

CENTRALLY LOCATED IN THE HEART OF DTLA



FOR SALE/LEASE
±23,100 SF CREATIVE SPACE
1020-1024 WILDE ST.
LOS ANGELES | CA | 90021

FOR MORE INFORMATION, CONTACT:

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PROPERTY HIGHLIGHTS



23,100 SF
Available



28,000 SF
Lot Size



3
Ground Level Doors



Divisible
17,000 SF / 6,100 SF



18
Parking Spaces



A:600 V: 240 O: 3 W: 4
Power

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AERIAL

PROPERTY HIGHLIGHTS



±23,100 SF
Available



18 Car
Parking



±28,000 SF
Lot Size



Built 1941
Renovated 2011



±9,000 SF
Office Space



3
Ground Level Doors

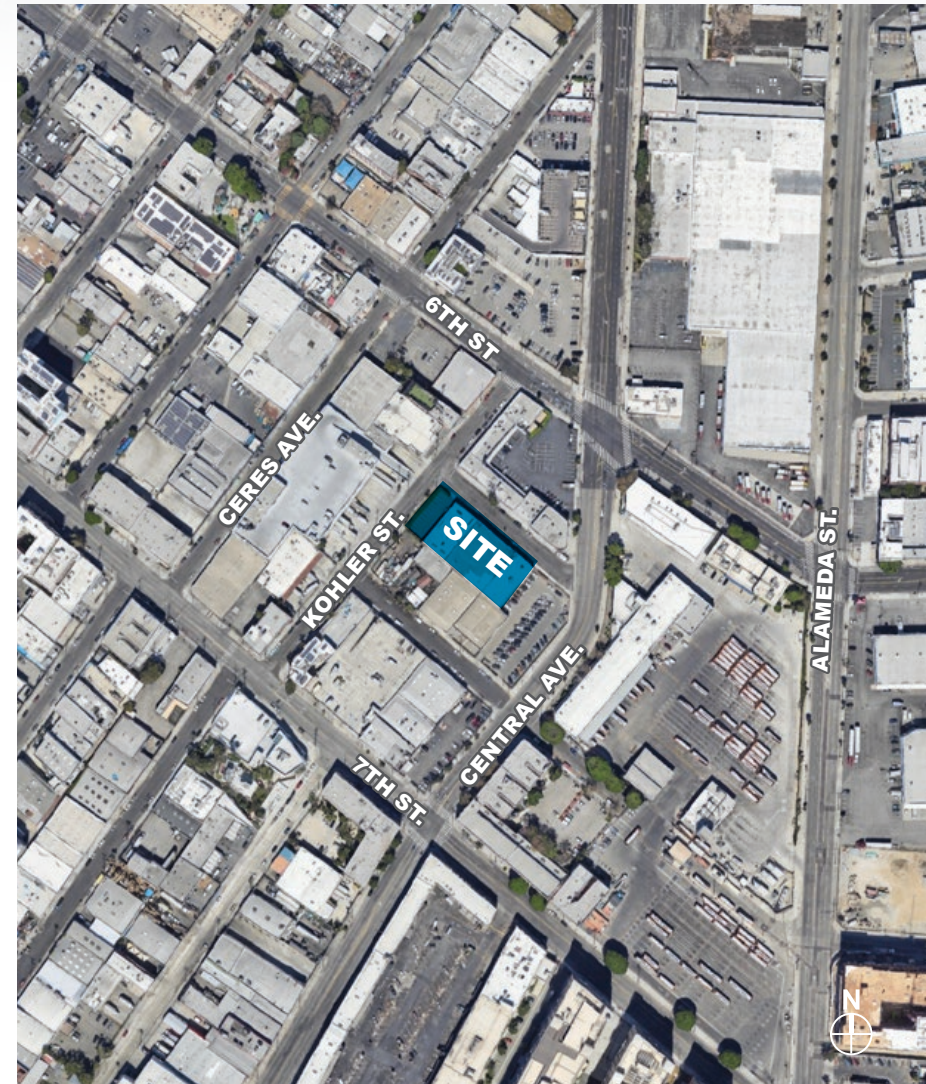


15'
Clear Height



A: 600 V: 240 O: 3 W: 4
Power (Verify)

- Centrally located in the heart of DTLA
- Immediately adjacent to the Arts District
- Private fenced parking lot
- Beautifully renovated creative offices
- Qualified Opportunity Zone
- Warehouse racking available
- Divisible 17,000 SF/ 6,100 SF
- Ideal for Creative Uses - Garment, Design, Studio, Office
- Adjacent to Produce, Garment, and Seafood Marts

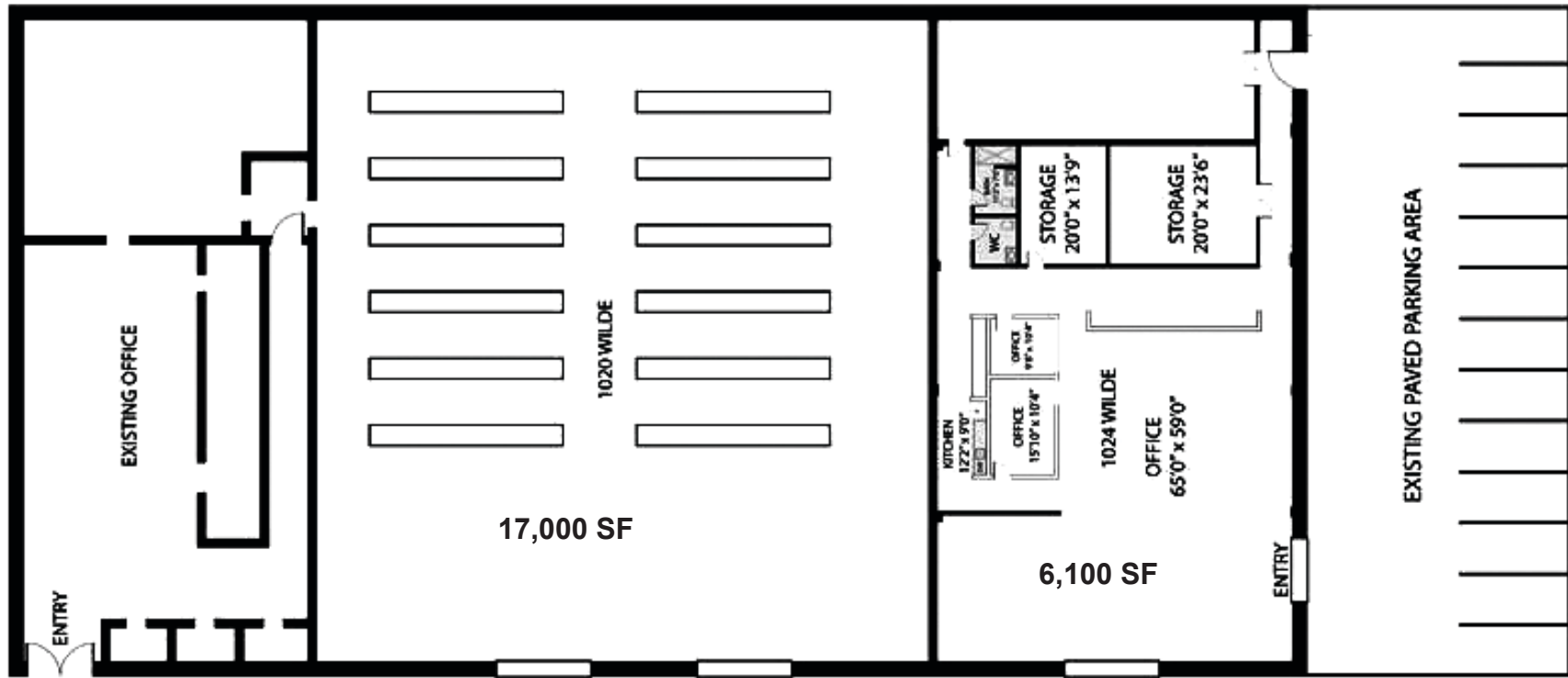


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SITE PLAN



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PHOTOS



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DAUM
COMMERCIAL REAL ESTATE SERVICES

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PHOTOS



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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*

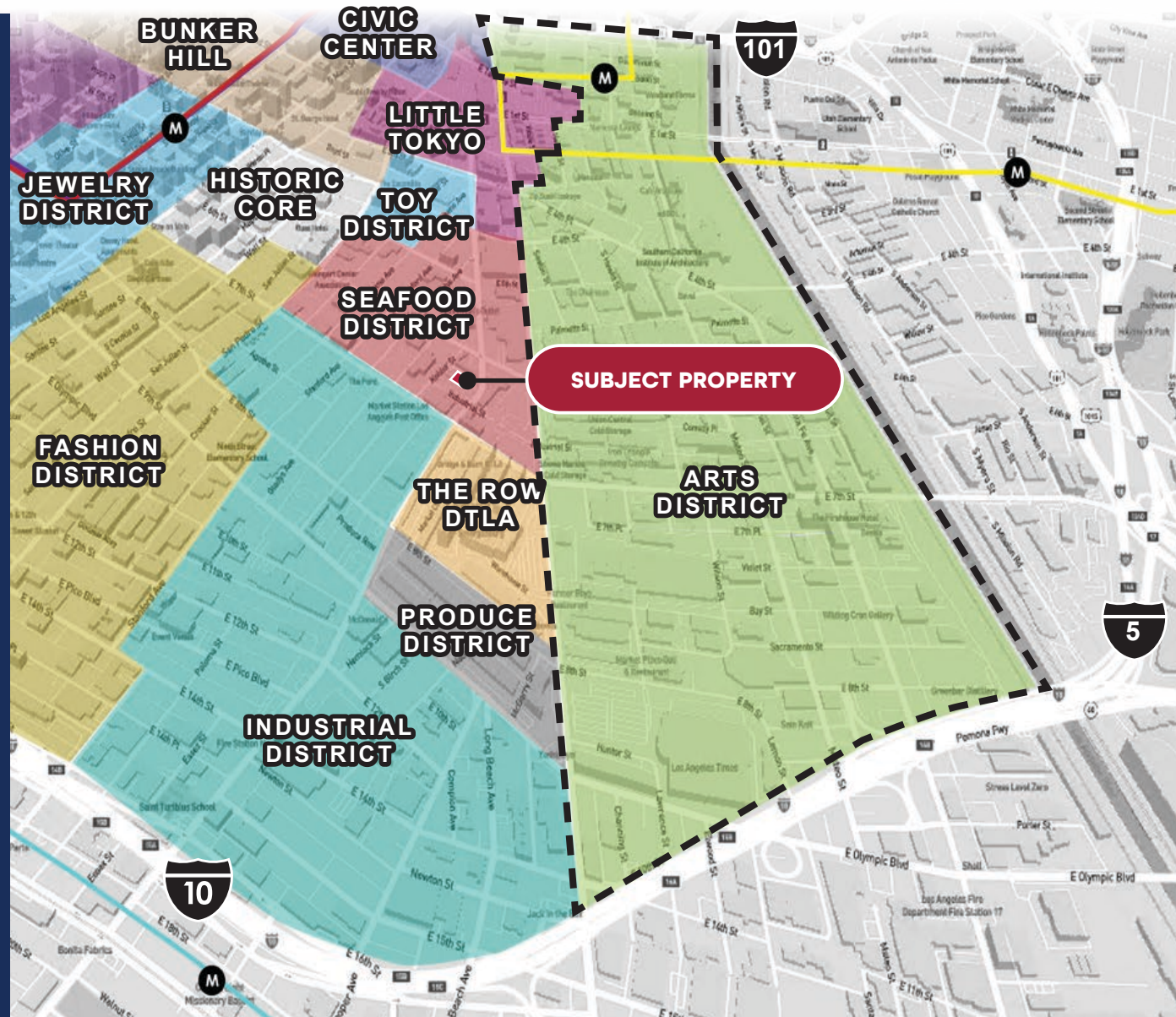
DEMOGRAPHICS

+449,138
PEOPLE
(3 MILE RADIUS)

+141,012
HOUSEHOLDS
(3 MILE RADIUS)

\$69,025
HH INCOME
(3 MILE RADIUS)

\$3.6B
CONSUMER SPENDING
(3 MILE RADIUS) | 2023



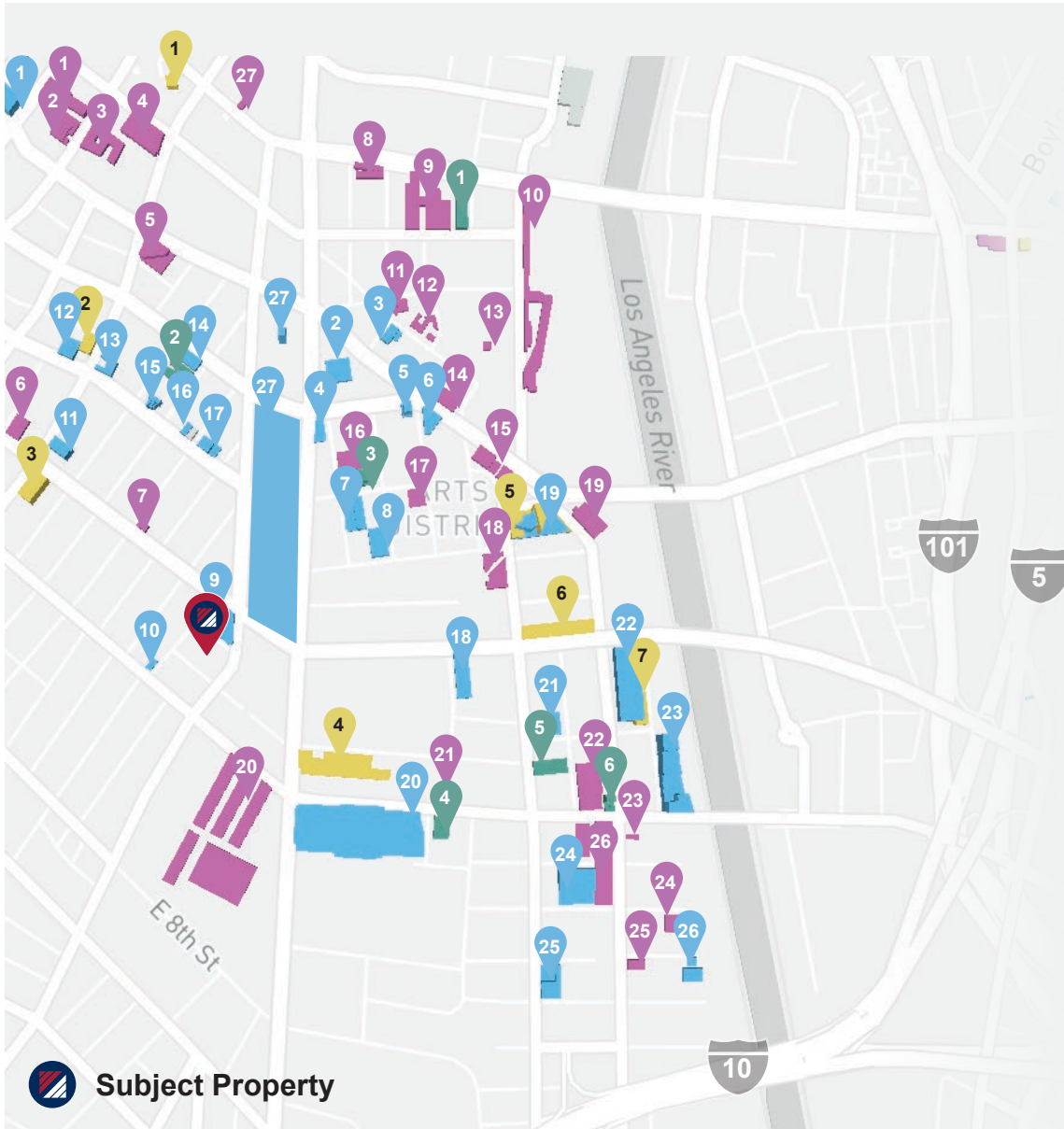
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 **Subject Property**

Proposed

- | | | |
|---|---|---|
| 1. 121 W 3rd Street / Apartments-Retail | 11. Weingart Center Tower Apartments-Retail-Parking | 21. 641 S Imperial Avenue / Apartments-Retail-Parking |
| 2. 330 S Alameda Street / Apartments-Retail | 12. 407 E. 5th Street / Apartments | 22. 655 Mesquit Street/ Office-Parking |
| 3. AtTraction / Office-Retail | 13. 501 E 5th Street / Apartments-Parking | 23. 670 Mesquit / Apartments-Retail-Parking-Hotel |
| 4. 400 S Alameda Street / Hotel | 14. 508 E. 4th Street / Apartments | 24. 2045 E Violet Street/ Office-Retail-Parking |
| 5. 405 S Hewitt Street / Retail-Office-Parking | 15. The Alvidrez / Apartments | 25. Mateo Arts / Apartments-Retail-Parking-Office |
| 6. 940 E 4th Street / Apartments-Retail-Parking | 16. 713 E 5th / Apartments-Parking | 26. 159 Bay Street / Retail-Office-Parking |
| 7. 1100 E. 5th Street / Apartments-Retail-Parking | 17. 801-821 E. 5th Street / Apartments | 27. Fourth and Central |
| 8. 527 Colyton / Apartments-Retail-Parking | 18. 1340 E 6th Street/ Apartments | |
| 9. The Drake Hotel / Apartments | 19. 1000 Vermont/ Apartments-Retail-Parking | |
| | 20. 1716 E 7th St/ Office-Parking | |

Completed

- | | | |
|--|--|--|
| 1. STOA / Apartments-Retail-Parking | Retail | Retail |
| 2. Terasaki Budokan/ Cultural | 11. 3rd & Traction / Apartments-Retail | 21. Walnut Growers Building/ Apartments-Retail |
| 3. AVA Little Tokyo/ Apartments-Retail-Parking | 12. FreeMarket - 821 Traction Avenue/ Office | 22. AMP Lofts/ Apartments-Retail-Parking |
| 4. Wakaba/ Apartments-Retail-Parking | 13. The Aliso/ Apartments-Retail-Parking | 23. Engine Co. No. 17/ Retail-Hotel |
| 5. The Terraces - 420 E. 3rd Street/ Office-Parking | 14. 4th & Traction/ Office-Parking-Retail | 24. 2130 Violet Street/ Office-Parking-Retail |
| 6. 6th Street Place/ Apartments-Retail-Parking | 15. 1003 E 4th Place/ Office-Parking-Retail | 25. Soho Warehouse/ Retail-Office-Hotel |
| 7. LAMP Lodge/ Apartments-Parking | 16. 440 Seaton/ Retail-Office | 26. 2060 E 7th Street / Office-Parking-Retail |
| 8. 107 Hewitt/ Apartments-Retail | 17. Arts District Park/ Greenspace | 27. MIKADO/ Apartments-Retail |
| 9. The Garey Building - 905 E 2nd/ Apartments-Retail | 18. At Mateo / Office-Parking | |
| 10. One Santa Fe/ Apartments- | 19. Santa Fe Business Center/ Office-Parking | |
| | 20. ROW DTLA / Office-Parking- | |

Under Construction

- | | | |
|---|---|--------------------------------------|
| 1. Ato / Apartments-Retail-Parking | 4. AVA Arts District/ Apartments-Retail-Parking | Greenspace-Transportation |
| 2. The Catalina/ Apartments-Retail | 5. 520 Mateo / Apartments-Retail-Parking-Office | 7. Produce LA/ Retail-Office-Parking |
| 3. 600 San Pedro / Apartments-Retail-Parking-Office | 6. Sixth Street Viaduct / | |

Approved

- | | | |
|--|---|----------------------------------|
| 1. 929 E. 2nd Street/ Retail-Office | 4. 1800 E. 7th Street / Apartments-Retail-Parking | 6. The Rendon Hotel Hotel-Retail |
| 2. 508 E. 4th Street/ Apartments | 5. 676 Mateo / Apartments-Retail-Parking | |
| 3. Arts District Center/ Condos-Retail-Hotel-Parking | | |

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ANGEL CITY BREWERY

DOVER ST. MARKET

ARTS DISTRICT BREWING CO.

BAVEL

ROLLING GREENS

MANUELA

GUERRILLA TACOS

ZINC CAFE

RESTAURANTS

- | | | |
|--------------------|-----------------------|--------------------------|
| 1. Father's Office | 10. BRERA Ristorante | 19. Kato |
| 2. Inko Nito | 11. Guerrilla Tacos | 20. Pizzeria Bianco |
| 3. Manuela | 12. Bestia | 21. Damian |
| 4. Wurstkuche | 13. Girl & the Goat | 22. Yxta Cocina Mexicana |
| 5. Cafe Gratitude | 14. Bread Lounge | 23. De La Nonna |
| 6. Urth Caffe | 15. Chuy's Tacos | 24. La Cha Cha Cha |
| 7. Bavel | 16. Guzzu Bento-ya | 25. Soho Warehouse |
| 8. Zinc Cafe | 17. Smorgasburg | |
| 9. Factory Kitchen | 18. Bike Shed Moto Co | |

COFFEE

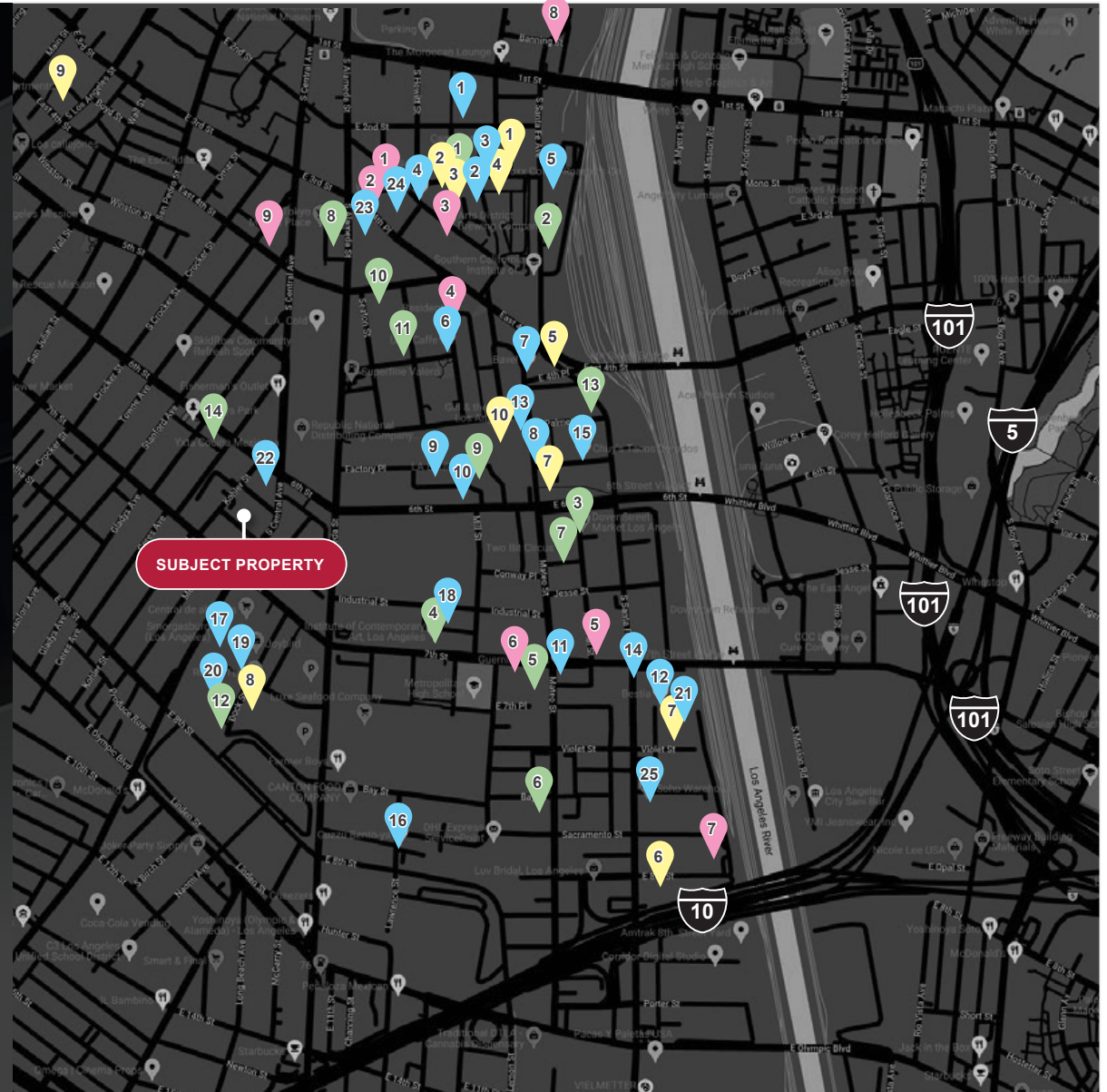
- | | | |
|--------------------------|-----------------------|----------------------|
| 1. Eat.Drink.Americano | 5. Verve Coffee | 9. Tilt Coffee Bar |
| 2. Blacktop Coffee | 6. Etiquette Coffee | 10. Eightfold Coffee |
| 3. Groundwork Coffee Co. | 7. Blue Bottle Coffee | |
| 4. Boxx Coffee Roasters | 8. Café Dulce | |

BARs & BREWERIES

- | | | |
|------------------------------|---------------------------------|---------------------|
| 1. Angel City Brewery | 5. Tony's Saloon/
Pizzanista | 8. Boomtown Brewery |
| 2. Eighty Two | 6. Everson Royce Bar | 9. High Tide |
| 3. Arts District Brewing Co. | 7. Greenbar | |
| 4. Resident DTLA | | |

RETAIL/
MUSEUMS

- | | | |
|------------------------|------------------------|-------------------------|
| 1. Hauser & Wirth | 6. Rolling Greens | 11. Arts District Co-op |
| 2. Hennessey + Ingalls | 7. Two Bit Circus | 12. Coreology - DTLA |
| 3. Dover Street Market | 8. Xlanes LA | 13. Movement Society |
| 4. ICA LA | 9. LA Boulders | 14. Gladys Park |
| 5. The Good Liver | 10. The Container Yard | |



SUBJECT PROPERTY

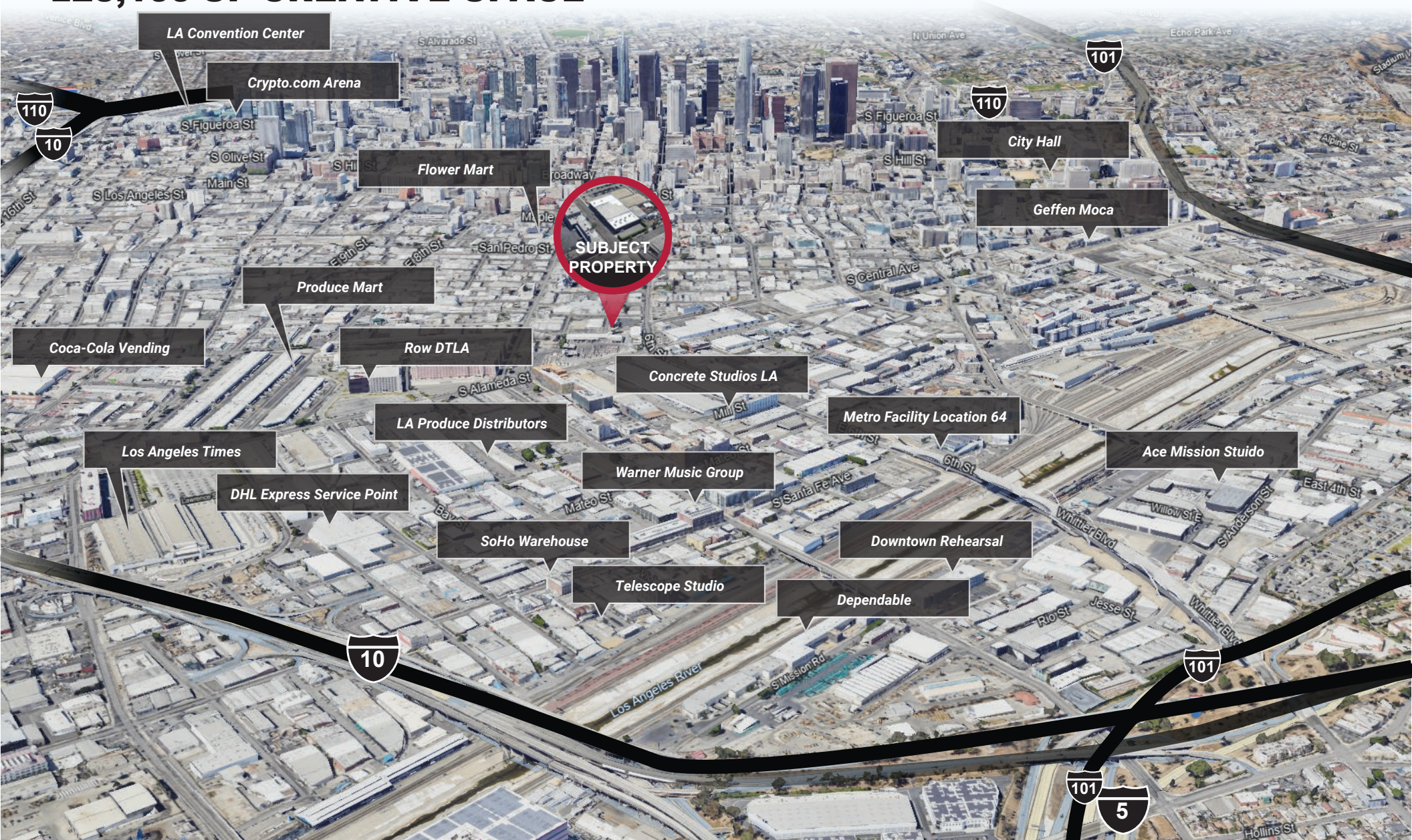
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