



Watch Property Video



Offering Memorandum - Office Building Sale

2114 S. Hill Street, Los Angeles, CA

Downtown Adjacent Owner-User Investment.

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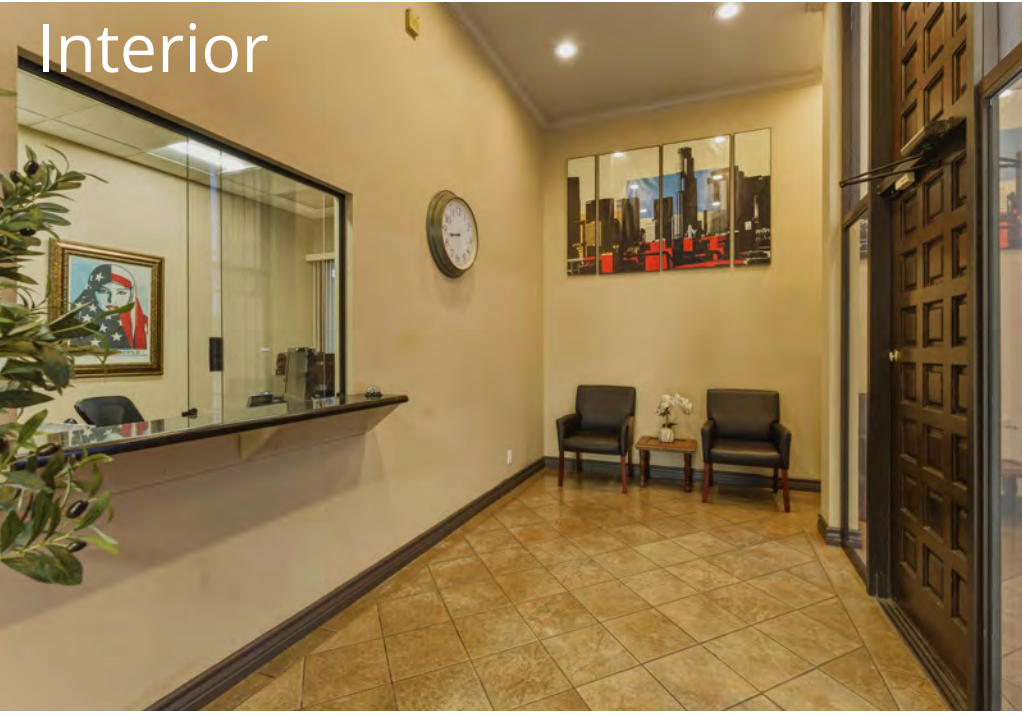
18 Market Overview

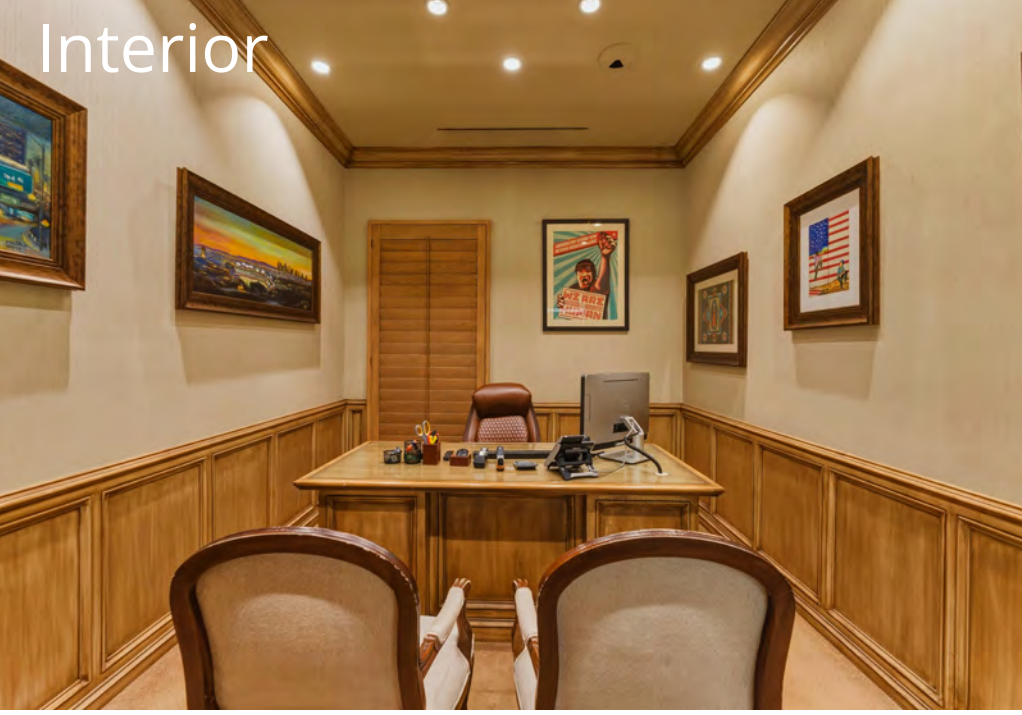
2114
S Hill Street



Presidential Suite







Floor Plans

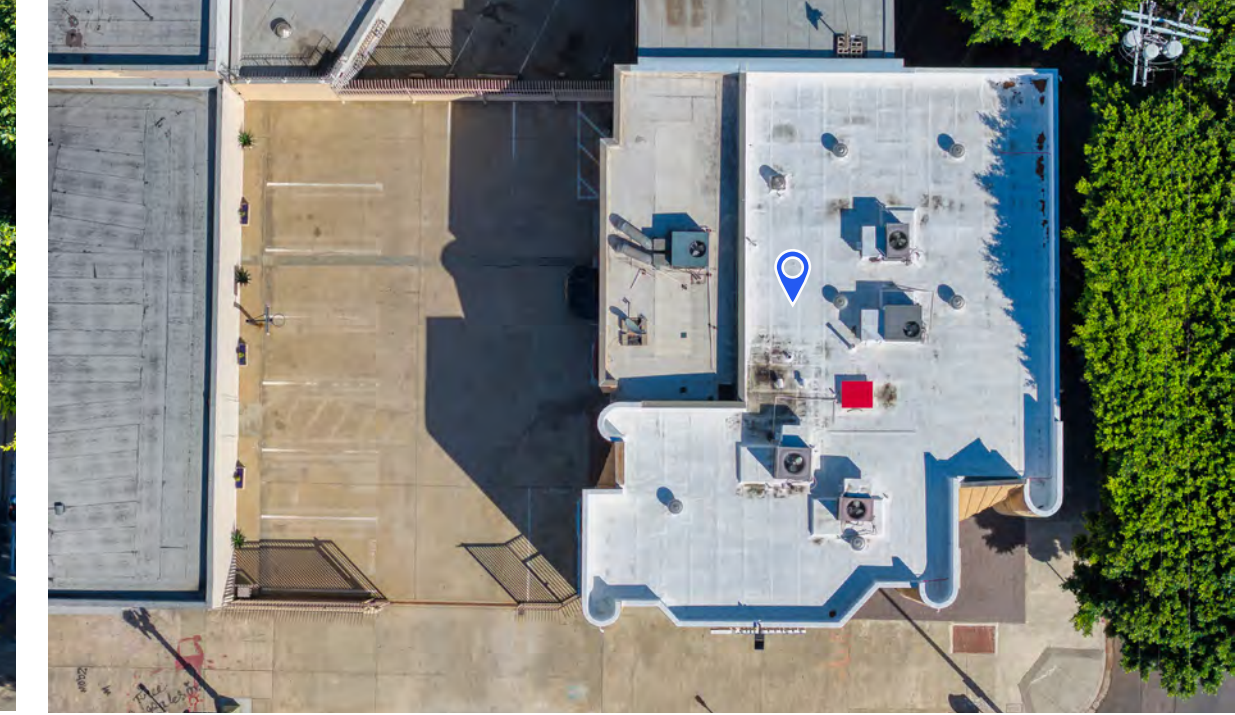
1ST FLOOR



2ND FLOOR



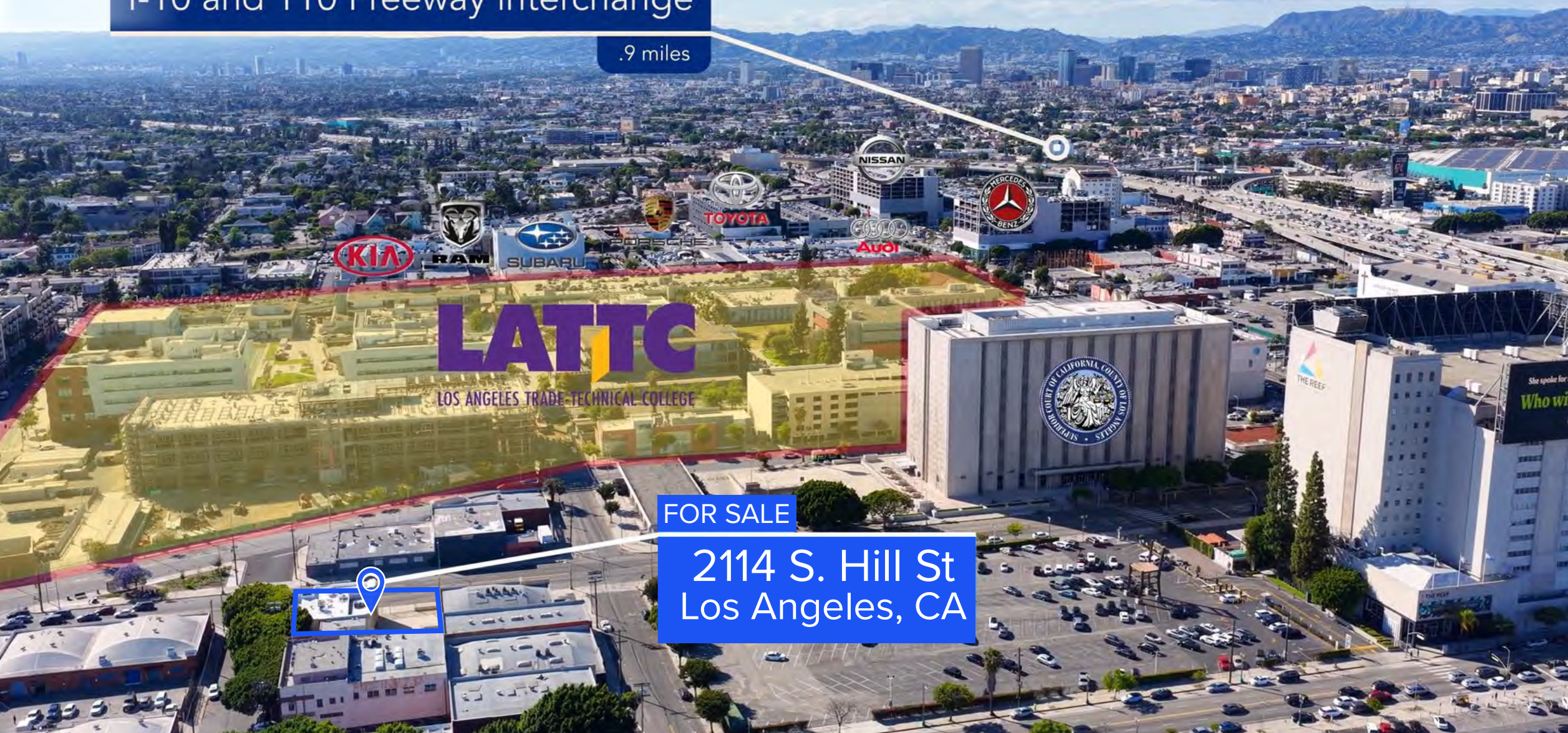
Exterior



Property Highlights

I-10 and 110 Freeway interchange

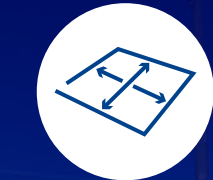
.9 miles



FOR SALE

2114 S. Hill St
Los Angeles, CA

2114 S. Hill Street offers a rare opportunity to purchase an extremely well-maintained, free standing office property with gated/secure parking and a very functional floor plan layout. The property is just south of DTLA and has great access to the 110 and 10 Freeways, the Metro Line, South Park, The Arts District, Fashion District, and USC Campus.



Building Size: 5,555 SF
Land Size: 6,741 SF



C2-2D Zoning
General Office Use



Quick Access to I-10
and I-110 Freeways



Over 250,000 people
living within a
2-mile radius



Convenient location:
Walk Score (91)
Transit Score (94)
Bike Score (78)



Parking
±10 Single Spaces
More if stacked

**Square footage and other measurements are approximate and are provided for marketing and informational purposes only. They are derived from sources such as architectural drawings, city permit records, building plans, previous appraisals, etc. Actual usable and rentable square footage and dimensions may vary and should be independently verified by the buyer/tenant and their own architect, engineer, contractor, or other qualified professional prior to entering into any lease or purchase agreement. Owner, broker, and their agents make no representations or warranties as to the accuracy of the square footage or any other information contained herein and shall not be liable for any errors or omissions.*

Investment Overview

2114 S. Hill Street 2-story freestanding office building

Offering	2 Story Free Standing Office Building
Sale Price	\$3,333,000 (\$600 PSF)
Available SF	Building - 5,555 SF Land - 6,741 SF
Zoning	C2-2D- General Office Use
Power	Separately metered floors, ideal for multi-tenant occupancy
APN	5126-032-017
Parking	10 Parking spaces- 1.8/1000 (more if stacked)

HIGHLIGHTS

- Highly Improved & Impeccably Maintained Small Office Compound South of DTLA
- Gated Secure Parking
- EV electrical charging capabilities in the parking area
- Functional Professional Service Floor Plans
- C2 Zoning Allows Abundant Uses
- Adjacent to Metro Train Station, LA Trade Tech, USC, The REEF, and multiple new Multifamily Residential Projects.



*Square Footage is estimated and is to be verified by Buyer.

Downtown LA Momentum

Strategic Location - Downtown Los Angeles Adjacent.

Positioned just south of Downtown Los Angeles, 2114 S. Hill St. sits at the convergence of two of DTLA's most dynamic commercial submarkets: South Park and the Fashion District. These districts anchor the city's cultural, retail, entertainment, and commercial growth — offering tenants direct access to DTLA's strongest activity zones.

Located moments from South Park, one of Downtown LA's most modern and fast-growing neighborhoods, known for its dense mix of residential towers, entertainment venues, and Class A commercial development.

Just east of South Park, the Fashion District remains a major commercial hub featuring wholesale, creative office, retail, production, and distribution uses. The Fashion District remains a vital part of the DTLA commercial ecosystem — supporting fashion manufacturing, showrooms, creative workspace, and adaptive reuse development.

The area maintains one of the lowest availability rates in the urban core, with a 24.9% total availability rate and an average asking rent of \$3.74 PSF Full Service. It's competitive office fundamentals underscore growing tenant demand driven by proximity to LA Live, the Convention Center, new multifamily housing, and an increasingly walkable retail and dining scene.

This area also benefits from:

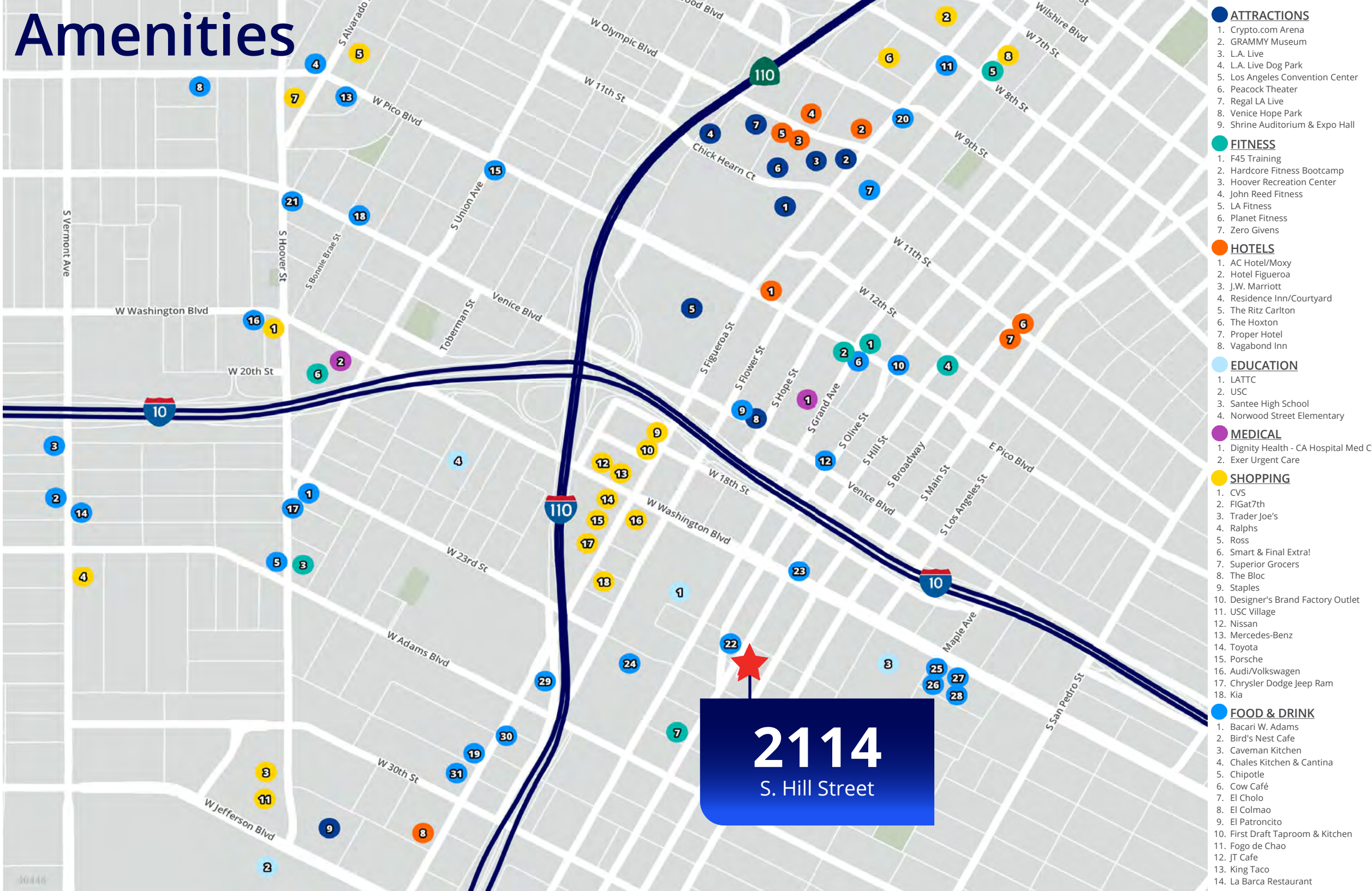
- ◆ Convenient connectivity to I-10, I-110, and Metro transit lines
- ◆ A dense daytime and residential population supporting service and commercial uses

Combined, these elements make the location highly attractive for office, creative, industrialflex, studio, or service-based tenants seeking an urban, well-located business environment with direct ties to Downtown's most active districts.



DTLA Office Market | Numbers At A Glance





EXPOSITION PARK

WEST ADAMS

W MARTIN LUTHER KING JR BLVD

100
L.A. MEMORIAL COLISEUM



NATURAL HISTORY MUSEUM
LOS ANGELES COUNTY

USC

SHRINE

BMO STADIUM



W WASHINGTON BLVD



KM



Los Angeles CONVENTION CENTER

2114 S. HILL STREET

LATTC
LOS ANGELES TRADE-TECHNICAL COLLEGE

METROPOLITAN COURTHOUSE

THE REEF
a creative habitat

FASHION DISTRICT

S FLOWER ST

METRO LINE GRAND/LATTC RAIL LINE & STATION

crypto.com ARENA

LA LIVE

LOS ANGELES

Dense Immediate Submarket

with Strong Underlying Demographics

- Over 49,000 people within one mile of the subject properties and over 558,000 people located within three miles.
- Strong average household income of \$78,603 within one mile and \$82,378 within three miles.
- Over 17,000 households within one mile and over 201,000 households within three miles.
- Vibrant residential market, with a median single-family home value of \$895,334 in the immediate area.

Population Summary	1 mile radius	2 mile radius	3 mile radius
2025 Total Population	49,712	255,228	558,193
2030 Projected Population	51,425	259,278	566,713
2010 Census Population	40,990	233,114	535,021
2000 Census Population	42,006	218,682	514,592
2025-2030 Annual Pop Change (CAGR)	3.4%	1.6%	1.5%
2000-2025 Annual Pop Change (CAGR)	18.3%	16.7%	8.5%
2025 Total Daytime Population	64,102	380,276	669,042
Workers	34,814	213,594	344,122
Residents	49,712	255,228	558,193

2025 Households by Income	1 mile radius	2 mile radius	3 mile radius
Total Households	17,458	93,390	201,722
\$200,000+	8.6%	8.1%	7.7%
\$150,000 - \$199,999	5.8%	6.6%	7.1%
\$100,000 - \$149,999	14.1%	12.3%	12.7%
\$75,000 - \$99,999	8.9%	9.8%	11.6%
\$50,000 - \$74,999	12.7%	14.3%	15.6%
\$35,000 - \$49,999	8.9%	10.1%	10.5%
\$25,000 - \$34,999	9.3%	8.6%	8.7%
\$15,000 - \$24,999	9.3%	9.2%	8.6%
<\$15,000	22.4%	20.8%	17.5%
Average Household Income	\$78,603	\$79,850	\$82,378
Median Household Income	\$50,096	\$51,664	\$56,939

Top Area Employers by SF

The area surrounding 2114 S. Hill Street is home to a diverse mix of influential companies in education, public administration and healthcare/social assistance. Key employers such as Los Angeles Unified School District, Los Angeles Department of Water and Power, CalTrans, Metropolitan Water District of Southern California, and LAPD occupy significant square footage in the neighborhood, contributing to a vibrant commercial ecosystem. These tenants not only drive demand for office space but also shape the economic and cultural landscape of DTLA.

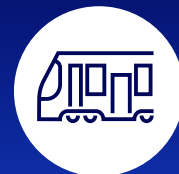
TOP AREA EMPLOYERS BY SF

Transportation

Excellent access to public and regional transportation options within Downtown Los Angeles. Multiple Metro bus lines operate along South Hill Street and surrounding thoroughfares, providing convenient connectivity throughout the downtown core and adjacent submarkets. Nearby Metro rail stations-- Grand/LATTC, Pico and 7th St/ Metro Center, offer direct access to major employment hubs across Los Angeles County. Regional connectivity is strengthened by immediate access to the I-10 and I-110 freeways.



Walk Score
91/100
Walker's Paradise



Transit Score
94/100
Rider's Paradise



Bike Score
78/100
Very Bikeable



LA Metro Rail & Busway

2114
South Hill Street



Confidentiality Agreement

Colliers International Greater Los Angeles, Inc., a Delaware Corporation, (COLLIERS) has been retained by the property owner (Owner), on an exclusive basis to act as an agent with respect to the potential sale of 2114 S. Hill Street, Los Angeles, CA 90007 (collectively, the "Property"). Ownership parties have directed that all inquiries and communications with respect to the contemplated sale of the Property be directed to COLLIERS. COLLIERS has available for review certain information concerning the Property which may include brochures, operating statements, financial information, and other materials (collectively Informational Materials). COLLIERS will not make such Informational Material available to a potential Purchaser until the potential Purchaser has executed a Confidentiality Agreement and, thereby, becomes a Registered Potential Purchaser and agrees to be bound by its terms. Upon receipt of this Offering Memorandum, you further agree to be bound by the terms set forth herein. COLLIERS is prepared to provide the Informational Materials for the reader of this Offering Memorandum, or Registered Potential Purchaser's consideration in connection with the possible purchase of the Property subject to the following conditions: All Informational Materials relating to the Property, which may be furnished to the Registered Potential Purchaser by Owner or COLLIERS shall continue to be the property of the Owner and COLLIERS. The Informational Materials will be used by the Registered Potential Purchaser and may not be copied or duplicated without COLLIERS's and Owner's written consent and must be returned to COLLIERS or Owner immediately upon COLLIERS's request or when the Registered Potential Purchaser declines to make an offer for the Property or terminates any discussion or negotiations with respect to the Property. Registered Potential Purchaser shall not make any Informational Materials available to, or disclose any of the contents thereof, or discuss any transaction involving the Property with any person other than the Registered Potential Purchaser, unless COLLIERS and Owner have approved, in writing, such disclosure provided, however, that the Informational Materials may be disclosed to the Registered Potential Purchaser's partners, employees, legal counsel and institutional lenders (Related Parties) who, in the Registered Potential Purchaser's judgment, need to know such information for the purpose of evaluating the potential purchase of the Property or any interest therein by the Registered Potential Purchaser. The Registered Potential Purchaser and such Related Parties shall be informed by COLLIERS of the confidential nature of the Informational Materials and must agree to keep all Informational Materials strictly confidential in accordance to the agreement. The Registered Potential Purchaser understands and acknowledges that COLLIERS and the Owner do not make any representation or warranty as to the accuracy or completeness of the Informational Materials and that the information used in the preparation of the Informational Materials was furnished to COLLIERS by others and has not been independently verified by COLLIERS or Owner and is not guaranteed as to completeness of accuracy. The potential Purchaser agrees that neither COLLIERS nor the Owner shall have any liability, for any reason, to the Registered Potential Purchaser or Related Parties resulting from the use of the Informational Materials. The Registered Potential Purchaser hereby indemnifies and saves harmless COLLIERS and the Owner and their respective affiliates and successors, and assigns against and from any loss, liability or expense, including attorney's fees, arising out of any (1) breach of any of the terms of the Agreement by the Registered Potential Purchaser or any Related Party, and (2) claim or claims by Registered Potential Purchaser or any of their representatives for commissions, fees and other compensation for the sale or proposed sale of the Property to the Registered Potential Purchaser. The Registered Potential Purchaser will be responsible for any and all commissions, fees, and other compensation to be paid to the Registered Potential Purchaser's Broker.



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