

THE MEDMEN BUILDING ON BROADWAY

735 BROADWAY
LOS ANGELES, CA 90014
DOWNTOWN LOS ANGELES

FOR SALE



Brandon Cohan
Brandon Zarrabi

brandon@bcre.la
zarrabi@bcre.la

310 654 0200
310 492 3597

BRANDON COHAN
REAL ESTATE // BCRE.LA



THE OFFERING

Fully leased **22,890 SF** building in
The Heart of Downtown Los Angeles

3,000 SF Ground Floor Retail
13,200 SF Residential Featuring Six Apartment Units
5,000 SF Basement Space

735 S Broadway presents a rare opportunity to acquire a fully leased, mixed-use asset located on one of the most prominent streets in the heart of Downtown Los Angeles.

The five-story property consists of **six apartment units above a high-profile ground-floor retail space occupied by MedMen**. The asset offers strong in-place cash flow, 29 feet of frontage along a major DTLA corridor, and **immediate proximity to some of the area's most notable retail, fitness, and cultural destinations**. This offering provides investors with stable income, long-term upside, and exposure to one of Los Angeles' most rapidly evolving urban markets.

FOR SALE**PROPERTY SUMMARY**

Building Area:	22,890 SF
Lot Area:	0.11 AC
Stories:	5 Stories
Tenancy:	100% Leased
Year Built:	1908
Frontage:	29' on S Broadway
Zoning:	LAC5 - Commercial
Building FAR:	4.78

INVESTMENT SUMMARY

Rent Roll:	
MedMen (Retail)	\$582,000
Apartments	\$216,000
Total Income	\$798,000
Property Tax:	\$48,128
Insurance:	\$66,500
Total Expenses:	\$114,628
NOI:	\$683,372

SIX 2,200 SF APARTMENT UNITS**3,000 SF GROUND FLOOR RETAIL****+ 5,000 SF BASEMENT SPACE**

THE VAIL - 735 S BROADWAY

FOR SALE



Brandon Cohan | brandon@bcre.la | 310 654 0200
Brandon Zarrabi | zarrabi@bcre.la | 310 492 3597

BC BRANDON COHAN
REAL ESTATE // BCRE.LA

INSIDE THE APARTMENTS



Brandon Cohan | brandon@bcre.la | 310 654 0200
Brandon Zarrabi | zarrabi@bcre.la | 310 492 3597

BC BRANDON COHAN
REAL ESTATE // BCRE.LA

INSIDE THE APARTMENTS



Brandon Cohan | brandon@bcre.la | 310 654 0200
Brandon Zarrabi | zarrabi@bcre.la | 310 492 3597

B C BRANDON COHAN
REAL ESTATE // BCRE.LA

DOWNTOWN LOS ANGELES - ATTRACTIONS

GRAND CENTRAL MARKET



LITTLE TOKYO



MUSEUM OF CONTEMPERARY ART



THE BROAD



WALT DISNEY HALL



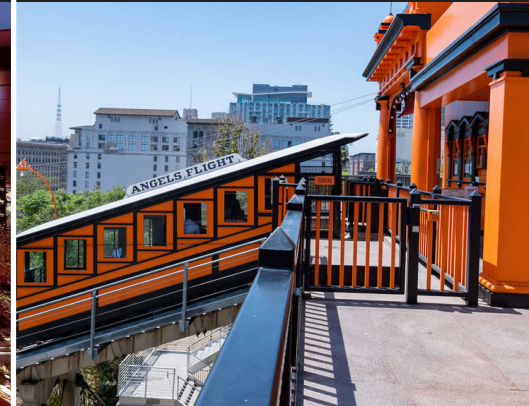
CRYPTO.COM ARENA



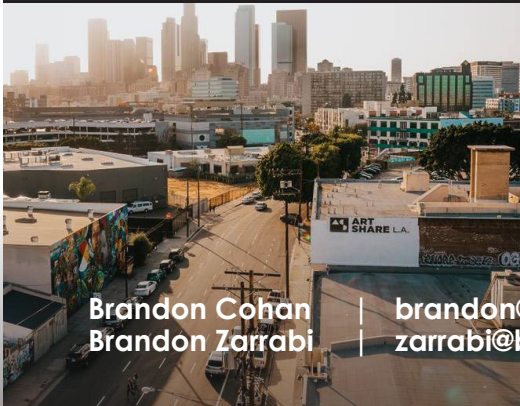
L.A LIVE



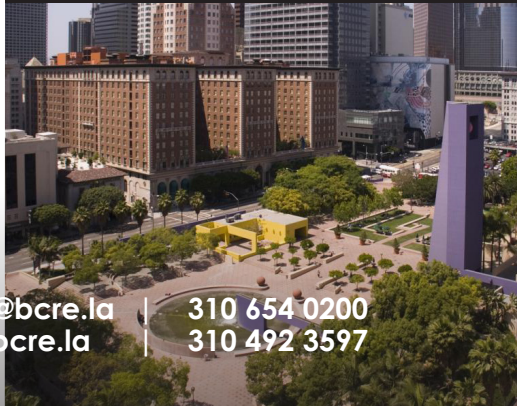
ANGEL'S FLIGHT



THE ARTS DISTRICT



PERSHING SQUARE



L.A LIVE



UNION STATION



Brandon Cohan
Brandon Zarrabi

brandon@bcre.la
zarrabi@bcre.la

310 654 0200
310 492 3597

BRANDON COHAN
REAL ESTATE // BCRE.LA

INVESTMENT HIGHLIGHTS

Lease Terms - Medmen

Lease Expiration: May 2027

Extensions: One Ten-Year Extension at the greater of a 12% increase over last years rent or FMV

Lease Terms - Apartment Master Lease

Lease Expiration: November 2027

Extensions: None

Signalized crossing directly in front of building

Close to the iconic Apple Tower Theatre, Bossa Nova, John Reed Fitness, Zinque, California Chicken Cafe, Foot Locker, Bottega Louie, Whole Foods, and many more brands

29' of frontage on S Broadway

Over 90k residents live in DTLA, with the population estimated to grow to 200k in 2040

Located just minutes from the upcoming DTLA Erewhon, expected to open next year.

Brandon Cohan | brandon@bcre.la | 310 654 0200
Brandon Zarrabi | zarrabi@bcre.la | 310 492 3597

BRANDON COHAN
REAL ESTATE // BCRE.LA



IN THE NEIGHBORHOOD



- Restaurants**
- 1 Doña Inez Restaurant
- 2 Amante Restaurant
- 3 Good Grill Express
- 4 Broken Mouth
- 5 Bottega Louie
- 6 Sultan Chicken
- 7 El Chinanteco Mexican Grill
- 8 ABC Chinese Fast Food
- 9 Maple's Restaurant
- 10 464
- 11 Sonoratown
- 12 Le Grand Restaurant
- 13 LALA'S Downtown Los Angeles
- 14 Tacos Mexico
- 15 D-Town Burger Bar
- 16 Margarita's Place
- 17 Cilantro Lime
- 18 Cicada Restaurant and Lounge
- 19 Tierra Mia Coffee
- 20 Bohemian House of Espresso + Chai
- 21 The Red Chickz
- 22 Guisados
- 23 Yuko Kitchen DTLA
- 24 Blu Jam Café
- 25 SUGARFISH by sushi nozawa
- 26 Perch
- 27 EggSlut
- 28 Maccheroni Republic
- 29 KazuNori | DTLA
- 30 Original Pantry Café
- Shopping**
- 1 Fashion District LA
- 2 The Bloc
- 3 FIGat7th
- 4 Wall Street Centre
- 5 Pershing Square Building
- 6 Ross Dress for Less

- Hotels**
- 1 Hotel Indigo Los Angeles Downtown
- 2 Freehand Los Angeles
- 3 Sheraton Grand Los Angeles
- 4 DoubleTree by Hilton
- 5 Biltmore Los Angeles
- 6 Ace Hotel Downtown Los Angeles
- 7 Level Los Angeles - Downtown South Olive
- 8 The Wayfarer Downtown LA
- 9 Kawada Hotel
- 10 Courtyard by Marriott L.A. LIVE
- 11 E-Central Downtown Los Angeles Hotel
- 12 InterContinental Los Angeles Downtown
- Fitness**
- 1 Planet Fitness
- 2 Pure Barre
- 3 Hybrid Gym Los Angeles
- 4 Orangetheory Fitness
- 5 BECOME Fitness and Strength
- 6 Rise Athletics LA
- 7 LA Fitness
- Entertainment**
- 1 Los Angeles Convention Center
- 2 Crypto.com Arena
- 3 GRAMMY Museum L.A. Live
- 4 Los Angeles Center Studios
- 5 L.A. Live
- Transit**
- 1 S Main St & 9th St Bus Stop
- 2 7th Street / Metro Center Station

THE MEDMEN BUILDING ON BROADWAY

735 BROADWAY
LOS ANGELES, CA 90014
DOWNTOWN LOS ANGELES

FOR SALE



Brandon Cohan
Brandon Zarrabi

brandon@bcre.la
zarrabi@bcre.la

310 654 0200
310 492 3597

BRANDON COHAN
REAL ESTATE // BCRE.LA