FOR SALE

1600 Main Street, Los Angeles CA 90015

PRICE: $4,795,000

OWNER-USER OR INVESTMENT OPPORTUNITY
IN DOWNTOWN LA / SOUTH MAIN

ACTUAL SITE

FOR SHOWINGS MORE INFORMATION:

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COLDWELL BANKER COMMERCIAL

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COLDWELL BANKER COMMERCIAL

EXECUTIVE SUMMARY

1600 MAIN STREET, LOS ANGELES, CA 90015

COLDWELL BANKER COMMERCIAL

PROPERTY SUMMARY

This fully occupied multi-tenant retail property presents a compelling ***SBA owner-user opportunity***, offering the ability to occupy ***in excess of 51% of the permitted building area at the time of purchase***, subject to lender verification.

Approximately ***3,500 SF*** of retail space is currently leased on ***month-to-month terms***, providing near-term availability for owner-user occupancy. In addition, ***Music/Film Studio (approximately 4,200 SF)*** may be utilized by an owner-occupant in support of business operations, allowing a buyer to satisfy SBA owner-occupancy requirements while maintaining income from remaining tenants.

All square footage figures are approximate. Buyer to independently verify permitted square footage, SBA eligibility, and owner-occupancy requirements with lender.

OFFERING	
Price	**$4,795,000**
Net Operating Income	$201,075
Property Address	**1600 Main Street, Los Angeles, CA 90015**
Building SQ. FT.	10,199 SF
Lot Area:	7,708 SF
Year Built/Remodeled	1948 / 2015
Lease Type	Modified Gross
Parcel Number	5133-014-001

**All tenants are on a Modified Gross Lease*

EXECUTIVE *OVERVIEW* (CONTINUED)

PROPERTY HIGHLIGHTS

- Prime signalized corner intersection with exceptional visibility
- Approx. 20,000 vehicles per day along major arterial corridors
- Walker's Paradise (Walk Score® 91) and Rider's Paradise (Transit Score® 98)
- M2 zoning allowing a broad range of commercial and industrial uses
- Located within a Qualified Opportunity Zone
- Mark-to-market rental upside
- Major renovations and upgrades completed in 2015
- 2025 appraisal valuing the property at $5,500,000
- All units separately metered for electricity
- Water costs reimbursed by tenants
- Minimal landlord responsibilities (owner responsible only for taxes and insurance)

OWNER-USER HIGHLIGHTS

- SBA owner-user potential with ability to occupy a majority of the building (subject to lender approval)
- Prime corner location at a signalized intersection with strong branding and signage exposure
- Approx. 20,000 vehicles per day, supporting retail visibility and customer traffic
- Flexible M2 zoning suitable for retail, showroom, light industrial, or hybrid business use
- Walk Score® 91 and Transit Score® 98, supporting employee and customer accessibility
- Fully occupied multi-tenant configuration providing income during owner-user transition
- Near-term lease flexibility allowing planned owner occupancy
- Limited ongoing operating responsibilities (taxes and insurance only)
- Renovated in 2015, reducing near-term capital expenditure requirements

PROPERTY **LOCATION**

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NEARBY TENANTS

S	***1600 MAIN ST (SUBJECT SITE)***
1	Los Angeles Convention Center
2	Crypto.com Arena
3	GRAMMY Museum
4	JW Marriott Los Angeles L.A. LIVE
5	Mercedes-Benz of Los Angeles
6	McDonald's
7	The UPS Store
8	McLogan Supply
9	El Pollo Loco
10	Santee High School
11	Dignity Health - California Hospital Medical Center
12	JOHN REED Fitness
13	University of Southern California
14	LA Memorial Coliseum
15	BMO Stadium
16	InterContinental Los Angeles Downtown by IHG

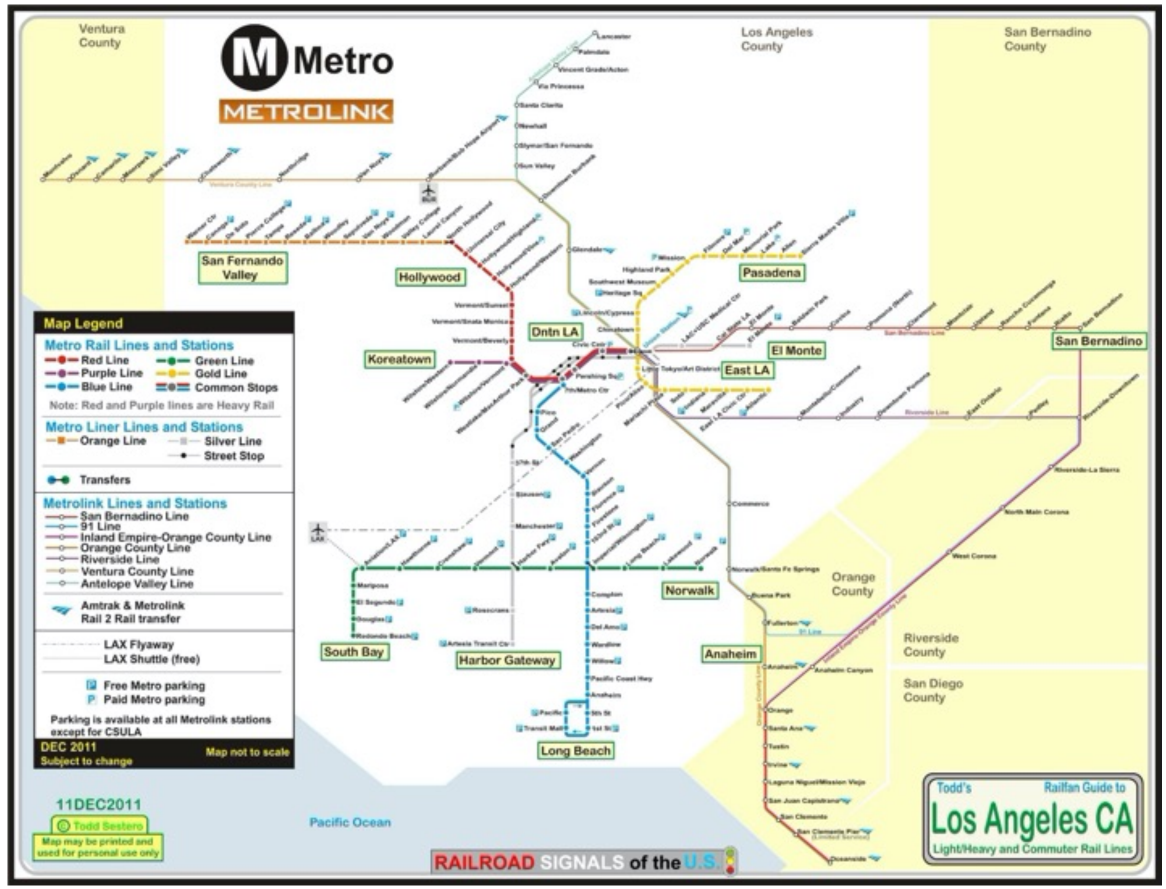
TRANSIT **OVERVIEW**

DOWNTOWN LOS ANGELES

The property is strategically located in the heart of Downtown Los Angeles, one of the most dynamic and transit-connected districts in Southern California. The area is served by multiple LA Metro rail and bus lines, providing direct connectivity throughout the Los Angeles basin. Union Station, the region's primary transportation hub, offers commuter rail, Metro, and Amtrak service, further enhancing regional accessibility. Downtown benefits from immediate access to the 101, 110, and 10 Freeways, allowing efficient travel to surrounding submarkets including Hollywood, Koreatown, Pasadena, and the Westside. The property is also positioned near major thoroughfares such as Main Street, Broadway, and Figueroa Street, providing strong visibility and convenient ingress and egress. The surrounding neighborhood features a dense mix of residential, office, hospitality, and entertainment uses. Proximity to LA Live, Crypto.com Arena, the Financial District, and the Fashion District drives consistent pedestrian and vehicular traffic. Ongoing mixed-use and residential development continues to strengthen Downtown's position as a 24-hour urban center, supporting long-term business growth and investment stability.

Residential Market Area	Medium
Non-Residential Market Area	1971
Transit Oriented Communities (TOC)	Tier 3

Per ZIMAS (lacity.org)

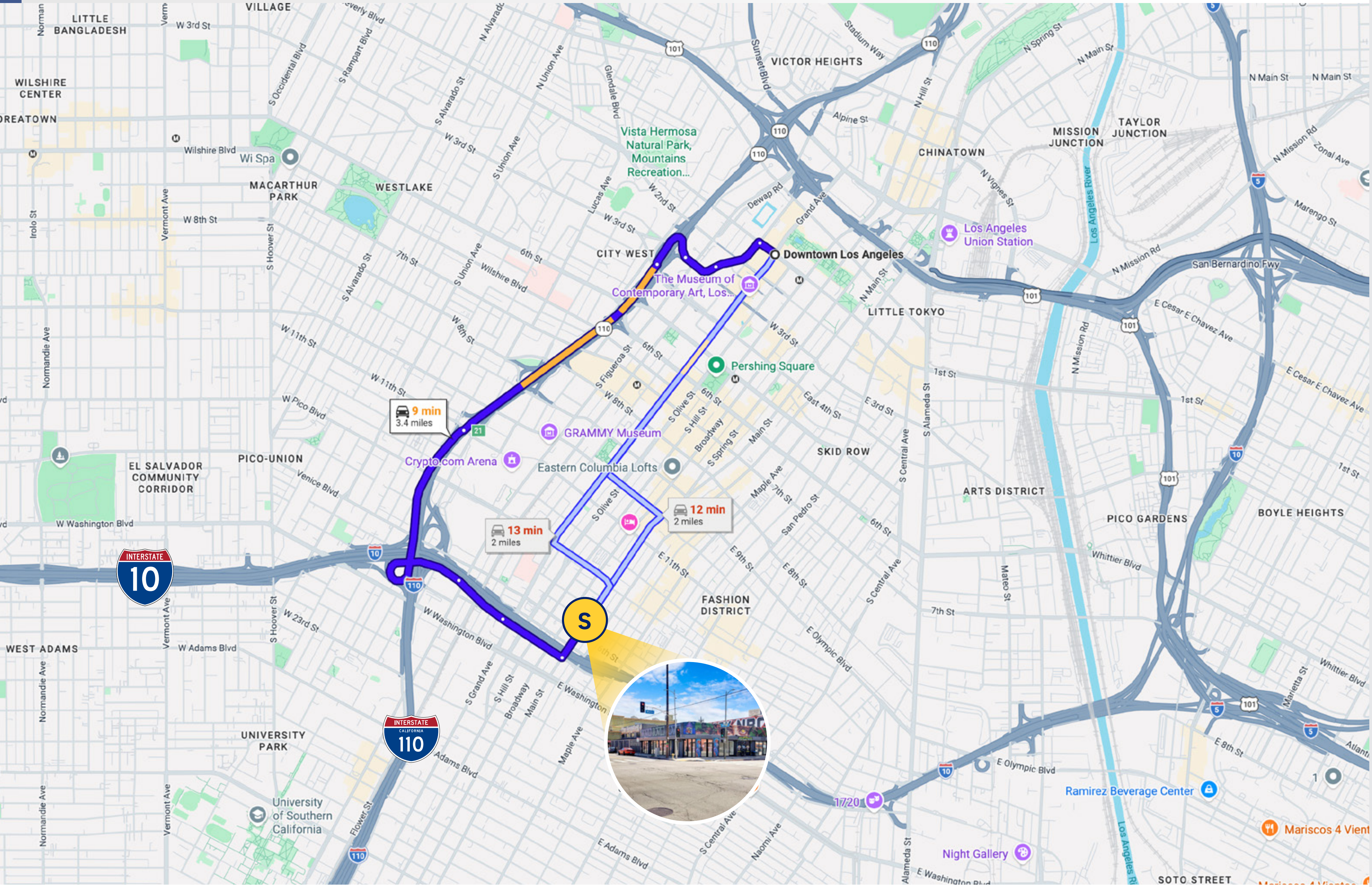



EXIT
Chevron


EXIT


SMOKE SHOP
ZAHEADZ
SMOKE SHOP

PROXIMITY TO DOWNTOWN **LOS ANGELES**



FINANCIAL & MARKET OVERVIEW

1600 MAIN STREET, LOS ANGELES, CA 90015

RENT **ROLL**

TENANT	OCCUPIED	SF	PRICE PER SF	RENT	LEASE BEGIN	LEASE PERIOD END	TYPE
Mia Dominque White (Music Studio)	A	560	$6.38/SF	$3,575	10/2024	MTM	Modified Gross
Kobe Bail Bonds (Bail Bonds)	B	720	$2.08/SF	$1,500	02/2026	01/2027	Modified Gross
Za Headz Smoke Shop (Smoke Shop)	B2	875	$2.77/SF	$2,420	12/2024	MTM	Modified Gross
Corner Stop Mini Mart (Mini Market)	C	1,086	$2.76/SF	$3,000	04/2025	04/2026	Modified Gross
Kulture Wellness (Herbal Medicine)	D	940	$2.39/SF	$2,250	07/2025	07/2026	Modified Gross
Kulture Wellness (Herbal Medicine)	E	1,825	$1.21/SF	$2,200	11/2025	MTM	Modified Gross
Mia Dominique White & David Brian Curtis (Music/Film Studio)	F-J	4,253	$1.88/SF	$8,000	06/2025	06/2026	Modified Gross
				$22,945			

SALES **COMPARABLES**

COLDWELL BANKER COMMERCIAL

	ADDRESS	CITY	STATUS	SALE DATE	SALE PRICE	$/AC LAND GROSS PRICE/SF	BLDG TYPE/ PROPOSED USE
1	**630 W College St**	Los Angeles, CA 90012	Sold	02/10/2026	–	–	Retail
2	**1812-1824 E 1st St**	Los Angeles, CA 90033	Sold	01/14/2026	$1,695,000	$190.84	Retail
3	**343 Glendale Blvd**	Los Angeles, CA 90026	Sold	09/23/2025	$4,903,588	$484.26	Retail
4	**301-343 N Glendale Blvd**	Los Angeles, CA 90026	Sold	09/23/2025	$4,496,412	$382.67	Retail
5	**2422-2434 W Temple St**	Los Angeles, CA 90026	Sold	08/29/2025	$2,900,000	$313.28	Retail
6	**714-726 N Broadway**	Los Angeles, CA 90012	Sold	07/14/2025	$4,150,000	$500.42	Retail
7	**4118 S Central Ave**	Los Angeles, CA 90011	Sold	02/19/2025	$1,500,000	$149.64	Retail
8	**350 S Los Angeles St**	Los Angeles, CA 90013	Sold	11/08/2024	$3,625,000	$370.65	Retail
9	**1325 S Los Angeles St**	Los Angeles, CA 90015	Sold (Land Value)	06/18/2024	$1,150,000	$132.92	Retail
10	**313 W 8th St**	Los Angeles, CA 90014	Sold	05/03/2024	$4,200,000	$360.24	Retail
11	**2863 W Olympic Blvd**	Los Angeles, CA 90006	Sold	01/10/2024	$4,999,000	$491.54	Retail
12	**127 E 3rd St**	Los Angeles, CA 90013	Sold	12/20/2023	$2,500,000	$224.96	Retail
13	**416-422 E Pico Blvd**	Los Angeles, CA 90015	Sold	09/20/2023	$2,825,000	$256.82	Retail
14	**1550 W Adams Blvd**	Los Angeles, CA 90007	Sold	06/01/2023	$3,500,000	$651.10	Retail
15	**2929-2935 Beverly Blvd**	Los Angeles, CA 90057	Sold	01/30/2023	–	–	Retail
16	**2165 W Washington Blvd**	Los Angeles, CA 90018	Sold	06/10/2022	$1,752,846	$196.95	Retail
17	**857 N Broadway**	Los Angeles, CA 90012	Sold	04/21/2022	$4,000,000	$408.41	Retail

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SALES **COMPARABLES MAP**

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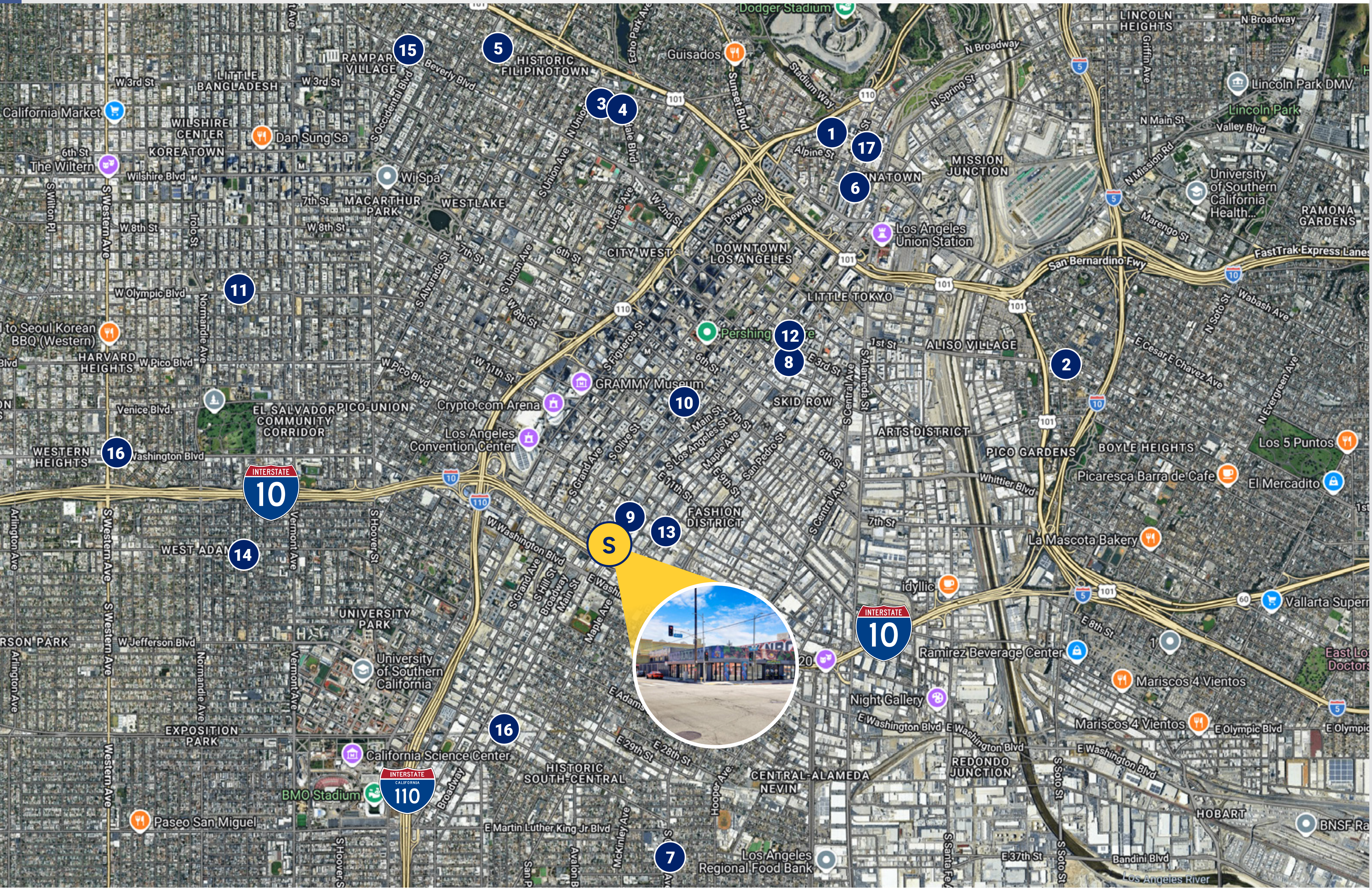

OFFERING MEMORANDUM

DOWNTOWN LOS ANGELES

Downtown Los Angeles (DTLA) is the economic and cultural core of Southern California, serving as a dynamic hub for business, entertainment, hospitality, and urban living. Over the past decade, DTLA has transformed into a high-density, mixed-use environment that blends historic architecture with modern high-rise development, attracting sustained private and institutional investment.

ECONOMIC & BUSINESS DRIVERS

DTLA anchors one of the largest regional economies in the world. Major industries include finance, law, technology, fashion, media, logistics, and government. The area benefits from its proximity to the Ports of Los Angeles and Long Beach, the Fashion District wholesale network, and a growing tech and creative office presence.

The district's central location provides unmatched connectivity via multiple Metro rail lines, major freeways (I-10, I-110, US-101), and close access to regional transit hubs. This accessibility supports a steady daytime workforce and continued commercial demand.

ENTERTAINMENT & HOSPITALITY CORE

Downtown is home to nationally recognized destinations such as L.A. Live and Crypto.com Arena, which draw millions of visitors annually for concerts, professional sports, and large-scale events. A growing inventory of boutique and branded hotels, rooftop venues, and destination restaurants continues to elevate the district's profile as a 24/7 urban center.

RESIDENTIAL & MIXED-USE GROWTH

DTLA has experienced substantial residential development, converting former industrial and office buildings into lofts and delivering new multifamily towers. This built-in population base strengthens retail, food & beverage, and service-sector stability, supporting long-term neighborhood activation.

RETAIL & CREATIVE ENERGY

From the historic Fashion District to adaptive reuse storefronts along Main Street and Spring Street, Downtown supports a diverse retail ecosystem ranging from wholesale showrooms to experiential concepts. Creative users and independent brands continue to target DTLA for its authenticity, foot traffic, and central visibility.

INVESTMENT OUTLOOK

While the broader commercial market continues to recalibrate post-pandemic, Downtown Los Angeles remains a long-term institutional market with strong fundamentals: irreplaceable location, transit density, diversified economic drivers, and continued public/private investment. For investors and owner-users alike, DTLA offers scale, visibility, and positioning within one of the most influential urban centers in the United States.

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LOS ANGELES COUNTY

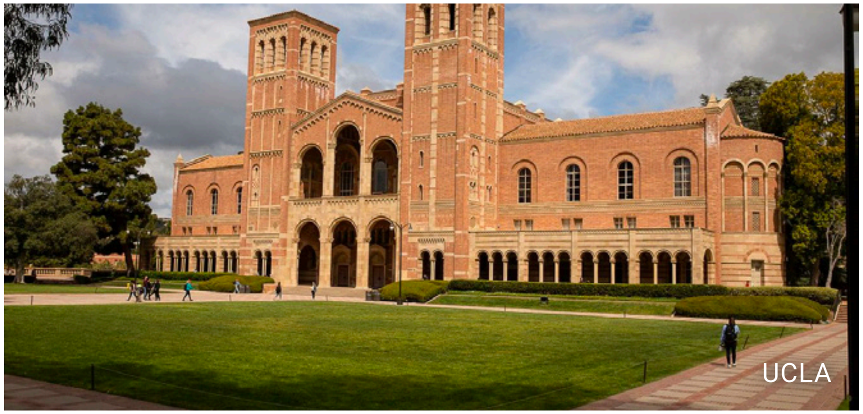
The County of Los Angeles is the most populous county in the United States and State of California with more than ten million inhabitants as of 2018. Its population is greater than that of 41 individual U.S. States. Compared with other metropolitan areas, it has the 2nd largest economy in the world, with a nominal GDP of more than $1.0 trillion. At 4,083 square miles (10,570 km) and with 88 incorporated cities and many unincorporated areas, it is larger than the combined areas of Delaware and Rhode Island. The county is home to more than one-quarter of California residents and is one of the most ethnically diverse counties in the United States. Its county seat, Los Angeles, is also California's most populous city and the second most populous city in the United States, with about four million residents.

Los Angeles County Economy. Los Angeles County is commonly associated with the entertainment and digital media industry; all five major film studios - Paramount Pictures, Columbia-Sony Pictures, Warner Bros., Universal Pictures, and 20th Century Fox - are located within the county. Numerous other major industries also define the economy of Los Angeles County, including international trade supported by the Port of Los Angeles and the Port of Long Beach, music recording and production, aerospace and defense, fashion, and professional services such as law, medicine, engineering and design services, financial services. High-tech sector employment within Los Angeles County is 368,500 workers, and manufacturing employment within Los Angeles County is 365,000 workers.

Education. Los Angeles offers top rate colleges and universities, including USC, UCLA, Biola, Loyola Marymount and Pepperdine, to name a few, that attract students from around the world.

Museums. With too many museums to include in a summary space, a few that stand out are, Los Angeles County Museum of Art, Natural History Museum of LA County, J. Paul Getty Center, the Broad, and Museum of Contemporary Art/The Geffen Contemporary at MOCA.

Entertainment. Where to begin! A never-ending list of activities for any taste. Universal Studios Hollywood, Los Angeles Memorial Coliseum, SoFi Stadium, Dodger Stadium, The Forum, Griffith Park, Griffith Observatory, La Brea Tar Pits, Venice Beach, Disney Concert Hall, Greek Theatre, House of Blues Sunset Strip, Pantages Theatre, Hollywood Bowl, The Roxy Theatre, The Troubadour, The Wiltern, and Whisky a Go Go.



UCLA

UNIVERSAL STUDIOS

DOWNTOWN LOS ANGELES

AREA DEMOGRAPHICS

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	1 MILE	3 MILES	5 MILES
POPULATION			
2029 Projection	47,207	512,920	1,169,664
2024 Estimate	48,030	530,008	1,210,150
2020 Census	46,286	552,390	1,267,786
Growth 2024-2029	-1.71%	-3.22%	-3.35%
Growth 2020-2024	3.77%	-4.05%	-4.55%
Median Age	35.40	35.40	36.20
Average Age	36.50	37.00	37.50
HOUSEHOLDS			
2029 Projection	53,708	210,625	877,203
2024 Estimate	56,161	220,077	913,243
2020 Census	56,391	220,959	916,301
Growth 2024-2029	0.5%	0.4%	0.5%
Growth 2020-2024	0.1%	0.1%	0.1%
POPULATION BY RACE			
White	11,524	74,929	175,097
Black	5,089	48,720	125,857
American Indian/Alaskan Native	789	12,624	25,757
Asian	8,739	84,818	154,614
Hawaiian & Pacific Islander	75	691	1,412
Other	21,814	308,227	727,413

NORTH HOLLYWOOD, CA


LOS ANGELES, CA


EXIT
Metro Local

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OWNER-USER OR INVESTMENT OPPORTUNITY in DOWNTOWN LA / SOUTH MAIN

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