



FOR SALE

±5,184 SF BLDG AVAILABLE
±10,738 SF TOTAL LOT SIZE

1010-1014

SAN PEDRO ST | LOS ANGELES, CA 90021

PROPERTY HIGHLIGHTS



First Time on the Market for Sale
in Over 50 Years



Fully Functional Kitchen on Second
Floor



Local Landmark Building for Sale



Directly Across the Street from City
Market Development Project



Fully Operating Restaurant on First
Floor



The Restaurant - Paul's Kitchen - Also
for Sale

ASKING PRICE: \$3,995,000

Do not disturb tenants.

SEHYUNG KIM

Senior Vice President | LIC NO 01327276

skim@lee-associates.com | 213.290.3599

www.fashiondistrict.info

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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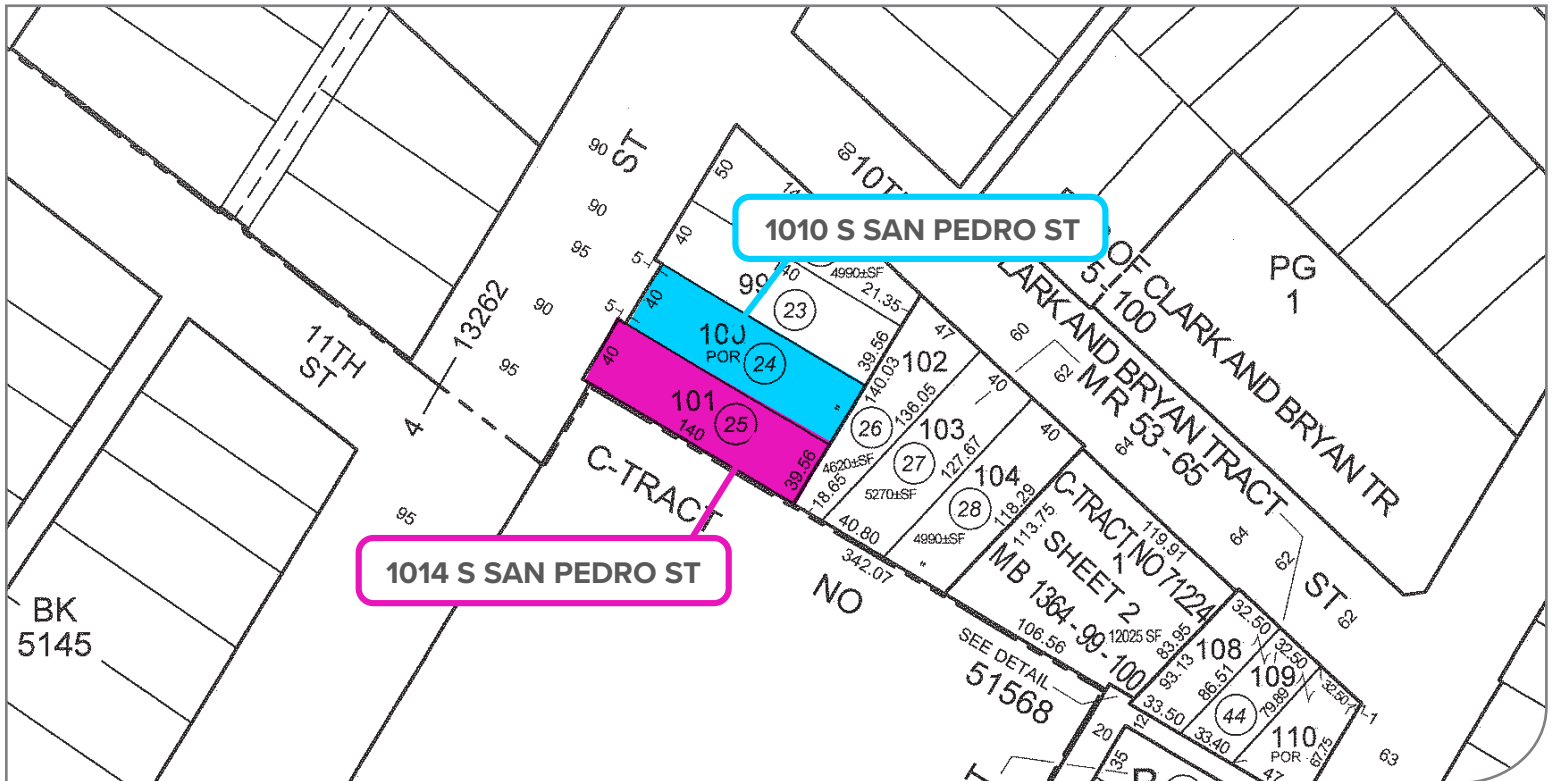


PROPERTY SUMMARY

	1010 S SAN PEDRO ST	1014 S SAN PEDRO ST
APN	5132 - 011 - 024	5132 - 011 - 025
LOT SIZE	±5,369 SF	±5,369 SF
BLDG SIZE	±5,184 SF	N/A
ZONING	LAM2	LAM2



PARCEL MAP



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LOCATION



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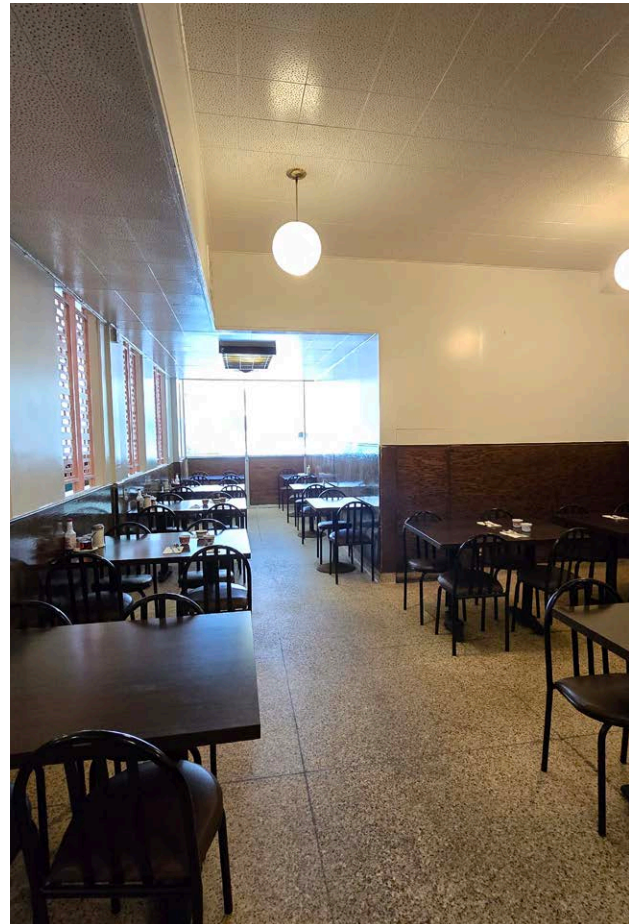
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PAUL'S KITCHEN

Landmark Local Restaurant

*Continuously in Operation since 1946
- Current Location Since 1968.*

INTERIOR PHOTOS



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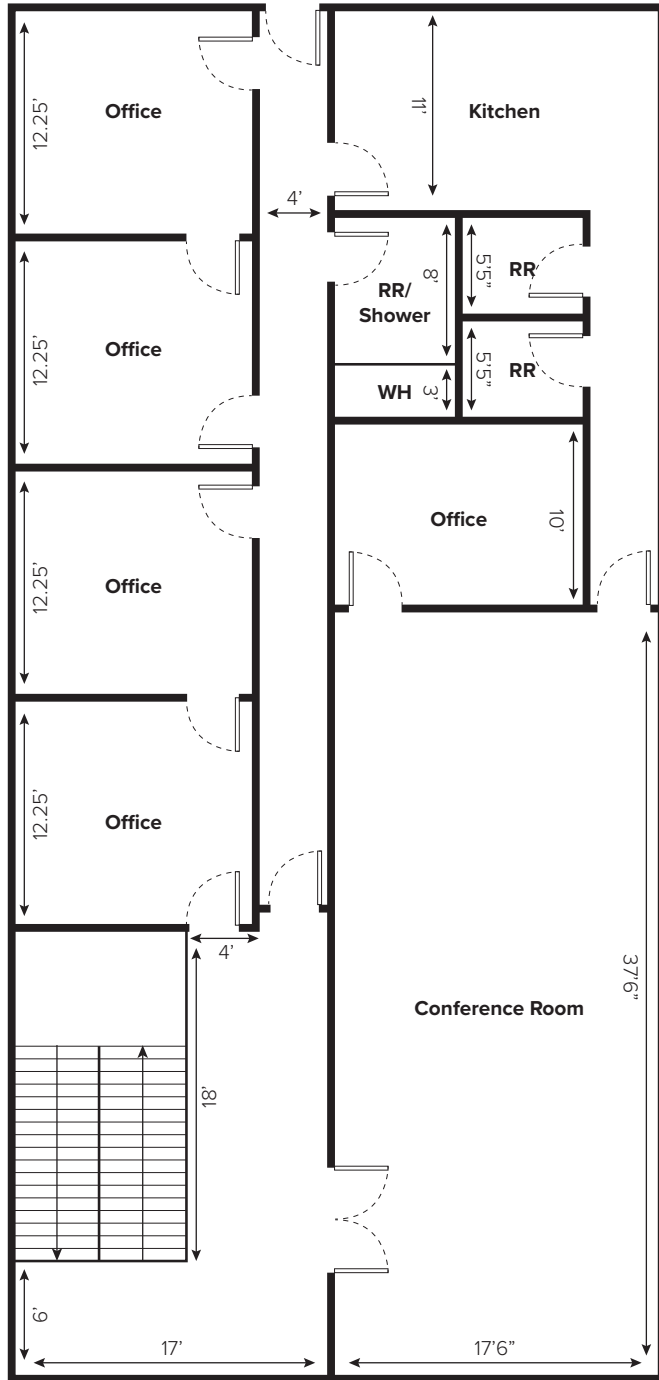
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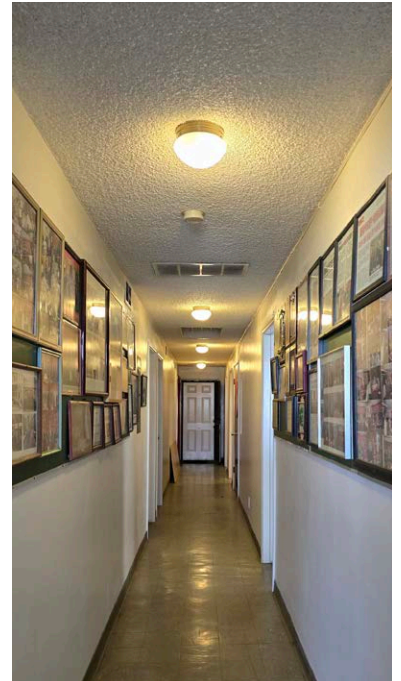
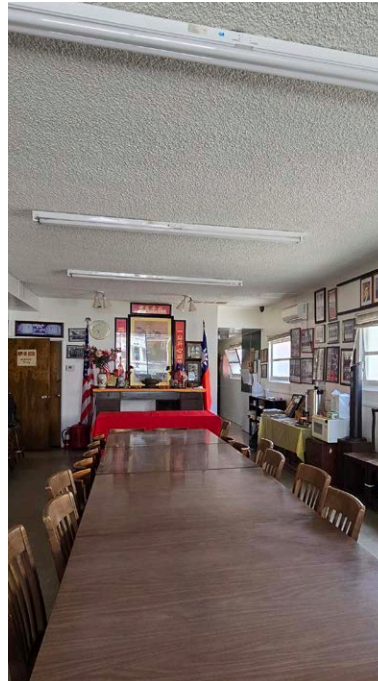
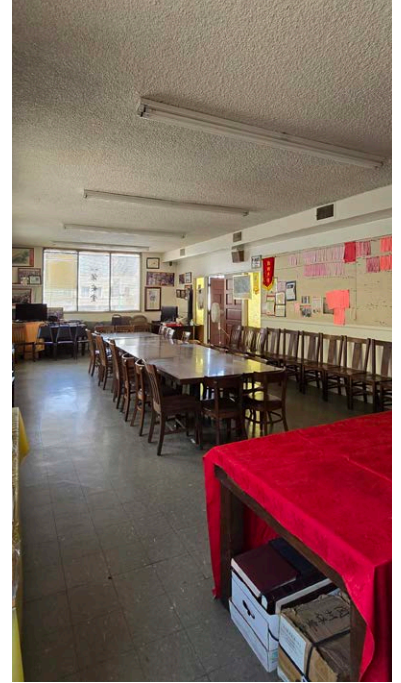
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SECOND FLOOR

FLOOR PLAN



INTERIOR PHOTOS



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NEARBY CITY MARKET DEVELOPMENT PROJECT

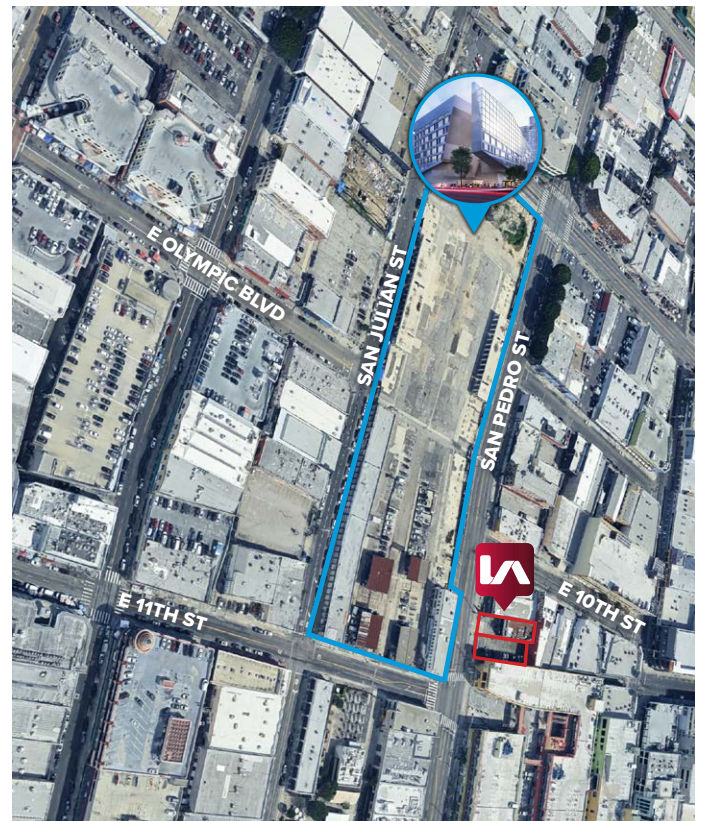


SCAN QR
CODE FOR
MORE INFO

ACROSS THE STREET FROM FROM CITY MARKET DEVELOPMENT PROJECT!

- DIRECTLY ACROSS THE STREET ON SAN PEDRO STREET
- ±945 RESIDENTIAL UNITS & 210-ROOM HOTEL
- 300,000 SF EDUCATIONAL OR CORPORATE CAMPUS
- 500,000 SF OF COMMERCIAL SPACE

Proximity To 1010-1014 S San Pedro Street



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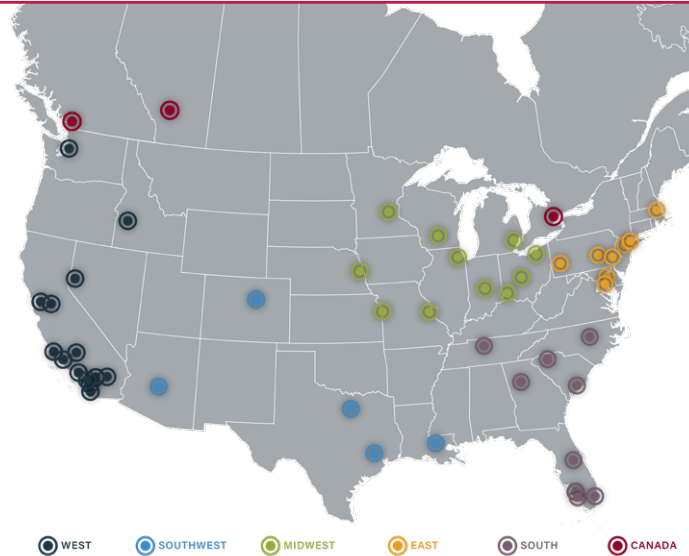
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The Lee Advantage

LEE & ASSOCIATES IS THE LARGEST BROKER-OWNED COMMERCIAL REAL ESTATE FIRM IN NORTH AMERICA, AND ONE OF THE FASTEST GROWING!

Since 1979, Lee & Associates has reimagined the way that commercial real estate companies should be structured. Each Lee & Associates office is owned and operated by its professionals. As shareholders of the company, this separates us from our competition and creates one common goal; to provide seamless, consistent execution and value-driven market-to-market services to our clients.

Every Lee & Associates office delivers world-class service to an array of regional, national, and international clients - from small businesses and local investors to major corporate users and institutional investors.



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- NJ, Whippany
- PA, Mechanisburg
- PA, Pittsburgh
- PA, Plymouth Meeting

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- FL, Orlando
- FL, Tampa Bay
- GA, Atlanta
- TN, Nashville
- NC, Charlotte
- NC, Raleigh
- SC, Charleston
- SC, Greenville
- SC, Spartanburg

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- AB, Calgary
- BC, Vancouver
- ON, Ontario

2⁺
Billion in Brokered Sale & Lease SF Over 5 Years

115⁺
Billion in Transaction Volume Over 5 Years

1,600
Professionals and Growing Internationally



160+ YEARS
BROKERAGE EXPERIENCE



1.2+ MILLION
SF IN ACTIVE LISTINGS



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Servicing Los Angeles Since 2001

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