

731 S BROADWAY, LOS ANGELES, CA 90014

RETAIL/ OFFICE BUILDING

FOR SALE

**OWNER
USER
OPPORTUNITY**

MedMen

MedMen

ROSS DRESS FOR LESS

S BROADWAY (+24,981 CPD)





S HILL STREET (+237,268 CPD)

Subject Property

S BROADWAY (+24,981 CPD)

7TH STREET (+19,818 CPD)



PROPERTY SUMMARY

Address	731 S Broadway Los Angeles, CA 90014
Price	\$9,000,000
APN	5144-014-032
Building Size	24,223 Sq. Ft.
Price Per Sq. Ft.	\$372
Land Size	±4,975 Sq. Ft.
Zoning	[Q]C5-4D-CDO-SN TOC: Tier 3
Walk/Transit Score	Walker's Paradise(98) Rider's Paradise (100)

PROPERTY HIGHLIGHTS

- Owner User Opportunity
- Central location on Broadway (CBD)
- Four-story building + rooftop + basement
- Extensively renovated in 2016



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

BROADWAY





FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



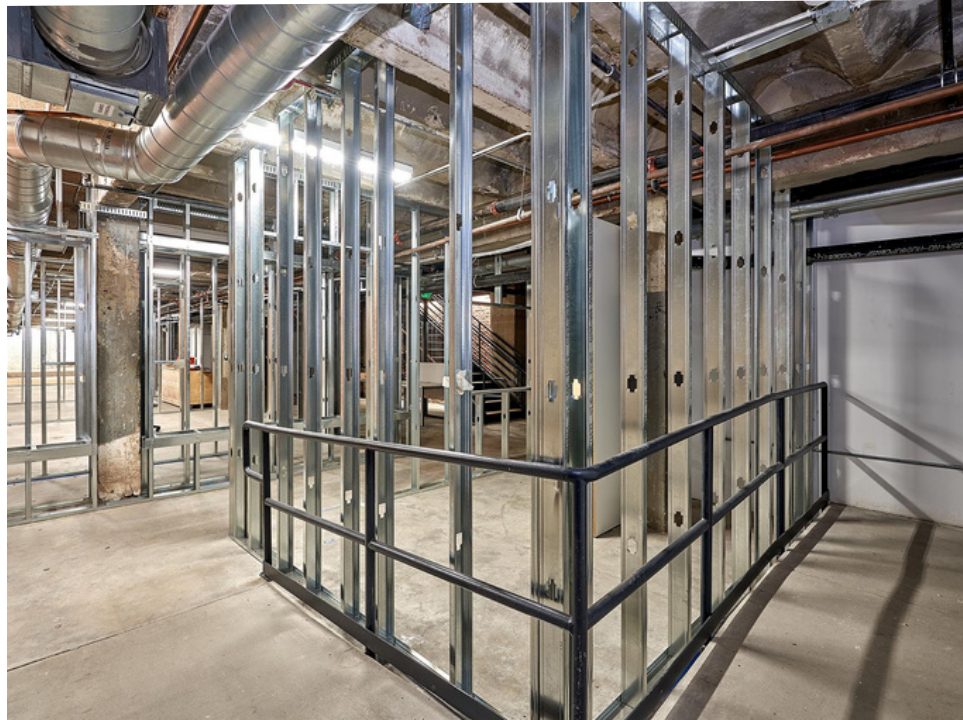
FOURTH FLOOR

PROPERTY IMAGES



ROOFTOP

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BASEMENT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population			
2023 Estimated Population	71,914	525,711	1,228,338
2028 Projected Population	75,470	522,477	1,206,076
2010 Census Population	45,859	487,645	1,215,735
Households			
2023 Estimated Households	37,838	176,083	390,016
2028 Projected Households	39,745	175,867	383,334
2010 Census Households	23,724	157,797	381,907
Income			
2023 Estimated Average Household Income	\$92,628	\$68,799	\$74,552
2023 Median Household Income	\$58,941	\$45,692	\$51,257



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