MATTHEWS™

Land Development | Offering Memorandum

PRIME DOWNTOWN LA RE-POSITIONING

260 East 6th St, Los Angeles, CA 90014

±30,000 SF Land | For Sale

±3,200 SF Corner Building

Bus Depot/Terminal | Lease Through June 2028

Investment Highlights

Upon Request
Asking Price

±30,000 SF
Land Space Available

±3,200 SF
Corner Building

1966
Year Built

LAR5 / (Q) R5-2D
Zoning

Offering Summary

The offering presents a compelling housing redevelopment opportunity featuring favorable density and LAR5 / [Q] R5-2D zoning. The **±29,133-square-foot, flag-shaped parcel benefits from frontage along Maple Avenue, 6th Street, and Wall Street,** providing more than 400 linear feet of combined street exposure. The property is also located within an **Opportunity Zone and Transit Oriented Communities (TOC) area**, supporting its long-term development potential.

The site is currently improved with an approximately 3,200-square-foot freestanding building positioned at a prominent hard corner, along with an asphalt-paved parking and storage area. Additional highlights include perimeter fencing, an underground gas tank, proximity to a public parking structure, and adjacency to PSH's award-winning Star Apartments development.


N
Belmont High School
±614 Students
LA LIVE
Entertainment Venue
±20 M Annual Visitors
Year-round entertainment with 500+ events annually.
GROCERY OUTLET bargain market
CVS pharmacy
± 279,000 VPD
110
EoS
Chinatown
Downtown Los Angeles
± 264,000 VPD
101
UNION PACIFIC
Railroad Company
±700 Employees
AdventistHealth White Memorial
Hospital
±353 Beds | ±1,800 Employees
PIH HEALTH Good Samaritan Hospital
Hospital
±408 Beds | ±1,598 Employees
Little Tokyo
Metro A Line
Longest light rail line in the world
Tram Route running from Pomona to Downtown Long Beach.
Ralphs
Fleming's PRIME STEAKHOUSE & WINE BAR
Joyce
10
Subject Property
Metro E Line (Expo)
Tram Route connecting the beach, Downtown LA, and East Los Angeles.
LITTLE TOKYO MarketPlace
Arts District
± 234,000 VPD
101
crypto.com ARENA
Sports and Entertainment Venue
±3 M Annual Visitors
Hosting more than 230 events per year
Los Angeles CONVENTION CENTER
Convention Center
±2.5 M Annual Visitors
One of the largest and busiest convention facilities in the United States.
10
± 273,000 VPD

Premier Downtown Los Angeles Location

Located in the heart of Downtown Los Angeles, 260 E 6th Street sits at the intersection of the Historic Core, Arts District, and Fashion District. This vibrant urban neighborhood is defined by adaptive reuse architecture, creative businesses, entertainment venues, boutique hospitality, and exceptional transit connectivity. Ongoing residential and mixed-use investment continues to strengthen Downtown as one of Southern California's most dynamic live-work-play environments.

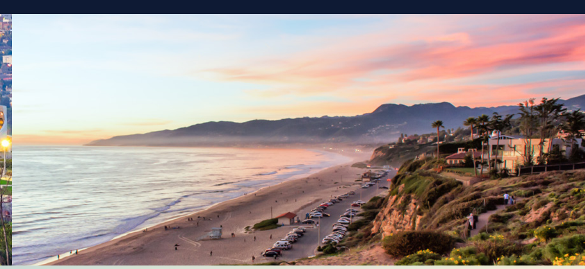
85,000+
Downtown LA Residents

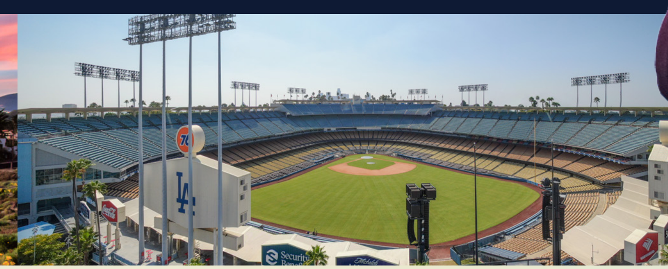
44%
Population Growth Since 2010

$101K
Average Household Income

Walkable Urban Core
Historic Core • Arts District • Fashion District

Source:Downtown Center BID Outlook & Insights Report (2026), City of Los Angeles Planning, U.S. Census/ACS





Employment

2025 Statistics

5M+
Total Workforce Base

1.7%
Employment Growth

Major Employer

KAISER PERMANENTE®
47,000+ Employees

#1 Employment Sector

20% Education & Health Services

Key Industries Driving Demand

Entertainment & Media

Global Hub for Film, Television, & Streaming

Tourism & Hospitality

Driven by Over 50M Annual Visitors

Tech & Digital Media

Rapidly Expanding Innovation Ecosystem

International Trade

Anchored by the Nation’s Largest Port Complex

Source: U.S. Bureau of Labor Statistics, Los Angeles County Economic Development Corporation, Port of Los Angeles, Port of Long Beach, California Employment Development Department, CoStar Group | **2025 Dataset**

Corporate Tech Presence

Employees in Greater LA

amazon	10,000+ Employees
NETFLIX	8,000+ Employees
Snap Inc.	5,000+ Employees
Google	3,000+ Employees
Meta	2,000+ Employees

Port of LA & Long Beach

20M+ TEUs Annually

$3B+ Infrastructure & Ongoing Terminal Expansions

LA Multifamily Performance

6.6%
Vacancy Rate

5.1%
Market Cap Rate

$8,000,000,000
Sales Volume

1.7M+
Total Units in Inventory

18,992
Units Under Construction

$356K
Market Sale Price Per Unit

$2,346
Market Asking Rent Per Unit

Los Angeles ranks as the #2 multifamily market in the U.S. by total inventory, driven by its scale, high barriers to entry, and deep renter base. Market conditions are expected to improve as new supply is absorbed, vacancy stabilizes, and rent growth reaccelerates. Long-term supply constraints driven by zoning, land scarcity, and construction costs continue to support rent stability and asset performance. As a result, investor confidence is strengthening, with capital targeting stabilized assets poised for future rent growth and durable cash flow.

Source: CoStar Group, Yardi Matrix, RealPage | **2025 Dataset**

MATTHEWS™

CAMERON CROWNER
SENIOR VICE PRESIDENT
cameron.crowner@matthews.com
DIR (310) 694-9455
LIC No. 00924460 (CA)

DAVID HARRINGTON
BROKER OF RECORD
Broker Lic. No.: 01320460 (CA)
Firm Lic. No.: 02168060 (CA)

Offering Memorandum

PRIME DOWNTOWN LA RE-POSITIONING

260 East 6th St, Los Angeles, CA 90014

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **260 East 6th St, Los Angeles, CA 90014** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Bang Realty, Inc., Inc. The material and information in the Offering Memorandum is unverified. Bang Realty, Inc., Inc. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Bang Realty, Inc., Inc. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Bang Realty, Inc., Inc.

Owner and Bang Realty, Inc., Inc. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Bang Realty, Inc., Inc. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.