

# DTLA COMMERCIAL INVESTMENT FOR SALE



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 \$83,491 NOI — 2.61% 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: \$3,199,000**

**(\$365.77 Per SF Building | \$250.84 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
<b>Total:</b>		<b>8,746</b>	<b>\$11,041.00</b>	
<b>Pro Forma Gross Annual Income:</b>				<b>\$132,492</b>

## Income & Expense

### PRO FORMA INCOME

Gross Annual Income: \$132,492

### ACTUAL ANNUAL EXPENSES

New Property Tax\* \$39,987

Insurance 4,074

Sewer 647

Water 963

Day Porter 3,330

**Total Annual Expenses: \$49,001**

**Pro Forma Net Annual Operating Income: \$83,491**

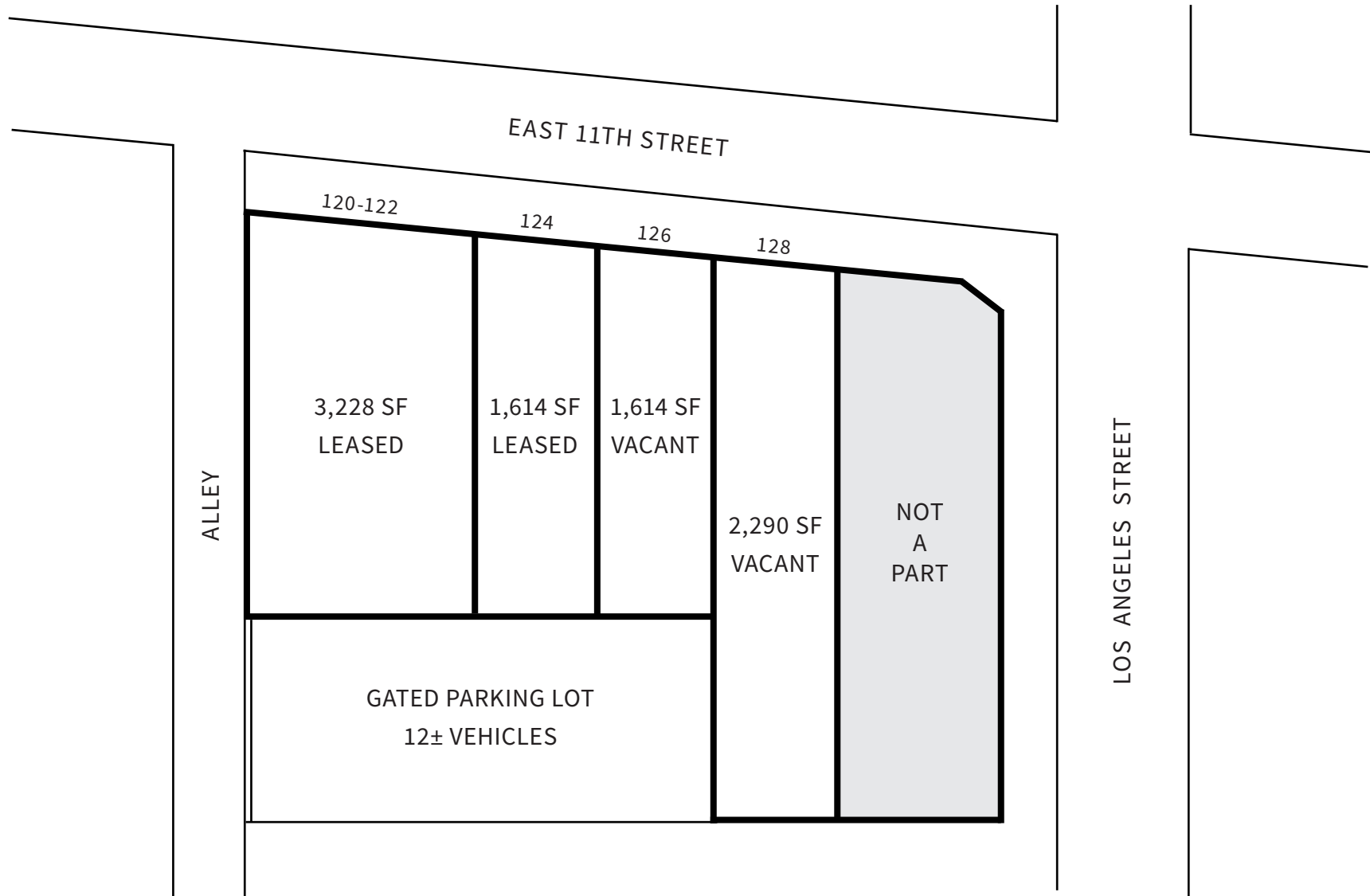
**Pro Forma Cap Rate: 2.61%**

*\* Based on the asking price of \$3,199,000*



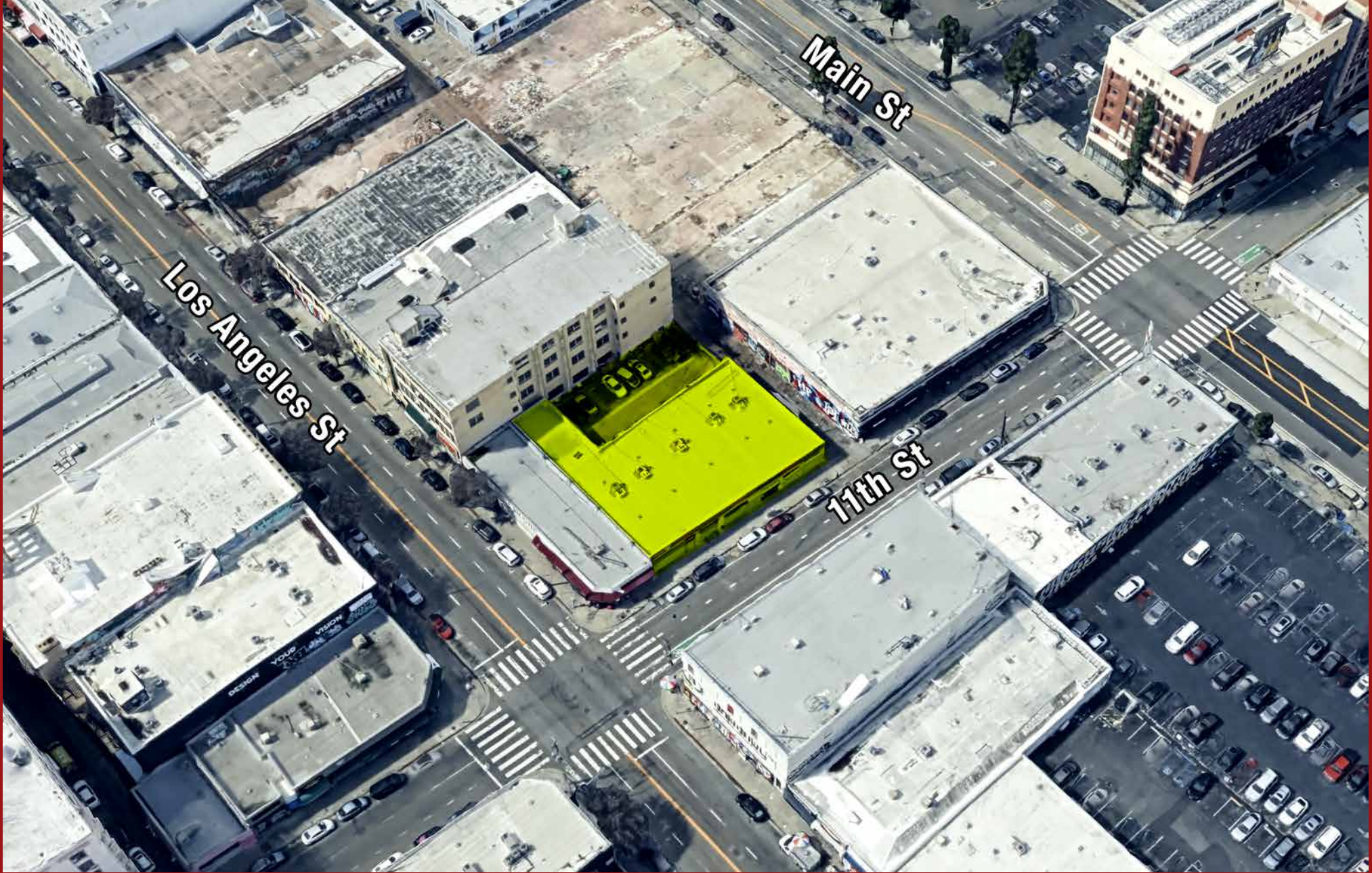


# Site Plan





# Property Aerial



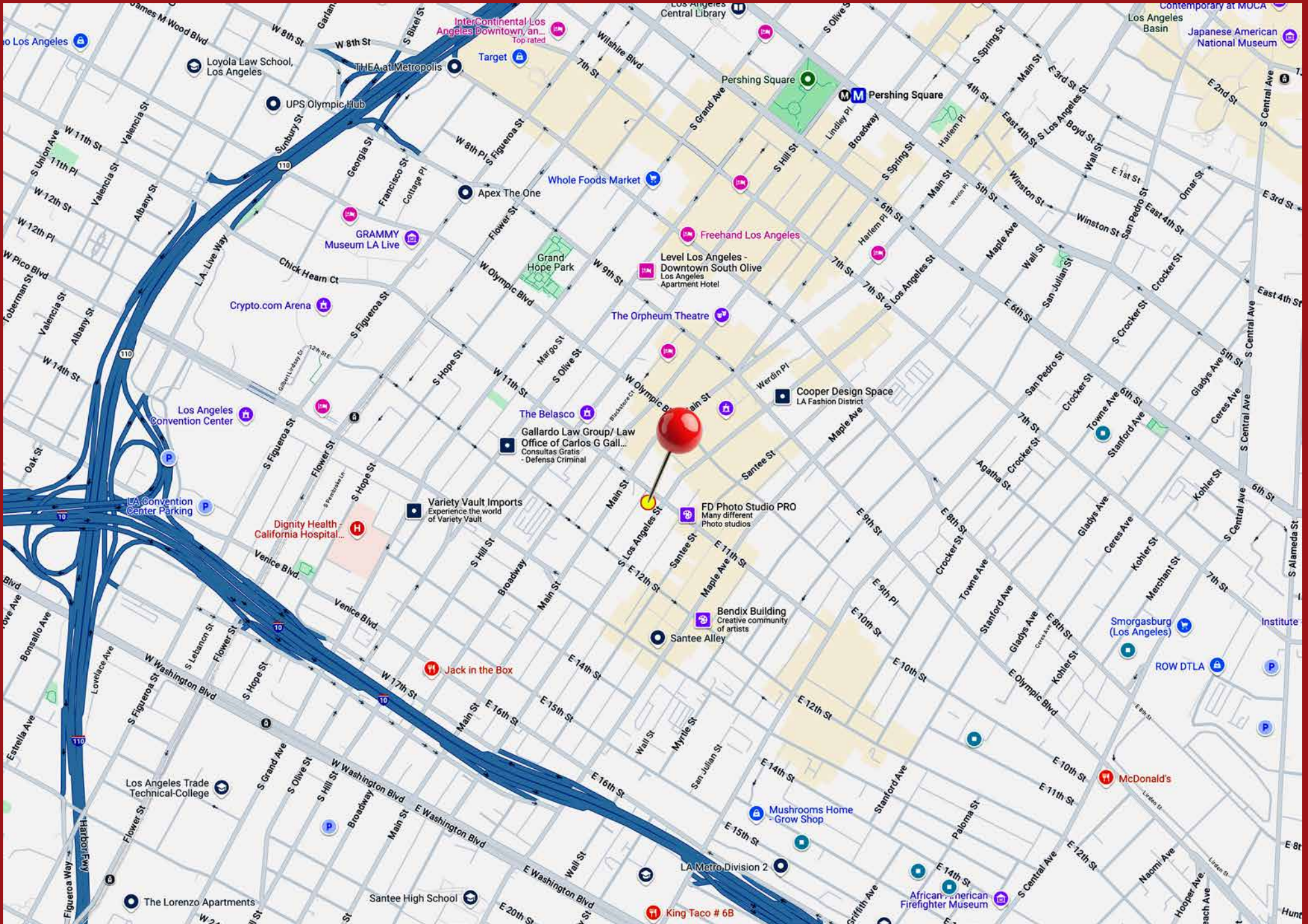


# Plat Map



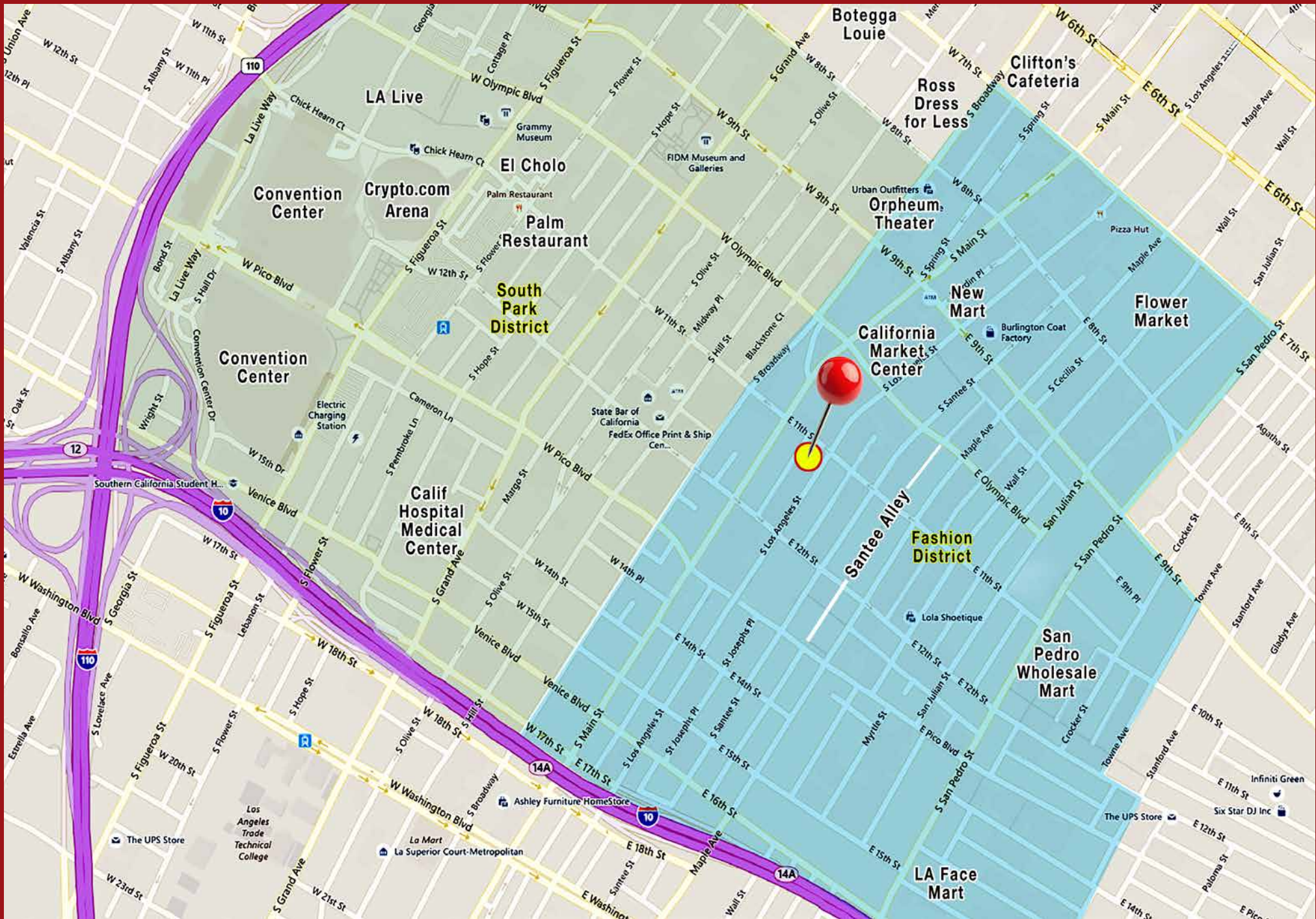


# Area Map

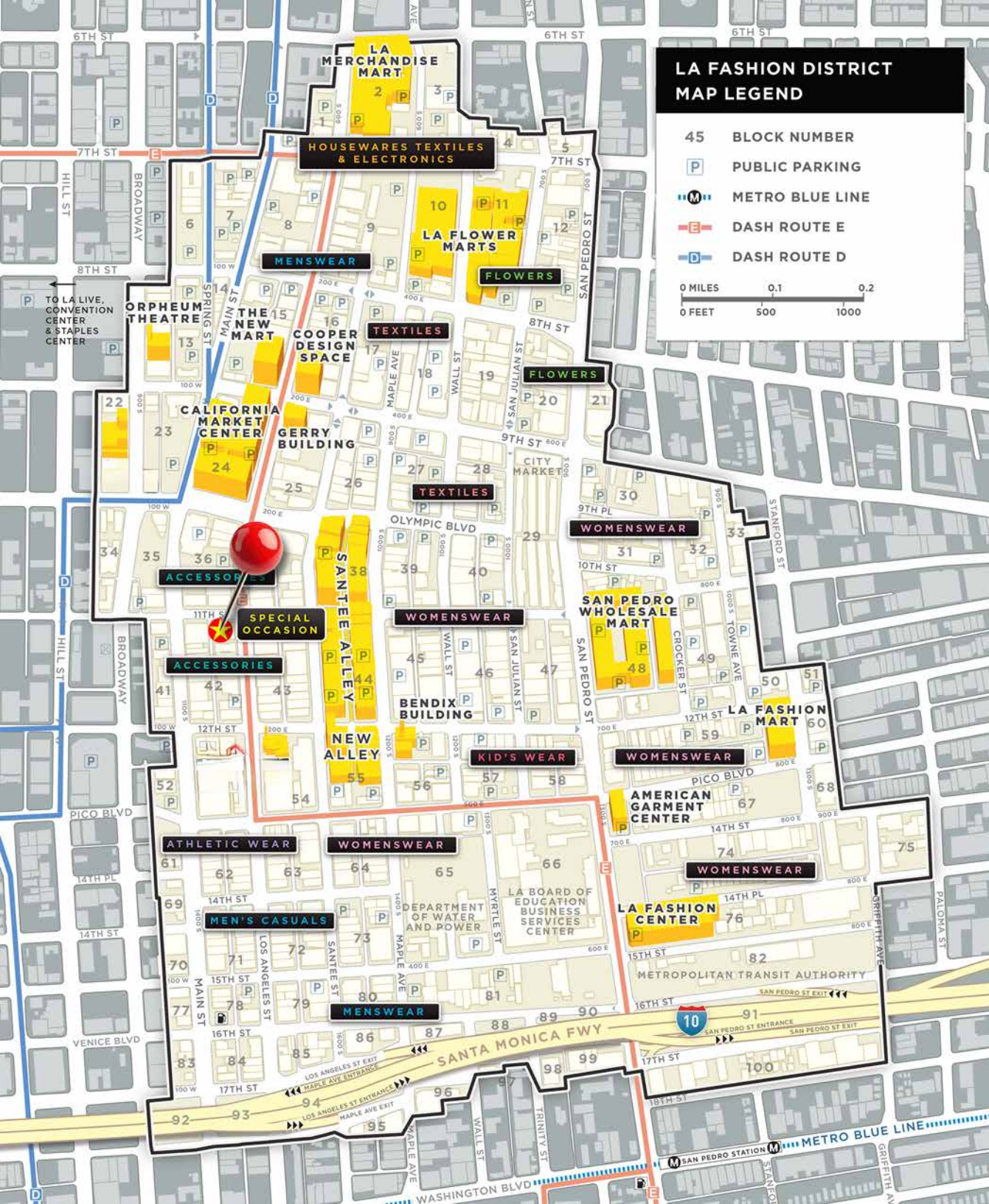




# Amenities Map









# 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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