

# THE JEFFRIES

117 WINSTON ST & 425 LOS ANGELES ST



**INVESTMENT OPPORTUNITY IN THE HISTORIC CORE OF DTLA**

43 Apartment Units and 8 Retail Spaces | Built in 1907 and Fully Renovated in 2012 | Not Subject to the LA RSO

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**Marcus & Millichap**  
THE NEEMA GROUP

**THE JEFFRIES**

117 WINSTON ST & 425 LOS ANGELES ST

EXCLUSIVELY LISTED BY

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The image shows a bright, empty apartment unit. On the left, a large window with a black frame looks out onto a city skyline, featuring a prominent neon sign for 'Coca-Cola'. The interior has light-colored walls, a grey tiled floor, and a brick pillar. A dark horizontal bar is overlaid on the bottom left of the image, containing the text 'Executive Summary'.

## Executive Summary

The Neema Group of Marcus & Millichap is pleased to present The Jeffries, a 43-unit mixed-use multifamily asset located in the Old Bank District within the Historic Core of Downtown Los Angeles, offered together with a 6-unit retail annex at 425 S Los Angeles St. Together, the two assets represent a rare opportunity to acquire diversified, income-producing real estate in one of DTLA's most transit-connected corridors.

Built in 1907 and comprehensively renovated between 2012 and 2014, The Jeffries is exempt from the Los Angeles Rent Stabilization Ordinance, providing the next owner with uncapped rent growth potential and full control over tenancy decisions from day one. The \$9.6M+ adaptive-reuse conversion included structural concrete and new shear walls, full HVAC replacement, complete plumbing, and new electrical service, distribution, and panels — including a generator and ATS — leaving virtually no near-term capital risk for an incoming buyer.

The seven-story building features a unit mix of 31 singles (652–896 SF) and 12 one-bedroom units (804–946 SF), each finished with exposed brick walls, polished concrete floors, stainless steel appliances, Euro-style cabinetry, vaulted ceilings, walk-in closets, and floor-to-ceiling windows with Downtown skyline views. The ground floor includes two fully leased retail spaces totaling 8,212 SF — a 4,600 SF bar and a 3,612 SF restaurant — providing immediate diversified income.

The retail annex at 425 S Los Angeles St generates \$20,497/month (\$245,964/year) across six tenants, anchored by a Subway leased through 2029 and operating 24 hours. The property offers approximately 18% rental upside on residential rents, presenting a clear value-add opportunity within the existing unit mix.

Community amenities include a basement-level gym and game room, lounge and media room, controlled access entry, day porter, on-site property manager, 15 parking spaces, intercom entry, and on-site security. With a Walk Score of 95 and a Transit Score of 100, the property sits less than half a mile from the Metro Red and Purple Lines, with walkable access to the CBD, Arts District, Fashion District, and major hospitality and entertainment venues.

The Jeffries and the 425 S Los Angeles St annex are offered at \$256/SF on approximately 57,910 combined gross SF — a compelling basis for a non-RSO, mixed-use portfolio with substantial capital improvements already in place, immediate retail cash flow, and meaningful upside in one of Los Angeles' most dynamic urban submarkets.

# THE JEFFRIES

117 WINSTON ST & 425 LOS ANGELES ST



## PRICING INFORMATION

Sale Price	<b>\$14,850,000</b>
Price per SF	<b>\$256</b>
Current CAP Rate	<b>6.00%</b>
Current GRM	<b>9.63</b>
Market CAP Rate	<b>7.27%</b>
Market GRM	<b>8.53</b>

## PROPERTY INFORMATION

Address	<b>117 Winston St &amp; 425 S Los Angeles St Los Angeles, CA 90013</b>
Number of Units	<b>43 + 8 Retail</b>
Approx. Gross SF	<b>57,910 SF</b>
Approx. Lot Size	<b>12,515 SF</b>
Year Built/Renovated	<b>1907 &amp; 1991 / 2012</b>
Parcel Number	<b>5148-008-010, 5148-008-012</b>
Property Type	<b>Mixed Use</b>
Unit Mix	<b>31 Studios, 12 1BD/1BA, 8 Retail</b>

## Investment Highlights

✦ The Neema Group of Marcus & Millichap is pleased to present The Jeffries, a 43-unit mixed-use multifamily asset located in the Old Bank District within the Historic Core of Downtown Los Angeles, offered together with a 6-unit retail annex at 425 S Los Angeles St — a rare opportunity to acquire two income-producing assets in one of DTLA's most transit-connected corridors

✦ Built in 1907 and comprehensively renovated 2012–2014, the property is exempt from the Los Angeles Rent Stabilization Ordinance — giving the next owner uncapped rent growth potential and full control over tenancy decisions from day one

✦ 117 Winston St features a unit mix of 31 singles (652–896 SF) and 12 one-bedroom units (804–946 SF), with two fully leased ground-floor retail spaces totaling 8,212 SF — a 4,600 SF bar and 3,612 SF restaurant

✦ The retail annex at 425 S Los Angeles St generates \$20,497/month (\$245,964/year) across six tenants including Subway (leased through 2029, operating 24 hours) and additional local retailers — providing immediate, diversified income from day one

✦ Current residential rents average \$1,984/unit (singles) and \$2,145/unit (1+1s) — representing 17–19% upside on a stabilized basis

✦ \$9.6M+ adaptive-reuse conversion completed 2012–2014 — major capital improvements include structural concrete and new shear walls, full HVAC replacement, complete plumbing, and new electrical service, distribution, and panels including a generator and ATS.

✦ The seven-story building features loft-style units with exposed brick, polished concrete floors, stainless steel appliances, Euro-style cabinetry, vaulted ceilings, walk-in closets, and floor-to-ceiling windows with Downtown skyline views

✦ Community amenities include a basement-level gym and game room, lounge and media room, controlled access entry, day porter, on-site property manager, 15 parking spaces, intercom entry, and on-site security

✦ Walk Score 95 · Transit Score 100 — less than half a mile to the Metro Red and Purple Lines, with walkable access to the CBD, Arts District, Fashion District, and major hospitality and entertainment venues

✦ Offered at \$256/SF on approximately 57,910 combined gross SF — a non-RSO mixed-use asset with \$9.6M+ in capital improvements already behind it, vacant units ready to lease up, and retail income producing from day one



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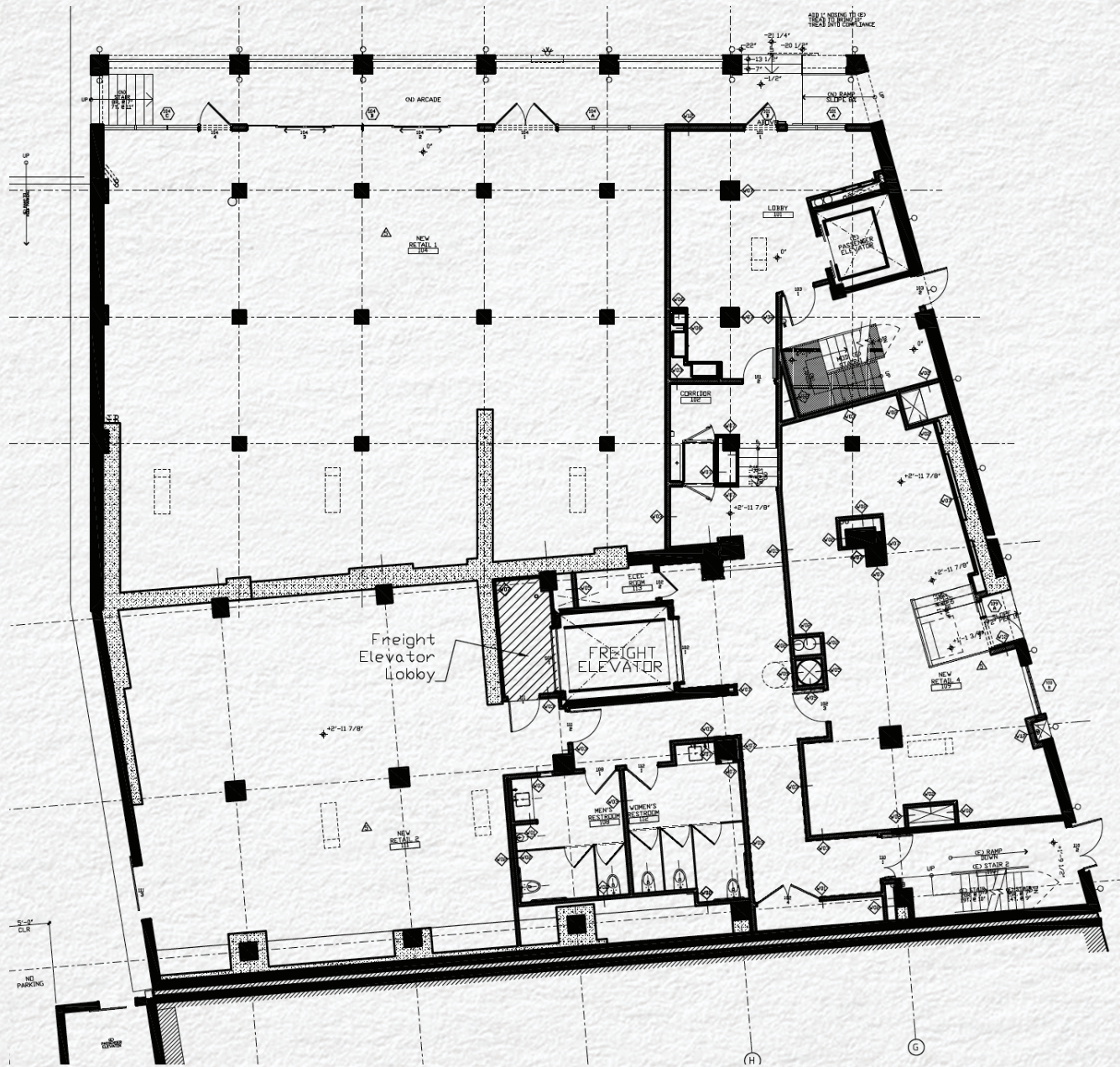


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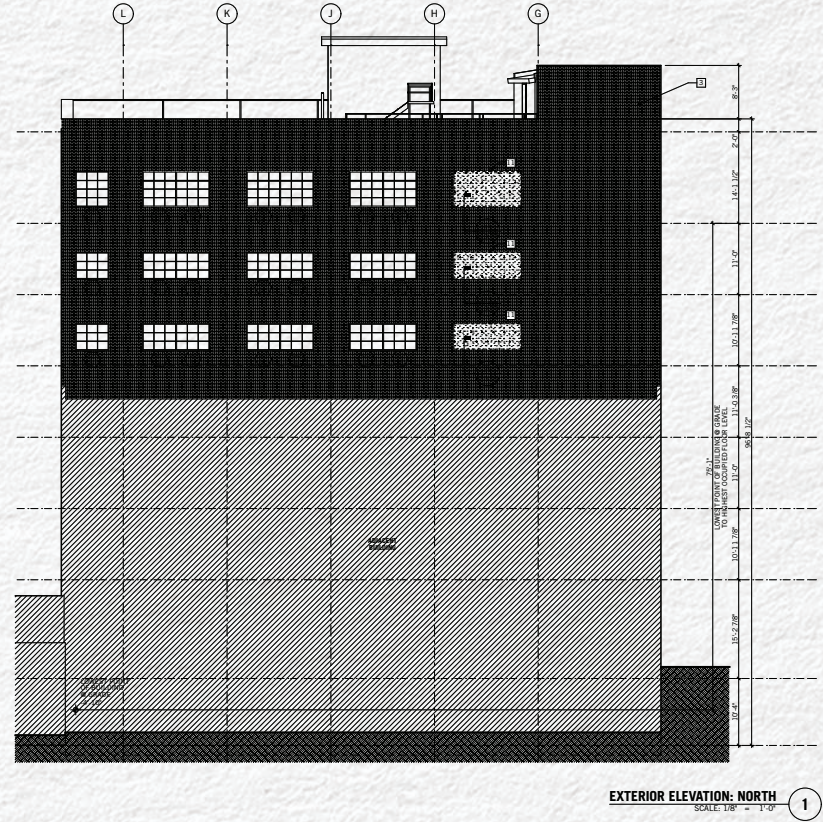
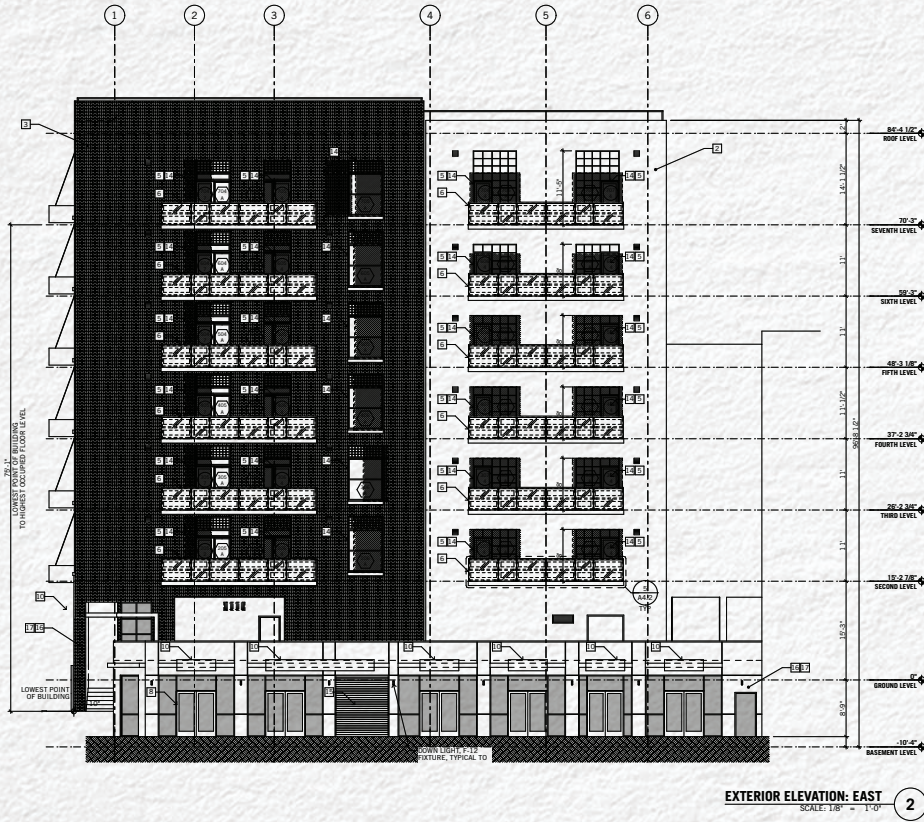












## Cap Ex Insight

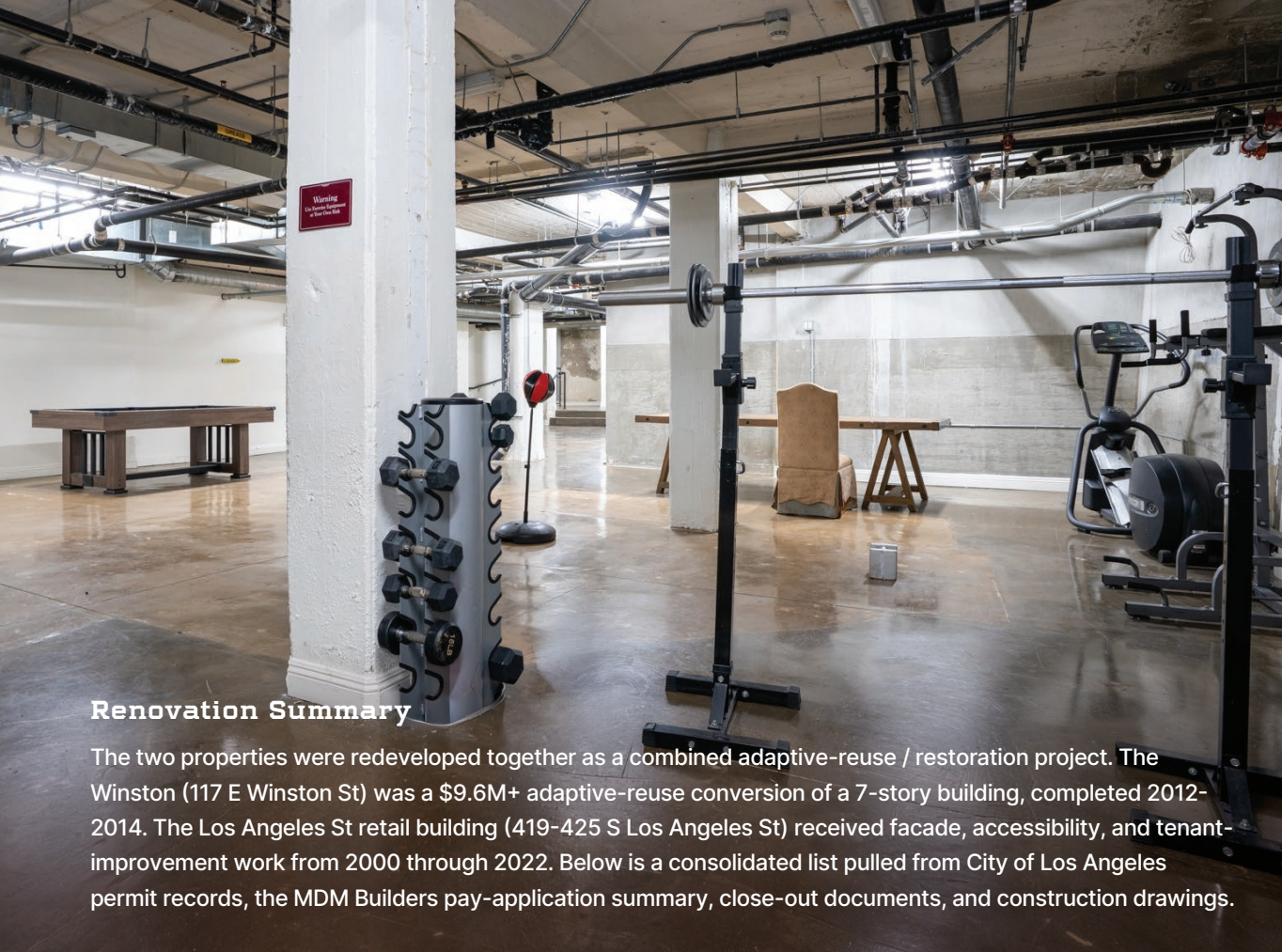
### Interior Renovation

- 1 Stainless Steel Appliances
- 2 Painted Cabinetry with Modern Finishes
- 3 New Countertops
- 4 Polished Concrete Floors
- 5 Tile Back Splash
- 6 High Ceilings
- 7 Central AC
- 8 Walk-In Closets
- 9 Updated Bathroom
- 10 Track Lighting Fixtures
- 11 Exposed Concrete Beams
- 12 Exposed Brick Columns
- 13 Floor-to-Ceiling Windows
- 14 Private Balcony



THE JEFFRIES

117 WINSTON ST & 425 LOS ANGELES ST



## Renovation Summary

The two properties were redeveloped together as a combined adaptive-reuse / restoration project. The Winston (117 E Winston St) was a \$9.6M+ adaptive-reuse conversion of a 7-story building, completed 2012-2014. The Los Angeles St retail building (419-425 S Los Angeles St) received facade, accessibility, and tenant-improvement work from 2000 through 2022. Below is a consolidated list pulled from City of Los Angeles permit records, the MDM Builders pay-application summary, close-out documents, and construction drawings.

## Cap EX / Renovations

- ◆ **Extensive Seismic & Structural Repairs**
- ◆ **HVAC** – full new system (6 floors + retail + basement); fuel-line system
- ◆ **Concrete** – structural rehab, reinforcing, new shear walls/footings
- ◆ **Finishes** – drywall (gyp & shaft wall), bathroom tile, kitchen counters, painting
- ◆ **Plumbing** – full new system (43 units + ground-floor retail + basement)
- ◆ **Electrical** – new service, distribution, panels, lighting; generator set & ATS
- ◆ **Openings** – metal & wood doors, storefront, balcony composite system, fire doors
- ◆ **Millwork** – Wood / Architectural casework, vanities, counters, tile, mirrors
- ◆ **Fire Suppression** – new standpipe & sprinkler system w/ booster pump
- ◆ **Roofing** – modified-bitumen membrane (torch-down) & insulation
- ◆ **Masonry** – brick wall repair, CMU
- ◆ **Metals** – gratings, guardrails, column extensions



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WINSTON ADAPTIVE REUSE

**\$9.6M+**

## Community Amenities

- ◆ Controlled Access Entry
- ◆ Day Porter
- ◆ Fitness Facilities
- ◆ Common Area Space (including billiards)
- ◆ On-Site Laundry
- ◆ Central AC
- ◆ On-Site Property Manager
- ◆ Select On-Site Private Parking
- ◆ Industrial Sized Freight Elevator



# THE JEFFRIES

117 WINSTON ST • LOS ANGELES, CA 90013

Originally commissioned in 1906 by William Parrish Jeffries, The Jeffries was constructed as a seven-story industrial building to house the W.P. Jeffries Company, a nationally recognized printing and engraving firm. Designed by the architectural firm Train & Williams, the structure was built as a fireproof reinforced concrete building with brick infill — a forward-thinking design that allowed for expansive window lines and abundant natural light, features that today define its distinctive loft character.

In 1928, the company incorporated as the Jeffries Banknote Company and became the only West Coast printer capable of producing engraved bonds and stock certificates meeting New York Stock Exchange standards. The building also produced official tickets for the 1932 Los Angeles Olympic Games, marking its place in both financial and civic history.

After decades of industrial use, operations relocated in 1964, and the building later transitioned into residential use as part of Downtown Los Angeles' adaptive reuse movement. Following a comprehensive renovation in 2012, The Jeffries now blends classic industrial architecture with modern loft-style living in the Old Bank District within Downtown Los Angeles' Historic Core.

Today, the property reflects Downtown Los Angeles' evolution from an early 20th-century manufacturing hub to one of the city's most dynamic urban residential neighborhoods.



◆ WINSTON STREET



LOVENOTE

LoveNote is a nightlife-focused cocktail bar located in Downtown Los Angeles, operating since 2025 as a late-night hospitality venue. The concept centers around an intimate, music-driven lounge atmosphere with craft cocktails and a rotating events program. The venue primarily operates in the evening hours, positioning itself as a destination for social gatherings and nightlife entertainment rather than traditional dining. Its Downtown location contributes to its appeal as part of LA's evolving cocktail and nightlife scene.



SCIENCE AND SIP

Science and Sip (also known as The Drunken Laboratory) is an experiential entertainment concept that blends real science experiments with a social, nightlife-style setting. Guests participate in hands-on activities using lab equipment like beakers and pipettes to create interactive reactions and themed experiments. The experience is paired with cocktails, music, and group challenges designed to make science engaging and accessible. It operates as a ticketed, event-driven venue that transforms its space into an immersive "science lab" environment.

◆ LOS ANGELES ST



SUBWAY

Since 2014, Subway has been operating successfully at this location. The national brand has over 20,000 stores worldwide and remains one of the largest quick-service restaurant franchises, known for its customizable sandwiches and strong franchise network. The tenant provides consistent, everyday traffic driven by a value-oriented menu and broad consumer appeal. Its long-standing presence at the property reflects stability and continued demand for the concept.

Several other mom & pop tenants, catering to the local market

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117 WINSTON ST & 425 LOS ANGELES ST

## Nearby Amenities

### THE JEFFRIES

117 WINSTON ST & 425 LOS ANGELES ST

#### TRANSIT

- 1 4th & Los Angeles St

#### RESTAURANTS

- 1 Doña Inez Restaurant
- 2 Sonoratown
- 3 Bar Franca
- 4 Suehiro DTLA
- 5 Amante Restaurant
- 6 D-Town Burger Bar
- 7 El Chinanteco Mexican Grill
- 8 Broken Mouth
- 9 Maple's Restaurant
- 10 Kazunori | DTLA
- 11 Maccheroni Republic
- 12 Eggslut
- 13 464
- 14 Blu Jam Café
- 15 Yuko Kitchen DTLA
- 16 Cicada Restaurant and Lounge
- 17 Le Grand Restaurant
- 18 Bottega Louie
- 19 SUGARFISH
- 20 Original Pantry Café

#### SHOPPING

- 1 Wall Street Center
- 2 The Bloc
- 3 FIGat7th
- 4 Fashion District LA
- 5 Pershing Square Building

#### HOTELS

- 1 Freehand Los Angeles
- 2 Ace Hotel Downtown Los Angeles
- 3 Level Los Angeles - Downtown South Olive
- 4 Sheraton Grand Los Angeles
- 5 The Wayfarer Downtown LA
- 6 Hotel Indigo Los Angeles Downtown
- 7 InterContinental Los Angeles Downtown
- 8 Biltmore Los Angeles

#### ENTERTAINMENT

- 1 Los Angeles Studios
- 2 Grammy Museum L.A. Live
- 3 L.A. Live
- 4 Crypto.com Arena
- 5 Los Angeles Convention Center

Blu Jam Café

464

Bar Franca

Kazunori | DTLA

Biltmore Los Angeles

Pershing Square Building

Suehiro DTLA

14

8

5

# THE JEFFRIES

117 WINSTON ST & 425 LOS ANGELES ST

10

13

3

4



Kazunori | DTLA

Suehiro DTLA

4th & Los Angeles St

Yuko Kitchen DTLA

Suehiro DTLA

THE JEFFRIES

117 WINSTON ST & 425 LOS ANGELES ST

10

3

4

1

15



Rent Roll

	UNIT	UNIT TYPE	SQFT	CURRENT RENTS	RENT PSF
1	101	Retail	4,600	\$ 13,748	\$ 2.99
2	104	Retail	3,612	\$ 6,749	\$ 1.87
9	R-201	1+1	512	\$ 1,500	\$ 2.93
10	R-202	1+1	575	\$ 1,700	\$ 2.96
11	R-203	Single	679	\$ 1,900	\$ 2.80
12	R-204	Single	792	\$ 1,550	\$ 1.96
13	R-205	Single	652	\$ 1,600	\$ 2.45
14	R-206	Single	800	\$ 1,600	\$ 2.00
15	R-207	Single	736	\$ 1,600	\$ 2.17
16	R-208	Single	637	\$ 1,600	\$ 2.51
17	R-301	1+1	804	\$ 2,200	\$ 2.74
18	R-302	1+1	946	\$ 1,600	\$ 1.69
19	R-303	Single	808	\$ 1,050	\$ 1.30
20	R-304	Single	652	\$ 2,134	\$ 3.27
21	R-305	Single	800	\$ 2,134	\$ 2.67
22	R-306	Single	736	\$ 2,134	\$ 2.90
23	R-307	Single	637	\$ 1,900	\$ 2.98
24	R-401	1+1	804	\$ 2,350	\$ 2.92
25	R-402	1+1	946	\$ 2,350	\$ 2.48
26	R-403	Single	808	\$ 2,134	\$ 2.64
27	R-404	Single	652	\$ 1,679	\$ 2.58
28	R-405	Single	800	\$ 2,134	\$ 2.67
29	R-406	Single	736	\$ 2,134	\$ 2.90
30	R-407	Single	637	\$ 2,134	\$ 3.35
31	R-501	1+1	804	\$ 2,395	\$ 2.98
32	R-502	1+1	946	\$ 2,150	\$ 2.27
33	R-503	Single	808	\$ 2,134	\$ 2.64
34	R-504	Single	652	\$ 1,960	\$ 3.01
35	R-505	Single	896	\$ 2,295	\$ 2.56

	UNIT	UNIT TYPE	SQFT	CURRENT RENTS	RENT PSF
36	R-506	Single	752	\$ 2,134	\$ 2.84
37	R-507	Single	637	\$ 2,134	\$ 3.35
38	R-601	1+1	804	\$ 2,350	\$ 2.92
39	R-602	1+1	946	\$ 2,100	\$ 2.22
40	R-603	Single	808	\$ 2,134	\$ 2.64
41	R-604	Single	652	\$ 1,850	\$ 2.84
42	R-605	Single	896	\$ 2,100	\$ 2.34
43	R-606	Single	752	\$ 2,134	\$ 2.84
44	R-607	Single	637	\$ 2,134	\$ 3.35
45	R-701	1+1	804	\$ 2,350	\$ 2.92
46	R-702	1+1	946	\$ 2,695	\$ 2.85
47	R-703	Single	808	\$ 2,134	\$ 2.64
48	R-704	Single	652	\$ 2,134	\$ 3.27
49	R-705	Single	896	\$ 2,395	\$ 2.67
50	R-706	Single	752	\$ 2,275	\$ 3.03
51	R-707	Single	637	\$ 2,134	\$ 3.35
52	A	Retail	700	\$ 2,300	\$ 3.29
53	B	Retail	600	\$ 2,300	\$ 3.83
54	C	Retail	780	\$ 2,846	\$ 3.65
55	D	Retail	1000	\$ 2,300	\$ 2.30
56	E	Retail	1100	\$ 2,300	\$ 2.09
57	F	Retail - Subway	1100	\$ 6,161	\$ 5.60

**\$ 125,943**

2	Retail 117	\$ 20,497
6	Retail 425	\$ 18,207
31	Single	\$ 61,498
12	1+1	\$ 25,740

**\$ 125,943**

The property currently has several vacancies. Please inquire with the agent to obtain an accurate rent roll showing the vacancies.

Financial Overview

ANNUALIZED OPERATING DATA	CURRENT		MARKET	
<b>Scheduled Gross Income:</b>	<b>1,542,055</b>		<b>1,740,743</b>	
Less Vacancy Rate Reserve:	(77,103)	5.0%	(87,037)	5.0%
Gross Operating Income:	1,464,952		1,653,706	
Less Expenses:	(574,426)	37.3%	(581,976)	33.4%
<b>Net Operating Income:</b>	<b>890,526</b>		<b>1,071,730</b>	
Reserves:	(8,600)		(8,600)	
Less Debt Service:	(623,956)		(623,956)	
<b>Pre-Tax Cash Flow:</b>	<b>257,970</b>	<b>4.3%</b>	<b>439,174</b>	<b>7.4%</b>
Plus Principal Reduction:	117,757		117,757	
Total Return Before Taxes:	375,727	6.3%	556,930	9.4%

ESTIMATED ANNUALIZED EXPENSES	CURRENT		MARKET	
Taxes: Rate 1.19%	\$ 176,715		\$ 176,715	
Insurance	\$ 32,000		\$ 32,000	
Utilities	\$ 136,557		\$ 136,557	
Waste Removal	\$ 17,669		\$ 17,669	
Repairs & Maintenance	\$ 32,250		\$ 32,250	
Management 4%	\$ 58,598		\$ 66,148	
On-Site Manager	\$ 28,800		\$ 28,800	
Cleaning	\$ 21,600		\$ 21,600	
Pest Control	\$ 1,595		\$ 1,595	
License and Fees	\$ 4,265		\$ 4,265	
Internet & Telephone	\$ 18,167		\$ 18,167	
Security	\$ 36,000		\$ 36,000	
Fire & Safety	\$ 5,650		\$ 5,650	
Elevator	\$ 4,560		\$ 4,560	
Direct Assessment	\$ 28,137		\$ 28,137	
<b>Total Expenses:</b>	<b>\$ 574,426</b>		<b>\$ 581,976</b>	
Per Net Sq. Ft.:	\$9.92		\$10.05	
Per Unit:	\$13,359		\$13,534	

SCHEDULED INCOME			CURRENT		SCHEDULED	
NO. OF UNITS	UNIT TYPE	UNIT SF	AVG MONTHLY RENT/UNIT	MONTHLY INCOME	MONTHLY RENT/UNIT	MONTHLY INCOME
2	Retail 117	8,212	\$ 2.50	\$ 20,497	\$ 2.53	\$ 20,750
6	Retail 425	5,830	\$ 3.12	\$ 18,207	\$ 3.26	\$ 19,000
31	Single	652-896	\$ 1,984	\$ 61,498	\$ 2,327	\$ 72,150
12	1+1	804-946	\$ 2,145	\$ 25,740	\$ 2,550	\$ 30,600
<b>Total Scheduled Rent:</b>				<b>\$ 125,943</b>		<b>\$ 142,500</b>
		CAM		\$ 315		\$ 315
		Reimbursement		\$ 313		\$ 313
		Laundry		\$ 365		\$ 365
		Miscellaneous		\$ 109		\$ 109
		Internet		\$ 1,460		\$ 1,460
<b>Monthly Scheduled Gross Income:</b>				<b>\$ 128,505</b>		<b>\$ 145,062</b>
<b>Annual Scheduled Gross Income:</b>				<b>\$1,542,055</b>		<b>\$1,740,743</b>

SUMMARY

<b>Price:</b>	<b>\$ 14,850,000</b>
Down Payment: 40%	\$ 5,940,000
Number of Units:	43 + 8 Retail
Current GIM:	9.63
Market GIM:	8.53
Current CAP:	6.00%
Market CAP:	7.27%
Approx. Age:	1907 & 1991
Approx. Lot Size:	12,515
Approx. Gross SF:	57,910
Cost per Net GSF:	\$256



## THE JEFFRIES

117 WINSTON ST & 425 LOS ANGELES ST

Sale Price	<b>\$ 14,850,000</b>
Year Built	<b>1907 &amp; 1991/2012</b>
Number Of Units	<b>43 + 8 Retail</b>
Price Per SF	<b>\$256</b>
Actual Cap Rate	<b>6.00%</b>
GRM	<b>9.63</b>
Sale Date	<b>N/A</b>



## 424 S Broadway

LOS ANGELES, 90013

Sale Price	<b>\$ 15,400,000</b>
Year Built	<b>1906</b>
Number Of Units	<b>60</b>
Price Per Unit	<b>\$ 256,667</b>
Price Per SF	<b>\$ 206</b>
Actual Cap Rate	<b>7.20%</b>
GRM	<b>8.71</b>
Sale Date	<b>2/27/26</b>



## 717 W Olympic Blvd

LOS ANGELES, 90015

Sale Price	<b>\$ 68,800,000</b>
Year Built	<b>2008</b>
Number Of Units	<b>151</b>
Price Per Unit	<b>\$ 455,629</b>
Price Per SF	<b>\$ 329</b>
Actual Cap Rate	<b>N/A</b>
GRM	<b>N/A</b>
Sale Date	<b>12/31/2025</b>



## 215 W 14th St

LOS ANGELES, 90015

Sale Price	<b>\$ 51,626,400</b>
Year Built	<b>2023</b>
Number Of Units	<b>154</b>
Price Per Unit	<b>\$ 335,236</b>
Price Per SF	<b>\$ 363</b>
Actual Cap Rate	<b>N/A</b>
GRM	<b>N/A</b>
Sale Date	<b>9/24/2025</b>



**138 N Beaudry Ave**

LOS ANGELES, 90012

Sale Price	<b>\$ 61,500,000</b>
Year Built	<b>2008</b>
Number Of Units	<b>210</b>
Price Per Unit	<b>\$ 292,857</b>
Price Per SF	<b>\$ 273</b>
Actual Cap Rate	<b>4.20%</b>
GRM	<b>N/A</b>
Sale Date	<b>8/30/2024</b>



**232 E 2nd St**

LOS ANGELES, 90012

Sale Price	<b>\$ 86,100,000</b>
Year Built	<b>2016</b>
Number Of Units	<b>240</b>
Price Per Unit	<b>\$ 358,750</b>
Price Per SF	<b>\$ 294</b>
Actual Cap Rate	<b>5.51%</b>
GRM	<b>N/A</b>
Sale Date	<b>8/9/2024</b>



**1136 W 6th St**

LOS ANGELES, 90017

Sale Price	<b>\$ 17,500,000</b>
Year Built	<b>2016</b>
Number Of Units	<b>42</b>
Price Per Unit	<b>\$ 416,667</b>
Price Per SF	<b>\$ 388</b>
Actual Cap Rate	<b>5.13%</b>
GRM	<b>13.18</b>
Sale Date	<b>1/31/2023</b>



## THE JEFFRIES

117 WINSTON ST & 425 LOS ANGELES ST

Sale Price	<b>\$ 14,850,000</b>
Year Built	<b>1907 &amp; 1991 / 2012</b>
Price Per SF	<b>\$ 256</b>
Actual Cap Rate	<b>6.00%</b>
Sale Date	<b>N/A</b>



## 1430-1432 S Los Angeles St

LOS ANGELES, CA 90015

Sale Price	<b>\$ 1,625,000</b>
Year Built	<b>1952</b>
Price Per SF	<b>\$ 461</b>
Actual Cap Rate	<b>-</b>
Sale Date	<b>3/26/2026</b>



## 930 Santee St

LOS ANGELES, CA 90015

Sale Price	<b>\$ 3,000,000</b>
Year Built	<b>1953</b>
Price Per SF	<b>\$ 393</b>
Actual Cap Rate	<b>-</b>
Sale Date	<b>1/15/2026</b>



## 801-817 Maple Ave

LOS ANGELES, CA 90014

Sale Price	<b>\$ 4,475,000</b>
Year Built	<b>2007</b>
Price Per SF	<b>\$ 309</b>
Actual Cap Rate	<b>6.07%</b>
Sale Date	<b>9/26/2025</b>



**840 S Spring St**

LOS ANGELES, CA 90014

Sale Price	<b>\$ 3,116,000</b>
Year Built	<b>1966</b>
Price Per SF	<b>\$ 582</b>
Actual Cap Rate	-
Sale Date	<b>2/26/2025</b>



**738 E 12th St**

LOS ANGELES, CA 90021

Sale Price	<b>\$ 2,050,000</b>
Year Built	<b>1964</b>
Price Per SF	<b>\$ 410</b>
Actual Cap Rate	-
Sale Date	<b>2/7/2025</b>



**714-726 N Broadway**

LOS ANGELES, CA 90012

Sale Price	<b>\$ 4,150,000</b>
Year Built	<b>1962</b>
Price Per SF	<b>\$ 500</b>
Actual Cap Rate	<b>5.16%</b>
Sale Date	<b>7/14/2025</b>

## DOWNTOWN LOS ANGELES

Located along the historic Broadway Corridor, the Metropolitan Building lies in the heart of Downtown Los Angeles' Historic Core, a district known for its architectural heritage and cultural energy. Once home to the nation's busiest theater row, Broadway is once again coming alive through adaptive reuse, an influx of new residents, and sustained investment across retail, hospitality, and mixed-use sectors.

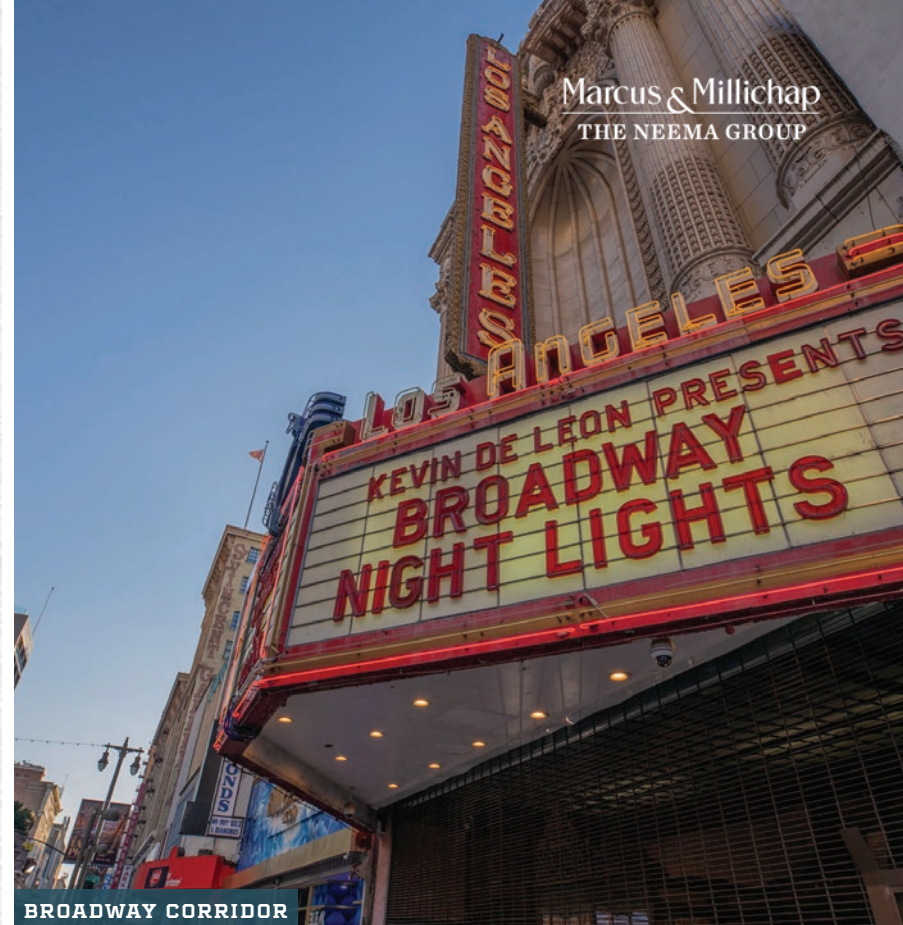
While media coverage often paints a negative picture, the reality tells a far more encouraging story. Today, Downtown is a thriving urban neighborhood with more than 80,000 residents and continues to serve as one of Los Angeles' most important housing engines, responsible for roughly 22 percent of all new units built citywide in the past 15 years.

Retail activity has rebounded strongly as well. Since the pandemic, more than 140 new concepts and storefronts have opened, outpacing closures and joining over 5,000 existing businesses that collectively generate an estimated \$4.8 billion in annual sales. With approximately 566 retail businesses per square mile compared to only 51 per square mile across the rest of the city, Downtown offers unmatched density, diversity, and consumer reach.

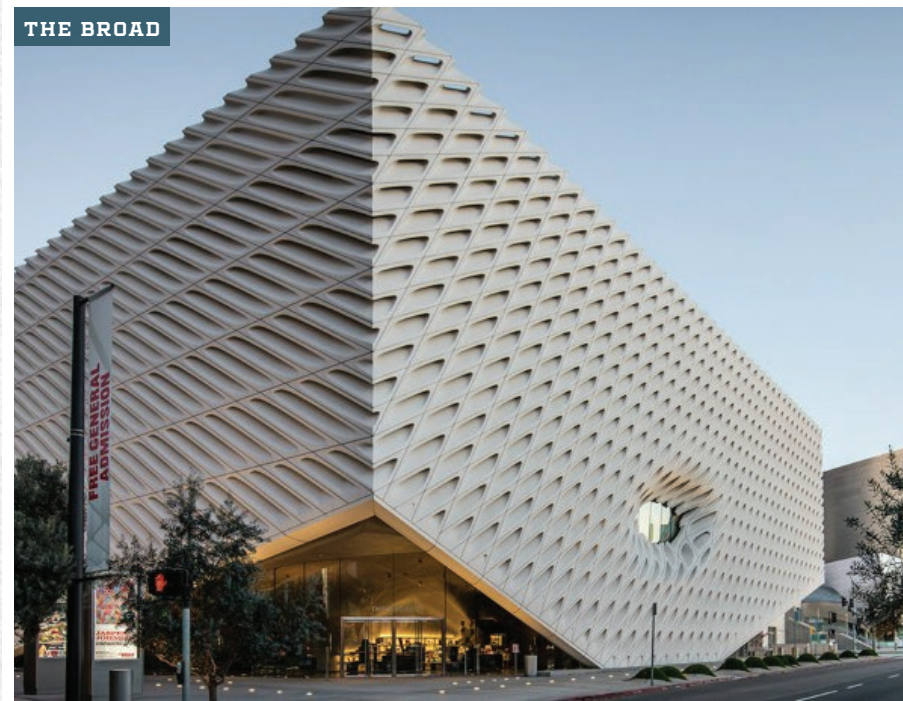
Cultural reinvestment continues to reinforce the area's identity as a global destination for art and performance. The Broad Museum and the Colburn School are both undergoing major expansions valued at \$100 million and \$300 million, respectively, adding to a world-class ensemble that already includes the Walt Disney Concert Hall and the Museum of Contemporary Art. Together, these institutions form the foundation of the newly established Grand Avenue Cultural District.

Economically, Downtown remains the region's employment powerhouse. Despite headwinds in the office sector, the area still contains the highest concentration of employers in Southern California, supporting over 325,000 jobs with an average annual wage of \$120,000. Its collection of Class A office towers sits at the center of the regional transit network, providing employers access to a highly educated labor pool of more than 500,000 workers with bachelor's degrees or higher within a ten-mile radius.

Public and private stakeholders are working together to strengthen Downtown's momentum through coordinated initiatives focused on safety, streetscape improvements, and business vitality. With global attention set to return for the 2026 FIFA World Cup, Super Bowl LXI, and the 2028 Olympic Games, revitalization of the public realm has become a shared mission. These efforts aim not only to prepare for international events but to ensure Downtown Los Angeles continues evolving into a vibrant environment where residents, professionals, and visitors can thrive for decades to come.



BROADWAY CORRIDOR



THE BROAD



**WALT DISNEY CONCERT HALL**



**THE CRYPTO ARENA**

**PRIMARY COMMERCE AREA**

Downtown Los Angeles, the city’s historic hub and a significant business and financial center, is where most of Central Los Angeles’ trade is situated. The Fashion District is located in the southeast area of Downtown and serves as a central commerce hub for the fashion industry. It is home to numerous showrooms and wholesale shops that sell apparel, accessories, and textiles.

**THE FASHION DISTRICT**

It is a significant wholesale center for the fashion sector that spans several city blocks of storefronts and wholesale stores.

**L.A. LIVE**

A sports and entertainment district that includes restaurants, bars, and the Microsoft Theater, which hosts concerts and other live events.

**THE CRYPTO ARENA**

The Los Angeles Lakers and Los Angeles Clippers reside here, and it also serves as a significant sports and entertainment location for other events like concerts.

**THE LOS ANGELES CONVENTION CENTER**

It is a substantial conference and exhibition facility that holds numerous significant occasions and trade shows annually.

**WALT DISNEY CONCERT HALL**

It is a renowned lecture hall that serves as the Los Angeles Philharmonic orchestra’s center and presents a wide range of classical and modern musical acts.

**THE GRAND CENTRAL MARKET**

It is a historic indoor market with several food vendors and courts serving diverse foods.

**THE BROAD MUSEUM**

It is a contemporary art museum with an extensive collection of works by artists like Andy Warhol, Jeff Koons, and Roy Lichtenstein.

**THE REEF**

A creative office space and event venue that hosts various events, including art exhibitions, concerts, and conferences.

**FIDM MUSEUM & GALLERIES**

A museum that showcases the history of fashion and design, with a particular emphasis on the role of California in shaping the fashion industry.

**GRAMMY MUSEUM**

A museum dedicated to the history of music and the Grammy Awards, with exhibits and interactive experiences that explore the cultural impact of music.



**Nearby Developments**

**THE JEFFRIES**  
117 WINSTON ST & 425 LOS ANGELES ST



**1 THE LANE BUILDING**  
206-208 W 8TH ST  
110 Units Built in 2024



**2 4TH & HILL**  
350 S HILL ST  
428-Unit Proposed Apartment Project



**3 ANGELS LANDING**  
399 S HILL ST  
261-Unit Proposed Apartment Project



**4 212-218 S SPRING ST**  
212-218 S SPRING ST  
120 Units Built in 2024



**5 TIMES MIRROR SQUARE**  
100 S BROADWAY  
1,127-Unit Proposed Apartment Project



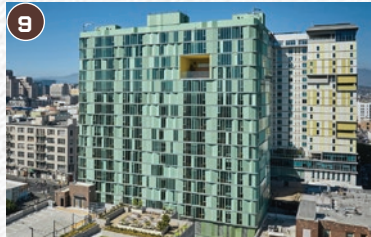
**6 UMEYA APARTMENTS**  
412-426 CROCKER ST  
175 Units Built in 2025



**7 ROSA'S PLACE**  
501 E 5TH ST  
98 Units Currently Under Construction



**8 409-411 E 5TH ST**  
409-411 E 5TH ST  
150-Unit Proposed Apartment Project



**9 600 SAN PEDRO**  
600 S SAN PEDRO ST  
302 Units Built in 2025



**10 755 WALL ST**  
755 WALL ST  
Proposed 81,590 SF Retail Project

## City Planning Recommends Approval For **DOWNTOWN LOS ANGELES 2024**

After decades of planning and anticipation, the City Planning Commission recommended approval of the DTLA 2040 Plan in September 2021. The draft will now move forward to the City Council for approval. Planners and developers alike are enthusiastic about the proposed changes and their potential impact.

If approved, the Plan will establish a new zoning code intended to promote a dynamic, healthy, and sustainable Downtown core that is closely connected to its surrounding neighborhoods and supports both the City of Los Angeles and the broader region. The long-term priorities of the Plan emphasize transit, jobs, housing, and the continued revitalization of Downtown.

The Property is located within the Traditional Core Subdistrict under the 2040 Plan.

The Traditional Core emphasizes mixed-use communities, multi-family residential development, and entertainment uses, with a strong focus on the preservation and adaptive reuse of historically significant buildings.



OFFERING MEMORANDUM

Marcus & Millichap  
THE NEEMA GROUP

# THE JEFFRIES

117 WINSTON ST & 425 LOS ANGELES ST

EXCLUSIVELY LISTED BY

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