

# 1001

## TOWNE AVENUE

DOWNTOWN LOS ANGELES

LEASED INVESTMENT OPPORTUNITY IN THE  
WHOLESALE GARMENT DISTRICT OF DOWNTOWN LOS ANGELES



CBRE

# INVESTMENT SUMMARY

## THE OFFERING

CBRE, Inc.'s Urban Investment Group, as exclusive advisor, is pleased to present the opportunity to acquire 1001 Towne Avenue (the "Property"), a 3-story, 39,342 rentable square foot wholesale/retail fashion building located in the heart of the Wholesale Garment District in the flourishing Downtown Los Angeles.

The Property is 100% leased with fashion retailers and a bank, providing a steady income stream for an investor to acquire and immediately realize a significant return on their investment.



## PROPERTY FACTS

Property	1001 Towne Avenue, Los Angeles, CA
Rentable Area	39,342 SF
Number of Stories	3, plus Mezzanine
Parking Ratio	1.22/1,000 SF On-Site
Site Area	0.57 Acres
Parcel Number	5132-010-049
Year Built	2005
Percent Leased	100%
Zoning	M2-2D

## INVESTMENT SUMMARY

Asking Price	Open Bid - Call To Offers
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Boca at the Conga Room  
 Fleming's  
 Ford's Filling Station  
 gLAnce Lobby Bar  
 Illy Espresso  
 Katsuya  
 Lawry's Carvery  
 Live Basil Pizza  
 Nest at WP24  
 Red Mango  
 Rock 'N Fish  
 Rosa Mexicano  
 Smashburger  
 Starbucks Coffee  
 Cleo  
 The Mixing Room  
 Tom's Urban  
 Triple 8  
 Wolfgang Puck Bar & Grill  
 WP24  
 Yard House  
 Club Nokia  
 Conga Room  
 The GRAMMY Museum  
 Lucky Strike Lanes  
 Microsoft Theater  
 Regal Cinemas L.A. LIVE  
 The Ritz-Carlton Spa  
 STAPLES Center

# FIGAT7TH

- City Target**  
 Zara  
 H&M  
 Victoria's Secret  
 MAC Cosmetics  
 Gold's Gym  
 Bath & Body Works  
 L'Occitane  
 Oleaga  
 Indus by Saffron  
 Loteria  
 Mendocino Farms  
 Sprinkles
- T-Mobile**  
 The Melt  
 Pizza Studio  
 Salata  
 Torta Company  
 City Tavern  
 George's Greek Grill  
 Morton's The Steakhouse  
 California Pizza Kitchen  
 Starbucks  
 New Moon  
 Genatro Soba  
 Five Guys

# THE BLOC

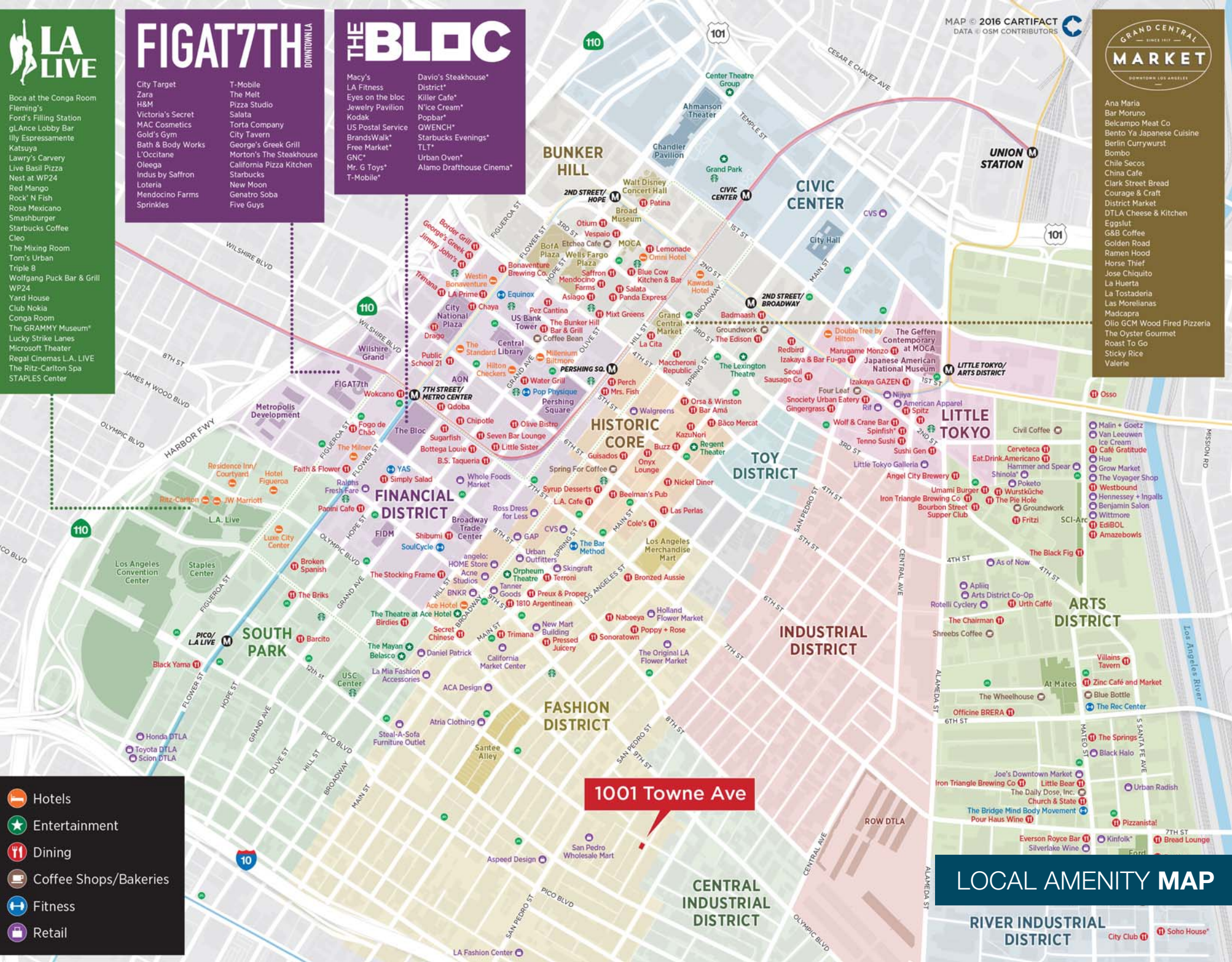
- Macy's  
 LA Fitness  
 Eyes on the bloc  
 Jewelry Pavilion  
 Kodak  
 US Postal Service  
 BrandsWalk\*  
 Free Market\*  
 GNC\*  
 Mr. G Toys\*  
 T-Mobile\*
- Davio's Steakhouse\*  
 District\*  
 Killer Cafe\*  
 N'ice Cream\*  
 Popbar\*  
 QWENCH\*  
 Starbucks Evenings\*  
 TLT\*  
 Urban Oven\*  
 Alamo Drafthouse Cinema\*

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- Ana Maria  
 Bar Moruno  
 Belcampo Meat Co  
 Bento Ya Japanese Cuisine  
 Berlin Currywurst  
 Bombo  
 Chile Secos  
 China Cafe  
 Clark Street Bread  
 Courage & Craft  
 District Market  
 DTLA Cheese & Kitchen  
 Eggslut  
 G&B Coffee  
 Golden Road  
 Ramen Hood  
 Horse Thief  
 Jose Chiquito  
 La Huerta  
 La Tostaderia  
 Las Morellianas  
 Madcapra  
 Olio GCM Wood Fired Pizzeria  
 The Oyster Gourmet  
 Roast To Go  
 Sticky Rice  
 Valerie

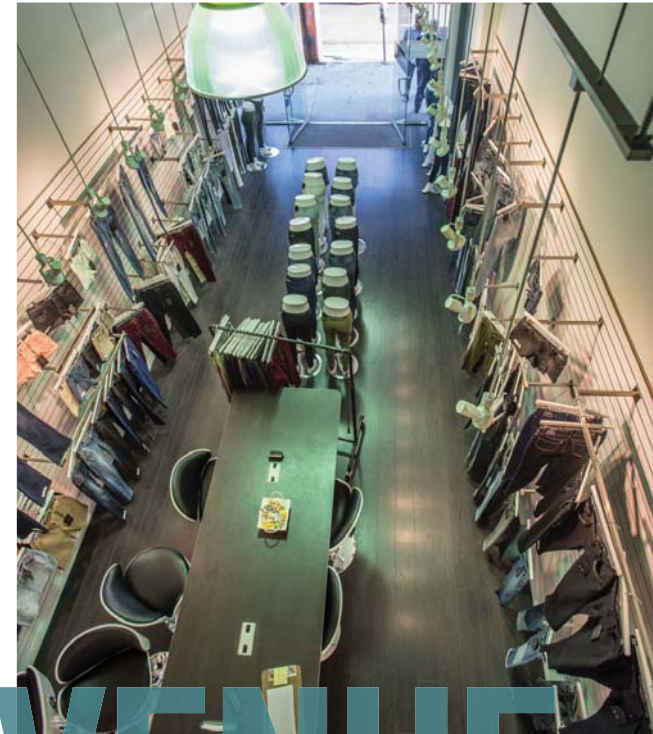
- Hotels
- Entertainment
- Dining
- Coffee Shops/Bakeries
- Fitness
- Retail



1001 Towne Ave

## LOCAL AMENITY MAP

RIVER INDUSTRIAL DISTRICT  
 City Club  
 Soho House\*



# 100 TOWNE AVENUE

Exclusively listed by CBRE Urban Investment Group:

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