

LEASED INVESTMENT  
FOR SALE IN **DTLA**

**310-320 BOYD ST**  
LOS ANGELES • CALIFORNIA • 90013

**12,000 SF**  
BUILDING ON  
**12,000 SF**  
OF LAND



FOR MORE INFORMATION,  
PLEASE CONTACT

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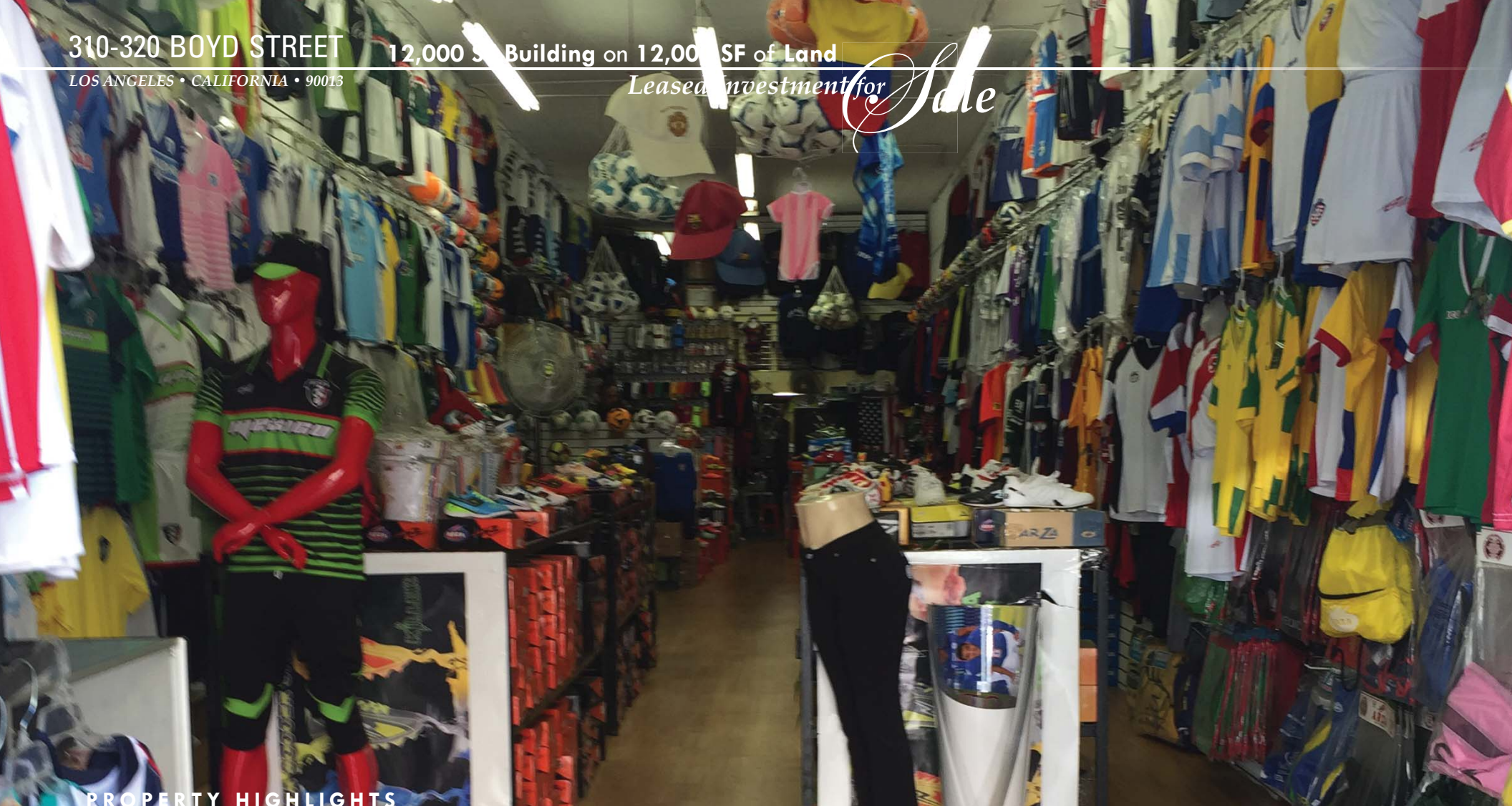
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## PROPERTY HIGHLIGHTS

- 12,000 SF Building
- Great Toy Town Location Just West of San Pedro
- Plenty of Street Parking
- Mid to Long Term Tenants
- 6 Units - 100% Leased
- NOI of \$182,239.80

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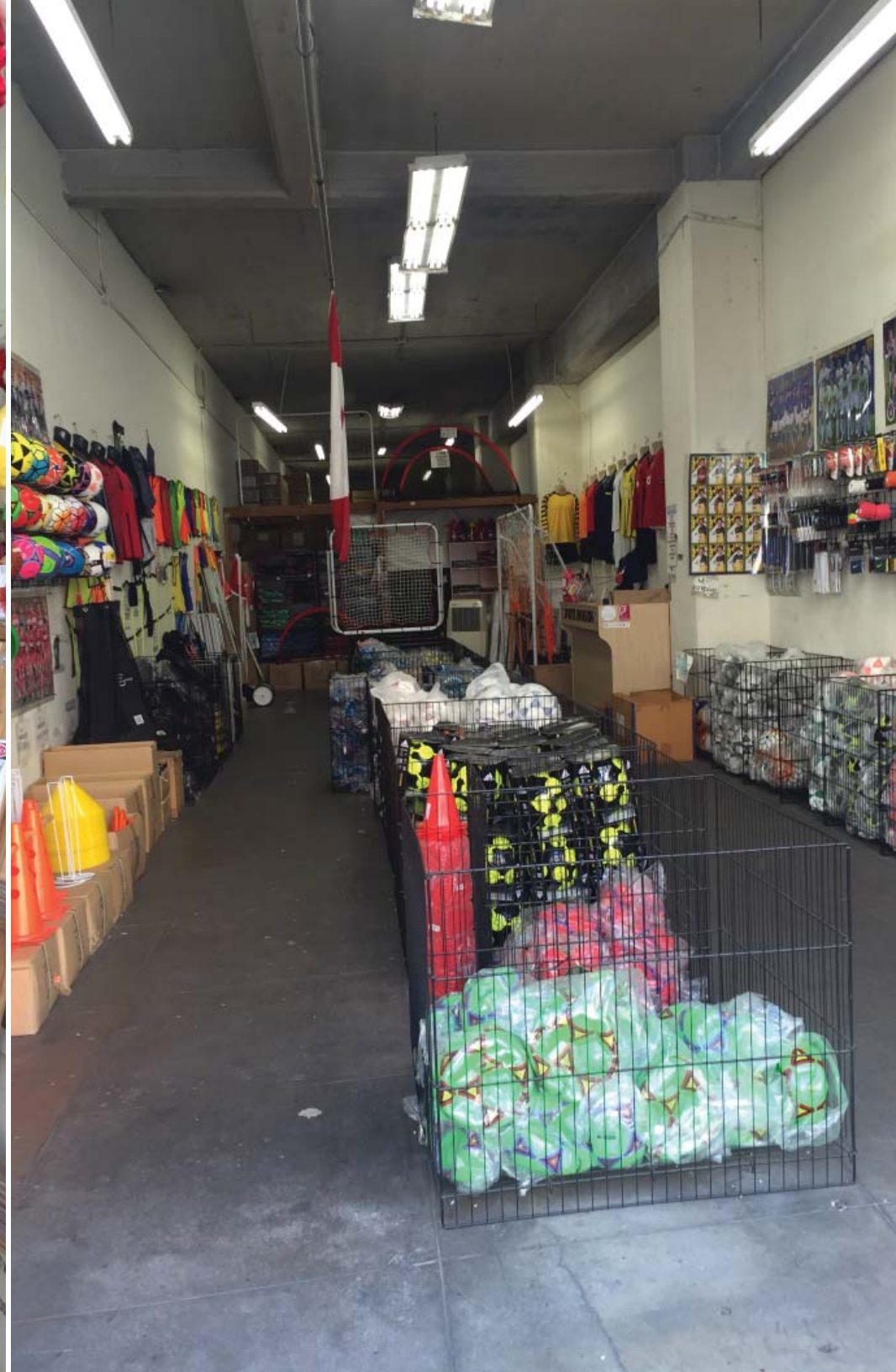
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PROPERTY  
PHOTOS



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PROPERTY AERIAL



The information has been furnished from sources which we deem reliable, but for which we assume no liability. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. Buyers should consult with their independent advisors to determine if the property is suitable for their needs.





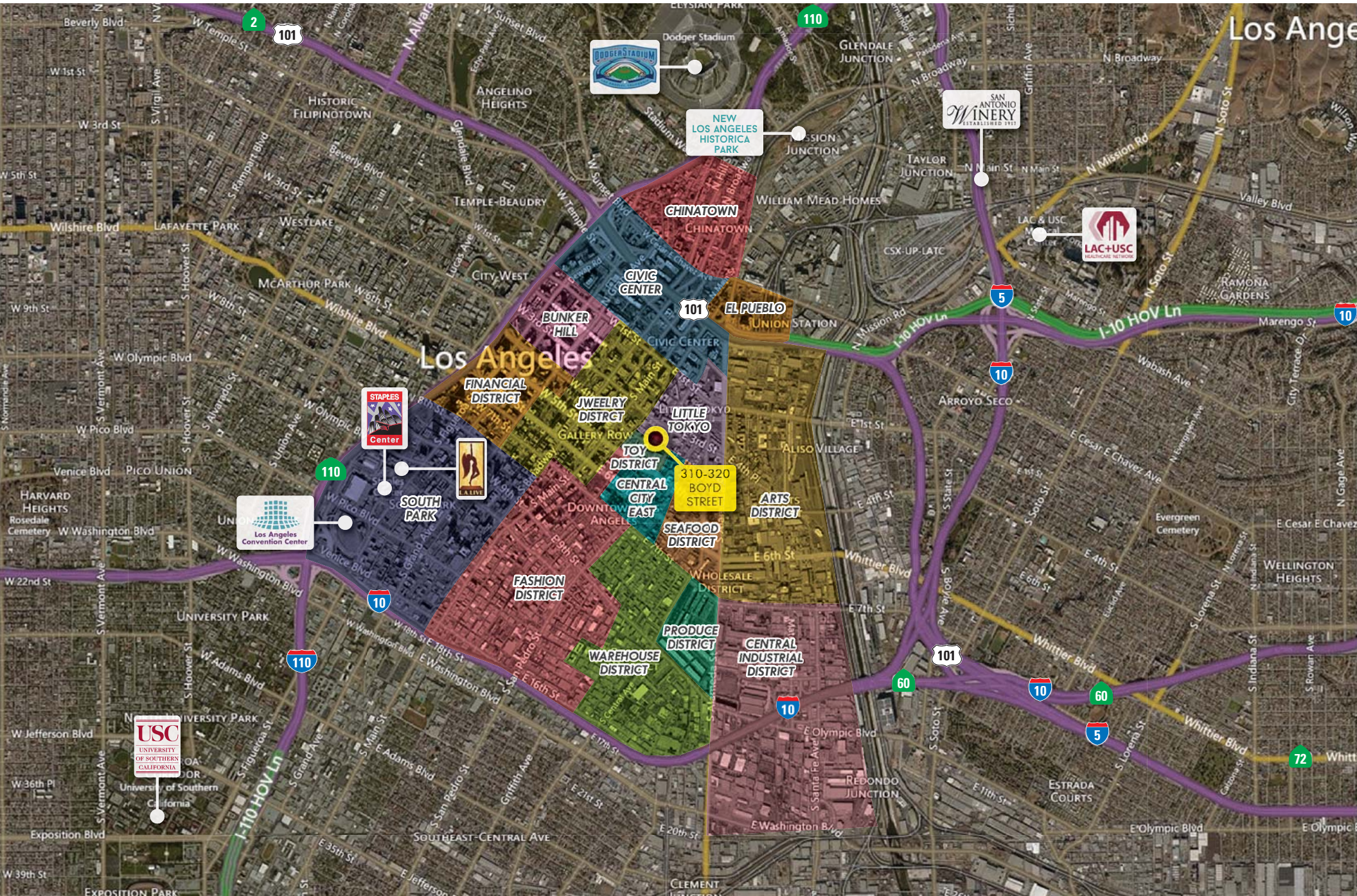


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ARTS DISTRICT AERIAL



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Downtown Los Angeles  
**Arts DISTRICT**  
AMENITIES

**RESTAURANTS**

- 1 **Bestia** 2121 E 7<sup>th</sup> Pl
- 2 **Church and State Bistro** 1850 Industrial St
- 3 **Fisherman's Outlet** 529 S Central Ave
- 4 **Kegaya** 418 E 2<sup>nd</sup> St
- 5 **Lazy Ox** 241 S San Pedro St
- 6 **Little Bear** 1855 Industrial St
- 7 **Sushi Gen** 422 E 2<sup>nd</sup> St
- 8 **Sushi Go 55** 333 S Alameda St #317
- 9 **Spice Table** 114 S Central Ave
- 10 **Wurstküche Restaurant** 800 E 3<sup>rd</sup> St
- 11 **Yxta Cocina** 601 S Central Ave
- 12 **Factory Kitchen** 1300 Factory Pl

**BARS, CAFÉS, COFFEE & HANGOUTS**

- 13 **Angel City Brewing** 216 S Alameda St
- 14 **Beard Papa's** 333 S Alameda St
- 15 **Blue Whale Jazz Bar** 123 Astronaut E S Onizuka St
- 16 **Bordello** 901 E 1<sup>st</sup> St
- 17 **Bread Lounge, LLC** 700 S Santa Fe Ave
- 18 **Café Americano** 923 E 3<sup>rd</sup> St
- 19 **Daily Dose Café** 1820 Industrial St
- 20 **Flying Pig Café** 141 S Central Ave
- 21 **Blue Bottle Coffee Roasters** 582 Mateo St
- 22 **K-Town BBQ** 738 E 3<sup>rd</sup> St
- 23 **Novel Café** 811 Traction Ave
- 24 **Pizzanista** 2019 E 7<sup>th</sup> St
- 25 **Pour Haus Wine Bar** 1820 Industrial St
- 26 **Señor Fish** 422 E 1<sup>st</sup> St
- 27 **Starbucks** 138 S Central Ave
- 28 **The Edison** 108 W 2<sup>nd</sup> St
- 29 **The Far Bar** 347 E 1<sup>st</sup> St
- 30 **Tony's Saloon** 2017 E 7<sup>th</sup> St
- 31 **Villains Tavern** 1356 Palmetto St
- 32 **Urth Caffé** 451 S Hewitt St

**ARTS, CULTURE & ENTERTAINMENT**

- 33 **6th St Bridge** (Michael Maltzan Architect) 6th St Viaduct
- 34 **Cleveland Arts** 110 N Santa Fe Ave
- 35 **Cornerstone Theater Company** 708 Traction Ave
- 36 **Higashi Honganji Buddhist Temple** 505 E 3<sup>rd</sup> St
- 37 **Japanese American Cultural & Community Center** 244 S San Pedro St
- 38 **Japanese American National Museum** 369 E 1<sup>st</sup> St
- 39 **LA Kretz Innovation Campus** (with DWP) Hewitt & E 5<sup>th</sup> St
- 40 **One Santa Fe Theater** (Michael Maltzan Architect) 1 Santa Fe Ave
- 41 **The Geffen Contemporary at MOCA** 152 N Central Ave
- 42 **The R&R Gallery Project** 929 E 2<sup>nd</sup> St
- 43 **Sci-Arc School of Architecture** 960 E 3<sup>rd</sup> St

**DAILY LIVING, TRANSPORTATION & MARKETS**

- 44 **Bank of America** 590 S Central Ave
- 45 **Bouldering Gym** 1308 Factory Pl
- 46 **Crossfit Gym** 588 Mateo St
- 47 **Dog Park** (Saslow) Mateo & E 4<sup>th</sup> St
- 48 **Electric Car Charging Station** Mateo & Industrial
- 49 **FedEx Office Print & Ship Center** 181 S Central Ave
- 50 **Grand Central Market** 317 S Broadway
- 51 **Little Tokyo Galleria and Woori Market** 333 S Alameda St #100
- 52 **Los Angeles Library** (Little Tokyo) 203 S Los Angeles St
- 53 **Los Angeles Post Office** 406 E 2<sup>nd</sup> St
- 54 **Metro Gold Line Little Tokyo/Arts District Station** 200 N Alameda St
- 55 **Office Depot** 401 E 2<sup>nd</sup> St
- 56 **One Santa Fe Market** 1 Santa Fe Ave
- 57 **Sci-Arc Art Supply Store & Print Shop** 955 E 3<sup>rd</sup> St
- 58 **Tokyo Dry Cleaners** 426 E 2<sup>nd</sup> St
- 59 **Urban Radish Farm Fresh Market** (8k SF+) Mateo & Industrial
- 60 **Metro Red Line Potential Future Stop**

**RESIDENTIAL, MIXED-USE**

- 61 **808-820 E 3rd St** (15 Lofts)
- 62 **811 Traction** (10 Lofts)
- 63 **940 E 2nd St** (32 Lofts)
- 64 **950 E 3rd St** (472 Apts. & 30,000 SF Retail)
- 65 **Creative Campus** (±124 Lofts, 40,000 SF Creative Office) 1820 Industrial St
- 66 **2101 E 7th St** (39 Lofts)
- 67 **Amp Lofts** (240 Lofts) 695 S Santa Fe Ave
- 68 **Beacon Lofts** (53 Lofts) 825 E 4<sup>th</sup> St
- 69 **Biscuit Company Lofts** (105 Lofts) 1820 Industrial St
- 70 **Brick Lofts** (21 Lofts) 1820 Industrial St
- 71 **Factory Place** (113 Lofts, 50,000 SF Creative Office) 308 Factory Pl & 1291-1343 E 6<sup>th</sup> St
- 72 **Loft 726** (22 Lofts) 726 S Santa Fe Ave
- 73 **Gallery Lofts** 130 S Hewitt St
- 74 **Mega Toys** (±321 Apts) 905 E 2<sup>nd</sup> St
- 75 **Molino Lofts** (69 Lofts) 437 & 500 Molino St
- 76 **One Santa Fe** (438 Michael Maltzan Designed Lofts, 80,000 SF Commercial, 99 Seat Theater)
- 77 **Sci-Arc Adjacent Apartments** (±425 Units & Retail) Traction & E 4<sup>th</sup> St
- 78 **Seventh & Bridge** (73 Lofts) 2124 E 7<sup>th</sup> Pl
- 79 **Seventh & Santa Fe** (±40 Lofts) 688 S Santa Fe Ave
- 80 **Toy Factory Lofts** (121 Lofts) 1855 Industrial St
- 81 **The Walnut** (57 Proposed Lofts) 1745 E 7<sup>th</sup> St



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