

LOCATED IN OPPORTUNITY ZONE RESIDENTIAL DEVELOPMENT ± 80 UNIT PLUS RETAIL



FOR SALE

152 W. PICO BLVD. | LOS ANGELES, CA

FOR MORE INFORMATION,
PLEASE CONTACT:

DAN DANESHTRAD | P: 213.270.2248
dan.daneshrad@daumcommercial.com
CADRE #00783821



80 APARTMENTS
PLUS RETAIL



18,731 SF
PARCEL (0.43 AC)



TIER 3
TOC



OPPORTUNITY
ZONE

D/AQ Corp. #01129558. Maps Courtesy ©Google & ©Microsoft. Although all information is furnished regarding for sale, rental or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

SITE DETAILS

Street Address:	152 W. Pico Blvd. LA, CA 90015
Land Area:	18,731 SF
Existing Improvements:	13,098 SF Building
Lot Size:	0.43 AC
Frontage:	125' on Pico
Topography:	Level
APN:	5133-001-003
Zoning:	C2-2D-O
Transit Oriented Community:	18,731 SF 13,098 SF Building 0.43 AC 125' on Pico Level 5133-001-003 C2-2D-O Tier 3

PROPOSED PROJECT ENTITLEMENTS

Street Address:	152 W. Pico Blvd. LA, CA 90015
Proposed Project:	80 Apartments, Plus Retail
General Plan and Land Use:	Development, MultiFamily
Total Gross SF Proposed:	18,731 SF
Proposed FAR:	6.1
Amenities:	4 Minutes 0.6 Miles from Crypto.com Arena

DOWNTOWN LA

Hip and historic, DTLA offers big-city excitement with trendy restaurants, cultural attractions, budget-friendly shopping, and major-league sports. Easily accessible by Metro and perhaps one of the most pedestrian-friendly urban neighborhoods in LA, DTLA is being transformed by a multitude of cultural offerings such as regular art walks and street festivals, as well as innovative businesses that include indoor/outdoor markets, hip boutiques, and pop-ups. An influx of new residents has helped energize the area, and Downtown L.A.'s reemergence is also being driven by such attractions.



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PARCEL (0.43 AC)



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LOCATED IN THE
HEART OF DTLA



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PROPERTY HIGHLIGHTS

DAUM
COMMERCIAL REAL ESTATE SERVICES

FOR SALE

152 W. PICO BLVD. | LOS ANGELES, CA

FIRST TIME ON THE MARKET | BELOW MARKET

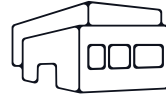
PROPERTY FEATURES



**80 APARTMENTS
PLUS RETAIL**



**SOUTH PARK
LOCATION**



**18,731 SF
PARCEL (0.43 AC)**



**IMMEDIATE FWY
ACCESS (10 & 110)**



**RESIDENTIAL
DEVELOPMENT**



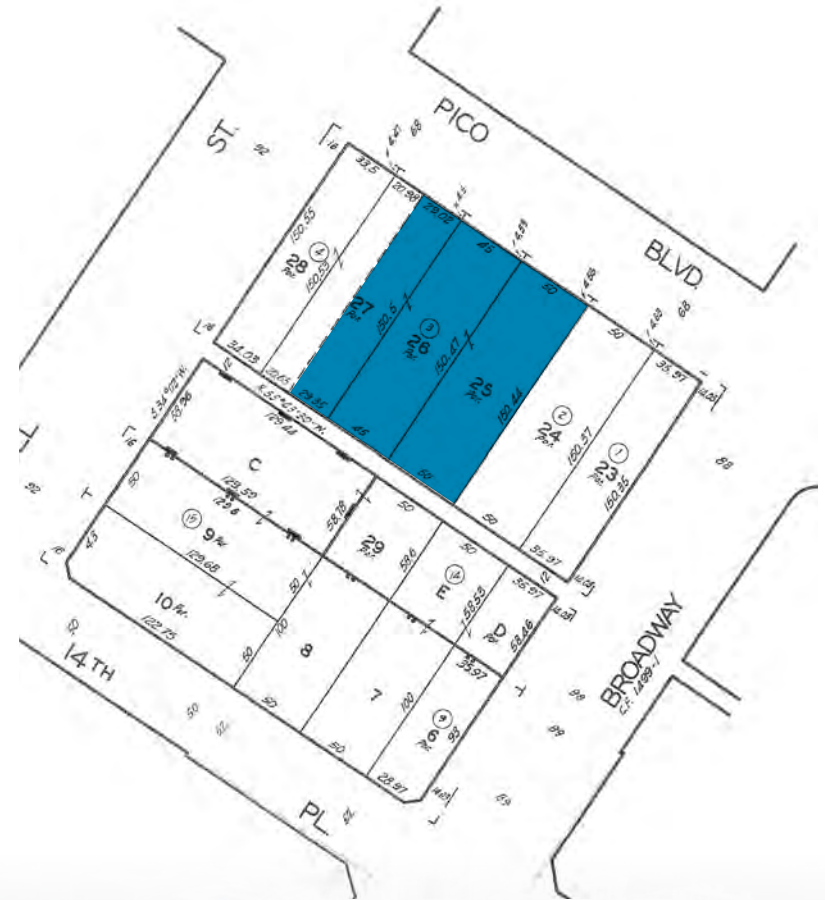
**ZONING
C2-2D-O**



**TIER 3
TOC**



**1919
YEAR BUILT**



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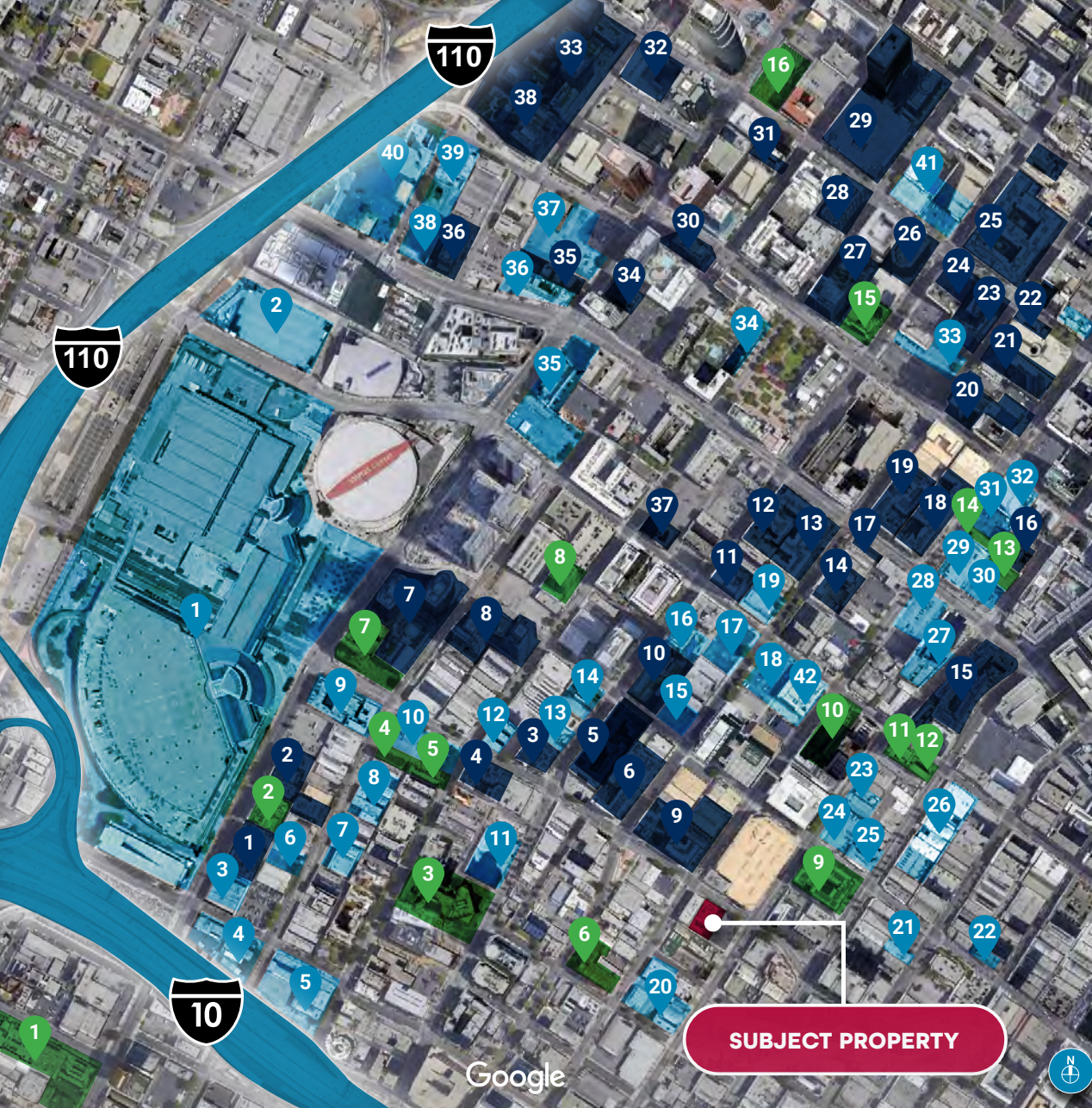
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PARCEL MAP





PROPOSED

1. LA Convention Center Expansion
 2. JW Marriott conference/banquet annex
 3. Honda Redevelopment Site
 4. DT Toyota Dealership Site
 5. South Park Towers
 6. 1411 S Flower
 7. 1400 S. Flower Street
 8. 1348 S. Flower
 9. 1300 S. Fig / City Lights
 10. Onyx Phase 2
 11. 1349 S. Grand Avenue
 12. The Morrison Hotel (R)
 13. Vara
 14. Arris
 15. 1155 Olive
 16. South Grand Park
 17. Mack Urban Site 2 / 1115 Olive
 18. Mack Urban Site 3 / 1120 Olive
 19. 1045 Olive
 20. 1340 S. Hill
 21. 1201 South Los Angeles Street
 22. Downtown Executive Multiplex (R)
 23. Hyatt Centric
 24. 1148 S Broadway
 25. 1111-1161 Main Street
 26. 1100 Main
 27. Western Pacific Building (R)
 28. Olympic and Hill
 29. The Hill
 30. Broadway and Olympic
 31. 920 S Hill
 32. Erewhon Market
 33. 845 S. Olive Street
 34. 949 Hope
 35. 1020 S Figueroa
 36. Olympic Tower
 37. Figueroa Centre
 38. JW Marriott Expansion
 39. Cambria Hotel
 40. Olympia
 41. 8th and Hope
 42. 1111 S. Hill
6. G12 Phase 2
 7. Circa
 8. Hope + Flower
 9. Wren
 10. 1120 Grand
 11. Ten50 (Glass Tower)
 12. Hanover Grand Avenue
 13. 1001 S Olive
 14. YWCA Job Corps
 15. Broadway Palace Phase 1
 16. Ace Hotel (R)
 17. Mikkeller Bar DTLA (R)
 18. Hanover South Park
 19. Hanover Olympic
 20. LEVEL DTLA
 21. 825 Hill
 22. Commercial Exchange Building (R)
 23. Atelier Tower
 24. CVS/Parking Structure
 25. 8th and Grand - Whole Foods
 26. 801 Grand (R)
 27. 888 S Hope
 28. 8th and Hope
 29. The Bloc
 30. Apex II
 31. Ritz-Milner Hotel (R)
 32. Parking Structure
 33. Metropolis Phase 2
 34. Variety Arts Theater (R)
 35. Hotel Figueroa (R)
 36. Courtyard/Residence Inn
 37. Desmond's Warehouse (R)
 38. Metropolis Phase 1

COMPLETED

1. Avante Phase II
 2. Avant
 3. E. On Grand
 4. Onyx Phase 1
 5. G12 (Phase 1)
10. 11th and Hill
 11. Proper Hotel DTLA
 12. Harris Building (R)
 13. 939 S Broadway (R)
 14. 932 S Hill
 15. The Trinity Hotel (R)
 16. Fig & 8th

UNDER CONSTRUCTION

1. New Mercedes Benz Service Center
2. 1400 Figueroa
3. California Hospital Medical Center
4. 1320 S Flower
5. 1317 S. Hope
6. Emerald
7. Fig + Pico
8. 1133 S Hope
9. 12th and Main

SUBJECT PROPERTY

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**LOS ANGELES
 DEVELOPMENT MAP**



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LOCATION HIGHLIGHTS



Located in an Opportunity Zone



OPPORTUNITY ZONE

BENEFITS

- Deferral of capital gains on federal tax through a qualified opportunity fund
- Step-up in basis (up to 15%) depending on holding period
- Allows for real estate as well as securities and partnership interest to be invested in opportunity zones via opportunity funds
- No capital gains tax on the opportunity zone investment funds held for at least 10 years map by cartifact*

COMMUTER RAIL



Union Station Commuter Rail
6 min | 2.4 mi

Cal State LA Commuter Rail
(San Bernardino Line)
9 min | 6.4 mi

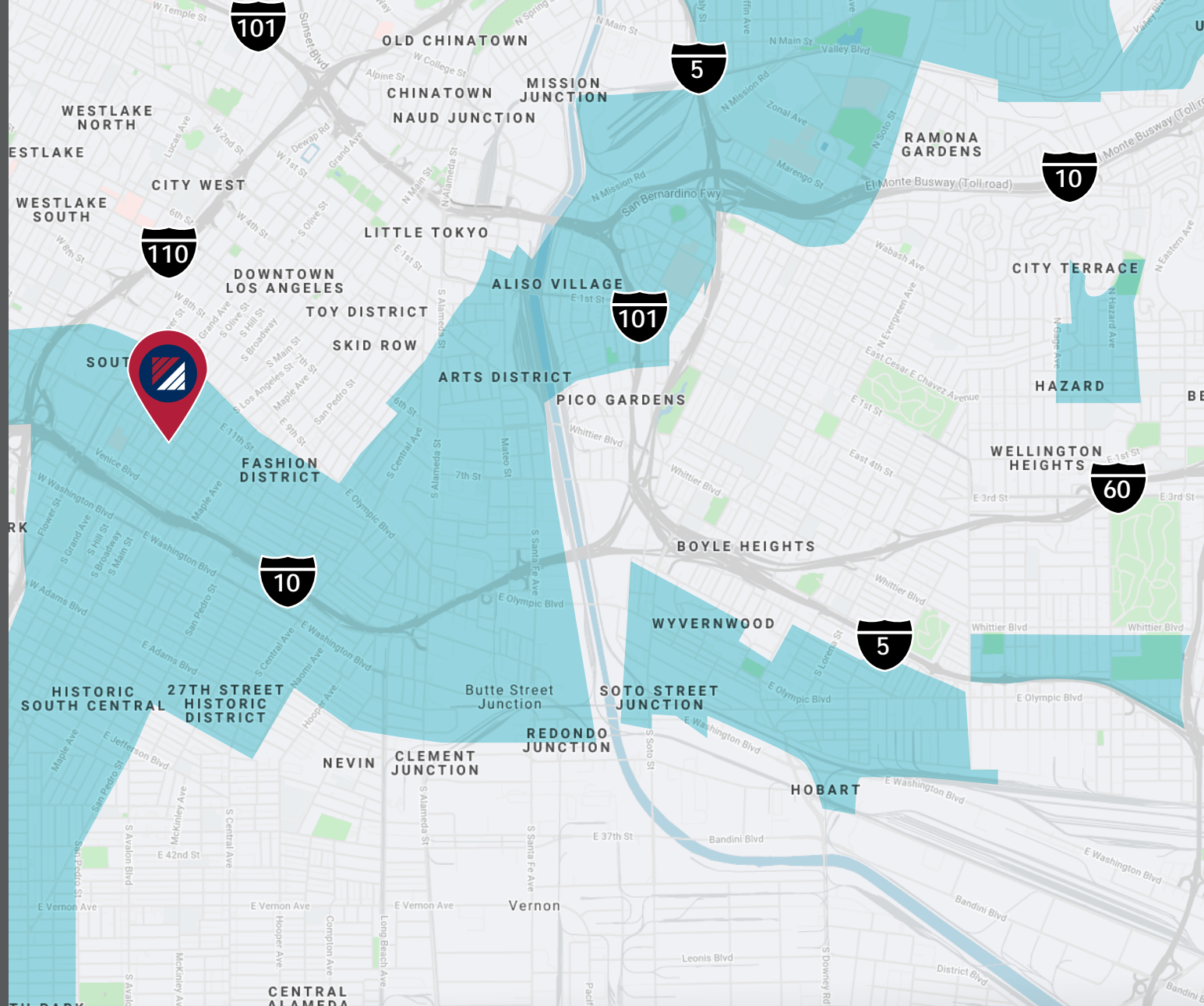
AIRPORT

LAX
23 min | 14.0 mi



Bob Hope Airport
27 min | 16.2 mi

Long Beach-Daugherty
Field Airport
30 min | 21.7mi



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OPPORTUNITY ZONE

DAUM
COMMERCIAL REAL ESTATE SERVICES



SALE NOTES

Ideal Location in Heart of DTLA'S Entertainment Corridor. Walking Distance to Crypto.com Arena and LA Live.

PROPERTY DESCRIPTION

- Property Located in the Opportunity Zone of DTLA with TIER 3 in Central City Community Plan.
- Property Can be Developed for More than 80 Units, plus Retail.
- Property has Income for an additional 2 years during obtaining Entitlements.
- West of subject property its an all new apartment building and Hotel that were built in the past few years.

HIGHLIGHTS

Close to all other apartment buildings.

APN: 5133001003	ZONING: C2-D2-O
PIN # 124-5A207 34	BLOCK: NONE
ARB: NONE	LOT: FR 25
GENERAL PLAN: COMMUNITY COMMERCIAL	TRACT: SUBDIVISION OF NORTH PART OF CARR TRACT

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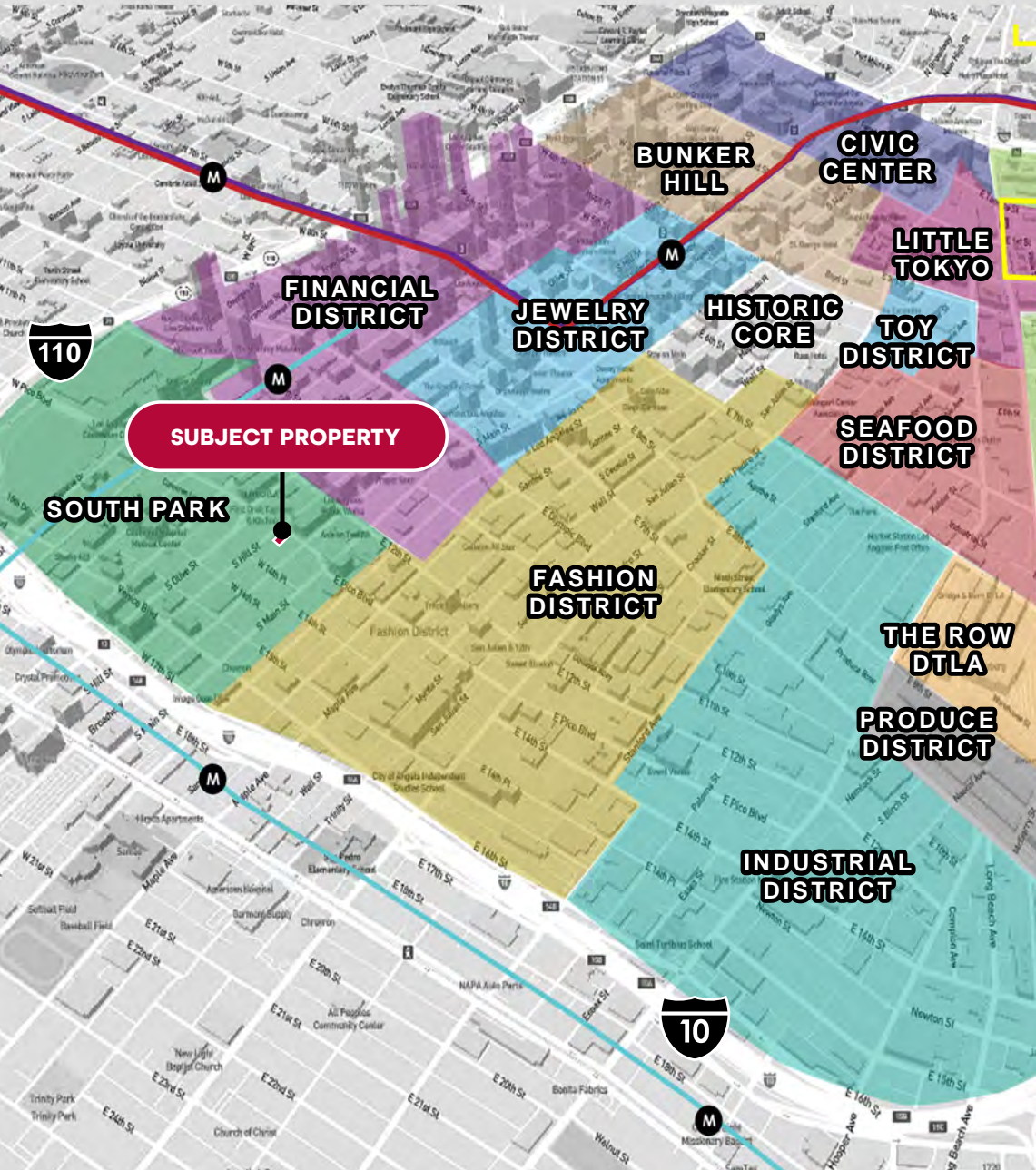
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AERIAL ZONING MAP



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TRAFFIC COUNTS				
Collection Street	Cross Street	Traffic Volume	Count Year	Dist. from Property
E 9th St	Stanford Ave NW	22,306	2018	0.12 mi
E 8th St	Merchant St NW	8,493	2018	0.13 mi
E 9th St	Stanford Ave SE	20,505	2018	0.16 mi
S Central Ave	Produce Row SW	31,378	2020	0.17 mi
S Central Ave	E 8th St SW	26,731	2020	0.17 mi
S Central Ave	Produce Row NE	26,136	2020	0.18 mi
E 8th St	S Central Ave NW	6,221	2018	0.19 mi
Towne Ave	E 10th St SW	6,384	2018	0.22 mi
S Central Ave	E Olympic Blvd NE	26,043	2020	0.23 mi
S Central Ave	E 7th St NE	23,768	2020	0.26 mi

DEMOGRAPHICS			
	1 Mile	5 Miles	10 Miles
2010 Population	36,302	1,253,223	3,551,015
2022 Population	54,325	1,300,822	3,607,021
2027 Population Projection	56,913	1,289,868	3,562,202
2010 Households	16,332	389,349	1,181,517
2022 Households	26,452	407,841	1,203,712
2027 Household Projection	27,964	405,024	1,189,239
Total Specified Consumer Spending (\$)	\$723.4M	\$11.1B	\$37.4B
Avg Household Income	\$96,591	\$69,969	\$87,236
Median Household Income	\$64,689	\$47,988	\$61,254

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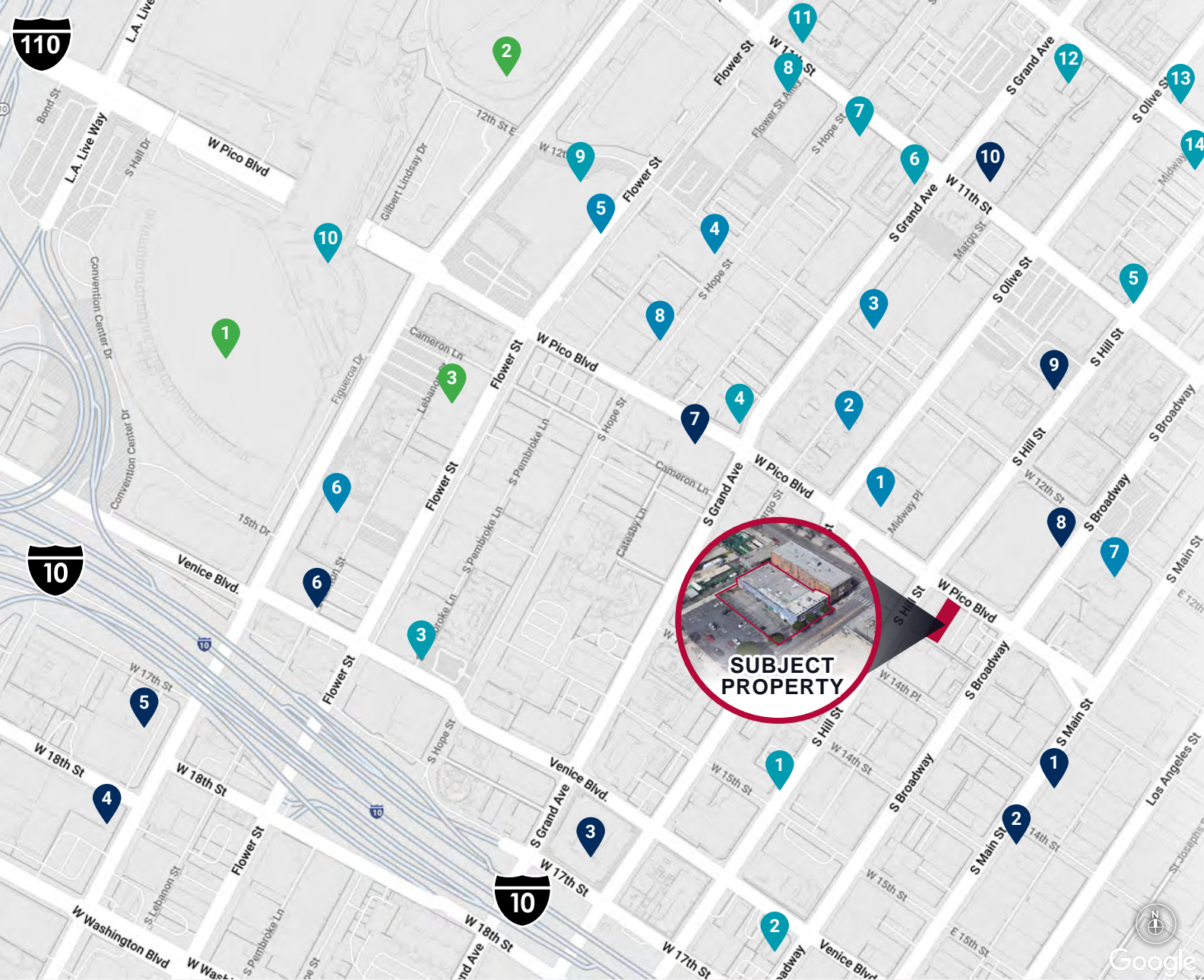
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LOCATION MAP
DEMOGRAPHICS



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APARTMENT UNITS

1. WREN Apartments
2. Olive DTLA
3. AVEN Apartments
4. Hope+Flower
5. Circa LA Apartments
6. Avant Apartments
7. Axis
8. The Morrison Hotel & Living

LANDMARK | ATTRACTIONS

1. Los Angeles Convention Center
2. Crypto.com Arena
3. Kobe Bryant Mural

RETAIL

1. One Stop T-Shirt Warehouse
2. Sky Sportswear Clothing Store
3. Joe's Auto Parks
4. Mercedes Benz Los Angeles
5. Staples
6. Nissan of Downtown LA
7. Rave Wonderland Clothing Store
8. Bank of Hope
9. Bank of America
10. Chase Bank

RESTAURANTS

1. Bo Daddy's BBQ
2. Jack in the Box
3. El Patroncito Mexican Cuisine
4. Starbucks
5. Blue Hookah Lounge
6. Starbucks
7. Prank Bar
8. The Palm - L.A. Downtown
9. Bachi Bus
10. LACC Compass Cafe
11. Sonoritas - DTLA
12. Genwa Korean BBQ
13. Bossa Nova Brazilian Cuisine
14. Birdies

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AMENITIES MAP

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