

PROPERTY LISTING

RETAIL BLDG FOR SALE

DTLA FASHION DISTRICT

AVAILABLE NOW - 7,532 SF

518-536 E. 11TH ST.

Los Angeles | CA 90015

EXCLUSIVE LISTING TEAM:

Donegan McCuaig

realestateLA.com

108 W 2nd St, Suite #307

Los Angeles, CA 90012

M: 213.304.4727 | info@realestateLA.com

CA License# 01753250

     **@QuixoticRealty**

July 2026



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CORNER 5 UNIT FASHION DISTRICT BLDG

Property Description

This property is located on the corner of 11th St & San Julian St in a world of its own, the DTLA Fashion District. This area is ideal for all things fashion, artists, photographers, film/video production companies, content creators, tattoo studio, beauty related businesses, and more. The property is a couple blocks away to the entrance of Santee Alley which is the location that gets the most retail foot traffic in the Fashion District. Additionally, City Market South is across the street on San Julian St, and it features an array of restaurants as well as Cognoscenti Cafe.

These spaces feature windowed frontage with tons of NATURAL LIGHT along with with metal roll-up doors, soaring ceilings, CENTRAL HVAC's, private bathrooms, and more. There's metered street parking along with roof parking next door for a monthly fee. Plenty of other parking options nearby as well.

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WHETHER YOU'RE
AN OWNER-USER
OR STRICTLY
AN INVESTOR,
THIS PROPERTY
FEATURES LONG
TERM UPSIDE

INVESTMENT SUMMARY

PRICE	\$1,550,000
YEAR BUILT:	1938
BLDG SF:	7,232
BLDG PPSF:	\$214
LOT SF:	6,716
LOT PPSF:	\$237
FLOORS:	2
PARKING:	STREET
ZONING:	[DM1-G1-5][IX3-FA][CAPIO]
APN:	514-502-4013
CURRENT CAP:	6.04% pro forma*
CLASS:	C
UNITS:	5



*See Liability Waiver/Disclosures on Page 7.



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PRO FORMA INCOME & EXPENSE SUMMARY*

*See Liability
Waiver/Disclosures
on Page 7.

TENANT ANNUAL SCHEDULED INCOME		CURRENT
Gross Rent		\$135,120
TOTALS		\$135,120
ANNUALIZED INCOME		CURRENT
Gross Potential Rent		\$135,120
Less: Vacancy		
Effective Gross Income		\$135,120
Less: Expenses		(\$36,274)
Net Operating Income		\$95,566 (pro forma)
ANNUALIZED EXPENSES		CURRENT
Property Taxes		\$22,600
Insurance		\$9,702
Maintenance		\$3,000
Utilities		\$972
Trash		\$0
Total Expenses		\$36,274
Expense PSF/Month		\$0.42



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DIVERSIFY
YOUR
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WITH THIS
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OPPORTUNITY



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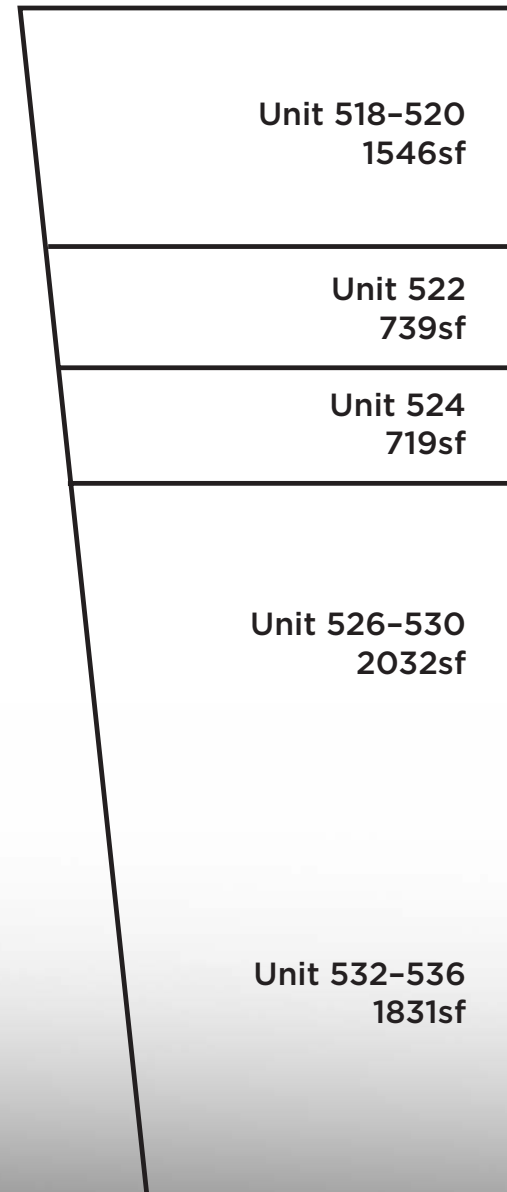
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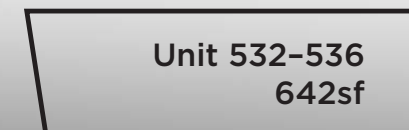
FLOOR PLAN & UNIT BREAKDOWN

518-536 E. 11th St.
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Total Rentable Area:
7,532 SF



SITE PLAN
(NOT TO SCALE)



2nd Flr

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DISCLAIMER/LIABILITY WAIVER: Expense & CAP rate numbers provided are for hypothetical purposes based on the Broker's estimations and/or with the information available at the time; and are not guaranteed to be representative of present or future costs, nor necessarily complete. The cost of taxes shall depend on and is not limited to the purchase price of the property. The cost of insurance depends on and is not limited to the extent of one's coverage, cost of replacement, policy stipulations, and et cetera. Cost of maintenance can vary greatly and this number hypothetical. Buyer is to do buyer's own due diligence for income and expenses during escrow to determine the accuracy of the estimations /figures: by using this information buyer agrees to indemnify and hold Broker/Seller harmless for its accuracy & completeness and any decisions made based on it, and by moving forward with the purchase the buyer hereby agrees that the final sales price is not tied to nor based on this information.

All information provided about the property provided is deemed reliable but is not guaranteed by nor necessarily complete. Buyer is to do buyer's own due diligence in escrow related to all information related to the property to verify information provided. Buyer also acknowledges that brokers/agents are not qualified to act, consult, make conclusions, and/or provide advice with respect to legal, tax, environmental, licensing, permitting, architectural, building code and construction, soils-drainage, and/or any other such matters, so for these things you should refer to the appropriate expert of your choice for confirmation prior to purchasing: moreover Broker does not warrant the property is up to current required building code standards nor that all work on the property has been done with necessary permits, licensing, and et cetera including but not limited to existing subdivisions, layouts, buildouts, and all matters hereto mentioned. Sale of the property will be in as-is condition on a 'with all faults' basis, so it is the responsibility of the buyer to do all necessary due diligence with the appropriate experts prior to the purchase; and buyer hereby agrees to indemnify and hold broker harmless for all related matters in the purchase of this property.

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