

OFFERING MEMORANDUM

1040 S LOS ANGELES ST

Micro-Unit Opportunity | Warehouse/Retail/Office



DOWNTOWN LOS ANGELES, CA

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EXCLUSIVELY LISTED BY

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MARKET OVERVIEW

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01

EXECUTIVE SUMMARY

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Built in 2016, 1040 S Los Angeles St is a unique multi-tenant asset in the heart of Downtown Los Angeles.

THE OFFERING

Kidder Mathews is pleased to present the exclusive listing of 1040 South Los Angeles Street, centrally located in Downtown Los Angeles. This property is a two-story mixed-use retail and office property located just off the signalized intersection of Los Angeles Street and East 11th Street. The Property is broken up into two structures with 18 commercial units (9 units per building). The unit sizes average 270 SF per unit, allowing an investor to maximize the rent per foot obtained. Currently, the Offering operates

at 72% occupancy with impressive rental rates locked in. Developed in 2016, the building is mostly filled with pop-up shops and anchored by Earth Bean Coffee, which occupies two suites that front Los Angeles Street on the north structure. There are also two bathrooms located in the back of the site. The tenants are on short-term leases, allowing an owner-user to occupy a range of spaces within the property.

Additionally, this is the ideal asset for value-add investors seeking to reposition the property for higher yields. With minimal deferred maintenance, this Property is fully turnkey with strong in-place cash flow. It offers the ideal suite sizes for a variety of tenants, mitigating the downside in any vacancy turnover.



PRICING DETAILS

Offering Price	\$4,150,000
Gross Annual Income	\$166,702
No. of Commercial Units	18 Units
Gross Building Area	±4,905 SF
Building PSF	\$846.08
Lot Size	±6,764 SF
Land PSF	\$613.54

02

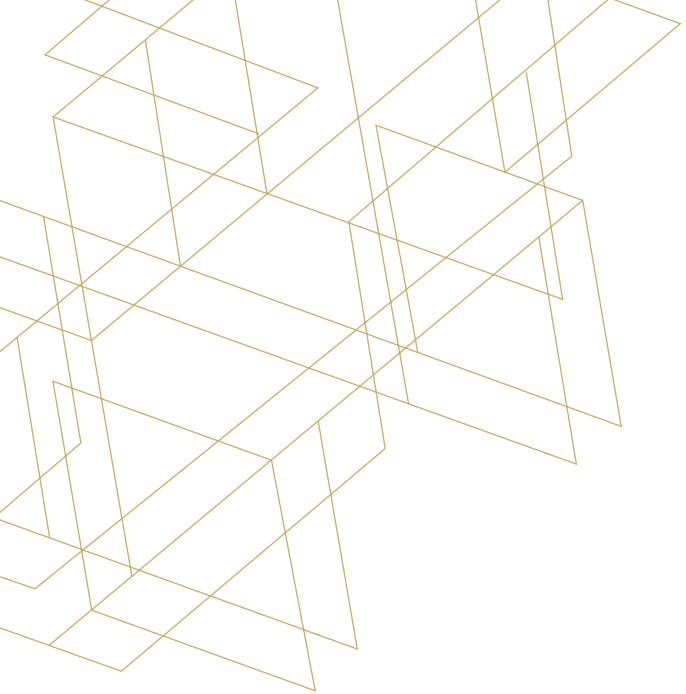
PROPERTY OVERVIEW

PROPERTY OVERVIEW



PROPERTY HIGHLIGHTS

Address	1040 S Los Angeles St Los Angeles, CA 90015
Submarket	DTLA Fashion District
Property Type	Warehouse/Retail/Office
No. of Stories	2 Stories
Year Built	2016
Gross Building Area	±4,905 SF
Lot Size	±6,764 SF / 0.16 AC
Construction Type	Poured Concrete
Frontage	50 Feet
Ceiling Height	16 Feet
Power	3 Phase 400 Amps
Access	20' Alley
Zoning	M2-D
Parcel Number	5145-020-057



INVESTMENT HIGHLIGHTS

TWO-STORY multi-tenant retail/office property in the heart of Downtown Los Angeles

18 COMMERCIAL UNITS each are multi-level

UNIQUE, experiential retail property with an open structural layout

NEWER CONSTRUCTION property; built in 2016

POTENTIAL owner-user opportunity

LESS THAN one mile from the Crypto.com Arena, LA Live, and the Los Angeles Convention Center



 **6,064**
Cars/Day

**SUBJECT
PROPERTY**

 **38,699**
Cars/Day



PARCEL MAP

5145 | 20
SCALE 1" = 80'

2003

HAMMEL & DENKER TRACT
M. R. 53-63

O. W. CHILDS' TRACT
M. R. 6-378

MORAN TRACT
M. R. 16-27

53010509005001-23
94012708004002-23
340108
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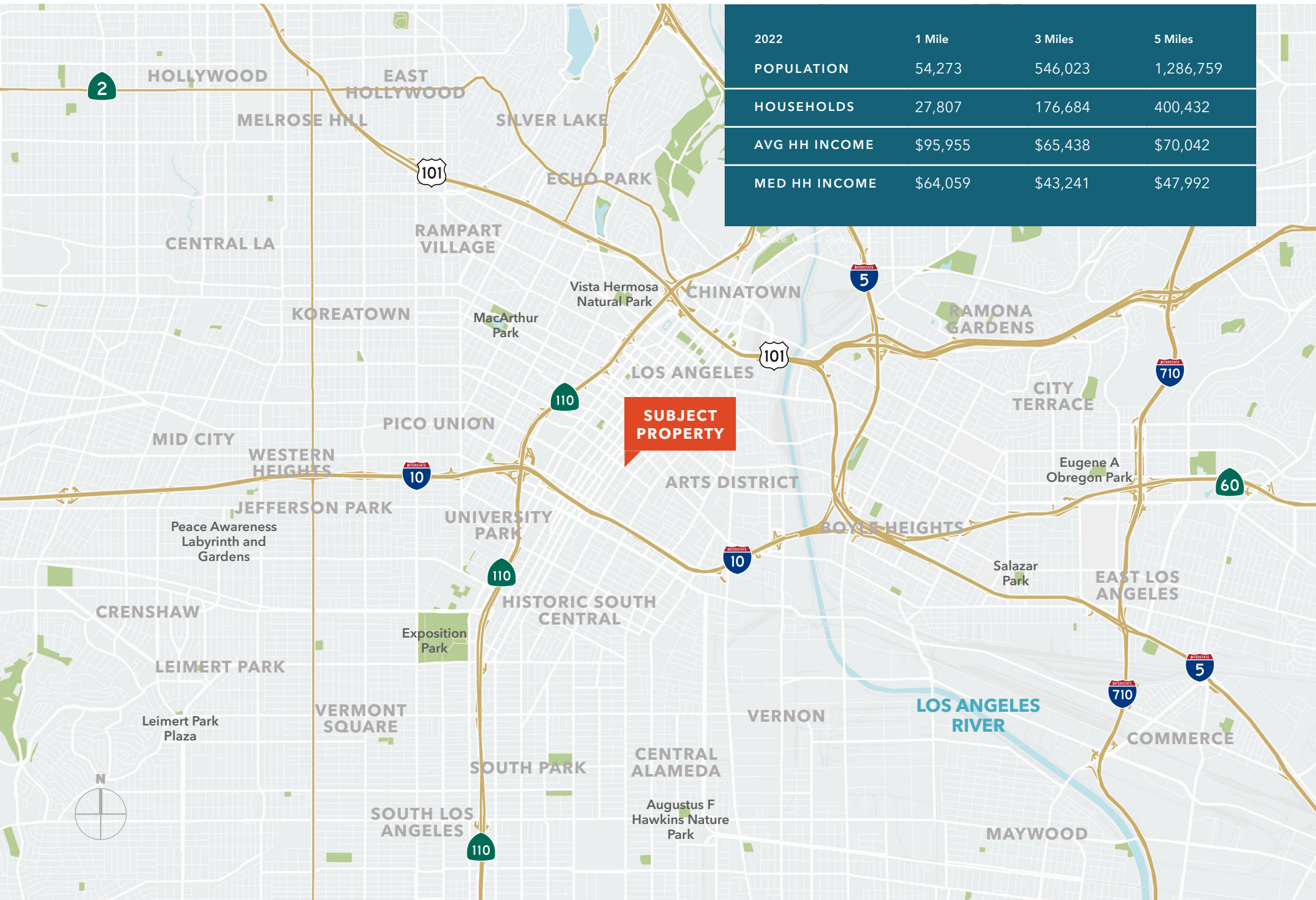


CODE
13253
8

FOR PREV. ASSM'T. SEE: 23-21&26

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

REGIONAL MAP



2022	1 Mile	3 Miles	5 Miles
POPULATION	54,273	546,023	1,286,759
HOUSEHOLDS	27,807	176,684	400,432
AVG HH INCOME	\$95,955	\$65,438	\$70,042
MED HH INCOME	\$64,059	\$43,241	\$47,992

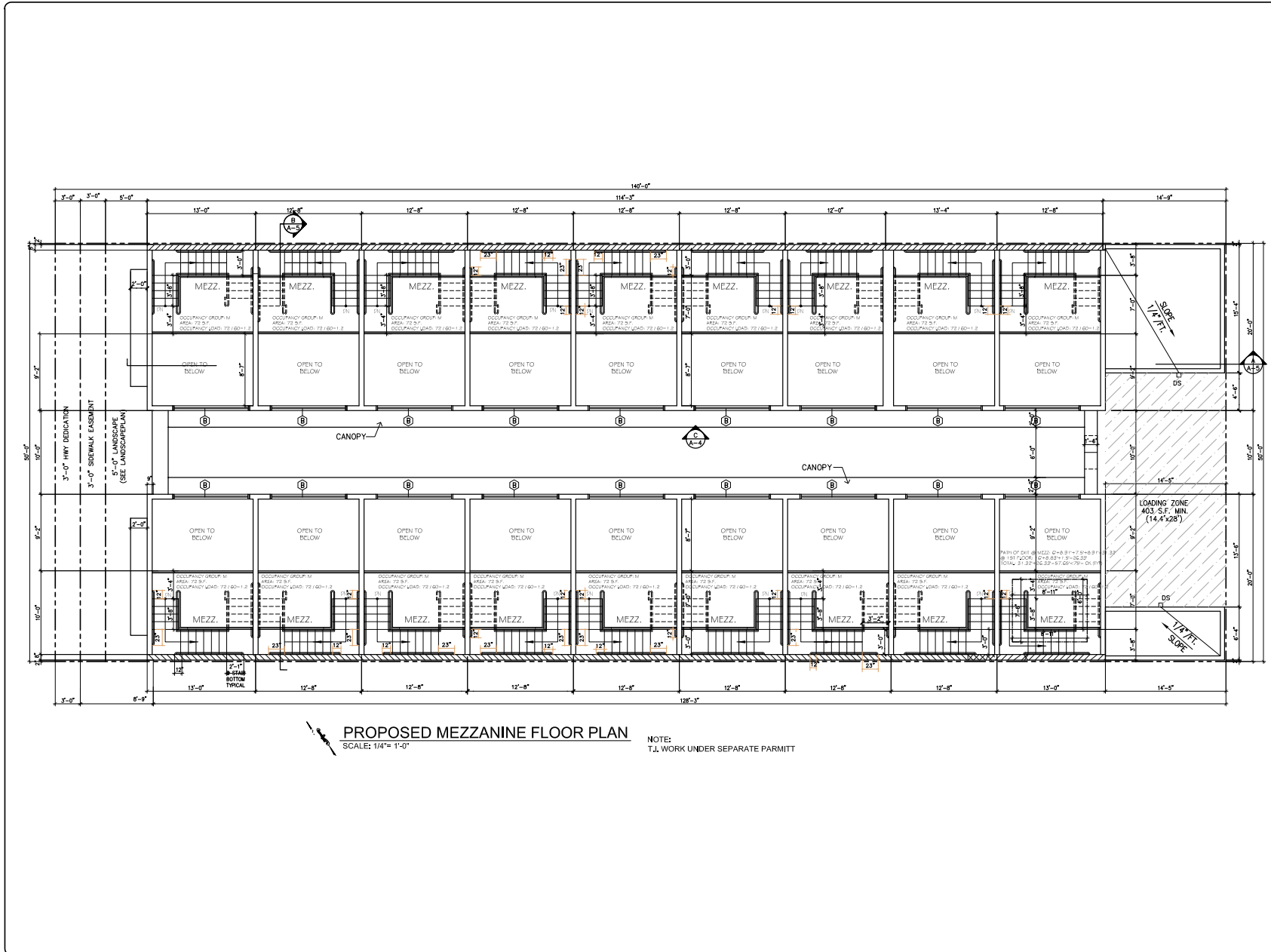
AMENITIES MAP



PROPERTY PHOTOS



FLOOR PLANS - MEZZANINE



REVISION	DATE	BY	REASON

WEST PACIFICA DESIGN-CONSTR., INC.
 JACQUES MASHIHI ARCHITECT A.I.A.
 REG. ARCHITECT, CALIF. 00211
 1000 W. 10TH ST., SUITE 200
 LOS ANGELES, CA 90015
 TEL: (213) 868-2888
 FAX: (213) 868-2889
 E-MAIL: westpac@pacdesign.com

PROJECT: PROPOSED WHOLESALE & RETAIL AT 1st FLOOR & MEZZANINE LEVEL
OWNER: DANIEL HALEY
LOCATION: 1040 LOS ANGELES ST., LOS ANGELES, CA., 90015

DATE	2010-6-10
DESIGNED	ADAMS
DRAWN	BY
CHECKED	AS SHOWN
SCALE	AS SHOWN
SHEET	04/02
PROJECT	

A-3

03

RENT ROLL

RENT ROLL

5

TOTAL # OF
VACANT UNITS

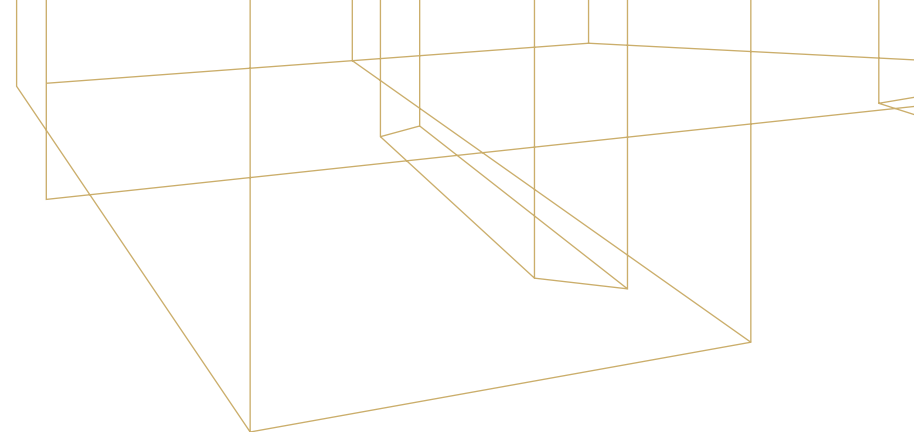
18

TOTAL #
OF UNITS

Unit #	Tenant	SF	Current Rent	Rent/SF	Lease Type	Lease Start Date	Lease End Date	Options to Extend	Rent Increase
2	Earth Bean Coffee	270	\$2,025.92	\$7.50	Gross	6/1/18	5/31/28	None	3% increase, plus \$100 in utilities
4	Earth Bean Coffee	270	\$2,025.92	\$7.50	Gross	6/1/18	5/31/28	None	3% increase, plus \$100 in utilities
6	Earth Bean Coffee	270	\$770.00	\$2.85	Gross	M-T-M	M-T-M	None	Storage
8	Pirate World - David Garay	270	\$ 1,000.00	\$3.70	Gross	M-T-M	M-T-M	None	-
10	Saul Good and David Garay	270	\$ 500.00	\$1.85	Gross	M-T-M	M-T-M	None	Storage
12	Tailor - Juliana Sanchez	270	\$1,000.00	\$3.70	Gross	3/1/22	8/31/22	None	-
14	Pirate World - David Garay	270	\$800.00	\$2.96	Gross	M-T-M	M-T-M	None	-
16	The Miracle Lifestyle Miracle Watts	270	\$1,000.00	\$3.70	Gross	5/1/22	10/31/22	None	-
18	Dojo in the Sky - Davix Foreman	270	\$1,000.00	\$3.70	Gross	11/1/21	4/30/22	None	-
1	Vacant	270	\$-	\$-	-	-	-	-	-
3	Vacant	270	\$-	\$-	-	-	-	-	-
5	Karin Talasazan	270	\$770.00	\$2.85	Gross	1/1/22	3/31/22	None	-
7	Vacant	270	\$-	\$-	-	-	-	-	-
9	Vacant	270	\$-	\$-	-	-	-	-	-
11	Tailor - Juliana Sanchez	270	\$1,000.00	\$3.70	Gross	3/1/22	8/31/22	None	-
13	Instant Bae LA, LLC Nya	270	\$1,000.00	\$3.70	Gross	3/15/22	9/30/22	None	-
15	Vacant	270	\$-	\$-	-	-	-	-	-
17	Saul Good Global, LLC - Saul Good	270	\$1,000.00	\$3.70	Gross	2/1/20	2/28/22	None	-
Total Square Footage		4,860 SF							
Monthly Current Rent		\$13,892							
Total Gross Annual Income		\$166,702							

04

AREA OVERVIEW



AREA OVERVIEW

DOWNTOWN LOS ANGELES

Los Angeles is a trend-setting global metropolis with a fascinating history and a rich cultural heritage.

LA's cultural attractions are second to none, whether it's the Space Shuttle Endeavour, Walt Disney Concert Hall, the Getty Center, or art galleries and urban art. From Transformers: The Ride-3D to legendary studios, thriving nightlife, and renowned theatre productions, LA is truly the entertainment capital of the world. LA dining is acclaimed for Michelin-starred restaurants and multicultural neighborhoods alike. Sports fans know that LA is the city of champions, while active Angelenos can explore 75 miles of coastline and hundreds of miles of bike and hiking trails. Shop for everything from couture to vintage, or relax in one of LA's world-class spas.

Los Angeles has something for everyone, with flourishing neighborhoods, acclaimed restaurants, and trend-setting art and fashion scenes. One of the most popular ways to experience L.A. is by celebrating the city's incredible diversity, taking a scenic drive, or visiting the top cultural attractions. Whether it's luxury or budget, family friendly or singles - even hotels and fun for our furry friends, everyone is welcome in LA.

Shopping is one of the most fun activities in Los Angeles, from digging through vintage stores to shopping for luxury goods. Top shopping centers include Westfield Century City, the Fashion District in Downtown L.A., The Grove, Beverly Center, Hollywood & Highland, and Glendale Galleria. Eclectic shopping neighborhoods can be found throughout L.A., while museum gift shops offer unique cultural gifts. Rodeo Drive is a must-see for the jet set, while bargain hunters have several outlets to choose from.

NOTABLE SITES

PRIMARY COMMERCE AREA

Downtown Los Angeles, the city's historic hub and a significant business and financial center, is where most of Central Los Angeles' trade is situated. The Fashion District is located in the southeast area of Downtown and serves as a central commerce hub for the fashion industry. It is home to numerous showrooms and wholesale shops that sell apparel, accessories, and textiles.

THE FASHION DISTRICT

It is a significant wholesale center for the fashion sector that spans several city blocks of storefronts and wholesale stores.

L.A. LIVE

A sports and entertainment district that includes restaurants, bars, and the Microsoft Theater, which hosts concerts and other live events.

THE CRYPTO ARENA

The Los Angeles Lakers and Los Angeles Clippers reside here, and it also serves as a significant sports and entertainment location for other events like concerts.

THE LOS ANGELES CONVENTION CENTER

It is a substantial conference and exhibition facility that holds numerous significant occasions and trade shows annually.

WALT DISNEY CONCERT HALL

It is a renowned lecture hall that serves as the Los Angeles Philharmonic orchestra's center and presents a wide range of classical and modern musical acts.

THE GRAND CENTRAL MARKET

It is a historic indoor market with several food vendors and courts serving diverse foods.

THE BROAD MUSEUM

It is a contemporary art museum with an extensive collection of works by artists like Andy Warhol, Jeff Koons, and Roy Lichtenstein.

THE REEF

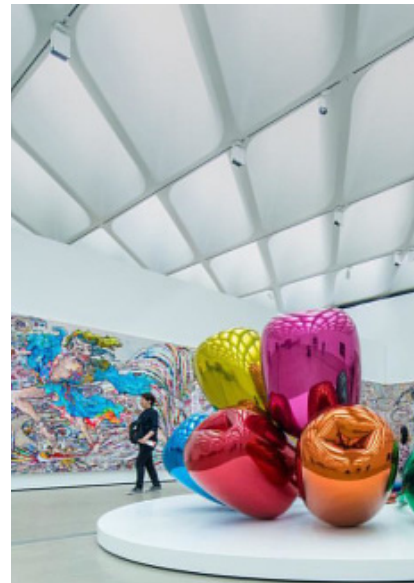
A creative office space and event venue that hosts various events, including art exhibitions, concerts, and conferences.

FIDM MUSEUM & GALLERIES

A museum that showcases the history of fashion and design, with a particular emphasis on the role of California in shaping the fashion industry.

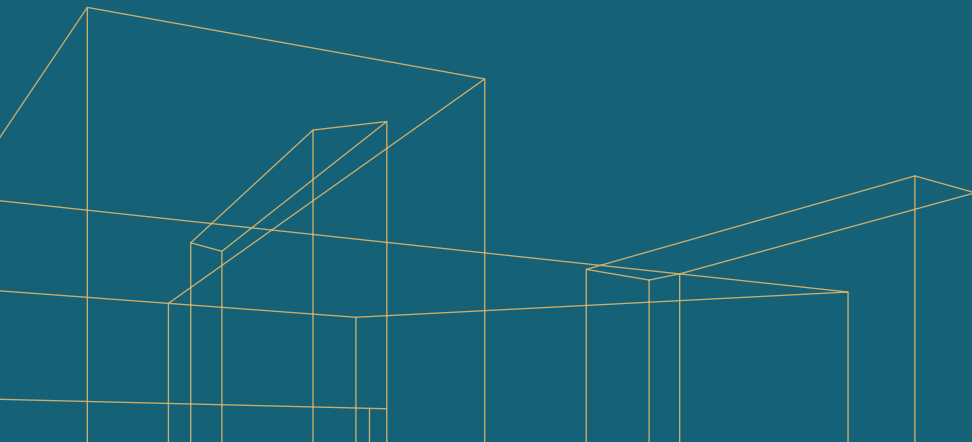
GRAMMY MUSEUM

A museum dedicated to the history of music and the Grammy Awards, with exhibits and interactive experiences that explore the cultural impact of music.



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
POPULATION			
2022 Total Population	56,180	1,207,730	3,481,881
2027 Projected Total	86,134	1,202,469	3,449,197
2022 Median Age	37.3	33.6	36.6
HOUSEHOLDS			
2022 Households	42,464	424,414	1,242,295
2027 Avg Household Size	45,609	427,314	1,234,953
EMPLOYMENT & INCOME			
Avg Household Income	\$104,837	\$83,280	\$102,041
Total Business	16,154	62,472	182,765
Total Employees	163,208	548,131	1,610,283



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