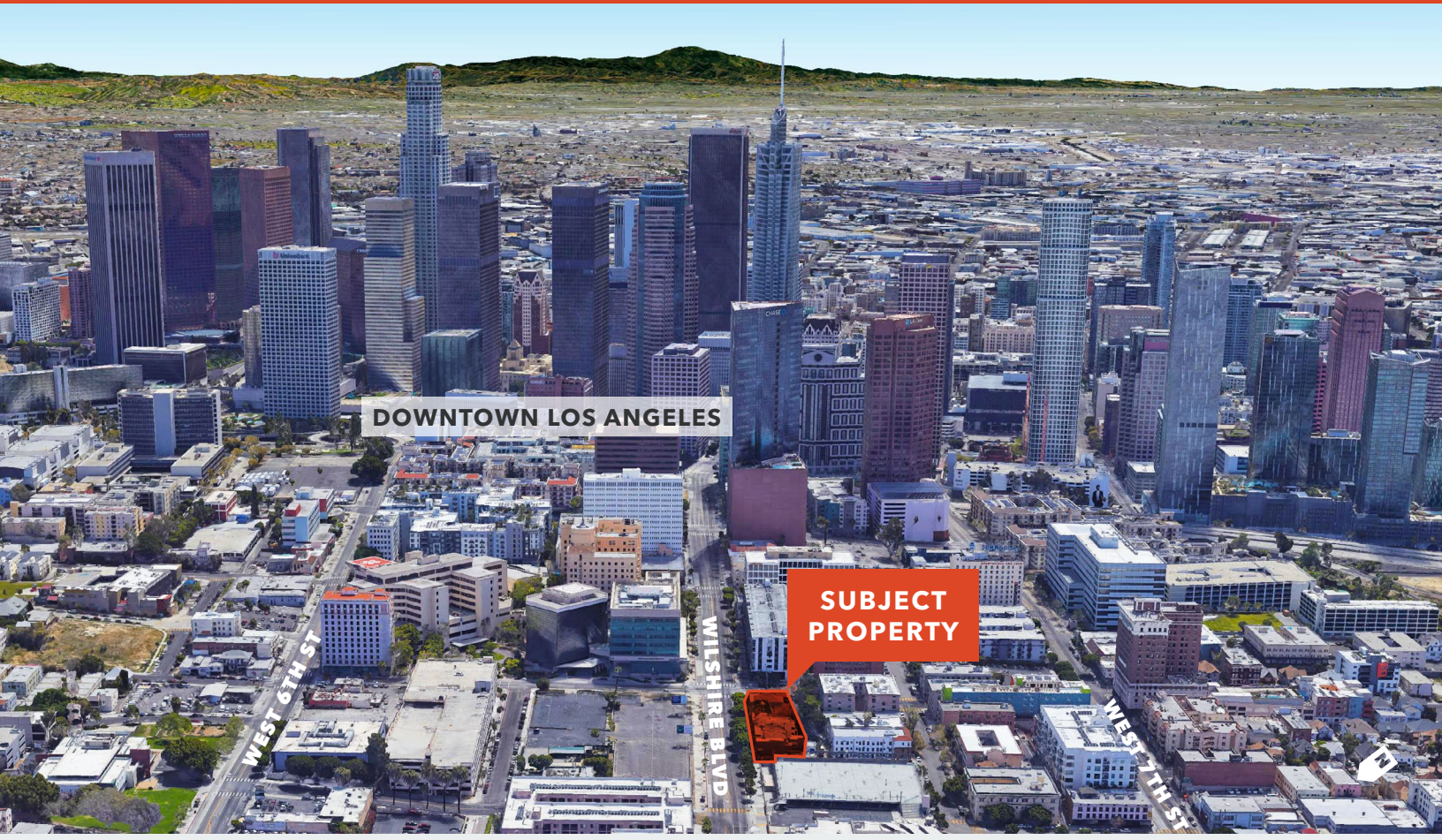




FOR SALE

1314-1330 Wilshire Boulevard

LOS ANGELES, CA 90017



Extraordinary City West Development Land Office and Retail Investment Opportunity

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18,638 SF

TOTAL BUILDING AREA

21,080 SF

TOTAL LAND AREA

1910

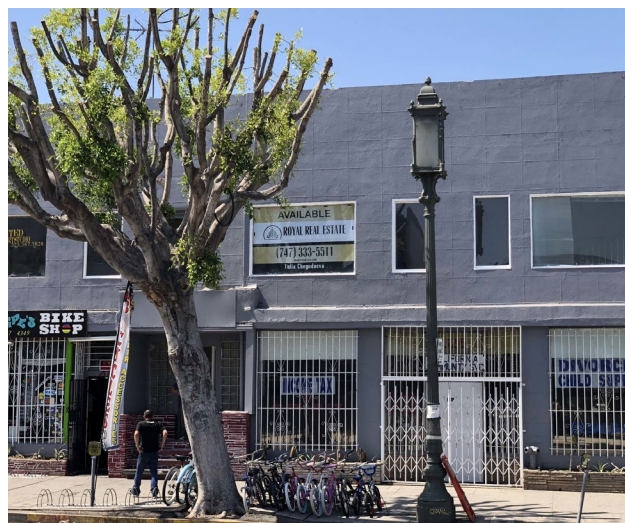
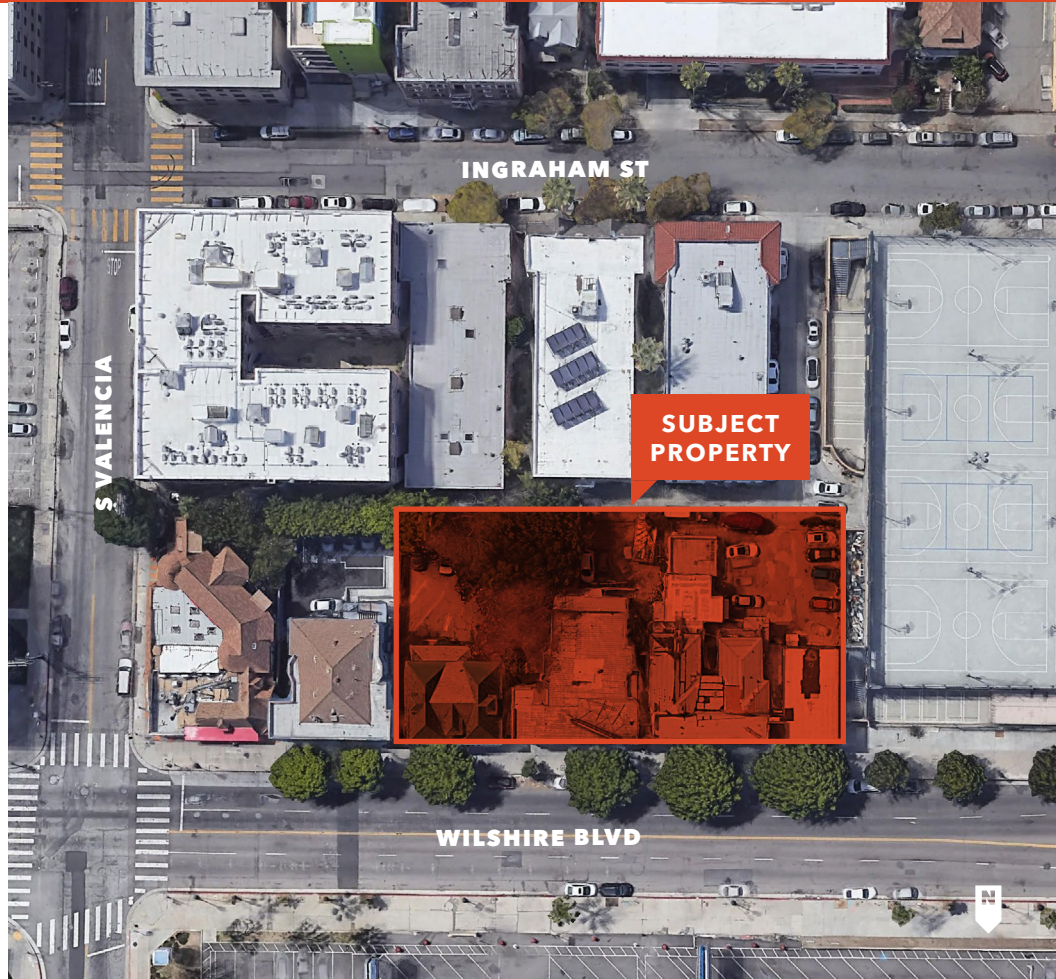
YEAR BUILT

C4(CW)-U/4.5

ZONING

PROPERTY OVERVIEW

Property Address	1314-1330 Wilshire Blvd
APNs	5143-014-005 5143-014-012 5143-014-026
1314 Wilshire Land Size	5,780 SF
1316-1330 Wilshire Land Size	15,300 SF
1314 Wilshire Building Size	2,684 SF
1316-1330 Wilshire Building Size	15,954 SF
Transit Oriented Communities (TOC)	Tier 2
Community Plan Area	Westlake Community
Area Planning Commission	Central
Neighborhood Council	Westlake South Council
Council District	CD 1 - Gil Cedilo



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Development Summary

ZONING C4(CW)-U/4.5

21,080 square feet

TOC Tier 2

RESIDENTIAL ANALYSIS

WITHOUT TOC

52 units

4.5 FAR

94,860 SF building

150 FT height limit

WITH TOC

83 units

6.5 FAR

137,020 SF mixed use building

161 FT height limit



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Development Location

CLOSE PROXIMITY to LA Live, Staples Center, restaurants and theatres

WALKING DISTANCE to the heart of Downtown Los Angeles

LOCATED in a competitive business environment with a growing and skilled workforce

THE DEVELOPMENT is located in the City West Neighborhood, a vibrant pedestrian corridor in the heart of Los Angeles with a walkability score of 93

Freeway Access

DOWNTOWN LA is accessible by four major highways;

The Harbor (101)
The Santa Monica freeways (10)
The Harbor (110)
and Golden State Freeways (5)



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L.A. Metro Rail System

THE METRO TRANSIT AUTHORITY (MTA) in Los Angeles operates many lines that cross through Downtown LA making the area very accessible

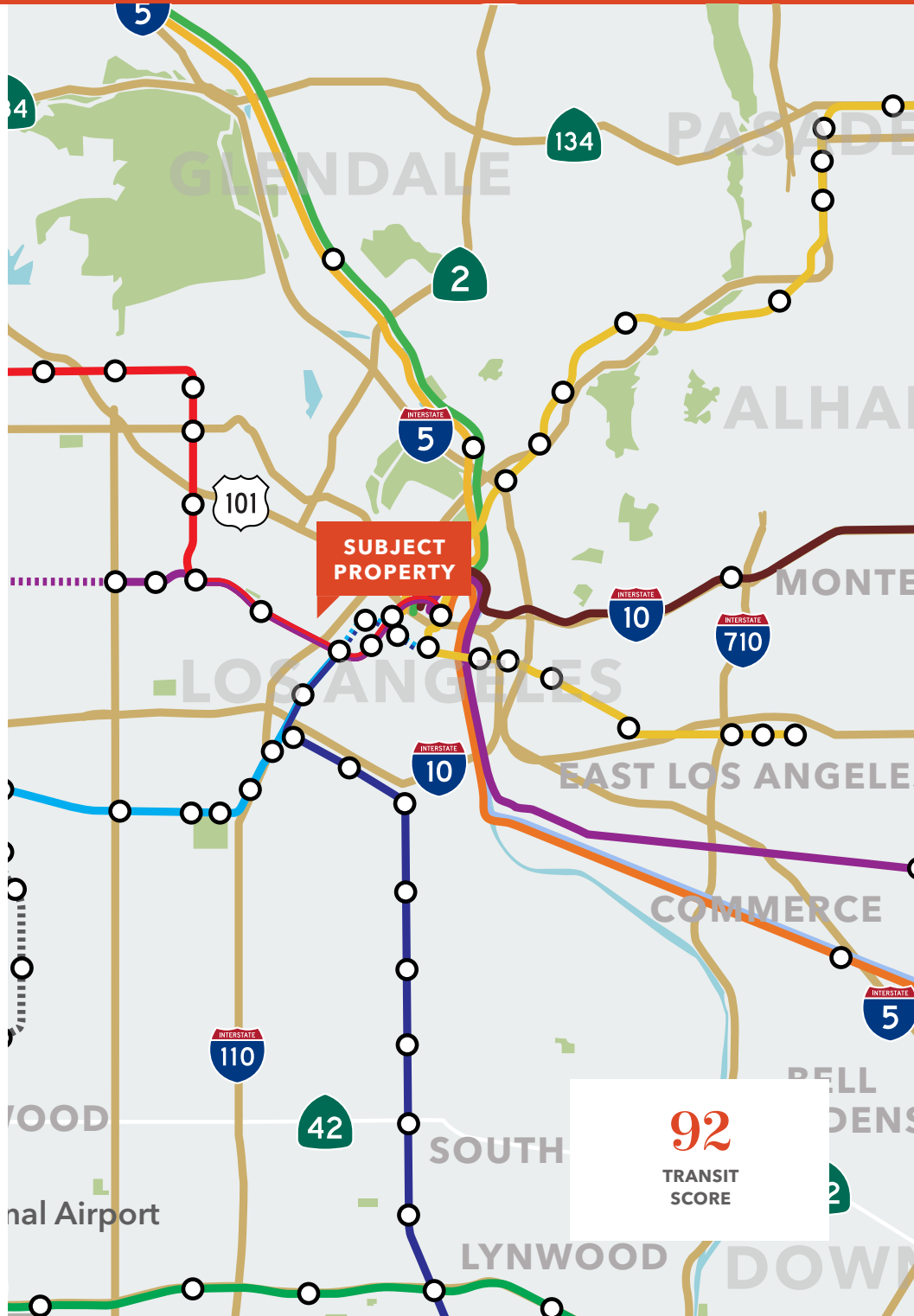
MORE THAN 755,000 passengers a week take the MTA across 93 stations in LA county

THE DEVELOPMENT SITE is located just 6 blocks from the 7th Street Metro Center station for the L.A. Metro A (Blue) line

Expo Line Extension

THE LA METRO EXPO LINE connecting from Santa Monica to Downtown Los Angeles makes the area accessible to people from multiple areas of Los Angeles County

FURTHERMORE, the Regional Connector is an underground lightrail extension provides access to Downtown L.A. from Long Beach, East L.A. and other areas



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DOWNTOWN
LOS ANGELES

FLOWER ST

WILSHIRE BLVD

STAPLES Center

Los Angeles CONVENTION CENTER

LA LIVE

INTERSTATE 110

INTERSTATE 10

L.A. LIVE WAY

W PICO BLVD

PIH HEALTH GOOD
SAMARITAN HOSPITAL

SUBJECT
PROPERTY

10TH STREET
ELEMENTARY SCHOOL

BELMONT HIGH
SCHOOL

ESPERANZA
ELEMENTARY SCHOOL

ROSS
DRESS FOR LESS

UNITED STATES
POSTAL SERVICE

McDonald's

THE HOME
DEPOT

Goodwill

Jack
in the box

SALVARADO ST

7TH ST

W OLYMPIC BLVD

S HOOVER ST

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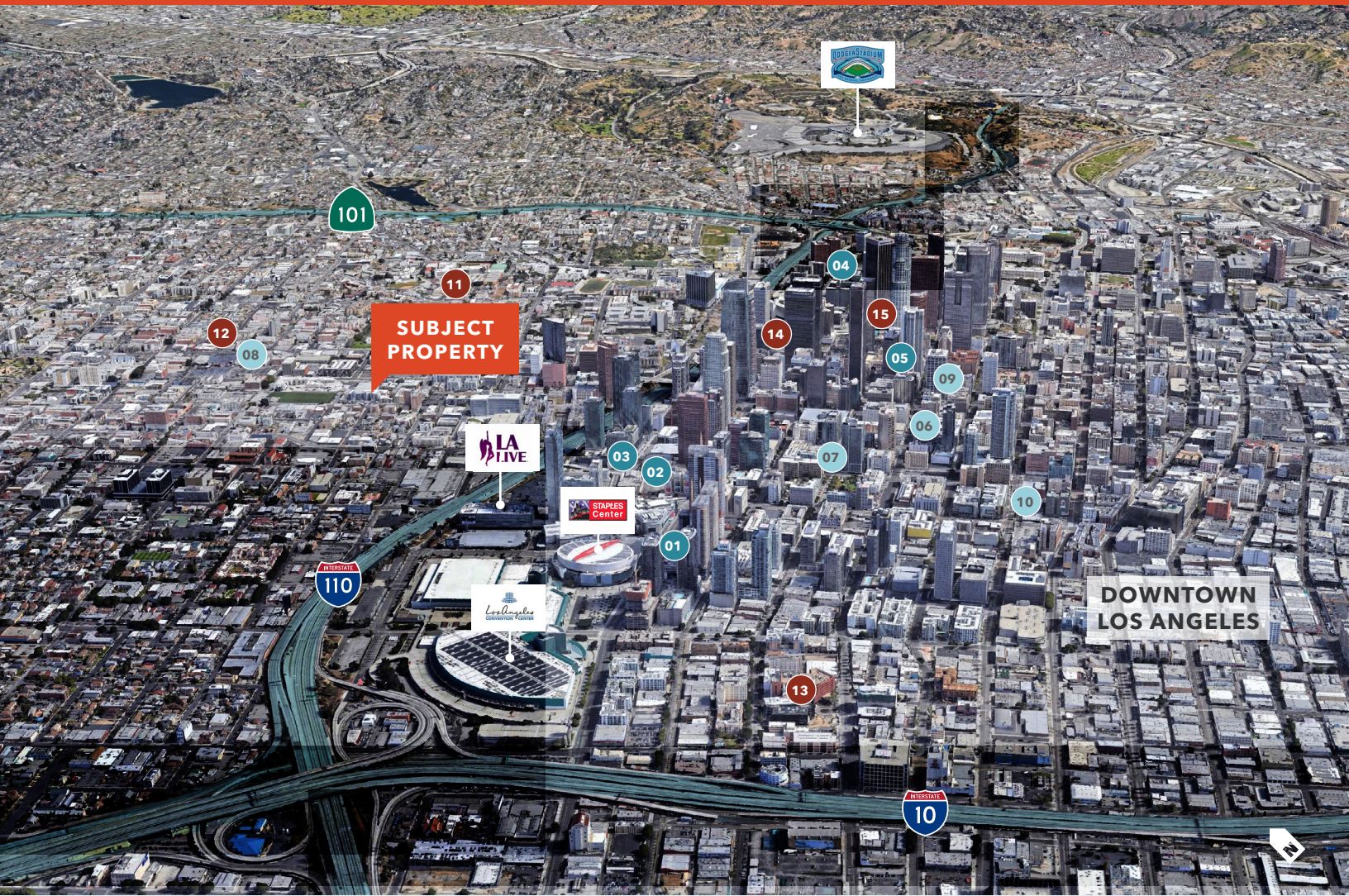
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Downtown Los Angeles Amenities

EAT + DRINK

- 1 The Palm
- 2 Fleming's Prime Steakhouse
- 3 Yard House
- 4 Otium
- 5 Water Grill

GROCERY + SHOPPING

- 6 Whole Foods
- 7 Ralphs
- 8 Home Depot
- 9 Walgreens
- 10 CVS

HEALTH + SERVICES

- 11 PIH Health Good Samaritan Hospital
- 12 Rite Aid
- 13 Dignity Health California Hospital
- 14 St. Thomas Hospital Group
- 15 Kaiser Permanente

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