

OFFERING MEMORANDUM

# 737 S BROADWAY

Adaptive Reuse / Owner-User Opportunity



DOWNTOWN LA JEWELRY DISTRICT

km Kidder Mathews



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MARKET OVERVIEW

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# 01

# EXECUTIVE SUMMARY

THE OFFERING

PROPERTY DETAILS



# EXECUTIVE SUMMARY

737 S Broadway is a fully renovated, 8-story office building in the heart of DTLA.

## THE OFFERING

Kidder Mathews is pleased to present the exclusive listing of 737 S Broadway. The Offering is comprised of an 8-story office property located in Downtown Los Angeles. The building has undergone extensive improvements and will be delivered turnkey to the new ownership. The building's office floors have been reconfigured with open layouts, improving functionality and creating modern, friendly workspaces, while still maintaining the building's historic character.

The structure totals 75,160 in gross square footage, including the basement floor (7,254 SF) and mezzanine space (831 SF) on the ground floor. Currently, there is one tenant that occupies the ground floor retail space, and the remaining floors are vacant.

The building sits on a 10,127 square foot lot with C5 zoning. The building falls within a Tier 3 TOC, Los Angeles State Enterprise Zone, and Downtown LA's Adaptive Reuse Incentive Area. With the city's redevelopment incentives, the property's flexible layout, and turnkey delivery, the asset makes for an attractive conversion project for affordable housing.

This exceptional opportunity is a perfect candidate for investors seeking to place capital in the resilient Los Angeles market along with owner-users searching for ample space to accommodate their business operations.





02

# PROPERTY OVERVIEW

**PROPERTY HIGHLIGHTS**

**PROPERTY DETAILS**

**ZONING OVERVIEW**

**FLOOR PLANS**

**PROPERTY PHOTOS**

**PARCEL MAP**

**AMENITIES MAP**



# PROPERTY OVERVIEW

## PROPERTY HIGHLIGHTS

**EXCELLENT** location in the heart of Downtown Los Angeles

**8-STORY** office building with ground floor retail, basement and mezzanine

**EXTENSIVELY** renovated asset with new plumbing, fire systems

**APPROXIMATELY** 60 feet of frontage along Broadway

**AFFORDABLE** housing conversion opportunity

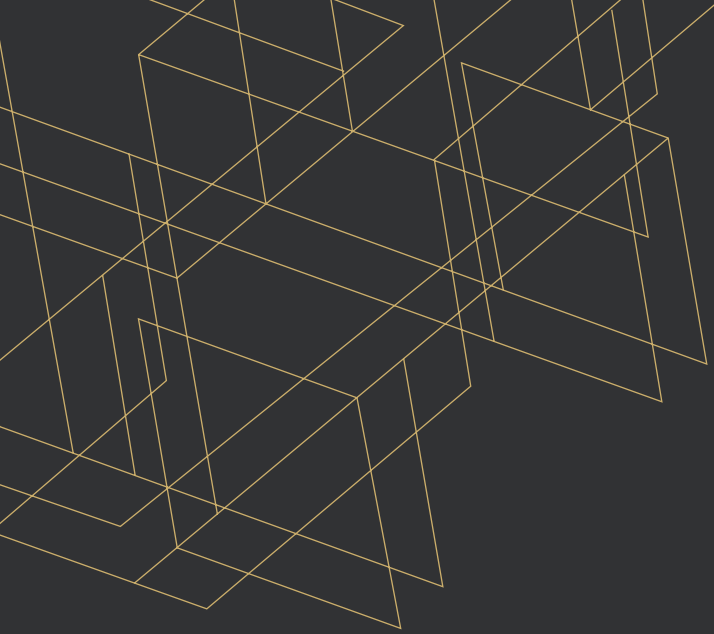
**IDEAL** for an owner-user opportunity to occupy a portion of or the entire property



## PROPERTY DETAILS

Address	<b>737 S Broadway DTLA, CA 90014</b>
Submarket	<b>Downtown Los Angeles</b>
Property Type	<b>Office</b>
Year Built	<b>1913</b>
No. of Stories	<b>8 Stories + Basement</b>
Gross Building Area (Assessor)	<b>±67,906 SF</b>
Gross Leasable Area	<b>±75,160 SF</b>
Lot Size	<b>±10,127 SF / 0.23 AC</b>
Frontage	<b>60 Feet</b>
Zoning	<b>[Q]C5-4D-CDO-SN</b>
Parcel Number	<b>5144-014-030</b>



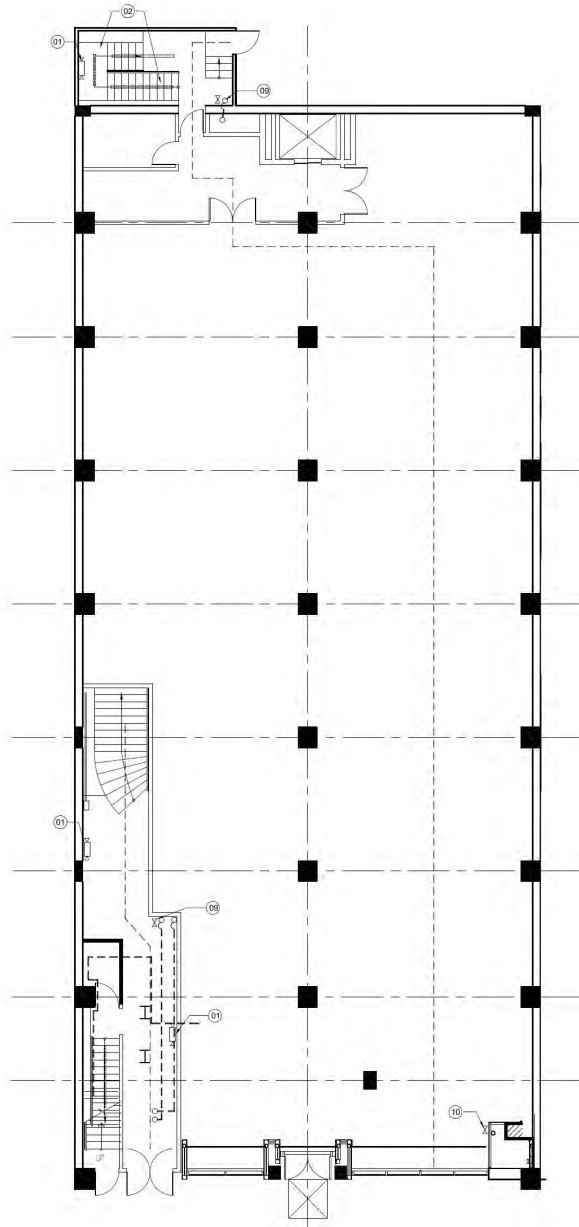


## ZONING OVERVIEW

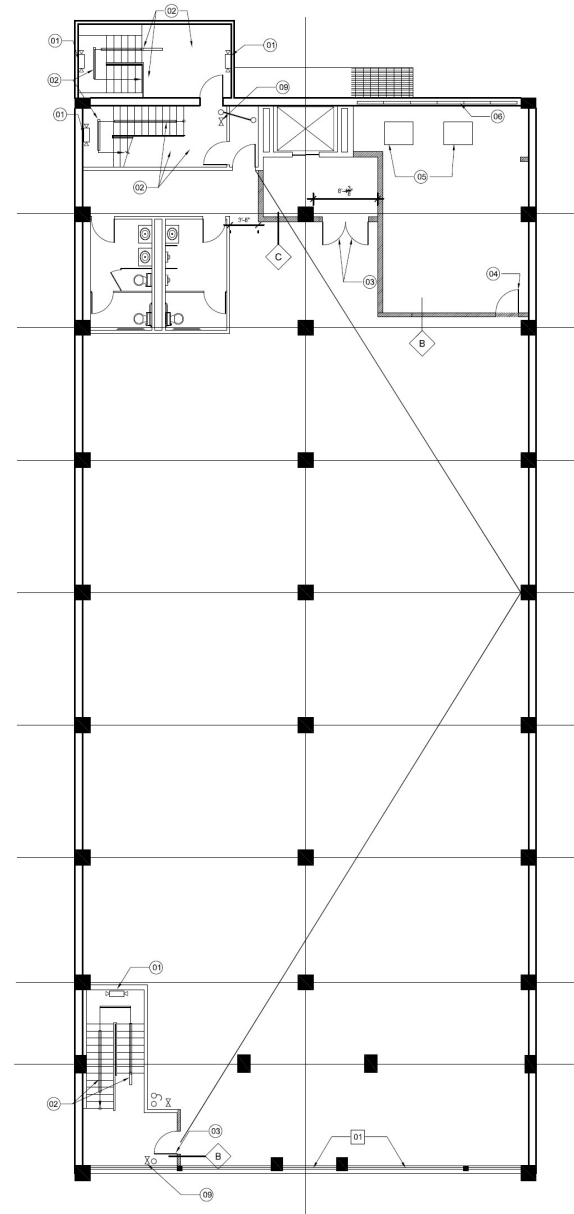
Zoning	[Q]C5-4D-CDO-SN
Historical Preservation Review	Yes
Transit Oriented Communities	Tier 3
Redevelopment Project Area (RPA)	City Center
Adaptive Reuse Incentive Area	Yes
Community Design Overlay (CDO)	Broadway
State Enterprise Zone	Los Angeles
Opportunity Zone	N/A



# 1ST & 2ND FLOOR



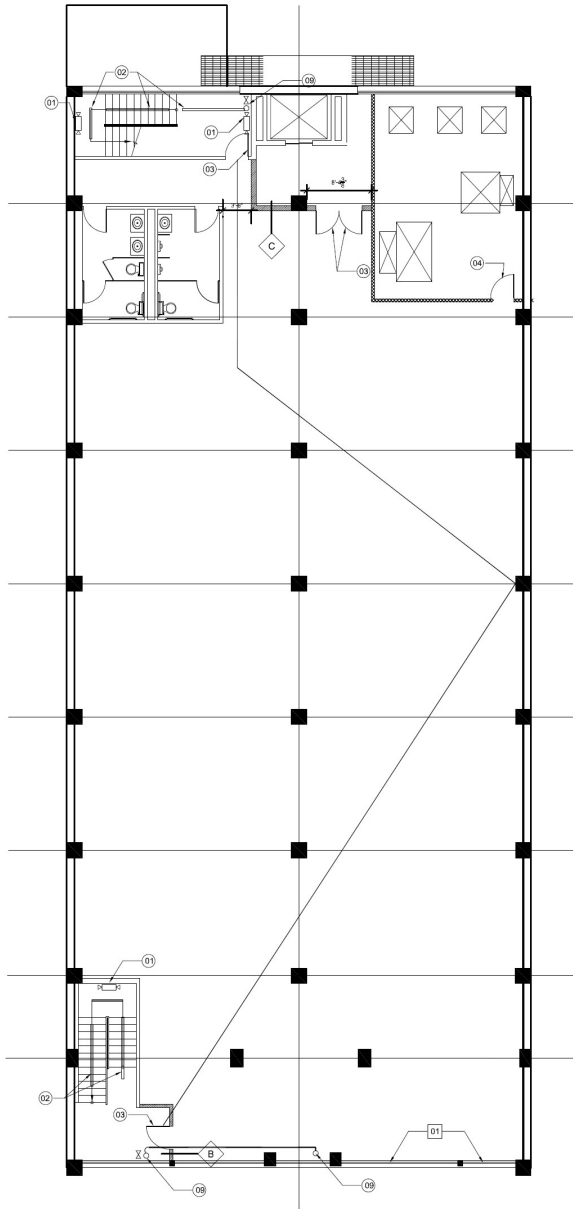
2 FIRST FLOOR  
SCALE: 1/8" = 1'-0"



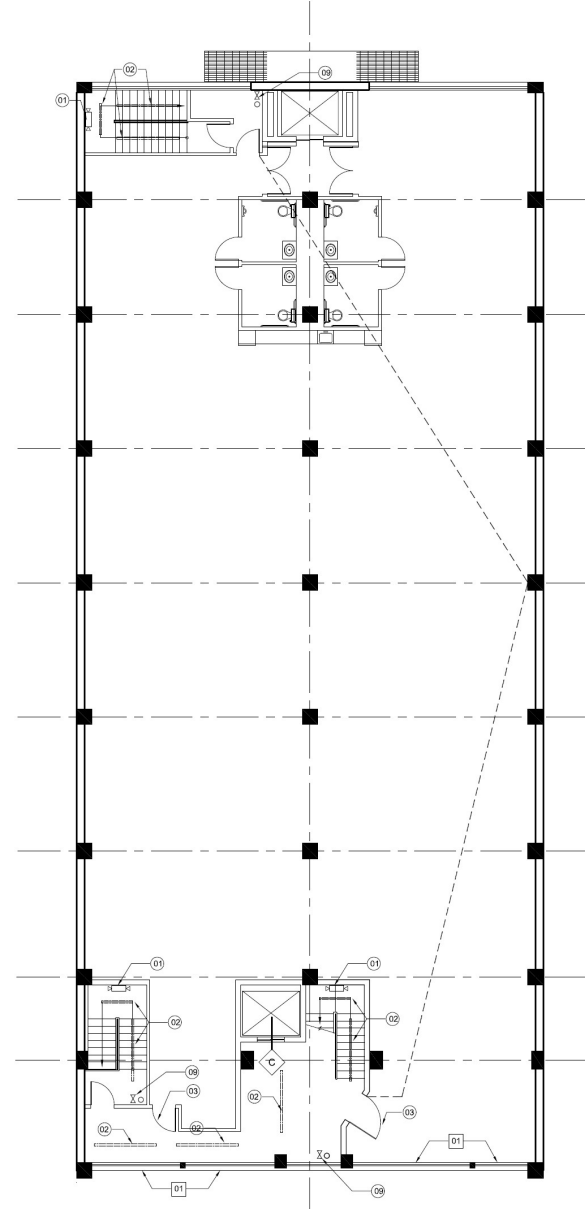
1 2ND FLOOR  
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# 3RD & 4TH FLOOR

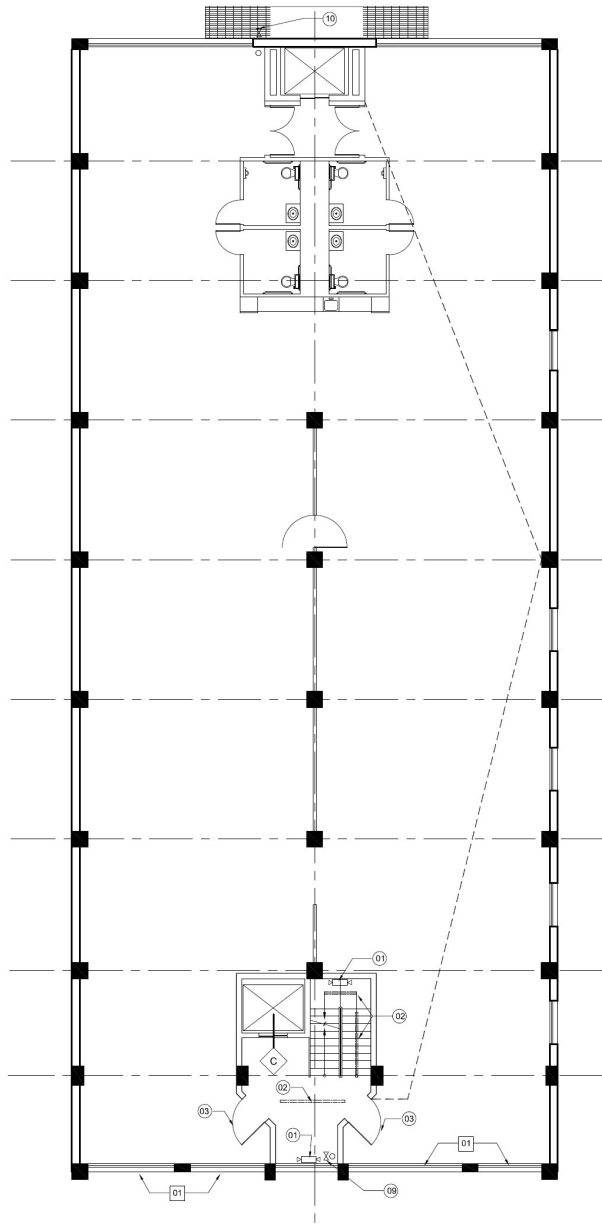


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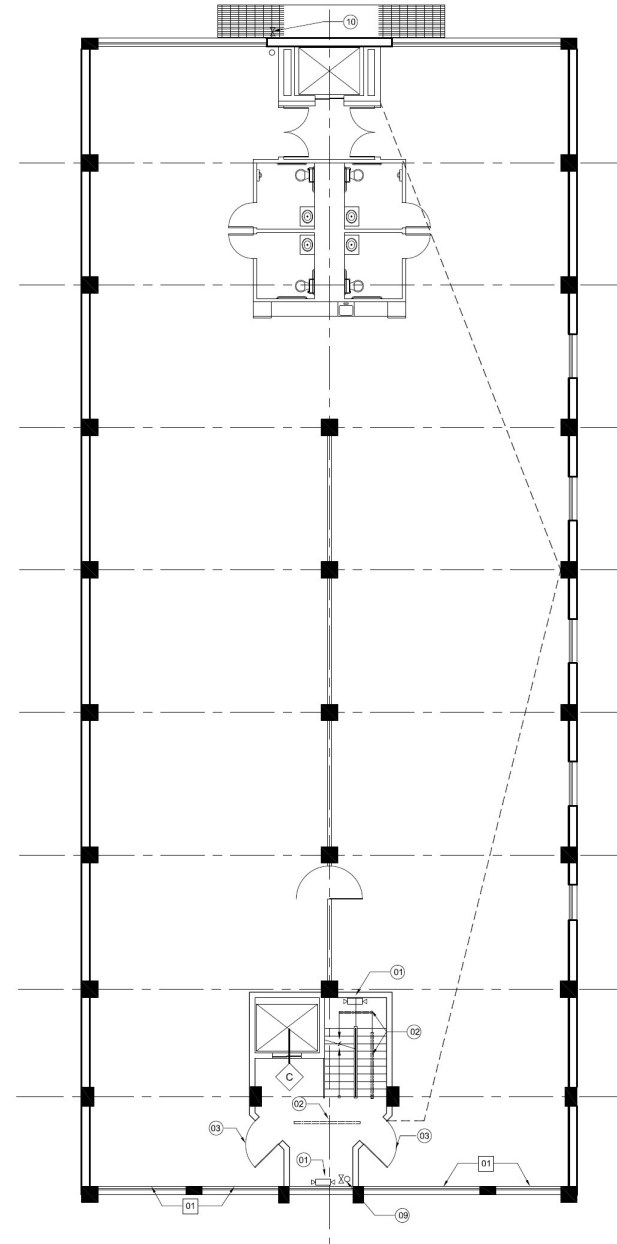


1 4TH FLOOR  
SCALE: 1/8" = 1'-0"

# 5TH & 6TH FLOOR



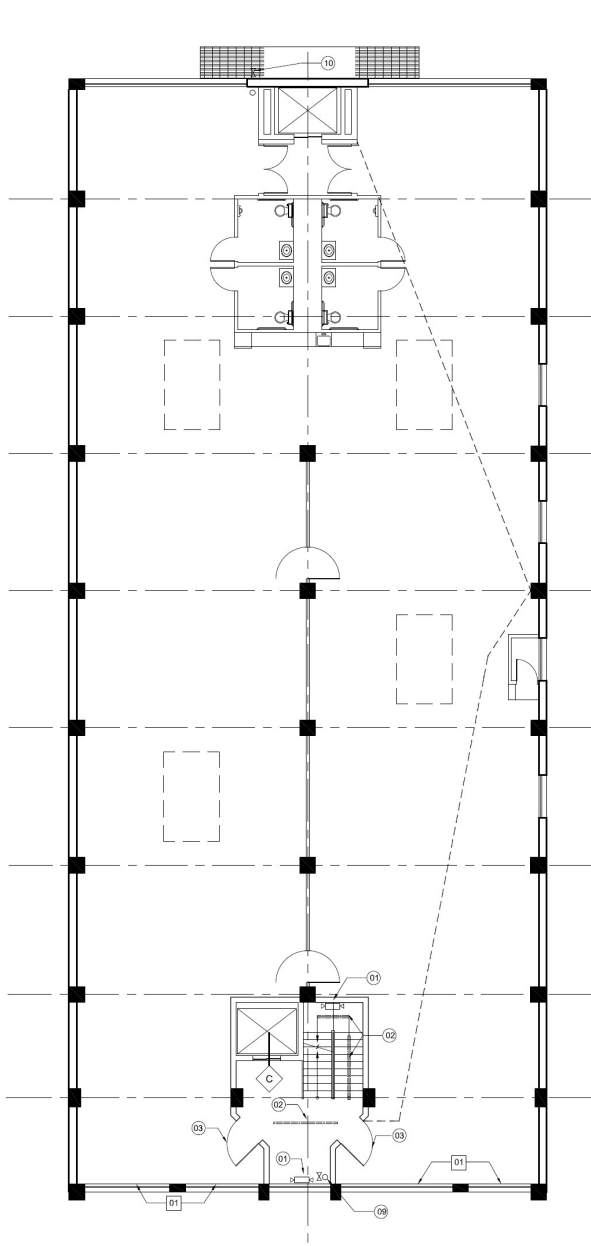
② 5TH FLOOR  
SCALE: 1/8" = 1'-0"



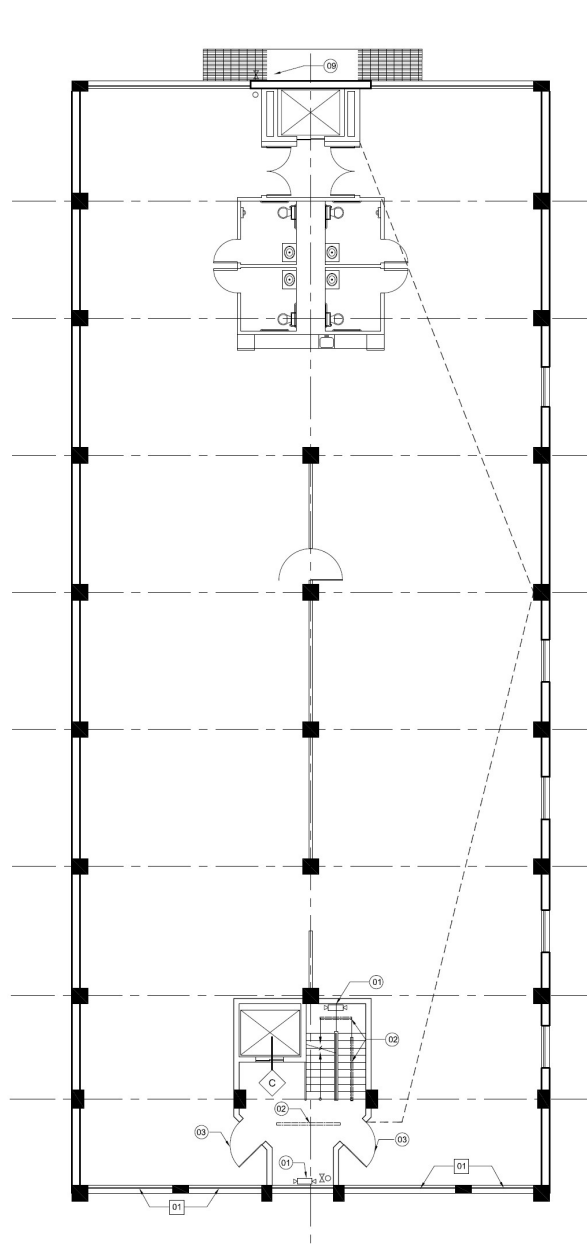
① 6TH FLOOR  
SCALE: 1/8" = 1'-0"



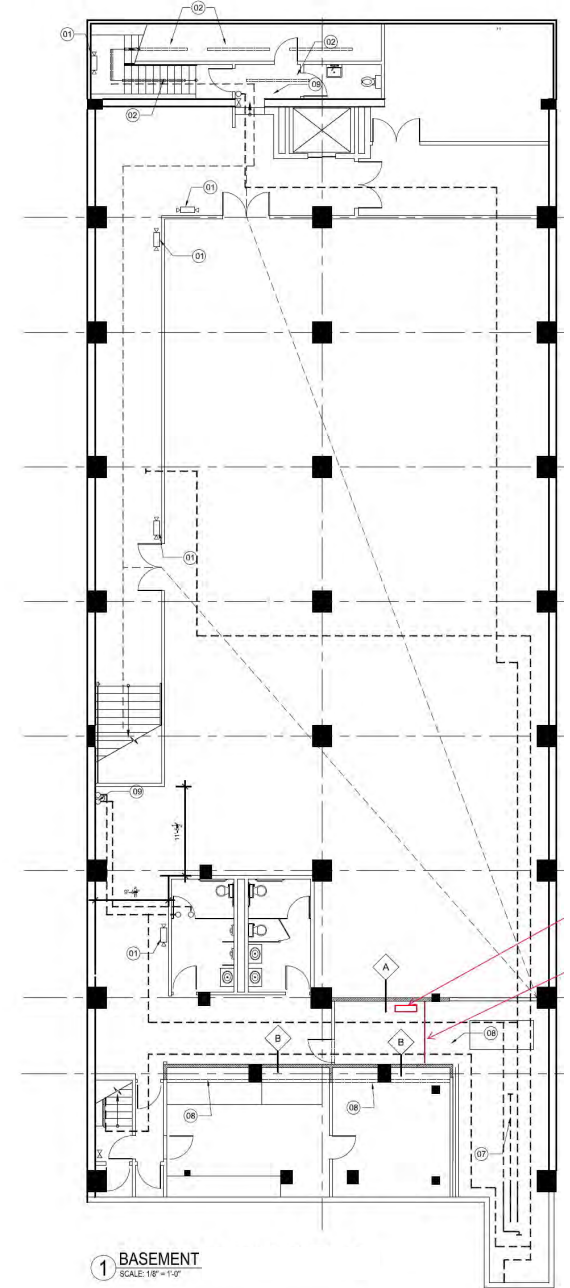
# 7TH, 8TH, & BASEMENT FLOOR



2 7TH FLOOR  
SCALE: 1/8" = 1'-0"



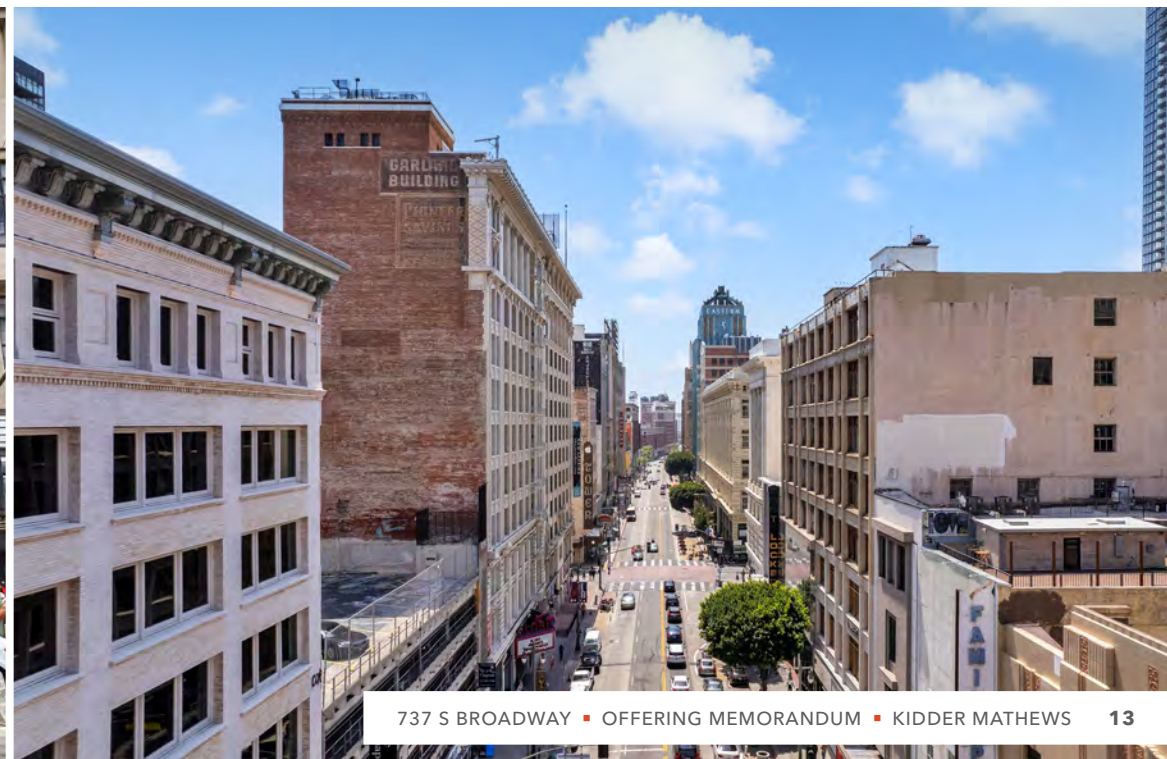
1 8TH FLOOR  
SCALE: 1/8" = 1'-0"



1 BASEMENT  
SCALE: 1/8" = 1'-0"

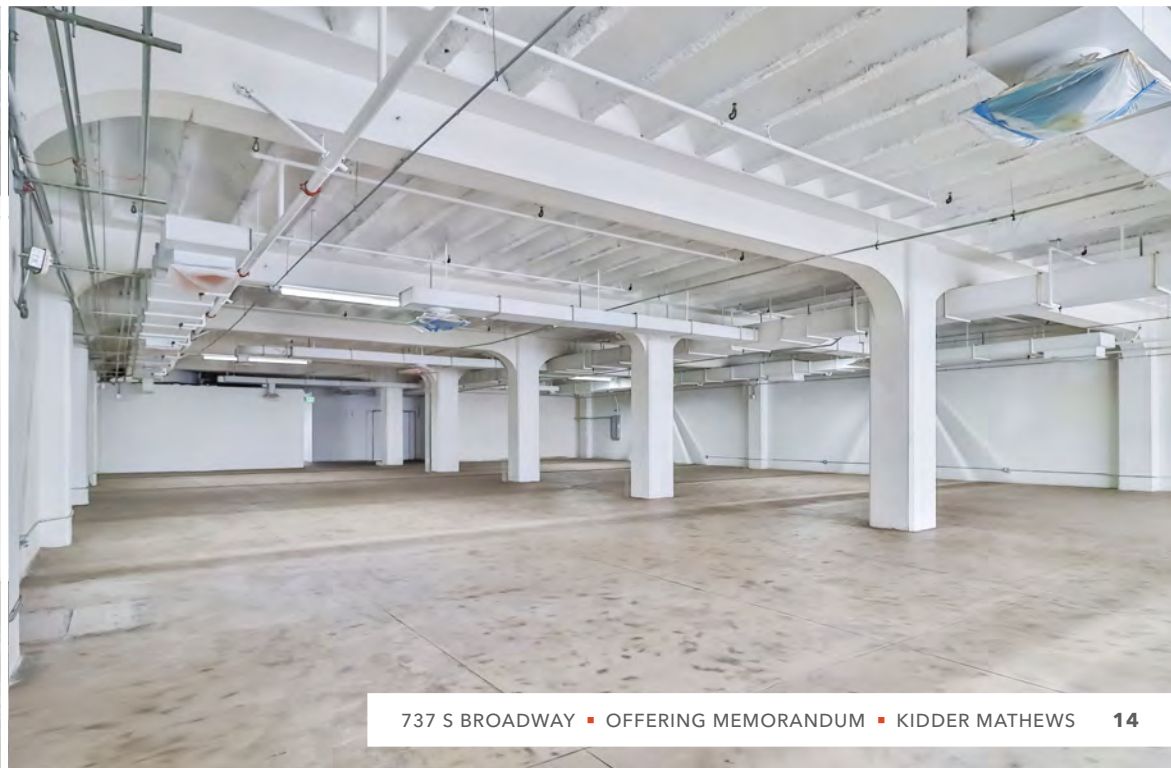
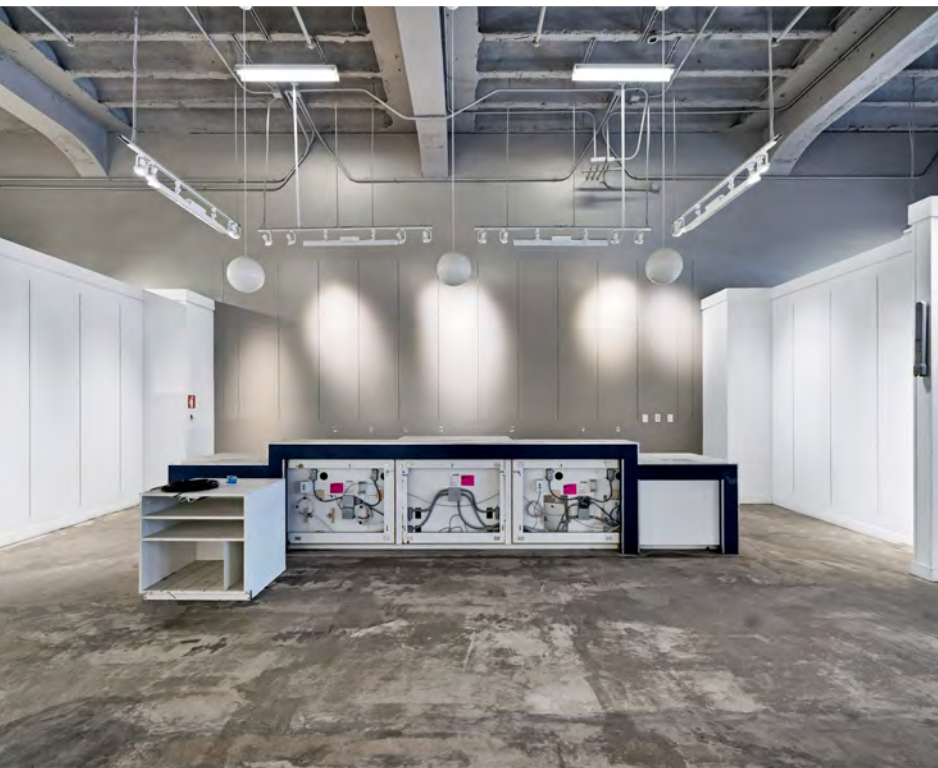


# EXTERIOR





# INTERIOR





# INTERIOR





# PARCEL MAP





# AMENITIES MAP



JW MARRIOTT



GRAMMY MUSEUM LA LIVE



FIDM

ACE HOTEL



DIGNITY HEALTH CALIFORNIA HOSPITAL



FASHION DISTRICT

ROW DTLA



SOHO WAREHOUSE



SANTEE HIGH SCHOOL



**SUBJECT PROPERTY**

FINANCIAL DISTRICT

LITTLE TOKYO

UTAH STREET ELEMENTARY SCHOOL

FELICITAS & GONZALO MENDEZ HIGH SCHOOL

LITTLE TOKYO MARKET PLACE

PECAN RECREATION CENTER

ARTS DISTRICT





# 03

# FINANCIAL SUMMARY

FLOOR AREA SUMMARY

INVESTMENT SUMMARY

# FINANCIAL SUMMARY

## FLOOR AREA SUMMARY

Basement	7,254 SF
Ground Floor	8,543 SF + 831 SF (Mezzanine)
2nd Floor	7,612 SF
3rd Floor	7,653 SF
4th Floor	8,085 SF
5th Floor	8,790 SF
6th Floor	8,795 SF
7th Floor	8,795 SF
8th Floor	8,802 SF
<b>Gross Leasable Area</b>	<b>75,160 SF</b>



## INVESTMENT SUMMARY

Offering Price	Unpriced
Gross Building Area	±67,906 SF
Gross Leasable Area	±75,160 SF
Lot Size	±10,127 SF





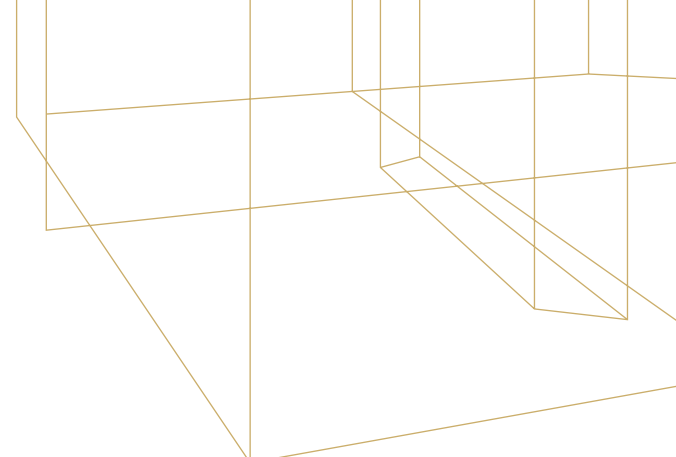
# 03

# MARKET OVERVIEW

**DOWNTOWN LOS ANGELES**

**NOTABLE SITES**

**DEMOGRAPHICS**



# MARKET 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, take a scenic drive or visit 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

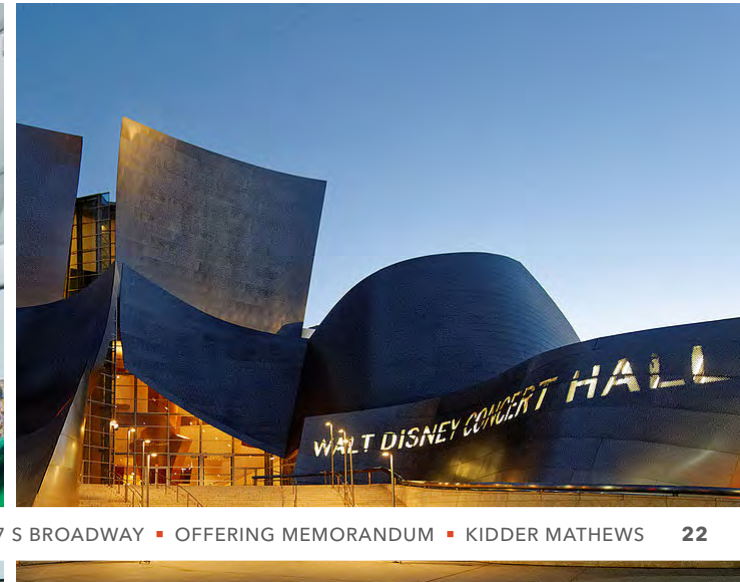
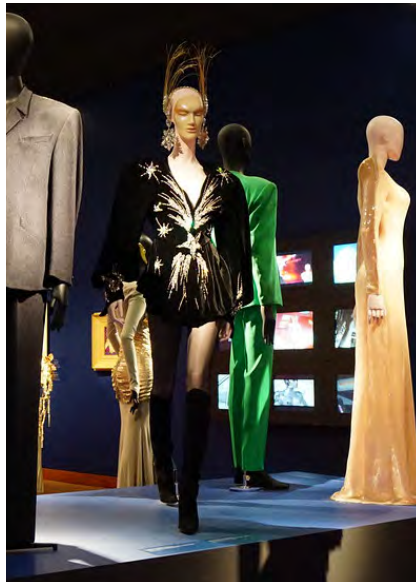
A creative office space and event venue that hosts various events, including art exhibitions, concerts, and conferences.

## 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
<b>POPULATION</b>			
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

<b>HOUSEHOLDS</b>			
2022 Households	42,464	424,414	1,242,295
2027 Avg Household Size	45,609	427,314	1,234,953

<b>EMPLOYMENT &amp; INCOME</b>			
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







# 737 S BROADWAY

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