

FOR SALE
\$9,715,000.00

416-420

E. 11TH ST. | DTLA | CA
SOUTHWEST CORNER OF WALL ST. & EAST 11TH ST.



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COMMERCIAL REAL ESTATE SERVICES

FOR SALE

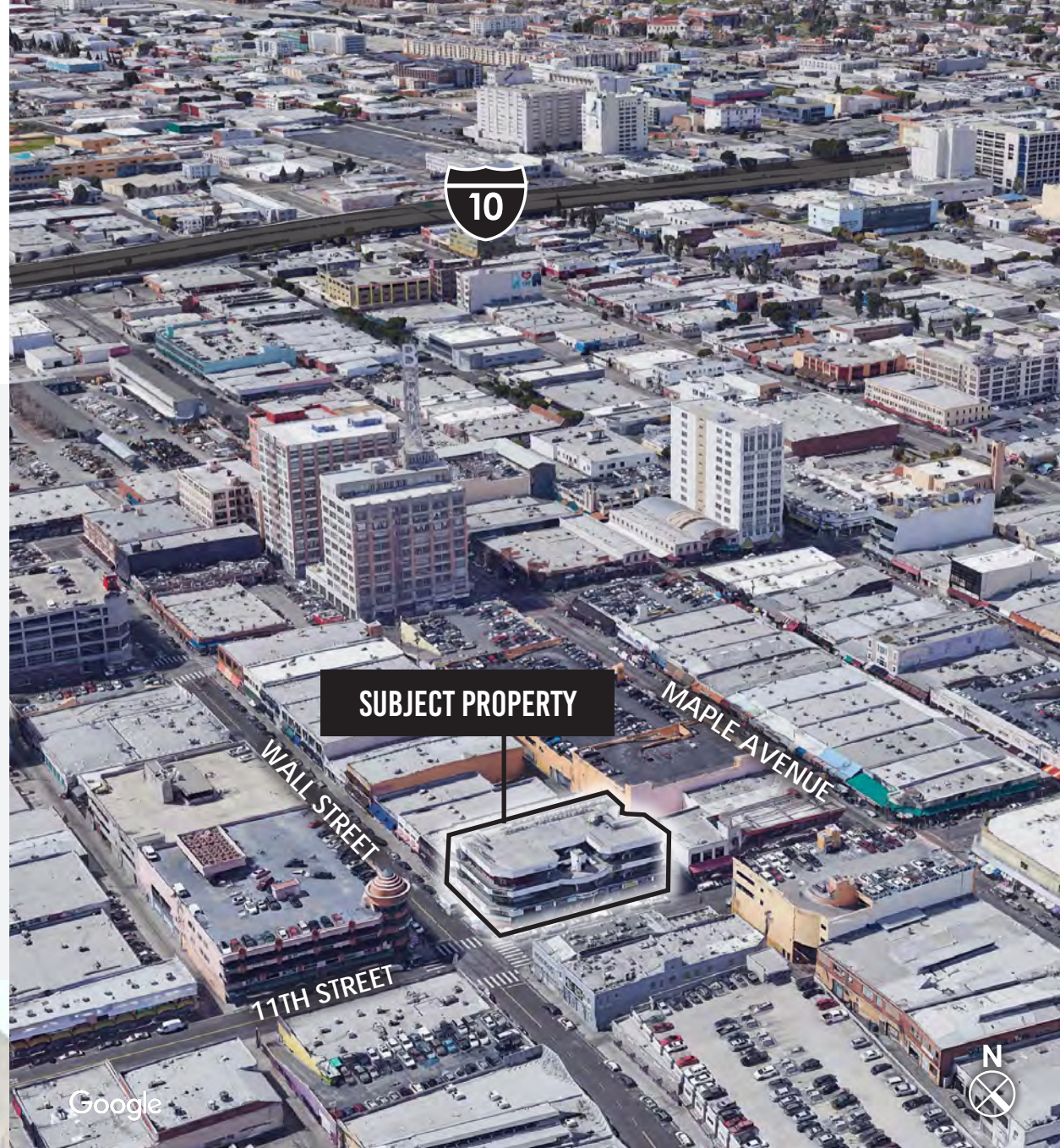
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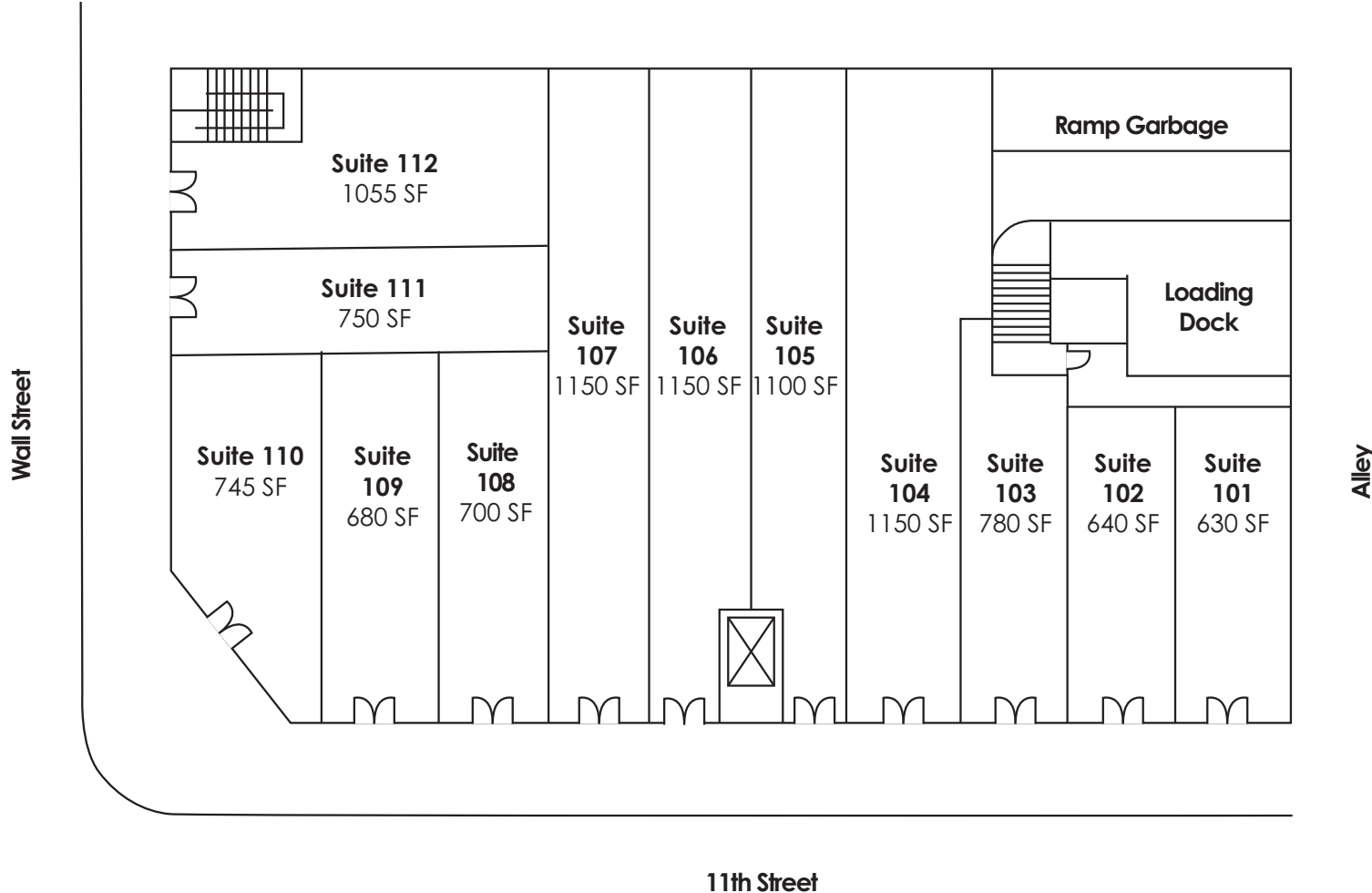
PROPERTY HIGHLIGHTS

- 4.2 ASKING CAP RATE (Proforma)
- 1031 Exchange Candidate
- Great Development Upside
- Beautiful building in Downtown Los Angeles
- Property located in the Opportunity Zone
- Prime property ideal for re-positioning
- Income flow rent roll available upon request
- Owner-user (short term leases), or investment opportunity
- Signalized corner of busy streets



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SITE PLAN FIRST FLOOR



*Not to Scale

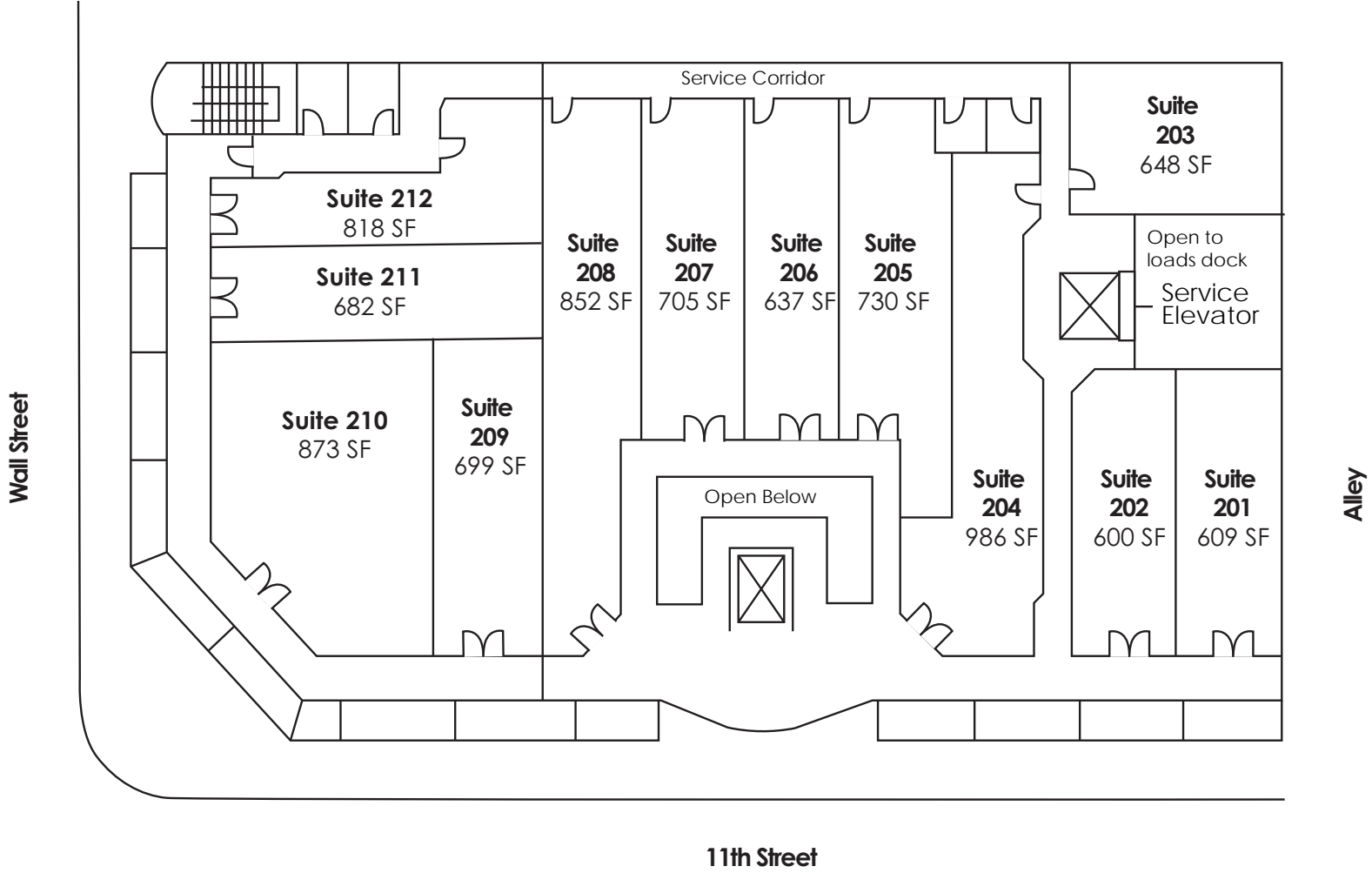
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JUPITER
 (A Jupiter Brands Co.)

SITE PLAN SECOND FLOOR

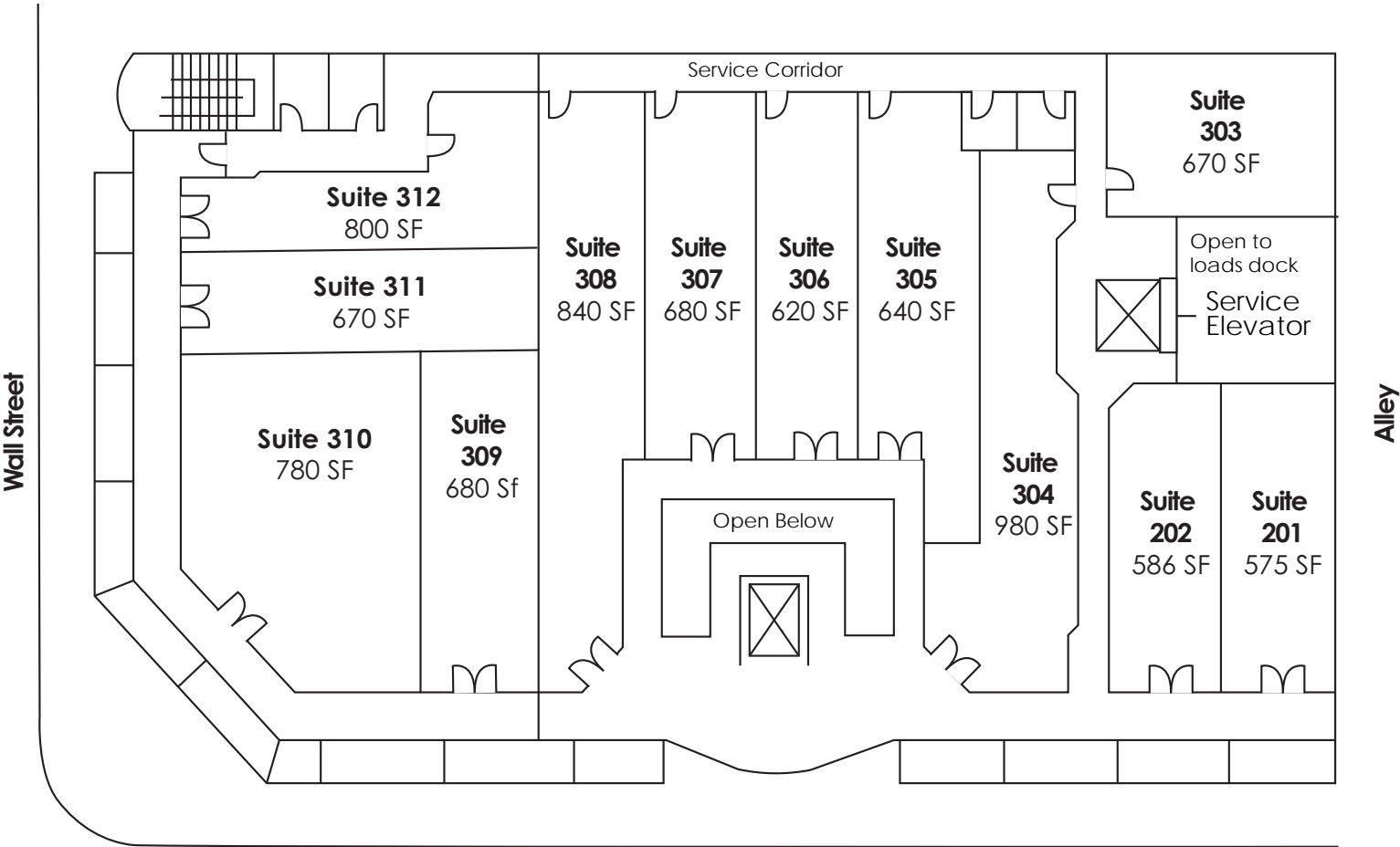


*Not to Scale

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SITE PLAN THIRD FLOOR



11th Street

*Not to Scale

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AERIAL



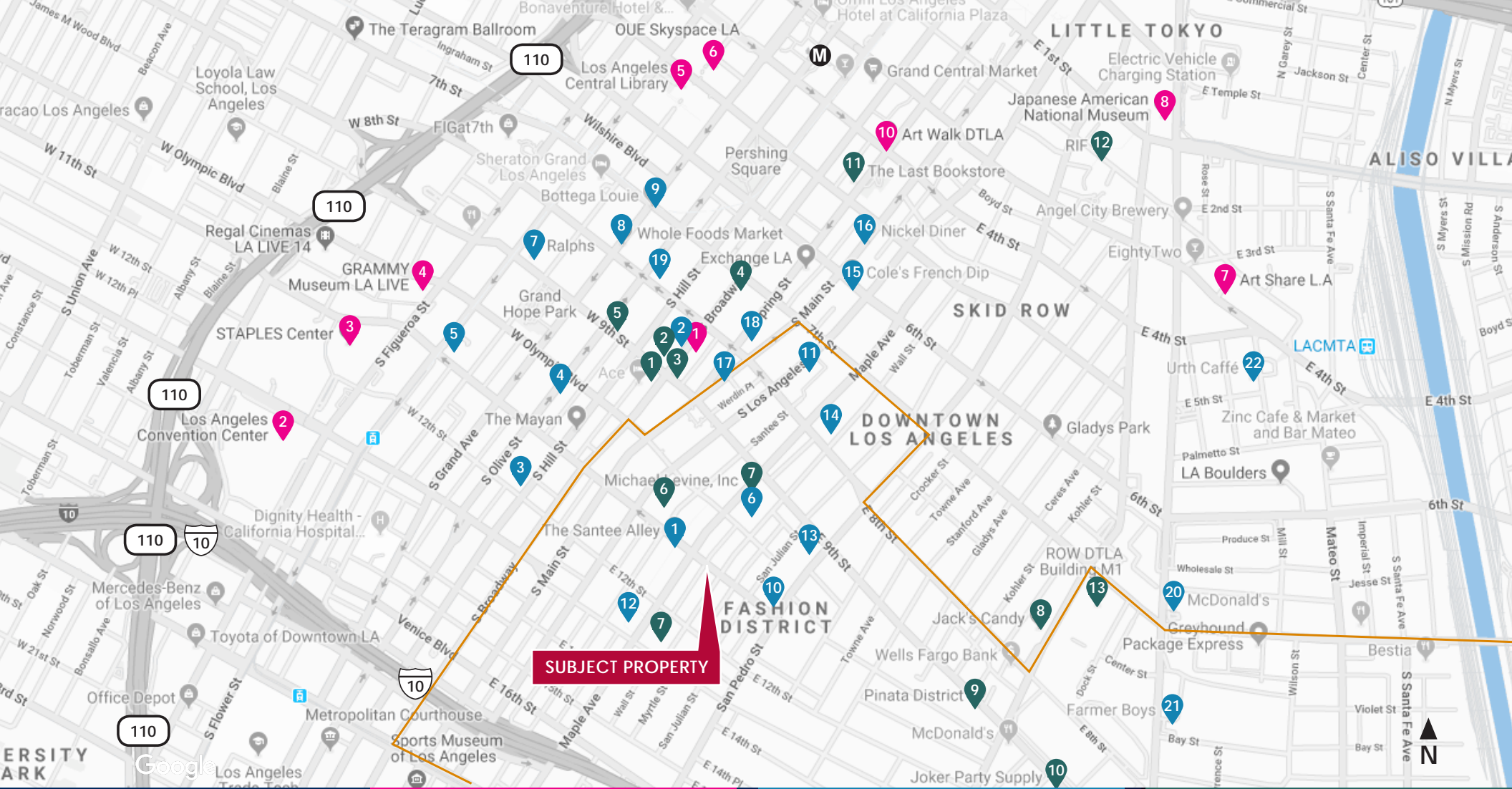
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SUBJECT PROPERTY

CIVIC/LANDMARK

- 1. THE ORPHEUM THEATRE
- 2. LOS ANGELES CONVENTION CENTER
- 3. STAPLES CENTER
- 4. GRAMMY MUSEUM LA LIVE
- 5. LOS ANGELES CENTRAL LIBRARY
- 6. OUE SKYSPACE LOS ANGELES
- 7. ART SHARE LA
- 8. JAPANESE AMERICAN NATIONAL MUSEUM
- 9. LA ARTWALK

RESTAURANTS

- 1. THE ALLEY DOG
- 2. UMANI BURGER BROADWAY
- 3. STARBUCKS
- 4. MIKKELLER DTLA
- 5. BROKEN SPANISH
- 6. SHAYAN EXPRESS
- 7. RALPHS
- 8. WHOLE FOODS MARKET
- 9. BOTTEGA LOUIE
- 10. PAUL'S KITCHEN
- 11. PIZZA HUT
- 12. TACOS DE CANASTA LA SALSA
- 13. THE VEGAN JOINT
- 14. POPPY+ROSE
- 15. COLE'S FRENCH DIP
- 16. NICKEL DINER
- 17. PREUX & PROPER
- 18. TERRONI
- 19. DUNKIN'
- 20. MCDONALD'S
- 21. FARMER BOYS
- 22. URTH CAFE

RETAIL

- 1. BNKR
- 2. ACNE STUDIO
- 3. EASOP
- 4. URBAN OUTFITTERS
- 5. SOULCYCLE
- 6. LA JEWELRY PLAZA
- 7. MAPLE PLAZA
- 8. JACK'S CANDY
- 9. PINATA DISTRICT
- 10. JOKER PARTY SUPPLY
- 11. THE LAST BOOK STORE
- 12. RIF
- 13. ROW DTLA BUILDING M1

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