



9TH & MAIN

INVESTMENT OPPORTUNITY

862 S. Main Street
Los Angeles, CA 90014



PRESENTED BY

TED LEE

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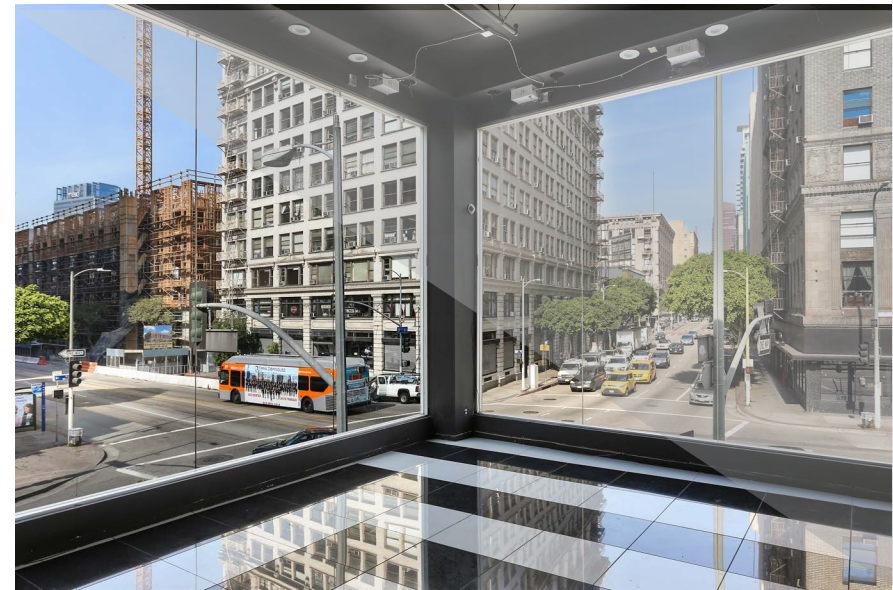
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PROPERTY HIGHLIGHTS

This exceptionally modern and free standing building is located on the prestigious corner of 9th and Main Street. It is located in the heart of Downtown Los Angeles directly across from California Market Center, New Mart, and Cooper building. It is surrounded by the hip rebirth of DTLA with boutique, high-end offices and shops, innovative restaurants and bars and just minutes away from La Live, Ace Hotel, Fashion District, Jewelry District and Arts District thus creating super high foot and traffic counts.

The highly visible statement building is surrounded with dramatic floor to ceiling windows spanning 12X14 and complete high end finishes creating a blank canvas for excellent advertising and branding opportunities for any type of business. The 6,300s SF 2-story with basement C-5 zoned building is well built with heavy power, internal staircase, elevator and basement. Each level boasts large open floor plans along with bathrooms on each floor that can be separately accessible allowing versatility for different businesses. With excellent security and abundant parking at Joe's lot next door, this property is a whole package

- Prestigious location in the heart of Downtown Los Angeles
- Corner of Main Street and 9th Street
- Upside rent potential
- Built in 2013
- Easy to manage single tenant
- Divisible space (3-Levels)
- 800 Amps of electricity
- 28 Tons f HVAC
- Integrated network system ready
- Elevator access to each floor
- Floor to ceiling windows ideal for retail, restaurant or bar
- Minutes from LA Live, LA Convention Center and Staples Center

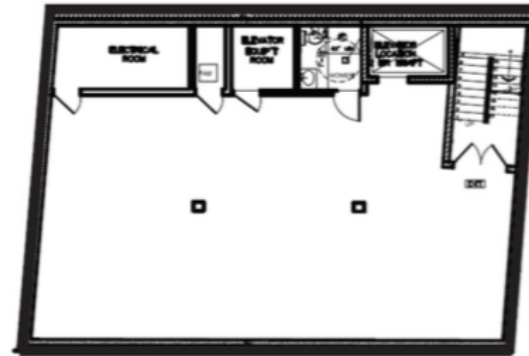


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SITE PLAN

Level - Subterranean

- Multi-use Storage / Equipment Facilities
- Restroom
- Elevator Access
- Direct Entrance



Level 1

- Dual Entrances
- Restroom
- Elevator Access

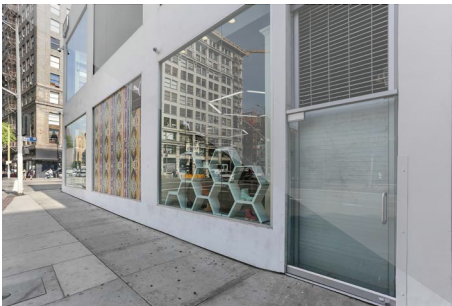


Level 2

- Expansive Scenic View
- Restroom
- Elevator Access



PROPERTY PHOTOS



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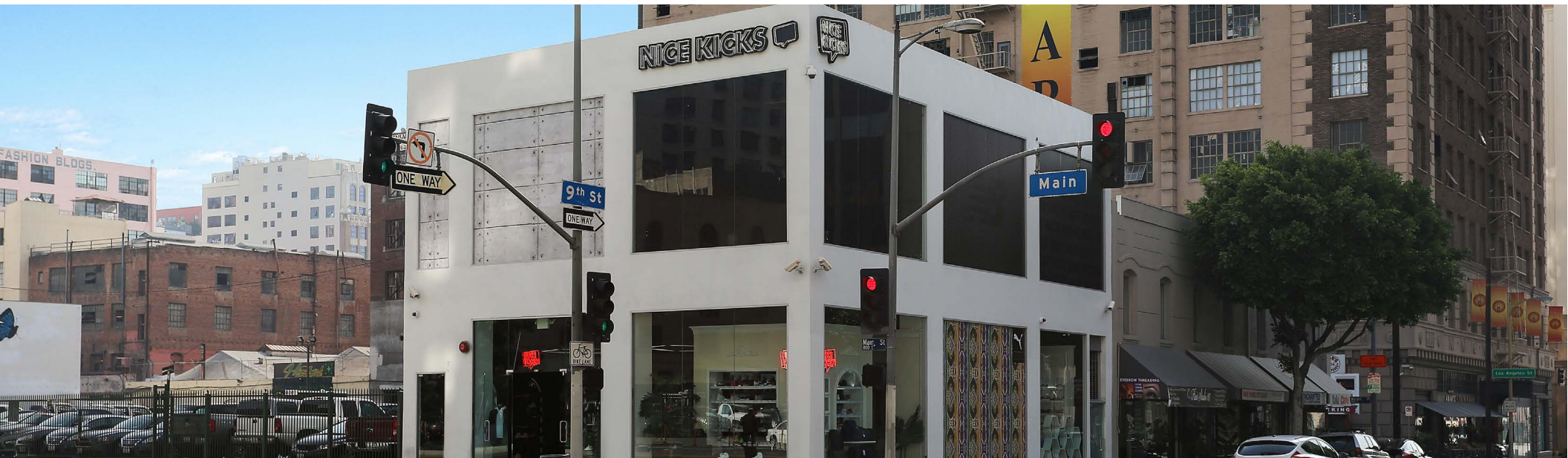
INVESTMENT ANALYSIS

INVESTMENT SUMMARY

Price	\$5,500,000
Land Size	Approx. 2,379 sq.ft.
Building Size	Approx. 6,300 sq.ft.
Building Class	CX
Number of Stories	2 with basement (3 levels)
Year Built	2013
APN	5144-007-401
Zoning	C5
Occupancy	100%

ANNUALIZED INCOME

	Actual
Gross Income	\$ 312,000
Operating Expenses	\$ 71,993
Net Operating Income	\$ 240,007
Cap Rate	4.36%



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TENANT PROFILE

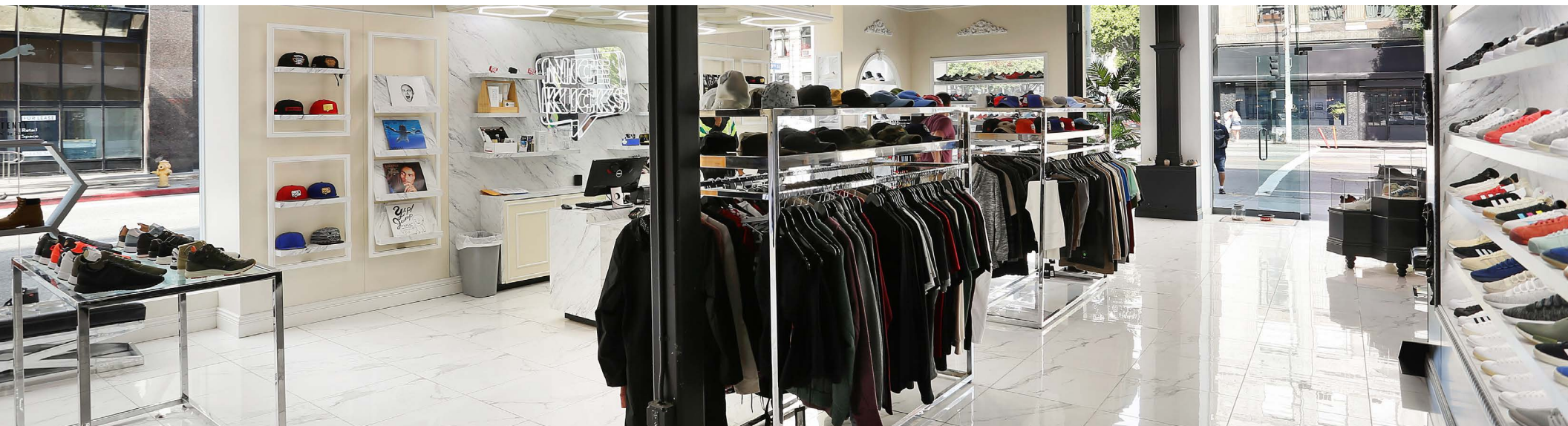
NICE KICKS | SHOE PALACE



Shoe Palace is one of the most-trusted athletic footwear and apparel retail chains in the United States. What began as a small, family business has now grown into an extremely-popular chain of stores and an online retail site — shoepalace.com.

SP was built on a strong belief that amazing buyer service, above all else, is the most-important reason why any business flourishes. Shoe Palace prides itself on offering its customers the Ultimate Experience when it comes to their shoe and apparel shopping. Our locations, staff, and products are all the very best imaginable. Shoe Palace carries only elite shoe and apparel brands. Our chic and loyal clientele reflect that commitment to retail excellence.

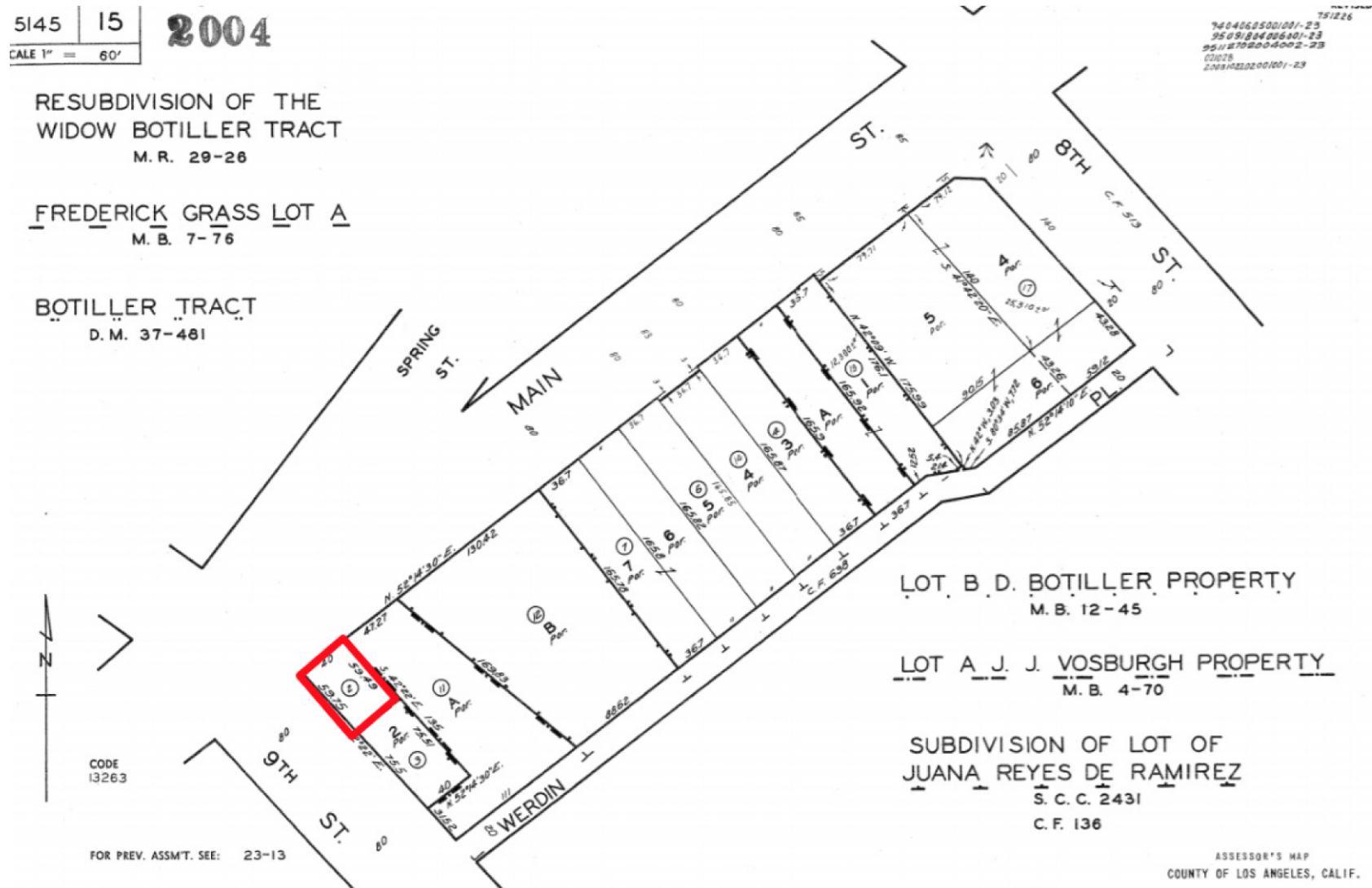
The Mersho clan founded Shoe Palace in 1993. A single brick and mortar location in San Jose, California started it all. The Shoe Palace brand was built on character, commitment, and ingenuity. Presently, Shoe Palace retail locations are located throughout the Southwest, and we are constantly expanding. That amazing growth from a single humble location to nearly 100 stores was accomplished by dedication, hard work, and a commitment to providing a warm, family-type atmosphere for their customers.



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LOCATION MAP

PARCEL MAP



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LOCATION MAP



ANGELES DEMOGRAPHICS

Downtown Los Angeles has become “a neighborhood with an increasingly hip and well-heeled residential population.”[1] It became home to over 500,000 jobs according to a 2013 study. Downtown Los Angeles has one of the largest skyline in the United States, and its development is continuing. Recent growth of tech-oriented businesses combined with entertainment in the area made it attractive to young tech people.

Downtown Los Angeles is the center of the region's transit system with Metrolink lines, rapid-transit rail lines and local and regional bus service by Metro. There are several public parks, plazas, gardens and open spaces, Pershing Square, Angels Knoll Park, Walt Disney Concert Hall Community Park, Maguire Gardens, Grand Hope Park, and The Water Court at California Plaza, just to name a few.

Median Household Income | \$98,700

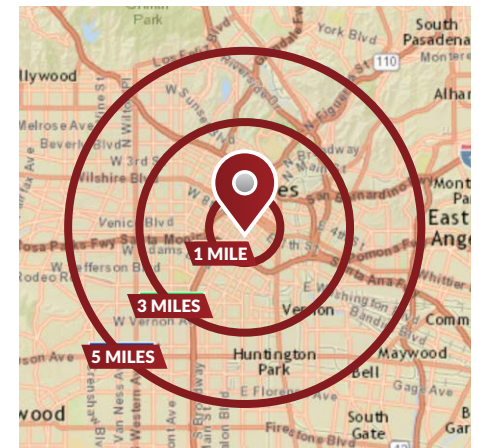
Est. Daytime Population | 207,440

Residents | 52,400 (53% Male, 47% Female)

Walk Score | 97 = Walker's Paradise

Transit Score | 100 = World-class public transportation

2016 Summary	1 MILE	3 MILE	5 MILE	2021 Summary	1 MILE	3 MILE	5 MILE
Population	45,219	515,653	1,272,34	Population	49,427	536,737	1,317,027
Households	24,984	165,208	5	Households	27,610	172,801	407,813
Families	5,185	94,381	394,180	Families	5,750	98,003	259,057
Average Household Size	1.51	2.93	251,048	Average Household Size	1.52	2.93	3.13
Owner Occupied Housing Units	2,210	18,916	3.13	Owner Occupied Housing Units	2,446	19,682	82,513
Renter Occupied Housing Units	22,774	146,293	80,450	Renter Occupied Housing Units	25,163	153,118	325,300
Median Age	39.3	31.7	313,731	Median Age	39.6	32.8	33.5
Median Household Income	\$20,576	\$28,320	32.3	Median Household Income	\$21,299	\$28,265	\$33,752
Average Household Income	\$51,189	\$44,065	\$33,375	Average Household Income	\$54,931	\$47,042	\$54,644



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