FOR SALE

THREE-PARCEL REDEVELOPMENT PORTFOLIO · ADAMS & MAIN

Saxum West

$4,895,000
ASKING PRICE

±23,774 SF LAND
THREE CONTIGUOUS PARCELS

±20,405 SF BLDG
M1 FLEX + 4-UNIT RESIDENCE

OPPORTUNITY ZONE
FEDERAL TAX INCENTIVE AREA

2600 S. MAIN ST

Los Angeles, California

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This Offering Memorandum has been prepared by Saxum West solely for the use of prospective purchasers in evaluating their interest in acquiring the Adams & Main Portfolio, located at 2600 S Main Street, Los Angeles, CA 90007 and 114–120 E Adams Boulevard, Los Angeles, CA 90011 (together, the "Property"). It is not to be reproduced or distributed, in whole or in part, without the prior written consent of Saxum West, which acts as the exclusive advisor to the Seller.

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Statements regarding zoning, permitted uses, entitlement paths and development capacity — including the third-party feasibility summary referenced herein — are interpretive opinions, not commitments of the City of Los Angeles. Prospective purchasers must independently verify all land-use matters with Los Angeles City Planning, LADBS, LAHD and their own counsel and consultants.

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ADAMS & MAIN PORTFOLIO · FOR SALE

CONTENTS

Three contiguous parcels at the corner of Main & Adams — offered together, for the first time in more than twenty years.

01 EXECUTIVE SUMMARY 04

02 INVESTMENT HIGHLIGHTS 05

03 PROPERTY SUMMARY 06

04 SITE PLAN & PARCELS 07

05 ZONING & ENTITLEMENTS 08

06 REDEVELOPMENT SCENARIOS 09

07 FINANCIAL OVERVIEW 10

08 GALLERY 11

09 LOCATION & MARKET 13

10 CONTACTS 14

Saxum West

THE OFFERING

Saxum West is pleased to present the Adams & Main Portfolio — three contiguous parcels totaling ±23,774 SF of land at the signalized corner of S Main Street and E Adams Boulevard, one mile south of Downtown Los Angeles. The offering comprises a ±18,200 SF two-story brick flex building zoned M1-1-CPIO, a ±2,205 SF four-unit residence and a ±7,294 SF surface parking lot, both zoned (Q)R4-1 — offered together for the first time in more than twenty years.

Every tenancy is month-to-month. The Portfolio generates ±$244,596 of gross scheduled income today while preserving near-term vacant possession — a rare combination of holding income and immediate control. Built as an automobile showroom circa 1905 and home to the garment trades since 1922, the building offers high ceilings, abundant natural light and simple, adaptable floor plates.

The real story is the envelope: M1 zoning admits clinics, medical office, adult day health and most commercial uses by right, while a third-party feasibility study outlines a ministerial ED1 path to approximately 91 units on the R4 parcels. A federal Opportunity Zone designation compounds the upside.

OFFERING PRICE

$4,895,000

±$240 / SF Building · ±$206 / SF Land · Est. In-Place NOI ±$175,000

±23,774
SF LAND · 3 PARCELS

±20,405
SF IMPROVEMENTS

100%
MONTH-TO-MONTH

02 — INVESTMENT THESIS

INVESTMENT HIGHLIGHTS

01 **Three Contiguous Corner Parcels**
±23,774 SF of land holding a signalized hard corner on Main Street, one mile from Downtown Los Angeles.

02 **By-Right M1 Flexibility**
Clinics, medical office, adult day health, community services, retail, office and light industrial fit the existing building without a variance.

03 **Ministerial Path to ±91 Units**
Third-party feasibility outlines an ED1 program of approximately 91 units on the R4 parcels — no parking minimums per AB 2097.

04 **Income While You Plan**
100% occupied on month-to-month tenancies — ±$244,596 gross scheduled income with near-term vacant possession achievable.

05 **Diligence Already In Hand**
2025 ALTA survey, clean Phase I (no RECs), PCA showing only ±$39,800 of immediate repairs, roof scope, LADBS permit set and 1988 seismic compliance certificate — available upon request.

06 **Opportunity Zone Basis**
Federal Qualified Opportunity Zone designation offers capital-gains incentives on a first offering in over twenty years.

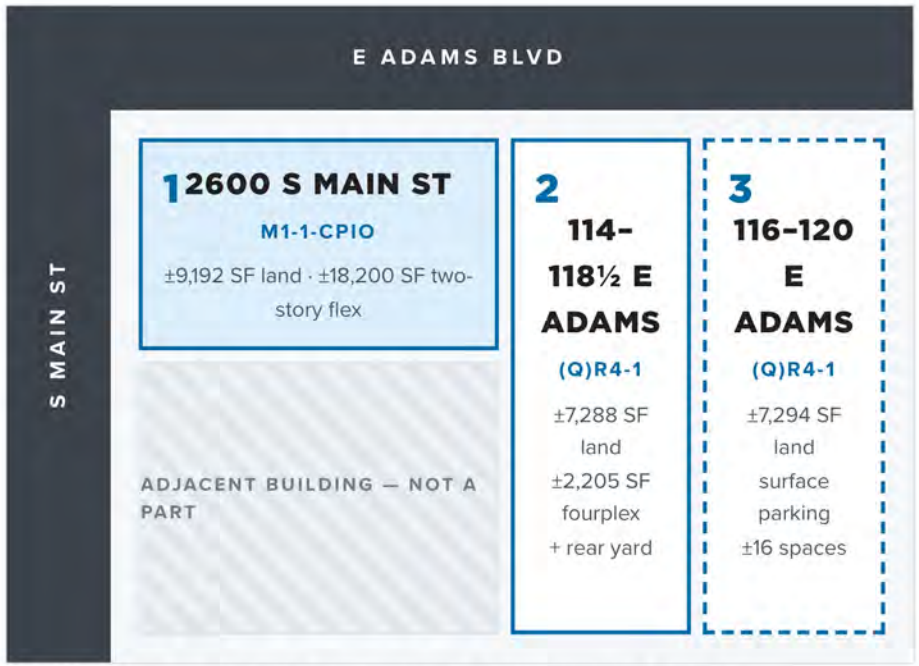
PROPERTY DETAILS

PORTFOLIO	Adams & Main Portfolio
ADDRESSES	2600 S Main St, LA, CA 90007 · 114–120 E Adams Blvd, LA, CA 90011
APNS	5128-001-001 · -005 · -036
ZONING	M1-1-CPIO (corner) · (Q)R4-1 (two parcels)
LAND AREA	±23,774 SF (0.55 AC) total
IMPROVEMENTS	±18,200 SF two-story flex · ±2,205 SF fourplex
YEAR BUILT	c. 1905–1918 (flex) · 1942 (residence)
CONSTRUCTION	Brick, Type III-N; seismic compliance cert. (1988)
SUITES / UNITS	7 commercial suites · 4 residential units
OCCUPANCY	100% · all tenancies month-to-month
PARKING	±16 surface spaces on the R4 lot
OFFERING PRICE	$4,895,000 · portfolio only

DISCLOSURES

(i) The four-unit residence is enrolled in LAHD's Rent Escrow Account Program (REAP, Case 849818; effective May 2025) in connection with outstanding LAHD citations, a portion of which have been corrected; the Property is sold subject to REAP until cleared. (ii) The corner and middle parcels are subject to a lot tie; a release would be required to convey them separately. Documentation is available in the diligence vault.

THE ASSEMBLAGE



SCHEMATIC — NOT TO SCALE · PARCELS 1 & 2 SUBJECT TO A LOT TIE

PARCEL	ADDRESS	APN	ZONING	LAND SF	BLDG SF
1 · Flex building	2600 South Main Street	5128-001-001	M1-1-CPIO	±9,192	±18,200
2 · Fourplex	114 East Adams Boulevard	5128-001-005	(Q)R4-1	±7,288	±2,205
3 · Parking lot	120 East Adams Boulevard	5128-001-036	(Q)R4-1	±7,294	—
Total				**±23,774**	**±20,405**

TWO ZONES, ONE SITE

THE M1 PARCEL — BREADTH BY RIGHT

Under LAMC §12.17.6, the M1 zone admits MR1 uses and any commercial use permitted in the C2 zone other than hospitals and sanitariums. Outpatient clinics, medical and dental offices, adult day health centers, community-service facilities, offices, retail and light industrial all fit the existing ±18,200 SF building by right, subject to the site's CPIO overlay standards.

That breadth has been market-tested: a PACE (Program of All-Inclusive Care for the Elderly) operator previously held the Portfolio in escrow and validated the site for its program. The parties did not proceed after concluding that folding the R4-zoned parking parcel into the commercial redevelopment plan would require a variance — the building itself required none.

Residential conversion of the M1 building is a discretionary path: Los Angeles' Citywide Adaptive Reuse Ordinance (effective February 2026) streamlines conversions in multifamily, commercial, parking and public-facility zones, but not M1. The City has signaled general support for housing at this corner; economics and entitlement remain the buyer's to underwrite.

KEY BY-RIGHT USES — 2600 S MAIN

CLINIC · MEDICAL OFFICE · ADULT DAY HEALTH · COMMUNITY SERVICES · OFFICE · RETAIL · LIGHT INDUSTRIAL

THE R4 PARCELS — THREE DENSITY PATHS

The Adams parcels carry (Q)R4-1 zoning; a "Q" condition (Ord. 167,449) effectively limits base density to the RD2 standard. A 2024 feasibility study by Orion Development Consulting Services outlines three paths — all but the base case ministerial, and none requiring on-site parking per AB 2097.

DEVELOPMENT PATHS — 114–120 E ADAMS (±14,582 SF)

PATH	UNITS	HEIGHT	APPROVAL
By right (Q condition)	±7	45′ · 4 fl	By right
State density bonus	±16	56′ · 5 fl	Ministerial
ED1 · 100% affordable MAX	**±91**	**78′ · 7 fl**	**Ministerial**

Per ODCS Summary Feasibility Report (Oct 2024), available upon request. ED1 program modeled as 1-bedroom units averaging ±525 SF, TOC Tier 3 context. All figures are third-party opinions; buyer to verify with Los Angeles City Planning and LADBS.

ENTITLEMENT NOTES

Commercial use of the R4 parcels (e.g., dedicated parking for the M1 building) requires discretionary approval. The corner and fourplex parcels are lot-tied; release required to convey separately. Opportunity Zone designation applies portfolio-wide.

WHO THE SITE FITS

The Portfolio's zoning pairs an institutional-scale commercial envelope with entitled residential land — a fit for operators funded by public healthcare and community-development dollars, and for developers underwriting ministerial density.

PACE / ADULT DAY HEALTH

Program of All-Inclusive Care for the Elderly centers pair clinic, therapy and day-center space — a use type that has already vetted this site, in a Medi-Cal service area with deep senior density.

BY RIGHT IN M1

BEHAVIORAL HEALTH & RECOVERY

Outpatient treatment, counseling and recovery-services providers — often grant- and county-funded — fit the clinic use class, with the fourplex offering ancillary housing potential under separate licensure.

BY RIGHT IN M1 (OUTPATIENT)

COMMUNITY CLINIC / MEDICAL OFFICE

FQHCs and nonprofit medical-office users can anchor ±18,200 SF of adaptable floor plate near USC Health and DTLA, with Opportunity Zone and public-grant capital stacks available.

BY RIGHT IN M1

COMMUNITY SERVICES CAMPUS

Workforce training, social services and nonprofit headquarters uses consolidate offices, program space and parking on one signalized corner.

BY RIGHT IN M1

CREATIVE / INDUSTRIAL OWNER-USER

Month-to-month tenancies let an owner-user take the full building on short notice — high ceilings, brick construction and a documented seismic compliance certificate.

BY RIGHT IN M1

MULTIFAMILY ON THE R4 LAND

An ED1 program of ±91 affordable units on the Adams parcels — ministerial approval, no parking minimums — while the M1 corner holds income or trades separately after a lot-tie release.

MINISTERIAL · ED1

Use classifications are interpretive; buyer to verify each program with Los Angeles City Planning, LADBS and applicable licensing agencies.

IN-PLACE INCOME SUMMARY

SCHEDULED INCOME — APRIL 2026 RENT ROLL

COMPONENT	MONTHLY	ANNUAL
Commercial · 7 suites (retail + industrial)	$16,426	$197,112
Residential · 4 units (2 studio, 2×1BR)	$3,957	$47,484
Gross scheduled income	$20,383	$244,596
Est. operating expenses (unaudited)	—	($69,600)
Est. in-place NOI		**±$175,000**

All leases are modified gross and month-to-month. The Property is owner-managed; expenses are estimates reflecting a buyer's reassessed tax basis and exclude management, reserves and items a buyer may underwrite. The full rent roll and expense detail are available upon execution of a confidentiality agreement. Figures are not warranted.

MARK-TO-MARKET

In-place commercial rents average under $1.00/SF/month on a modified gross basis — well below market for comparable flex product near DTLA — and every tenancy can be repriced, restructured or recovered on statutory notice.

OFFERING PRICE	$4,895,000
PRICE / SF BUILDING	±$240 (on ±20,405 SF)
PRICE / SF LAND	±$206 (on ±23,774 SF)
EST. IN-PLACE CAP	±3.6%

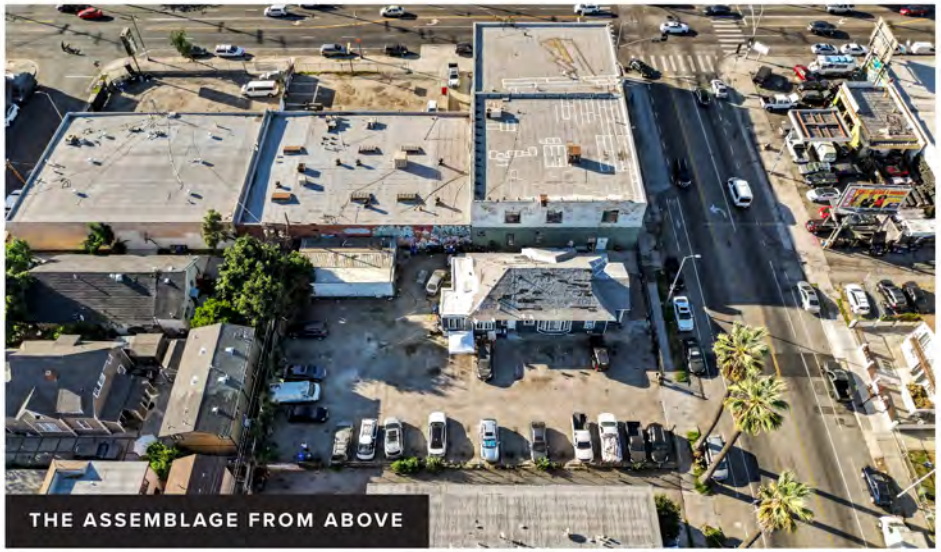
DILIGENCE VAULT — AVAILABLE ON REQUEST

ALTA SURVEY (2025) · PHASE I ESA — NO RECS (2025) · PCA (2025) · ROOF ASSESSMENT (2025) · ED1 FEASIBILITY (2024) · LADBS PERMITS 1906–1948 · SEISMIC CERT. (1988) · RENT ROLL (APR 2026)

A 2025 Property Condition Assessment identified only ±$39,808 of immediate repairs (±$2.19/SF), with 12-year reserves of ±$0.51/SF/yr — inclusive of a ±$91,000 roof-replacement allowance already scoped by a licensed contractor with a 20-year warranted system.

EXTERIOR PHOTOS

MAIN & ADAMS — SIGNALIZED CORNER

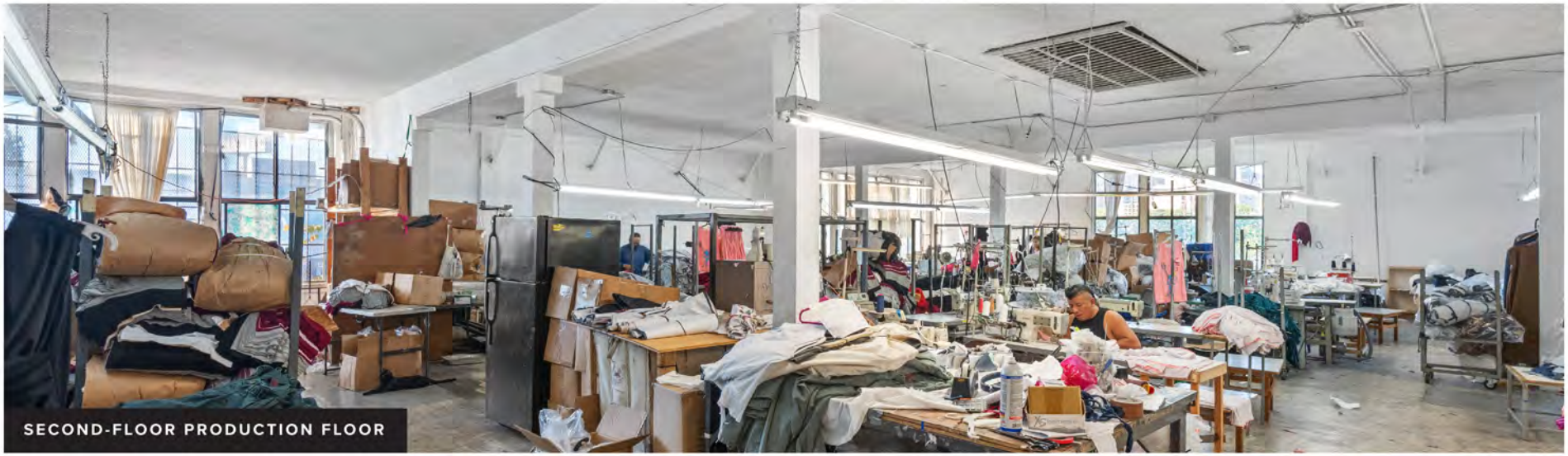


THE ASSEMBLAGE FROM ABOVE

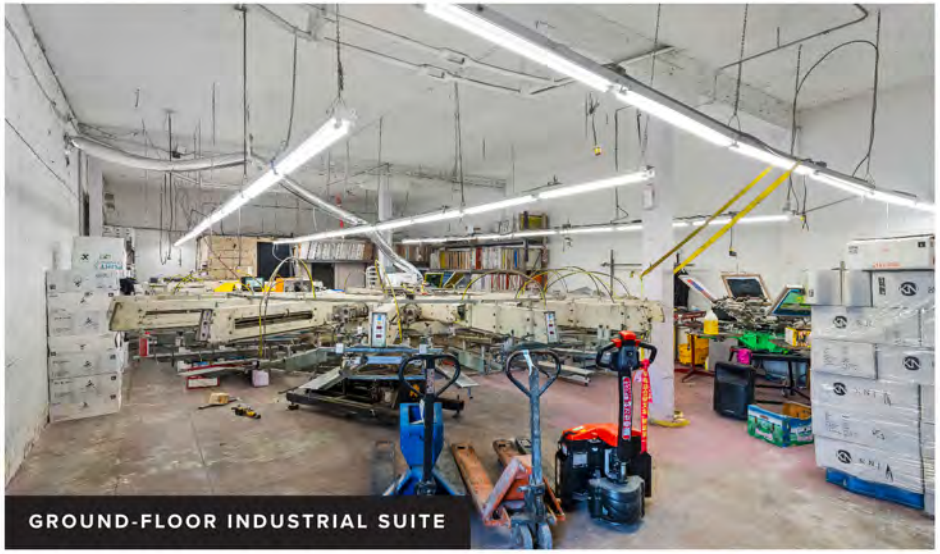
MAIN STREET FRONTAGE, LOOKING NORTH

R4 PARKING PARCEL & FOURPLEX

INTERIOR PHOTOS



SECOND-FLOOR PRODUCTION FLOOR



GROUND-FLOOR INDUSTRIAL SUITE

CORNER RETAIL SUITE

09 — LOCATION & MARKET

ONE MILE FROM DOWNTOWN

The Portfolio sits in Historic South-Central at Downtown Los Angeles' southern edge, three blocks east of the Lorenzo — one of the nation's largest student-housing communities — and within a short radius of USC, Exposition Park, Los Angeles Trade-Technical College and the Fashion District. The Metro E Line (LATTC / Ortho Institute) and the 110 and 10 freeways put the entire basin within reach; Main Street itself carries steady daily traffic between DTLA and South LA.

DEMOGRAPHICS

44,581 POPULATION · 1 MI	**513,973** POPULATION · 3 MI	**1.24M** POPULATION · 5 MI
11,361 HOUSEHOLDS · 1 MI	**173,552** HOUSEHOLDS · 3 MI	**OZ** OPPORTUNITY ZONE

ANCHORS & ACCESS

THE LORENZO · USC · 1.5 MI · LATTC · EXPOSITION PARK

METRO E LINE · I-110 · I-10 · DTLA · 1 MI

Sources: CoStar, 2024 estimates. Figures approximate.

ADAMS & MAIN PORTFOLIO · FOR SALE

EXCLUSIVELY LISTED BY

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