

FOR SALE

±65,688 SF BUILDING

±86,036 SF OF LAND

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists

14th Pl

14th St

Griffith Ave

DTLA Manufacturing/Warehouse

1401-1433 GRIFFITH AVE, LOS ANGELES, CA 90021



Mark Silverman

213.747.0379

DRE LIC. 01310992



Bradley Luster

213.276.2483

DRE LIC. 00913803

**1401-1433 GRIFFITH AVENUE
LOS ANGELES 90021**

Property Details

Total Building Area (Per BOMA Report)*	±65,688 SF
Total Land Area (Per Assessor)	±86,036 SF
Units	2
Total Office/Showroom Area	±13,415 SF
Year Built	1938 & 1985
Construction	Masonry
Warehouse Clearance Height	17' & 21'
Dock High Doors	1
Drive Ins	5: 10x12
Power	600A/240V 1Ph 3W 600A/240V 3PH 4W
Parking	±40 Surface Spaces
Sprinklered	Yes
Zone	LA M2-2D
APN	5132-021-016,029

* Los Angeles Assessor has ±60,744 SF



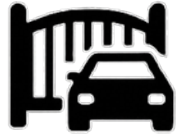
**INDUSTRIAL
BUILDING**



**OFFICE
SPACE**



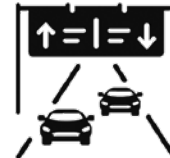
MEZZANINE



**GATED
PARKING**



SPRINKLERS



**FREEWAY
ADJACENT**



**ED1
ELIGIBLE**



**OPPORTUNITY
ZONE**

Property Highlights

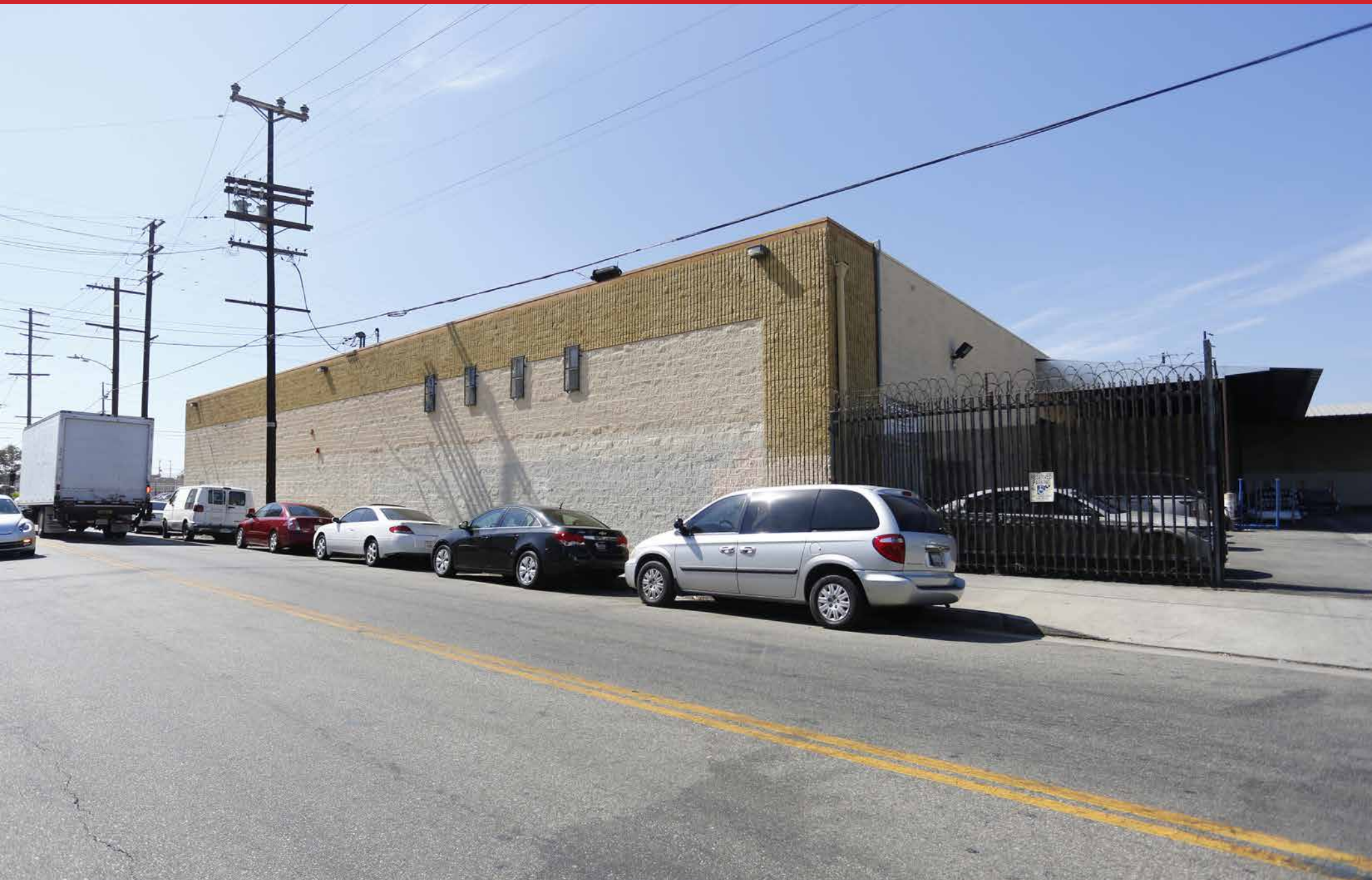
- Industrial facility ideal for manufacturing/warehouse use
- Prime DTLA Fashion District Location
- Block-to-block along Griffith Avenue between 14th Street and 14th Place
- Includes secure gated parking lot for ±40 vehicles
- 3 blocks north of the I-10 Freeway
- Located midway between San Pedro St and Central Ave
- Close to LA Face Mart and San Pedro Wholesale Mart
- ED1 eligible for 100% affordable housing projects
- Designated Qualified Opportunity Zone (tax benefits)
- Phase I Environmental Report available (call broker)

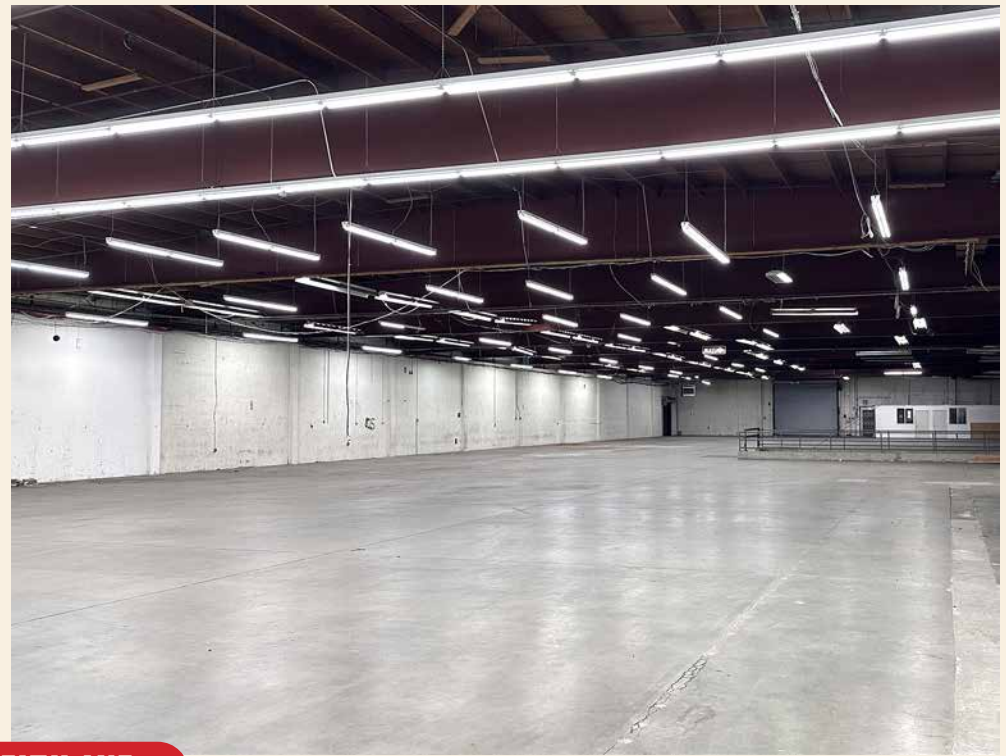
Asking Price: \$18,750,000 (\$285.44 Per SF)

PROPERTY PHOTO



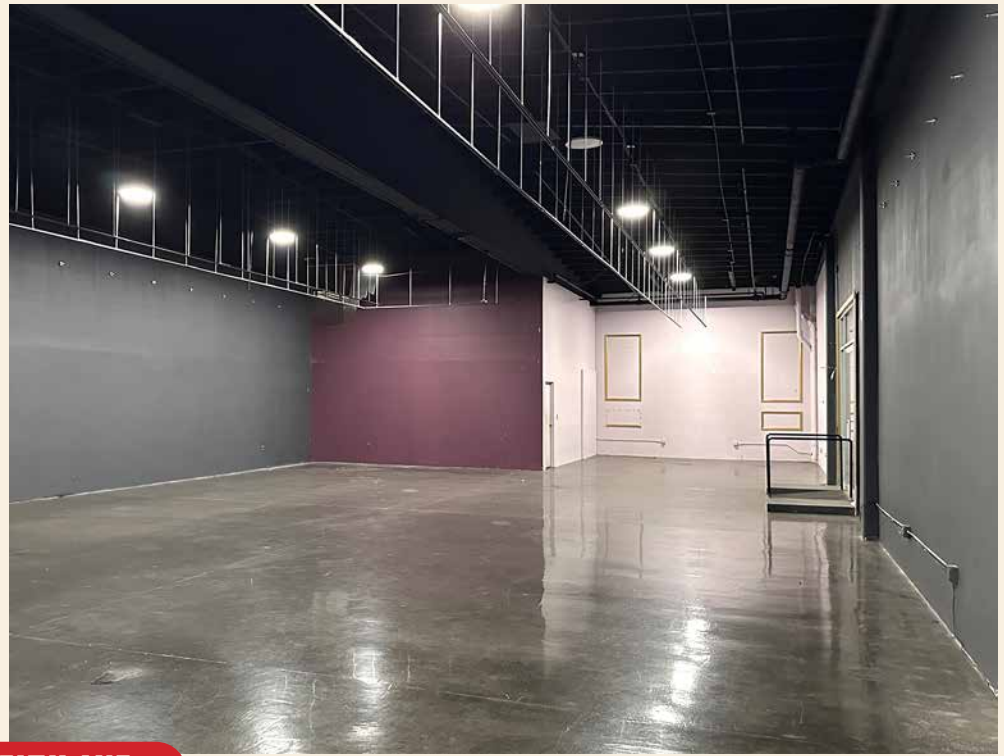
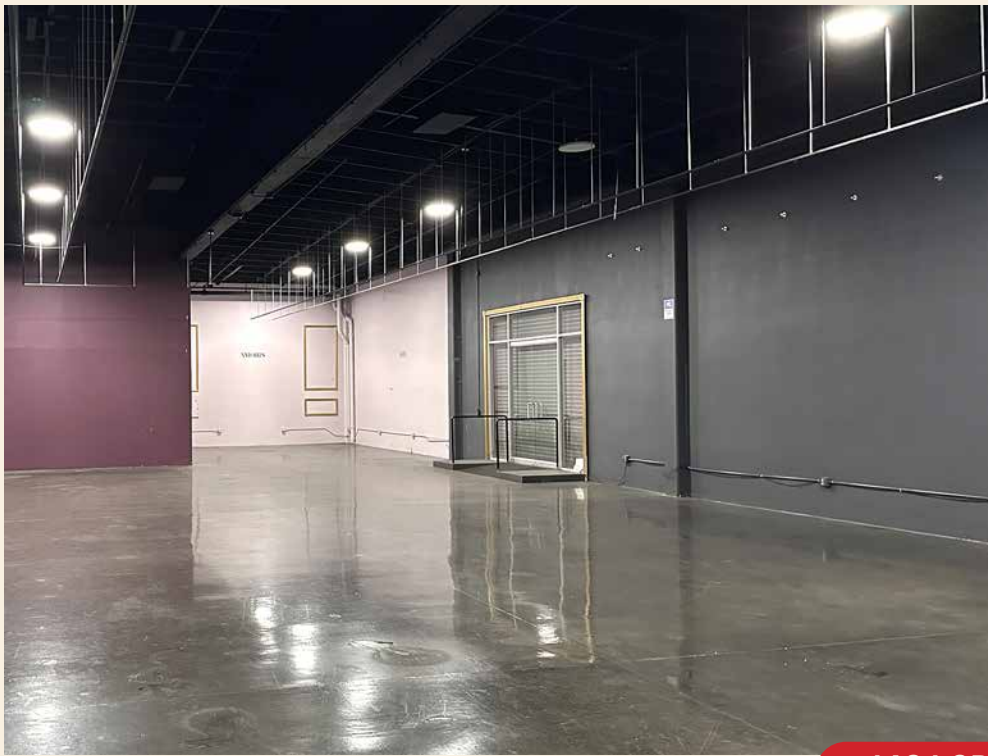
PROPERTY PHOTO



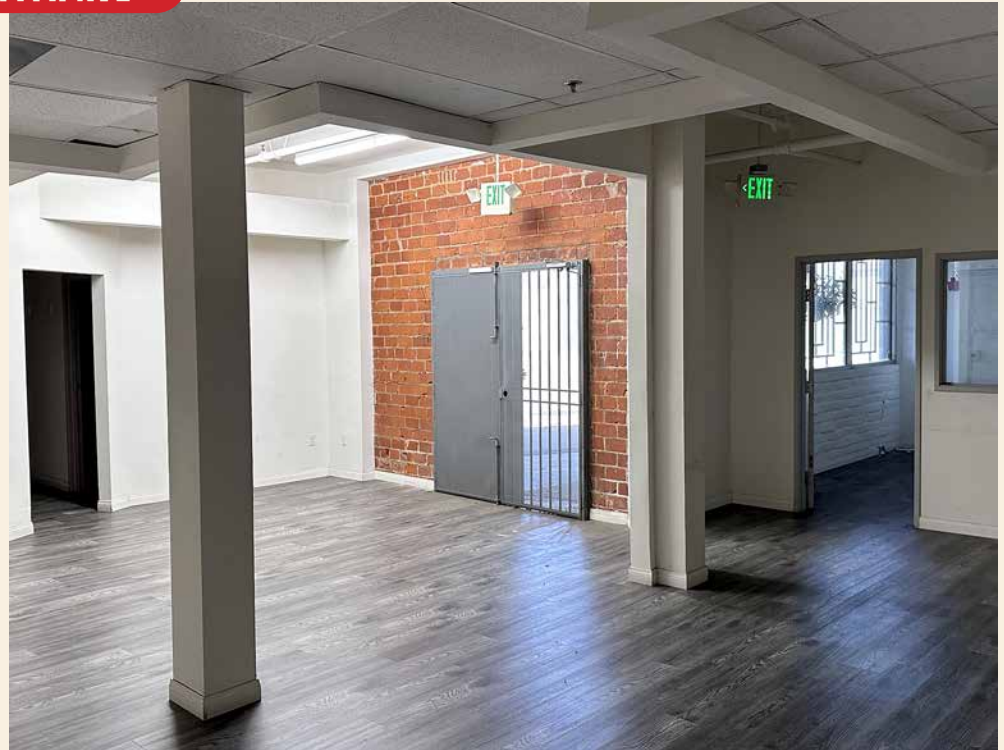
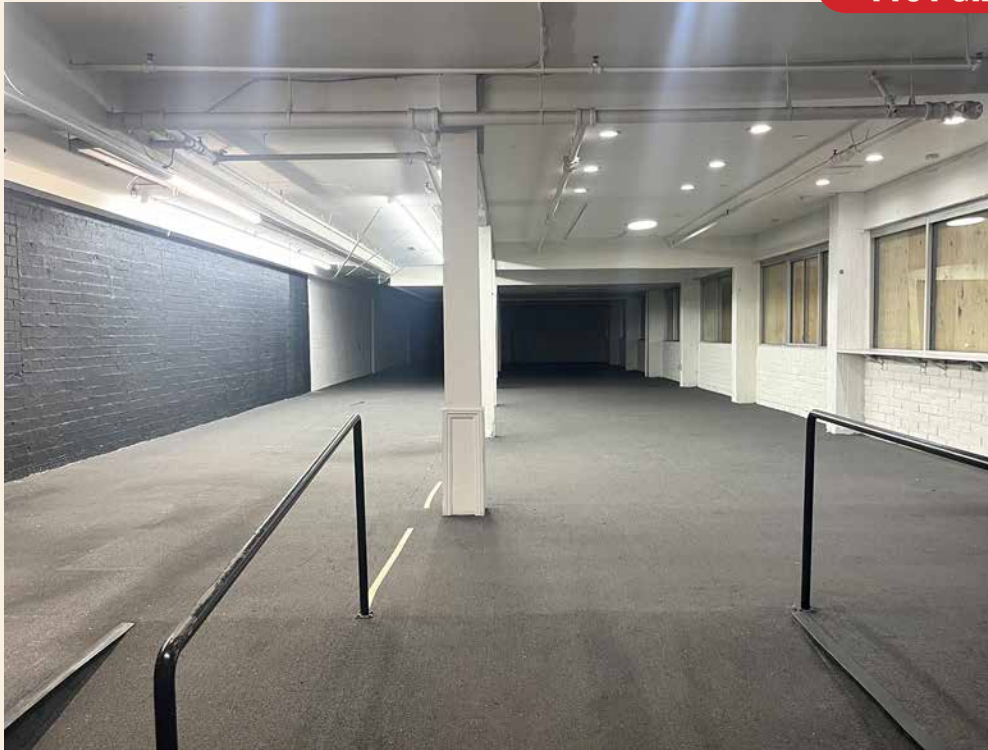


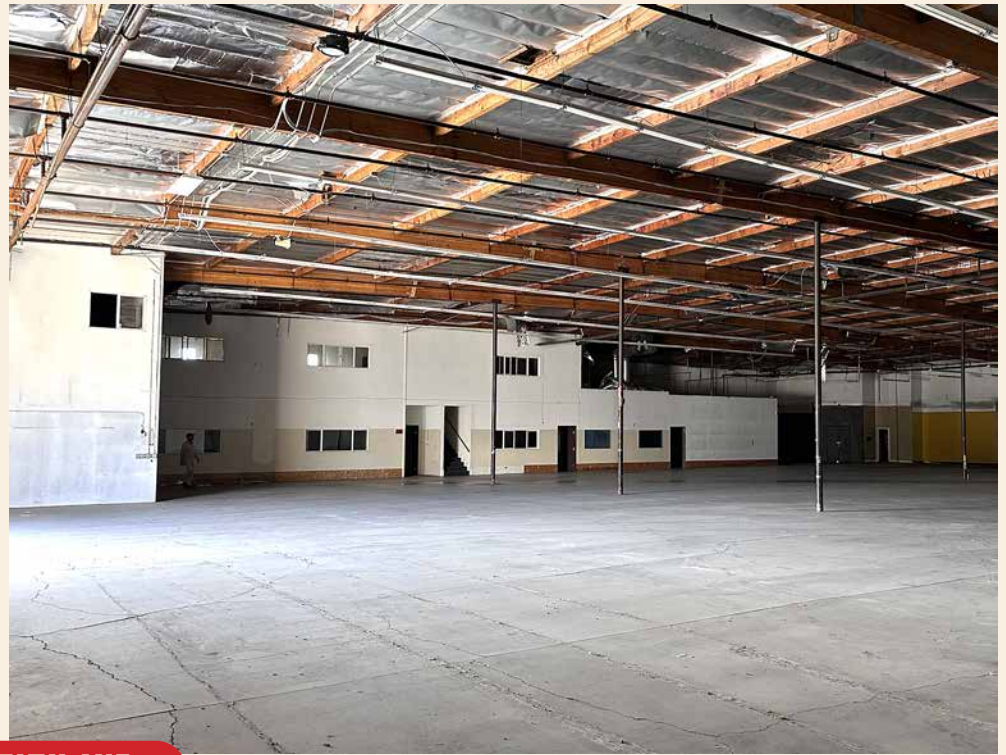
1401 GRIFFITH AVE





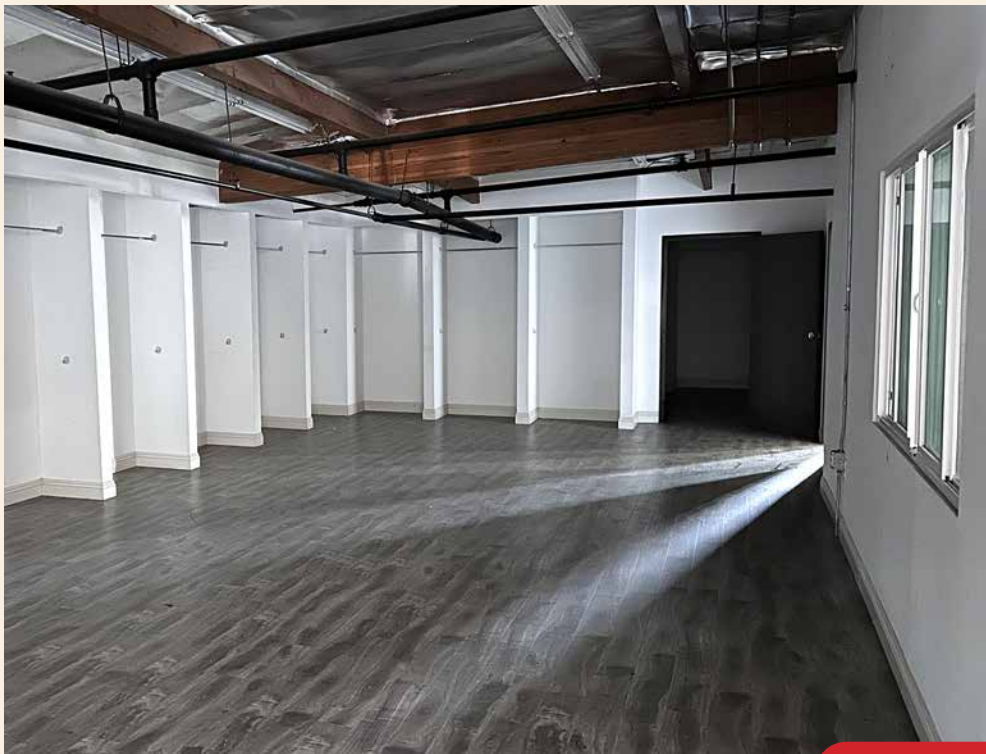
1401 GRIFFITH AVE





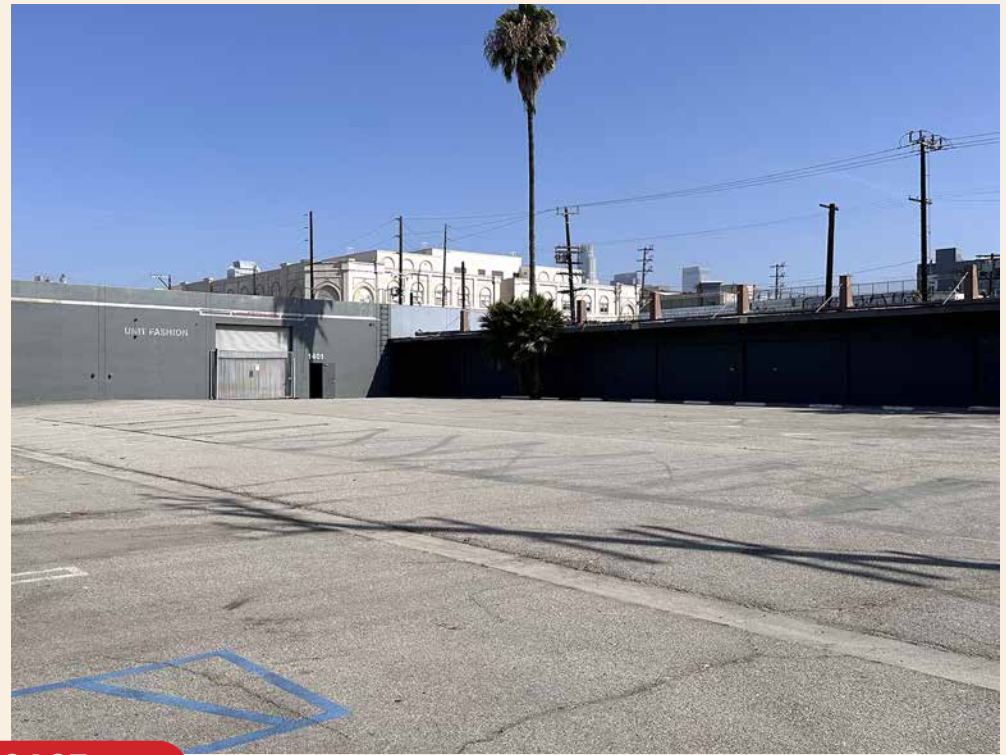
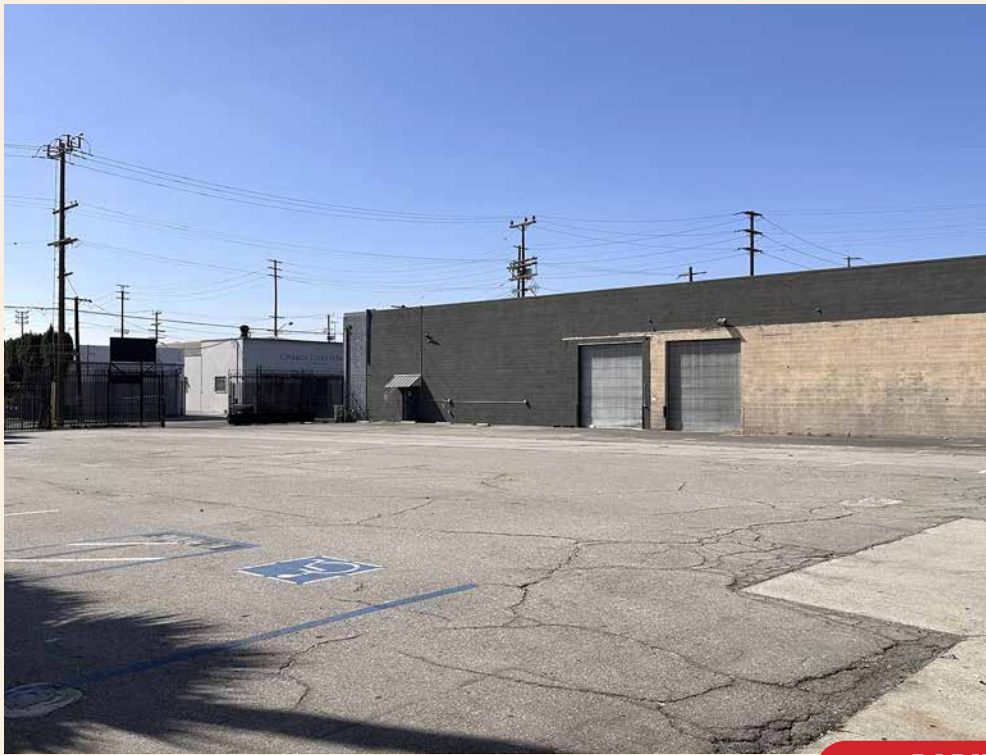
1433 GRIFFITH AVE





1433 GRIFFITH AVE





PARKING LOT



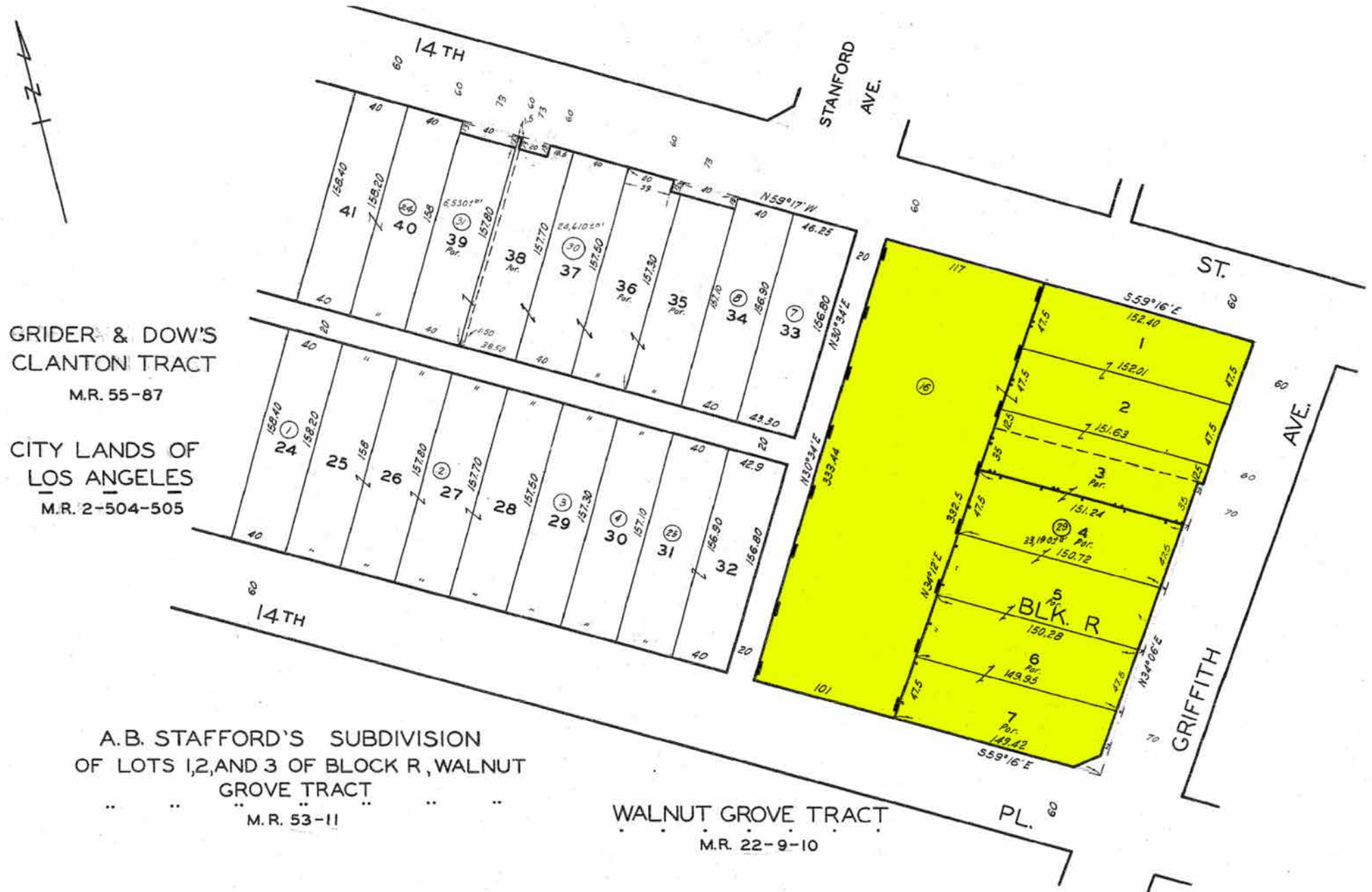
GROUND FLOOR SITE PLAN



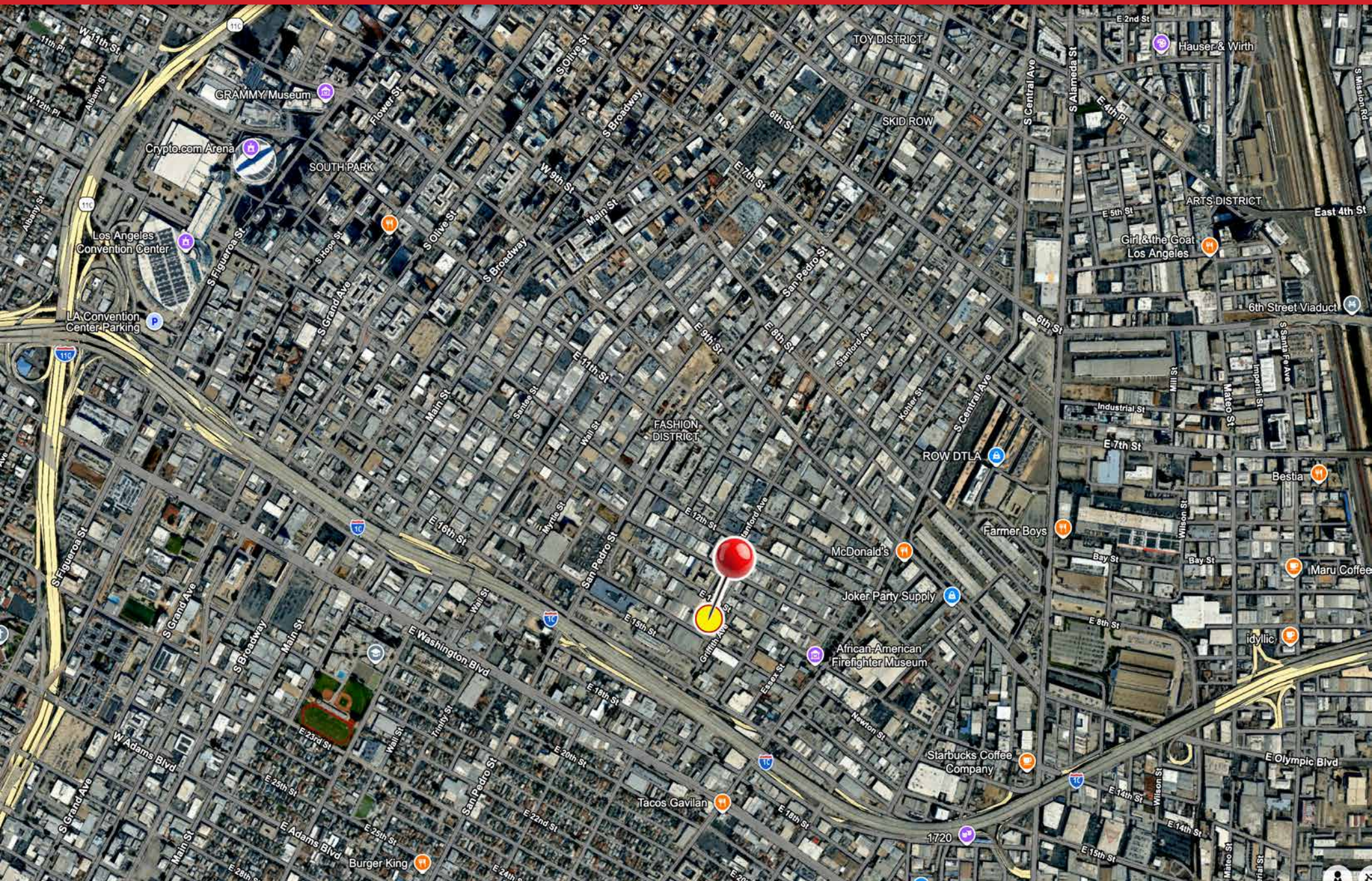
SECOND FLOOR SITE PLAN



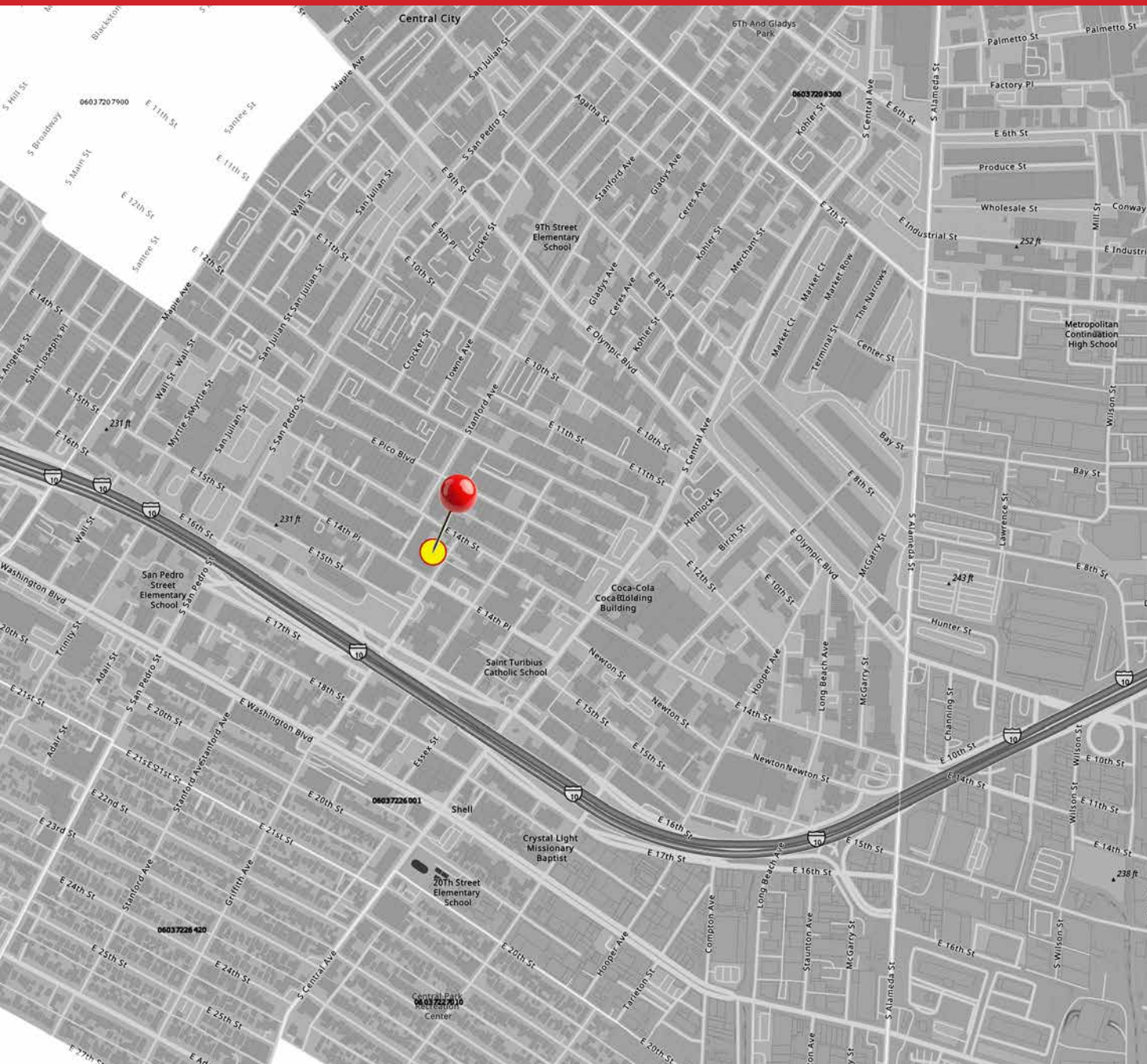
PLAT MAP



AREA MAP



OPPORTUNITY ZONE LOCATION



1401-1433 Griffith Ave is located in a Designated Qualified Opportunity Zone, which offers tax benefits:

- Deferral of capital gains on federal tax through a qualified opportunity fund.
- Step-up in basis (up to 15%) depending on holding period.
- Allows for real estate, as well as securities, partnership interests to be invested in Opportunity Zones via Opportunity Funds.
- No capital gains tax on the Opportunity Zone investment itself for funds that have been held for at least 10 years.

EXECUTIVE DIRECTIVE 1 (ED1) FOR AFFORDABLE HOUSING

CITY OF LOS ANGELES

EXECUTIVE DIRECTIVE 1 (ED1)

EXPEDITING SOLUTIONS.
BUILDING COMMUNITIES.

ED1 streamlines the City of Los Angeles' planning, entitlement, and permitting process for 100% Affordable Housing and Shelter projects—helping to accelerate development and address our housing and homelessness crisis.



THE GOAL:

Faster approvals.
Lower costs.
More housing.
Stronger communities.



EXPEDITED REVIEW

Ministerial approval process with City Planning decision target of up to 60 days.



PRIORITIZED PERMITTING

Building permits, utility clearances, and certificates of occupancy are fast-tracked.



ELIGIBLE PROJECTS

Applies to 100% affordable housing (5+ units) and qualifying shelter developments.



REDUCED COSTS & UNCERTAINTY

Eliminates many discretionary reviews and public hearings, lowering costs and holding expenses.



LEVERAGES STATE INCENTIVES

Access to California Density Bonus Law and other incentives to maximize affordable housing.



STRONGER PROTECTIONS

2024 updates include enhanced tenant, historic preservation, environmental, and design safeguards.



DEDICATED TO SOLVING OUR
HOUSING & HOMELESSNESS CRISIS

ED1 empowers developers and partners to deliver 100% affordable housing and shelter faster—creating homes, hope, and stronger neighborhoods.



TOGETHER,
WE CAN BUILD A BETTER L.A.

Major Properties | Mark D Silverman | Bradley A Luster

DOWNTOWN LOS ANGELES DEMOGRAPHICS

A PLACE TO WORK

288,000+ JOBS

\$95,000

Average
Household
Income



61%

30 - 54 Years Old

57% Postsecondary Education



65%

Currently work
3-5 days in DTLA



79%

Expect to be in
the office at least
half the time

A PLACE TO VISIT, SHOP, & DINE

17+ million VISITORS
per year



\$4.5+ billion
retail sales per year

745

Retail+F&B Businesses
per Square Mile



171

Food/Beverage
Businesses
per Square Mile

93

Walkscore



A PLACE TO LIVE

90,000+ RESIDENTS

\$93,000

Average
Household Income



26% All new
residential in the
City of LA
since 2010



24% Less
Income Spent
on Housing +
Transportation
than LA Average

41% Population
Growth 2010 - 2022

90%

Residential Occupancy



46%

Walk/Bike/Transit
or Work from Home

61%

25 - 54 Years Old



67%

Postsecondary
Education

FINANCING OPTIONS

1401-1433 Griffith Ave, Los Angeles, CA 90021

Estimated Rate, Terms & Fees	SBA 504		Conventional
Purchase Price	\$18,750,000		\$18,750,000
Down payment	\$1,875,000		\$3,750,000
	Bank 1st TD @ 63.33% LTV	CDC / SBA 504	Bank 1st TD @ 80% LTV
Loan Amount	\$11,875,000	\$5,000,000	\$15,000,000
Terms (months)	60	300	60
Amortization (months)	300	300	300
Interest Rate	Estimated Blended Rate 6.33% (+/-)		6.40% (+/-)
Prepayment Penalties	3, 2, 1, 0	10 years	3, 2, 1, 0
Loan Fees	0.25%	TBD by SBA	0.25%
Additional collateral	N/A	N/A	N/A
Estimated Total Monthly P&I Payment	Estimated Combined Monthly Payment \$113,735 (+/-)		\$101,177/month (+/-)

*Rate subject to change without notice due to market conditions

FOR SALE

1401-1433 GRIFFITH AVE, LOS ANGELES, CA 90021

DTLA Fashion District Industrial Facility

±65,688 SF Building

±86,036 SF of Land

**Affordable
Housing
Development
Potential**

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Buyers of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties.

This Brochure was prepared by Major Properties. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Buyer may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

Exclusively Listed By:



Mark Silverman
Senior Associate

213.747.0379 office

213.924.7147 mobile

mark@majorproperties.com

Lic. 01310992



Bradley A Luster
President

213.747.4154 office

213.276.2483 mobile

brad@majorproperties.com

Lic. 00913803

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists