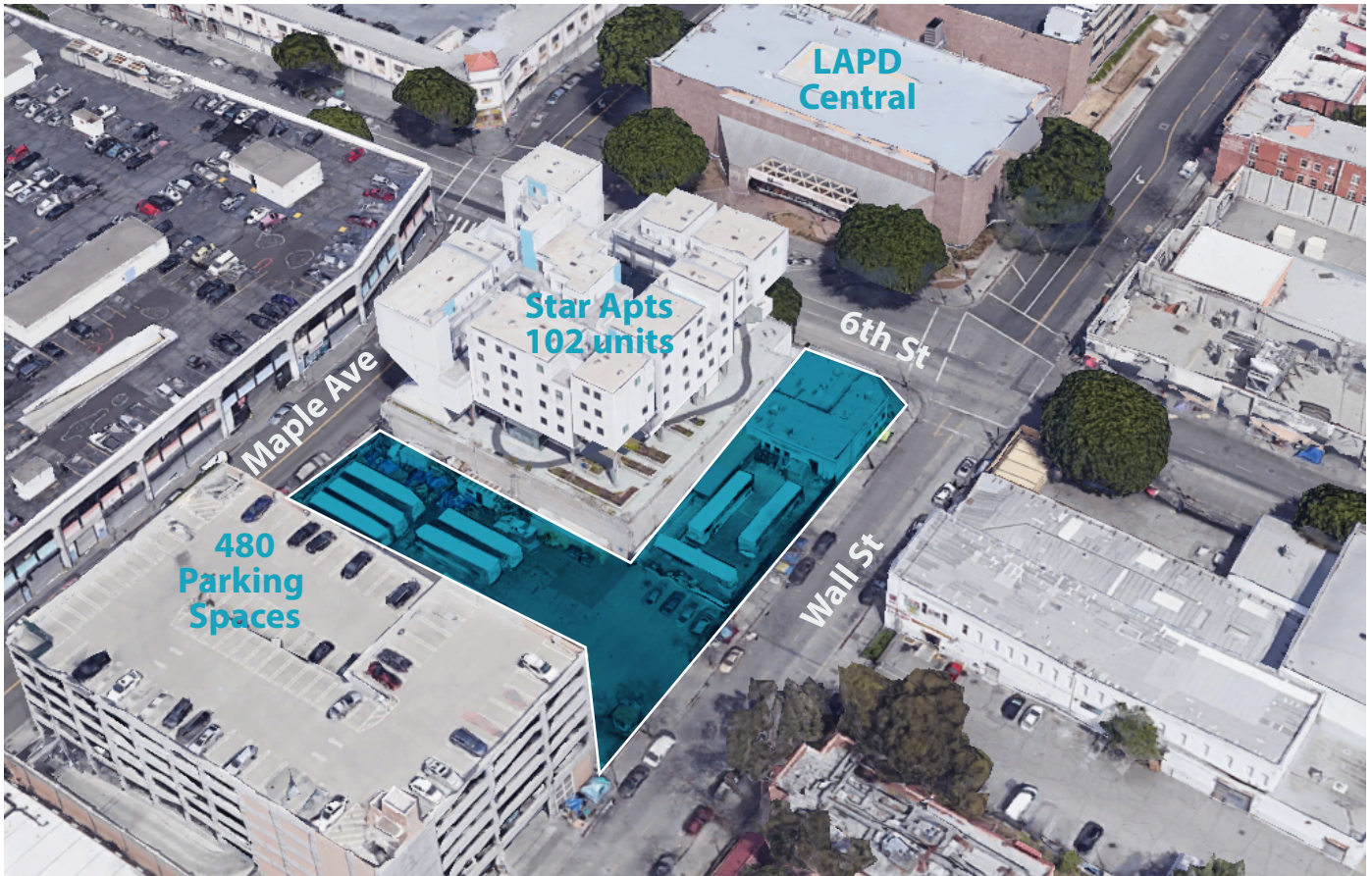


PRIME DTLA - FOR SALE

+/- 30,000 SQ FT LAND

FOR SALE



260 EAST 6TH ST

- Zoning: LAR 5 / [Q] R5-2D
- Currently operating Transit/Busline Depot
- 29,150 sf total
 - 3,150 sf corner building
 - 26,000 sf paved surface with multiple driveways
- Adjacent to public parking structure
- Opportunity Zone - TOC
- Street frontage on Maple / 6th / Wall - over 400 linear feet
- Adjacent to PSH award winning "Star Apartments" project
- Proposed uses: Affordable housing, transit related and outside storage

Offered by:

epsteen & associates



Cameron Crowner | BRE# 00924460
(310) 451-8171 ext. 240
ccrowner@epsteen.com

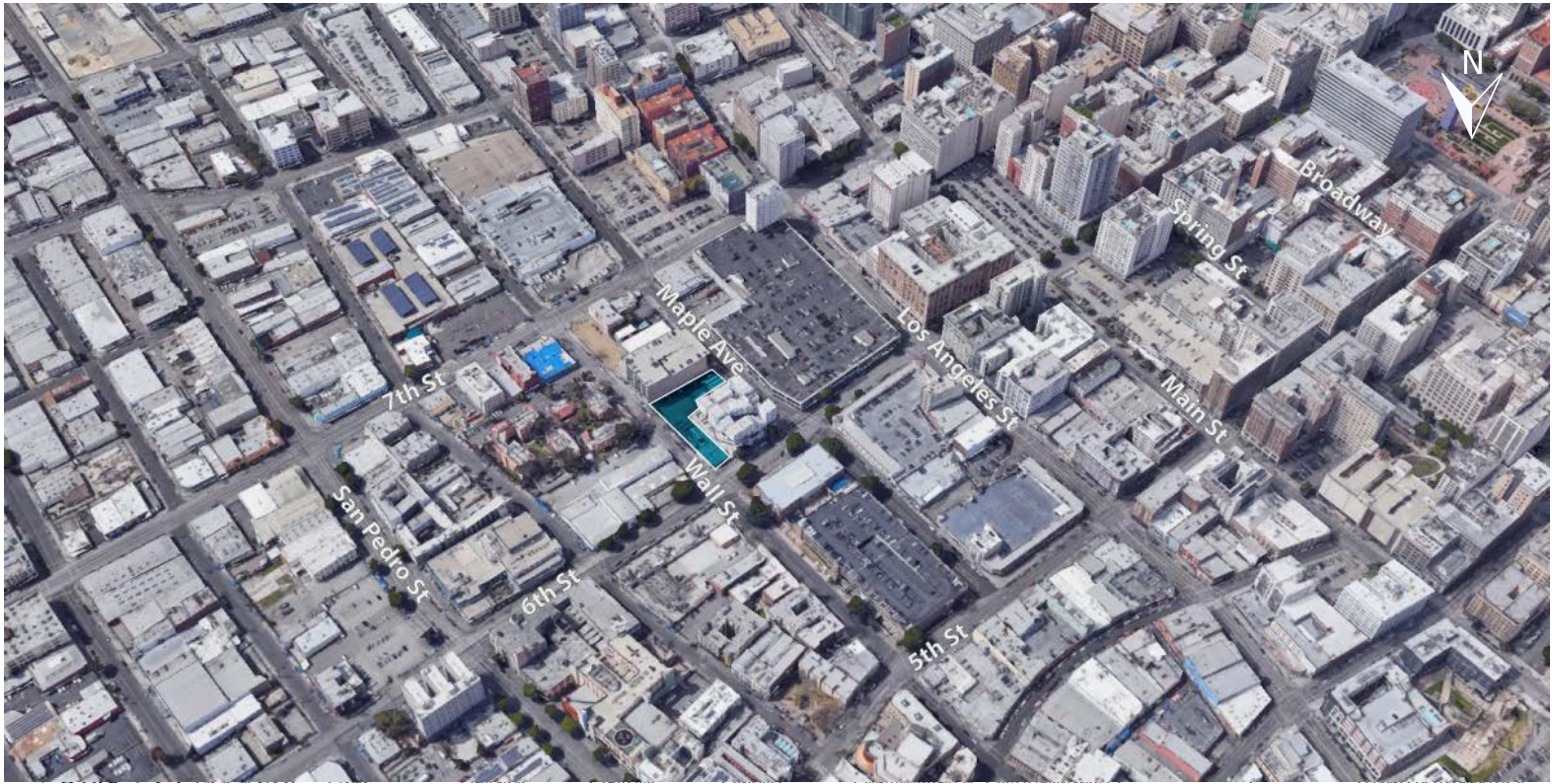
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Property Profile

Location:	SWC of Wall St. & 6 th St.
APN's:	5148-023-012; 5148-023-013; 5148-023-016; 5148-023-017; 5148-023-025
Zoning:	LAR 5 / [Q] R5 – 2D / Transit Oriented Communities – Tier 3 (has been operating as a bus terminal for over 50 years)
Property Dimensions:	95' Maple Ave; 50' 6 th St; 256' Wall St; 207' Maple to Wall (rear boundary)
Year Built:	1966
Existing Improvements:	Approximate 3,250sf free standing building on the hard corner. Land area is an asphalted vehicular parking & storage area. Perimeter fencing on both Maple Ave & Wall St. Underground gas tank on premises.

Offering Summary

Description:	A developable site for housing with favorable density. Flag shaped lot that has frontage on three streets. The existing bus line business has approximately 3 years remaining on their lease....monthly rental income of \$10,000.00
Price:	\$7,300,000.00



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