

LA Mart for Sale

GDA Staff -- Gifts and Dec, 2/6/2012 3:44:31 PM

Los Angeles - [Merchandise Mart Properties](#) has put the gift and home showroom building LA Mart on the block through commercial real estate company [Madison Partners](#).



Of the buildings' nearly 800,000 leasable square foot area, just over 500,000, or about 64 percent, is made up of showrooms. (The rest is offices, storage, and a small amount of other uses.) However, all that space is not necessarily occupied: Madison Partners lists the building as being 59 percent leased.

It's not clear whether a buyer will continue to operate the Mart as a showroom building or repurpose it. Madison touts the Mart's net operating income of \$5.3 million from its tenants' leases (\$3.2 million of which comes from its recently signed 15-year lease with the County of Los Angeles for 142,360 square feet of office space.) However it also highlights "significant redevelopment/repositioning potential" for the site.

San Francisco-based Shorenstein Properties inked a deal to buy MMPI's Los Angeles 350 West Mart for \$228 million in January. Though it was originally built for overflow trade-show business, according to the [Wall Street Journal](#), it is now largely office space, and the new owners plan to turn the remaining exhibition space into offices as well.

MMPI declined to comment.