



*Ground Floor Retail & Light
Manufacturing Space*

13,691 SF (DIVISIBLE)

Catalina

443 S. San Pedro Street

• LITTLE TOKYO • DOWNTOWN LA •



THE ARCHITECT



William Douglas Lee

1894-1965

The **Catalina** is the first in a line of many treasures designed by Master Architect William Douglas Lee. A celebrated designer in Los Angeles, Lee garnered great attention during the 1920s when his idea to transform the city's aesthetic with famed builder Florence Casler took hold. Together Lee and Casler erected what Florence termed a "utopian commercial area" centered around Pico Boulevard and Maple Avenue. Between 1924 and 1929 they erected at least 7 major specialized industrial buildings. These include the **Textile Center Building**, the **Allied Crafts Building**, the **Graphic Arts Building**, the **Garment Capitol Building**, the **Furniture Exchange Building**, the **Printing Center**, and the **Merchants Exchange Building**.

Lee shared Florence's love of modern design enhanced with revival accenting and molding in terra cotta and stone, which lifted their buildings above the utilitarian norm. Even after their partnership Lee became responsible for designing some of the most iconic buildings in Los Angeles. These include **Chateau Marmont** and **El Royale Apartments**. His style remains relevant even in today's booming modern architectural world.

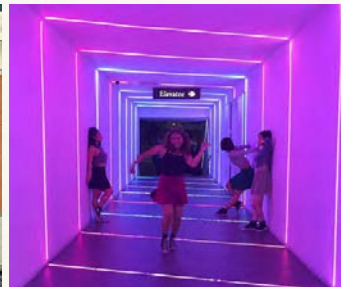


CHATEAU MARMONT

Built 1929 | 8221 Sunset Blvd

Few hotels are as famous and notorious Los Angeles hotel Chateau Marmont, built by William Douglas Lee in 1929. Still standing at 8221 Sunset Blvd, the West Hollywood landmark has been home to all manner of legendary parties and trysts. Sunset Boulevard and Day of the Locust were written there; The Eagles' "Hotel California" is about the Chateau. From Clark Gable to Leonardo DiCaprio, from Joni Mitchell to Britney Spears, all manner of high profile celebrities have found refuge inside the Chateau's thick walls.

AREA OVERVIEW



About Little Tokyo

Little Tokyo, also known as Little Tokyo Historic District, is an ethnically Japanese American district in downtown Los Angeles and the heart of the largest Japanese-American population in North America.

It is one of only three official Japantowns in the United States, all in California (the other two are Japantown, San Francisco and Japantown, San Jose). Founded around the beginning of the 20th century, Little Tokyo is the cultural center for Japanese Americans in Southern California. It was declared a National Historic Landmark District in 1995. There are numerous restaurants in the area, catering to both Japanese and non-Japanese clientele.

The community is served by the Metro Gold Line at Little Tokyo/Arts District station at the northeastern perimeter of Little Tokyo and is also walkable from the Metro Red and Purple subway lines at either Civic Center station or Union Station – with connections to Amtrak, Metrolink, Metro Silver Line BRT, and Foothill Transit's Silver Streak BRT services.

PROPOSED BUILDING RENDERING



PROPERTY HIGHLIGHTS



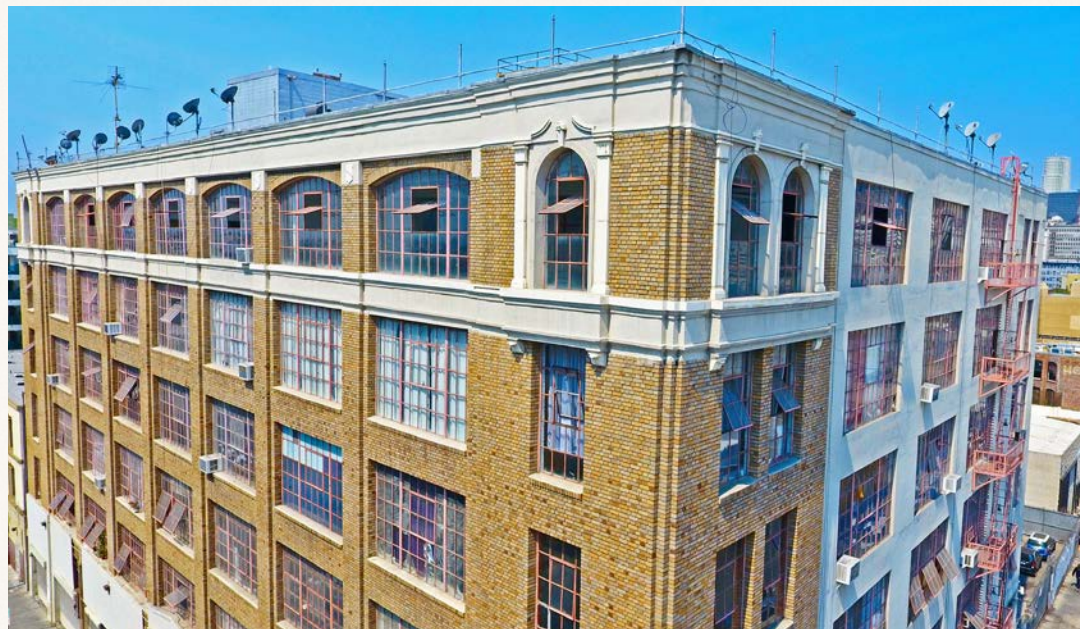
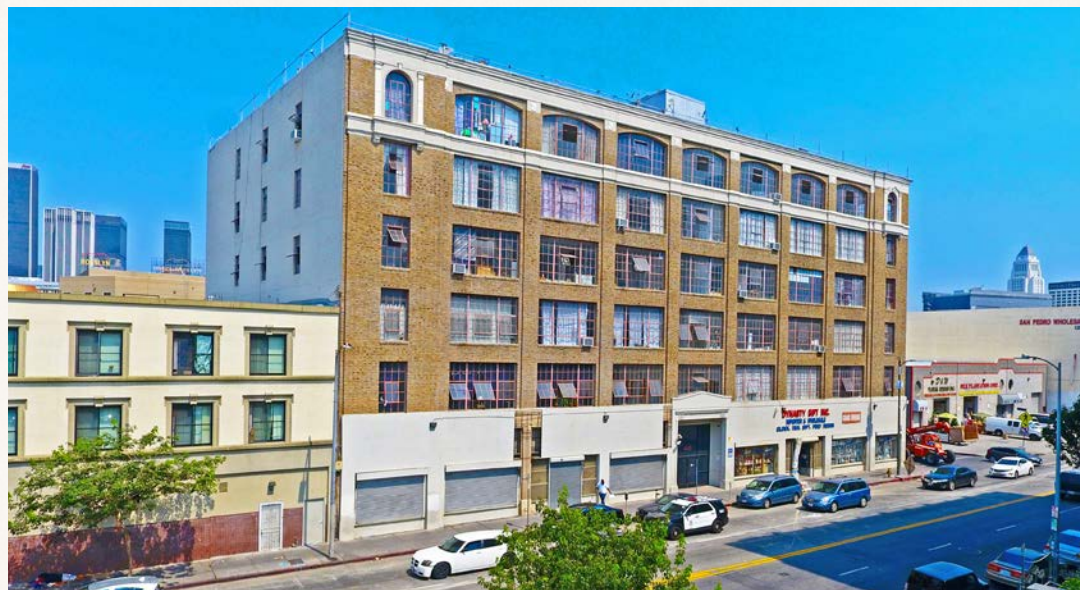
The Catalina Swimwear Building

Built 1923 by William Douglas Lee

Size:	13,691 SF (Divisible)
Term:	Ten (10) Years
Rent:	Upon Request
NNN:	\$13.20 PSF, Per Annum (Est.)

- + Ground floor retail beneath live/work & creative office space
- + Ideal uses include: coffee roasting, brewery & tap room, full service restaurant, and fitness
- + Abundant on-site surface parking available
- + Authentic Los Angeles architecture & character
- + Loading capability within the space
- + Visible corner location

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AERIAL



AMENITIES

CULTURAL CENTER/ NOTABLE PLACE

1. Pershing Square
2. Grand Park
3. Geffen at MOCA
4. Vibiana
5. Japanese American Museum

RESIDENTIAL

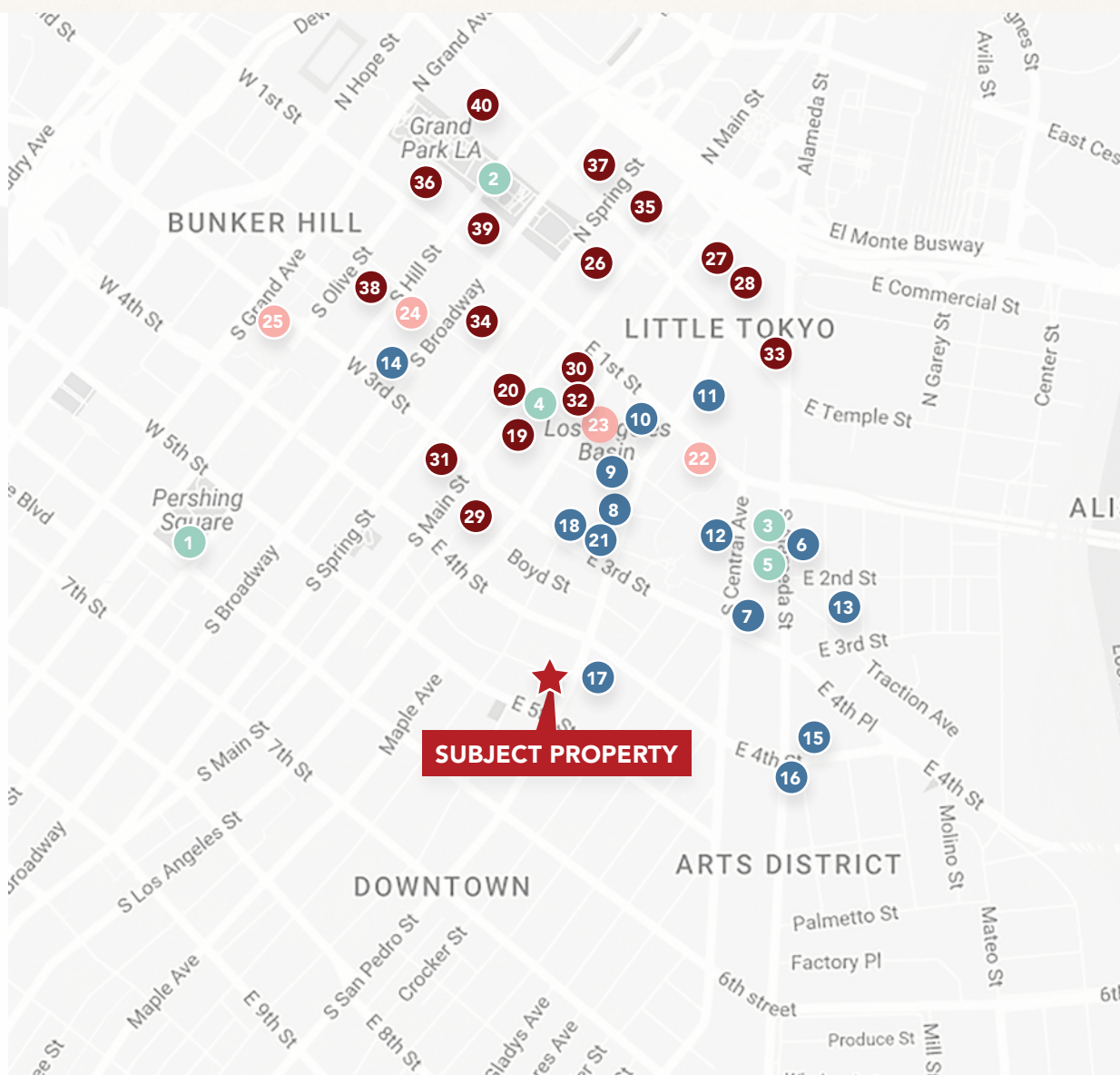
6. Savoy
7. Tokyo Villas
8. Sakura Crossing
9. Wakaba LA
10. ETCO Homes Little Tokyo
11. San Pedro Firm Building
12. Hikari
13. Mura
14. Pan American Lofts
15. Beacon Lofts
16. Alameda & 4th Lofts
17. Little Tokyo Lofts
18. Casa Heiwa
19. STOA
20. Higgins Building Lofts
21. Teramachi

HOTEL

22. Miyaco Hotel
23. Hilton Double Tree
24. Kawada Hotel
25. Omni Hotel

OFFICE

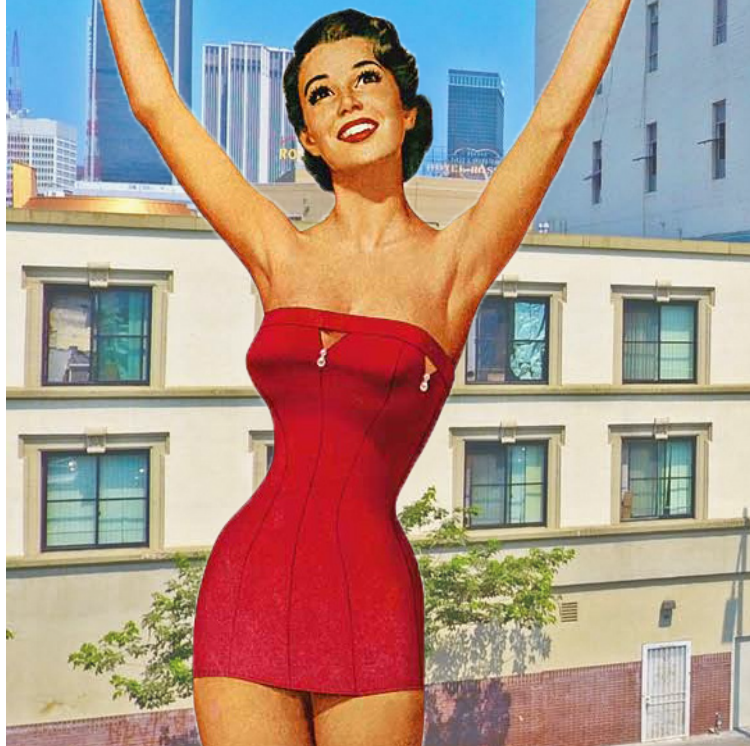
26. City Hall East
27. Federal Building
28. Roybal Building
29. Ronald Reagan Building
30. LAPD Headquarters
31. Bradbury Building
32. Caltrans
33. VA Medical Center
34. Times Mirror Building
35. Federal Court House
36. Stanley Mosk Court House
37. Hall of Justice
38. Hall of Records
39. Law Library
40. Kenneth Hahn Hall of Administration



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