

726 E 12TH ST

LOS ANGELES
CA 90021

FOR LEASE

500 - 6,000 SF CREATIVE OFFICE &
RETAIL SPACE



PRESENTED BY

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**FASHION
DISTRICT**



PROPERTY SPECIFICATIONS

726 E 12TH ST



\$1.25 - \$2.25 SF/MONTH
LEASE RATE



50,121 SF
BUILDING SIZE



M2-4
ZONING



500 - 5,765 SF
AVAILABLE SF



FLEXIBLE
FLOOR PLANS



26,983 SF
TOTAL AVAILABLE SPACE



75 SECURE ONSITE
PARKING STALLS



ON-SITE CAFE AMENITY



73 WALK SCORE
VERY WALKABLE



91 TRANSIT SCORE
RIDER'S PARADISE

San Pedro St

2
726 E 12TH ST

PROPERTY HIGHLIGHTS

726 E 12TH ST

- GROUND FLOOR RETAIL SPACES WITH **18' CEILING HEIGHT**
- FULLY BUILT OUT **CREATIVE OFFICE SPACES** AVAILABLE FOR SINGLE USER ON 2ND & 3RD FLOOR
- LOCATED IN THE HEART OF THE **FASHION DISTRICT** - IDEAL FOR FASHION/GARMENT USERS INCLUDING RETAIL FOOD USE
- **FLEXIBLE FLOOR PLANS** TO ACCOMMODATE VARIOUS BUSINESS NEEDS
- 2ND FLOOR DIVISIBLE UP TO 5,910 SF | 3RD FLOOR DIVISIBLE UP TO 10,451 SF
- ~159 FT OF STREET FRONTAGE ON 12TH ST
- ON-SITE SECURE & GATED PARKING OVER 3 LEVELS INCLUDING A PARKING ATTENDANT
- MODERN STATE OF THE ART CREATIVE OFFICE SPACE WITH POLISHED CONCRETE FLOORS
- HIGH CEILING WITH ABUNDANT NATURAL LIGHT
- ON-SITE CAFE AMENITY
- SUSTAINABLE AND ENERGY EFFICIENT DESIGN FEATURES

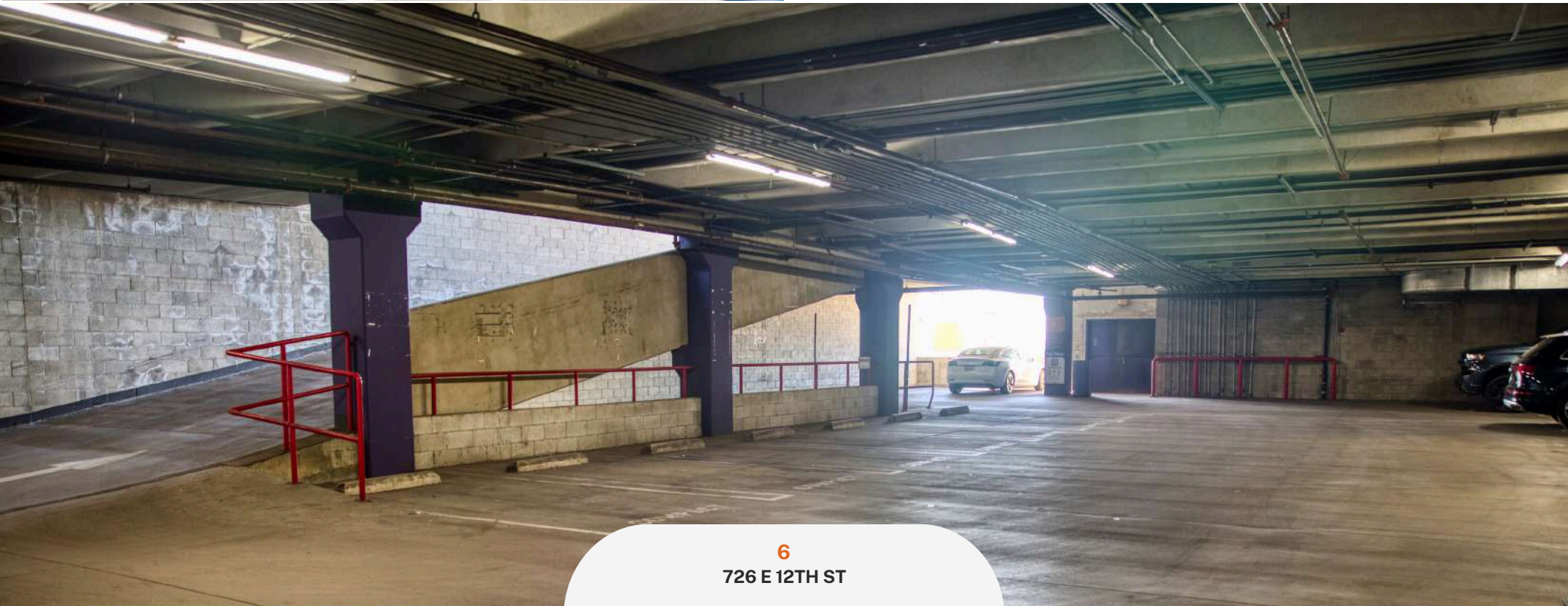
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726 E 12TH ST



E 12th St







LEASE SPACES

LEASE TYPE	NNN	LEASE TERM	Negotiable
TOTAL SPACE	500 - 5,765 SF	LEASE RATE	\$1.25 - \$2.25 SF/month

SUITE	SPACE TYPE	SIZE (SF)	LEASE TYPE	LEASE RATE
101	RETAIL	1,180	NNN	\$2.25 SF/month
104	RETAIL	2,500	NNN	\$2.25 SF/month
105	RETAIL	2,500	NNN	\$2.25 SF/month
106	RETAIL	1,350	NNN	\$2.25 SF/month
107	RETAIL	1,350	NNN	\$2.25 SF/month
108	RETAIL	1,120	NNN	\$2.25 SF/month
109	RETAIL	800	NNN	\$2.25 SF/month
202	CREATIVE OFFICE	1,000	NNN	\$1.25 SF/month
203	CREATIVE OFFICE	1,000	NNN	\$1.25 SF/month
204	CREATIVE OFFICE	970	NNN	\$1.25 SF/month
206	CREATIVE OFFICE	1,940	NNN	\$1.25 SF/month
207	CREATIVE OFFICE	1,000	NNN	\$1.25 SF/month
301, 306, 309-311	CREATIVE OFFICE	1,000-10,451	NNN	\$1.25 SF/month

*2ND & 3RD FLOOR CONTINGUOUS SPACE AVAILABLE



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.

TOP EMPLOYERS & COMPANIES



NEARBY FREEWAYS

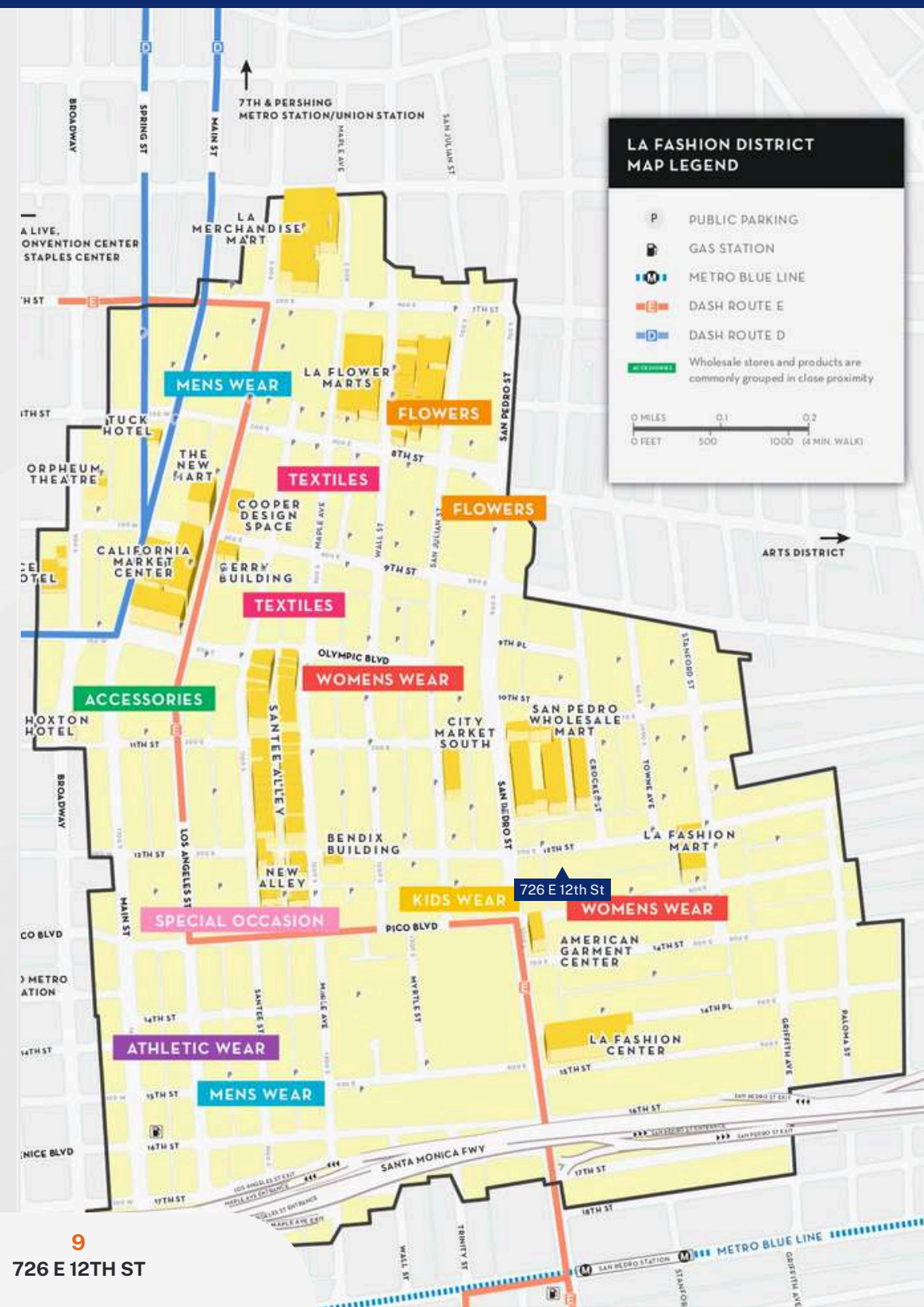
The Los Angeles Fashion District is easily accessible from the 110, 101, 10, 5 and 60 freeways. All-day parking is available at surface lots and structures on nearly every block; rates range from \$8–15 for the day. Metered street parking is also available.

- **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



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726 E 12TH ST

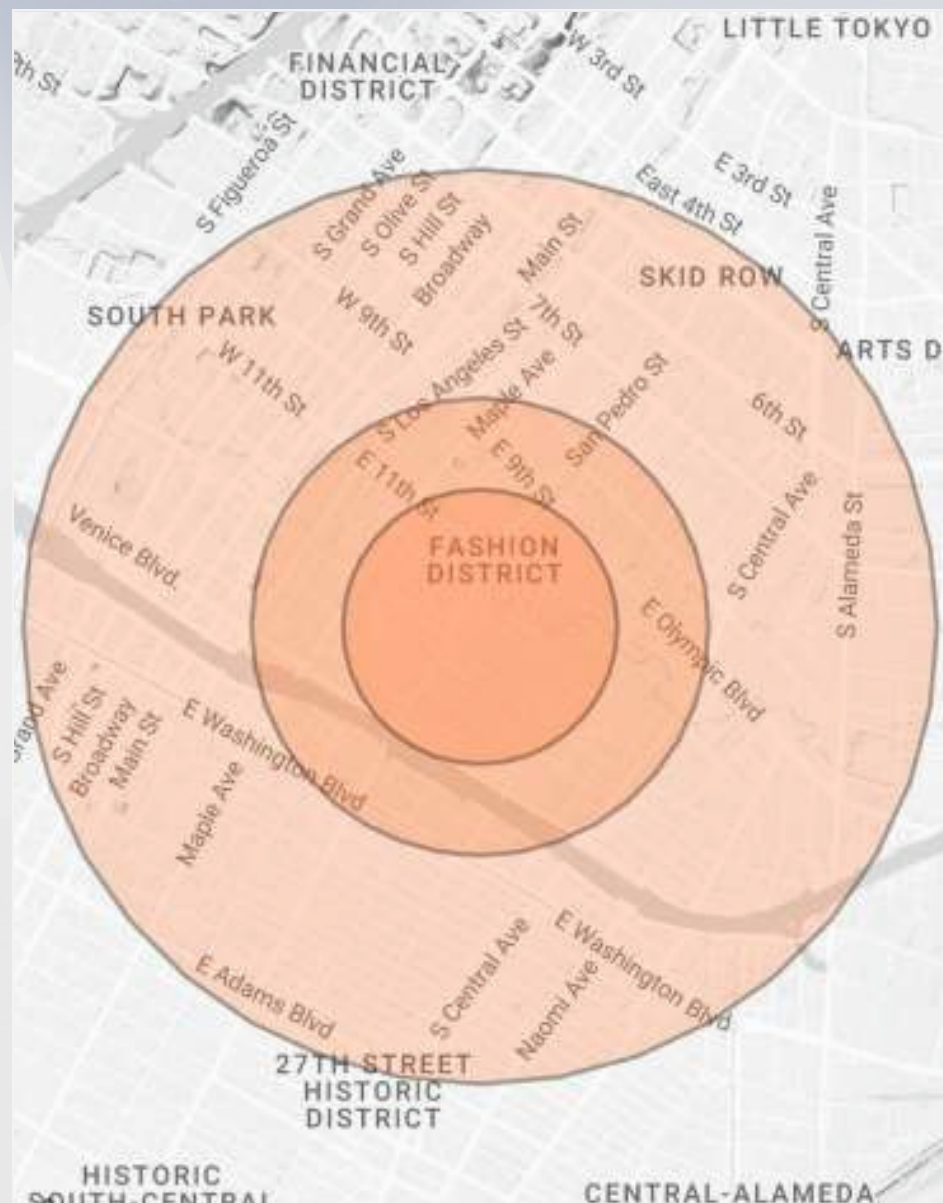


DEMOGRAPHICS

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	576	2,545	55,805
AVERAGE AGE	39	39	40
AVERAGE AGE (♂)	40	40	40
AVERAGE AGE (♀)	37	37	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	198	926	25,946
# OF PERSONS PER HH	2.9	2.7	2.2
AVERAGE HH INCOME	\$90,279	\$82,798	\$81,204
AVERAGE HOUSE VALUE	\$794,114	\$815,364	\$980,290

* Demographics data derived from AlphaMap



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