

# FOR SALE - POTENTIAL OWNER/USER OPPORTUNITY TWO-STORY COMMERCIAL BUILDING

1025 Towne Avenue | Los Angeles, CA

**LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES



## PROPERTY HIGHLIGHTS

- ± 31,900 SF Two-Story Commercial Building
- 8.9 % In-Place Cap Rate
- Historically Very Low Vacancy Showrooms
- Street Level Showrooms With Easy Access
- Onsite Parking Garage
- Downtown Fashion District Synergy
- Central Business District Location
- Easy Freeway Access
- M2 Zoning Permits A Wide Range of Uses
- Just Blocks From Future City Market Development Project



STREET LEVEL SHOWROOMS

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## PROPERTY DETAILS

YEAR BUILT:	1988 / 2007
APN:	5132-010-039
BLDG SF:	± 31,900 net rentable sq. ft.
LAND AREA:	± 23,958 sq. ft. (± 0.55 acres)
PARKING:	± 55 Parking Spaces (2.3 per 1,000 sf)
CEILING HEIGHT:	14'
ZONING:	M2
CLASS:	B
SALE PRICE:	<b>\$ 11,500,000 (\$ 361/sq. ft.)</b>



EXCELLENT STREET FRONTAGE

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