

**MULTI-UNIT SPACE**

**15,771 SF  
FOR SALE**

**791 E.  
PICO BLVD.**

**LOS ANGELES, CA 90021**



FOR MORE INFORMATION,  
PLEASE CONTACT:

**DAN DANESH RAD** | P: 213.270.2248  
dan.daneshrad@daumcommercial.com  
CADRE #00783821

**PROPERTY HIGHLIGHTS**



**OWNER-USER  
INVESTMENT**



**LOCATED IN  
DOWNTOWN LA**



**LOCATED IN  
OPPORTUNITY ZONE**

**FASHION  
DISTRICT**

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COMMERCIAL REAL ESTATE SERVICES

## PROPERTY HIGHLIGHTS

# 791 E. PICO BLVD.

LOS ANGELES, CA 90021

## DETAILS

|                 |                                        |
|-----------------|----------------------------------------|
| Street Address: | 791 E. Pico Blvd. Los Angeles, CA      |
| Building Size:  | 15,771 SF of Retail Space on 2 Parcels |
| Parking Spaces: | 5 Parking Spaces                       |
| Lot Size:       | 17,214 SF                              |
| Flexible Uses:  | Suitable for Multiple Business Types   |
| Zoning:         | M2-2                                   |
| Sale Price:     | \$4,550,000                            |

## DOWNTOWN LA

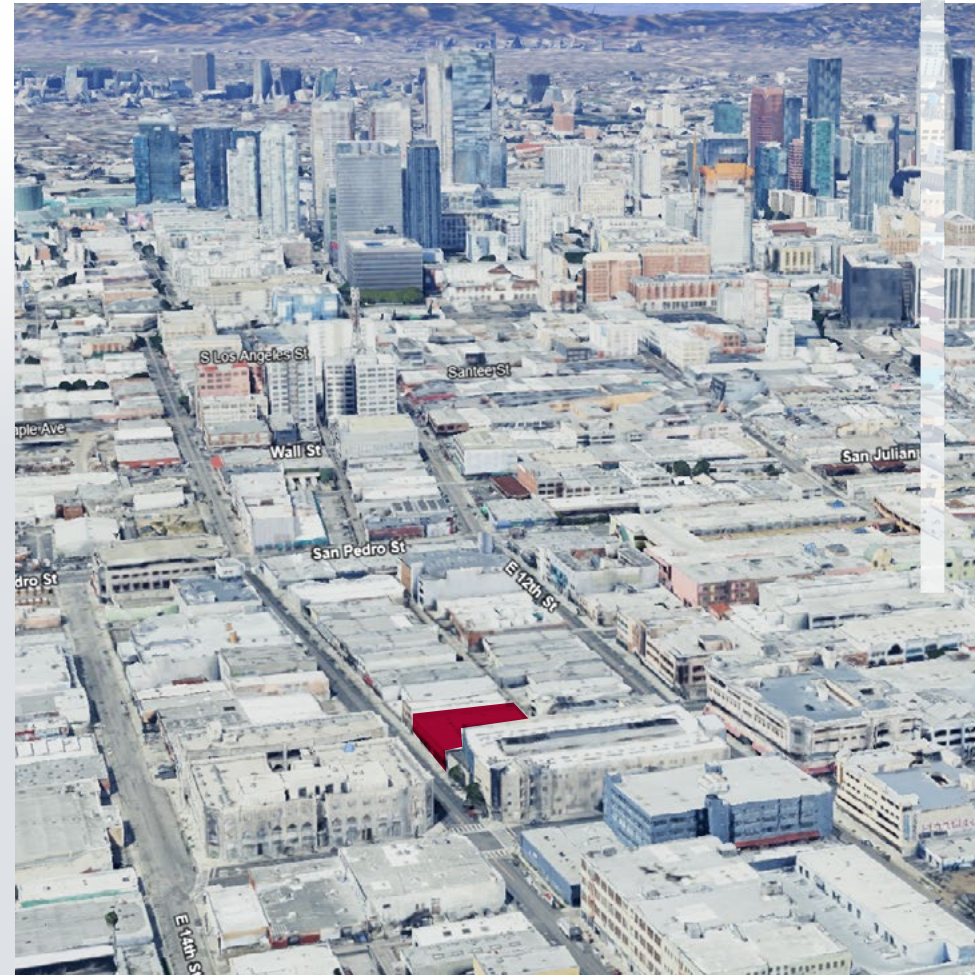
Hip and historic, DTLA offers big-city excitement with trendy restaurants, cultural attractions, budget-friendly shopping, and major-league sports. Easily accessible by Metro and perhaps one of the most pedestrian-friendly urban neighborhoods in LA, DTLA is being transformed by a multitude of cultural 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.



15,771 SF ON  
2 PARCELS



MULTI-UNIT  
SPACE



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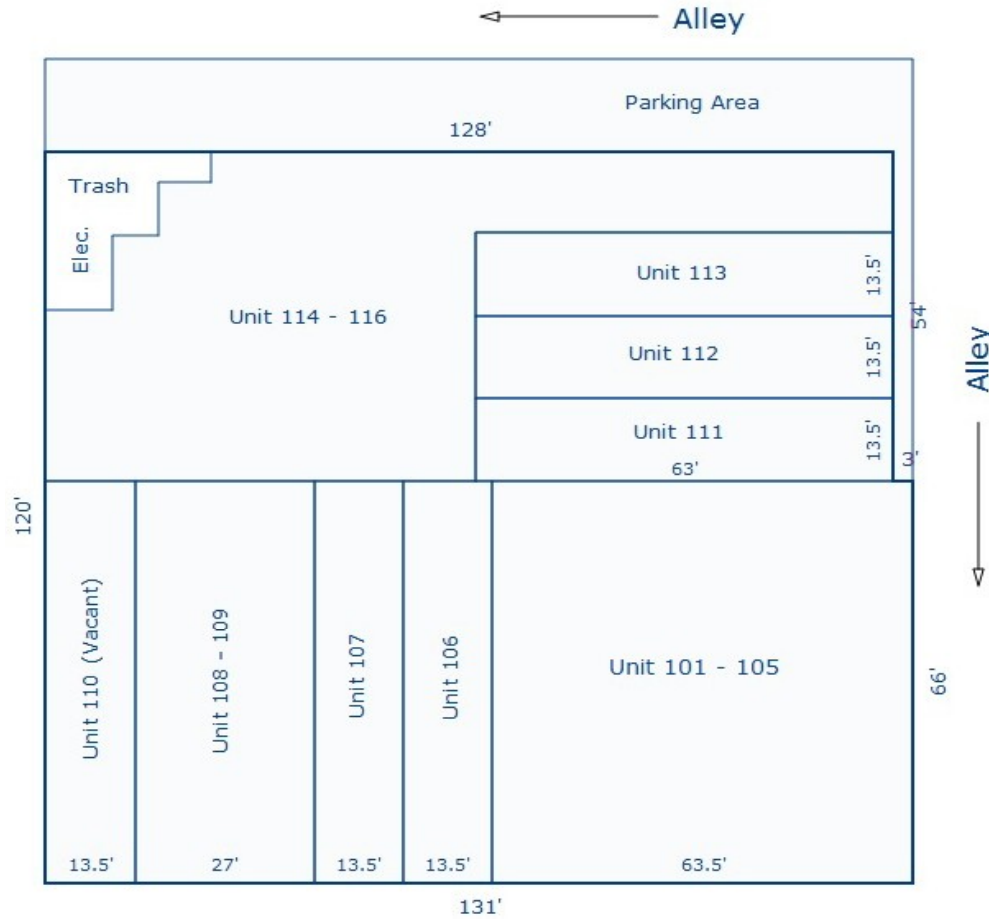
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# 791 E. PICO BLVD.

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SITE PLAN



PICO BLVD

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## RENT ROLL

| UNIT                         | SQUARE FOOTAGE | TENANT   | LEASE START | LEASE END  | INCREASE (%) & DATES                        | RENT PAID           |
|------------------------------|----------------|----------|-------------|------------|---------------------------------------------|---------------------|
| 101-104                      | 3,576          | VACANT   |             |            |                                             | \$4,500.00          |
| 105                          | 790            | VACANT   |             |            |                                             | \$1,900.00          |
| 106                          | 893            | OCCUPIED | 4/1/2021    | 3/31/2023  |                                             | \$2,500.00          |
| 107                          | 893            | OCCUPIED | 7/1/2020    | 6/30/2023  |                                             | \$2,250.00          |
| 108-109                      | 1,807          | OCCUPIED | 3/1/2022    | 3/31/2024  | 3/1/23 TO 2/28/24<br>RENT SHALL BE 4,000.00 | \$3,600.00          |
| 110                          | 910            | OCCUPIED | 1/1/2025    | 12/31/2027 | 5% INCREASE PER YEAR<br>STARTING 1/1/26     | \$1,600.00          |
| 111 Alley                    | 847            | OCCUPIED | 12/1/2021   | 11/30/2024 | 0                                           | 0                   |
| 112 Alley                    | 847            | OCCUPIED | 6/1/2023    | 5/31/2026  | INCREASE 5% AFTER FIRST YEAR                | \$3,425.00          |
| 113 Alley                    | 847            | VACANT   |             |            |                                             | \$1,900.00          |
| "114<br>115<br>116<br>Alley" | 3,915          | OCCUPIED | 6/1/2024    | 5/31/2027  | 5% INCREASE 6/1/25<br>5% INCREASE 6/1/26    | \$5,500.00          |
| <b>Total</b>                 | <b>15,325</b>  |          |             |            |                                             | <b>\$27,175.00</b>  |
| <b>Annual Income</b>         |                |          |             |            |                                             | <b>\$326,100.00</b> |
| <b>Expenche</b>              |                |          |             |            |                                             | <b>\$97,800.00</b>  |
| <b>Net Income</b>            |                |          |             |            |                                             | <b>\$228,300.00</b> |
| <b>Cap of 5%</b>             |                |          |             |            |                                             | <b>\$4,566,000</b>  |

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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

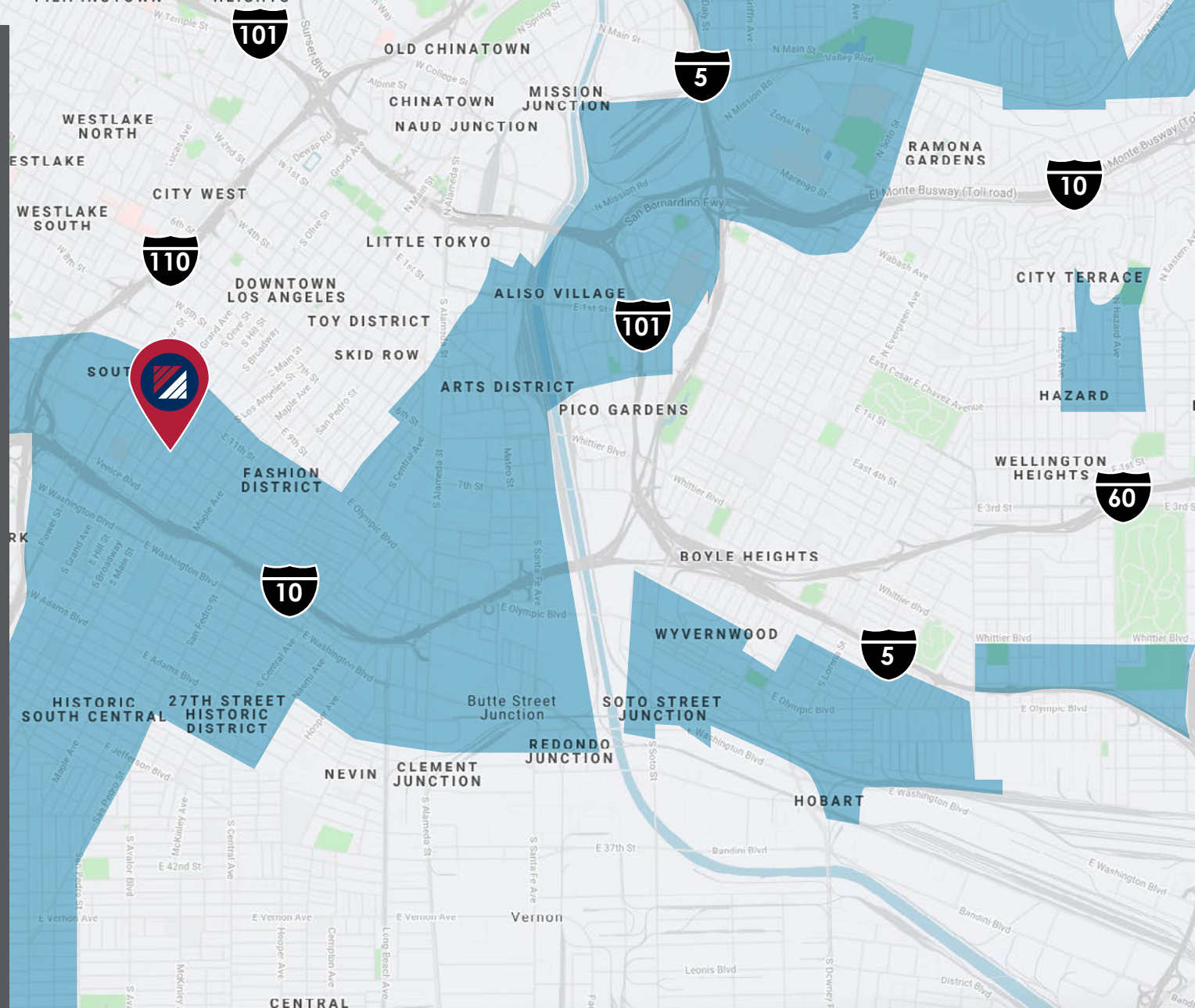
## AIRPORT

LAX  
23 min | 14.0 mi



Bob Hope Airport  
27 min | 16.2 mi

Long Beach-Daugherty  
Field Airport  
30 min | 21.7 mi



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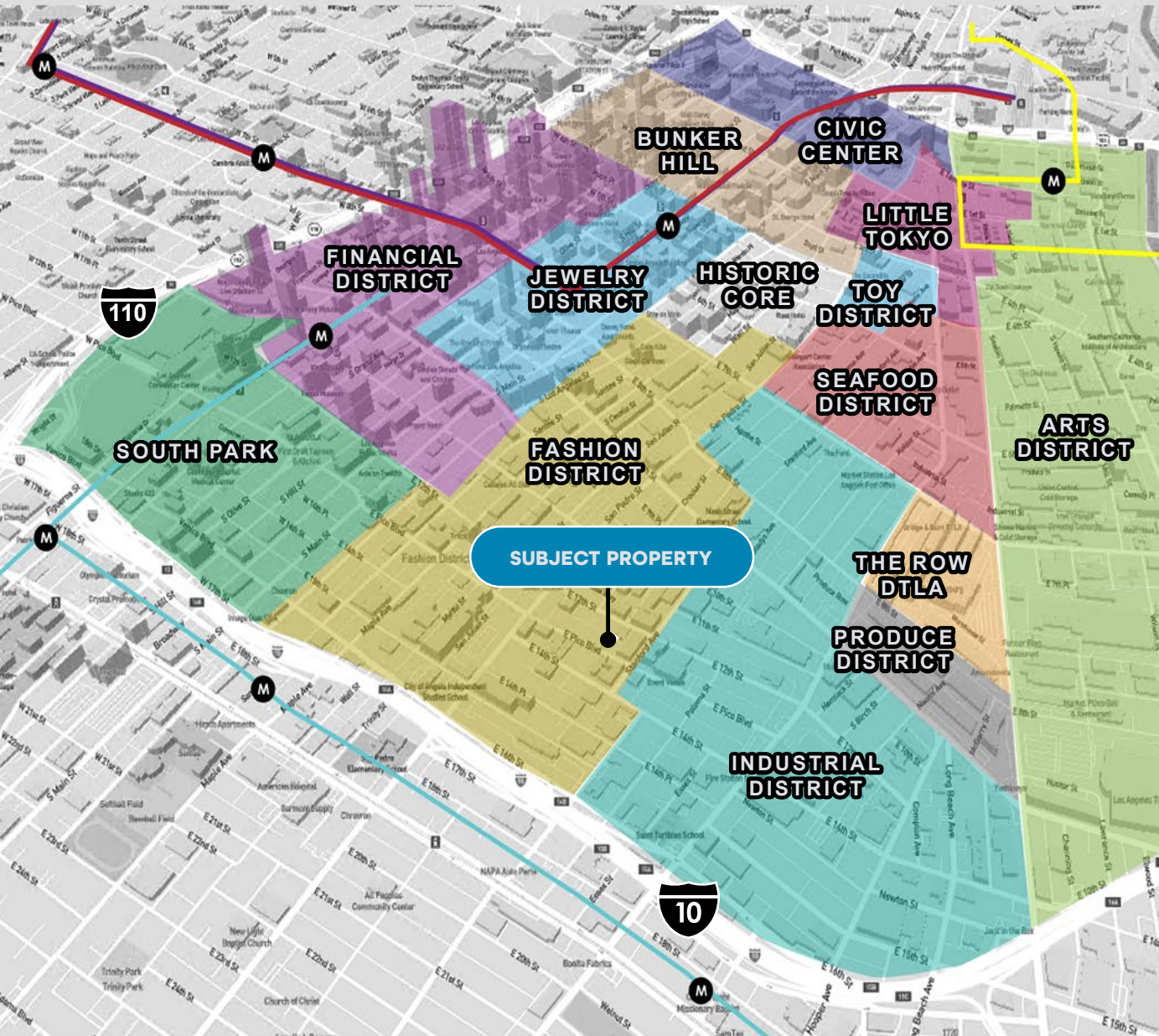
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**ABOUT THE AREA**



| TRAFFIC COUNTS    |                   |                |            |                     |
|-------------------|-------------------|----------------|------------|---------------------|
| Collection Street | Cross Street      | Traffic Volume | Count Year | Dist. from Property |
| E 12th St         | Crocker St NW     | 7,466          | 2022       | 0.06 mi             |
| Stanford Ave      | E Pico Blvd SW    | 4,876          | 2022       | 0.07 mi             |
| Crocker St        | E 12th St SW      | 4,823          | 2022       | 0.08 mi             |
| Stanford Ave      | E 14th St SW      | 5,216          | 2022       | 0.08 mi             |
| E 14th St         | S San Pedro St NW | 3,968          | 2022       | 0.10 mi             |
| E Pico Blvd       | S San Pedro St NW | 3,907          | 2022       | 0.10 mi             |
| E 12th St         | Crocker St SE     | 8,016          | 2022       | 0.11 mi             |
| E 14th St         | Griffith Ave SE   | 6,023          | 2022       | 0.13 mi             |
| Crocker St        | E 10th St NE      | 4,596          | 2022       | 0.14 mi             |
| E Pico Blvd       | Paloma St SE      | 3,221          | 2022       | 0.15 mi             |

| DEMOGRAPHICS                           |          |           |           |
|----------------------------------------|----------|-----------|-----------|
|                                        | 1 Mile   | 5 Miles   | 10 Miles  |
| 2020 Population                        | 485,222  | 1,257,185 | 3,600,475 |
| 2024 Population                        | 461,085  | 1,190,032 | 3,434,938 |
| 2029 Population Projection             | 445,323  | 1,148,166 | 3,319,378 |
| 2020 Households                        | 162,006  | 412,846   | 1,249,549 |
| 2024 Households                        | 157,860  | 394,627   | 1,198,679 |
| 2029 Household Projection              | 153,132  | 381,277   | 1,158,976 |
| Total Specified Consumer Spending (\$) | \$3.9B   | \$10.6B   | \$36.9B   |
| Avg Household Income                   | \$68,820 | \$73,979  | \$91,487  |
| Median Household Income                | \$45,444 | \$52,023  | \$65,833  |

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