



FOR SALE

Three-unit property offering a great owner-user or investment opportunity in the LA Fashion District

762 East 12th Street,
Los Angeles, CA 90021

Property Type

Showroom / Flex

Building Size

4,880 SF

Price

Contact Broker

Year Built

1967

Units

3

Property Highlights

- 1 Story
- +/- 3 Parking Spaces
- Qualified in Opportunity Zone
- LAM2 Zoning
- Excellent Transit Score (84)
- 5,663 SF Lot Size
- Note: The property is occupied by three (3) separate tenants, each paying \$9,750 gross per month, for a total monthly rental income of \$29,250.

For information, please contact:

Brent Koo

Sr. Managing Director
t 213-503-0606
brent.koo@nmrk.com
CA RE Lic. # 01915382

Lex Yoo

Sr. Managing Director
t 213-537-9691
lex.yoo@nmrk.com
CA RE Lic. # 01879695

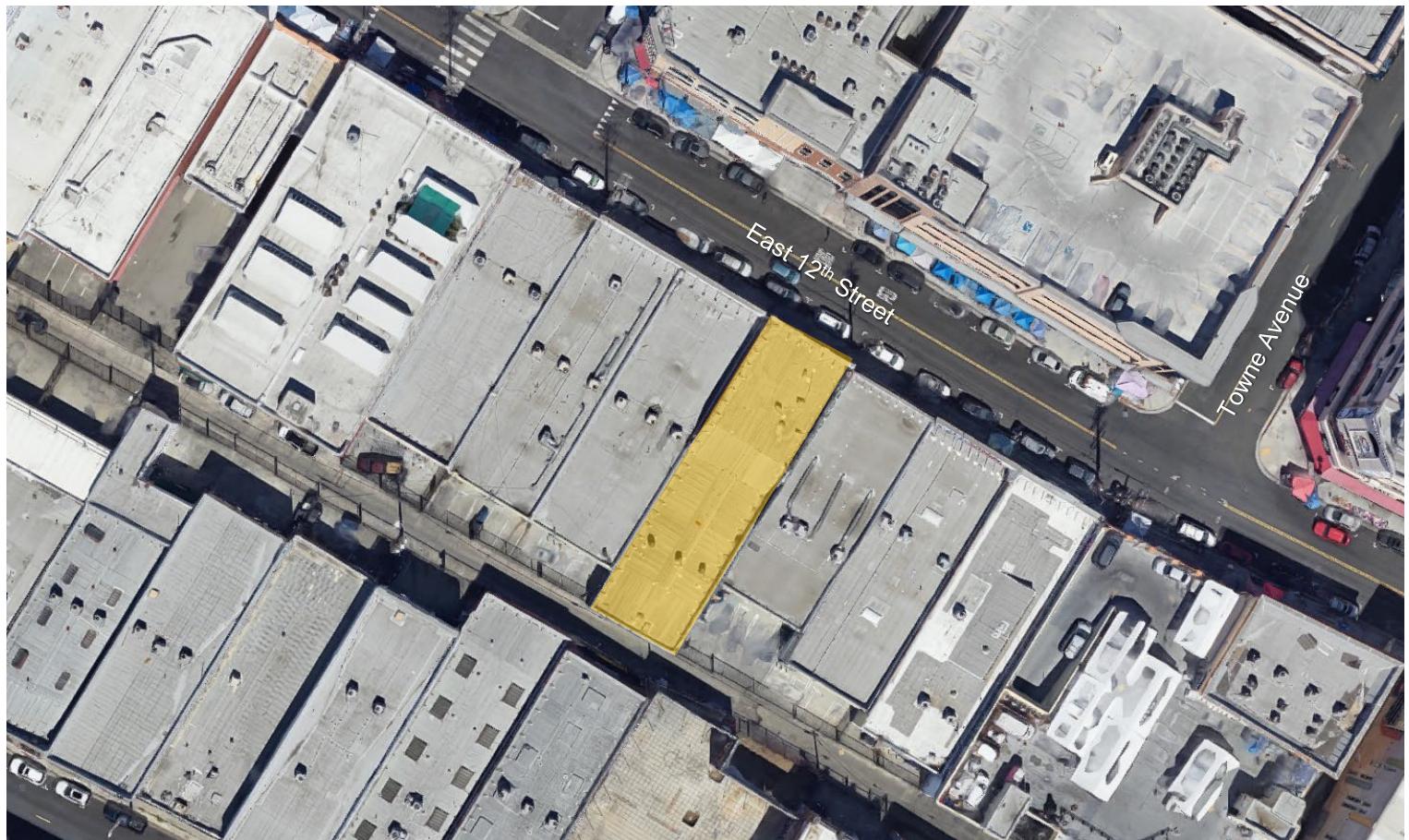
555 S. Flower St., Suite 3550
Los Angeles, CA 90071



NEWMARK

Corporate License #01355491

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



1 Mile

3 Miles

	1 Mile	3 Miles
Population	47,061	464,432
Households	21,033	159,545
Median Age	38.20	35.00
Median HH Income	\$46,153	\$45,630
Daytime Employees	60,625	335,198
Population Growth 2024-2029	-2.74%	-3.39%
Household Growth 2024-2029	-2.32%	-2.97%