

DTLA COMMERCIAL INVESTMENT FOR SALE



Price Reduced! Seller Motivated!

8,746± SF Building on 12,753± SF of Land

Prime DTLA Fashion District Location

120-128 E 11TH STREET, LOS ANGELES, CA 90015

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential

**120-128 E 11TH STREET
LOS ANGELES, CA 90015**

Property Details

Building Area: 8,746± Sq.Ft.

Year Built: 1980

Units: 4

Construction: Wood Frame

Land Area: 12,753± Sq.Ft.

Parking: 12± Surface Spaces

Zoning: LA M2-2D

Assessor's Parcel #: 5139-016-026

TOC: Tier 3

Opportunity Zone: No

Tenancy: 2 Occupied Units and 2 Vacant Units

Property Highlights

- Commercial property purchase opportunity with upside potential
- Prime DTLA Fashion District location, adjacent to the South Park District
- Ideal for owner/user/investor
- 4 retail stores
- Includes secure gated parking for 12± vehicles off the alley
- Pro forma \$87,228 NOI and 3.01% cap rate
- 110.2' frontage on 11th Street
- 8 blocks east of the Los Angeles Convention Center, Crypto.com Arena, and LA LIVE
- Easy access to all DTLA freeways

**Asking Price: Reduced! ~~\$3,199,000~~ \$2,900,000
(\$331.58 Per SF Building | \$227.40 Per SF Land)**

Financial Information

Rent Roll

UNIT	TENANT	SQ.FT.	RENT/MONTH	EXPIRATION
120-122	Rage Ground	3,228	\$4,745.00	5/31/28
124	Rage Ground	1,614	2,392.00	5/31/28
126	Vacant	1,614	1,614.00	Pro Forma
128	Vacant	2,290	2,290.00	Pro Forma
Total:		8,746	\$11,041.00	
Pro Forma Gross Annual Income:				\$132,492

Income & Expense

PRO FORMA INCOME

Gross Annual Income: \$132,492

ACTUAL ANNUAL EXPENSES

New Property Tax* \$36,250

Insurance 4,074

Sewer 647

Water 963

Day Porter 3,330

Total Annual Expenses: \$45,264

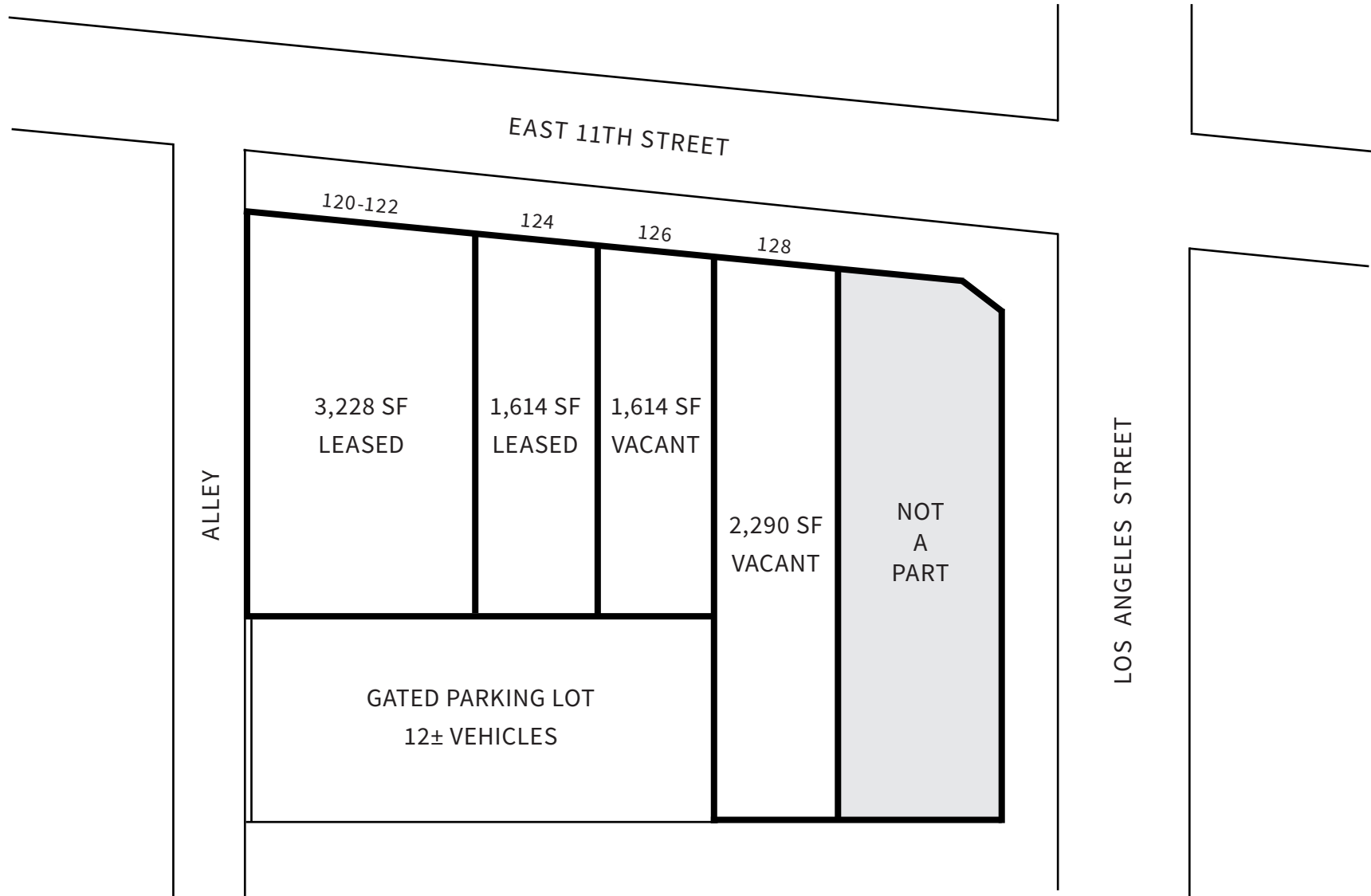
Pro Forma Net Annual Operating Income: \$87,228

Pro Forma Cap Rate: 3.01%

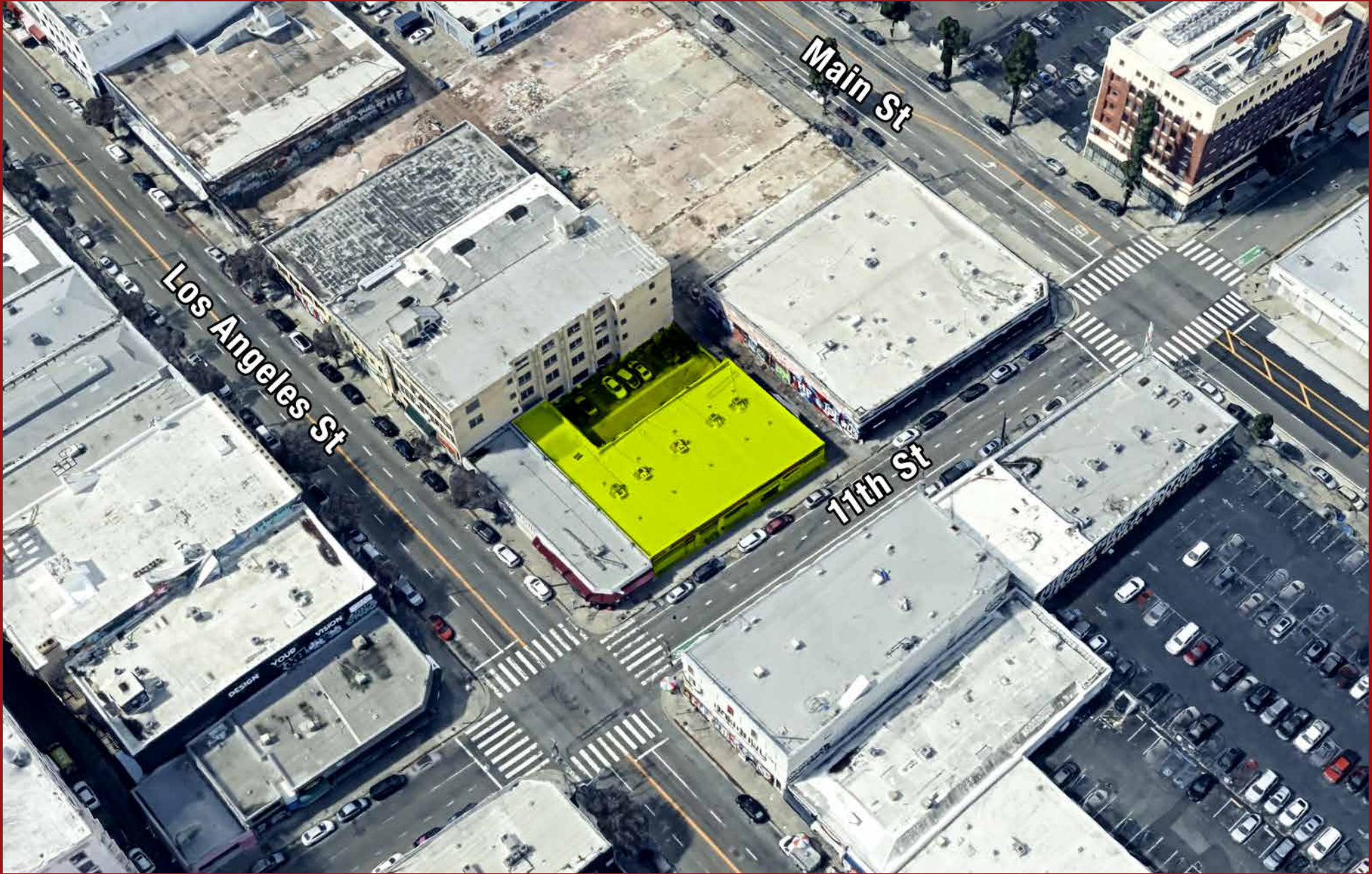
** Based on the asking price of \$2,900,000*



Site Plan



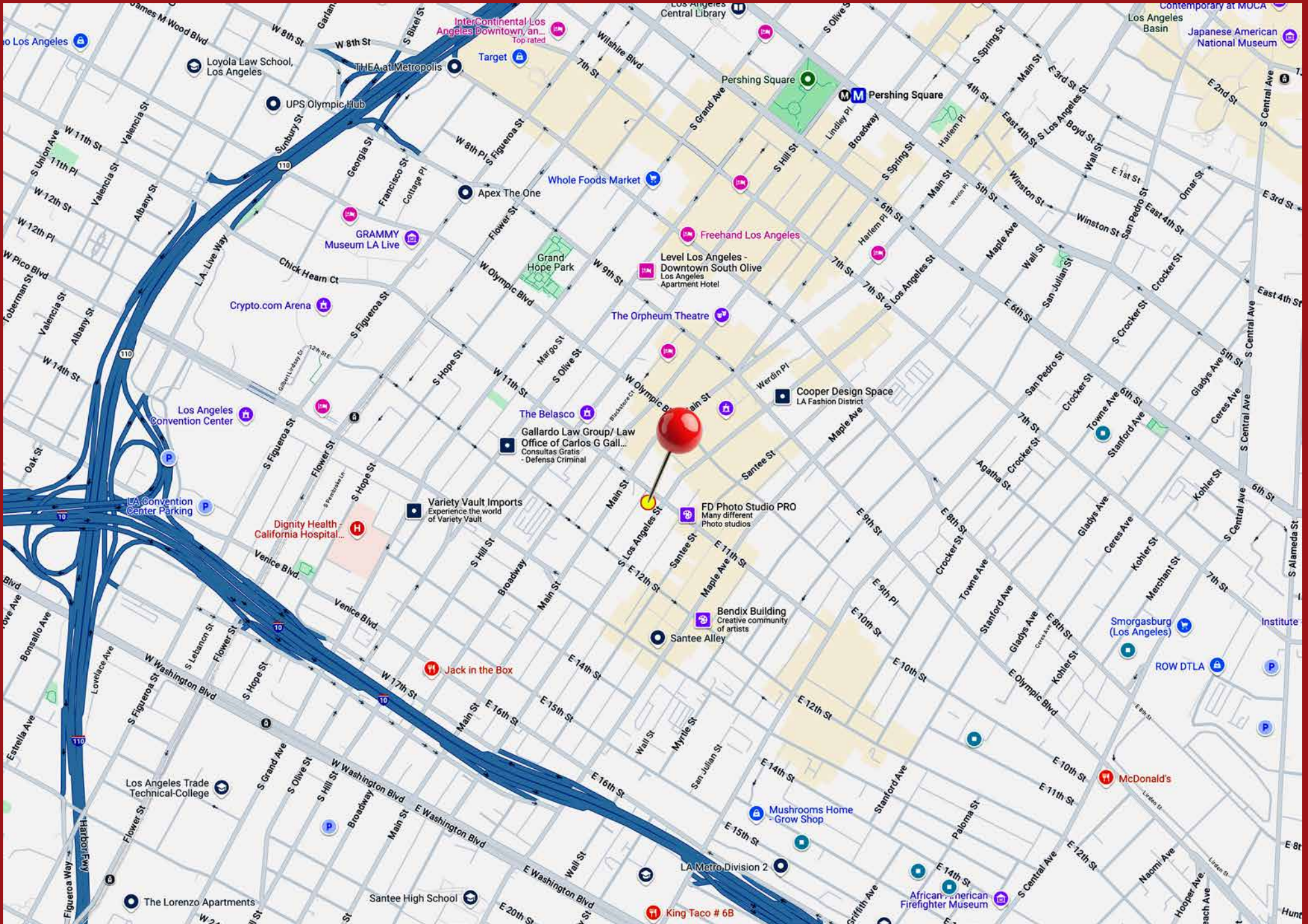
Property Aerial



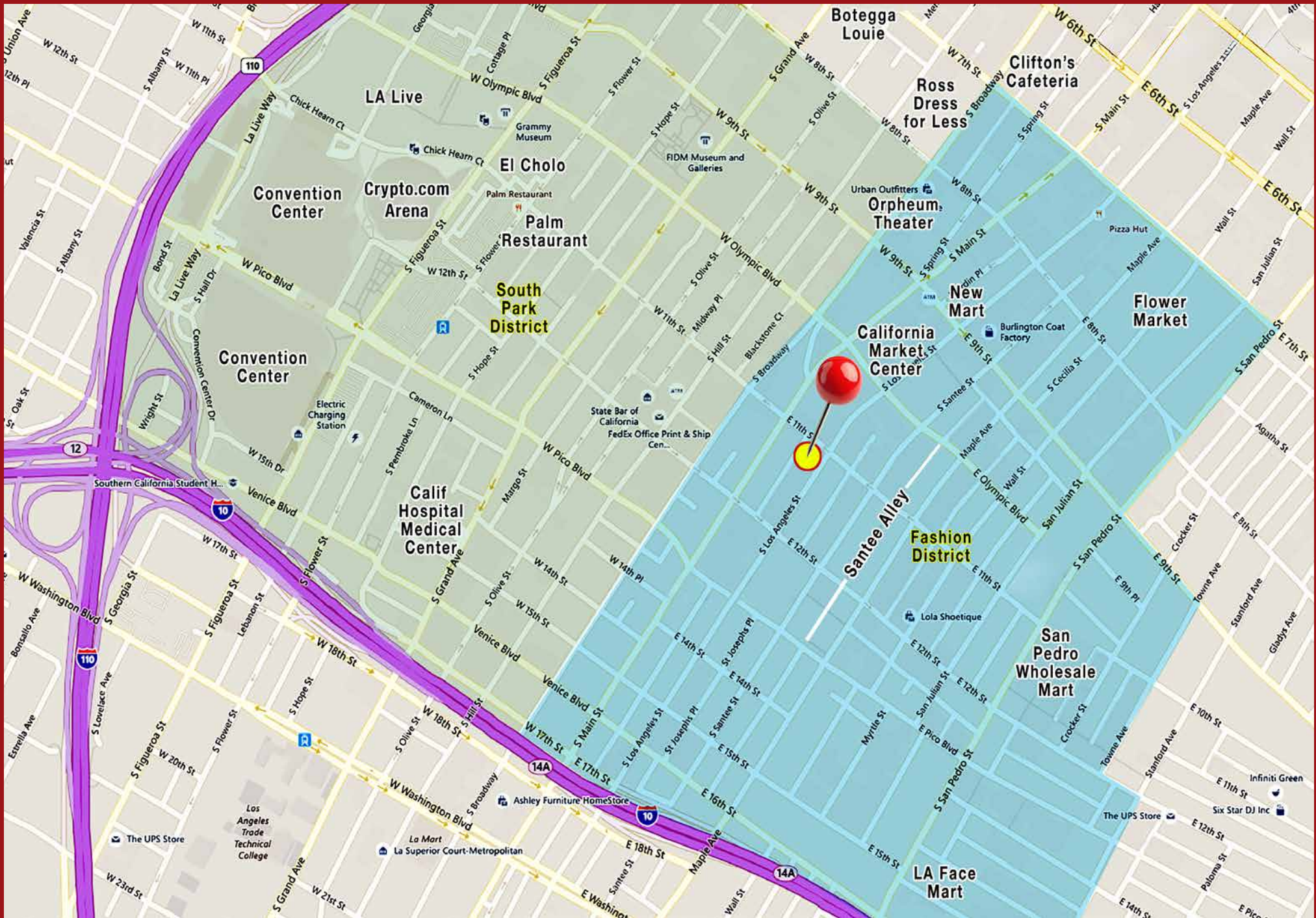
Plat Map

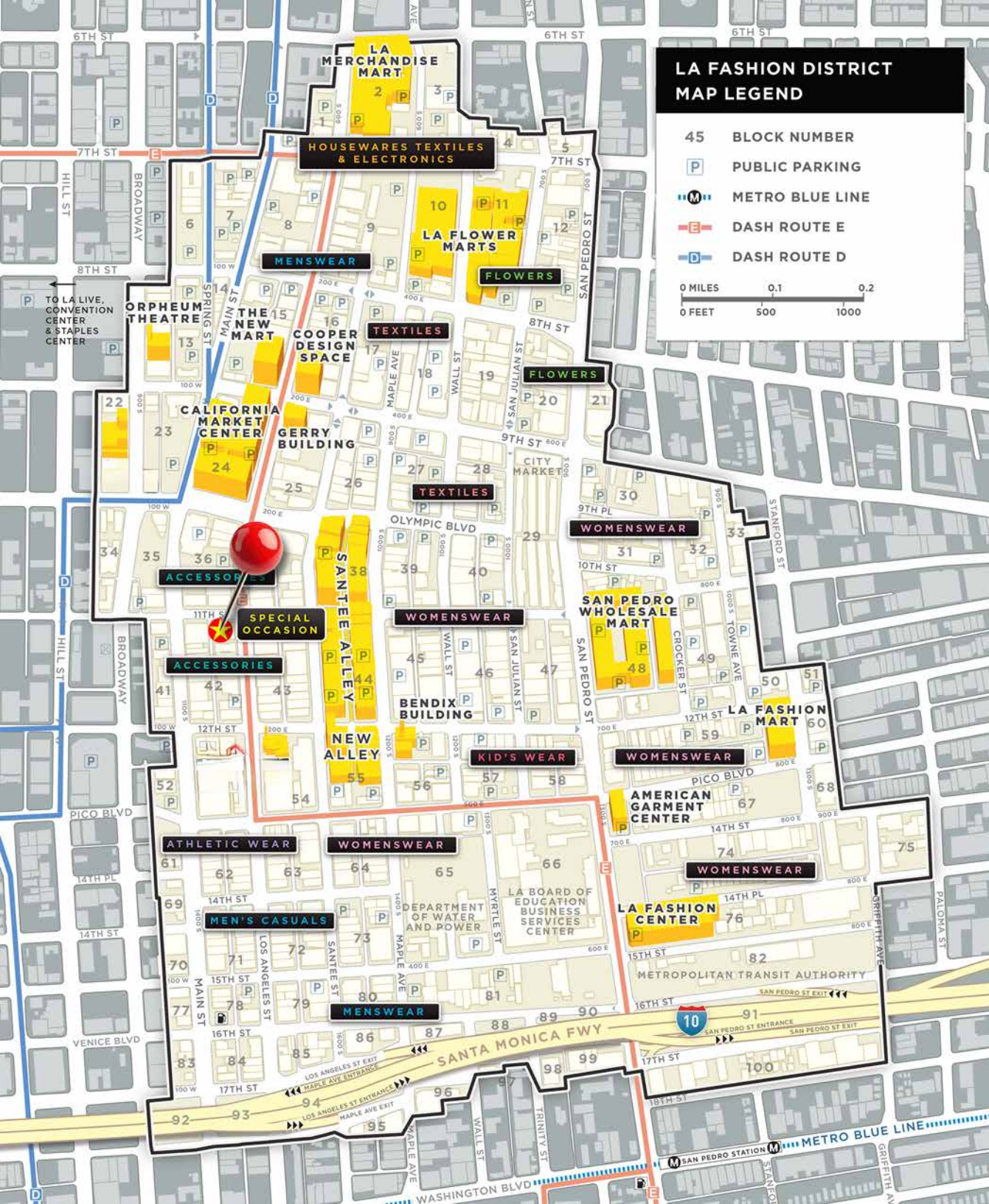


Area Map



Amenities Map





Downtown Los Angeles Demographics

A PLACE TO WORK

288,000+ JOBS

\$95,000

Average Household Income



61%

30 - 54 Years Old

57% Postsecondary Education



65%

Currently work 3-5 days in DTLA



79%

Expect to be in the office at least half the time

A PLACE TO VISIT, SHOP, & DINE

17+ million VISITORS
per year



\$4.5+ billion retail sales per year

745

Retail+F&B Businesses per Square Mile



171

Food/Beverage Businesses per Square Mile

93

Walkscore



A PLACE TO LIVE

90,000+ RESIDENTS

\$93,000

Average Household Income



26% All new residential in the City of LA since 2010



24% Less Income Spent on Housing + Transportation than LA Average

41% Population Growth 2010 - 2022

61%

25 - 54 Years Old



67%

Postsecondary Education

90%

Residential Occupancy



46%

Walk/Bike/Transit or Work from Home



120-128 E 11th Street
Los Angeles, CA 90015

8,746± SF Building
12,753± SF of Land

4 Retail Units Plus Parking Lot

DTLA Fashion District Location
Adjacent to South Park

Just 8 Blocks East of Crypto.com
Arena and LA LIVE

Exclusively offered by



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MAJOR PROPERTIES

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