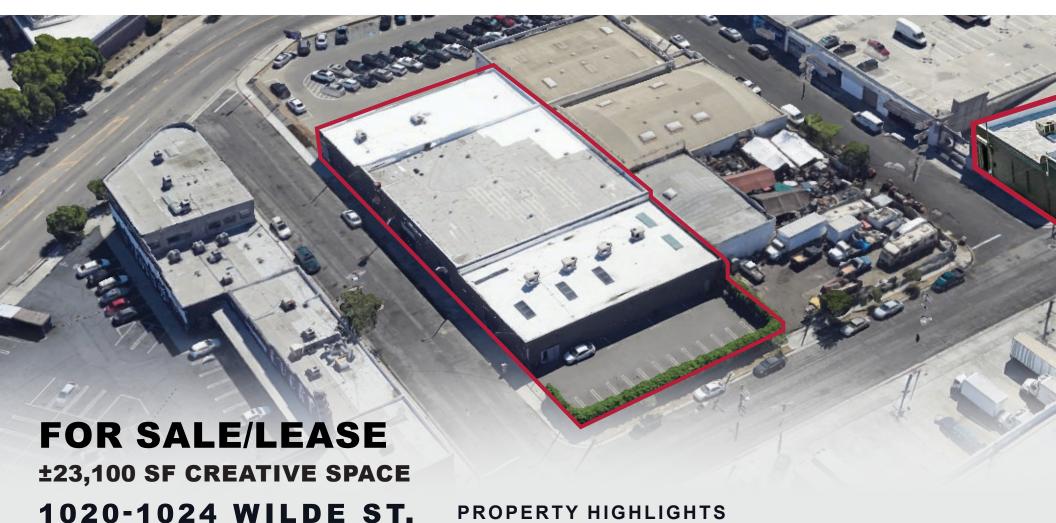
CENTRALLY LOCATED IN THE HEART OF DTLA



LOS ANGELES | CA | 90021

FOR MORE INFORMATION, CONTACT:

JERRY SACKLER

EXECUTIVE VICE PRESIDENT P: 213.270.2267 | F: 213.559.9103 jsackler@daumcommercial.com DRE License: #01098039

ZACH BOEBEL

ASSOCIATE P: 213.270.2213 | M: 661.904.8057 zboebel@daumcommercial.com DRE License: #02004825

PROPERTY HIGHLIGHTS



23,100 SF Available



28,000 SF Lot Size



3 Ground Level Doors



Divisible 18,000 SF/ 6,100 SF Parking Spaces Divisible





A:600 V: 240 0: 3 W: 4



1020-1024 WILDE ST. LOS ANGELES | CA | 90021

AERIAL

PROPERTY HIGHLIGHTS



±23,100 SF Available



18 Car **Parking**



±28,000 SF **Lot Size**



Built 1941 Renovated 2011



±9,000 SF **Office Space**



Ground Level Doors



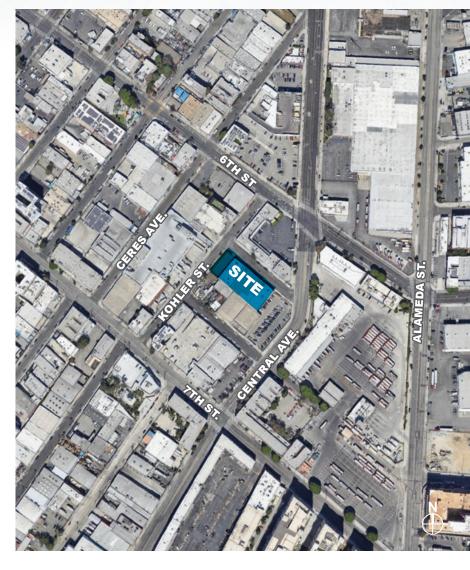
Clear Height



A: 600 V: 240 0: 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

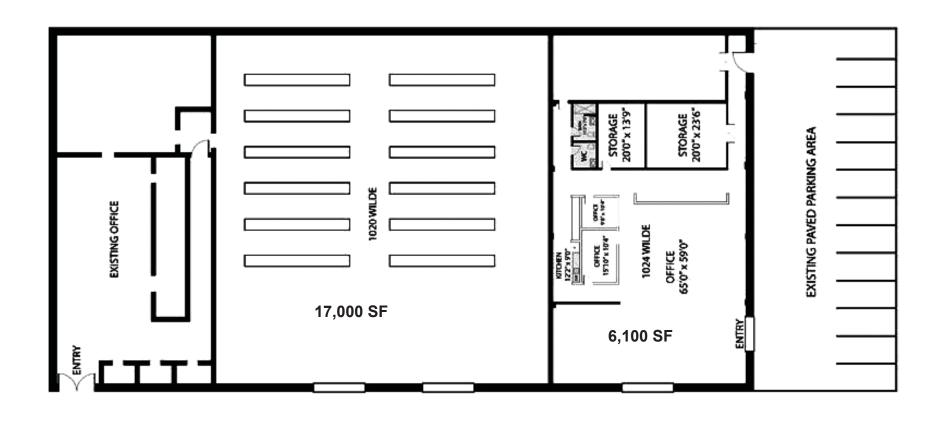






1020-1024 WILDE ST.
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SITE PLAN





1020-1024 WILDE ST.

LOS ANGELES | CA | 90021

PHOTOS











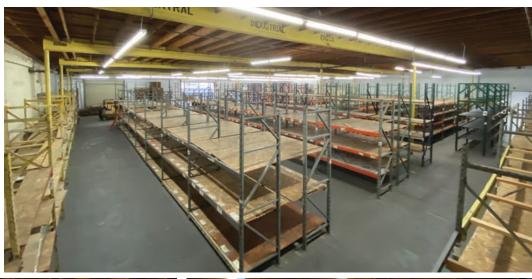


1020-1024 WILDE ST.

LOS ANGELES | CA | 90021

PHOTOS













1020-1024 WILDE ST. LOS ANGELES | CA | 90021

OPPORTUNITY ZONE BENEFITS

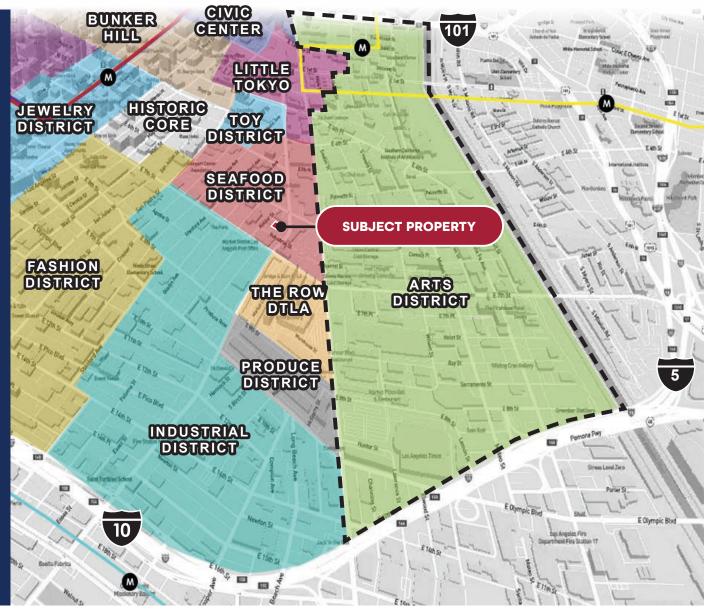
- Deferral of capital gains on federal tax through a qualified opportunity fund
- Step-up in basis (up to 15%) depending on holding period
- Allows for real estate as well as securities and partnership interest to be invested in opportunity zones via opportunity funds
- No capital gains tax on the opportunity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

DEMOGRAPHICS

+141,012 HOUSEHOLDS (3 MILE RADIUS) (3 MILE RADIUS)

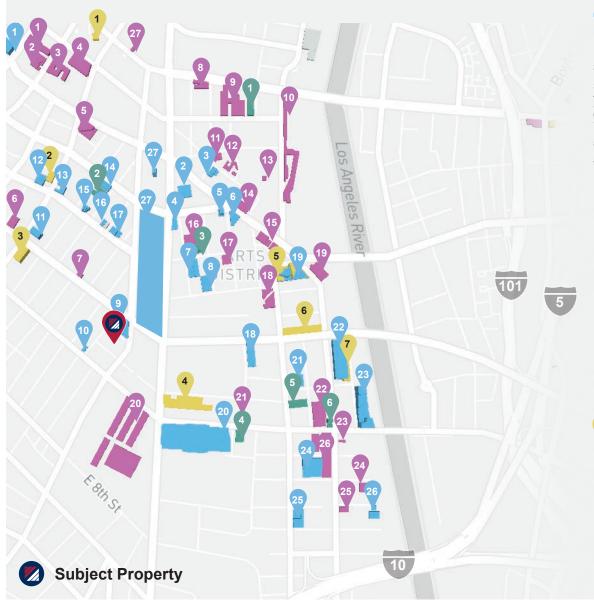
\$69,025 (3 MILE RADIUS)

CONSUMER SPENDING (3 MILE RADIUS) | 2023





1020-1024 WILDE ST. LOS ANGELES | CA | 90021





Proposed

- 1. 121 W 3rd Street / Apartments-Retail
- 330 S Alameda Street /
 Apartments-Retail
- AtTraction / Office-Retail
 400 S Alameda Street / Hotel
- 5. 405 S Hewitt Street /
- 6. Retail-Office-Parking
- 7. 940 E 4th Street / Apartments-Retail-Parking
- 1100 E. 5th Street / Apartments-Retail-Parking
 527 Colyton / Apartments-
- 527 Colyton / Apartments-Retail-Parking
- 10. The Drake Hotel / Apartments

- 11. Weingart Center Tower Apartments-Retail-Parking
- 12.407 E. 5th Street / Apartments
- 13.501 E 5th Street / Apartments-Parking
- 14.508 E. 4th Street / Apartments
- 15. The Alvidrez / Apartments
- 16.713 E 5th / Apartments-Parking 17.801-821 E. 5th Street / Apartments
- 18.1340 E 6th Street/ Apartments 19.1000 Vermont/ Apartments-
- Retail-Parking 20.1716 E 7th St/ Office-Parking

- 21.641 S Imperial Avenue / Apartments-Retail-Parking
- 22.655 Mesquit Street/ Office-Parking
- 23.670 Mesquit / Apartments-Retail-Parking-Hotel
- 24.2045 E Violet Street/ Office-Retail-Parking 25. Mateo Arts / Apartments-
- Retail-Parking-Office
- 26.159 Bay Street / Retail-Office-Parking
- 27. Fourth and Central



Completed

- STOA / Apartments-Retail-Parking
- Terasaki Budokan/ Cultural
- AVA Little Tokyo/ Apartments-Retail-Parking
- Wakaba/ Apartments-Retail-Parking
- The Terraces 420 E. 3rd Street/ Office-Parking
 6th Street Place/ Apartments-
- Retail-Parking
 7. LAMP Lodge/ Apartments-
- Parking
 8. 107 Hewitt/ Apartments-Retail
- 9. The Garey Building 905 E 2nd/ Apartments-Retail
- 10. One Santa Fe/ Apartments-

- Retail
- 11. 3rd & Traction / Apartments-Retail
- 12. FreeMarket 821 Traction Avenue/ Office
- The Aliso/ Apartments-Retail-Parking
- 14.4th & Traction/ Office-Parking-Retail15.1003 E 4th Place/ Office-
- Parking-Retail
- 16.440 Seaton/ Retail-Office
- 17. Arts District Park/ Greenspace 18. At Mateo / Office-Parking
- 19. Santa Fe Business Center/
- Office-Parking
 20. ROW DTLA / Office-Parking-

- Retail
- 21. Walnut Growers Building/ Apartments-Retail
- 22. AMP Lofts/ Apartments-Retail-Parking
- 23. Engine Co. No. 17/ Retail-Hotel 24.2130 Violet Street/ Office-
- Parking-Retail
 25. Soho Warehouse/ Retail-Office-
- 26.2060 E 7th Street / Office-Parking-Retail
- 27. MIKADO/ Apartments-Retail



Under Construction

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





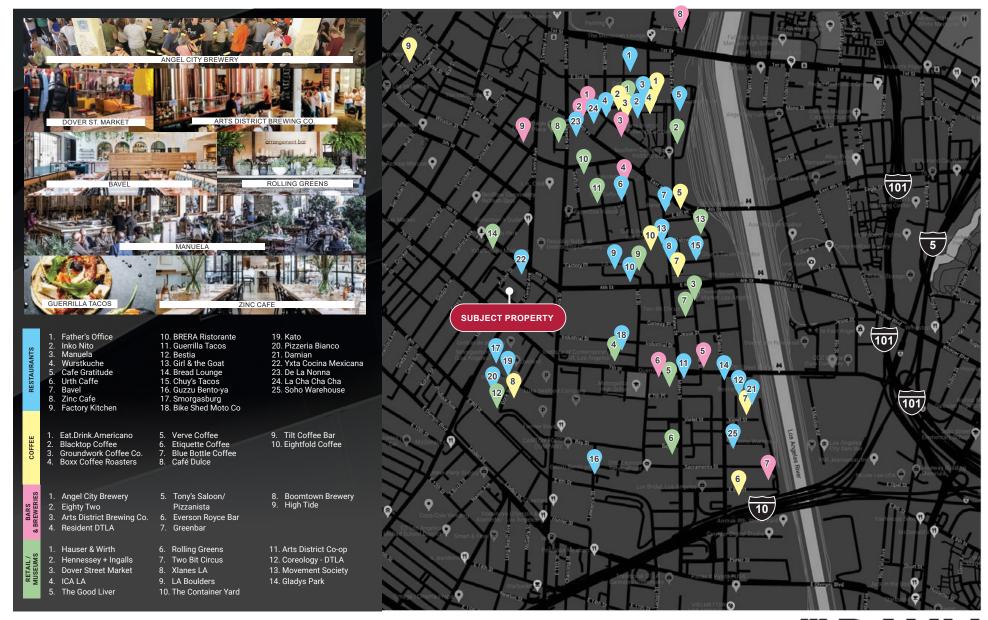
- 929 E. 2nd Street/ Retail-Office
 508 E. 4th Street/ Apartments
- Sub E. 4th Street/ Apartments
 Arts District Center/ Condos-
- Arts District Center/ Condos Retail-Hotel-Parking
- 4. 1800 E. 7th Street /
 Apartments-Retail-Parking
- 5. 676 Mateo / Apartments-Retail-Parking
- 6. The Rendon Hotel Hotel-Retail



FOR SALE/LEASE

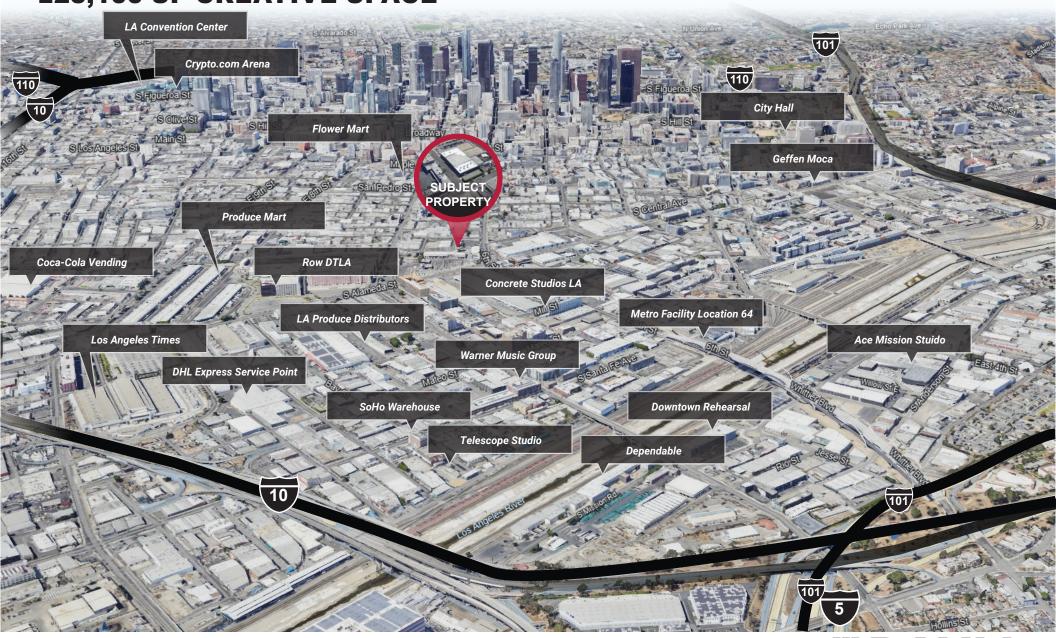
±23,100 SF CREATIVE SPACE

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PARCEL INFORMATION

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City of Los Angeles Department of City Planning

3/26/2024 PARCEL PROFILE REPORT (modified version)

| The state of the s | and the same of th | 4 | | | |
|--|--|---------------------------------------|--|---------------------------------------|--|
| PROPERTY ADDRESSES | | Ellock | \$ | RFA: Residendal Floor Area Drazios | None |
| TRECIN 3 0001 | | Lol | 19 | RIO River Implementation | No |
| | | Arb (Los Gue Reference) | filteres | Denelity | 140 |
| TO CODES | | Shap Shael | 1264213 | SM. Sign Destrict | No |
| 90021 | | Jurisdictional Information | | AB 23341 Very Low WYT | No. |
| | | Community Plan At this | Central City | A2 2097: Reduced Parking | Ум. |
| RECENT ACTIVITY | | Area Planning Commission | Central | Arme | |
| Norm | | Neighborhood Council | Downlown Lon Angests | Streetscape | No. |
| | | Council Detroit | CD 14 - Kewn de León | Adaptive Rause Incertive Area | Acaptive Reuse Incentive Area |
| CARE NUMBERS | | Compati Trick & | 2063.03 | Adaptions Housing Linkage | |
| CPC 2018-8005-CA | | LADBS Detroit Office | Los Argeles Metro | Foo | |
| CPC-2017-432-CPU | | Permitting and Zoning Compl | | Resignable Market Afrik | Meakm-High |
| CPC-2017-2107-MSC | | Administrative Roview | Nano | Non-Residential Market | Hgh |
| CPC-2013-3189 | | Planning and Zorong Information | | Aron | _ |
| CPC 2008 2648-CPJ | | Special Notes | fecom | Tracesi Driervad Communities (TDC) | Int 7 |
| CPC-2005-361-CA | | Zoning | m3-50 | ED 1 Enghiley | Not Charle |
| CPC-2005-1124-CA | | Zoning Information (ZI) | ZI-2374 State Enterprise Zone: Los Angeles | RPA Redevelopment | Cereral Sedustrial |
| GPC-2005-1122-GA | | | 21-2498 Local Emergency | Project Avee | Calle at Football |
| CPC-2002-1178-CA | | | Temporary Regulations | Central City Parking | Yes |
| GPC-2001-4642-GRA | | | Type Londs and Parking Role? - LAMC 15.02 1 | Cowestown Purking | Yes |
| CPC-1988-836-GPC | | | 21-2385 Greeker Downstown | Building Line | Hone |
| ORD-175038 | | | House of Incentive Area | 500 Ft School Zone | No |
| QRQ-184907-8A1840 QRQ-137036 | | | 23-2488 ReGevelopment Project Assat Contro Industrial | 500 Ft Park Zone | No |
| | | | | Aquenez Information | |
| QRD-125901 | | | 29-2452 Transa Priority Arisis | Assessor Parcel No. (ASN) | 5147033021 |
| ORD-129944 | | | in the City of Los Angeles | APN Avan (Co. Public | 0,641 (ec) |
| PMV-2019-4121-NO | | General Plan Land Use | Light Manufactoring | Workey* | 380 - Ind. Alfai - |
| ENV/2018-6006-CE | | General Plan Note(s) | Yes | Ųця Code | Warehousing, Birtinbution. |
| ENV-2017-493-EIR | | Hassas Area (Zoning Code) | No | | Signage - Warehousing, Distribution, Under 10,000 |
| EHV-2017-2408-CE | | Specific Film Area | None | | SF - Gne Slovy |
| EMV-2013-3382-GE | | Subarea | Norm | Assepted Land VM. | \$1,600,788 |
| EKV-2013-3170-CF | | Special Land One! | None | Assessed Improvement Vita | \$1,652,870 |
| EMV-2005-362-GE | | Ziweng . | | Last Corner Change | 04/19/2018 |
| CNV-2005-1125-CE | | Historic Preservation Review | Na | Last Se'e Arroyra | 62 |
| ENV-2005/1123-GE | | Harlonic Property on | Aona | Type (Ratio Audio | 13150 |
| ENV-2002-1131-ND | | Overlay Zone | | Doed Raf No (Cay Clerk) | 67978 . |
| ENV-2002-1130-MD | | Other Milleric Dealgraphics | Hone | | 7.34539 |
| OB-16653 | | With Act Convect | None | | 7-196 |
| A5-5-30680 | | COO: Community Debigs Overlap | None | | 1879667 |
| | | CPICs Community Plan I He | Messa | | 1553445 |
| Address/Logal Information | | Overtay | THE STATE OF THE S | | 1518718 |
| * | 126A2\3 511 | Suberea | None | | 1431096 |
| PIN Humber | | CUOU Claim Up Green Up | None | | 0380347 |
| LovPercel Area (Calculated) | PAGE 634 - GRID G3 | HCR: Millade Continuation | Na | | 0380342 |
| Thomas Brothers Gnd | | Angulatur- | | Building 1 | |
| | | | | | |
| A | PAGE 634 - ORID G6 | NSO Neighborhood | 786 | Yeer Bull | 1941 |
| Assessor Permit No. (APN) | PAGE 634 - ORID 66 6147093071 | NSO Neighborhood Sumbaeton Overlay | | Year Built Number of Utyrs | 1941 D |
| Assessor Permit No. (APN) Track | PAGE 634 - ORID G6 | NSO Neighborhood | None | | |

The report a sobject to the terms and considere we set forth on the website. For more details, plants refer to the terms and constants at terms to use the report of the terms and constants at terms to be set of the report of the terms of the report of th

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City of Los Angeles
Department of City Planning

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3/26/2024 PARCEL PROFILE REPORT (modified version)

| OWDE | DII | (modified version) | | |
|--|------------------------------------|--|--------------------------------------|--|
| Building Square Foologe Building 2 | 18,500 0 (sq ft) | Proteinary Fault Rupture Study Area | 40 | |
| Year Bull | 1970 | Taynami Irundatkar Zürse | 46 | |
| Building Class | CH | Economic Cevelopment Ares | d | |
| Number of Units | 0 | Systems Ingerveners Daniel | DOWNTOWN INDUSTRIAL DISTRICT | |
| Number of Bedrooms | 0 | Matzona | None | |
| Number of Bathrooms. | à | Jebs and Economic | None | |
| Building Square Foolage | 6.600.0 (1411) | Development Incantive | **** | |
| Bulling 3 | No date for build by 3 | Zone (JEDI) | | |
| Building 4 | No data for building 4 | Opportunity Zone | Yes | |
| Building S | No rises for buesing 5 | Promise Zore | None | |
| Ram Sublitation Ordinance (RSO) | No JAPN 5147033021) | Sassa Enlarprise Zona | LOS ANGELES STATE ENTEMPRISE ZOME | |
| Additional information | | Housing | | |
| Airport Hazard | None | O rect all Inquiries to | Loe Angeles Housing Department | |
| Coastal 2594 | hone | Telephone | (854) 567-7386 | |
| Santa Monice Mountains | Ng | n/in bace | https://housing.tacity.org | |
| Zone | | Rent Statuteson | No (APN: 5167033021) | |
| Fermland | Area Not Lingual | Ordinance (RSO) | | |
| Urban Agricultura Mombre - Zona | YE9 | Ellis Act Property | Mo | |
| Very High Fee Hazerd Severey Zone | ho | AB 1482 Tanani Protesson Acs | No | |
| Fire Digenot No. 1 | 766 | Personaling Calvin Act Replacement Remove | Yes | |
| Flood Zone | Outside Flood Zone | Moreling German) Sites | | |
| Wigierocomo | No | HE Reclacement | N'A | |
| Mazardous Wasto / Border - Zone Properties | No | Required SB 166 Units | 0.7 Units. Very Low | |
| Methana Mazard Sito | Welhane Buffer Zone | Day for Dalla | 0 / Units Low | |
| High Wind Valocity Ames | Na | | 12.2 Units, Ahrwe | |
| Special Grading Area (BOE Basic Grid Mep A-18372) | No | Housing Lise within Prior 6 | Vicalentie No | |
| Wold | None Years | | 140 | |
| Selamic Hozarda | | Public Safety | | |
| Active Fault Mear-Source | | Police information | | |
| 2006 | | Bureau | General' | |
| Normal Fluit (Octonce in lon) | N.04618G04 | (Weller (Slatten | Core:a | |
| Nearost Fault (Warne) | Pueme Hills Blind Thrus: | Reporting District | 158 | |
| Region | Los Argelos filled Thruste | Fire Intermetor: | | |
| Feell Type | В | Вильн | Central | |
| Sho Hate (mm/mar) | 0-70990000 | Benalion | 1 | |
| Ship Geometry | Reverse | (Methics / Films Status: | > | |
| S⇒ Ty⇒+ | Moderately (Poorly Constrained | Red Flag Restricted Parking | No | |
| Down Oip White (sm) | 18 \$3000000 | | | |
| Рырвига Тор | 5,00000000 | | | |
| Rupture Bottom | 13.00000000 | | | |
| Dip Angle (dagrees) | 25 00000000 | | | |
| Mauktum Magshude | 7.10000000 | | | |
| Alquab Printe Faut Zone | Mo | | | |
| Laneslide | Mo | | | |
| and the second s | A se | | | |

The report is subject to the terms and consistent as it as forth on the website. For more details, please wider to the terms and consistent as it must be try or this APA has a consistent or produce to the from the Low American County's Public Words. Flood Control is benefit additional.

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