

2700 N. BROADWAY



Marcus & Millichap

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BRANDON MICHAELS
GROUP

A 22,000 SQUARE FOOT RETAIL BUILDING LOCATED ON THE SE SIGNALIZED CORNER OF N BROADWAY AND WORKMAN STREET DIRECTLY OFF THE INTERSTATE 5 FREEWAY IN AN OPPORTUNITY ZONE AND A TIER3 TOC WITH DAILY TRAFFIC COUNTS EXCEEDING 36,000 VEHICLES PER DAY IN THE GENTRIFYING LOS ANGELES SUBMARKET OF LINCOLN HEIGHTS



2700
N. BROADWAY





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EXCLUSIVELY LISTED BY

BRANDON MICHAELS

Senior Managing Director of Investments
Senior Director, National Retail Group
Tel: 818.212.2794
brandon.michaels@marcusmillichap.com
CA License: 01434685
www. BrandonMichaelsGroup .com

MATTHEW LUCHS

Chief Operating Officer
First Vice President Investments
Tel: 818.212.2727
matthew.luchs@marcusmillichap.com
CA License: 01948233
www. BrandonMichaelsGroup .com

EXECUTIVE SUMMARY

The Brandon Michaels Group has been selected to exclusively market for sale 2700 N. Broadway, a 22,000 square foot retail building with its original bow truss and brick located on the SE signalized corner of N. Broadway and Workman Street directly off the Interstate 5 Freeway in the gentrifying Los Angeles sub-market of Lincoln Heights. The subject property is situated on 10,640 square feet of land zoned [Q]C4-1XL-CDO and is located within an Opportunity Zone and a Tier 3 TOC.

2700 N. Broadway is currently 100% vacant, creating a unique opportunity for a value-add investor or an owner-user Buyer. The subject property consists of 10,660 square feet of ground floor space with expansive 19 foot ceilings, and a 10,660 square foot basement. There is also a 6,500 square foot fully built out mezzanine. The subject property benefits from excellent visibility and frontage, with 68 feet of linear frontage along N. Broadway and frontage on Workman Street with loading capability and is located in a Walker's Paradise, with a walk score of 93. The site is surrounded by good transit, with a transit score of 55, and ideally positioned along N. Broadway directly off the Interstate 5 freeway with direct freeway access. This excellent signalized corner location benefits from daily traffic counts exceeding 36,000 vehicles per day. There are over 200 public parking spaces within one block of the subject property.

Lincoln Heights is centrally located, directly adjacent to Downtown Los Angeles, Northeast Los Angeles, and the Eastside. Lincoln Heights is slated for growth, as development takes shape in and around the immediate sub-market. 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. Recently, a mix of one-story homes and small commercial buildings was demolished to make way for Barranca Studios, a six-story, block-long complex. It will consist of 100 apartments, ranging from one to three bedrooms, and 100 micro apartments. Bread Lounge, an Arts District bakery, will open a shop to serve tenants and other Lincoln Heights residents. Alta Lofts opened about a decade ago with more than 100 condos. Across San Fernando Road, 81 more apartments are under construction at San Fernando Studios. Additional developments are on the way, as 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.

2700 N. Broadway benefits from a dense immediate population, with over 30,000 people within one mile, over 327,000 people within three miles, and over 985,000 people within five miles. There are over 8,500 households within one mile and over 323,000 households within five miles. Average household income is north of \$66,000 within one mile, over \$80,000 within three miles, and over \$82,000 within five miles, and a median household income of \$47,734 within one mile. The median home value is \$674,652 within one mile.



2700 N. BROADWAY



DOWNTOWN LA

LOS ANGELES STATE HIST



UPS CUSTOMER CENTER

LA RIVER



LINCOLN HEIGHTS REC CENTER

P

P



DODGER STADIUM

GRACIA PARK



2700
N. BROADWAY

N BROADWAY

WORKMAN ST

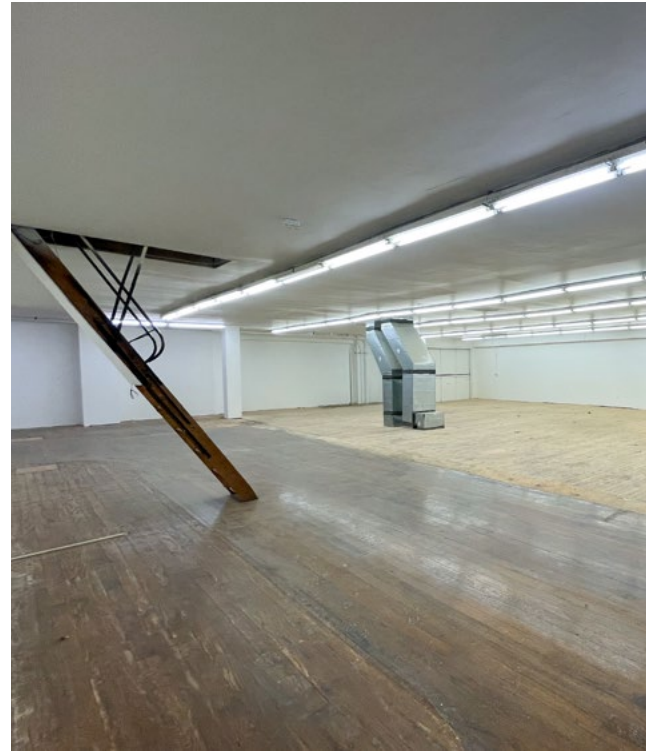
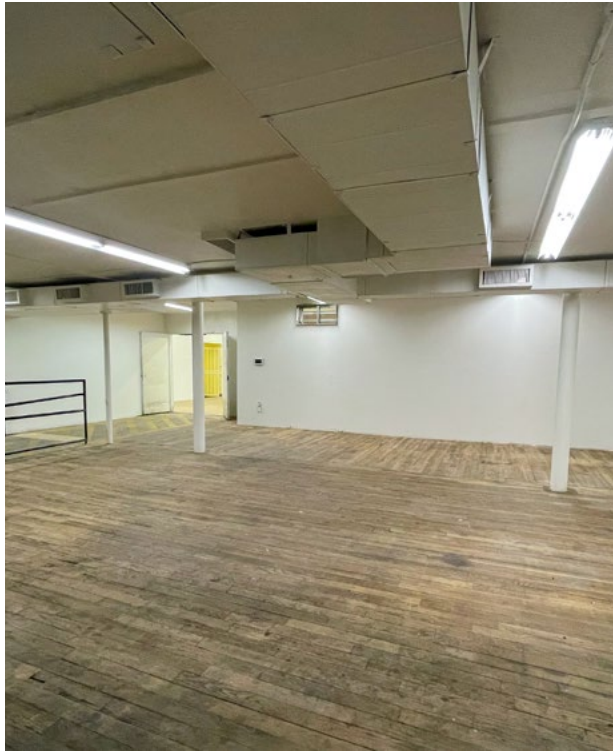


PROPERTY SUMMARY

Address:	2700 N Broadway Los Angeles, CA 90031	
Price:	\$2,950,000	
Building SF:	Ground Floor: 10,660 SF Basement: 10,660 SF Mezzanine: 6,500 SF Total: 27,820 SF	22,000 SF (Per C of O)
Lot Size:	10,660 SF*	
Price/SF (Building):	\$134	
Price/SF (Land):	\$277	
Year Built/Renovated:	1911	
Zoning:	LAC4	
APN:	5204-016-004	
Traffic:	36,457 Vehicles Per Day	
Parking:	None - 200 Public Parking Spaces Within 1 Block of Subject Property	
TOC:	Tier 3	



*County Assessor shows 10,640 SF Buyer to Verify



PROPERTY GALLERY



INVESTMENT HIGHLIGHTS

2700
N. BROADWAY

22,000 SQUARE FOOT RETAIL BUILDING WITH DIRECT FREEWAY ACCESS

- 22,000 square feet retail building featuring 10,660 square feet of ground floor retail space
- Expansive 19-foot-high ceilings
- 10,660 square foot basement with fully built out 6,500 square foot mezzanine
- Over 200 public parking spaces within one block of the subject property.

EXCELLENT LINCOLN HEIGHTS SIGNALIZED CORNER LOCATION

- SE signalized corner of N. Broadway and Workman Street
- Ideally located directly off the Interstate 5 Freeway with direct freeway access
- Excellent visibility and frontage, with 68 feet of linear frontage along N. Broadway
- Located in a Walker's Paradise, with a walk score of 93
- Daily traffic counts exceeding 36,000 vehicles per day

GENTRIFYING SUB-MARKET WITH SIGNIFICANT DEVELOPMENT IN THE IMMEDIATE AREA

- N. Broadway is a highly walkable commercial district that has seen an infusion of new hip and trendy tenants
- 10,640 square feet of land zoned [Q]C4-1XL-CDO
- Located within an Opportunity Zone and a Tier 3 TOC
- Hundreds of new residential units have come online over the past few years

CENTRALIZED LOS ANGELES LOCATION WITH DENSE IMMEDIATE POPULATION

- 1.5 miles from Downtown Los Angeles
- Over 30,000 people within one mile, over 327,000 people within three miles, and over 985,000 people within five miles
- Over 8,500 households within one mile and over 323,000 households within five miles
- Average household income is north of \$66,000 within one mile, over \$80,000 within three miles, and over \$82,000 within five miles
- Median household income of \$47,734 within one mile
- The median home value is \$674,652 within one mile





2700 N. BROADWAY

AREA OVERVIEW

As the oldest suburb of Los Angeles, Lincoln Heights has been at the center of the city's history for nearly 150 years. First subdivided in 1873 as East Los Angeles, it was carved out of the 17,000-plus acres of the old Spanish pueblo by developers seeking to create a middle-class residential neighborhood.

To overcome the perception of most Angelenos that the region east of the river was a rusticated wilderness, lacking the amenities to which the burghers of Bunker Hill had grown accustomed, the developers installed water pipes to serve the new subdivision. They also initiated a horse-drawn streetcar — one of L.A.'s first — to ferry commuters to work and back. Many of the early residents were middle class, so the homes they built were in the Folk Victorian style, a more affordable version

of the ornate mansions of the wealthy. Builders used pre-manufactured decorative elements shipped cross-country to be assembled on site, rather than expensive, bespoke carved gables and eaves.

In the beginning, the residents of those homes were mainly commuters, but soon the new neighborhood had its own employment centers. The public hospital that became Los Angeles County General opened its doors to patients in 1878, and in 1902 the Southern Pacific Railroad relocated its railyards to the new suburb. In 1917, the neighborhood changed its name from East Los Angeles to Lincoln Heights, in honor of the local high school. Likewise the neighborhood's Eastlake Park, which dates from 1881 and is one of the city's oldest parks, became Lincoln Park.

CHINATOWN



1.7 MILES

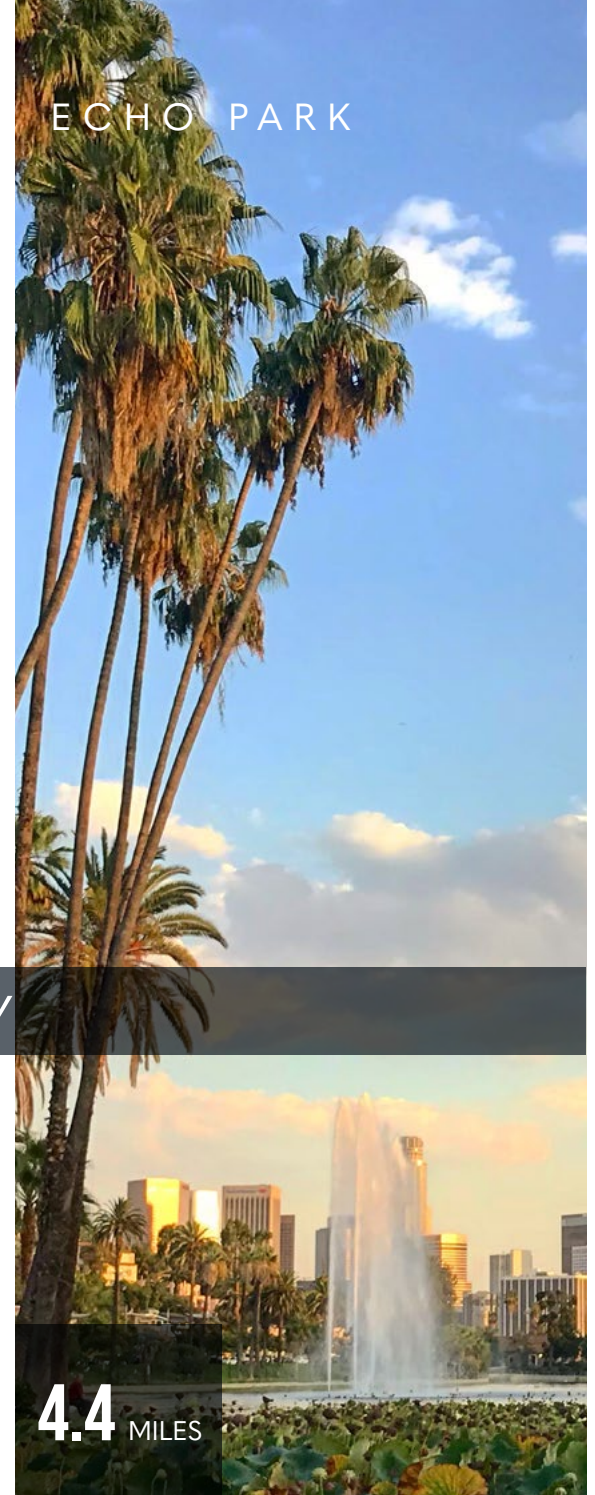
DOWNTOWN
LOS ANGELES



CLOSE PROXIMITY

3 MILES

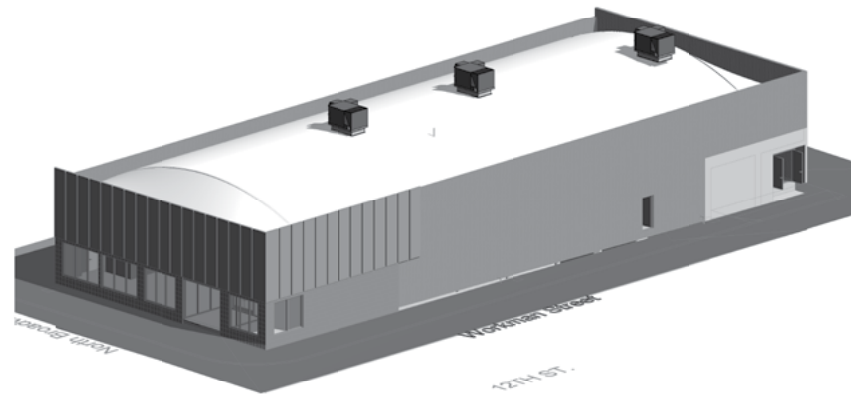
ECHO PARK



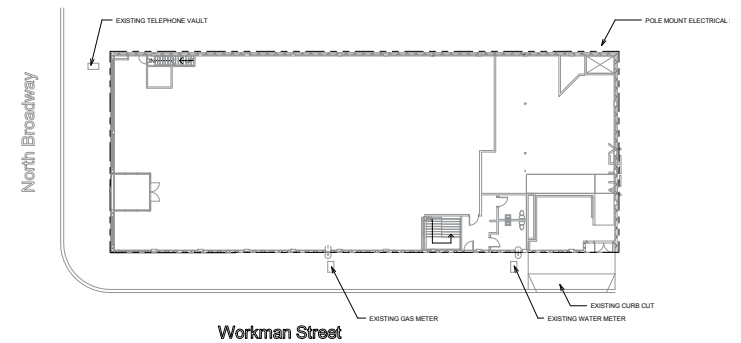
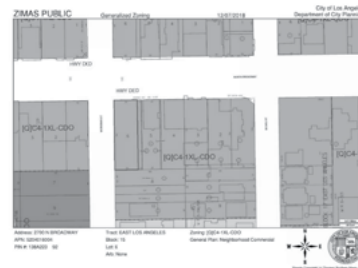
4.4 MILES

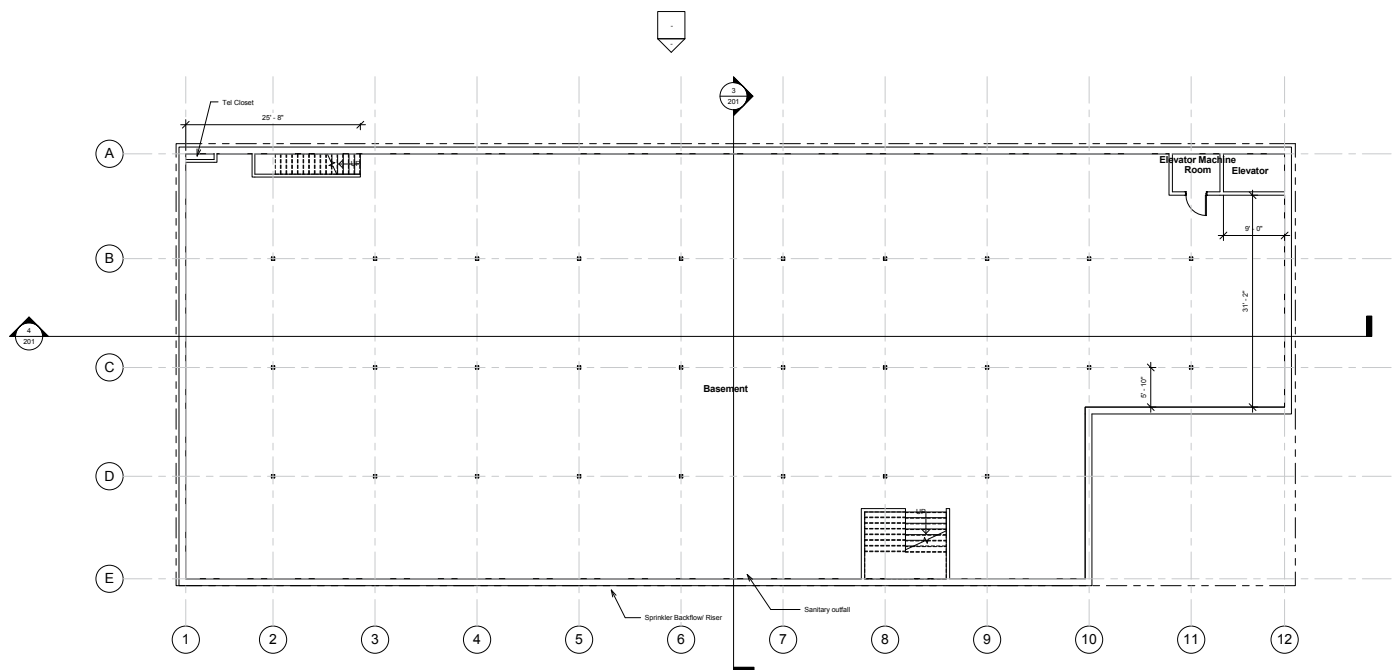
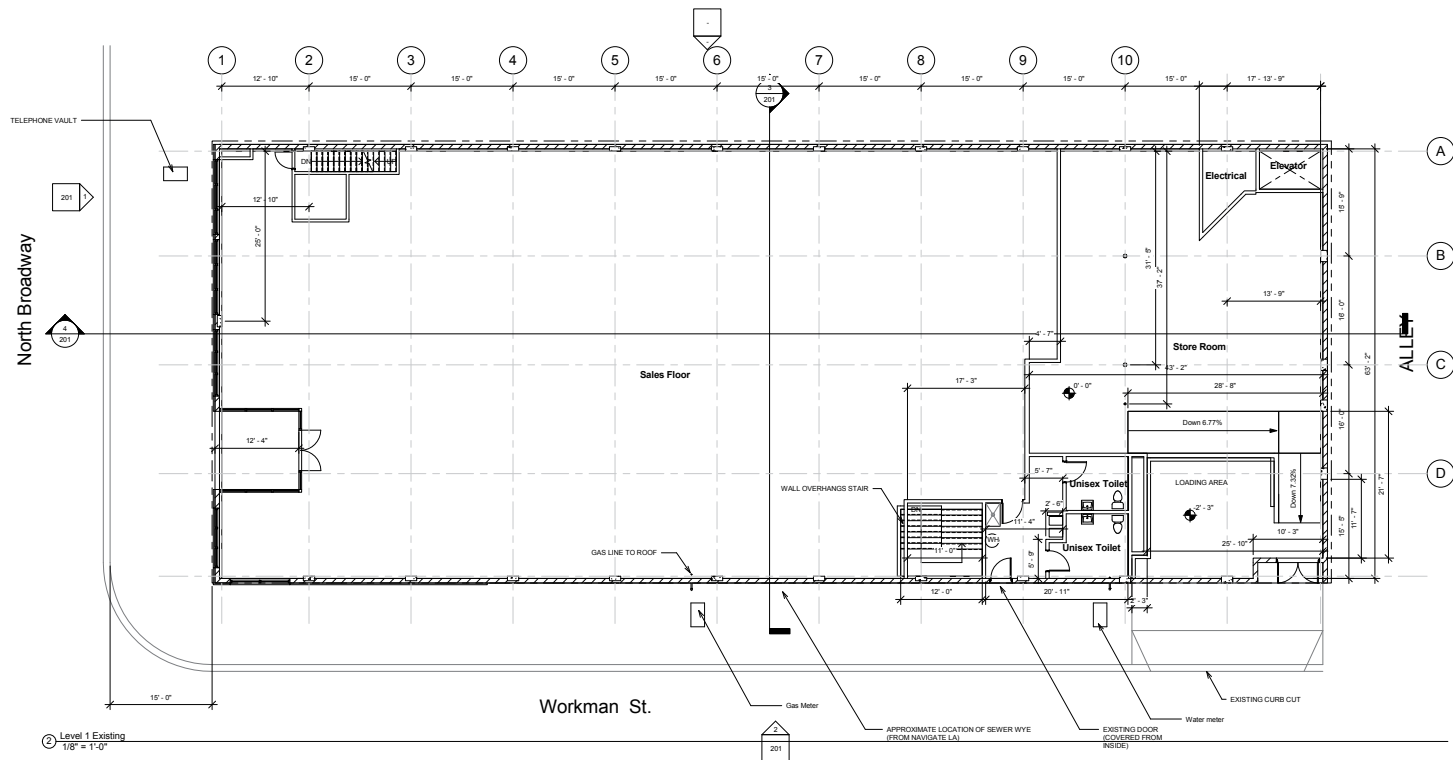
FLOOR PLANS

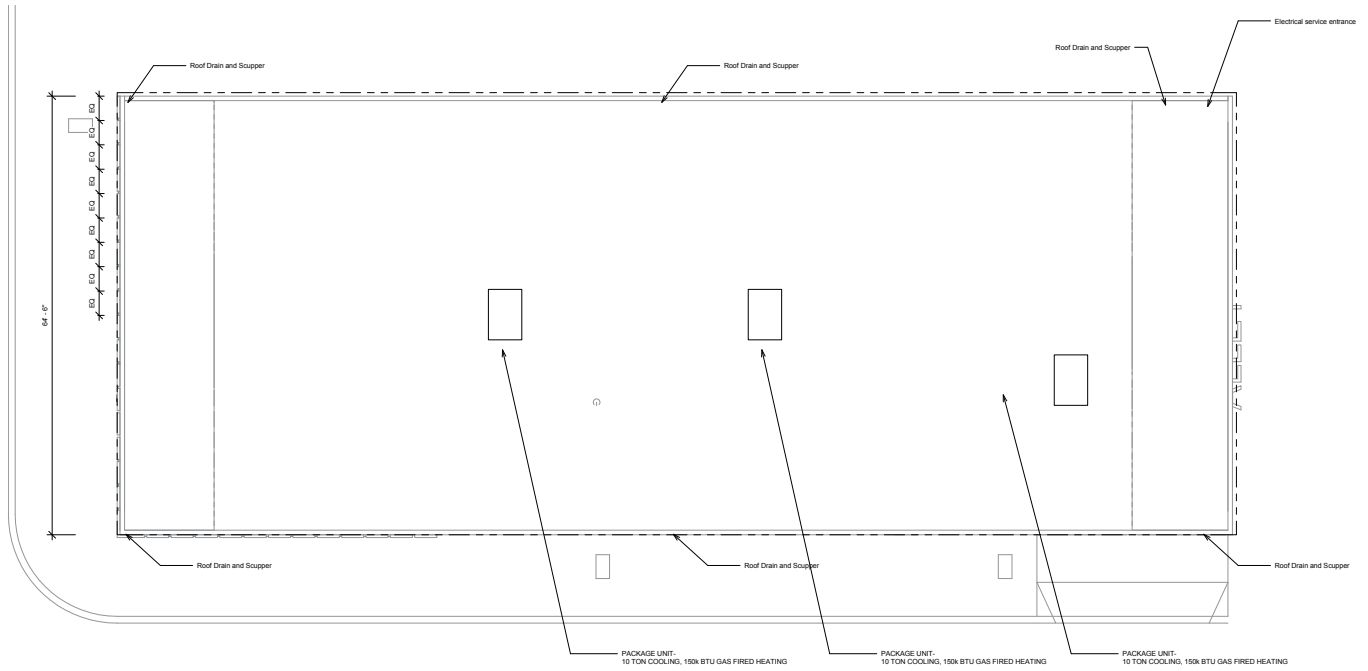
RETAIL BUILDING 2700 NORTH BROADWAY LOS ANGELES CA



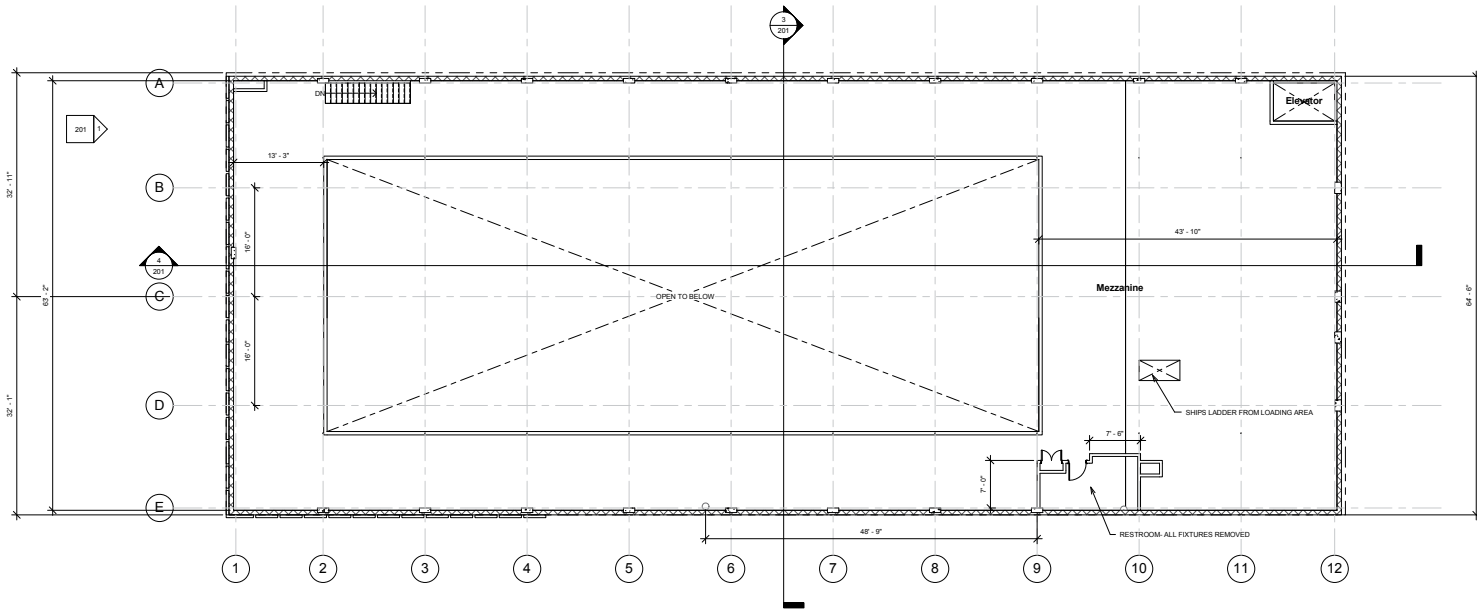
© 2019

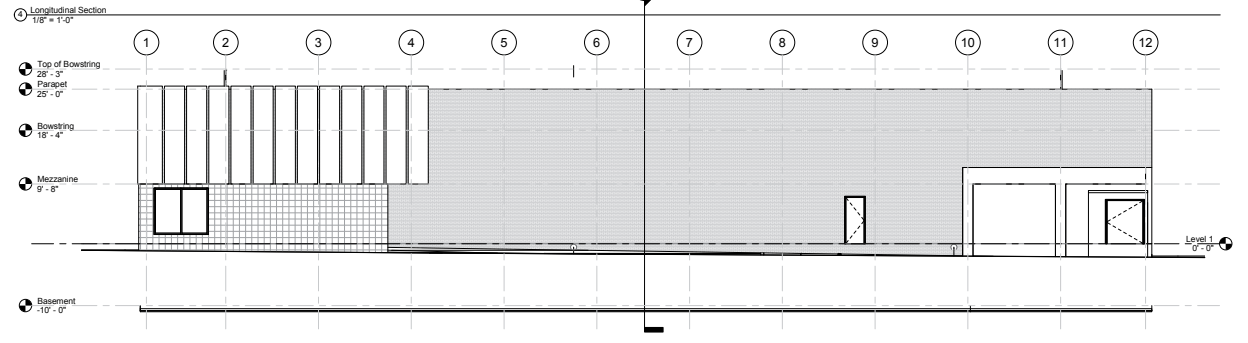
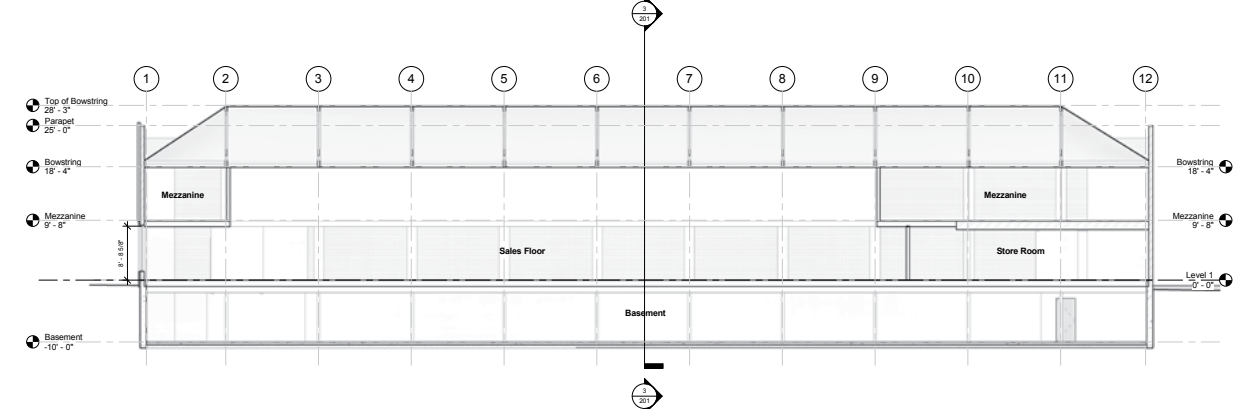
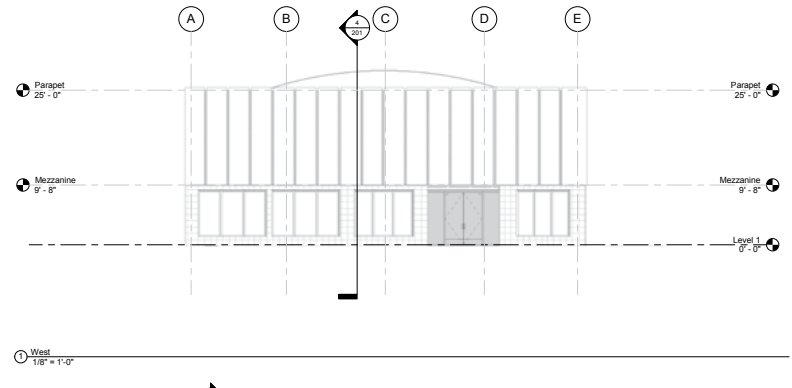
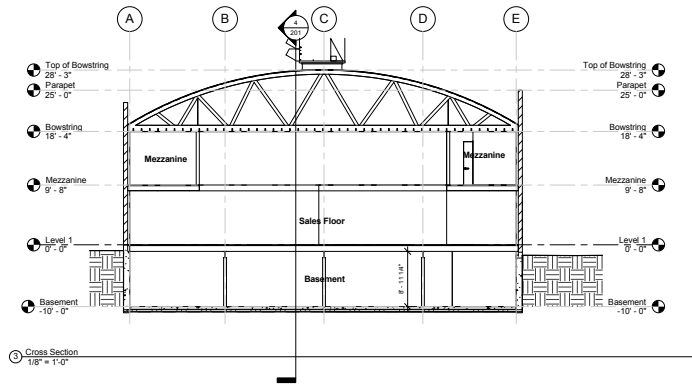






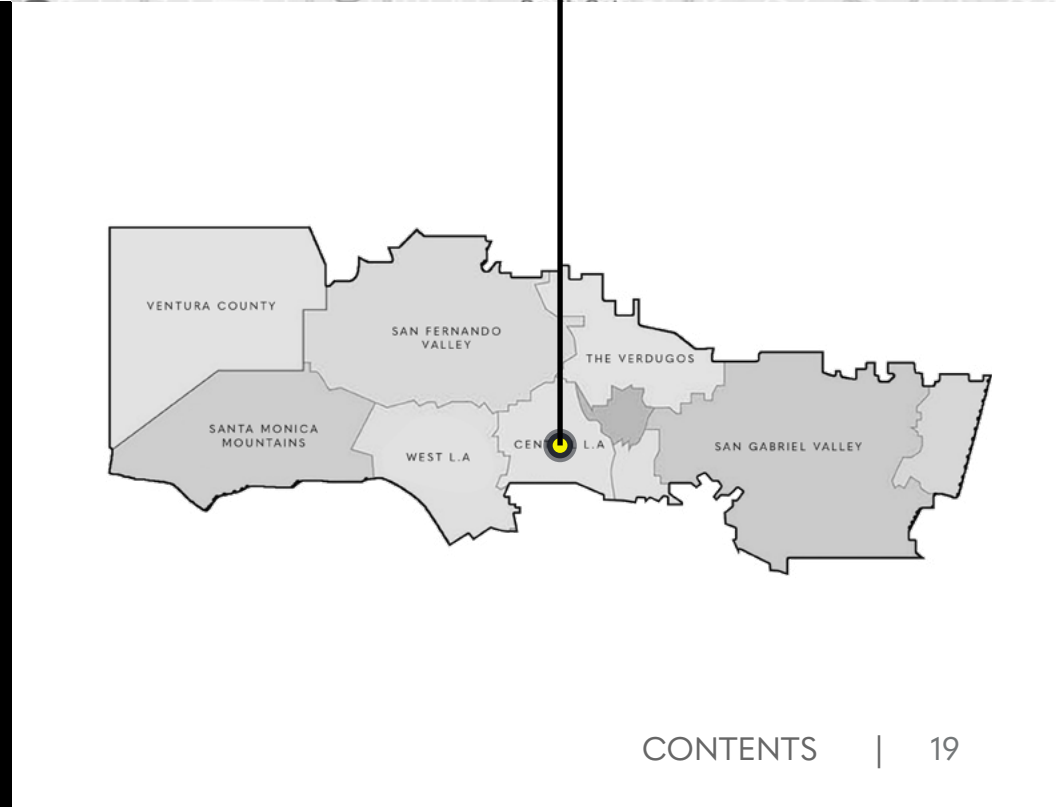
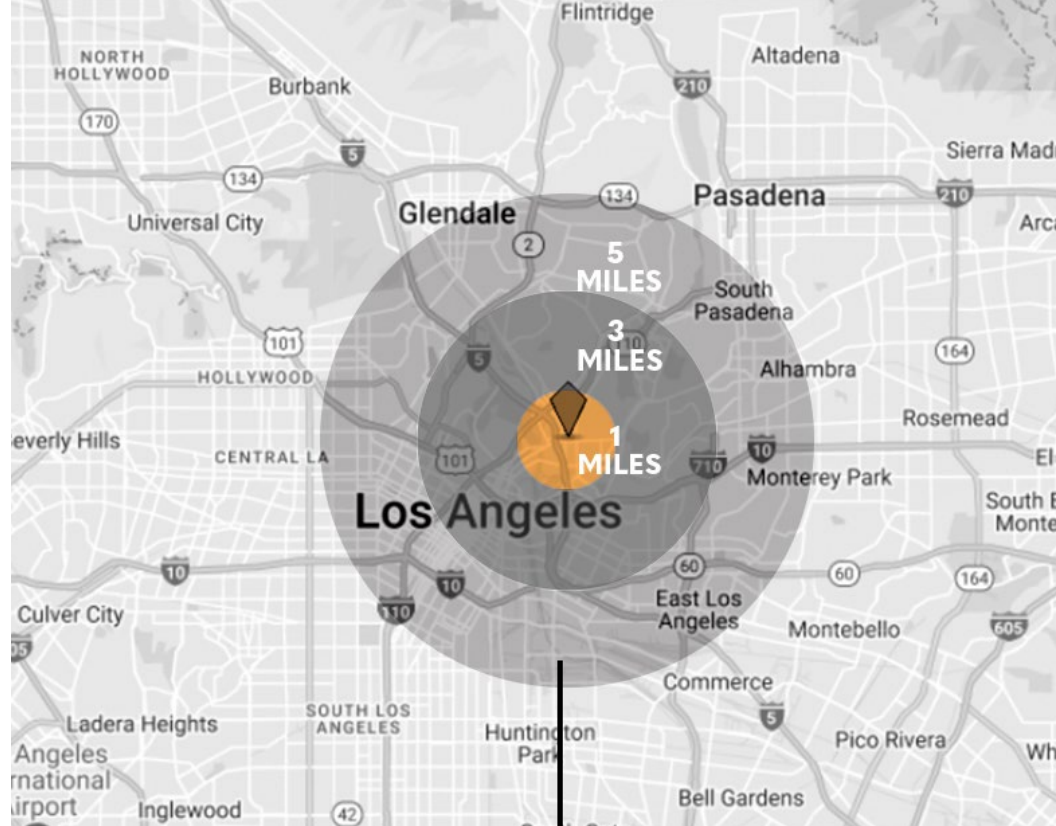
⊙ Roof
1/8" = 1'-0"







Demographics	1 Mile	3 Mile	5 Mile
2022 Population	30,825	335,649	1,019,596
2022 Households	8,511	104,155	337,852
2022 Avg. Household Size	3.5	3	2.9
Annual Growth 2022-2027	-0.4%	-0.2%	-0.1%
2022 Median Age	36.2	37.8	37.8
2022 Owner Occupied Households	2,124	30,232	87,618
2022 Renter Occupied Households	6,231	72,844	247,734
2022 Avg. Household Income	\$66,155	\$80,391	\$82,548
2022 Median Household Income	\$47,734	\$57,471	\$57,394
Businesses	2,693	19,289	56,849



\$80,391

Average HH income within a 3-mile radius



1,019,596

Population within a 5-mile radius



87,618

Owner Occupied Housing within a 5-mile radius



337,852

Households within a 5-mile radius



56,849

Businesses within a 5-mile radius



247,734

Renter Occupied Housing within 5-mile radius



BRANDON MICHAELS GROUP

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