

±7,030 SF TOTAL SIZE

FOR SALE

800

UNITS 322-328

EAST 12TH STREET

LOS ANGELES • CA 90021

**SEVEN CONTIGUOUS
COMMERCIAL
CONDOMINIUM
UNITS ON 3RD FLOOR**



PROPERTY HIGHLIGHTS



Prime Corner Location



Long-Time Tenants on Month-to-Month Leases



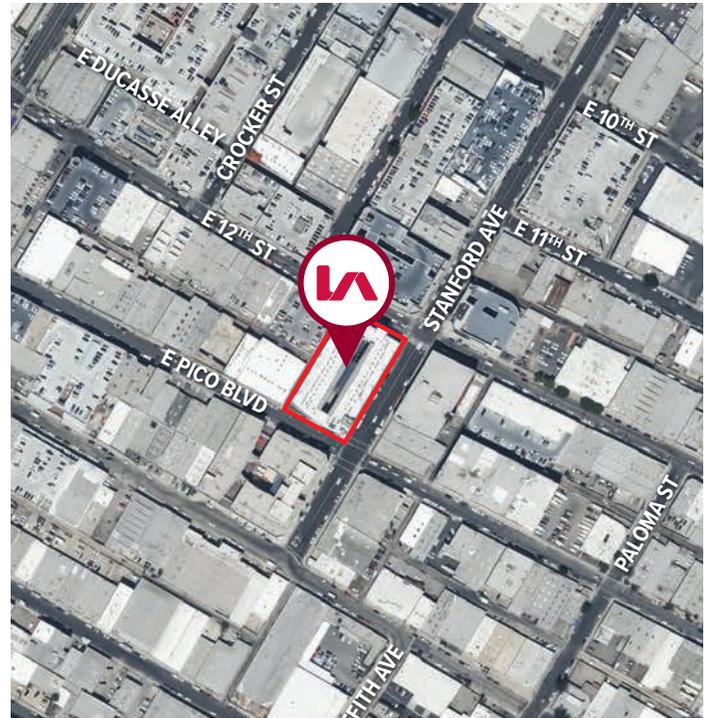
Motivated Seller - Great Value in Modern Building



Each Unit includes Two (2) On-Site Parking Spaces



Seven Contiguous Units - 322-328
Ranging in Size from 840 SF - 1,790 SF
Total Size ±7,030 SF



ASKING PRICE: CONTACT BROKER

FOR MORE INFORMATION, PLEASE CONTACT ►

SEHYUNG KIM

Senior Vice President

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213.290.3599

LIC NO 01327276

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.

AERIAL & LOCAL LANDMARKS



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STREET VIEW



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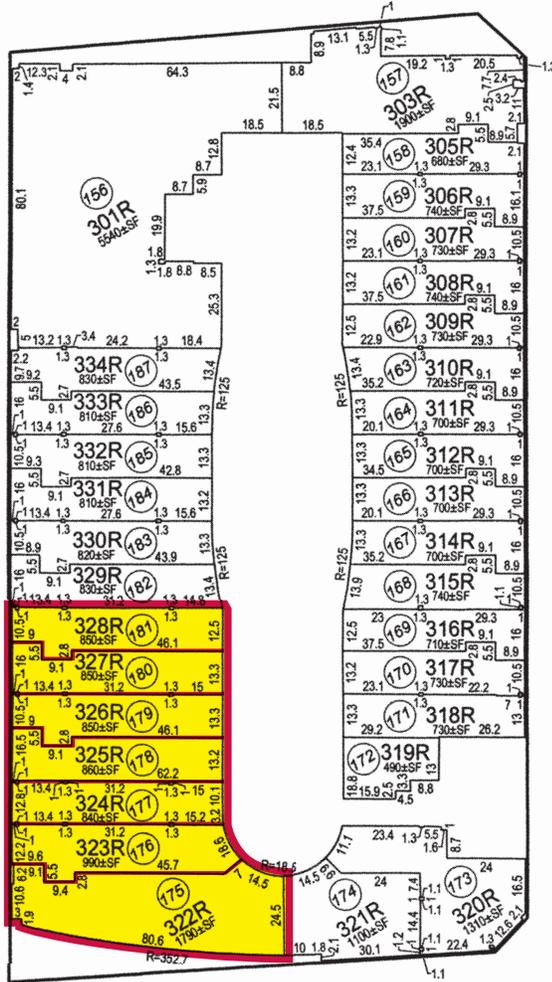
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PLAT MAP



PROPERTY PROFILE

UNIT	APN	SIZE (NET)
322	5132-012-175	1,790 SF
323	5132-012-176	990 SF
324	5132-012-177	840 SF
325	5132-012-178	860 SF
326	5132-012-179	850 SF
327	5132-012-180	850 SF
328	5132-012-181	850 SF
Total		7,030 SF

BUILDING SUMMARY

BLDG SIZE	±134,148 SF
FLOORS	4
FREIGHT ELEVATORS	2
PASSENGER ELEVATORS	2
YEAR BUILT	2008
ZONING	[LB1-WH1-5] [IX2-FA]
TOURING INSTRUCTIONS	Call Broker



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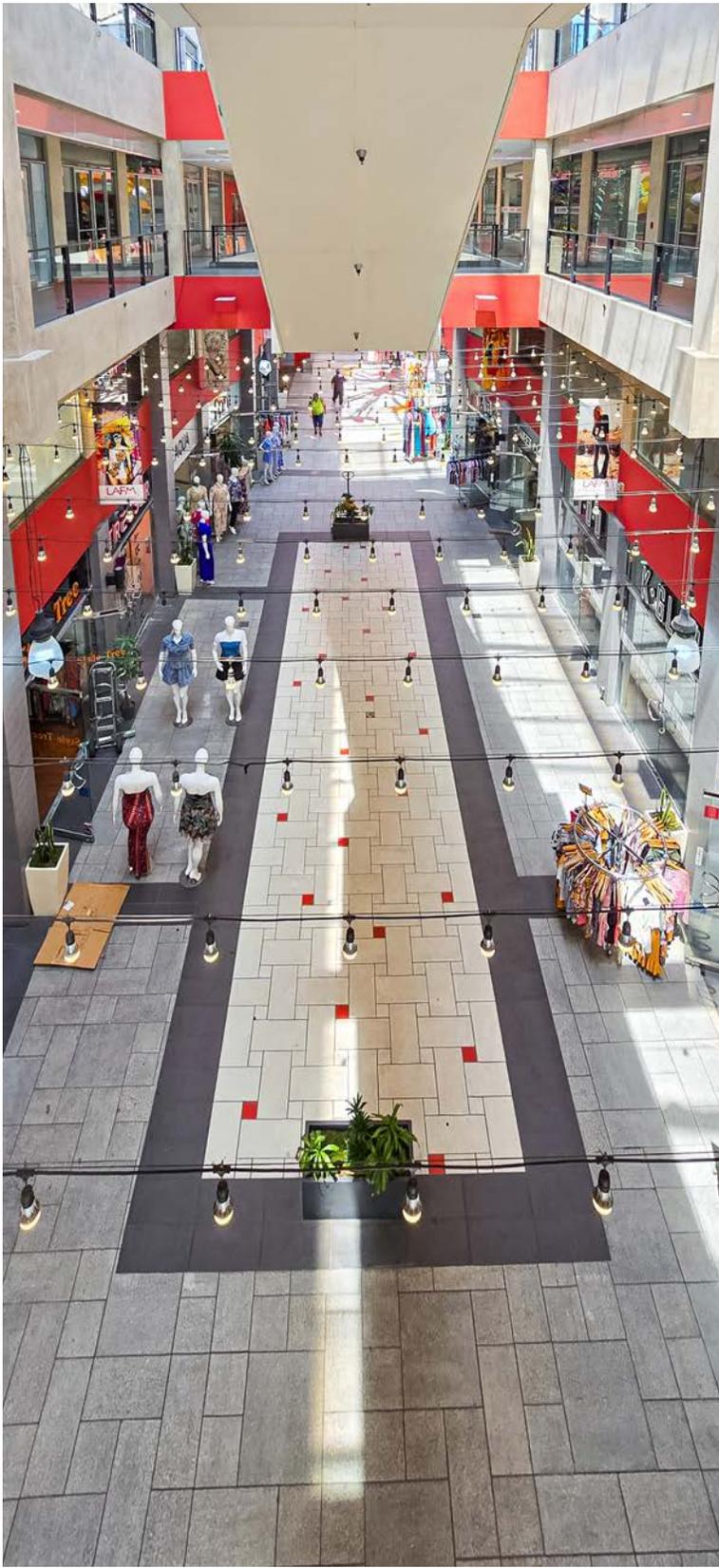
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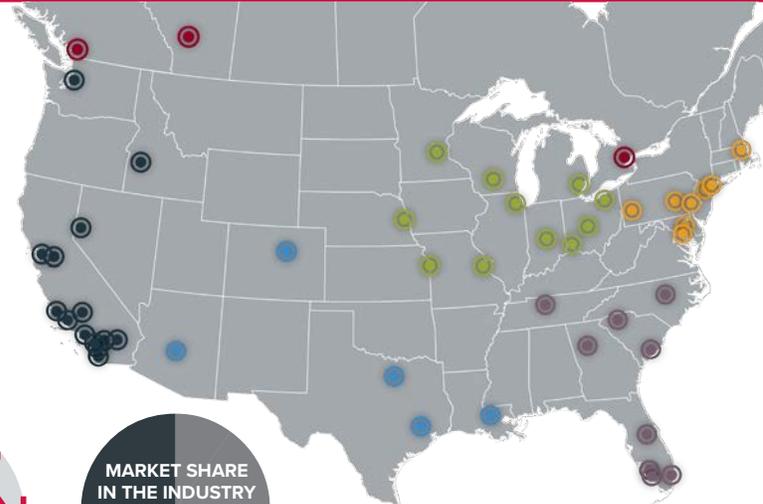
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LOCAL EXPERTISE. INTERNATIONAL REACH. WORLD CLASS.



160+
YEARS
BROKERAGE
EXPERIENCE

INTERNATIONAL
PRESENCE &
LOCAL EXPERTISE

1.2+
MILLION
SF IN ACTIVE
LISTINGS

MARKET SHARE
IN THE INDUSTRY
+35%

ABOUT US

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.

*Largest Broker-Owned
CRE Firm in
North America*

*Cooperation and
Collaboration*

*Industrial,
Commercial,
and Investment
Services*

NATIONWIDE PRESENCE

California
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Nevada
Washington
Arizona
Colorado
Louisiana
Texas

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Kansas
Ohio
Michigan
Minnesota
Missouri
Nebraska

District Columbia (DC)
Massachusetts
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Tennessee
North Carolina
South Carolina
Canada: Alberta
British Columbia
Ontario

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