

FOR SALE

RARE LIVE MUSIC / THEATER / GALLERY / PERFORMANCE HALL
IN THE HISTORIC FILIPINO DISTRICT OF LOS ANGELES

2214-2220 BEVERLY BLVD
LOS ANGELES, CA 90057



A DIVISION OF
**LEE &
ASSOCIATES**

DRE# 01222000



DRE# 01856260

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EXECUTIVE SUMMARY

ADDRESS:	2214-2220 Beverly Blvd Los Angeles, CA 90057
ASKING PRICE:	\$5,250,000
PRICE / SF (BLDG):	\$622.04 / SF
BLDG SF:	±8,440 SF
PARCEL SF:	±16,875 SF
PROPERTY TYPE:	Retail / Performing Arts Space / Theater / Gallery / Live Music Venue
APN:	5154-010-021 & 022
ZONING:	LAC2-1
PARKING:	16 Spaces
YEAR BUILT:	1929
# OF FLOORS:	Two
CROSS STREETS:	Roselake Ave & Lake St
WALK SCORE:	88 (Very Walkable)
TOC OVERLAY:	Tier 2
OPPORTUNITY ZONE:	No

Located in Historic Filipinotown, the Bootleg Theater has stood out as a pillar of the local community for years. A welcoming venue where not only local, but national, musicians, artists, and performers of all types have been embraced and found a receptive audience for their craft. With events ranging from live musical acts, theater performances, artist's gallery exhibits, and even the occasional bar wrestling, the Bootleg Theater has provided the local community a venue not only for entertainment but thought-provoking issues as well.

2220 Beverly Blvd consists of a main theater in the rear of the building and additional performance space in the front, along with a cocktail bar. It totals approximately 5,000 square feet and has 20-foot-high bow truss ceilings. The rear theater currently has seating for 84 people, a sound booth, as well as bonus basement space, which is used as a green room and not included in the building square footage.

2214 Beverly Blvd consists of approximately 3,400 square feet of retail / office / gallery / performance space, includes various mezzanine structures, and has 22-foot-high bow truss ceilings. This space is also currently for lease (please see separate brochure).

- The current CUP allows for a performing arts venue with bar, lounge, restaurant, and outdoor deck. Although there is no commercial kitchen and thus no restaurant currently in operation.
- The current CUP does not allow for nightclub or dancehall use.
- The Liquor license permits a full line of alcoholic beverages and can be sold in a separate transaction.
- 125 Feet of Street Frontage
- The total lot size is 125 feet by 135 feet
- In addition to the 16 parking spaces onsite, the theater owner leases 72 parking spaces across the street during the evening for shows.



LOCATION HIGHLIGHTS

Historic Filipinotown, or "HiFi" as the hipsters call it, is in a redevelopment golden age due to spillover from adjacent neighborhoods from Echo Park, Silver Lake, East Hollywood and Elysian Heights...not to mention it's just a mere 4 minute drive to Downtown LA. Recognized by Michelle Obama as part of Preserve America in 2012, HiFi has enjoyed a resurgence of late as Angelinos have flocked from all over to savor and soak up all this neighborhood has to offer. All of this recognition has earned HiFi the #5 position on Timeout's Coolest Neighborhoods in the World.



17,996 Cars per day at Beverly and Lake St



598,839 People within a 3-mile radius



221,985 Households within a 3-mile radius



\$43,408 Median Household Income



Median Home Value in 3-mile radius is \$814,367



Walkscore of 88



Located near Silver Lake, Echo Park, Downtown LA, Chinatown, Los Feliz, Hollywood, etc.



Minutes to Downtown Los Angeles



Food and Wine Magazine named Historic Filipinotown L.A.'s Next Great Dining Neighborhood



Culturally Diverse Neighborhood



LOCATION HIGHLIGHTS

The Bootleg Theatre is surrounded by new multi-family developments all along Beverly and Temple Boulevards. The property is just a short distance from Bloom and Plume coffee, UNDEFEATED's new gym, UACTP, Cosa Buona, Dodger Stadium, Tilda Wine, Crawford's, and Boba Guys to name a few.

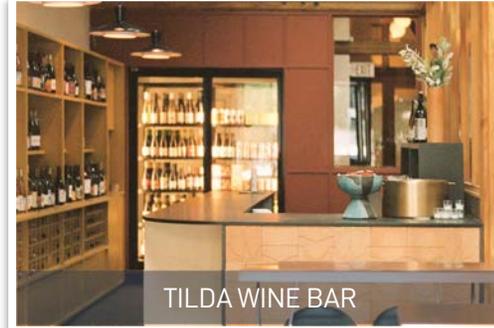
Even more impressive are the film industry giants from Hollywood that have branched out and made their roots in the culturally diverse Historic Filipinotown. Ava Duvernay's studio, Array, is right down the street. Blumhouse Productions is a block away. In addition, Dan Lin and his Rideback Ranch are a few blocks east, as well as Margot Robbie's LuckyChap Entertainment, and David Ayer's Cedar Park Entertainment.



TACTILE COFFEE



COSA BUONA



TILDA WINE BAR



BLOOM AND PLUME



THE PARK'S FINEST BBQ



BOBA GUYS



WARNER BROS.



LOCATION HIGHLIGHTS

#5 on Timeout's Coolest Neighborhoods in the World

“ As L.A.'s other gentrifying areas ditch any sense of character and culture in favor of the latest generic-chic hotness, Historic Filipinotown is propping up its own. Pop into its places to eat, which include some of the city's most exciting new openings, and you might spot a map that highlights other Asian-American-owned restaurants in the area. HiFi – as it's known for short – reflects L.A. as its best: a convergence of cultures where the savory Asian porridge at Porridge & Puffs feels right at home with the '90s hip-hop vibes at HiFi Kitchen, the mother-and-son chewy noodle recipes at Woon and the floral-filled celebration of black art at Bloom & Plume Coffee. The area is still in the early stages of its rise, but you'll find activity buzzing along the area's eastern stretch of Temple Street near Echo Park, as well as west on Beverly Boulevard toward Westlake, with the blocks in between dotted by a beautifying, neighborhood-wide mural project spearheaded by The Gabba Gallery. ”



THE ORIGINAL TOMMY'S BURGERS



BROOKLYN BAGEL



HEY HEY



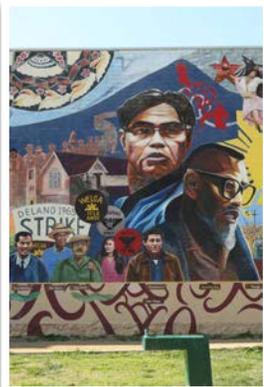
MOHAWK BEND



CLARK STREET



TRIBAL CAFE



GRA PIZZA





LIVE SHOWS



A DIVISION OF



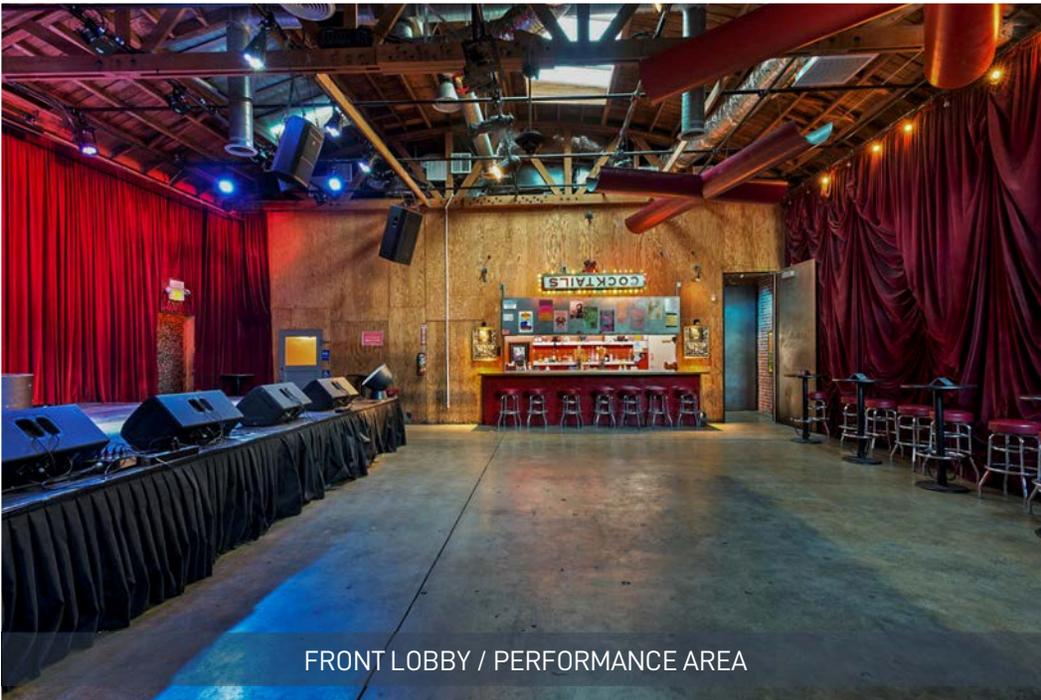
LIVE SHOWS



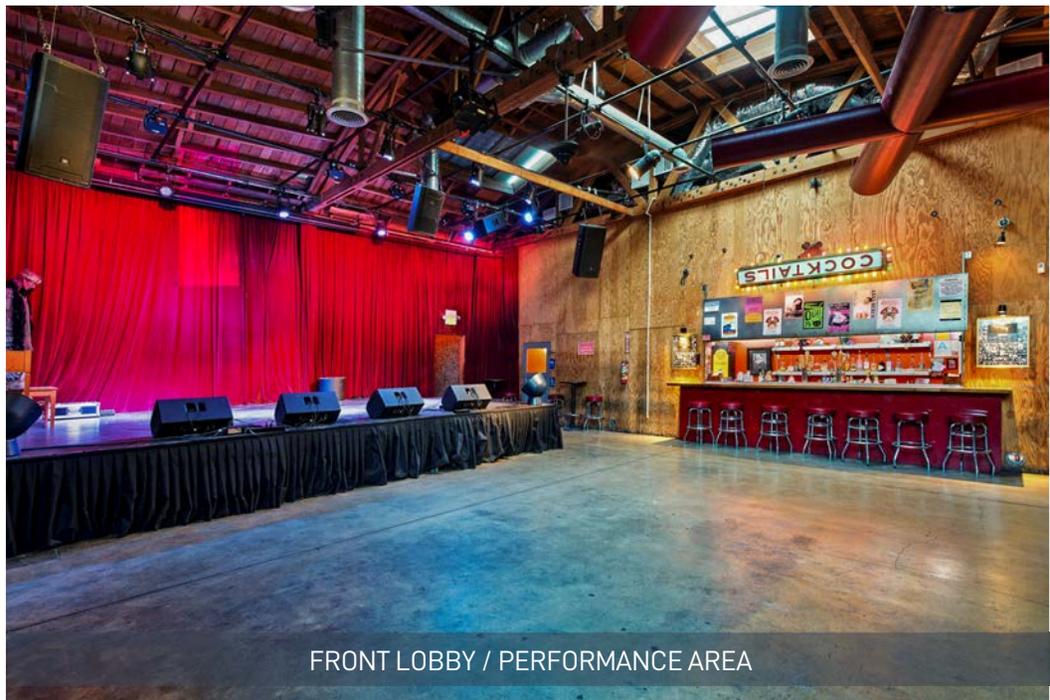
FRONT EXTERIOR



BUILDING SIDE



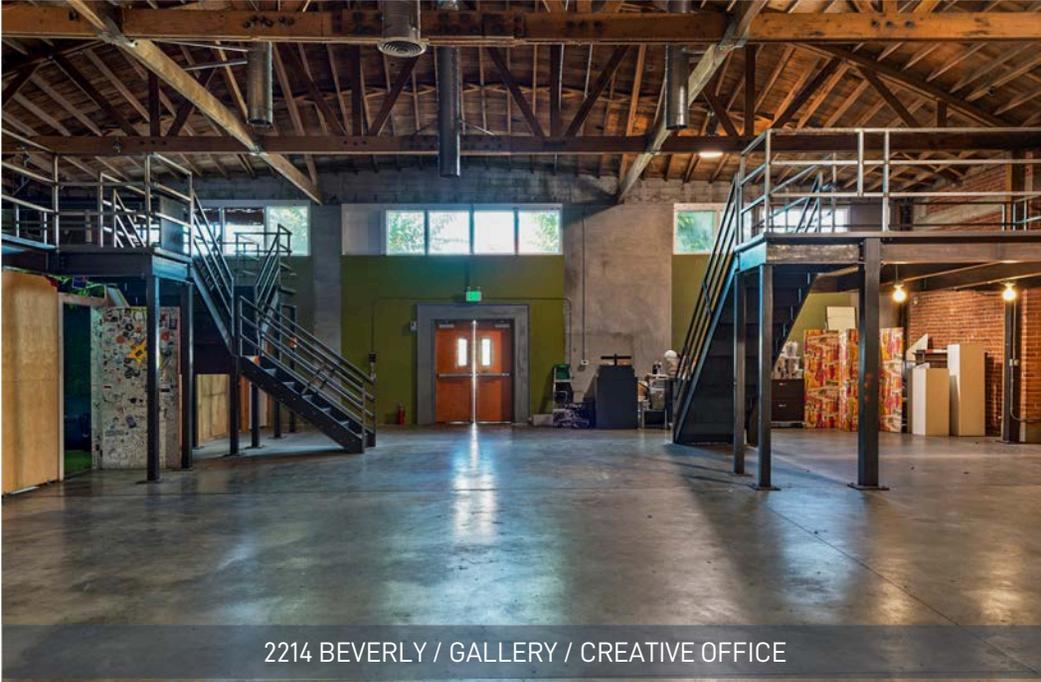
FRONT LOBBY / PERFORMANCE AREA



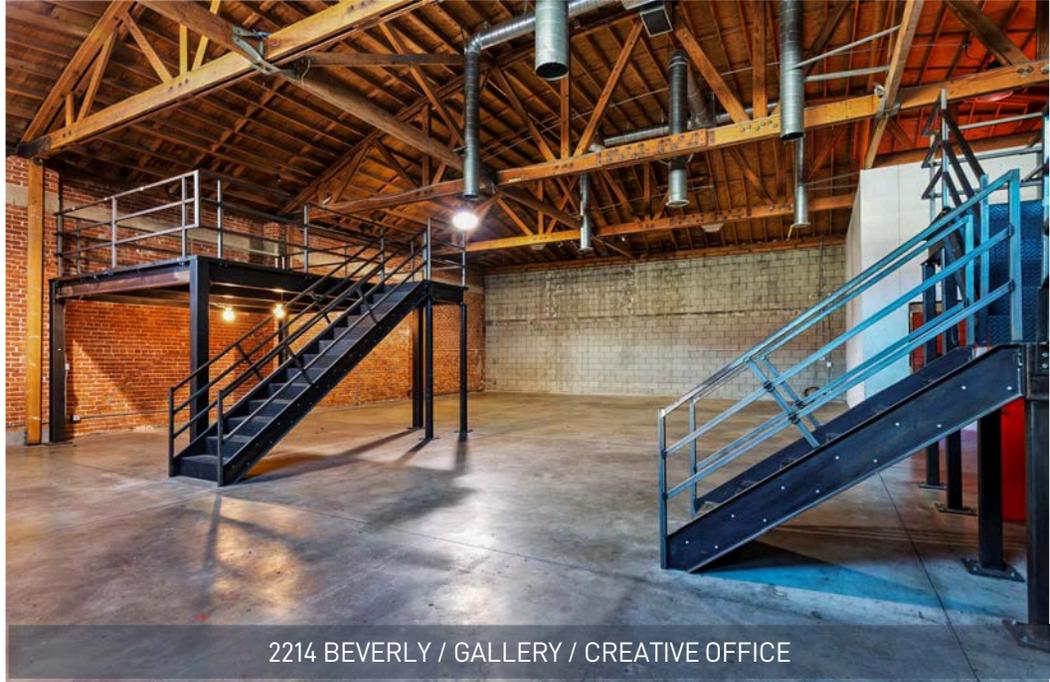
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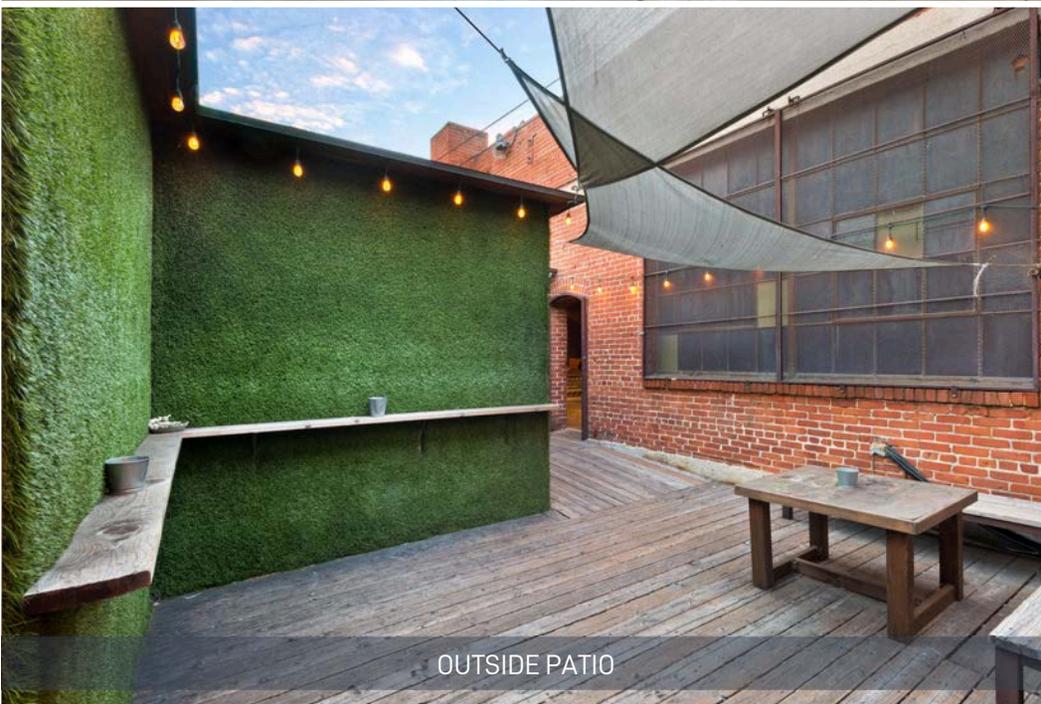
PROPERTY PICTURES



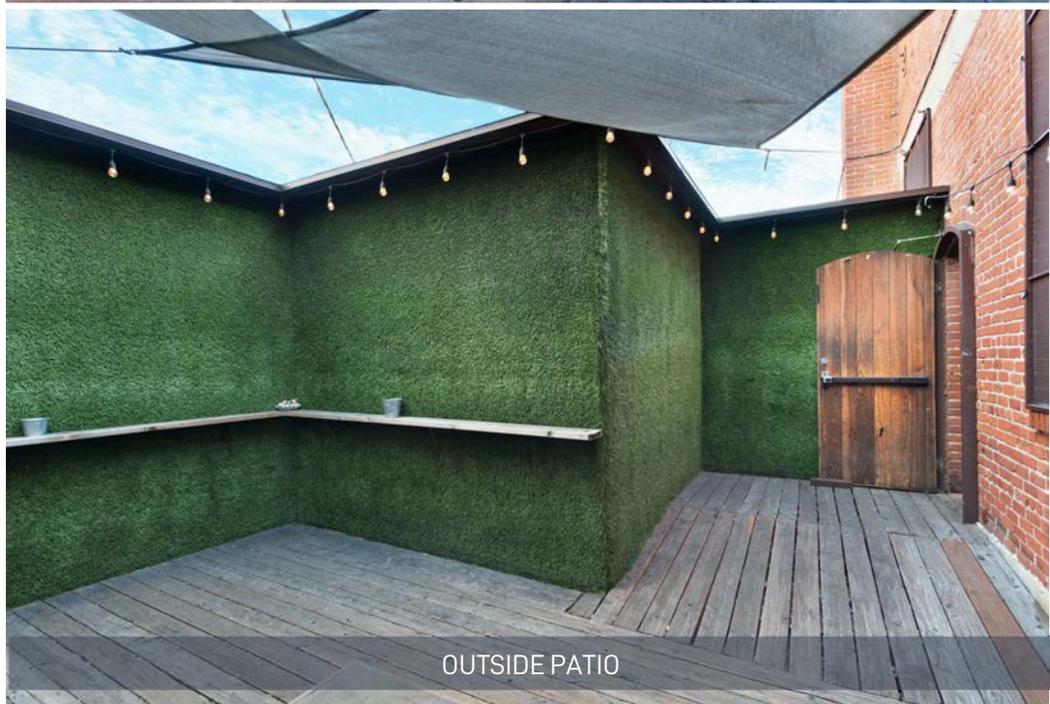
2214 BEVERLY / GALLERY / CREATIVE OFFICE



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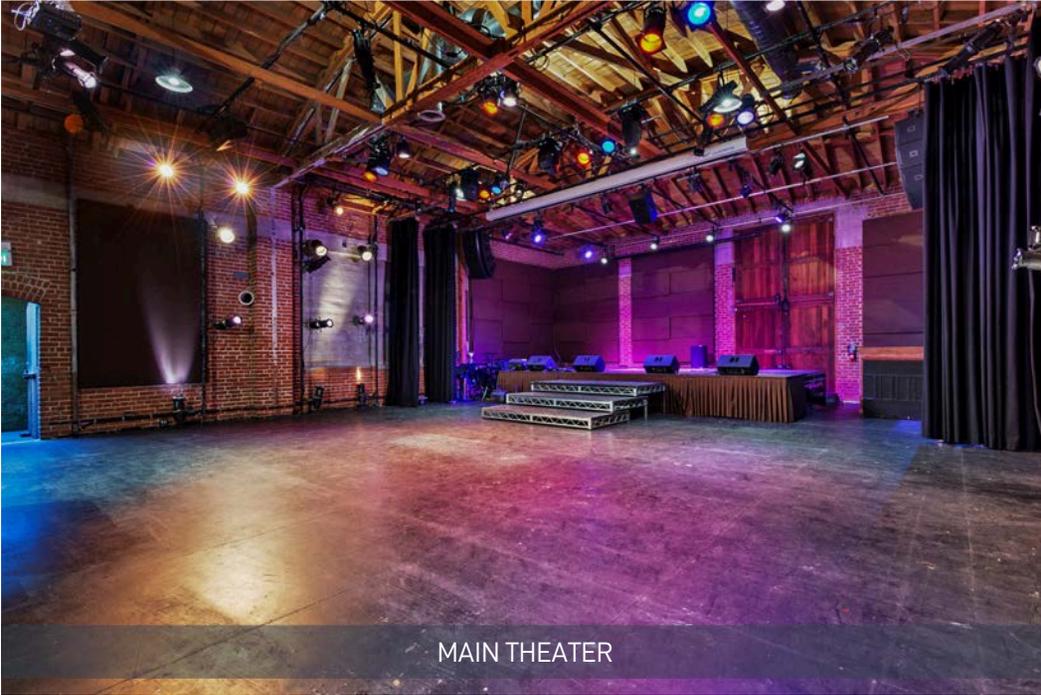
OUTSIDE PATIO



OUTSIDE PATIO



PROPERTY PICTURES



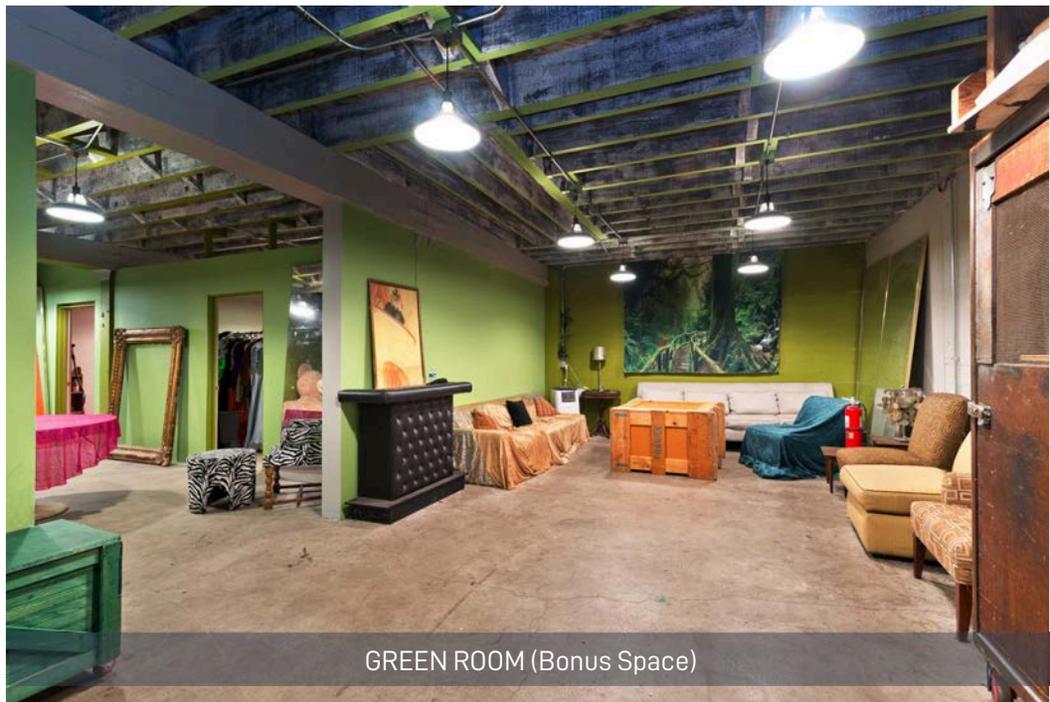
MAIN THEATER



MAIN THEATER



MAIN THEATER



GREEN ROOM (Bonus Space)



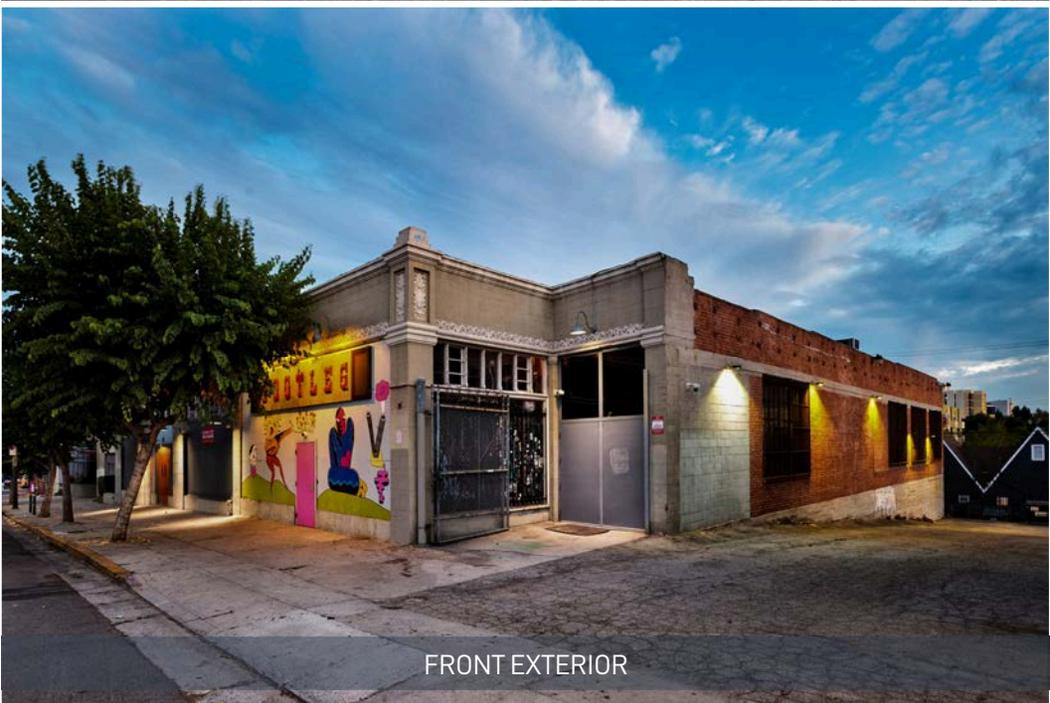
PROPERTY PICTURES



REAR PARKING AREA



REAR PARKING AREA



FRONT EXTERIOR

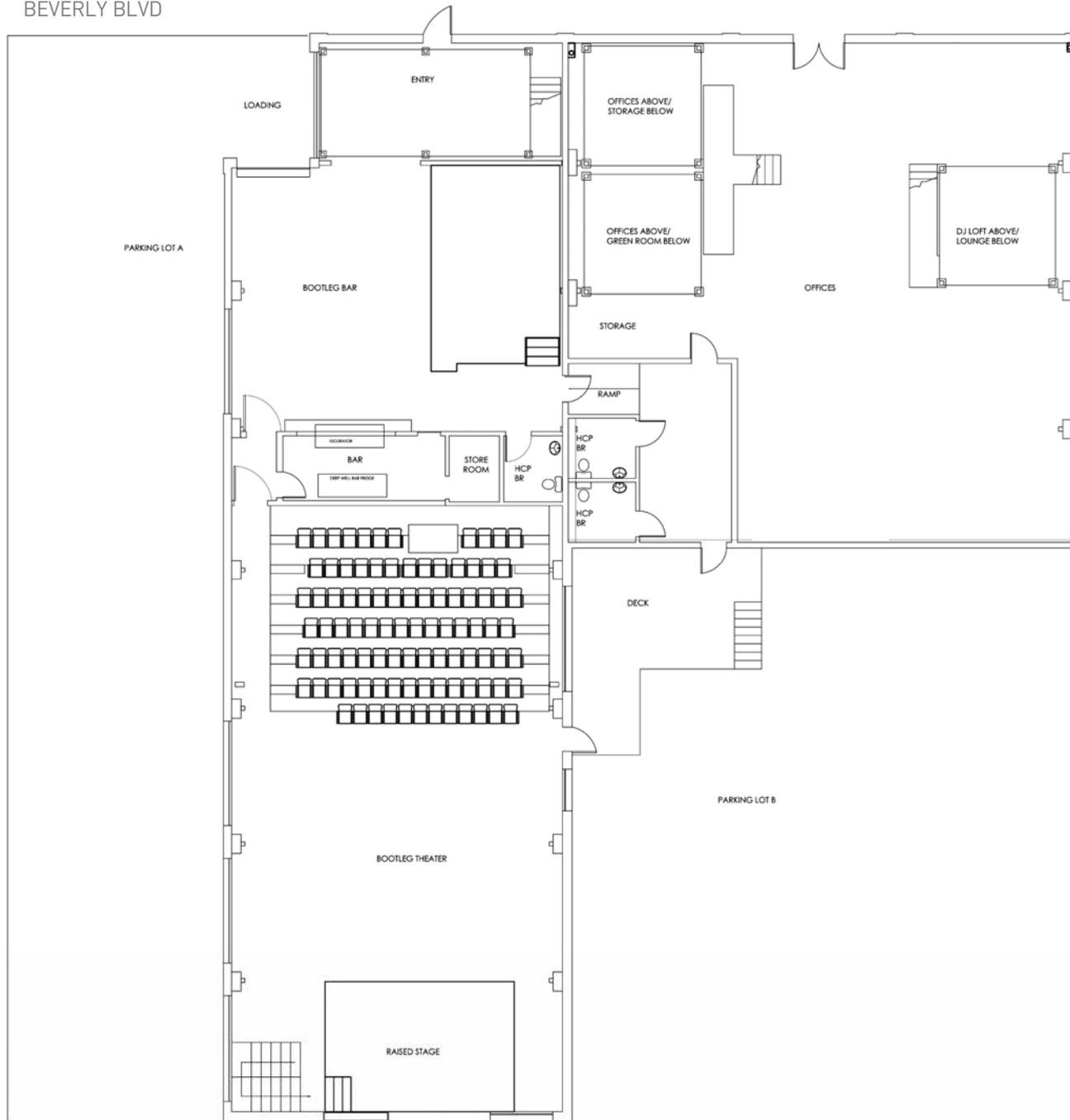


FRONT EXTERIOR



PROPERTY PICTURES

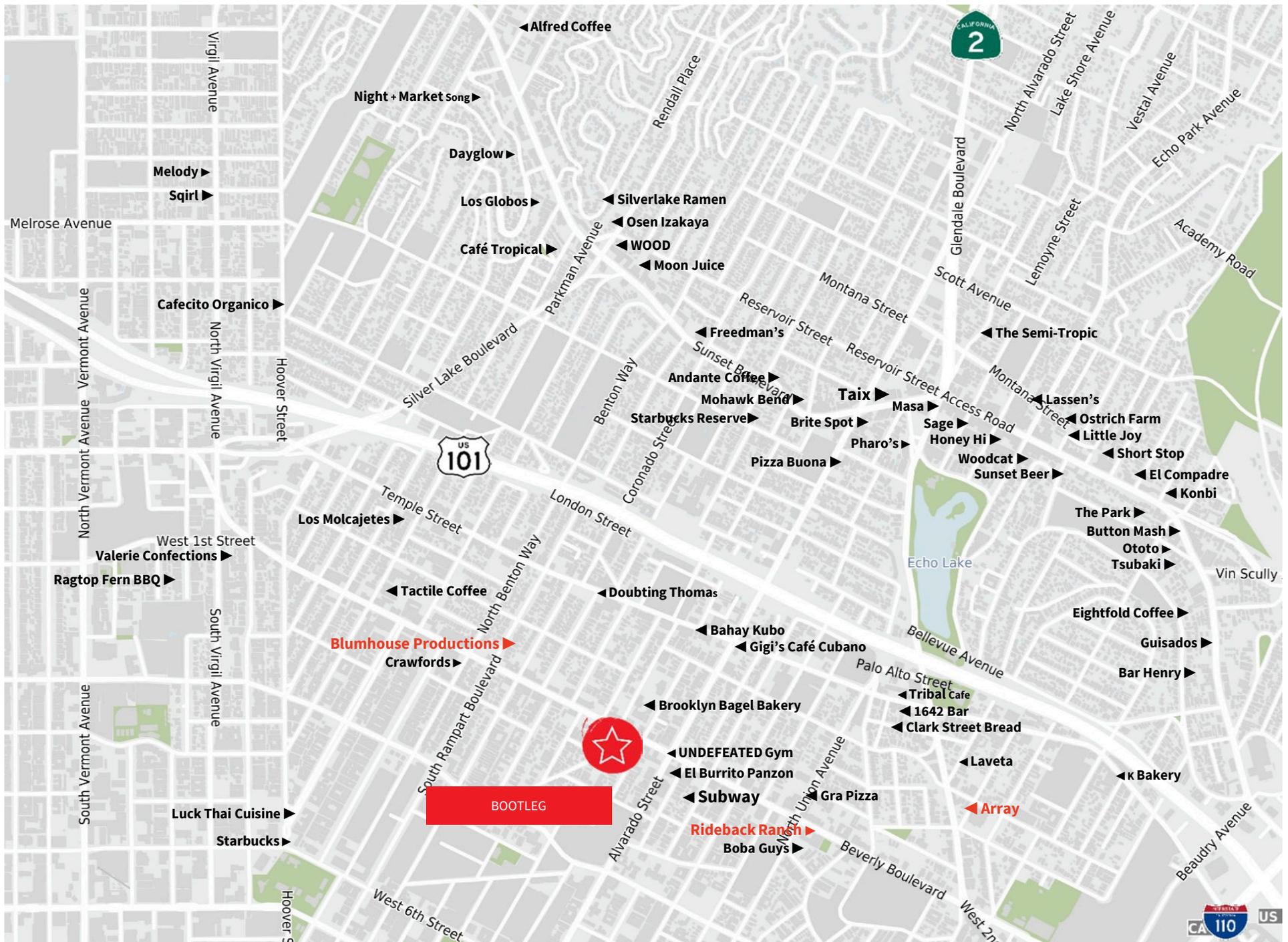
BEVERLY BLVD



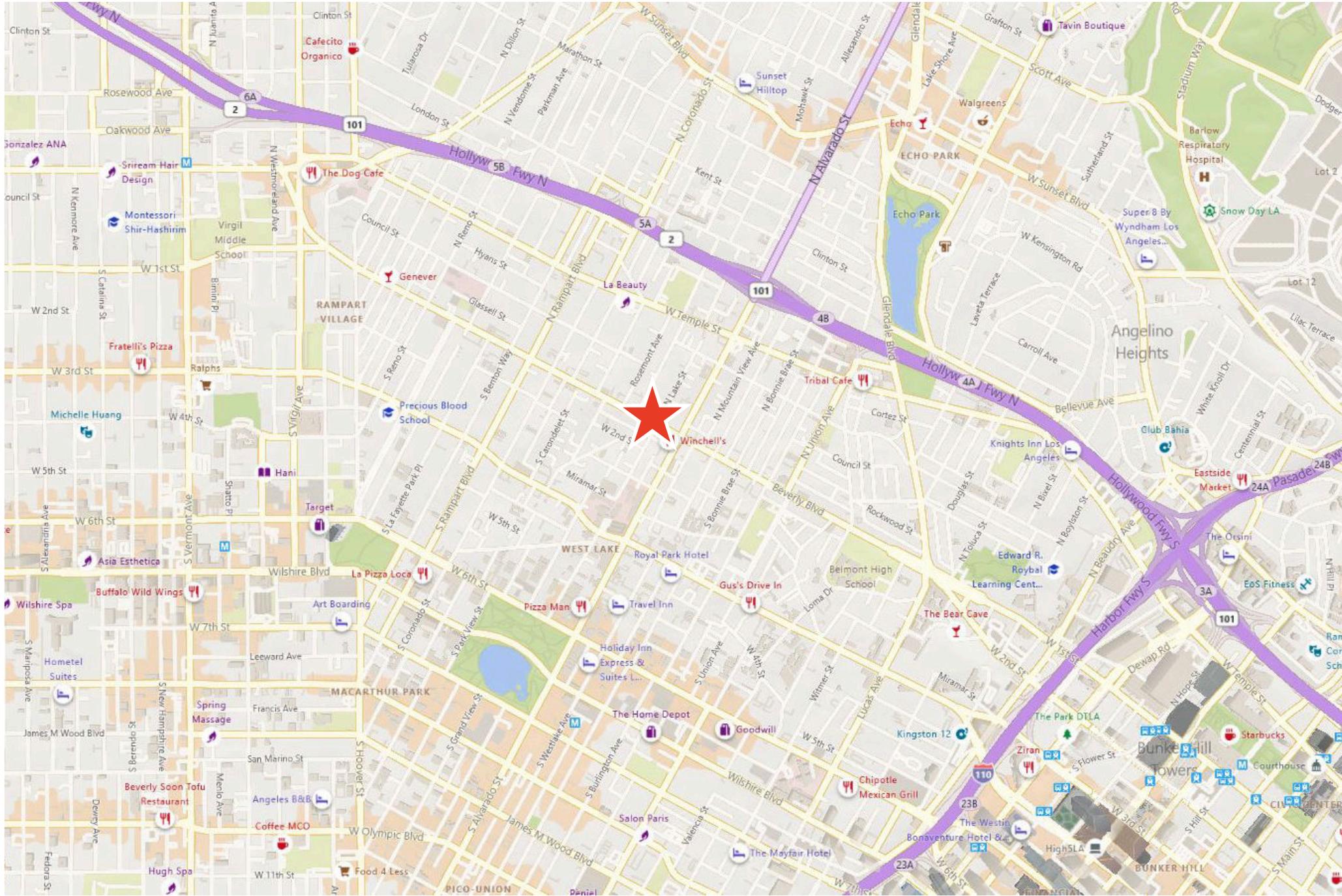
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FLOORPLAN



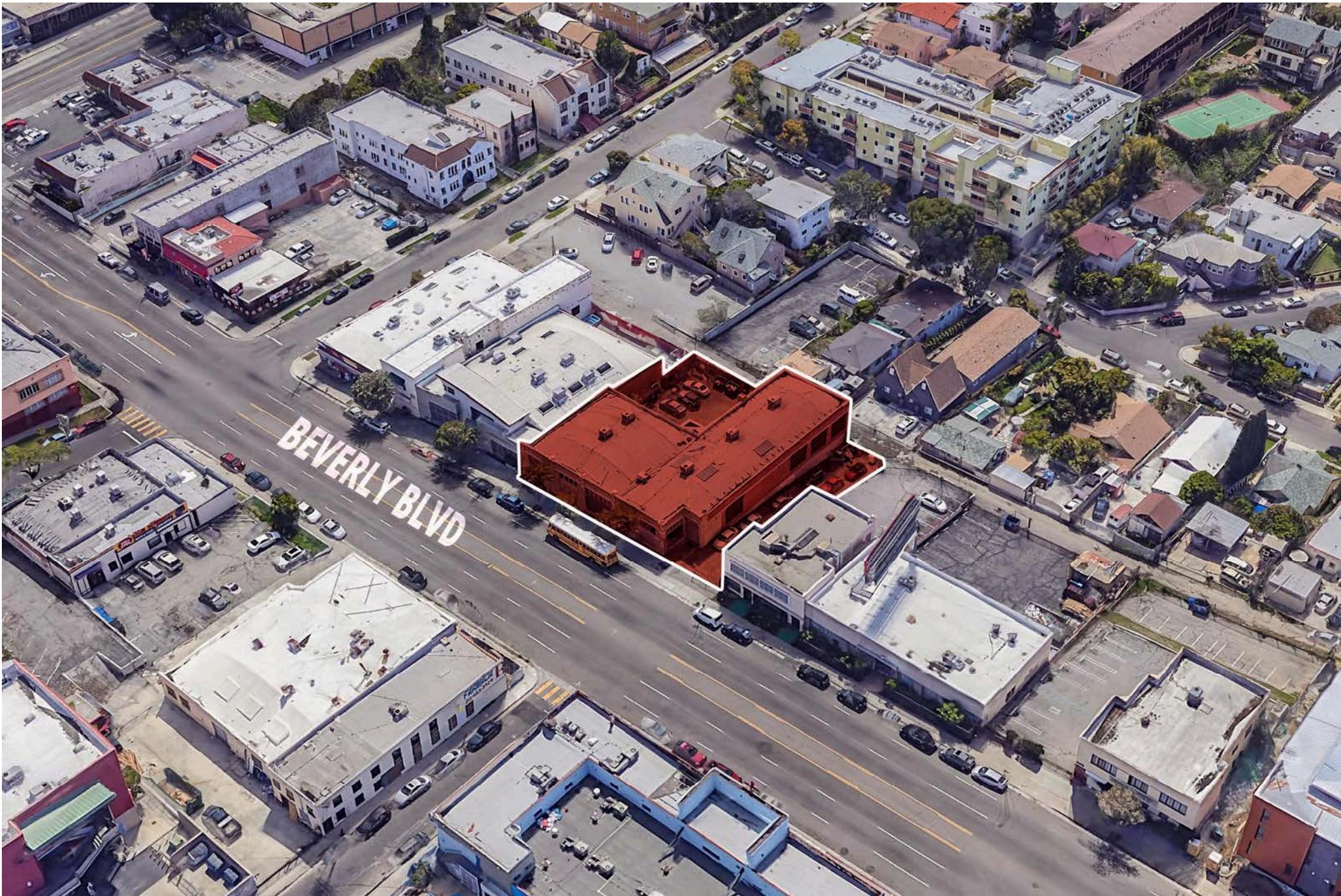
NEARBY AMENITIES



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LOCATION MAP



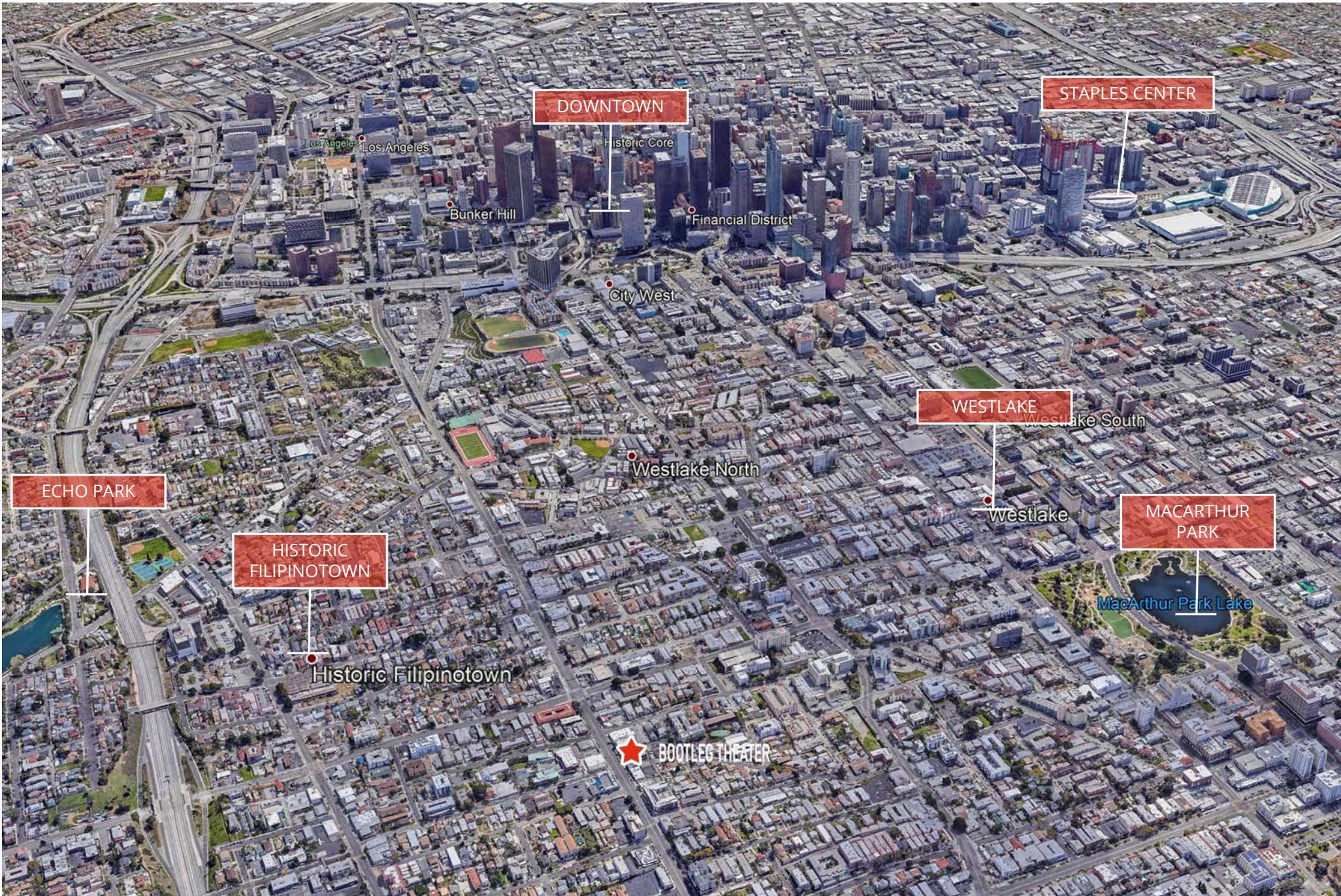
AERIAL MAP

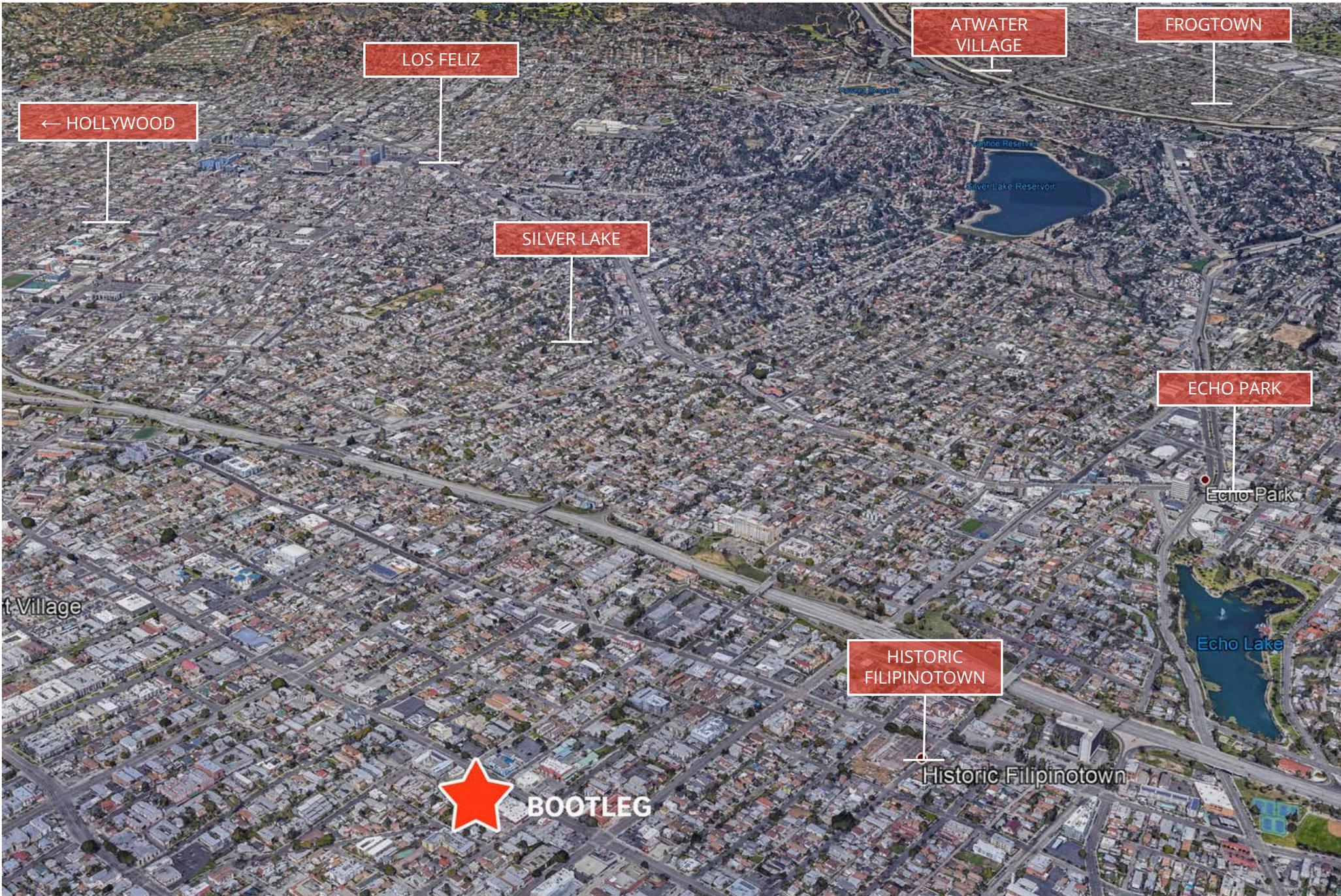


A DIVISION OF



AERIAL MAP







Designation and map layers are for reference purposes only.

Transit Oriented Communities (TOC) - September 2017



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TOC OVERLAY

Chart 1. Base Incentives

	Tier 1 (Low)	Tier 2 (Med)	Tier 3 (High)	Tier 4 (Regional)
Affordable Housing Requirement	8% ELI 11% VL 20% Low	9% ELI 12% VL 21% Low	10% ELI 14% VL 23% Low	11% ELI 15% VL 25% Low
Density	50% increase	60% increase	70% increase	80% increase
Exception	RD Zones = 35% increase	RD Zones = 35% increase	RD Zones = 40% increase	RD Zones = 45% increase
FAR (Residential Portion)	40% increase	45% increase	50% increase	55% increase
Commercial Zones (including HI and CM)	At least 2.75:1	At least 3.25:1	At least 3.75:1	At least 4.25:1
Exception	See below	See below	See below	See below
Residential Parking (allows for unbundled)	0.5 per bedroom	0.5 per bedroom; No more than 1 required per unit	0.5 per unit;	None
Ground Floor Commercial	10% reduction	20% reduction	30% reduction	40% reduction

Chart 2. Menu of Additional Incentives

	Tier 1 (Low)	Tier 2 (Med)	Tier 3 (High)	Tier 4 (Regional)
Affordable Housing Requirement	8% ELI 11% VL 20% Low	9% ELI 12% VL 21% Low	10% ELI 14% VL 23% Low	11% ELI 15% VL 25% Low
Height	11 ft. for one story	11 ft. for one story	22 ft. for two stories	33 ft. for three stories
Transitional Height	Low	Low	Med	High
Exception	See below	See below	See below	See below
Yard/Setback	25% reduction (one yard)	30% reduction (one yard)	30% reduction (two yard)	35% reduction (two yards)
C Zones	Same as RAS3	Same as RAS3	Same as RAS3	Same as RAS3
Exception	Front yards in R zones may only be reduced in certain cases	Front yards in R zones may only be reduced in certain cases	Front yards in R zones may only be reduced in certain cases	Front yards in R zones may only be reduced in certain cases
Open Space	20% reduction	20% reduction	25% reduction	25% reduction
Lot Coverage	25% increase	25% increase	35% increase	35% increase
Lot Width	25% reduction	25% reduction	25% reduction	25% reduction
Averaging	Y	Y	Y	Y
Density Calculation	Y	Y	Y	Y
PF Zone	Y	Y	Y	Y



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