



12828 S Broadway, Los Angeles, CA 90061

**\$7,087,300**

12828 S Broadway

Industrial | 0.00% CAP | 18,700 SF

Broker/Agent of Record: Sung Lee (License: 01938119)



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Listing Added: 02/23/2025  
Listing Updated: 03/03/2025



## Details

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|---------------------|---|--------------------------|-----------------------|
| Asking Price        | <b>\$7,087,300</b>                            | Property Type            | <b>Industrial</b>     |
| Subtype             | <b>Distribution, Manufacturing, Warehouse</b> | Investment Type          | <b>Owner/User</b>     |
| Investment Sub Type | <b>Net Lease</b>                              | Class                    | <b>C</b>              |
| Tenancy             | <b>Vacant</b>                                 | Number of Tenants        | <b>0</b>              |
| Lease Term          | <b>0 years</b>                                | Remaining Term           | <b>0 years</b>        |
| Square Footage      | <b>18,700</b>                                 | Net Rentable (sq ft)     | <b>18,700</b>         |
| Price/Sq Ft         | <b>\$379</b>                                  | Cap Rate                 | <b>0.00%</b>          |
| Pro-Forma Cap Rate  | <b>4.91%</b>                                  | Occupancy                | <b>100%</b>           |
| Occupancy Date      | <b>03/31/2025</b>                             | NOI                      | <b>\$0</b>            |
| Pro-Forma NOI       | <b>\$347,820</b>                              | Units                    | <b>1</b>              |
| Year Built          | <b>1961</b>                                   | Buildings                | <b>1</b>              |
| Stories             | <b>1</b>                                      | Permitted Zoning         | <b>LAM1</b>           |
| Lot Size (sq ft)    | <b>30,492</b>                                 | Price/Sq Ft (Land Value) | <b>\$1,561,460/SF</b> |
| Parking (spaces)    | <b>12</b>                                     | Broker Co-Op             | <b>Yes</b>            |
| APN                 | <b>6132-040-012</b>                           | Price/Unit               | <b>\$7,087,300</b>    |
| Lease Options       | <b>None</b>                                   | Ground Lease             | <b>No</b>             |
| Ownership           | <b>Private</b>                                | Loading Docks            | <b>3</b>              |
| Dock High Doors     | <b>3</b>                                      | Ceiling Height           | <b>16</b>             |

## Marketing Description

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Exciting opportunity in Los Angeles! Industrial M1 Zoned building available at 12828 S Broadway, built in 1961. Here are the key features:

- Total space of 18,700 sf
- Approximately 2,000 sf dedicated to office space with 2 bathrooms
- Additional mezzanine storage of around 1,000 sf above the office
- Heavy power setup ideal for manufacturing operations
- Includes 1 ground level and 2 high docks for convenience
- Impressive 16' ceiling height for ample vertical space

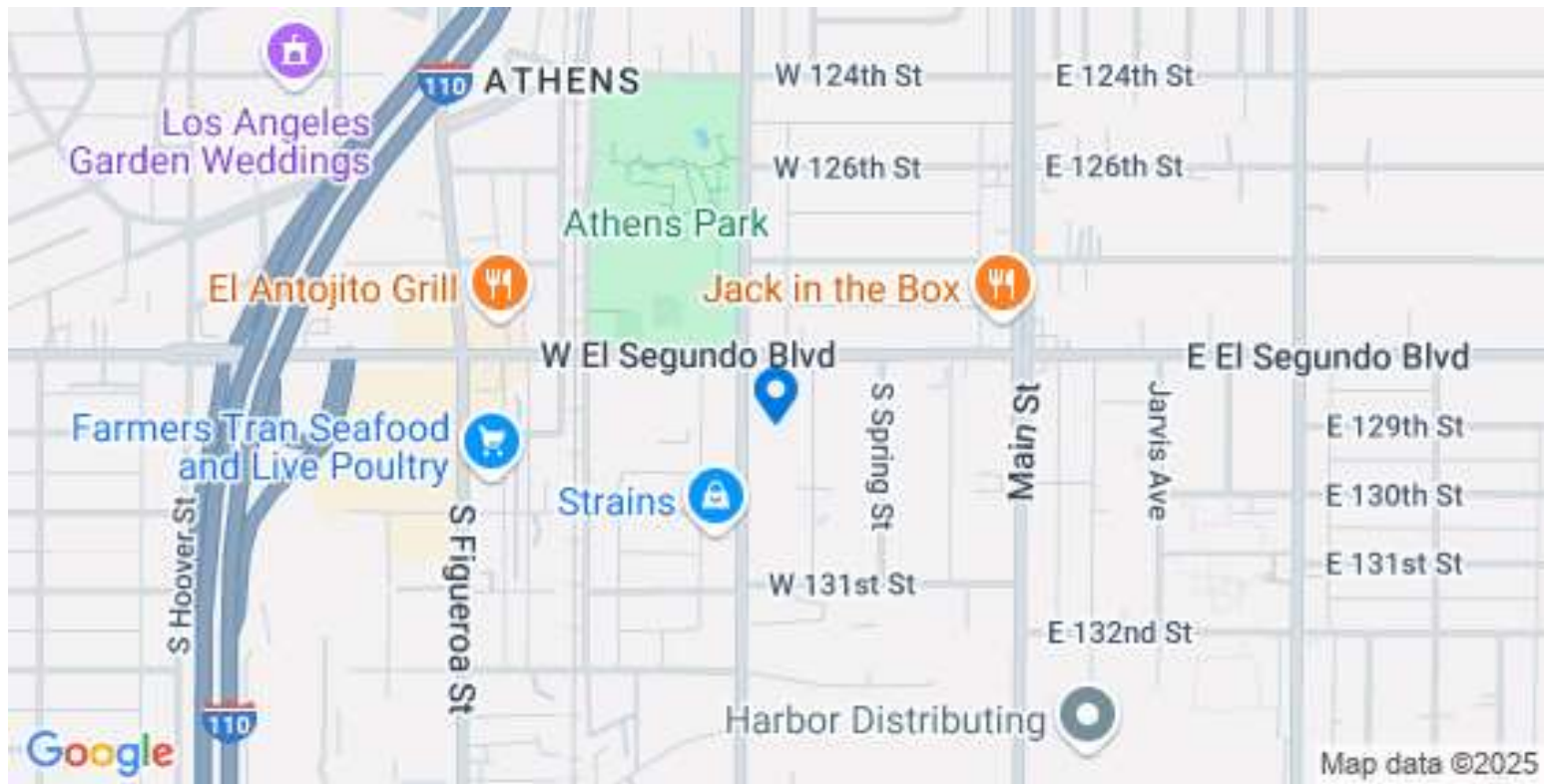
Don't miss out on this versatile space ready to accommodate your business needs!

## Investment Highlights

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1. 440 amp 3 Phase Power
2. To be delivered vacant
3. - Convenient parking with 12 spaces right in front of the building

Location (1 Location)





Property Photos (36 photos)

