

726 E 12TH ST

LOS ANGELES
CA 90021

FOR SALE

OWNER-USER OR
VALUE-ADD RETAIL/CREATIVE OFFICE
LENDER FACILITATED SALE



PRESENTED BY

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**FASHION
DISTRICT**



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



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PROPERTY OVERVIEW



PROPERTY SPECIFICATIONS

726 E 12TH ST



SALE PRICE
\$12,500,000



BUILDING SIZE
54,425 RSF



PRICE PER SF
\$229/SF



YEAR BUILT
2003



APN
5132-012-060



LOT SIZE
23,137 SF / .53 AC



PARKING
96 - MULTI-LEVEL



OCCUPANCY
35% OCCUPIED



ELEVATORS
1 + 1 FREIGHT



BUILDING CLASS
B



73 WALK SCORE
VERY WALKABLE



91 TRANSIT SCORE
RIDER'S PARADISE



ZONING
M2-4



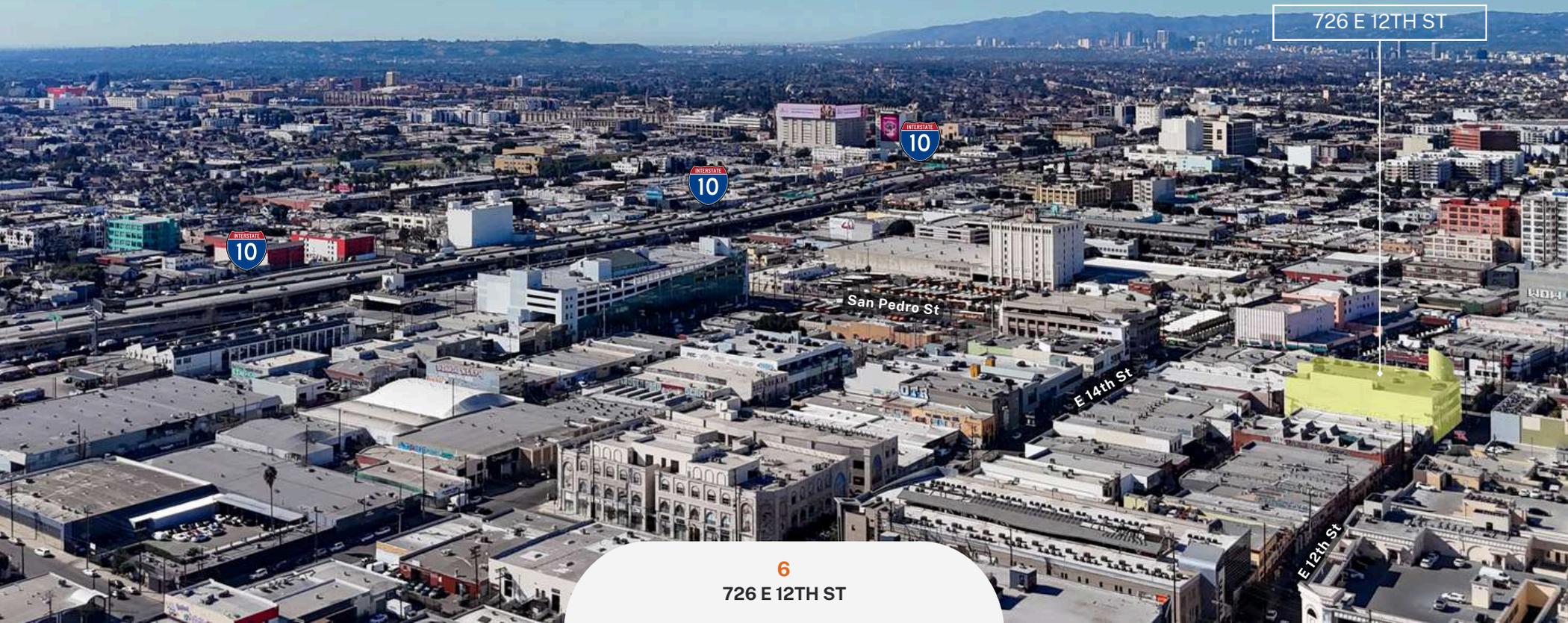
SELLER FINANCING
AVAILABLE

San Pedro St

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726 E 12TH ST

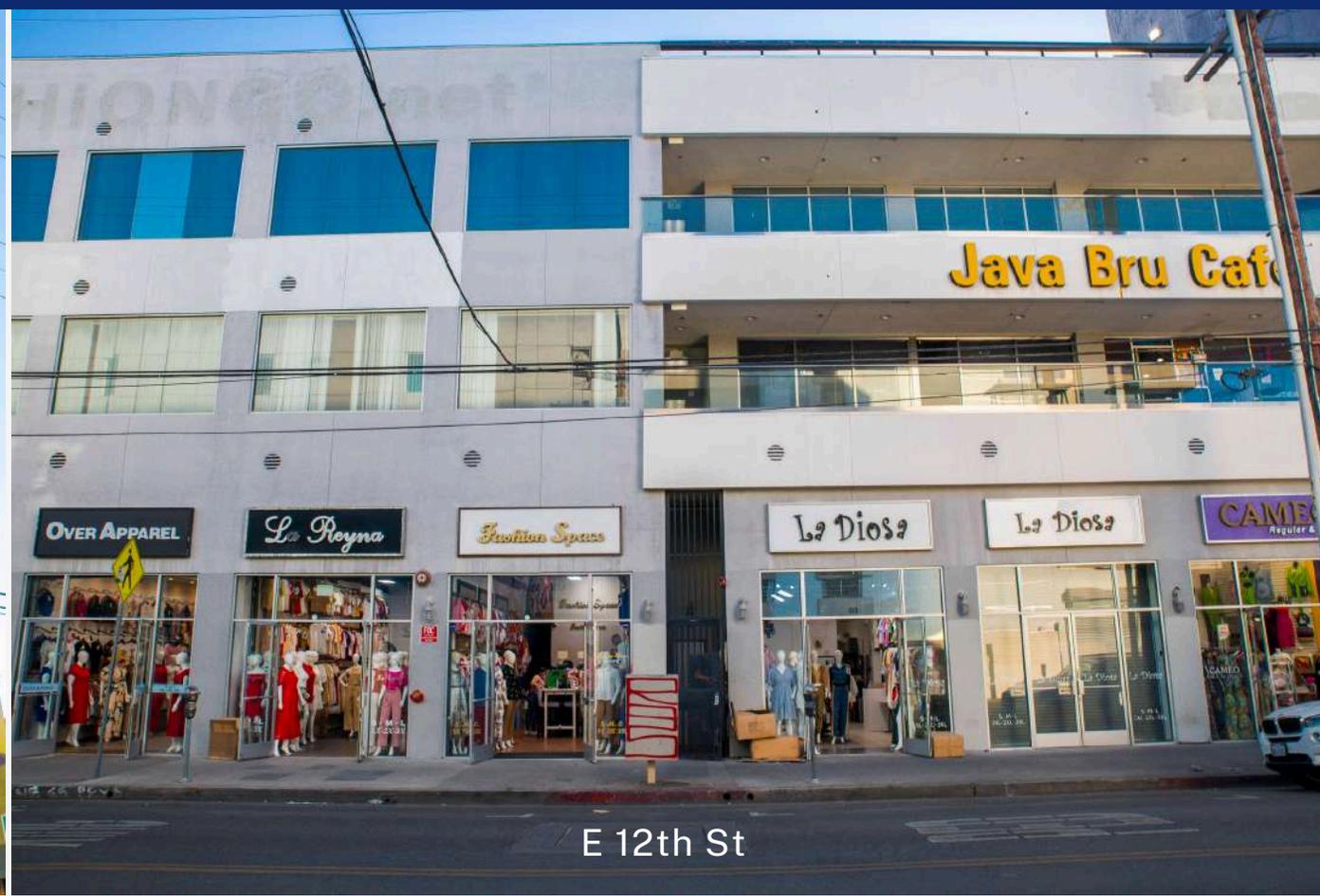
PROPERTY HIGHLIGHTS

- OWNER/USER OPPORTUNITY - FASHION/GARMENT USERS AND RETAIL FOOD & OTHERS
- IDEAL VALUE-ADD OPPORTUNITY IN THE HEART OF THE FASHION DISTRICT
- ATTRACTIVE SELLER FINANCING AVAILABLE
- 1ST FLOOR AVAILABLE UP TO 12,143 RSF | 2ND FLOOR AVAILABLE UP TO 9,627 RSF | 3RD FLOOR AVAILABLE UP TO 13,551 RSF
- ON-SITE SECURE & GATED PARKING OVER 3 LEVELS WITH PARKING ATTENDANT
- SALE PRICE AT BELOW REPLACEMENT COST | \$229/SF
- FLEXIBLE LAYOUTS TO SUIT VARIOUS BUSINESS NEEDS | STREET LEVEL SHOWROOM UNITS
- HIGH CEILINGS WITH ABUNDANT NATURAL LIGHT
- ~159 FT OF STREET FRONTAGE ON 12TH ST | EASY FREEWAY ACCESS
- MODERN STATE OF THE ART CREATIVE OFFICE SPACE WITH POLISHED CONCRETE FLOORS



726 E 12TH ST

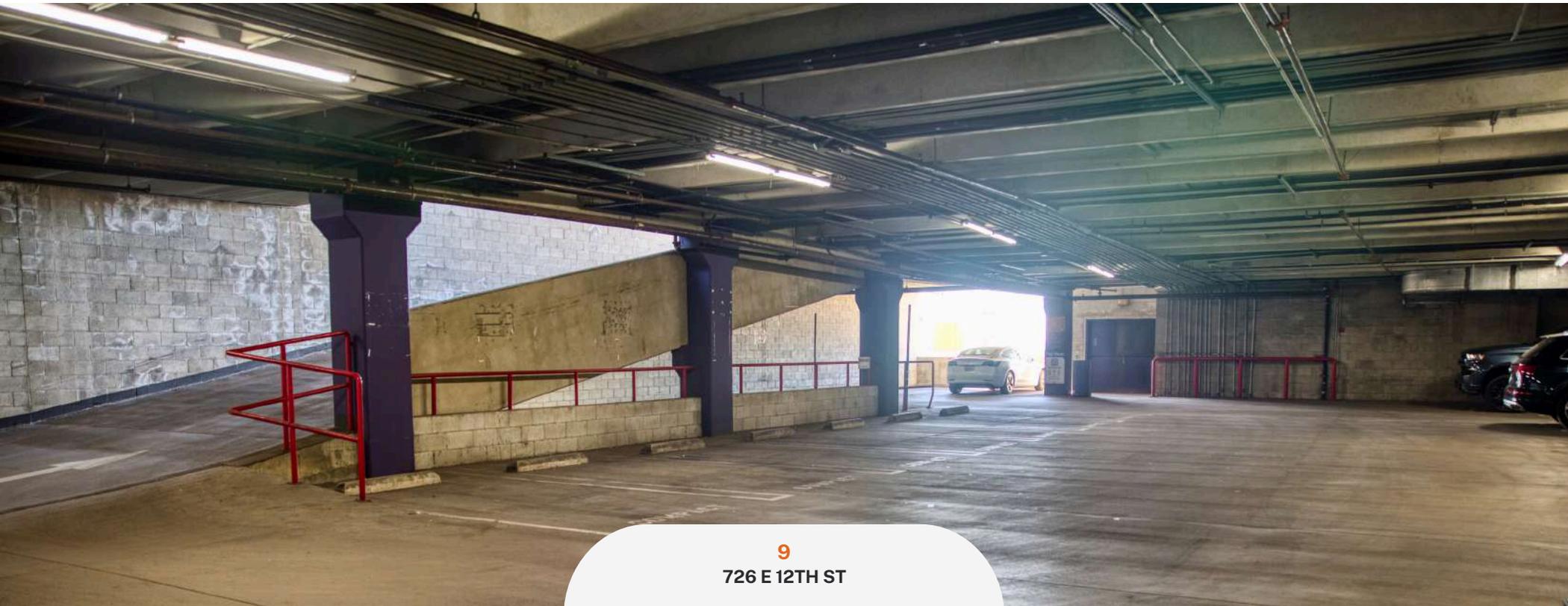
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726 E 12TH ST



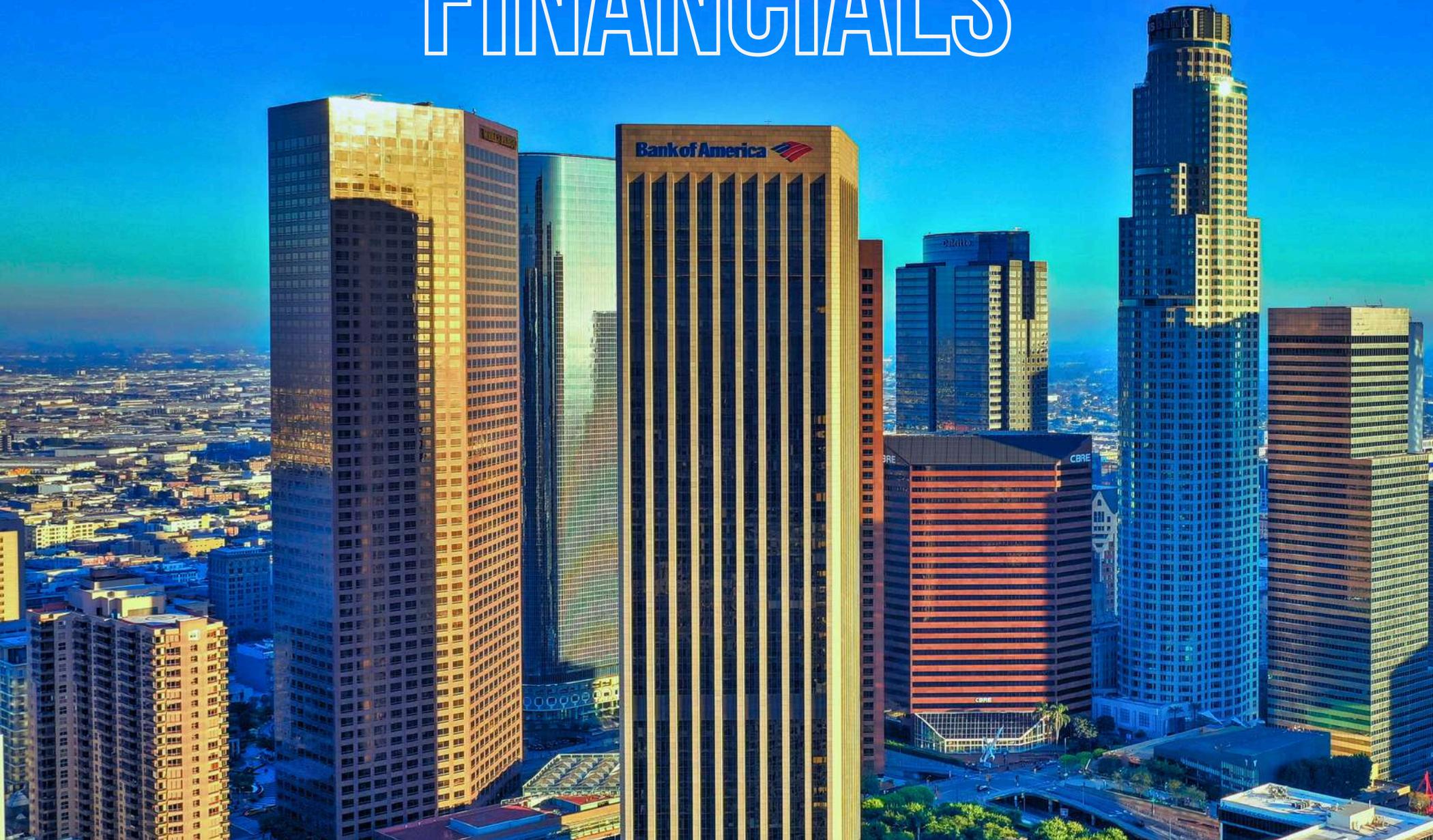
E 12th St







FINANCIALS



UNIT	SIZE (SF)	MONTHLY RENT	LEASE FROM	LEASE TO	PRO FORMA \$/MONTH	LEASE TYPE	NOTES
Parking		\$3,500.00	8/1/2025	7/31/2028	\$3,500.00		
101	1,967				\$1,502.00	NNN	
102	2,613	\$3,500.00	6/15/2021	M2M	\$3,500.00	NNN	
103	2,516	\$4,000.00	3/1/2023	3/31/2026	\$4,000.00	NNN	
104	2,019				\$3,390.00	NNN	
105	1,247				\$3,648.75	NNN	
106	1,851				\$1,922.50	NNN	
107	1,603				\$1,915.00	NNN	
108	2,418				\$1,646.25	NNN	
109	2,622				\$1,153.75	NNN	
110, 201	3,028	\$6,000.00	1/1/2019	6/30/2027	\$6,000.00	NNN	Unit 110 12th St Frontage
111, 112	1,202	\$10,094.00	7/1/2018	3/31/2026	\$10,094.00	NNN	12th St Frontage
113	2,712	\$5,748.75	10/1/2021	5/31/2026	\$5,748.75	NNN	12th St Frontage
114	2,919	\$8,557.50	6/1/2018	5/31/2027	\$8,557.50	NNN	12th St Frontage. The monthly rent will be \$8,000, effective June 1, 2026 to May 31, 2027
115	1,538	\$6,945.75	3/1/2021	1/31/2026	\$6,945.75	NNN	12th St Frontage
116	1,532	\$6,000.00	4/1/2021	6/30/2026	\$6,750.00	NNN	12th St Frontage
202	1,317				\$1,250.00	NNN	
203	923				\$1,250.00	NNN	
204	1,000				\$1,212.50	NNN	
206	1,000				\$3,286.25	NNN	
207	970				\$1,250.00	NNN	
208, 209, 210	2,629	\$5,000.00	12/1/2020	1/31/2030	\$5,000.00	NNN	Java Bru Cafe 5 year renewal
211*	1,000				\$3,785.00	NNN	Tenant will continue paying a monthly rent of \$15,295.67 through the end of November 2025.
301	1,376				\$1,720.00	NNN	
306	9,161				\$11,451.25	NNN	
309	500				\$625.00	NNN	
310	500				\$625.00	NNN	
311	2,014				\$2,517.50	NNN	
R-1	69				-	-	
S-1	178				-	-	
TOTAL	54,425	\$59,346.00			\$104,246.75		
ANNUAL		\$712,152			\$1,250,961		

SALES COMPARABLES



SALES COMPARABLES



1025 Towne Avenue (UNDER CONTRACT)

Sale Price	\$9,995,000
Building SF	31,900
Land SF	23,958
Price/SF	\$313
Year Built	1988 / 2007
CAP	8.9%



1001 Towne Ave (SOLD)

Sale Price	\$13,719,000
Building SF	43,700
Land SF	24,829
Price/SF	\$313.94
Year Built	2005
CAP	7%



777 E 10th St (SOLD)

Sale Price	\$18,000,000
Building SF	86,459
Land SF	26,572
Price/SF	\$208.19
Year Built	2009
CAP	-



1100-1144 Crocker St (ON MARKET)

Sale Price	\$12,500,000
Building SF	58,679
Land SF	31,363
Price/SF	\$213.02
Year Built	2008
CAP	5.49%

SALES COMP MAP

		Sale Price	Bldg SF	Price/SF	CAP
	726 E 12th St	\$12,500,000	± 54,425	\$229.67	-
1	1025 Towne Ave	\$9,995,000	± 31,900	\$313.32	8.9%
2	1001 Towne Ave	\$13,719,000	± 24,829	\$313.94	7.0%
3	777 E 10th St	\$11,500,000	± 86,459	\$208.19	-
4	1100-1144 Crocker St	\$12,500,000	± 58,679	\$213.02	5.5%



726 E 12th St

FASHION DISTRICT

LOCATION OVERVIEW





FASHION DISTRICT

The Los Angeles Fashion District is a vibrant 107-block area located in Downtown Los Angeles (DTLA). Renowned as the creative hub for fashion, textiles, and design, the district serves as a cornerstone for the city's economy. It boasts over 4,500 businesses, including wholesale showrooms, design studios, and retail outlets, making it one of the most dynamic fashion ecosystems in the world.

It offers excellent connectivity, with **Metro A (Blue) and E (Expo) Lines** providing rail access, nearby **Union Station** offering regional transit, and extensive **Metro and DASH bus routes**. Its pedestrian-friendly design and expanded bike infrastructure further enhance accessibility for commuters and visitors.

- **Revitalization Projects:** Mixed-use developments continue to foster a live-work-play environment.
- **Retail Expansion:** Flagship stores and boutique retailers are blending wholesale trade with modern retail experiences.
- **Sustainability Initiatives:** Businesses are adopting eco-friendly practices, such as using recycled fabrics and water-conserving methods.

- **Cultural Events:** Events like LA Market Week and the Fashion Forward Expo attract global buyers and solidify the district's international reputation.

NEARBY FREEWAYS

The Los Angeles Fashion District is easily accessible from the *110, 101, 10, 5* and *60* freeways. All-day parking is available at surface lots and structures on nearly every block; rates range from \$8–15 for the day. Metered street parking is also available.

- **I-10 (Santa Monica Freeway):** Running east-west, connecting the district to Santa Monica and the Inland Empire.
- **I-110 (Harbor Freeway):** Linking Downtown LA to the Port of Los Angeles and South Bay cities.
- **US-101 (Hollywood Freeway):** Providing access to Hollywood, the San Fernando Valley, and beyond.
- **I-5 (Golden State Freeway):** A major north-south route connecting California's Central Valley and Northern California.
- **CA-60 (Pomona Freeway):** Facilitates travel between Downtown LA and the eastern suburbs.
- **I-710 (Long Beach Freeway):** Serving as a vital route for freight and logistics between the Port of Long Beach and the district.

NEARBY FOOD



SONORATOWN



TOP EMPLOYERS & COMPANIES

REVOLVE

Michael Stars
LOS ANGELES

CMC
CALIFORNIA MARKET CENTER



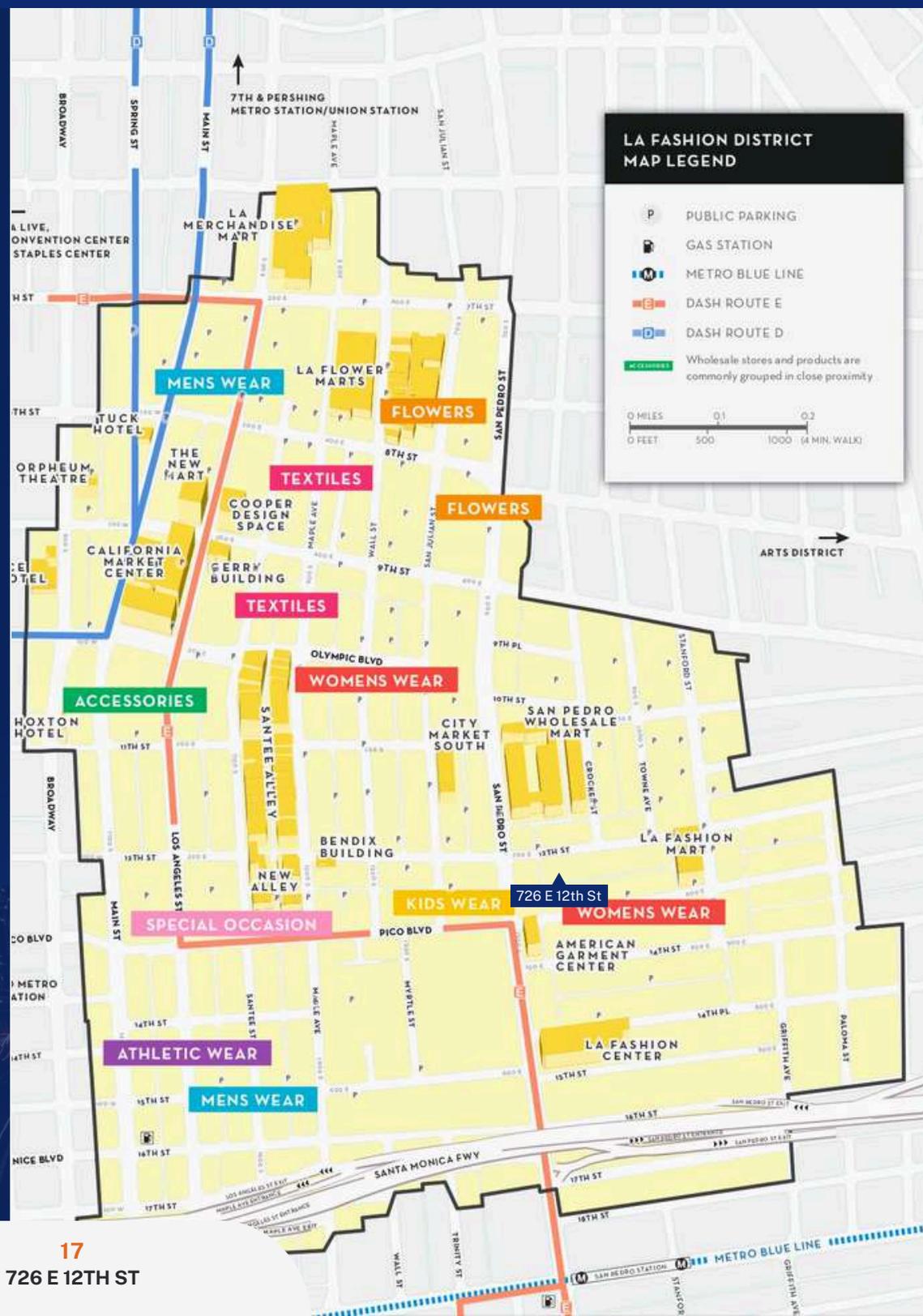
MICHAEL LEVINE, INC.

BCBGMAXAZRIA

Active Usa



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LOS ANGELES

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