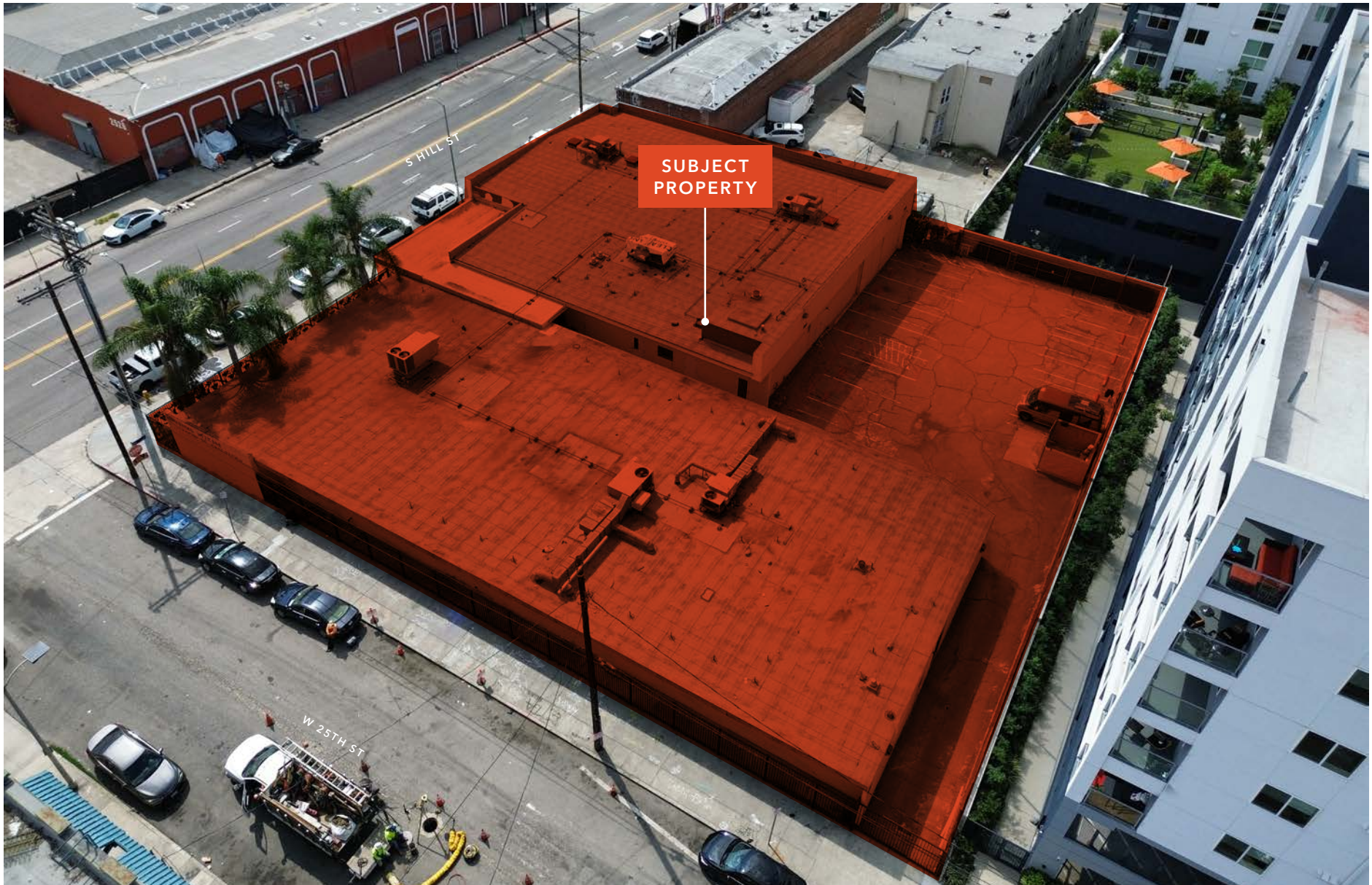
INTERIOR PHOTOS



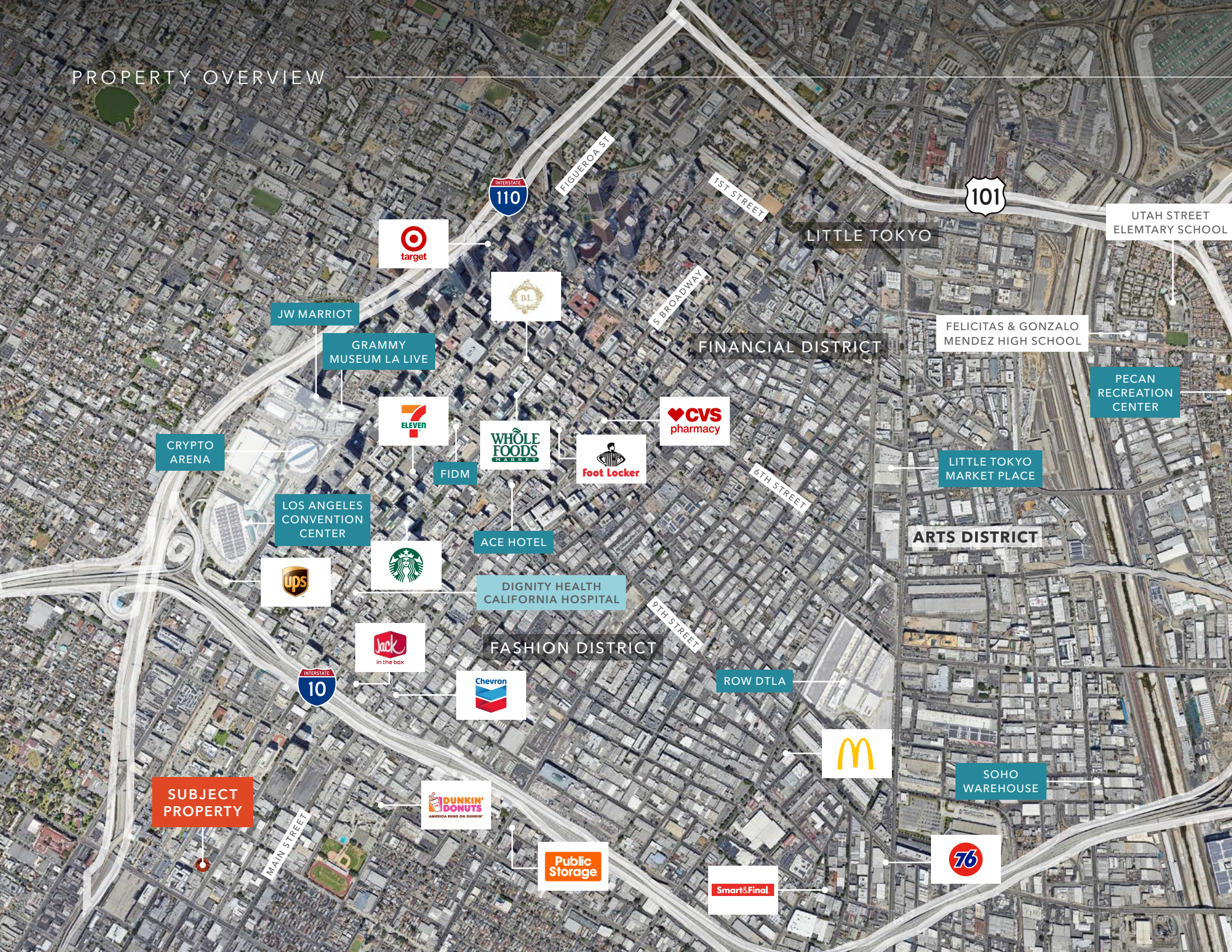
BUILDING PHOTOS







PROPERTY OVERVIEW



FIGUEROA ST

1ST STREET

S BROADWAY

UTAH STREET
ELEMENTARY SCHOOL



LITTLE TOKYO



JW MARRIOTT

GRAMMY
MUSEUM LA LIVE

FINANCIAL DISTRICT

FELICITAS & GONZALO
MENDEZ HIGH SCHOOL

PECAN
RECREATION
CENTER



CRYPTO
ARENA



LITTLE TOKYO
MARKET PLACE

LOS ANGELES
CONVENTION
CENTER

FIDM



ACE HOTEL

ARTS DISTRICT



DIGNITY HEALTH
CALIFORNIA HOSPITAL

8TH STREET

FASHION DISTRICT



ROW DTLA



SUBJECT
PROPERTY

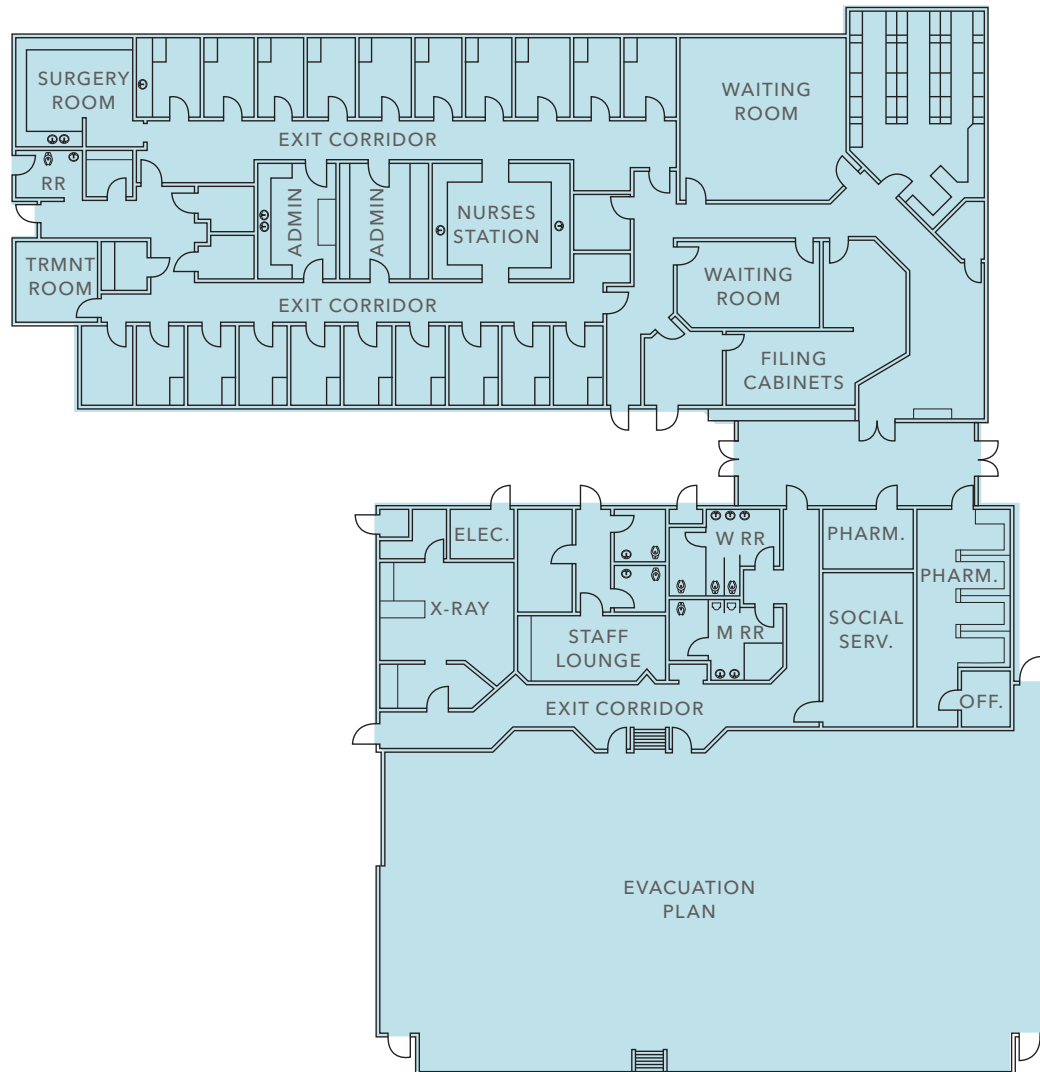
MAIN STREET

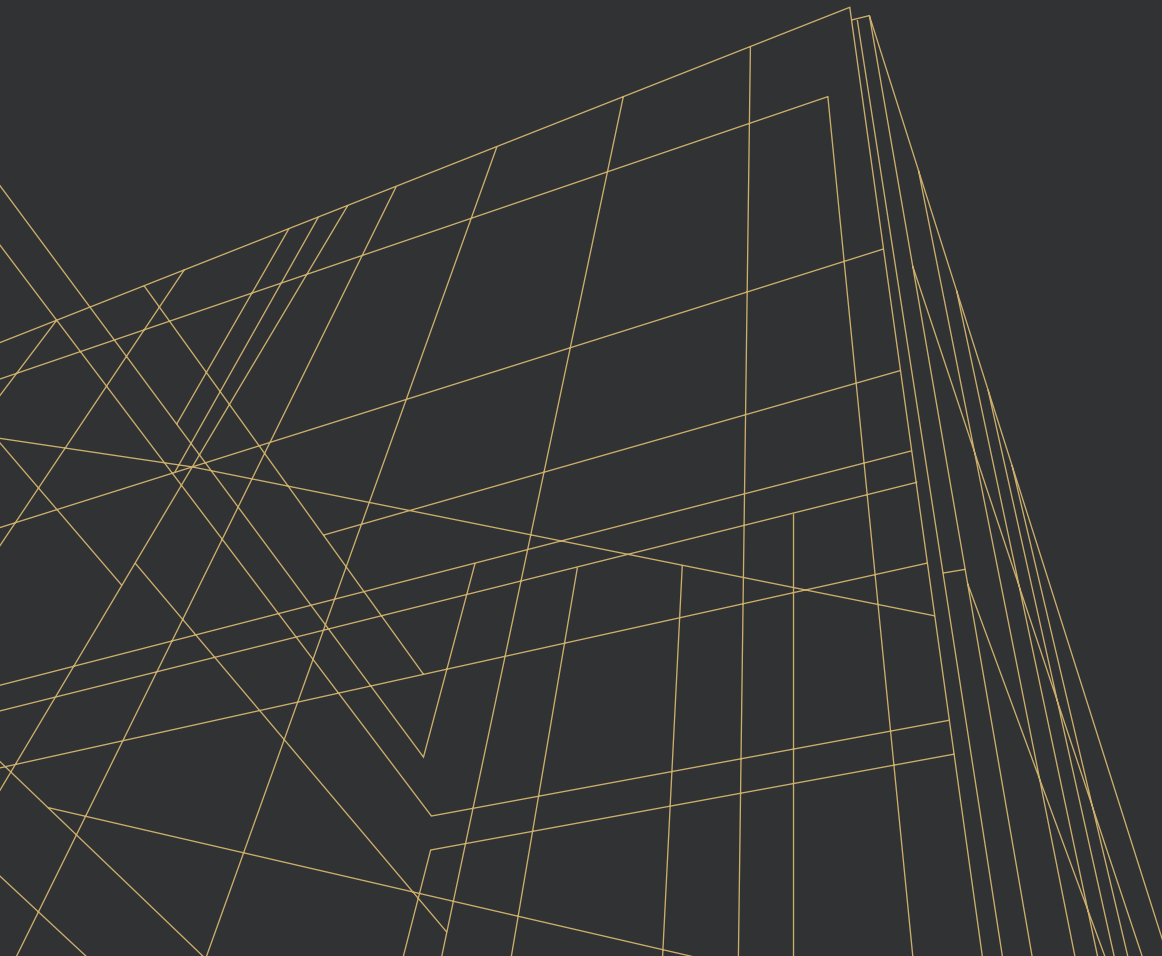


SOHO
WAREHOUSE



FLOOR PLAN





FINANCIALS

Section 02

LAND ANALYSIS

ZONING OVERVIEW

Municipal Code	Los Angeles
Zoning Code	C2-2D-CPIO
Land Use	Commercial
TOC	Tier 3
Subarea	G-TOD High
Specific Plan/CPIO	CPIO

DEVELOPMENT LIMITATIONS

Maximum Density	1 Unit per 800 SF
Maximum Height (feet)	75 Feet
Maximum Height (stories)	2 Stories
Maximum Floor Area Ratio (FAR)	1.50 : 1

DENSITY BONUS ELIGIBILITY

Transit Oriented Communities	Yes
CPIO	Yes

ECONOMIC DEVELOPMENT AREAS

Adaptive Reuse District	No
Business Improvement District	No
State Enterprise Zone	Yes
Qualified Opportunity Zone	No

DEVELOPMENT POTENTIAL (BY RIGHT)

Buildable Units	31 Units
Maximum Height (feet)	1 Unit per 800 SF
Maximum FAR	1.50 : 1
Buildable Floor Area	± 37,359 SF
Maximum Height	75 Feet / 2 Stories
Specific Plan/CPIO	CPIO

TRANSIT ORIENTED COMMUNITIES

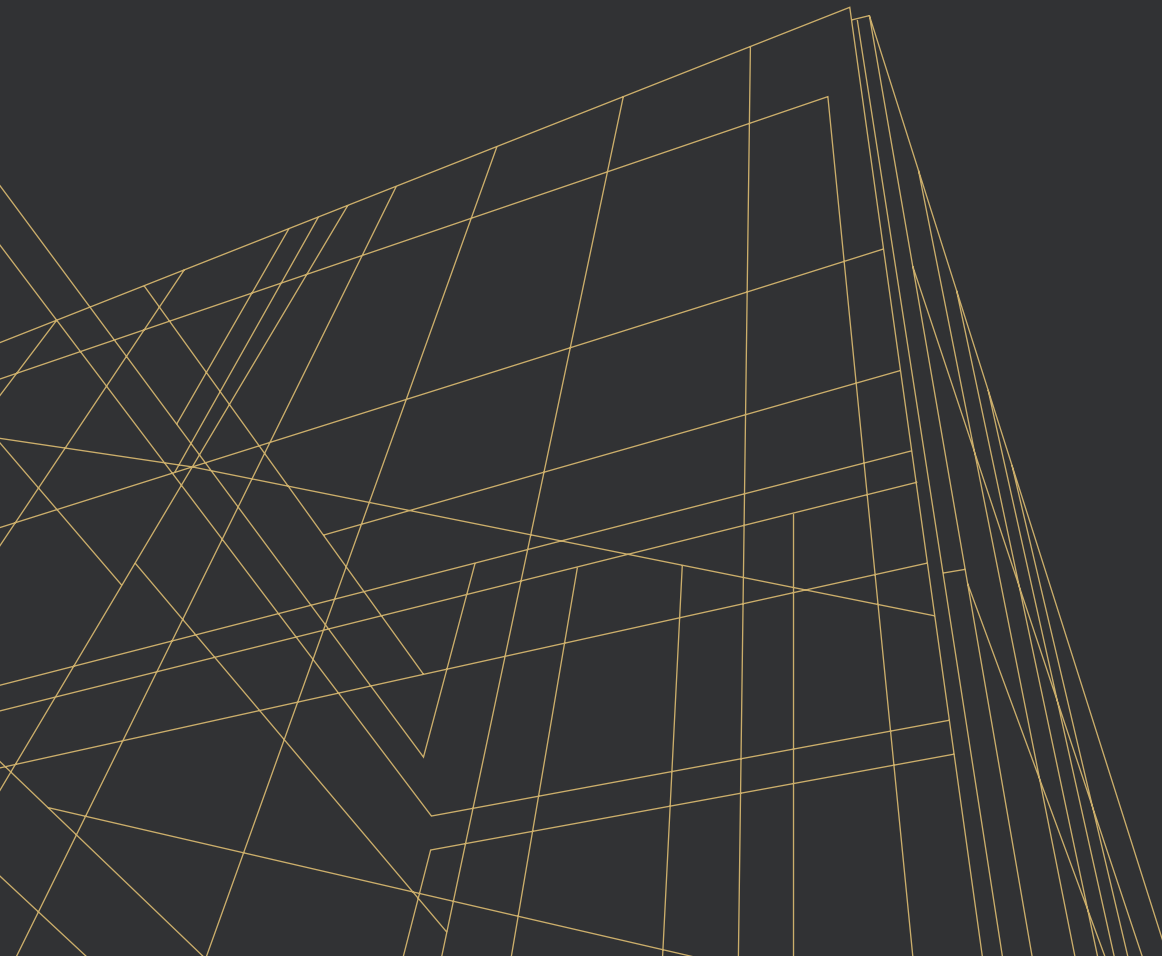
Buildable Units	55 Units
Maximum Height (feet)	1 Unit per 450 SF
Maximum FAR	1.7:1
Buildable Floor Area	± 42,340 SF
Maximum Height	105 Feet / 7 Stories

CPIO

Buildable Units	84 Units
Maximum Height (feet)	1 Unit per 300 SF
Maximum FAR	4.0:1
Buildable Floor Area	± 99,624 SF
Maximum Height	120 Feet / 8 Stories

LAND VALUATION

	By-Right	TOC	CPIO
Buildable Units	31 Units	55 Units	84 Units
Market-Rate Buildable Units	31 Units	55 Units	84 Units
Affordable Units Required	0 Units	11 Units	84 Units
Lot Size		±24,906 SF	



MARKET OVERVIEW

Section 03



TREND-SETTING GLOBAL METROPOLIS

Los Angeles is one of the most desirable locations in the United States for residents, tourists, and businesses alike.

The city has something for everyone, with flourishing neighborhoods, acclaimed restaurants, and trend-setting art and fashion scenes. LA's cultural attractions are second to none, whether it's the Getty Center, Walt Disney Concert Hall, LACMA, or Universal Studios there are plenty of attractions to see. Los Angeles is also home to several major sports teams including the Dodgers (MLB), Lakers (NBA), and the Rams (NFL) among others.

The entire county of Los Angeles is home to over 9.9 million residents with an average household income of \$120,981, while also reporting an average home value for the region is \$930,606.

268K

VEHICLES PER DAY
ON THE 110 FWY

30K

VEHICLES PER DAY
ON W ADAMS BLVD

20K

VEHICLES PER DAY
ON S BROADWAY

DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2023 TOTAL	50,987	566,997	1,304,835
2028 PROJECTION	52,854	586,144	1,328,481
2020 CENSUS	50,345	557,224	1,298,848
PROJECTED GROWTH 2023 - 2028	0.72%	0.67%	0.36%
AVERAGE AGE	25.7	32.5	33.3

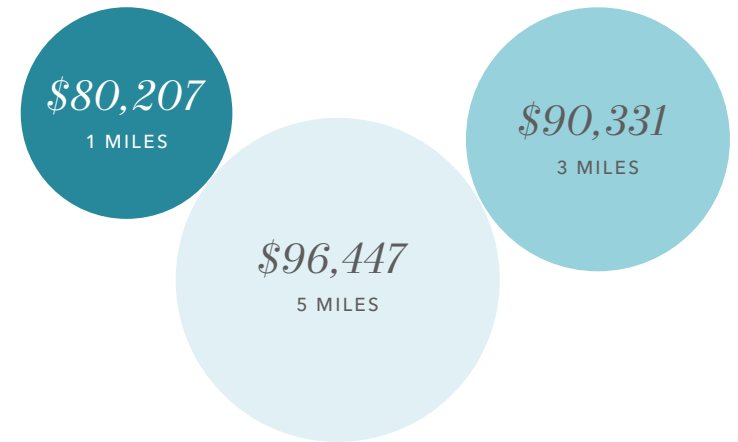
EMPLOYMENT & INCOME

	1 Mile	3 Miles	5 Miles
2023 MEDIAN HH INCOME	\$38,284	\$47,945	\$52,930
2022 PER CAPITA INCOME	\$20,160	\$26,154	\$27,722
TOTAL BUSINESSES	4,093	36,578	65,324
TOTAL EMPLOYEES	31,110	336,897	541,210

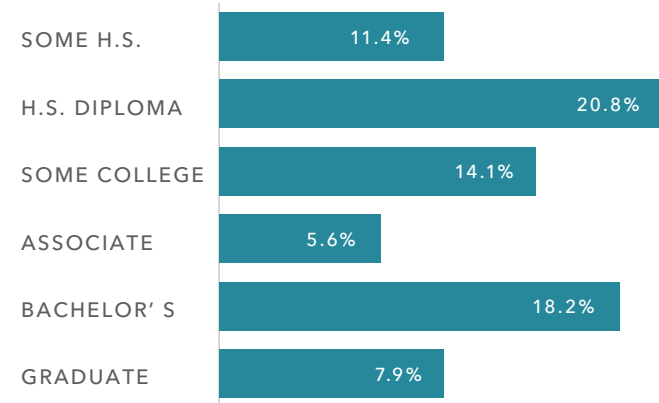
HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2023 TOTAL	14,581	195,542	443,710
2028 PROJECTED	15,543	207,369	460,496
2020 CENSUS	14,149	189,122	436,821
GROWTH 2023 - 2028	000	000	000
OWNER-OCCUPIED	1.29%	1.18%	0.75%
RENTER-OCCUPIED	78.4%	76.7%	72.1%

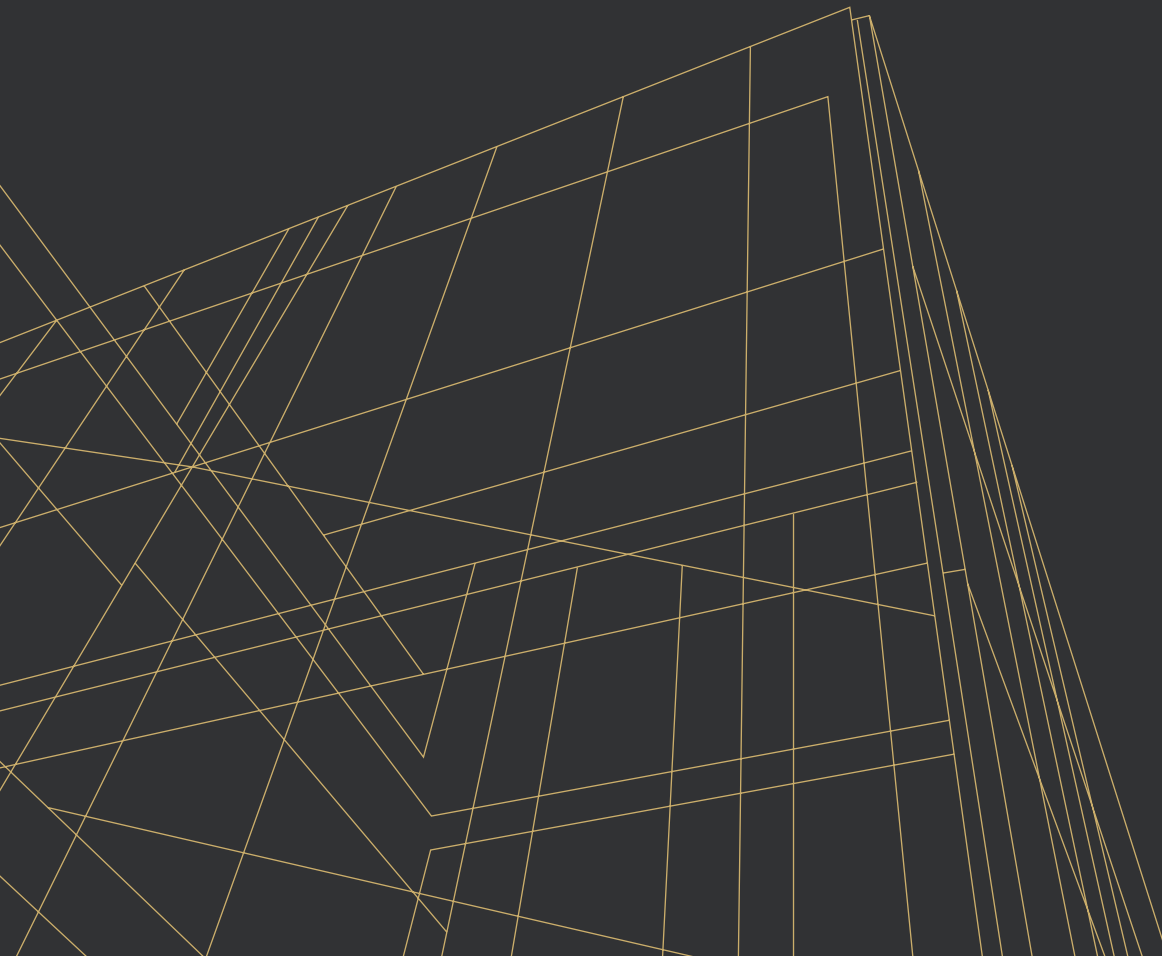
AVERAGE HOUSEHOLD INCOME



EDUCATION



Data Source: ©2023, Esri



TEAM OVERVIEW

FRANCISCO WILLIAMS, CCIM

Vice President



Francisco is a vice president with Kidder Mathews. He began his career in mortgage banking origination at Capital Direct Funding, Inc., as part of a team that serviced real estate principals throughout California. In 2015, Francisco transitioned into commercial real estate brokerage, working as an investment analyst. While expanding his expertise, Francisco has completed and advised an excess of \$100 million in commercial real estate transaction volume.

AFFILIATIONS & MEMBERSHIPS

Certified Commercial Investment Member (CCIM)- active designee, past president, current board member Los Angeles

Urban Land Institute (ULI), Los Angeles

International Council of Shopping Centers (ICSC)

National Association of Hispanic Real Estate Professionals (NAHREP-LA) - past board member

East Valley Boys and Girls Club - Past Board Member

EDUCATION & LICENSES

Bachelors of Arts International Studies, Minor in Political Science - University of California, Irvine

Certificate of Financial Management for Family Office - Pepperdine University, the George L. Graziadio School of Business and Management

California Bureau of Real Estate Broker License

SELECT CLIENT LIST

Applebee's

CVS Health

Flynn Restaurant Group

Wendy's

LAURA MILSHTEYN

Senior Associate



Laura Milshteyn joined Douglas Elliman in 2022 bringing diverse experience in commercial real estate.

Prior to joining, she worked for Compass, BRC Advisors, and Sperry CGA. Over the course of her career, she has worked in the industry for 12 years taking part in all aspects of real estate and property management.

With an emphasis on being a multi-lingual interpreter, Laura graduated from one of the most prestigious business schools in the world!

Her foreign background allows Laura to establish profound and deep connections with people of all ethnicities.

She uses the latest real estate technology for fast and precise results, and has extensive experience and knowledge in all real estate computing systems.

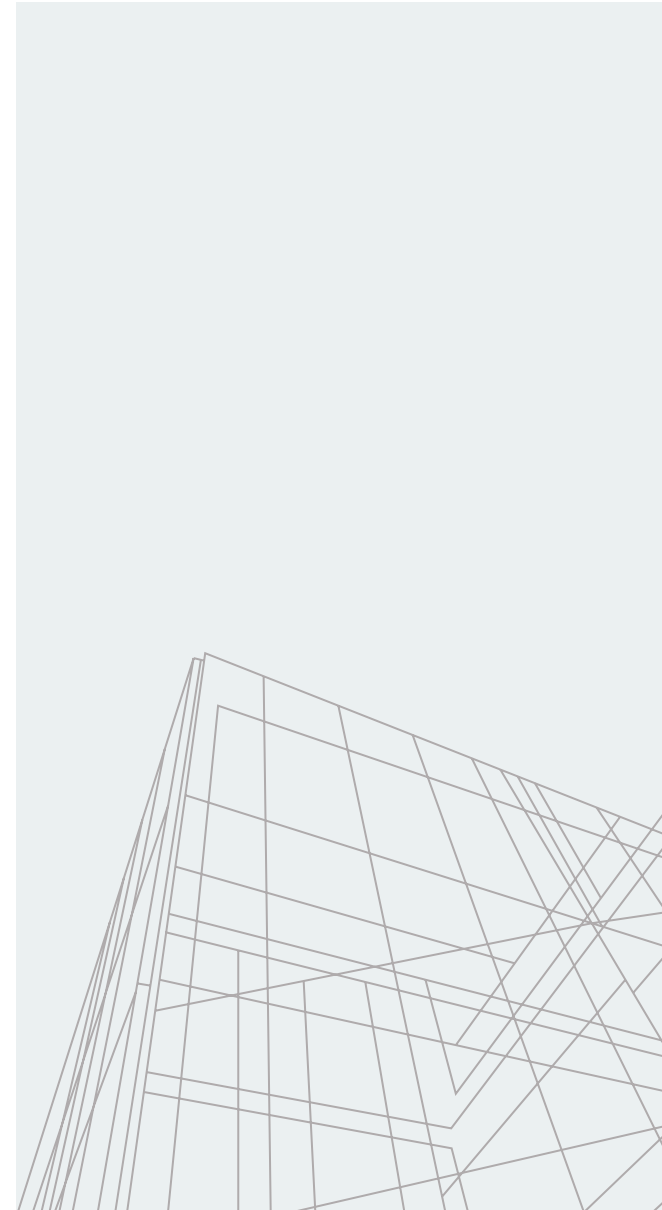
Laura uses her unique abilities to acquire new deals that are yet to come to the market (pocket listings). By connecting her new and existing clients, she constantly creates new investment opportunities that are not available to other real estate professionals.

Furthermore, she has extensive experience with commercial, multi-family investments, development sites, 1031 exchange clientele, income, and residential assets.

Ms. Milshteyn never leaves her clients without a quick and viable solution.

Laura is constantly growing her client base in all aspects of commercial real estate.

She has a keen ability to quickly adapt to fast-paced and constantly changing environments and is able to find the best alternatives for clients expeditiously and effectively.



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