



# BOYLE HEIGHTS RESTAURANT & OFFICE LEASE OPPORTUNITY

*DTLA Arts District Adjacent*

**945 S BOYLE AVENUE, LOS ANGELES, CA 90023**

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial • Industrial • Residential

**Offering Memorandum**



- Ground Floor Restaurant
- 1st & 2nd Floor Offices
- Arts District Adjacent
- I-10/I-5 Freeway Adjacent
- Heavy Traffic Destination



**Exclusively offered by**

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## 945 S BOYLE AVENUE, LOS ANGELES, CA 90023

### Property Details

Total Building Area	5,300± SF
Land Area	10,075± SF
Stories	2
Construction	Red Brick
Year Built	1987
	Recently Completely Renovated
Parking	16± Vehicles
Additional Parking Available Across Boyle Ave	
Restaurant Space	3,150± SF (Ground Floor)
Office Space	2,150± SF
850 SF on Ground Floor/1,300 SF on 2nd Floor	
Zoning	LA C2
Liquor License	Type 41 (Beer & Wine)
Public Health License	Yes
Zoning	LA C2

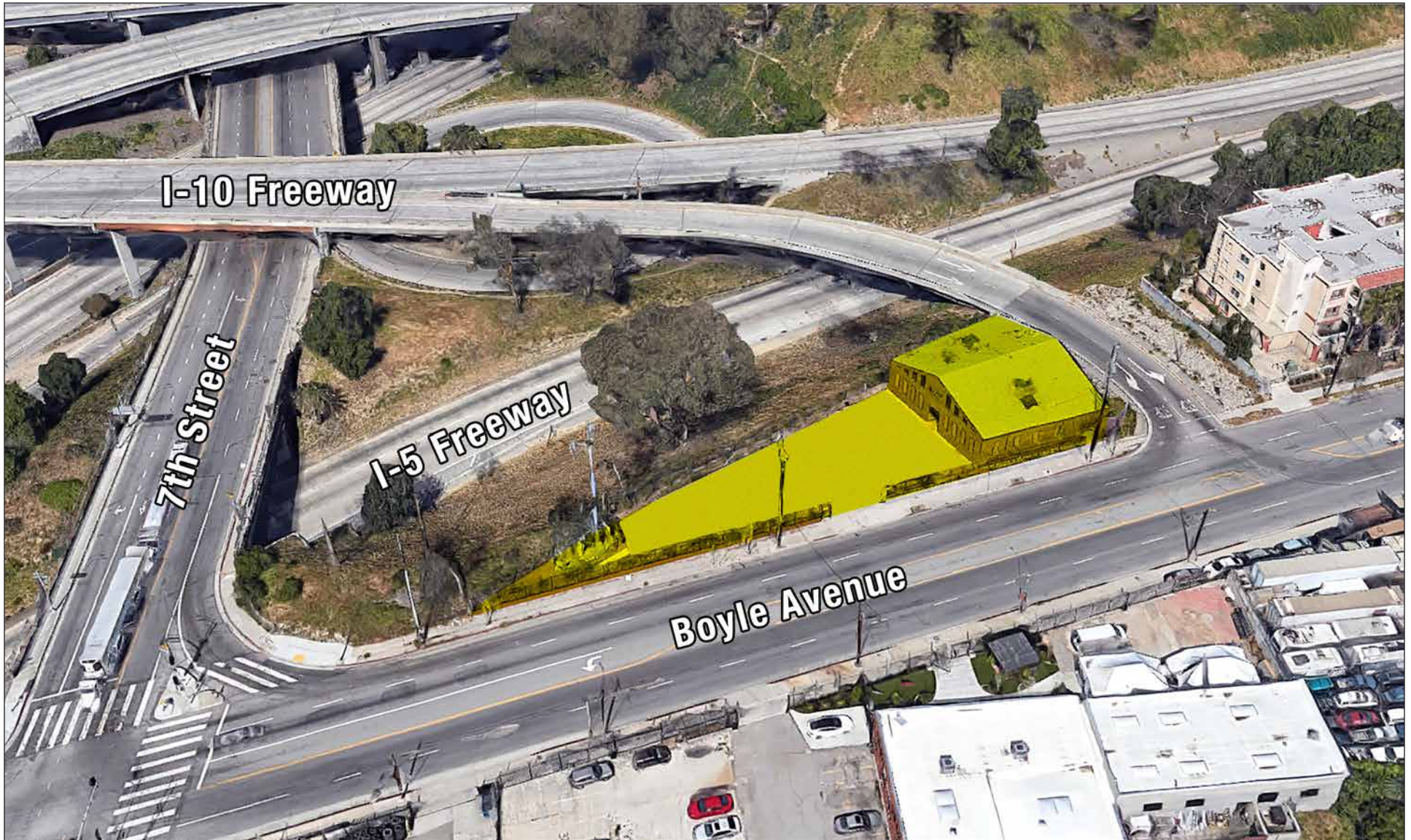
- Turn-key coffee shop/restaurant opportunity
- 3,150± SF of ground floor restaurant space
- 2,150± SF of 1st and 2nd floor office space
- Completely renovated space: Must see!
- Type 41 liquor license
- Abundant parking available on-site and across street
- Prime Boyle Heights location
- Located between Whittier Blvd and 7th Street
- Heavy vehicle traffic
- Adjacent to I-10 Freeway offramp
- Just east of the Downtown Los Angeles Arts District and the Los Angeles River

### Lease Rental:

**\$20,000 Per Month (\$3.77 Per SF NNN)**



# Property Aerial





This map shows the Boyle Heights neighborhood in Los Angeles, California. The Los Angeles River flows through the center of the area. Major highways include Interstate 10 (I-10), Interstate 5 (I-5), State Route 101 (SR-101), and State Route 60 (SR-60). The map highlights several streets, including E 4th St, E 6th St, E 7th St, E 8th St, and Whittier Blvd. Key locations marked include Hollenbeck Park, Boyle Heights Sports Center, and various schools such as Bishop Mora Salesian High School and Soto Street Elementary School. A red pin is placed at 945 South Boyle Avenue. Other notable points of interest include The Factory Kitchen, Zinc Cafe & Market and Bar Mateo, and Pioneer Chicken.



# Property Photos (Restaurant)



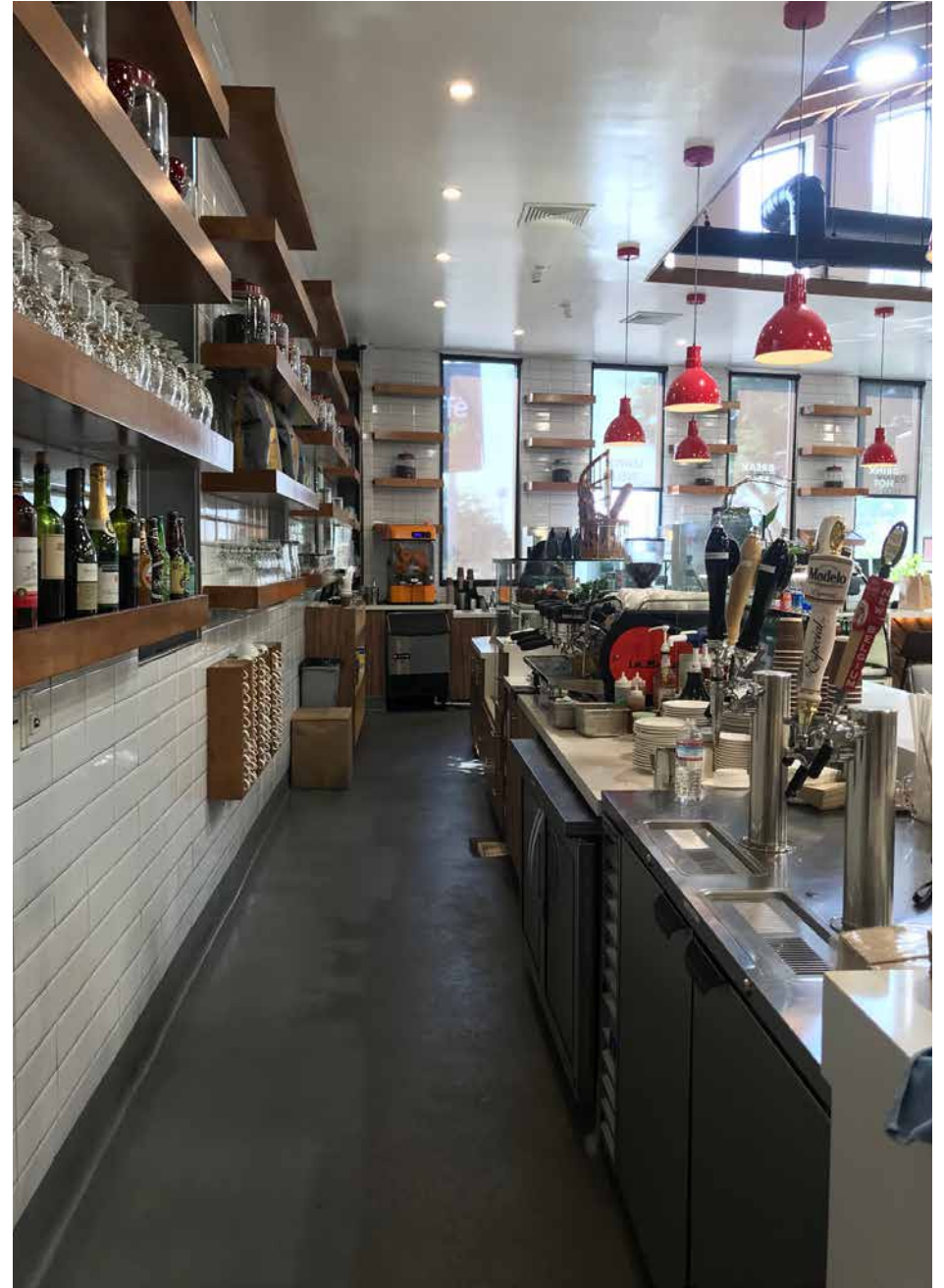


# Property Photos (Restaurant)





## Property Photos (Restaurant)





# Property Photos (Office Space)





# Downtown Los Angeles Demographics



2016 **65,043**

1999 **18,700**



2016 **37,840**

1999 **11,626**



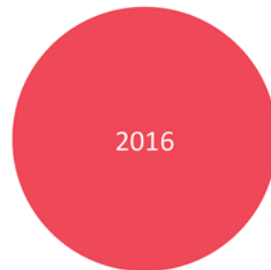
2016 **\$653**

1999 **\$169**



**\$14.6 billion**

**\$4.8 billion**



1999

## A VIBRANT COMMUNITY

**\$98,000** average median household income of residents

**66%** of residents are between the ages of 23–44

**79%** of residents have earned a college degree or higher

**500,000+** weekday population

**19 million** annual visitors

## CONTINUED GROWTH

### Hotel Rooms

**8,177** Current Inventory

**2,756** Under Construction

**4,515** Pipeline

### Residential Units

**37,840** Current Inventory

**11,467** Under Construction

**26,907** Pipeline

## OPEN FOR BUSINESS

**800+**

New restaurants, bars, retail, nightlife,  
and amenities 2008–2016



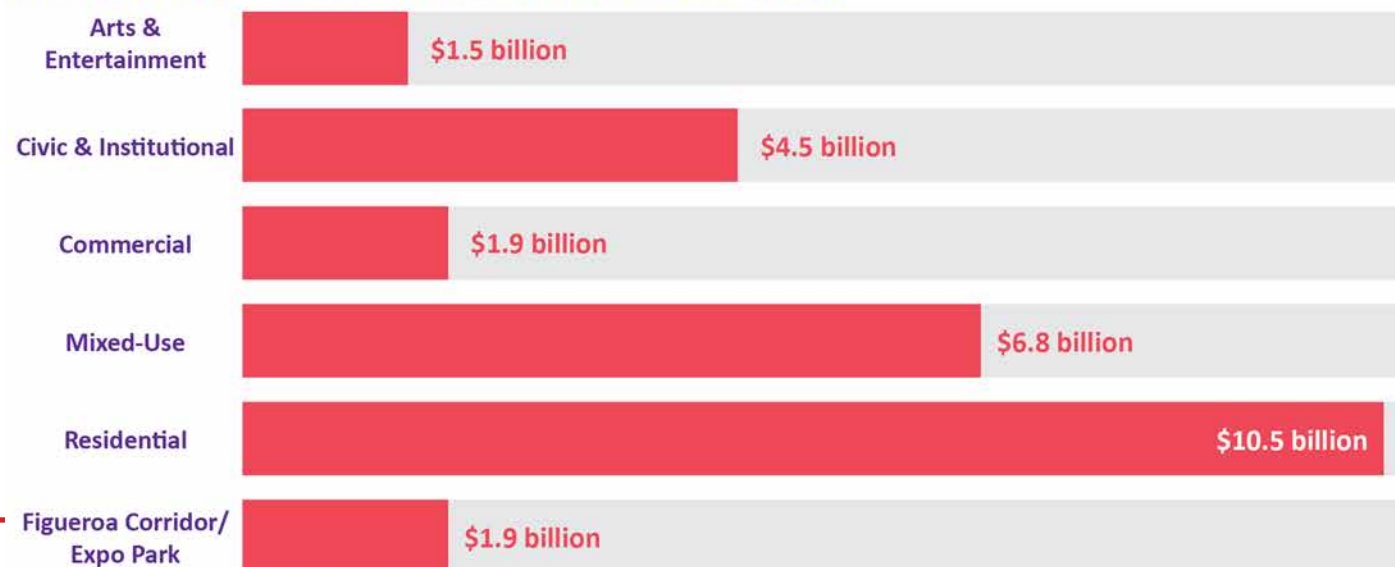
## Downtown Los Angeles Property Values 2006-2016

## Downtown Los Angeles Investment 1999-2016



**7.3%**  
Property Value  
Increase  
2015-2016

### INVESTMENT IN DOWNTOWN LA 1999-2016





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Los Angeles, CA 90023**

**5,300 Sq.Ft. Building  
10,075 Sq.Ft. of Land**



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