

PRICE REDUCED \$3,100,000.00

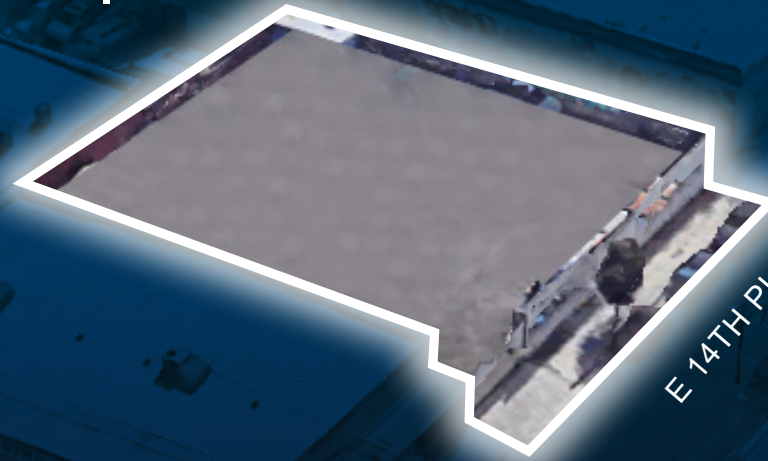
NOW AVAILABLE FOR LONG TERM GROUND LEASE AS WELL
PRIME DEVELOPABLE LOT IN DOWNTOWN LA

FOR SALE/LEASE

109 W 14TH PL. | LOS ANGELES | CA



9,499 SF OF LAND



FOR MORE INFORMATION PLEASE CONTACT:

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 **DAUM**
COMMERCIAL REAL ESTATE SERVICES

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PROPERTY HIGHLIGHTS



9,499 SF
Land Available



TOC Tier 3



Prime Developable
lot in DTLA



Can build market rate
units and density
bonus available



Located in the
prestigious South Park
neighborhood

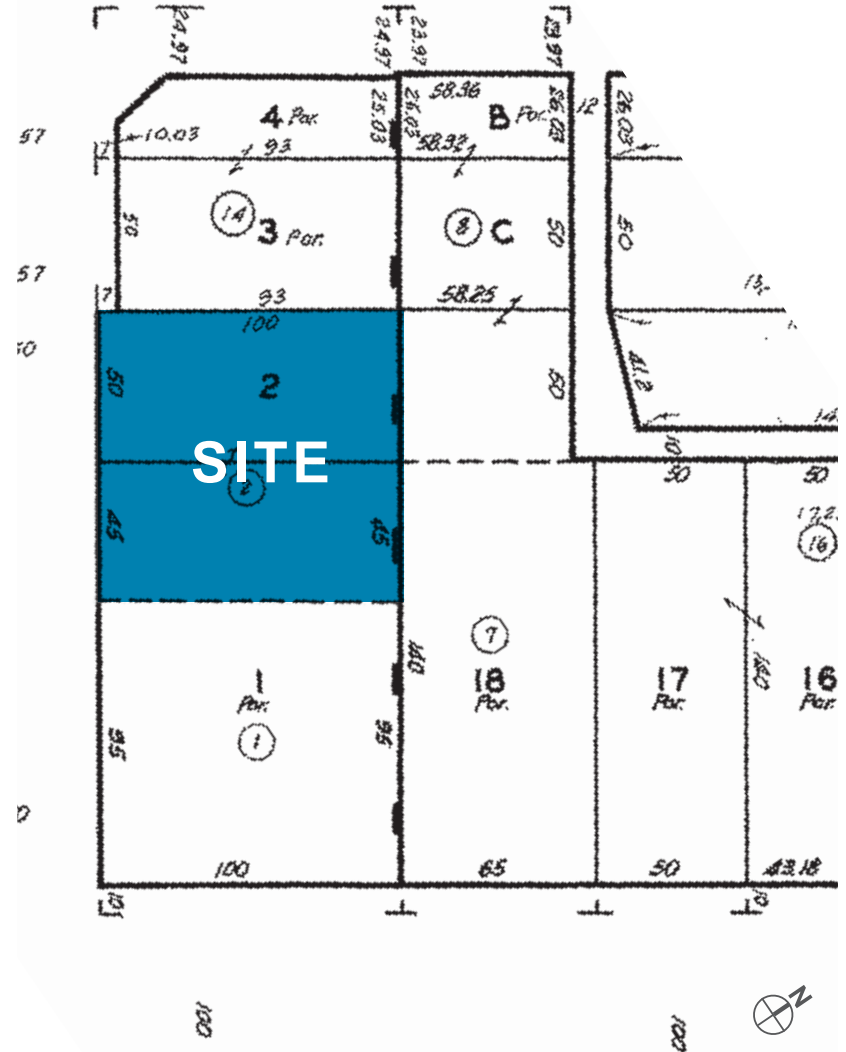


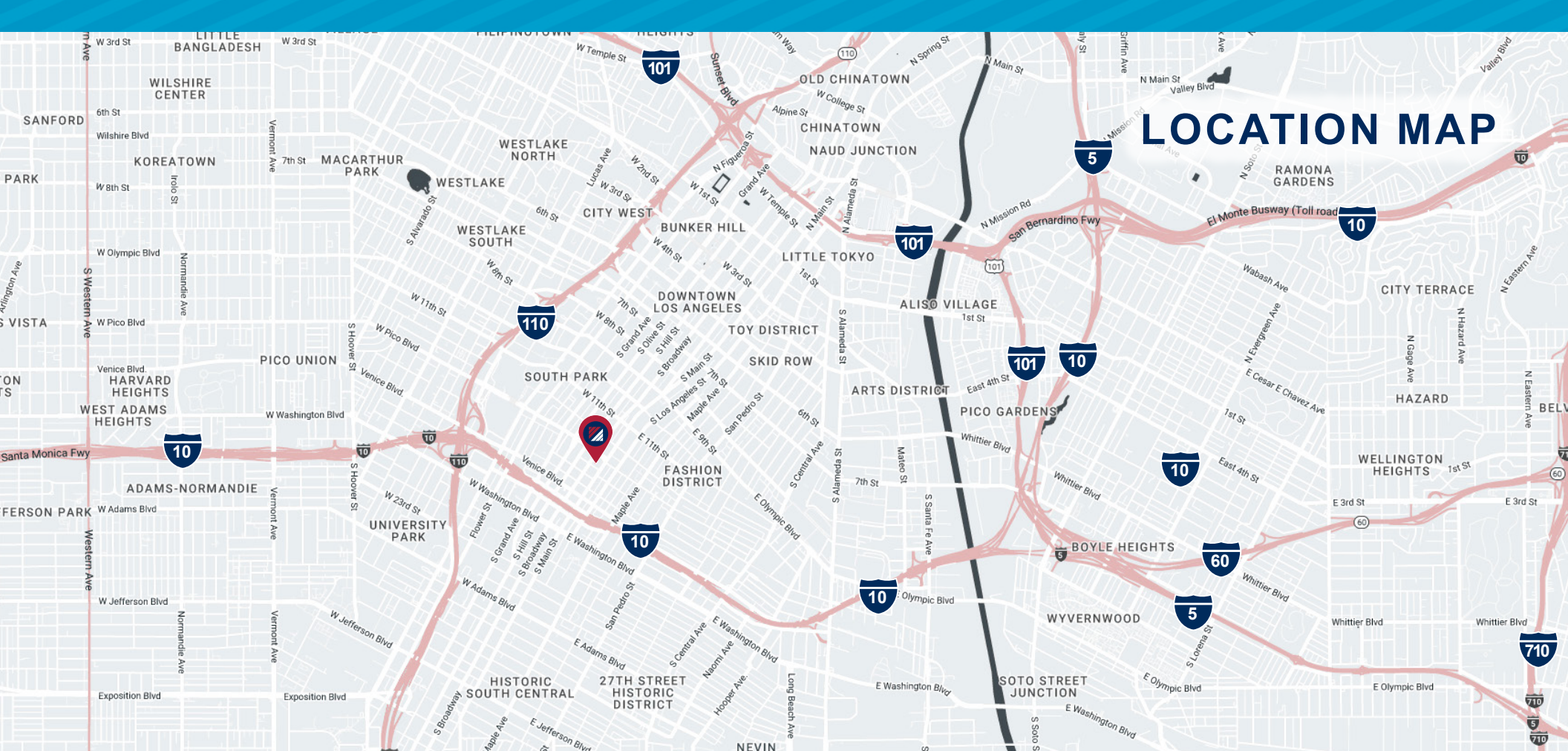
Walking distance to
public transportation

RENDERING



PARCEL MAP



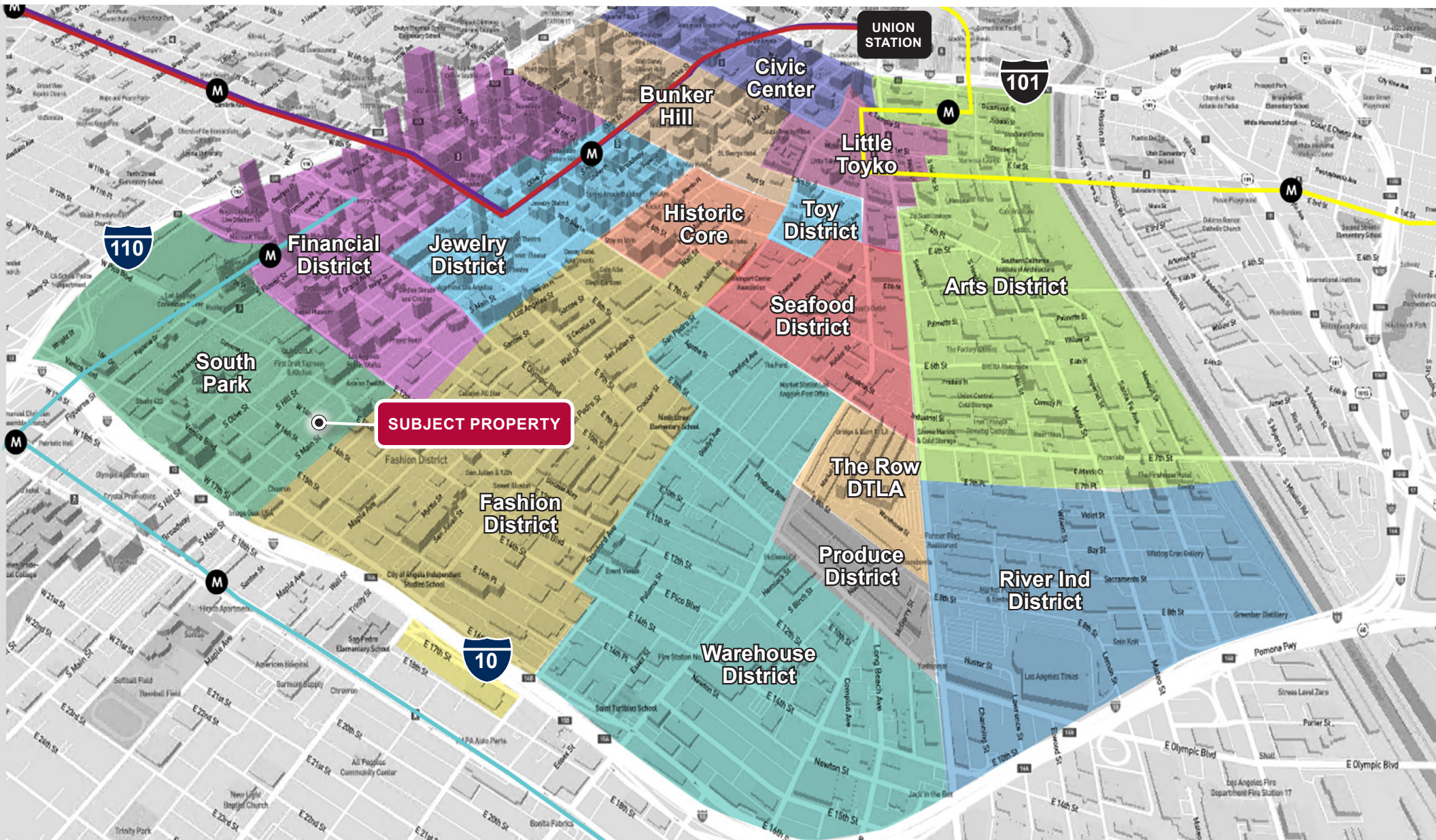


LOCATION MAP

DESTINATIONS	DISTANCE
Downtown Los Angeles	1.1 Mi.
Vernon	3.7 Mi.
Hollywood	8 Mi.
Beverly Hills	10 Mi.
Los Angeles Intl. Airport	14 Mi.
Port of Los Angeles	25 Mi.
Port of Long Beach	26 Mi.

DEMOGRAPHICS	1 MI.	5 MI.	10 MI.
2022 Population	50,643	1,303,022	3,616,657
2022 Households	23,900	406,309	1,205,256
2027 Household Projection	25,397	403,424	1,190,757
Avg Household Income	\$99,466	\$69,668	\$87,044
Median Household Income	\$67,439	\$47,806	\$61,163
Total Specified Consumer Spending (\$)	\$668.8M	\$11B	\$37.5B

LOCATION MAP



AMENITIES MAP



LA LIVE EVENT DECK TOP

LA LIVE

GRAMMY MUSEUM LA LIVE

MICROSOFT THEATER

APPLE STORE

LOS ANGELES CONVENTION CENTER

ACE HOTEL

CALIFORNIA MARKET CENTER

EVO CONDO'S

SOUTH PARK CENTER

CRYPTO.COM ARENA

THE HOXTON HOTEL

FUTURE HOTEL/
CONDO PROJECT

ASU SCHOOL OF
JOURNALISM

PROPER HOTEL

SUBJECT PROPERTY

DIGNITY HEALTH CALIFORNIA
HOSPITAL CENTER

Google