

# Retail For Sale

## Retail in DTLA Fashion District

1115 Wall St., Los Angeles, CA 90015



### PROPERTY HIGHLIGHTS

- RARE OPPORTUNITY: 6,500 SF RETAIL BUILDING LOCATED WITHIN THE FASHION DISTRICT.
- LESS THAN 3/4 OF A MILE FROM CRYPTO ARENA & LA LIVE.
- EASY FREEWAY ACCESS TO THE 10 & 110 FREEWAYS.
- ALLEY ACCESS.
- 100% OCCUPIED.
- BONUS MEZZANINE SPACE NOT INCLUDED IN TOTAL SF!
- GREAT DEMOGRAPHICS; APPROX. 40,000 PEOPLE RESIDE WITHIN A 1-MILE RADIUS & OVER 500,000 PEOPLE RESIDE WITHIN A 3 MILE RADIUS.

**Price: \$1,925,000**

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# PROPERTY DESCRIPTION

Street Retail in DTLA Fashion District  
1115 Wall Street | Los Angeles, CA 90015



## Property Description

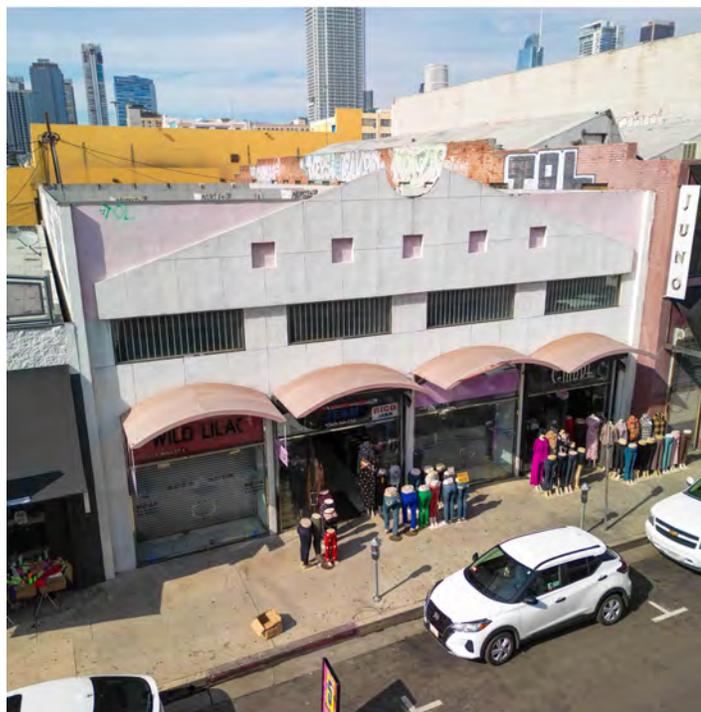
Discover a unique investment opportunity in the vibrant heart of Downtown Los Angeles' Fashion District: a fully leased retail building at 1115 Wall Street, Los Angeles, CA 90015. This property spans approximately 6,500 square feet and sits on a 7,390 square-foot lot zoned LA-M2, housing four tenants within its spacious layout. Each unit includes bonus mezzanine SF. The building features impressive 14-foot ceilings and a ground-level loading door, making it suitable for a variety of retail operations. Additionally, alley access enhances logistical ease for tenants.

Ideally located just two blocks west of the famous San Pedro Wholesale Mart and two blocks east of the lively Santee Alley, this property is surrounded by well-known retailers and wholesalers, creating a bustling commercial environment.

The location boasts excellent accessibility, just north of the 10 freeway, and between the 110 Freeway & 101/5 Freeways, efficient transportation and distribution. There is plenty of street parking available, along with nearby public and private parking options, meeting the needs of both tenants and customers. Its proximity to major entertainment venues, less than 3/4 of a mile from the Crypto.com Arena and the LA Live Complex, further boosts its attractiveness.

Demographically, the area is thriving, with around 40,000 residents within a one-mile radius and over 500,000 within three miles, providing a strong customer base for retail businesses. The Fashion District is a lively commercial hub, home to more than 4,000 independently owned retail and wholesale businesses, driving significant foot traffic and economic activity.

This property offers a compelling chance for investors looking to establish a presence in one of Los Angeles' most dynamic commercial corridors.



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# INCOME SUMMARY & RENT ROLL

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## INVESTMENT SUMMARY

<b>Price:</b>	<b>\$1,925,000</b>
<b>Year Built:</b>	<b>1993</b>
<b>SF (Per Title):</b>	<b>6,500</b>
<b>Price / SF:</b>	<b>\$296.15</b>
<b>Lot Size (SF):</b>	<b>7,390</b>
<b>Price / SF (Land):</b>	<b>\$260.49</b>
<b>Floors:</b>	<b>1</b>
<b>Parking:</b>	<b>Street</b>
<b>Zoning:</b>	<b>LA-M2</b>
<b>APN:</b>	<b>5145-023-036</b>
<b>Current Cap Rate:</b>	<b>6.3%</b>
<b>Proforma Cap Rate:</b>	<b>6.5%</b>

## TENANT ANNUAL SCHEDULED INCOME

	<b>Current</b>	<b>Proforma</b>
Gross Rent	\$165,399	\$173,669
<b>TOTALS</b>	<b>\$165,399</b>	<b>\$173,669</b>

## ANNUALIZED INCOME

	<b>Current</b>	<b>Proforma</b>
Gross Potential Rent	\$165,399	\$173,669
Less: Vacancy	\$0	(\$5,210)
<b>Effective Gross Income</b>	<b>\$165,399</b>	<b>\$168,459</b>
Less: Expenses	(\$44,183)	(\$44,291)
<b>Net Operating Income</b>	<b>\$121,216</b>	<b>\$124,168</b>

## ANNUALIZED EXPENSES

	<b>Current</b>	<b>Proforma</b>
Property Taxes	\$25,295	\$25,295
Insurance	\$5,000	\$5,000
Utilities	\$800	\$800
Trash	\$5,500	\$5,500
Repairs	\$1,800	\$1,800
Management	\$5,789	\$5,896
<b>Total Expenses</b>	<b>\$44,183</b>	<b>\$44,291</b>
<b>Expenses Per RSF</b>	<b>\$6.80</b>	<b>\$6.81</b>

Current Rent Roll								Proforma			
Suite	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Monthly Rent	Rent/SF	Increases	Lease Type	Proforma Rent	Proforma Rent/SF	Proforma Lease Type
101	C-Mode	1,625	1/1/22	12/31/25	\$3,472.35	\$2.14	5% Yearly	Gross	\$3,645.97	\$2.24	Gross
102	Clothing	1,625	2/1/24	1/31/27	\$3,600.00	\$2.22	5% Yearly	Gross	\$3,780.00	\$2.33	Gross
103	Rico Jean, LLC	1,625	2/1/24	1/31/26	\$3,307.50	\$2.04	5% Yearly	Gross	\$3,472.88	\$2.14	Gross
104	Wild Lilac	1,625	4/1/21	1/31/26	\$3,403.41	\$2.09	5% Yearly	Gross	\$3,573.58	\$2.20	Gross
<b>Total Square Feet</b>		<b>6,500</b>			<b>\$13,783.26</b>				<b>\$14,472.42</b>		

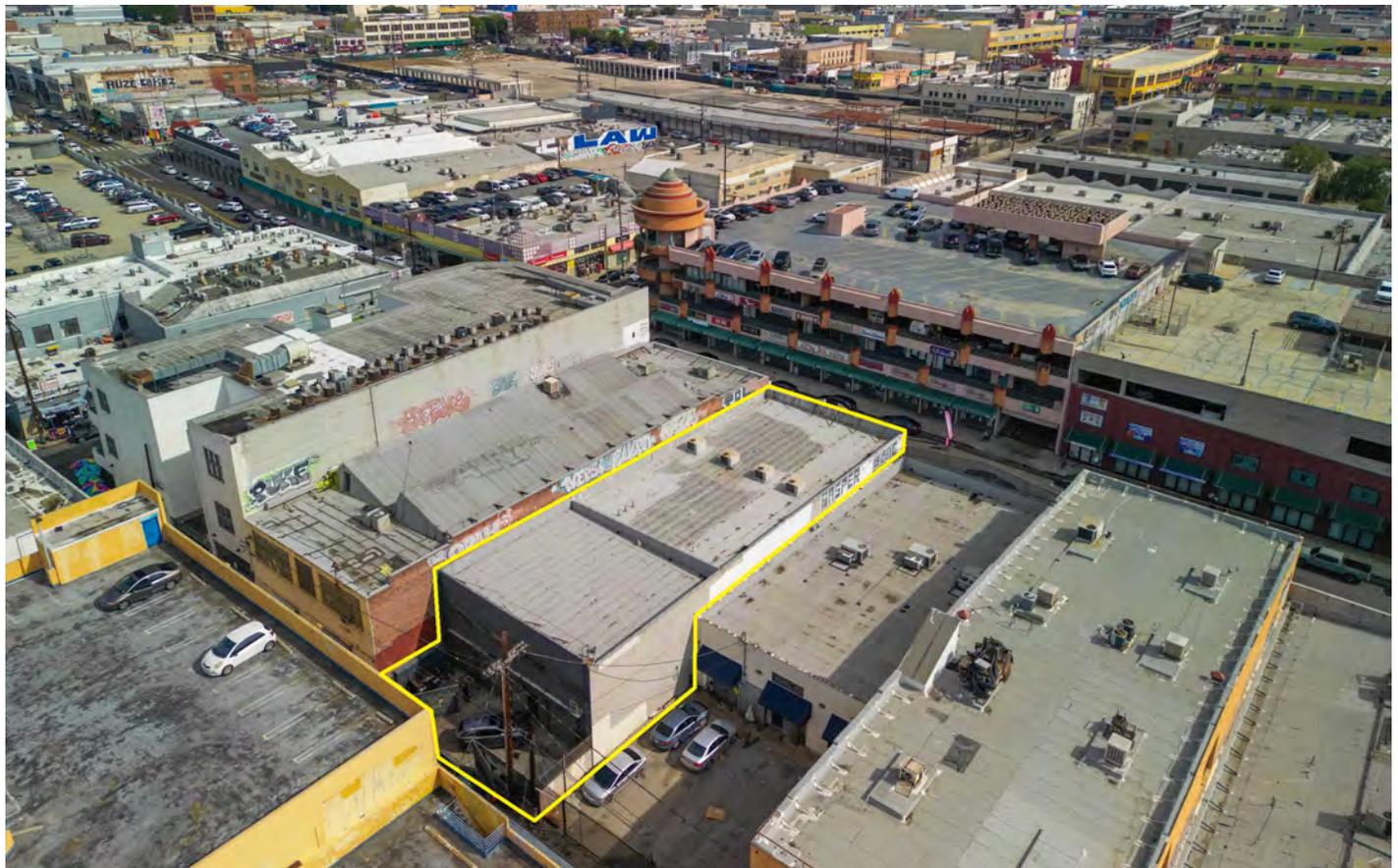
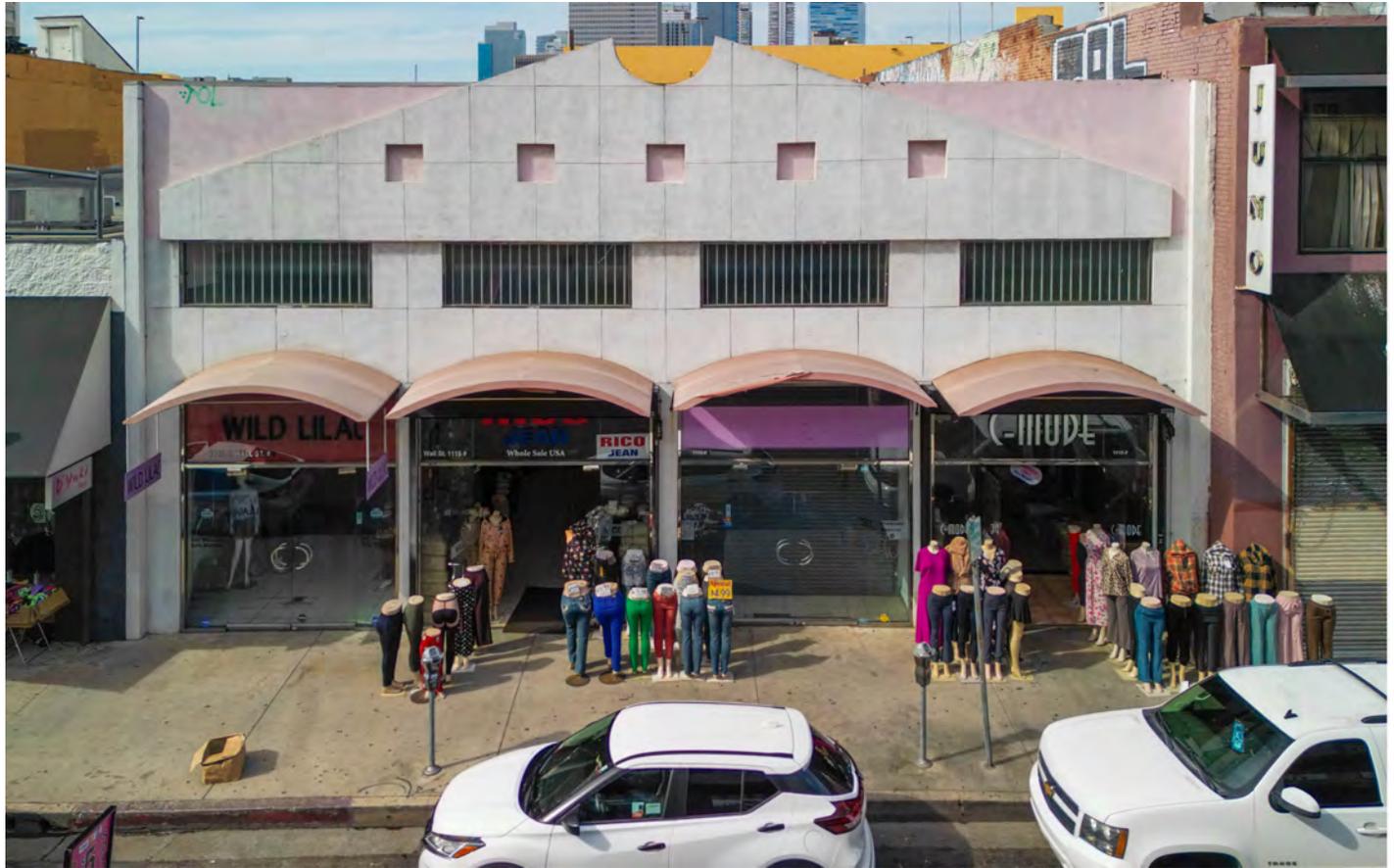
Note: \* Unit has an additional 180 sf mezzanine.  
\*\* Units have an additional 500 sf mezzanine.

(i) SELLER DOES NOT GUARANTEE THE MEASUREMENTS OF THE BUILDING. BUYER IS RESPONSIBLE FOR MEASURING & VERIFYING THE SF OF THE BUILDING!!!

**\*\*DRIVE BY ONLY\*\***

# PROPERTY PHOTOS

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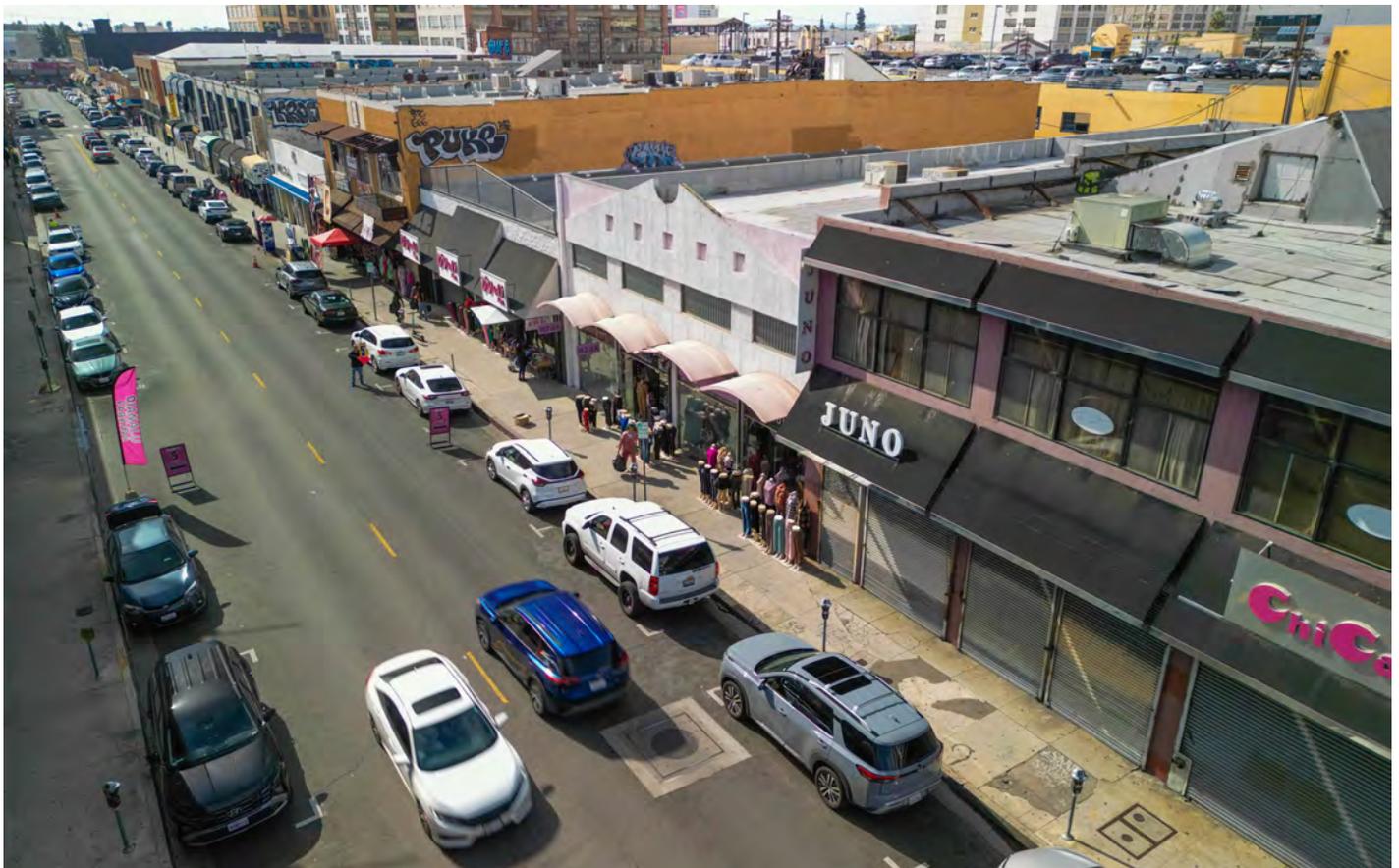
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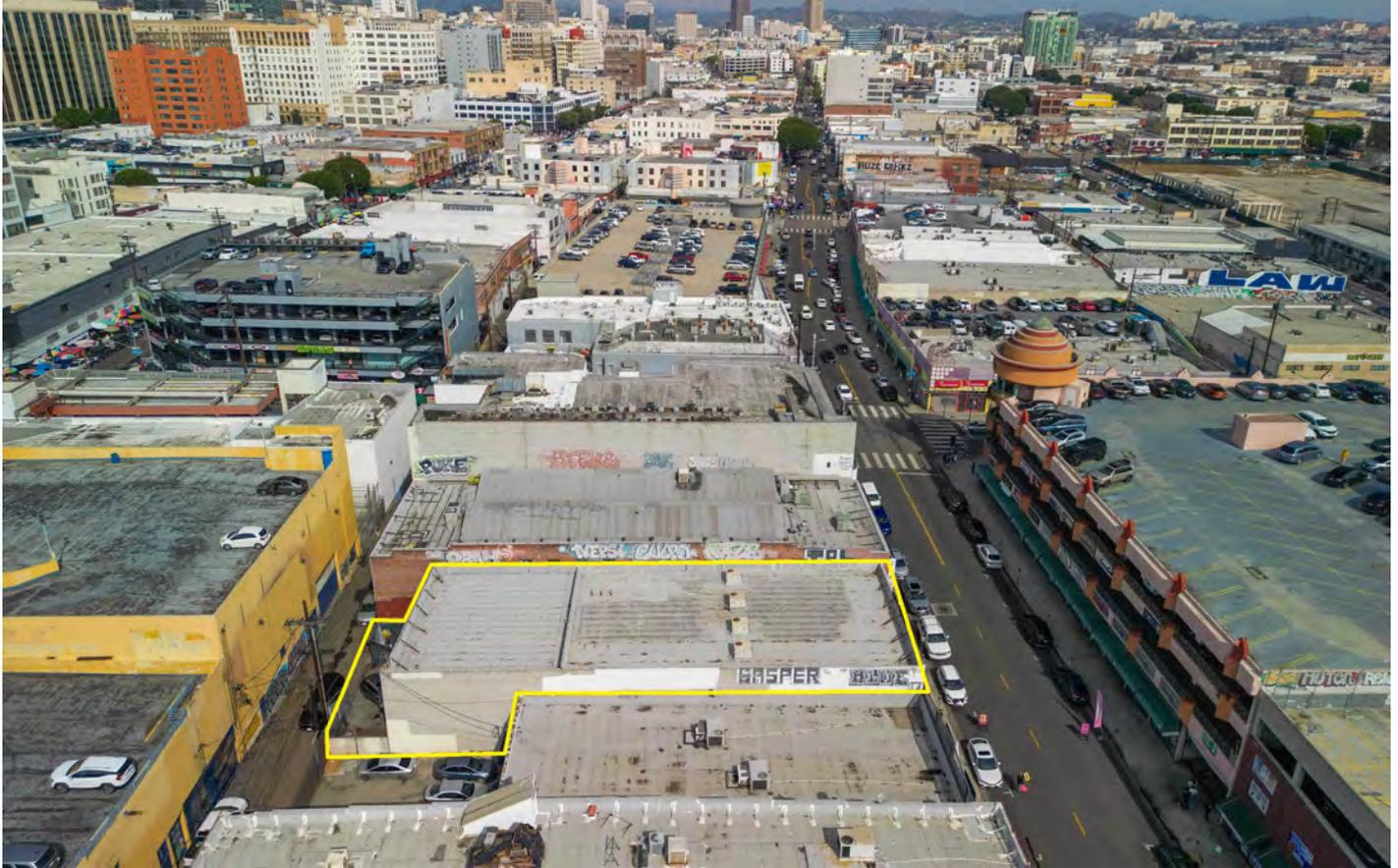
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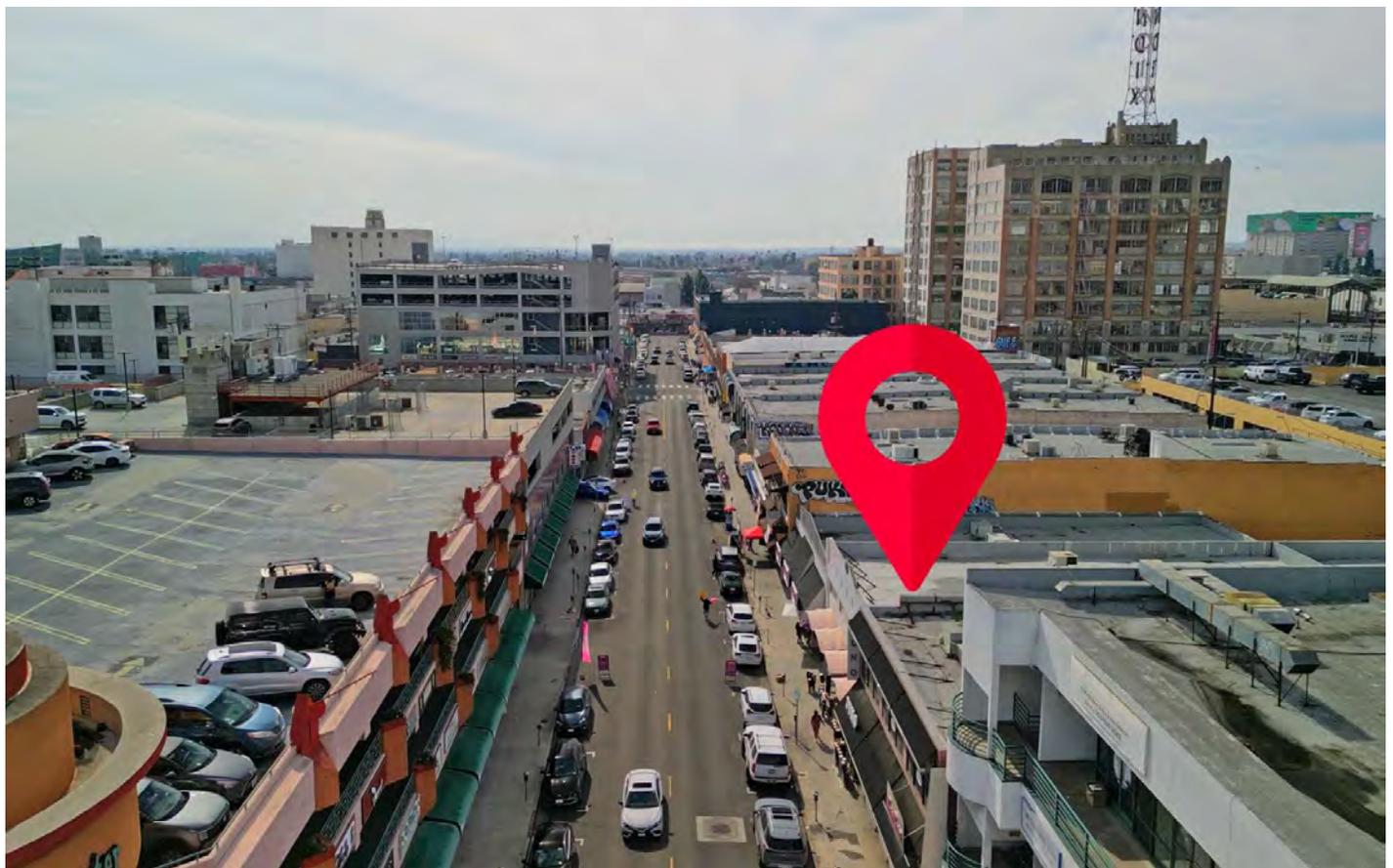
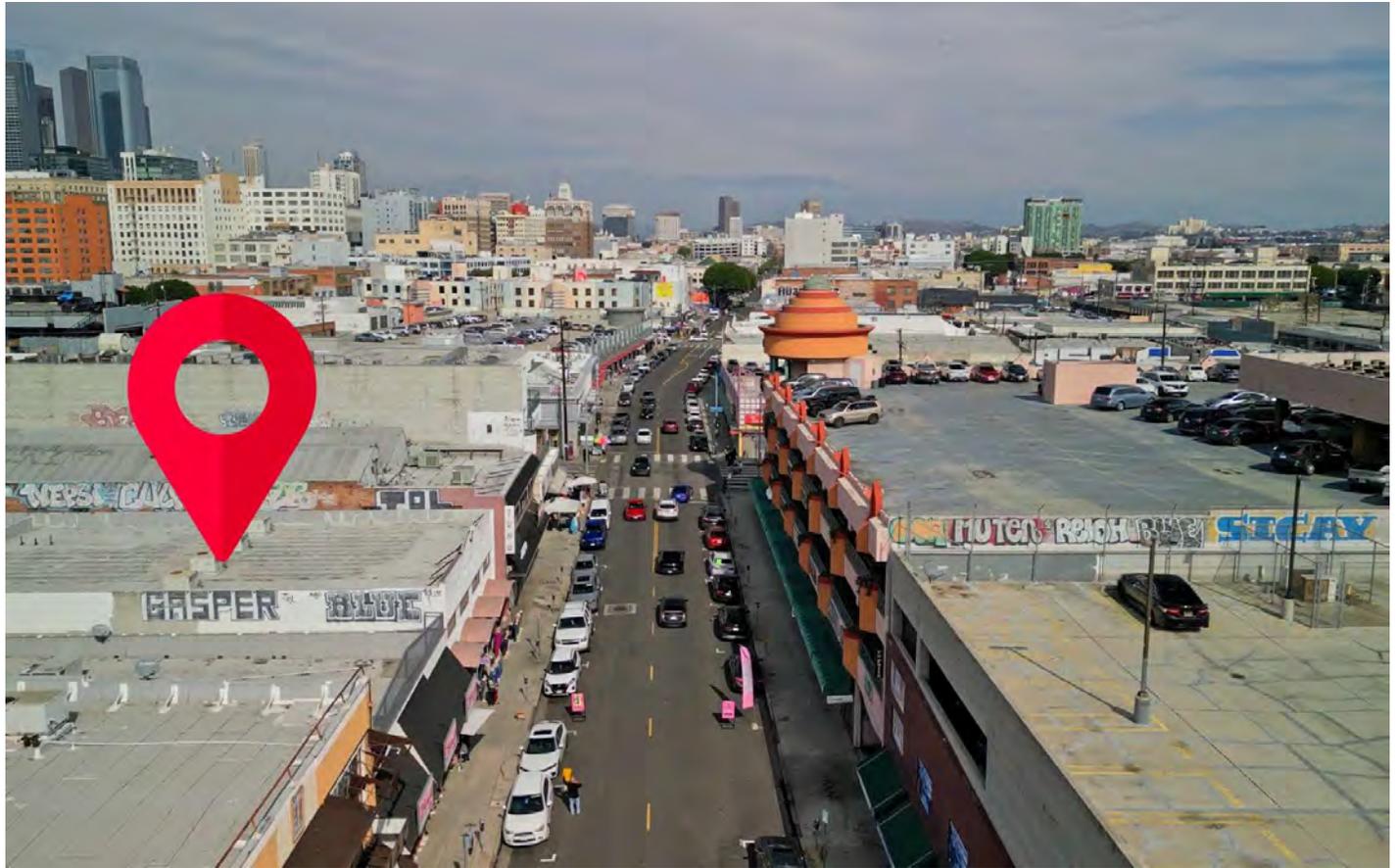
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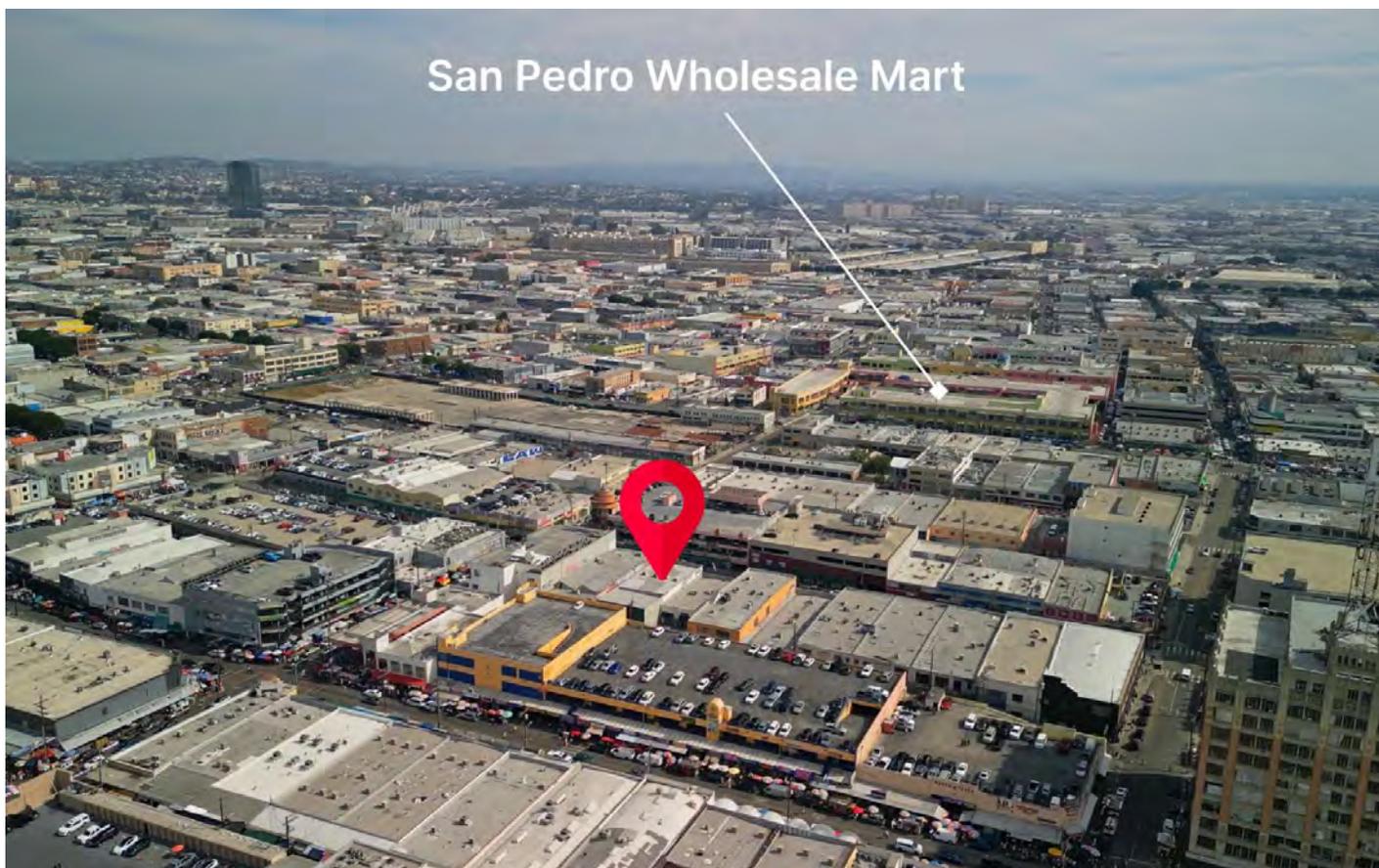
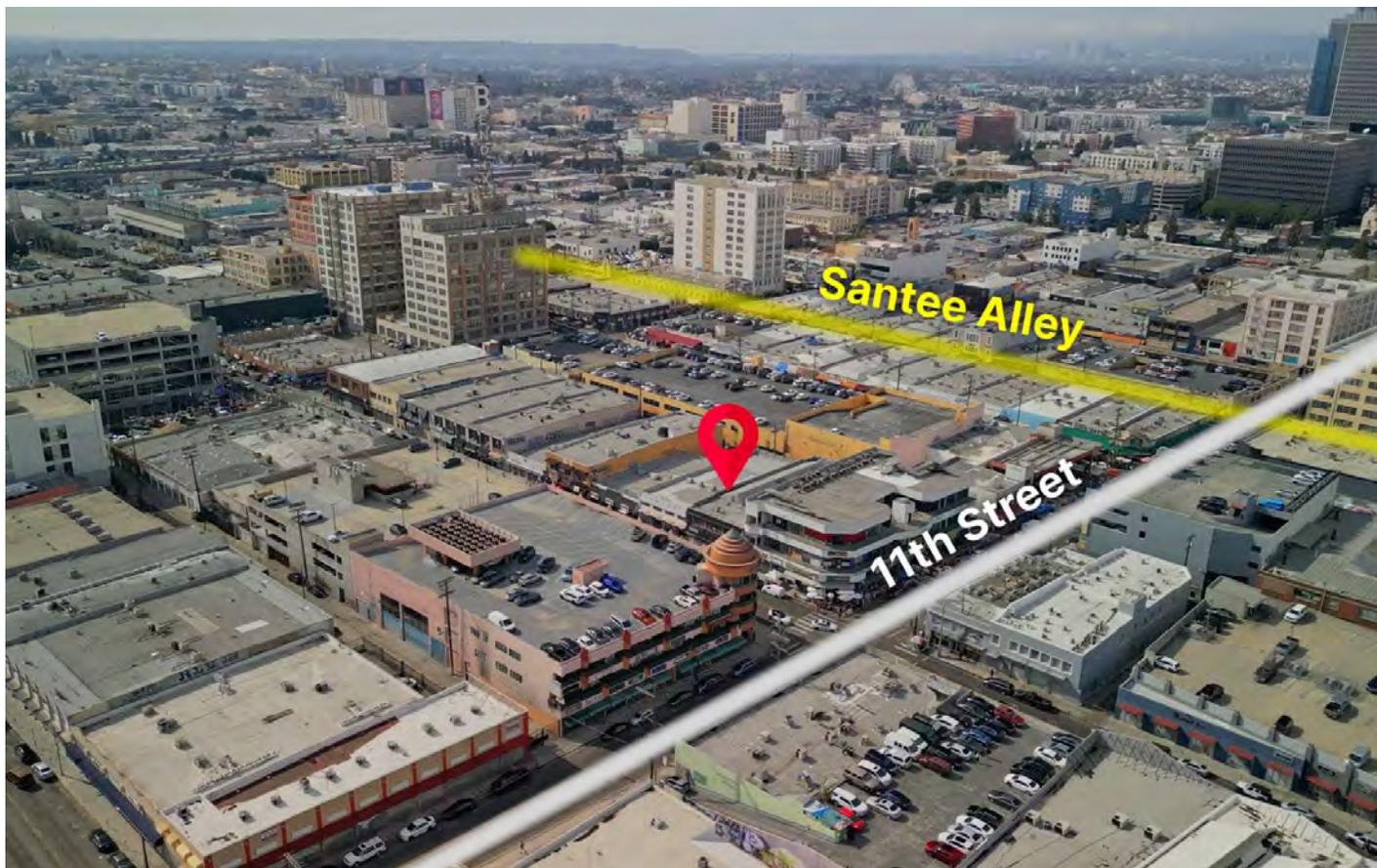
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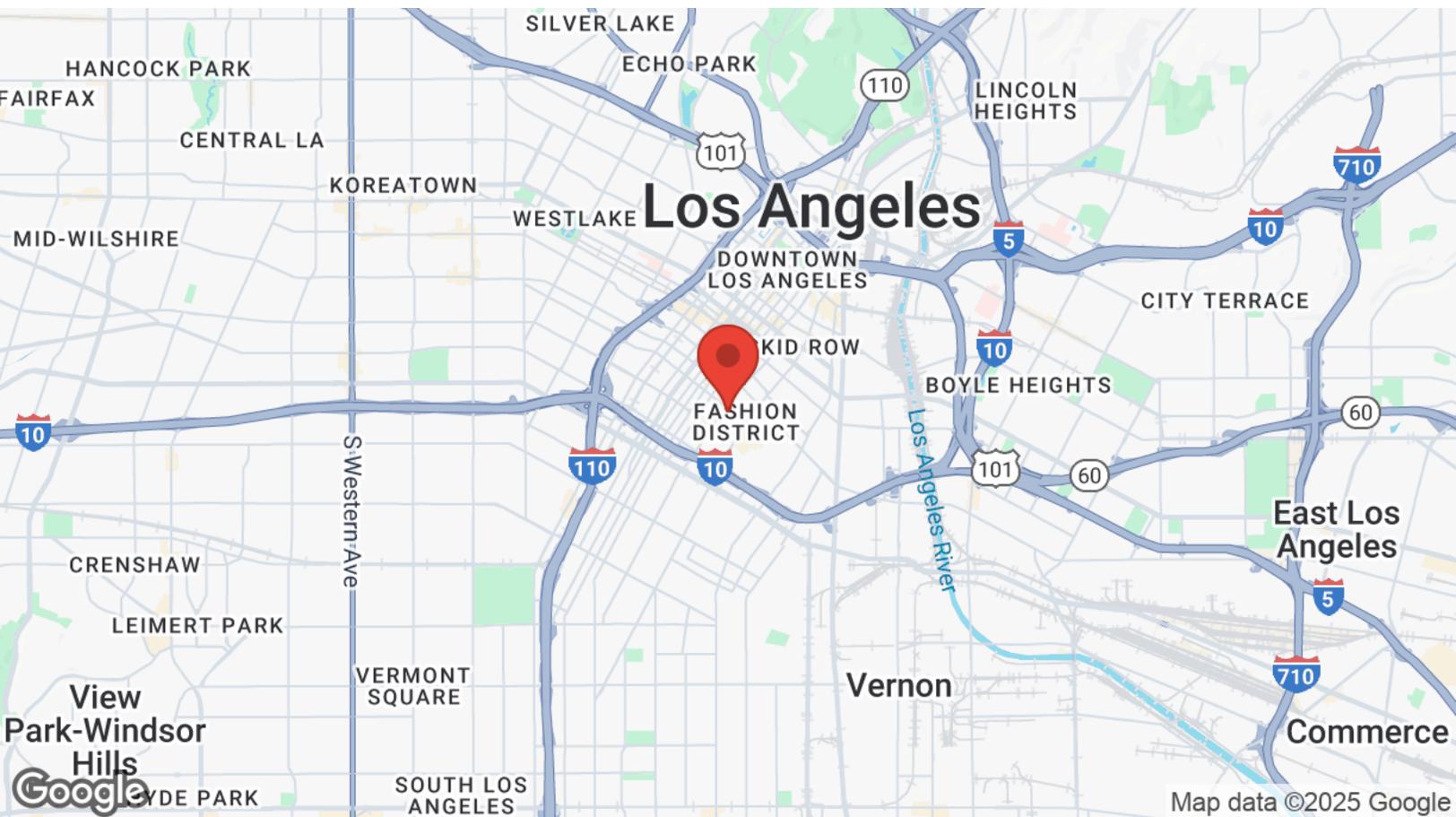
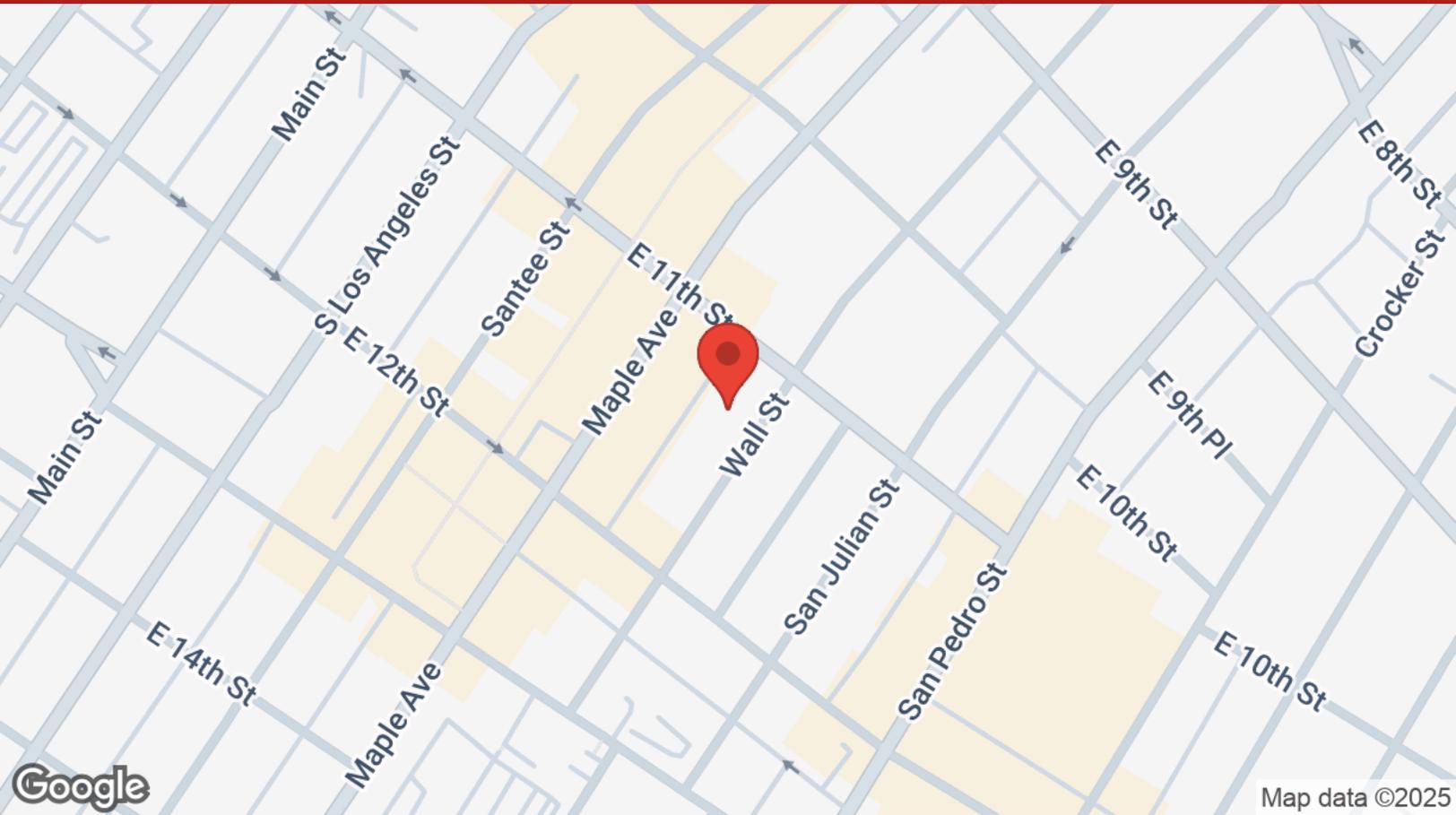
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# LOCATION MAPS

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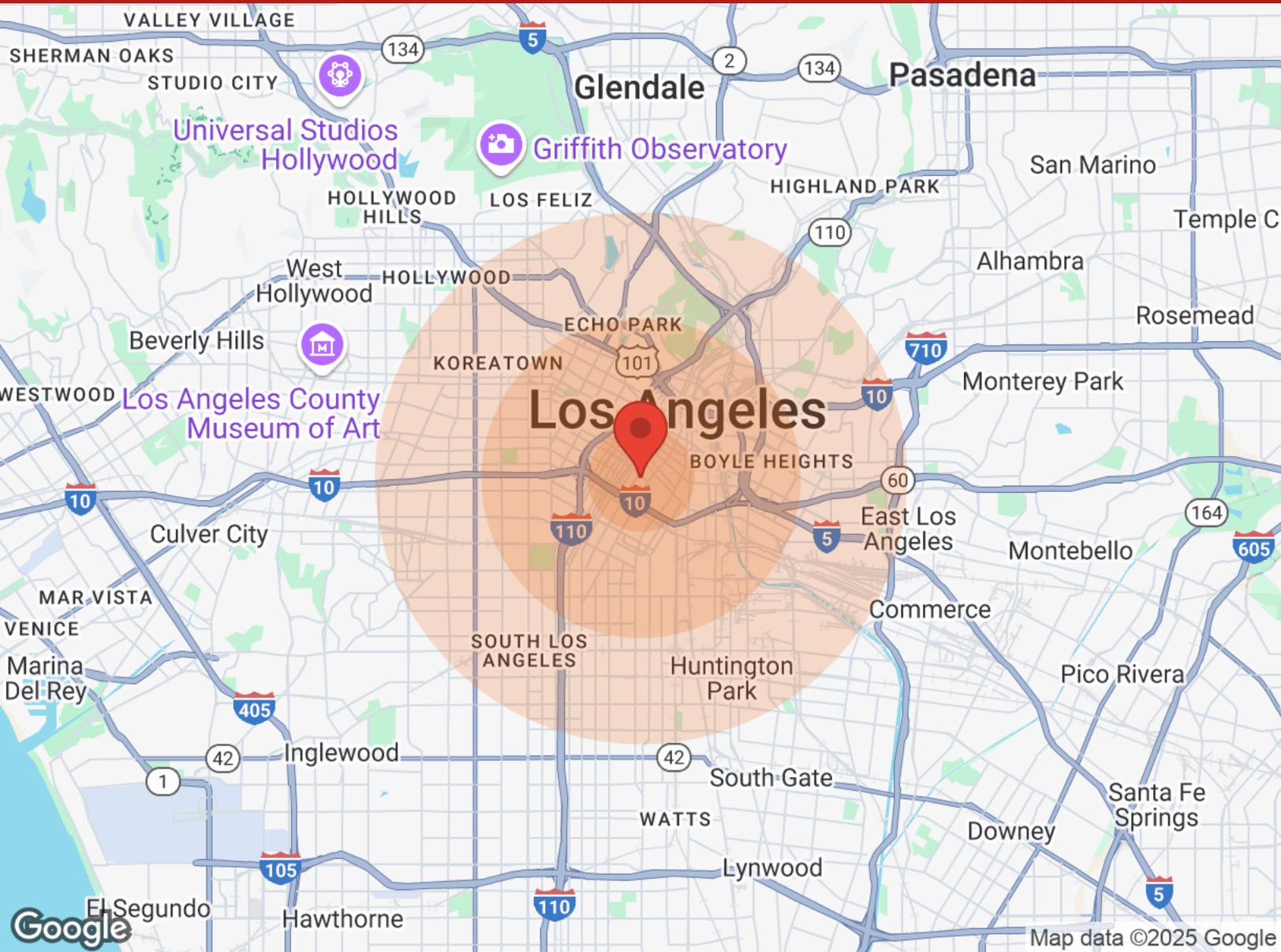
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	23,158	270,153	665,297
Female	16,761	252,402	645,437
Total Population	39,919	522,555	1,310,734

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	4,631	103,418	271,018
Ages 15-24	2,952	66,942	176,771
Ages 25-54	17,611	243,506	595,946
Ages 55-64	6,200	51,565	130,856
Ages 65+	8,525	57,124	136,143

Race	1 Mile	3 Miles	5 Miles
White	15,224	171,595	448,239
Black	7,667	38,442	118,906
Am In/AK Nat	249	2,801	5,073
Hawaiian	N/A	100	133
Hispanic	18,683	392,057	974,297
Multi-Racial	24,952	489,454	1,182,298

Income	1 Mile	3 Miles	5 Miles
Median	\$19,634	\$28,417	\$34,250
< \$15,000	8,347	45,441	88,299
\$15,000-\$24,999	2,196	29,674	67,304
\$25,000-\$34,999	1,198	22,055	54,553
\$35,000-\$49,999	1,582	22,185	60,995
\$50,000-\$74,999	1,572	20,889	60,500
\$75,000-\$99,999	722	9,037	28,550
\$100,000-\$149,999	1,371	6,645	23,614
\$150,000-\$199,999	432	2,207	7,129
> \$200,000	559	1,573	5,930

Housing	1 Mile	3 Miles	5 Miles
Total Units	21,175	173,221	429,127
Occupied	18,025	158,621	397,961
Owner Occupied	1,968	20,424	87,950
Renter Occupied	16,057	138,197	310,011
Vacant	3,150	14,600	31,166

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