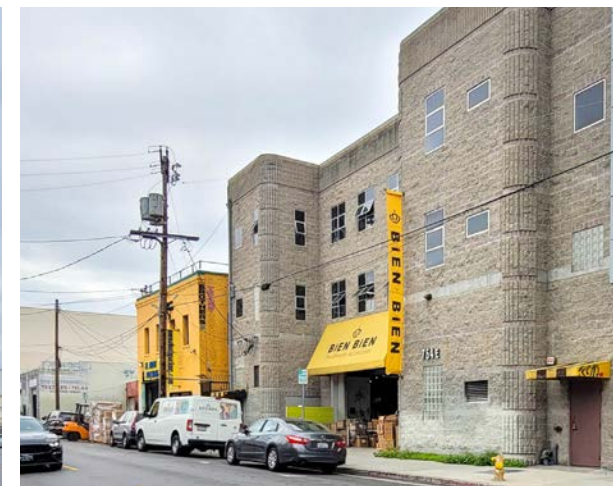


754 East Pico Blvd.

Los Angeles, CA 90021

FOR SALE

Three-Story Commercial Building
Downtown Fashion District



Sehyung Kim | Senior Vice President
(213) 290-3599
skim@lee-associates.com
License: 01327276

Lee & Associates | Corp. ID # 02174865
1201 N. Main Street
Los Angeles, CA 90012
(323) 922-3832 | lee-associates.com

Property Highlights



±25,281 Total Sq. Ft. Well Maintained Modern Industrial Building



Suitable for many Uses - Flexible Layout and Good Utility



Full HVAC Throughout



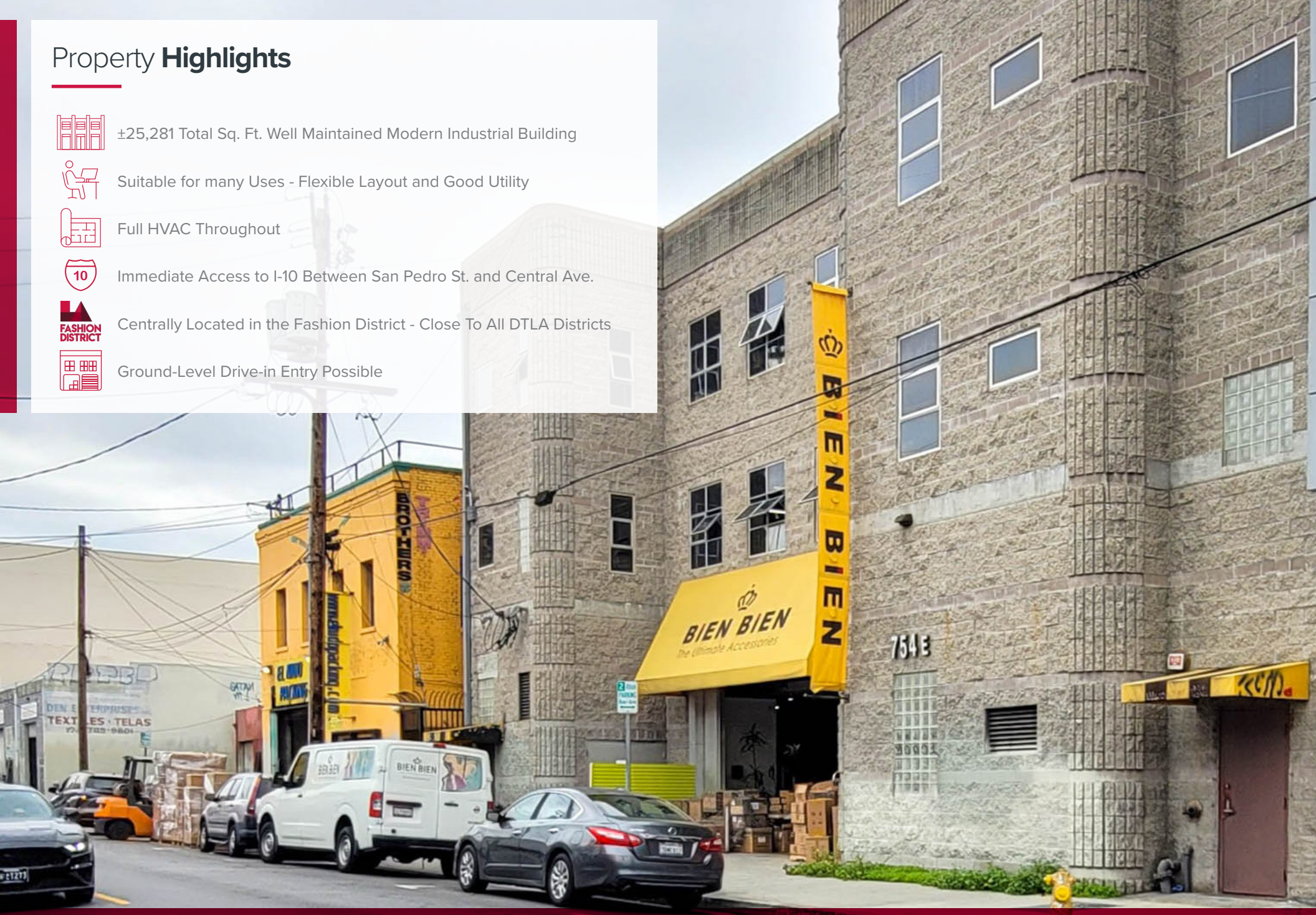
Immediate Access to I-10 Between San Pedro St. and Central Ave.



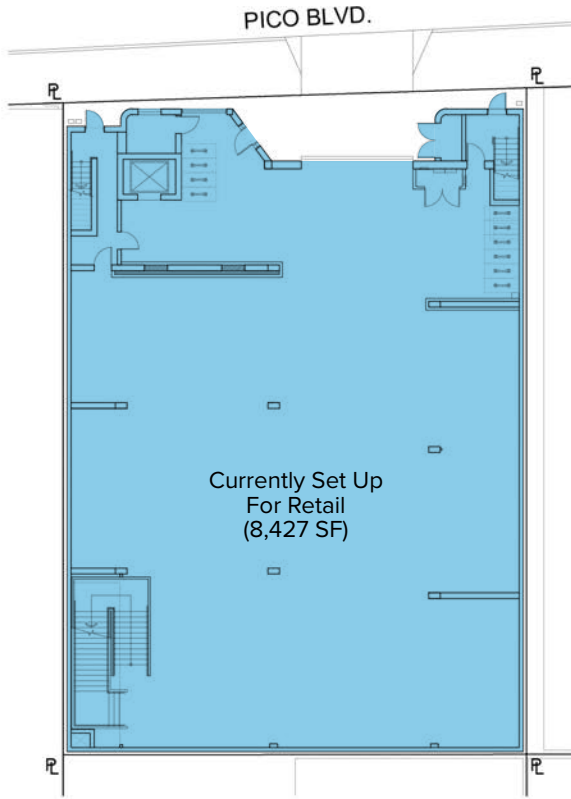
Centrally Located in the Fashion District - Close To All DTLA Districts



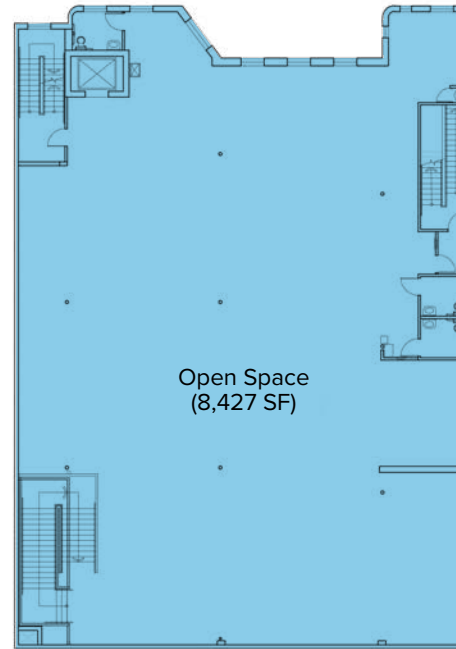
Ground-Level Drive-in Entry Possible



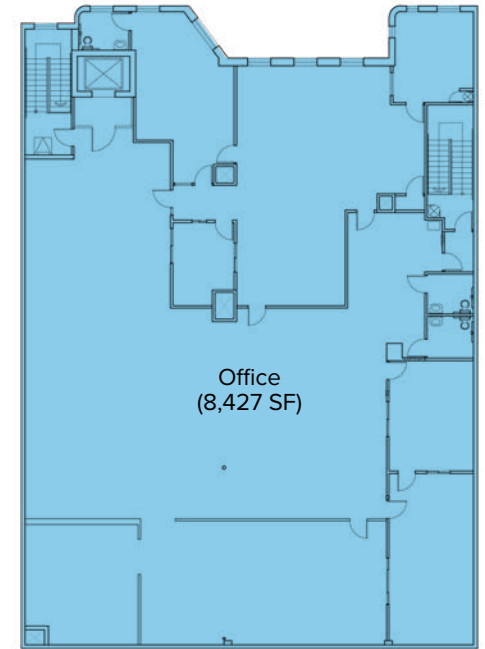
Property Site Plan



Ground Floor Plan

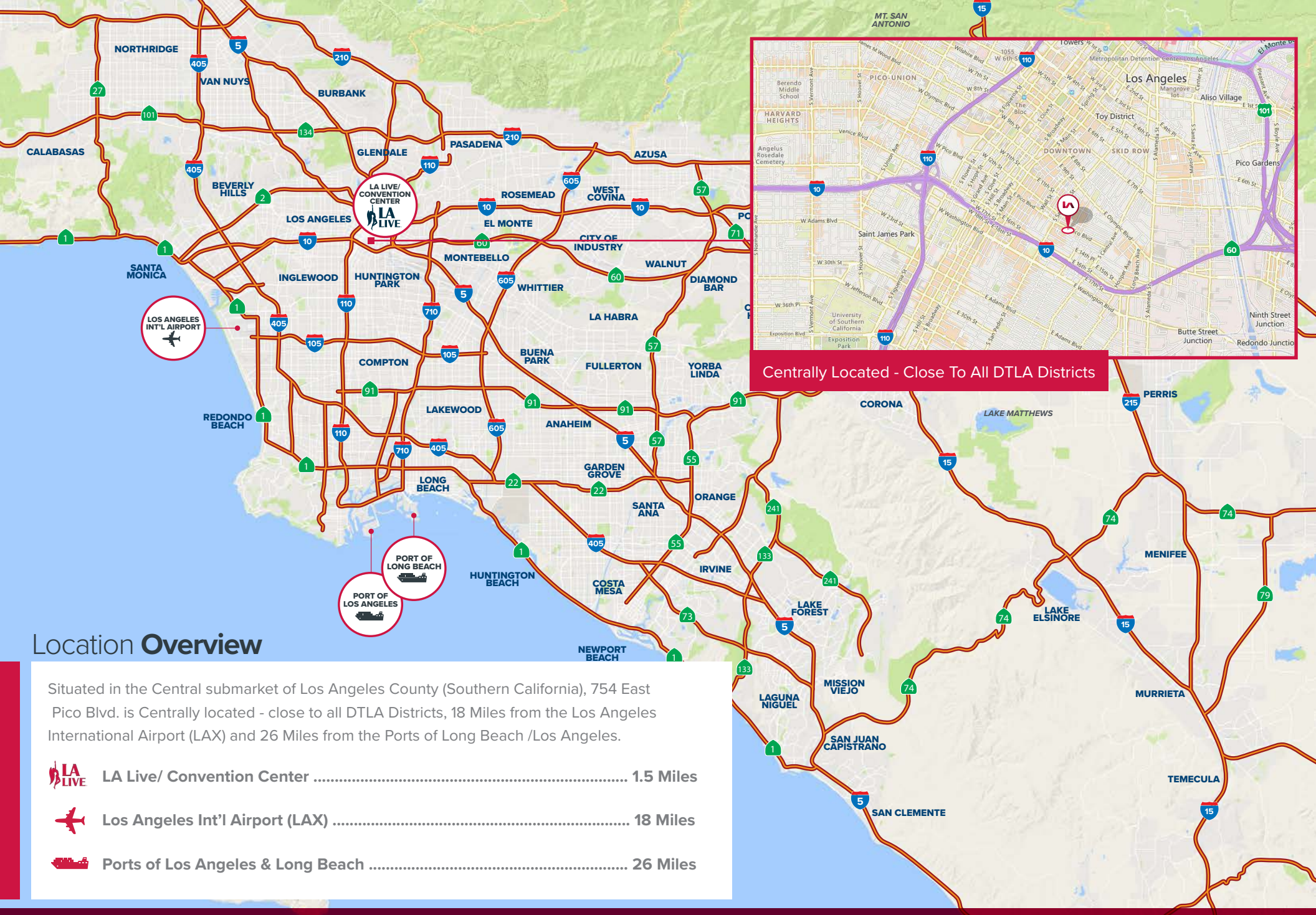


2nd Floor Plan



3rd Floor Plan




Level	Size (SF)
Ground	8,427
2nd Floor	8,427
3rd Floor	8,427
Total	25,281

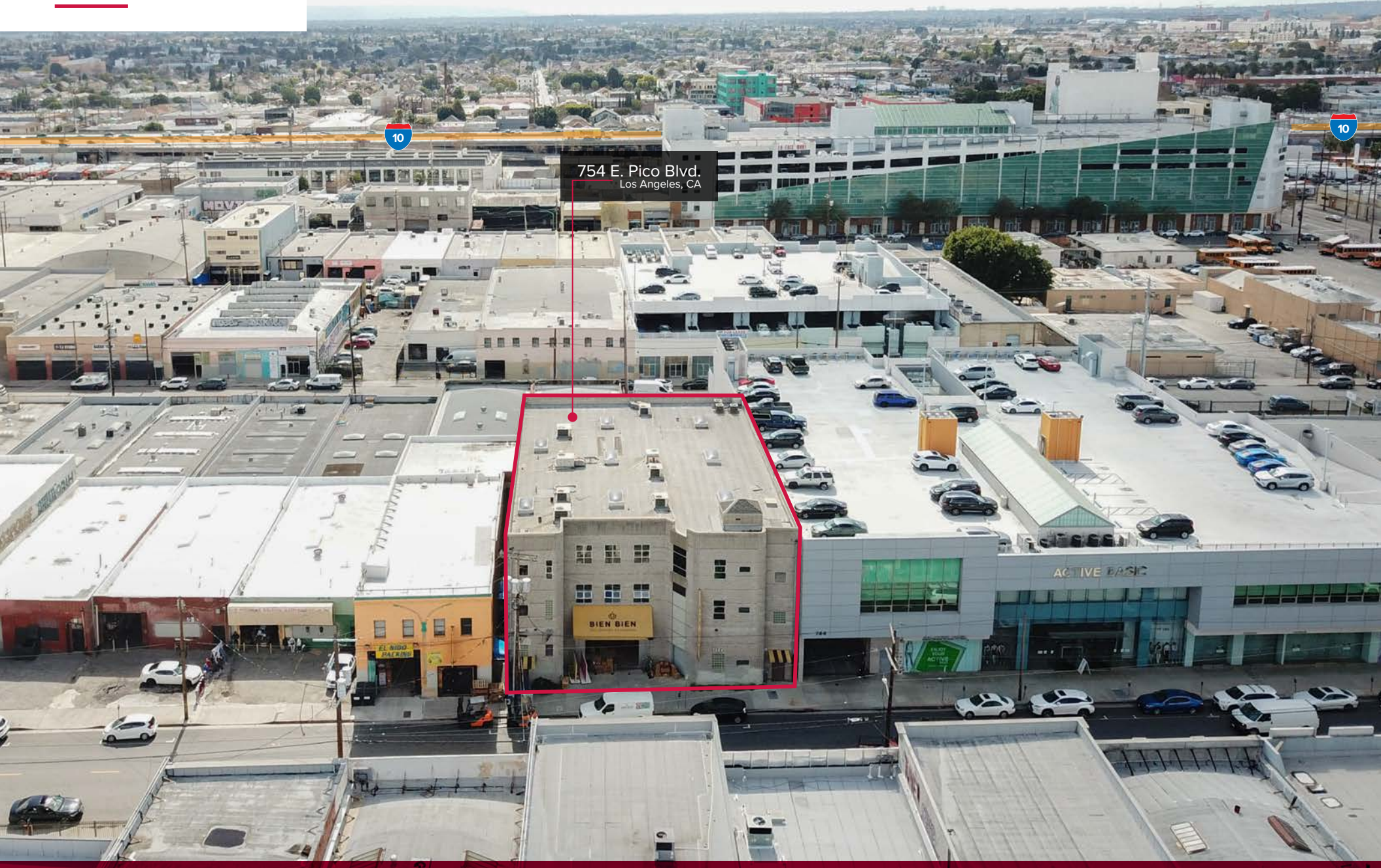


Centrally Located - Close To All DTLA Districts

Location Overview

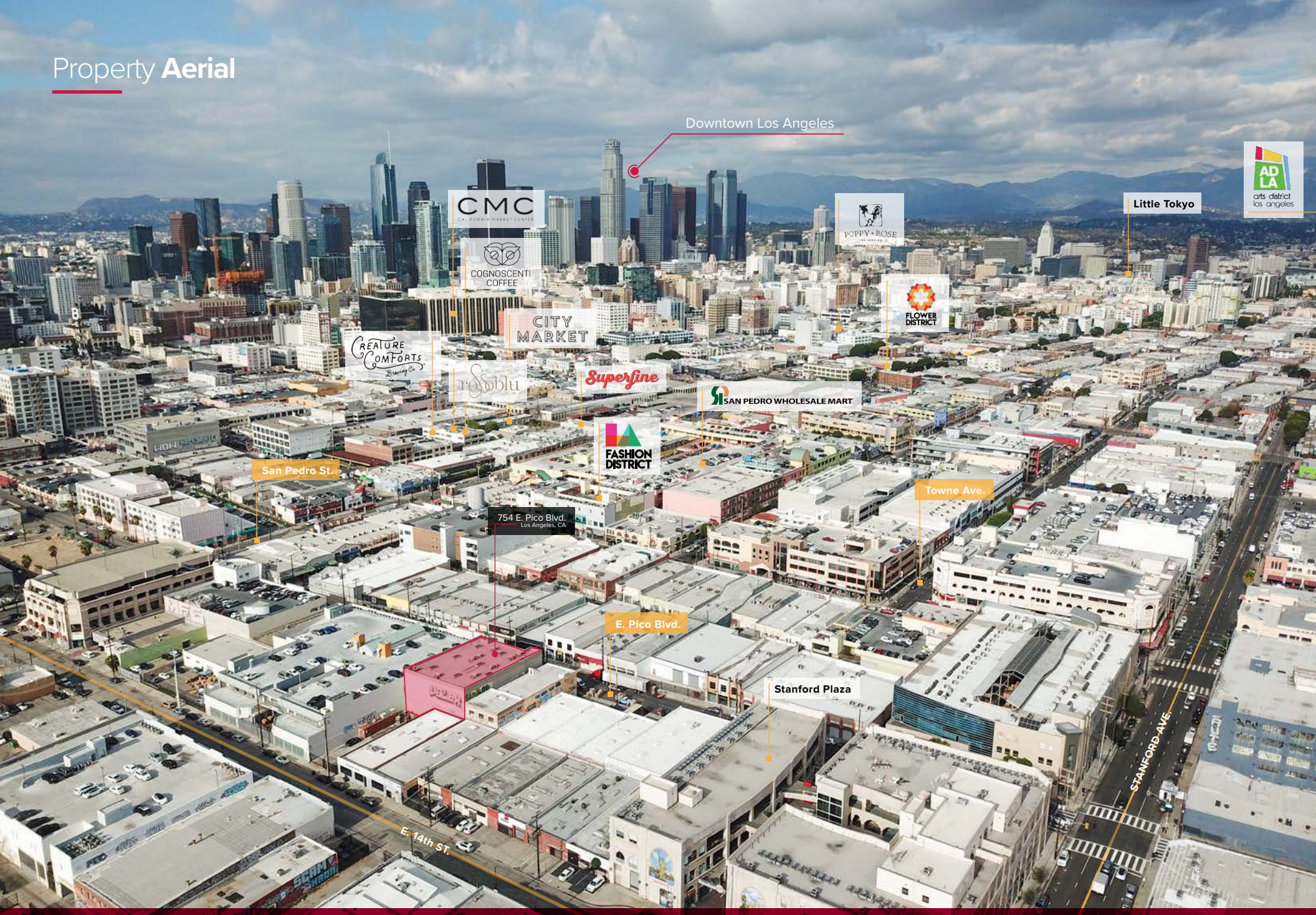
Situated in the Central submarket of Los Angeles County (Southern California), 754 East Pico Blvd. is Centrally located - close to all DTLA Districts, 18 Miles from the Los Angeles International Airport (LAX) and 26 Miles from the Ports of Long Beach /Los Angeles.

-  LA Live/ Convention Center 1.5 Miles
-  Los Angeles Int'l Airport (LAX) 18 Miles
-  Ports of Los Angeles & Long Beach 26 Miles



754 E. Pico Blvd.
Los Angeles, CA

Property Aerial



Downtown Los Angeles

Little Tokyo

San Pedro St.

754 E. Pico Blvd.
Los Angeles, CA

E. Pico Blvd.

Towne Ave.

Stanford Plaza

STANFORD AVE.

CMC
CALIFORNIA MARKET CENTER

COGNOSCENTI
COFFEE

CITY
MARKET

CREATURE
COMFORTS
Blending Co.

robbu

Superfine

SAN PEDRO WHOLESALE MART

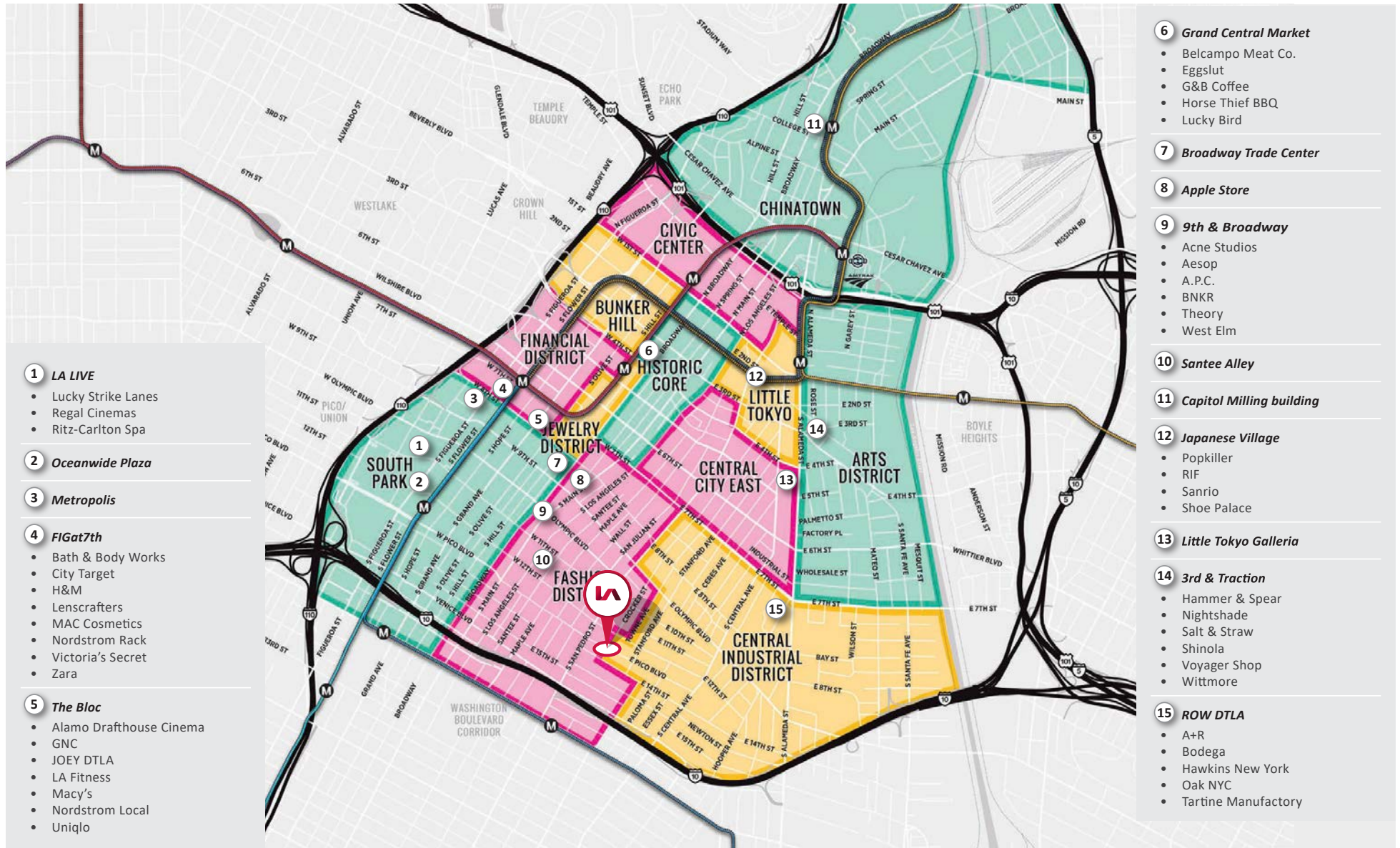
FASHION
DISTRICT

FLOWER
DISTRICT

POPPY + ROSE
BY ANNE'S



Nearby Amenities & Districts



1 LA LIVE

- Lucky Strike Lanes
- Regal Cinemas
- Ritz-Carlton Spa

2 Oceanwide Plaza

3 Metropolis

4 FIGat7th

- Bath & Body Works
- City Target
- H&M
- Lenscrafters
- MAC Cosmetics
- Nordstrom Rack
- Victoria's Secret
- Zara

5 The Bloc

- Alamo Drafthouse Cinema
- GNC
- JOEY DTLA
- LA Fitness
- Macy's
- Nordstrom Local
- Uniqlo

6 Grand Central Market

- Belcampo Meat Co.
- EggsLut
- G&B Coffee
- Horse Thief BBQ
- Lucky Bird

7 Broadway Trade Center

8 Apple Store

9 9th & Broadway

- Acne Studios
- Aesop
- A.P.C.
- BNKR
- Theory
- West Elm

10 Santee Alley

11 Capitol Milling building

12 Japanese Village

- Popkiller
- RIF
- Sanrio
- Shoe Palace

13 Little Tokyo Galleria

14 3rd & Traction

- Hammer & Spear
- Nightshade
- Salt & Straw
- Shinola
- Voyager Shop
- Wittmore

15 ROW DTLA

- A+R
- Bodega
- Hawkins New York
- Oak NYC
- Tartine Manufactory



Sehyung Kim | Senior Vice President
(213) 290-3599
skim@lee-associates.com
License: 01327276

Lee & Associates | Corp. ID # 02174865
1201 N. Main Street
Los Angeles, CA 90012
(323) 922-3832 | lee-associates.com

The information contained herein is obtained from sources believed to be reliable. However, we have not verified it and make no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is used for example and is submitted subject to errors, omissions, change of price or conditions, and is subject to prior sale, lease or withdrawal without notice.

An aerial photograph of a city street, showing a grid of buildings and streets. The image is dark and serves as a background for the address text.

754 East Pico Blvd.
Los Angeles, CA 90021