

# FOR SALE: BEST-IN-CLASS FASHION SHOWROOM

1,760 SF Street Level Retail Condo | 747 E 10<sup>th</sup> St #115 Los Angeles, CA 90021





# EXECUTIVE SUMMARY

***Priced at \$1,750,000. Seller financing with 10% down payment and 4% interest rate. Property trades welcome.***

Rare Opportunity in the Fashion District! Experience the pinnacle of urban elegance with our newly listed, high-end retail showroom in the prestigious Newmark Building, nestled in the heart of Los Angeles' vibrant fashion district on E 10th St.

## **Key Highlights:**

**Prime Location:** Situated in a recently revitalized section of the Fashion District, this showroom boasts a prime street-level position with an additional second-floor mezzanine, offering a dynamic and versatile space.

**Exceptional Quality:** The unit is meticulously maintained, ensuring a pristine environment for your high-end fashion pursuits.

**High Foot Traffic:** Positioned in a bustling area, the showroom benefits from high foot traffic, perfect for maximizing business exposure and customer engagement.

**Accessibility:** Conveniently located within minutes of Downtown LA, the showroom offers easy access to major freeways (110, 60, 5, and 10), placing you at the nexus of Los Angeles' transportation network.

**Proximity to Key Landmarks:** The property is in close proximity to the Financial District and the USC Headquarters, situating you among the city's hubs of commerce and academia.





DODGER STADIUM

CHINATOWN

UNION STATION  
LOS ANGELES



FINANCIAL DISTRICT



PERSHING SQUARE BUILDING



DOWNTOWN LOS ANGELES

THE CITY MARKET OF LOS ANGELES

FASHION DISTRICT



UNIVERSITY OF  
SOUTHERN CALIFORNIA

SAN PEDRO WHOLESALE MART



SUBJECT PROPERTY



747 E 10<sup>th</sup> St #115 Los Angeles, CA 90021

# HIGHLIGHTS

**PRICE:** \$1,750,000

**FINANCING TERMS:** 10% DOWN PAYMENT, 4% INTEREST RATE

**YEAR BUILT:** 2010

**YEAR RENOVATED:** 2021

**PARKING:** 2 GARAGE SPACES

**FLOORS:** 2 (STREET-LEVEL WITH 2<sup>ND</sup> FLOOR MEZZANINE)

**OPPORTUNITY ZONE:** YES





# PROPERTY PHOTOS















VEVERET

VEVERET

114

DENIM ZONE  
U.S.A.

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# CONTACT US TODAY

*Don't miss out on this retail unit! Act now to add this prime property to your investment portfolio!*

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