

TEAM  
CONDON

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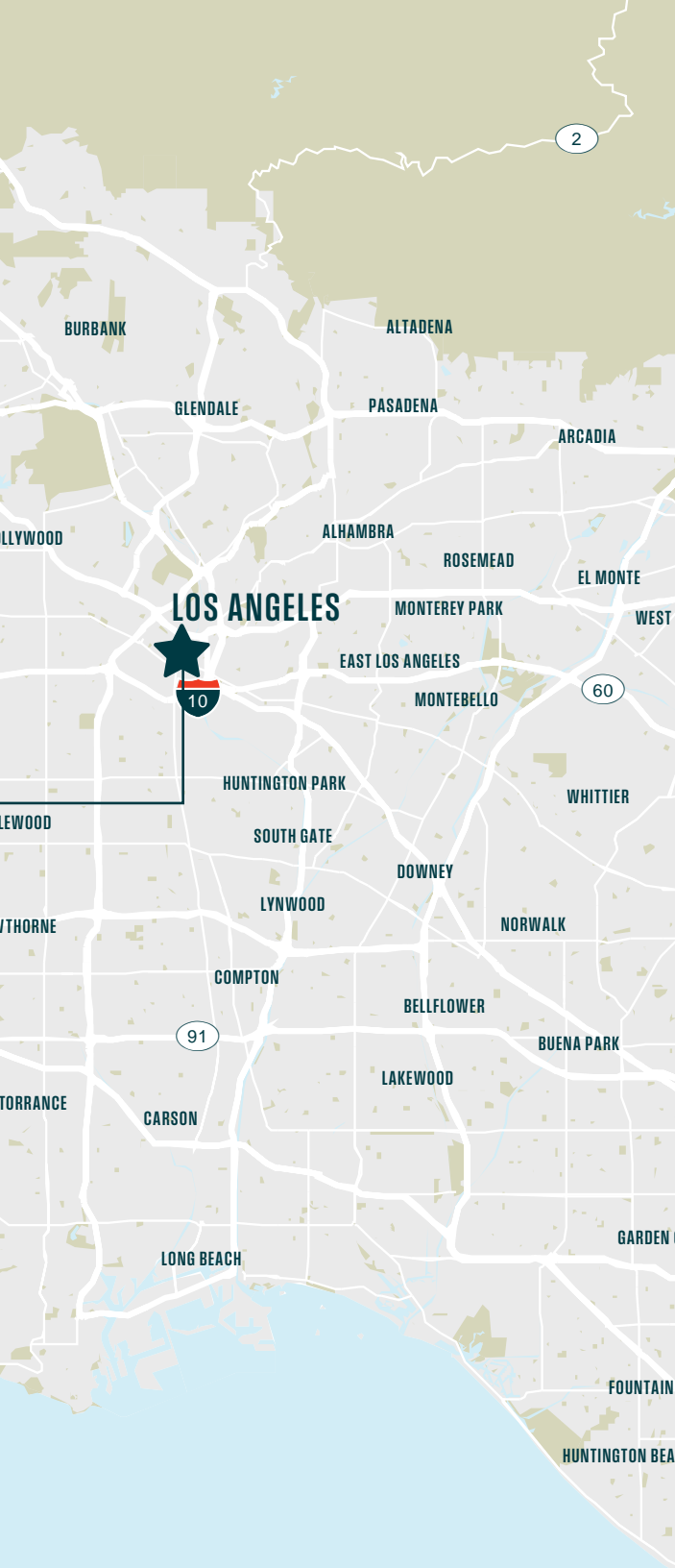
@traction

TRACTION AVENUE

ARTS DISTRICT CREATIVE BUILDING | 58,118 SF  
800-810 TRACTION AVE., LOS ANGELES, CA 90013



@traction  
LOS ANGELES



# THE *Opportunity*

**Cushman & Wakefield U.S. Inc.**, as exclusive advisor, is pleased to present the opportunity to acquire the fee simple interest in @Traction, a 58,118 SF vacant two-building creative project in the Arts District of Downtown Los Angeles. The Property offers open floor plans, on-site parking, historic architecture, and unparalleled skyline and mountain views.

The Property is currently undergoing renovations to bring the historic architecture up to modern occupier standards. Plans call for an expansive lobby with interaction zones, direct connectivity to a neighborhood pocket park, a pop-out patio on the second floor, and an expansive rooftop deck with sweeping views of the city.

The Property benefits from its central location in the Arts District. Traction Avenue is home to Arts District Brewing, Wurstkuche, Groundwork Coffee, Kreation, Pali Wine Co, Loqui, and many other eateries and entertainment venues. East 3rd Street, only one block away, expands the offerings to include Salt & Straw, Prince Street Pizza, Manuela, Hearts & Flame, and Camphor.

@Traction offers the ability for an investor or owner-user to own a piece of history, with a modern twist, in one of the most vibrant submarkets in the entire Los Angeles region.



**INVESTMENT**

# *Highlights*

## **WALKABLE LIFESTYLE IN THE ARTS DISTRICT**

- True live/work/play lifestyle that today's urban tenants strongly desire
- Surrounded by the submarket's best dining, retail, and entertainment amenities

## **CREATIVE ARCHITECTURE WITH DESIRABLE VIEWS**

- Authentic, loft architecture with true creative space
- Full sized basement with many potential uses
- Rooftop could accommodate a rooftop deck with unobstructed skyline and mountain views



## FLEXIBLE BUSINESS PLAN

- Current layout is a blank canvas, providing optionality with the business plan
- Building could be renovated for creative office, loft apartments, or hospitality uses

# WHERE WORK AND PLAY COME TOGETHER



# PROPERTY Overview

Address	800 Traction Avenue Los Angeles, CA 90013	810 Traction Avenue Los Angeles, CA 90013	Combined Project
<b>Property Type</b>	Commercial	Commercial	
<b>Number of Floors</b>	5 plus basement	2 plus basement	
<b>Net Rentable Area</b>	48,119 SF (per BOMA 2017; includes 7,147 SF basement)	9,999 SF (per BOMA 2017; includes 3,190 SF basement)	58,118 (per BOMA 2017; includes 10,337 SF basement)
<b>% Leased</b>	Currently Vacant	Currently Vacant	
<b>Year Built (Renovated)</b>	1917 (Renovations ongoing)	1908 (Renovations ongoing)	
<b>Parking</b>	--	--	9 stalls onsite in surface parking lot, with the ability to restripe for 13 stalls
<b>Construction</b>	Type I B	Type III B	
<b>Historic</b>	Yes	No	
<b>Zoning</b>	M3-1-RIO (DTLA 2040 Hybrid Industrial)	M3-1-RIO (DTLA 2040 Hybrid Industrial)	
<b>Lot Size</b>	10,496 SF	10,500 SF	20,996 SF
<b>APNs</b>	5163-013-001	5163-013-002	

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LOS ANGELES

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