

SIGNALIZED CORNER MIXED-USE RETAIL & MULTI-FAMILY



2
6
3
4

**NORTH
BROADWAY**
LOS ANGELES, CA 90031

Marcus & Millichap
BRANDON MICHAELS
GROUP

2634 **NORTH BROADWAY**
LOS ANGELES, CA 90031

EXCLUSIVELY LISTED BY

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HOLLYWOOD

KOREATOWN

DOWNTOWN
LOS ANGELES

FASHION DISTRICT

LOS ANGELES
HISTORIC PARK

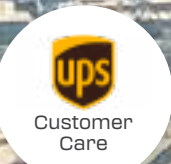
ELYSIAN
VALLEY
PARK

DOWNEY
RECREATION
CENTER

LA
TRANSPORTATION
CENTER (LATC)

LATC
RAIL YARD

BREWERY
ART WALK



(220,000 VPD)



Marcellino's
Cafe



(220,000 VPD)

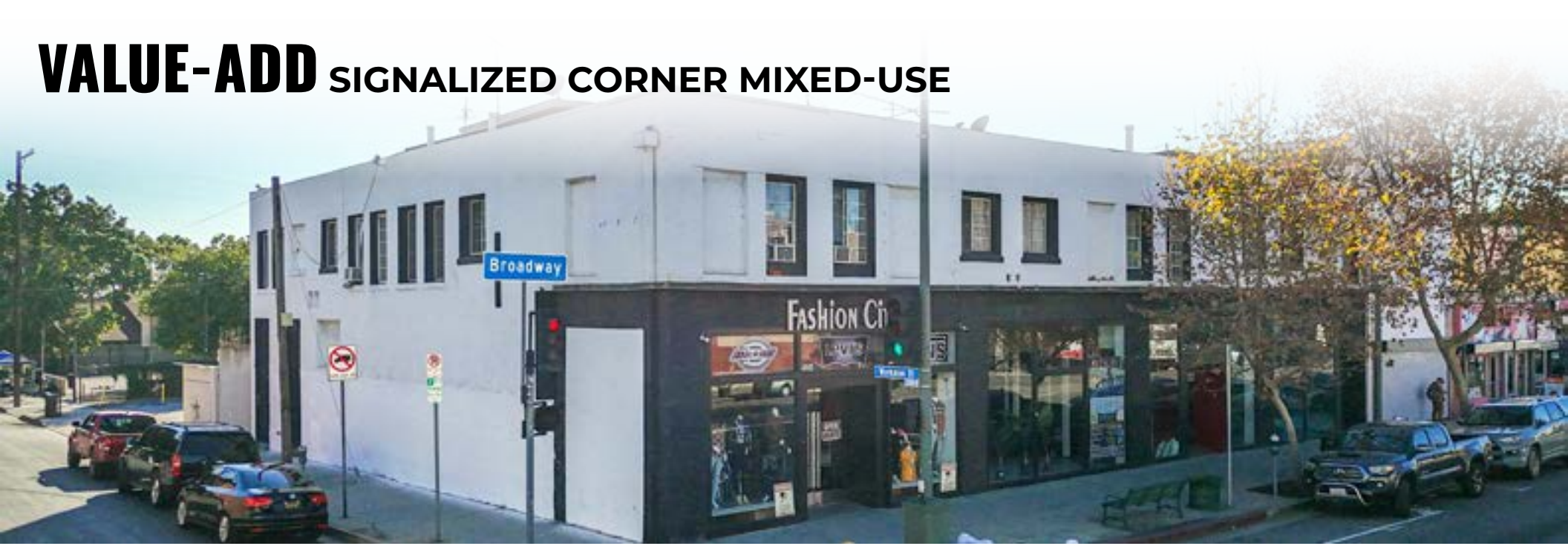
SACRED HEART
ELEMENTARY
SCHOOL

N BROADWAY (26,483 VPD)



**NORTH
BROADWAY**
LOS ANGELES, CA 90031

VALUE-ADD SIGNALIZED CORNER MIXED-USE



\$3,500,000

PRICE

1912

YEAR BUILT

16,088 SF

TOTAL BUILDING AREA

\$218

PRICE/SF

18,006 SF

TOTAL LAND AREA

\$194

PRICE/SF LAND

9.43%

PRO-FORMA CAP RATE

[Q]C4-1XL-CDO

ZONING

19

PARKING SPACES

Tier 3

TOC

Signalized Corner Mixed-Use Retail/Multi-Family Priced Below Replacement Costs

A 16,008 square foot mixed-use consisting of 3 retail units totaling 9,667 SF (60%) and 15 studio apartment units totaling 6,421 SF (40%) situated on 18,006 square feet of land with rare onsite parking.

Ideal Value-Add or Owner-User Opportunity

Ground floor storefront retail space totaling 9,667 square feet across three units is 78% occupied and on month-to-month leases. Second floor apartment units are 93.3% occupied and will provide stable, supplemental cash flow to a Value-Add Investor or Owner-User Buyer, with **39.3% upside in rents**. An opportunity for an Owner-User to occupy the ground floor retail and have an effective cost of ownership per month of \$1.75 per square foot, after achieving market apartment rents.

High-Traffic Broadway Commercial Corridor with Dense Immediate Population

N Broadway is a highly walkable commercial district (93 Walk Score; Walker's Paradise) that has seen an infusion of new hip and trendy tenants and receives daily traffic counts in excess of 36,000 vehicles per day with over 30,000 residents within one mile of the subject property. The property is located in a State Enterprise Zone and Opportunity Zone.

Gentrifying Lincoln Heights Submarket

Substantial nearby development and within close proximity to USC Keck Hospital, Dodger Stadium, Downtown Los Angeles & LA Live, Cal State LA & Occidental College. Significantly lower price per square foot compared to nearby further gentrified markets such as Highland Park & Eagle Rock, which over the past two years sales average \$530 per square foot.

MONTH-TO-MONTH RETAIL LEASES AT RENTS SIGNIFICANTLY BELOW MARKET



1,933 SF

5,559 SF

2,175 SF

SIGNALIZED CORNER LOCATION WITH OVER 110 FEET OF LINEAR FRONTAGE ALONG N BROADWAY



AMPLE **PRIVATE PARKING** IN THE REAR SURROUNDED BY PUBLIC PARKING OPTIONS



SIGNIFICANT DEVELOPMENT WITH OVER 1,200+ MULTIFAMILY UNITS DELIVERED IN THE IMMEDIATE AREA



498 N AVE 19
95 UNITS | DELIVERED



3555 N FIGUEROA ST
55 UNITS | PROPOSED

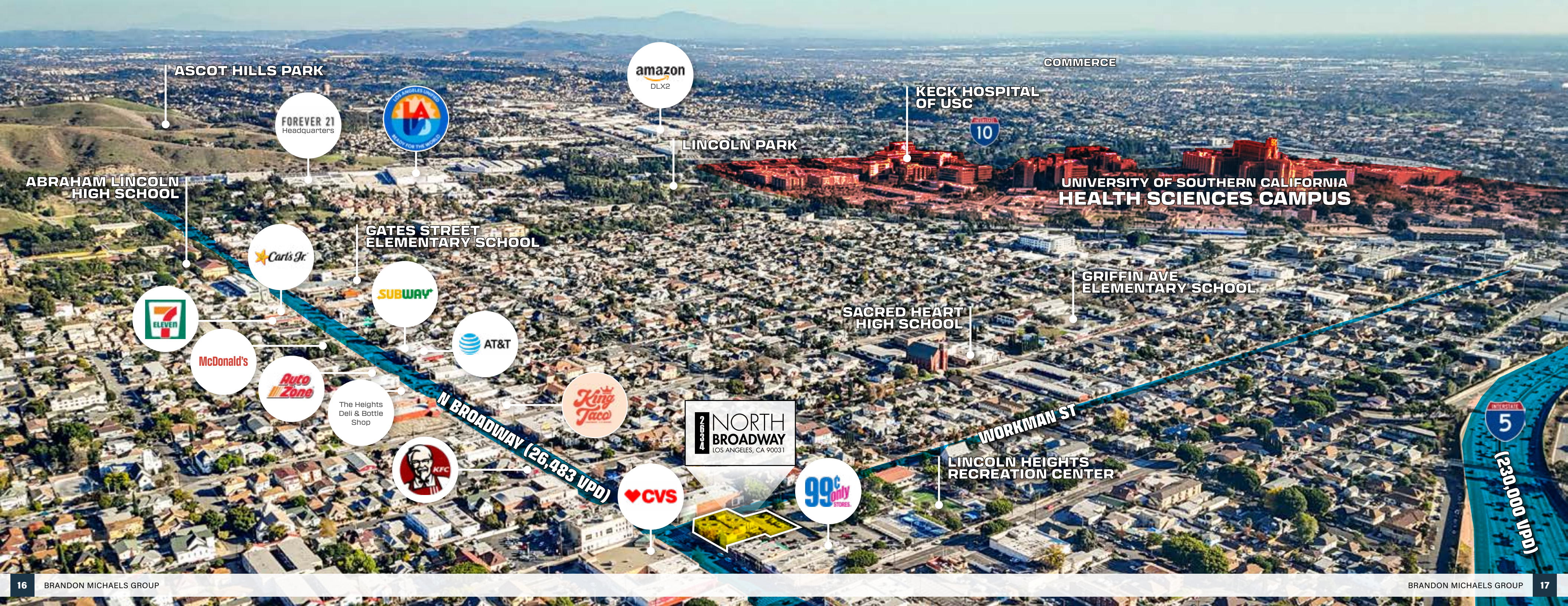


5
(230,000 VPD)

N BROADWAY (26,483 VPD)

4362 NORTH BROADWAY
LOS ANGELES, CA 90031





ASCOT HILLS PARK

FOREVER 21
Headquarters



LINCOLN PARK

COMMERCE

KECK HOSPITAL
OF USC



UNIVERSITY OF SOUTHERN CALIFORNIA
HEALTH SCIENCES CAMPUS

ABRAHAM LINCOLN
HIGH SCHOOL

GATES STREET
ELEMENTARY SCHOOL



GRIFFIN AVE
ELEMENTARY SCHOOL

SACRED HEART
HIGH SCHOOL



The Heights
Deli & Bottle
Shop



N BROADWAY (26,483 UPD)

NORTH
BROADWAY
LOS ANGELES, CA 90031

WORKMAN ST



LINCOLN HEIGHTS
RECREATION CENTER



(230,000 UPD)



STARLAND THEATRE

The Starland Theatre, originally opened in 1913, was known for hosting various events, including the record-setting flag pole sitting feat by the Masked Phantom in 1930. Designed by architect George B. Campbell, who likely worked for the Huntington Land & Improvement Company, the theater boasted a shallow stage initially used for vaudeville performances before transitioning to film screenings with the advent of sound. It had a seating capacity of 850, all on one level.

The construction of the theater was announced in 1912, possibly initially named the Globe Theatre under the management of Globe Amusement Co. The Globe circuit had plans to open 15 theaters, with several successfully established before the circuit collapsed. The Starland Theatre, originally intended to be part of the Globe circuit, later acquired the name Starland after the dissolution of the Globe chain. It was listed in city directories from 1915 onward under this name.



STARLAND THEATRE

The old Starland Theatre presents an exciting opportunity for prospective buyers. With its historical charm and potential for renovation, the theater could be transformed into a stunning space. Features like the original ceiling could be opened up with a glass dome, allowing natural light to flood the interior. Adding windows to the frontage would further enhance the aesthetic appeal and provide a welcoming atmosphere. Exposed brick walls inside the theater could contribute to a trendy industrial vibe, adding character and uniqueness to the space. This renovation project offers the chance to breathe new life into a piece of history while creating a modern and stylish venue.



LINCOLN HEIGHTS

Lincoln Heights, located in the northeastern part of Los Angeles, is one of the city's oldest neighborhoods, characterized by cultural diversity, historic landmarks, and a strong sense of community, facing challenges while offering opportunities for positive growth.

Lincoln Heights is centrally located, directly adjacent to Downtown Los Angeles, Northeast Los Angeles, and the Eastside. Sitting just a mile and a half from Downtown Los Angeles, N Broadway is a highly walkable commercial district that has seen an infusion of new hip and trendy tenants including the Airliner, The Heights Deli & Bottle Shop, Tierra Mia Coffee, Lincoln Kitchen, Tap, and the Lincoln Heights Farmers' Market.

Lincoln Heights is slated for growth, as development takes shape in and around the immediate sub-market. Developers want to turn the old Lincoln Heights Jail on Avenue 19 into a sprawling residential and commercial complex. The city is planning to build a sprawling Clean Water Campus to house hundreds of employees on what is now a parking lot on San Fernando Road.



NEARBY TRENDY TENANTS

Home to retailers and restaurants like the...



BENNY BOY BREWING

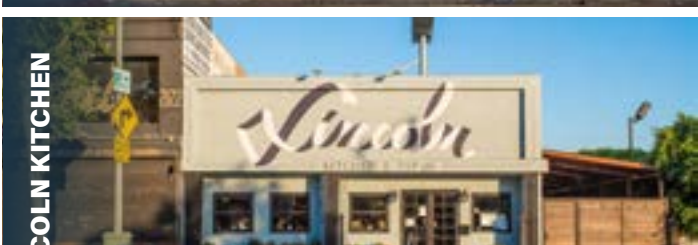
THE AIRLINER

SAN ANTONIO WINERY

LINCOLN HEIGHTS FARMERS MARKET

THE HEIGHTS DELI & BOTTLE SHOP

LINCOLN KITCHEN



HIGHLY TRANSIT ORIENTED

Access to Major Freeways 5, 110, and 101 and close proximity to Union Station and Metro E & A lines.



0.3 MILES
FROM SUBJECT



0.7 MILES
FROM SUBJECT



1.7 MILES
FROM SUBJECT

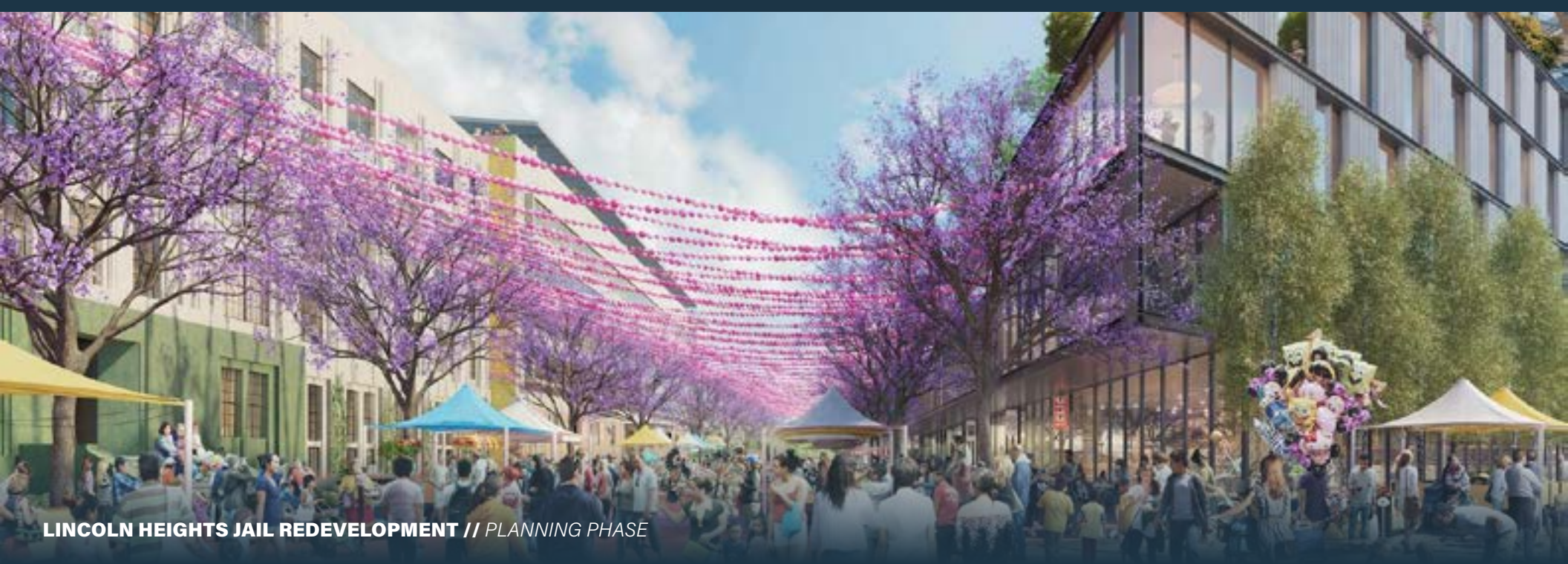


2.1 MILES
TO UNION STATION

0.7 MILES
LINCOLN/CYPRESS STATION



OCT 2022 Subject to Change



LINCOLN HEIGHTS JAIL REDEVELOPMENT // PLANNING PHASE

NOTABLE DEVELOPMENTS



Barranca
Status: Delivered, 2022
Units: 200 Units
Retail: 4,661 SF
Height: 5 Stories



141 W Avenue 34
Status: Under Construction, 2025
Units: 468 Units (66 VLI Units)
Retail: 16,000 SF
Parking: 311 Spaces
Height: 5 Stories

DEVELOPMENT

A DECADE OF TRANSFORMATION

The neighborhood, known for its rich history and diverse community, has seen a surge in real estate development projects that reflect a blend of modernization and preservation. Historic buildings have been repurposed into trendy lofts and mixed-use spaces, attracting a new wave of residents and businesses.

Additionally, commercial developments have brought in a variety of shops, cafes, and cultural hubs, creating a vibrant local economy. The revitalization efforts have not only enhanced the physical infrastructure but have also fostered a sense of community pride and engagement.



1,289
 UNITS DELIVERED



1,358
 UNITS UNDER CONSTRUCTION



2,357
 UNITS IN PLANNING



BARRANCA

141 W AVENUE 34



LINCOLN HEIGHTS

DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	29,295	325,221	997,647
Households	8,086	101,104	331,937
Average Household Income	\$75,926	\$84,196	\$86,000
Median Household Income	\$50,359	\$59,284	\$60,168

DEMOGRAPHICS BY RADIUS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	29,295	325,221	997,647
Households	8,086	101,104	331,937
Average Household Size	3.5	2.9	2.9
Annual Growth 2010-2022	0.3%	0.5%	0.7%
Median Age	36.7	38.2	38.2
Owner Occupied Households	1,989	28,856	84,161
Renter Occupied Households	5,819	70,033	242,169
Average Household Income	\$75,926	\$84,196	\$86,000
Median Household Income	\$50,359	\$59,284	\$60,168
Businesses	1,494	20,564	59,081



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