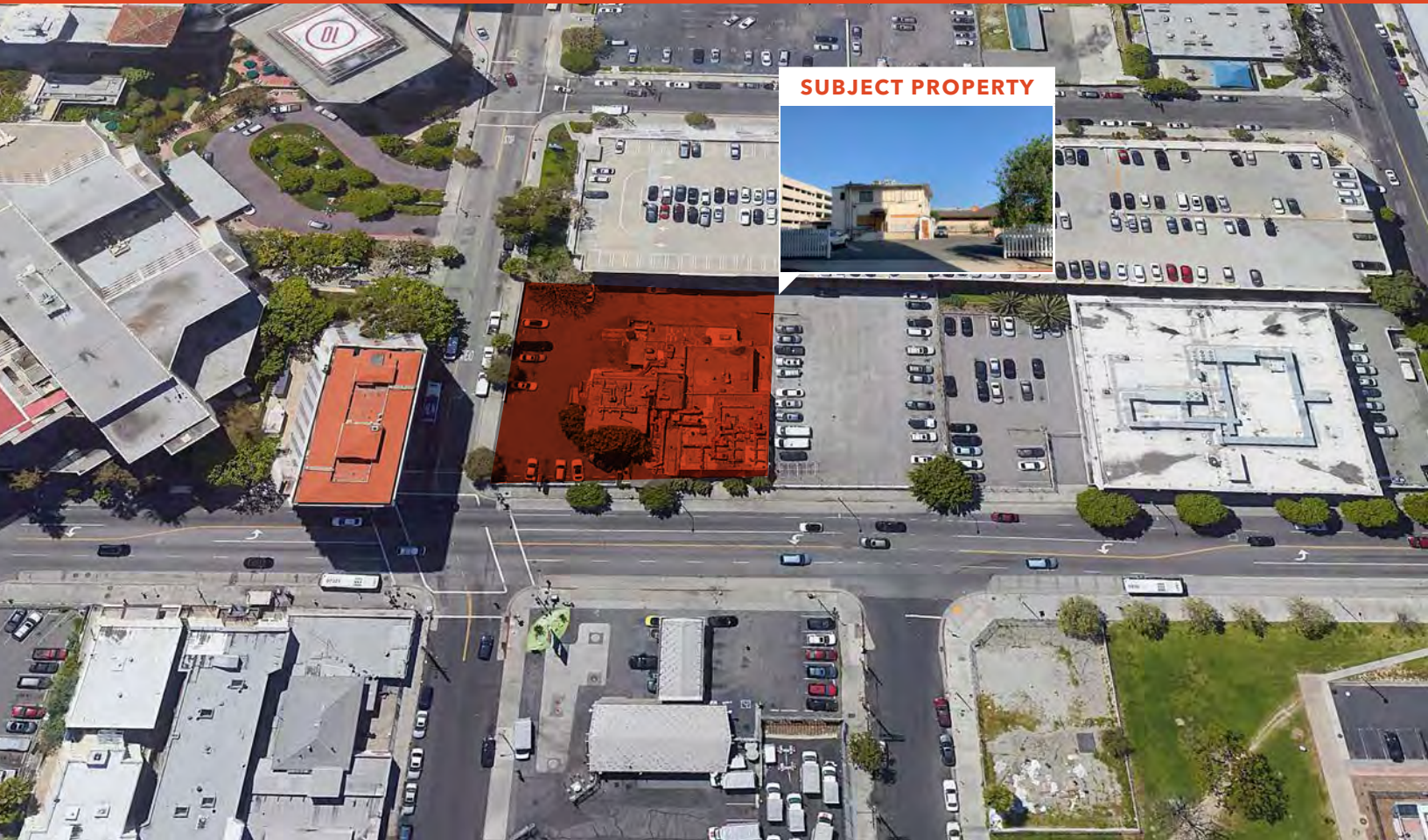




Iconic DTLA Development Opportunity Former Site of the Pacific Dining Car

1310-1312 WEST SIXTH STREET LOS ANGELES, CA 90017



22,604 SF DTLA Development Site Adjacent to Good Samaritan Hospital

JOHN ANTHONY, SIOR
213.225.7218
john.anthony@kidder.com
LIC N° 01226464

CHRISTOPHER STECK
213.225.7231
christopher.steck@kidder.com
LIC N° 01841338

CHRISTOPHER GIORDANO
213.225.7219
christopher.giordano@kidder.com
LIC N° 01928706

**Kidder
Mathews**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

KIDDER.COM

LAND DEVELOPMENT

1310-1312 West Sixth St

LOS ANGELES, CA 90017

Features

ASKING PRICE Submit Offer

±22,604 SF available

DEVELOPMENT POTENTIAL
for both medical office and
residential

EXCELLENT Sixth
Street frontage

LOCATED just West of the DTLA
core with close proximity to
Good Samaritan Hospital

EASY access to 101, 110 and
2 freeways

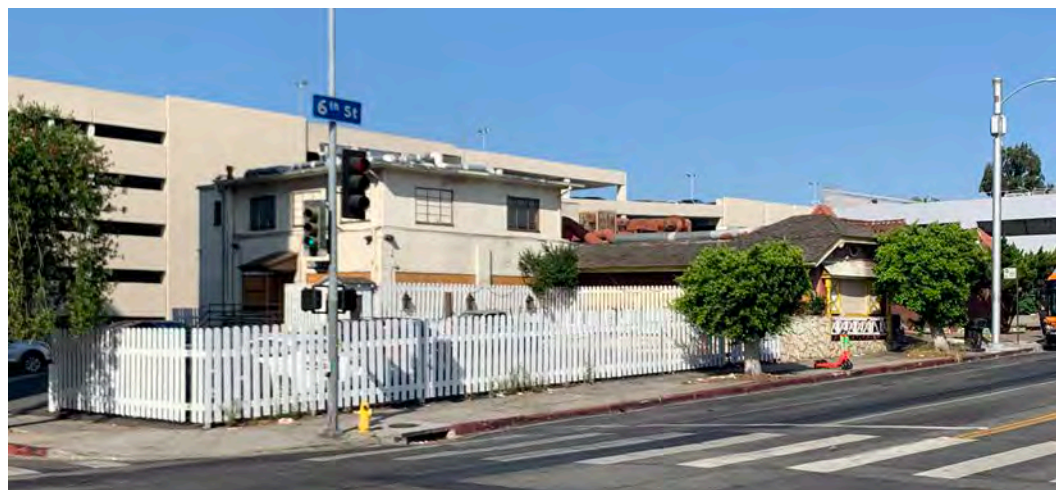
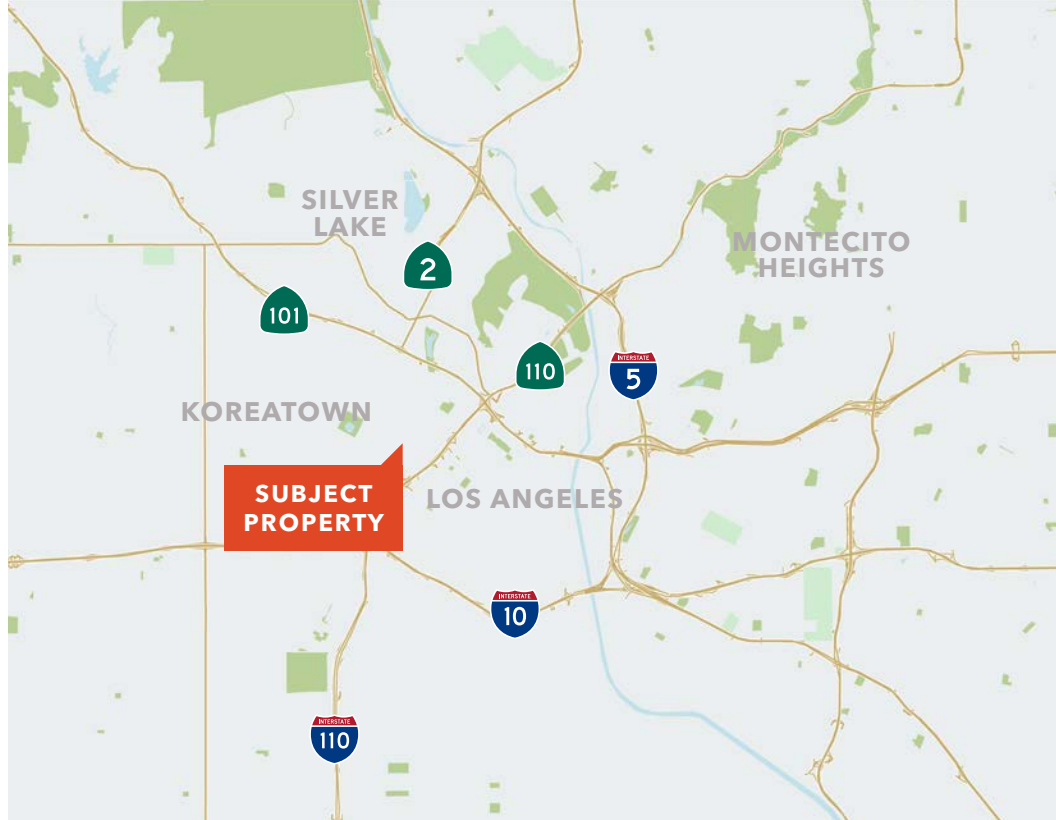
NEARLY 0.5 acre development
on three separate parcels

C2(CW)-U/1.5 zoning

STATE ENTERPRISE zone

DEVELOPMENT incentives
may apply

TIER 3 TOC Incentive Program



JOHN ANTHONY, SIOR

213.225.7218

john.anthony@kidder.com

LIC N° 01226464

CHRISTOPHER STECK

213.225.7231

christopher.steck@kidder.com

LIC N° 01841338

CHRISTOPHER GIORDANO

213.225.7219

christopher.giordano@kidder.com

LIC N° 01928706

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

km Kidder
Mathews

LAND DEVELOPMENT

1310-1312 West Sixth St

LOS ANGELES, CA 90017

By Right Development Summary

ZONING C2 (CW)-U/1.5

22,604 square feet

TOC Tier 3

RESIDENTIAL ANALYSIS

WITHOUT TOC

57 units

1.5 FAR

33,906 SF building

WITH TOC

97 units

3.75 FAR

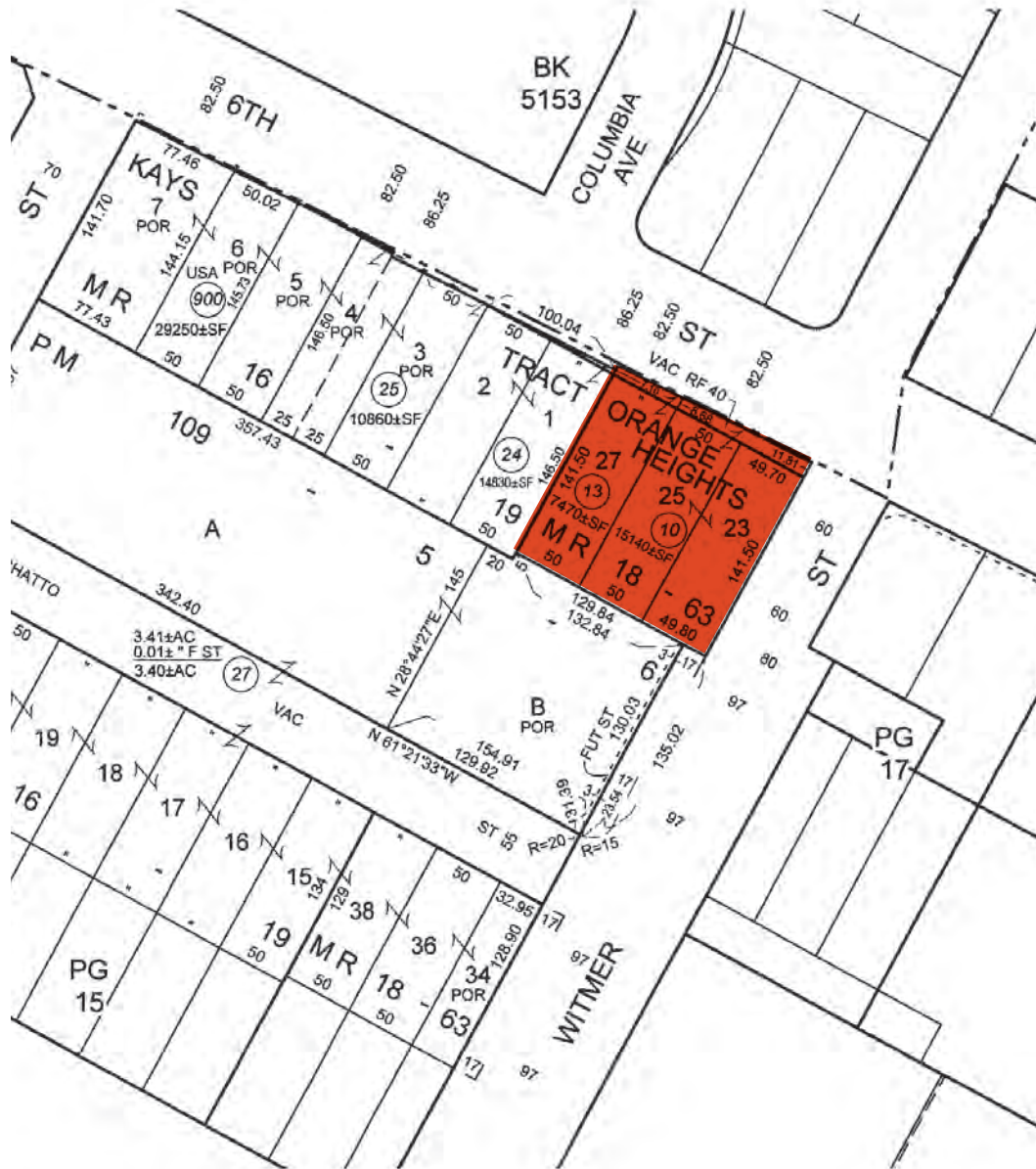
84,765 SF building

UNLIMITED height

MEDICAL ANALYSIS

33,906 SF building by right
(Potential for FAR increase
- surrounded by medical
properties that have a higher
FAR)

Parcel Map



JOHN ANTHONY, SIOR

213.225.7218

john.anthony@kidder.com

LIC N° 01226464

CHRISTOPHER STECK

213.225.7231

christopher.steck@kidder.com

LIC N° 01841338

CHRISTOPHER GIORDANO

213.225.7219

christopher.giordano@kidder.com

LIC N° 01928706

KIDDER.COM

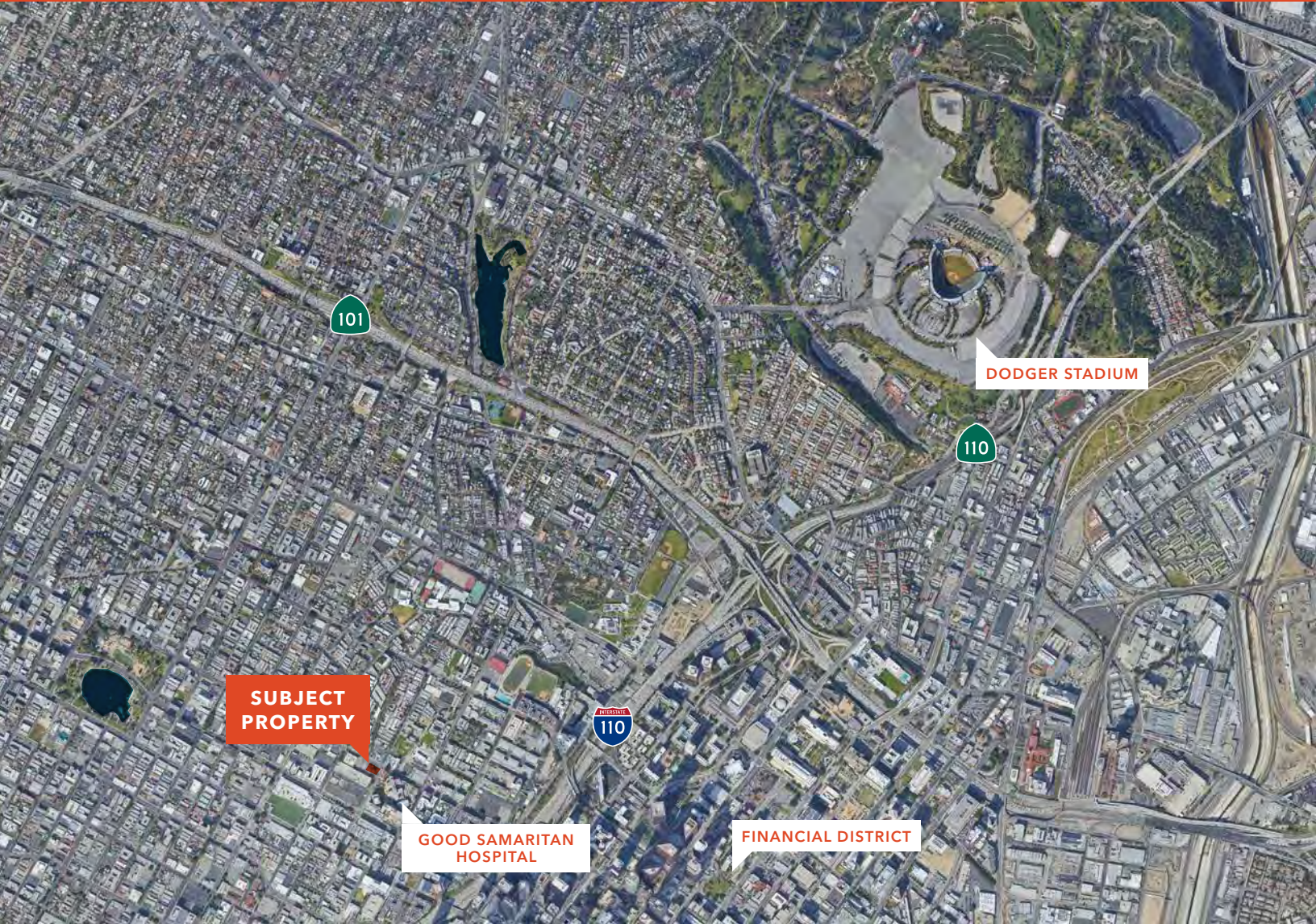
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

km Kidder
Mathews

LAND DEVELOPMENT

1310-1312 West Sixth St

LOS ANGELES, CA 90017



93
WALK SCORE



93
TRANSIT SCORE

JOHN ANTHONY, SIOR

213.225.7218

john.anthony@kidder.com

LIC N° 01226464

CHRISTOPHER STECK

213.225.7231

christopher.steck@kidder.com

LIC N° 01841338

CHRISTOPHER GIORDANO

213.225.7219

christopher.giordano@kidder.com

LIC N° 01928706

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

