

SALE

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial

**MIXED-USE PROPERTY IN FLOWER DISTRICT
IDEAL FOR OWNER-USER OR INVESTMENT OPPORTUNITY**

752

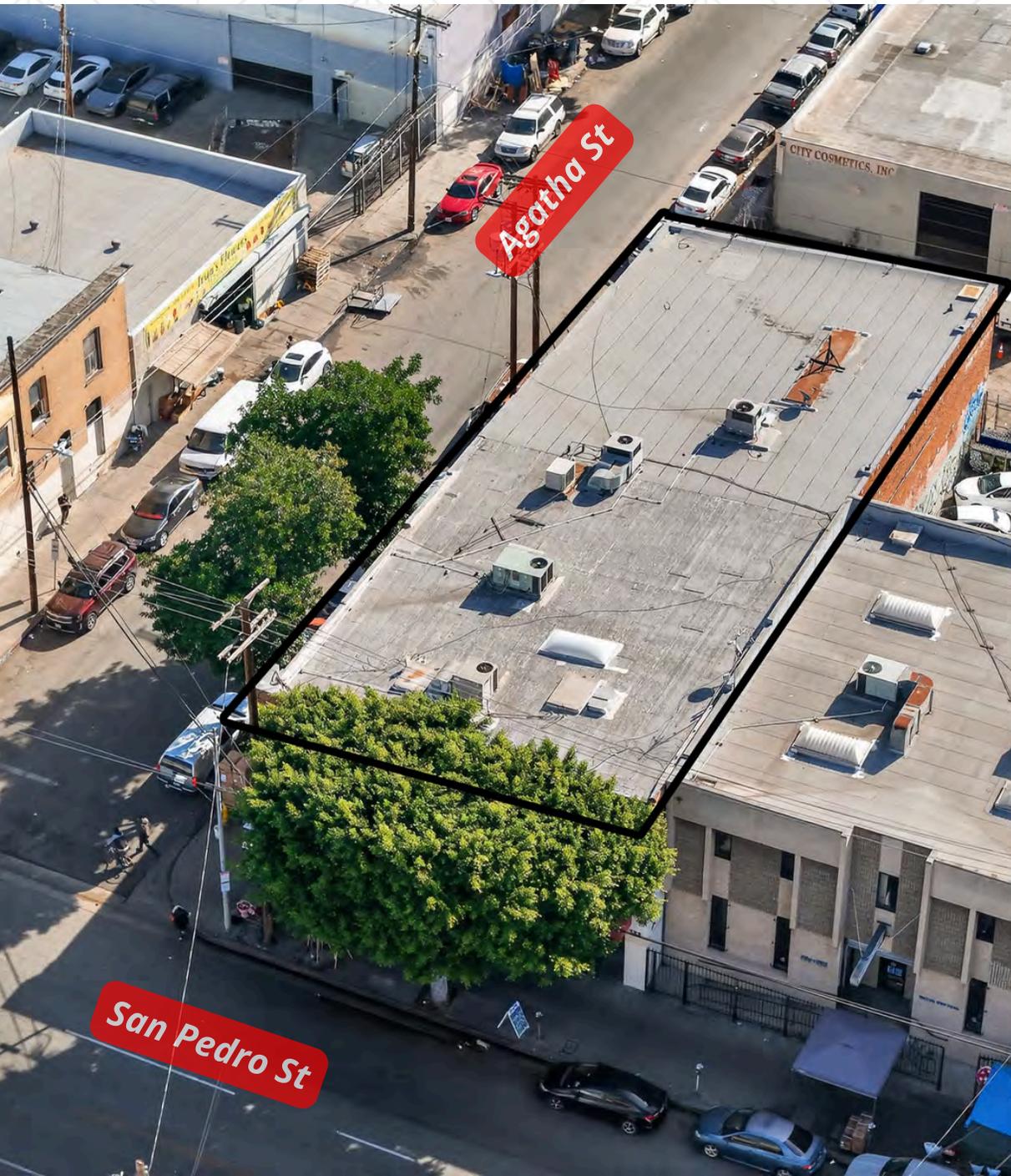
**S SAN PEDRO
STREET**

**±12,000 SF OF BLDG
±6,125 SF OF LAND**



EXECUTIVE SUMMARY

752 S San Pedro St, Los Angeles, CA 90014
For Sale | ±12,000 SF of Building & ±6,125 SF of Land



Major Properties is pleased to present 752 S San Pedro St, Los Angeles, CA 90014, a two-story mixed-use property totaling ±12,000 SF on a ±6,125 SF lot. The property is partially owner-occupied, with the second floor deliverable vacant at close, providing flexibility for an owner-user or investor seeking immediate income potential.

The property offers a strong opportunity to lease the ±6,000 SF second floor or for an owner-user to occupy the space. Building features include ±14' clear height, two ground-level drive-in doors (10' W × 12' H), masonry construction, and heavy power with 800A / 480V 3-phase service.

Additional highlights include surface parking, Opportunity Zone designation, and a prime location in the heart of Downtown Los Angeles' Fashion District, offering excellent access to the CBD and major freeways. Zoned LAM2, the property is well-positioned for industrial, light manufacturing, creative production, or investment use.

\$4,450,000
PRICE

±\$371
PER SF OF BUILDING

*Buyer to verify all information

PROPERTY HIGHLIGHTS

Los Angeles CBD – Fashion District / Wholesale Core



Mixed Use



Owner-User /
Investment
Opportunity

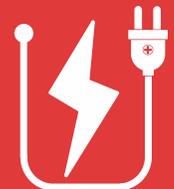


Ground-Level
Drive-In
Doors

SUBJECT PROPERTY



Opportunity Zone



Heavy
Power



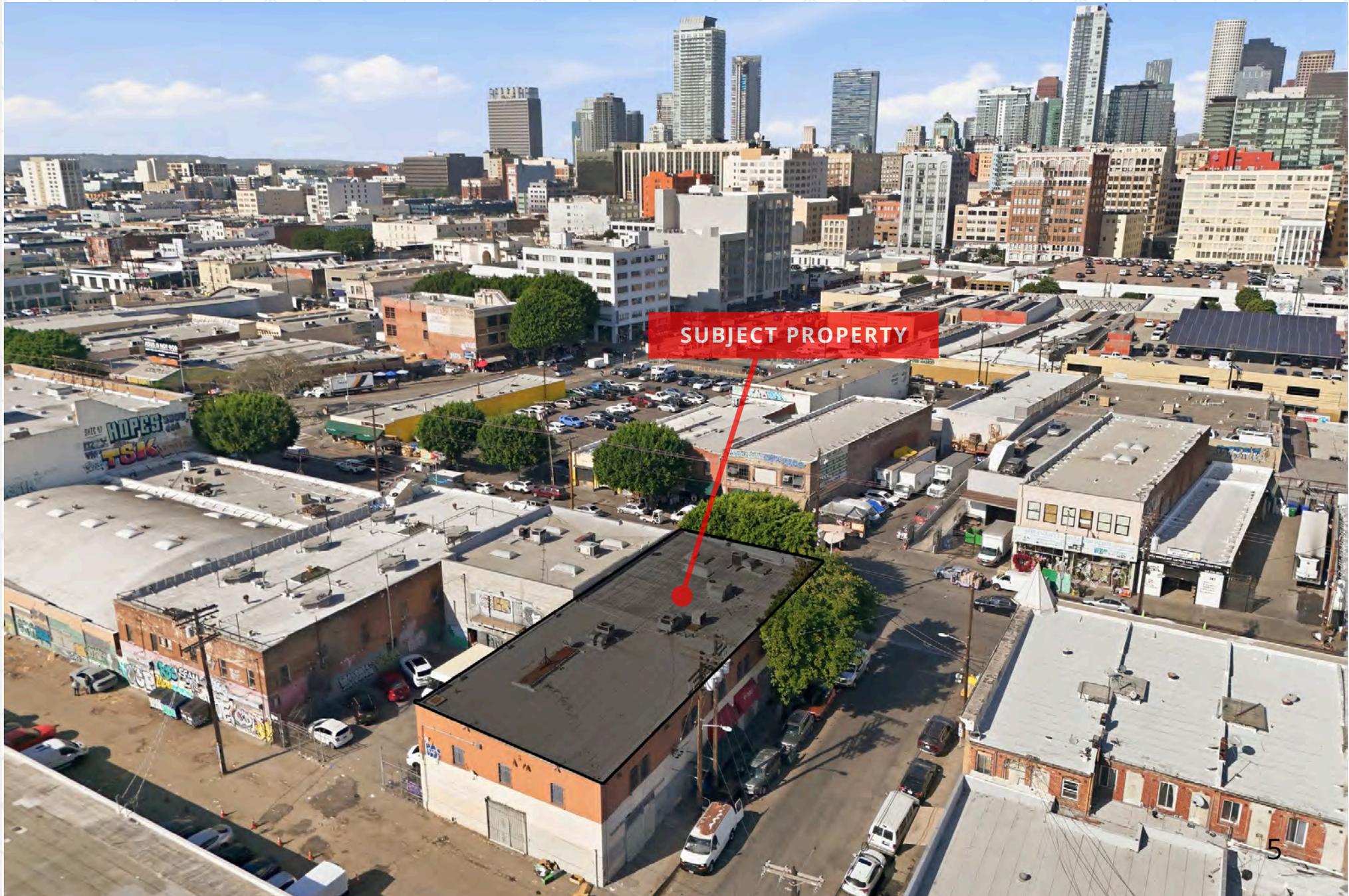
Prime
Location

PROPERTY DETAILS

Price	\$4,450,000
Price per SF	±\$371 per SF
Building Size	±12,000 SF
Land Size	±6,125 SF
Clear Height	±14'
Drive-In Doors	2 Ground-Level Drive-In Doors (10' W × 12' H)
Power	800 Amps / 480V / 3-Phase / 3-Wire (Heavy Power)
Surface Parking	Available
Frontage	San Pedro St & Agatha St
Year Built	1922
Zoning	LAM2-4
APNs	5146-026-011

*Buyer to verify all information

AERIAL VIEW

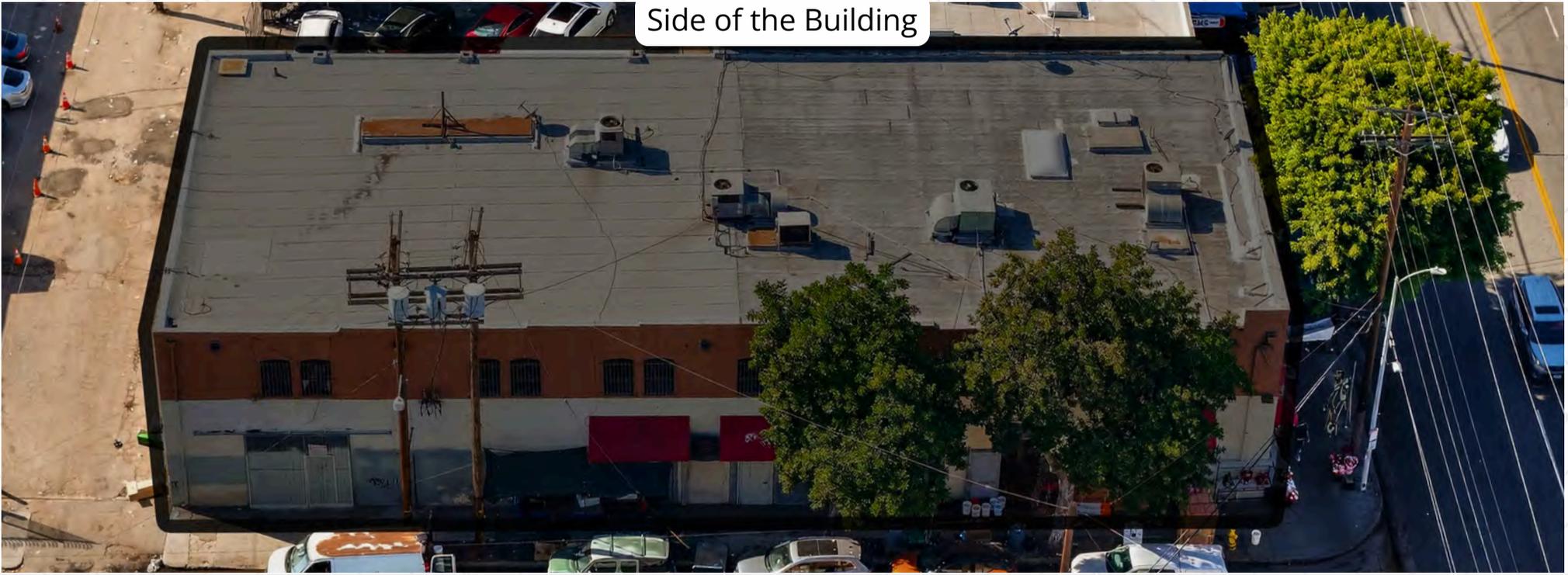


EXTERIOR PHOTOS

Corner View of the Building



Side of the Building



Back of Building



GROUND FLOOR PHOTOS



SECOND FLOOR PHOTOS



FINANCIAL SUMMARY

SCHEDULED INCOME - PRO FORMA

Tenant / Space	Monthly Rent	Annual Rent
Flower Tenant 1	\$7,450	\$89,400
Flower Tenant 2	\$2,600	\$31,200
Mini Mart	\$4,250	\$51,000
Back Warehouse	\$3,250	\$39,000
Ground Floor Total	\$17,550	\$210,600
Second Floor (Pro Forma)	\$7,500	\$90,000
Total Pro Forma	\$25,050	\$300,600

OPERATING EXPENSES - PRO FORMA

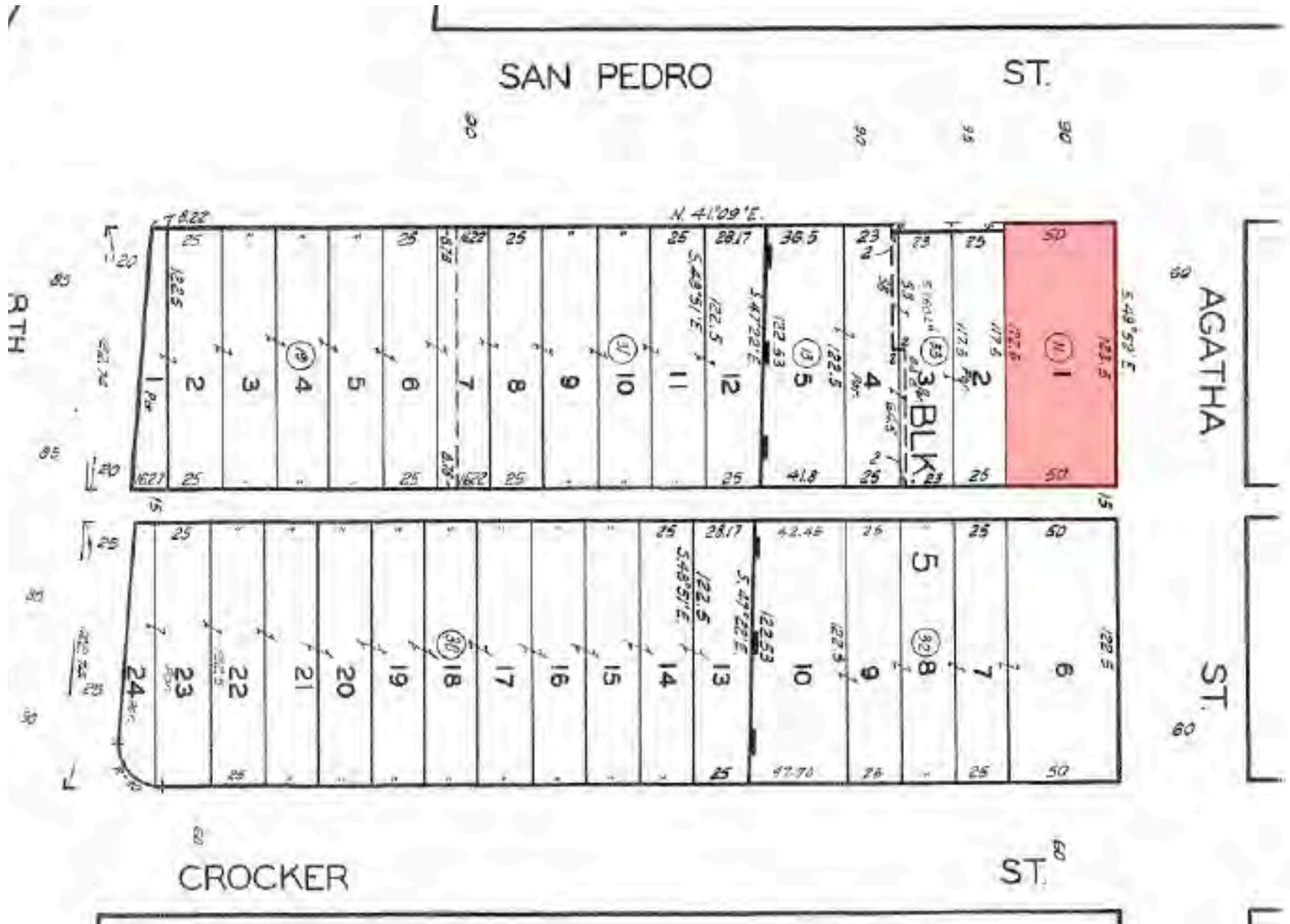
Expense Category	Annual Amount
Property Taxes (NEW)	\$44,500
Insurance	\$19,000
Utilities (Water, Power, etc.)	\$30,000
Trash	\$28,000
Repairs & Maintenance	\$5,000
Total Operating Expenses	\$126,500

ANNUAL OPERATING DATA - PRO FORMA

Metric	Amount
Effective Gross Income (EGI)	\$300,600
Operating Expenses	(\$126,500)
Net Operating Income (NOI)	\$174,100
Asking Price	\$4,450,000
Pro Forma Cap Rate	3.90%

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PARCEL MAP



FOR MORE INFORMATION REGARDING THIS OPPORTUNITY, PLEASE CONTACT:



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