

604 -610 E 12th Street

Los Angeles, CA 90015

OWNER-USER OR INVESTMENT OPPORTUNITY IN THE FASHION DISTRICT |
6,750 SF RETAIL BUILDING | SHORT TERM LEASES WITH NO OPTIONS | FOUR PARKING SPACES



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Los Angeles, CA 90015

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Marcus & Millichap
THE NEEMA GROUP



The Neema Group of Marcus & Millichap is proud to present a prime owner-user or investment opportunity located at 604-610 E 12th St, in the heart of the Fashion District in Downtown Los Angeles. This 6,750 square foot building, comprising two retail spaces, offers short-term leases with no option periods, providing the flexibility for an owner-user to occupy part or all of the space or for an investor to re-lease at market rents.

Currently occupied by clothing wholesalers with leases expiring on 12/31/2025, the property also features alley access and four gated



parking spaces. Recent exterior renovations enhance the building's appeal, and the tenants benefit from high foot and vehicle traffic along E 12th St. The site is situated just one mile from prominent attractions such as the LA Convention Center, Crypto.com Arena, and LA Live.

The Fashion District remains a vital hub of commerce in Downtown LA, and the area continues to grow with increased residential development. This property presents an excellent opportunity for investment or owner-occupancy in a thriving neighborhood.

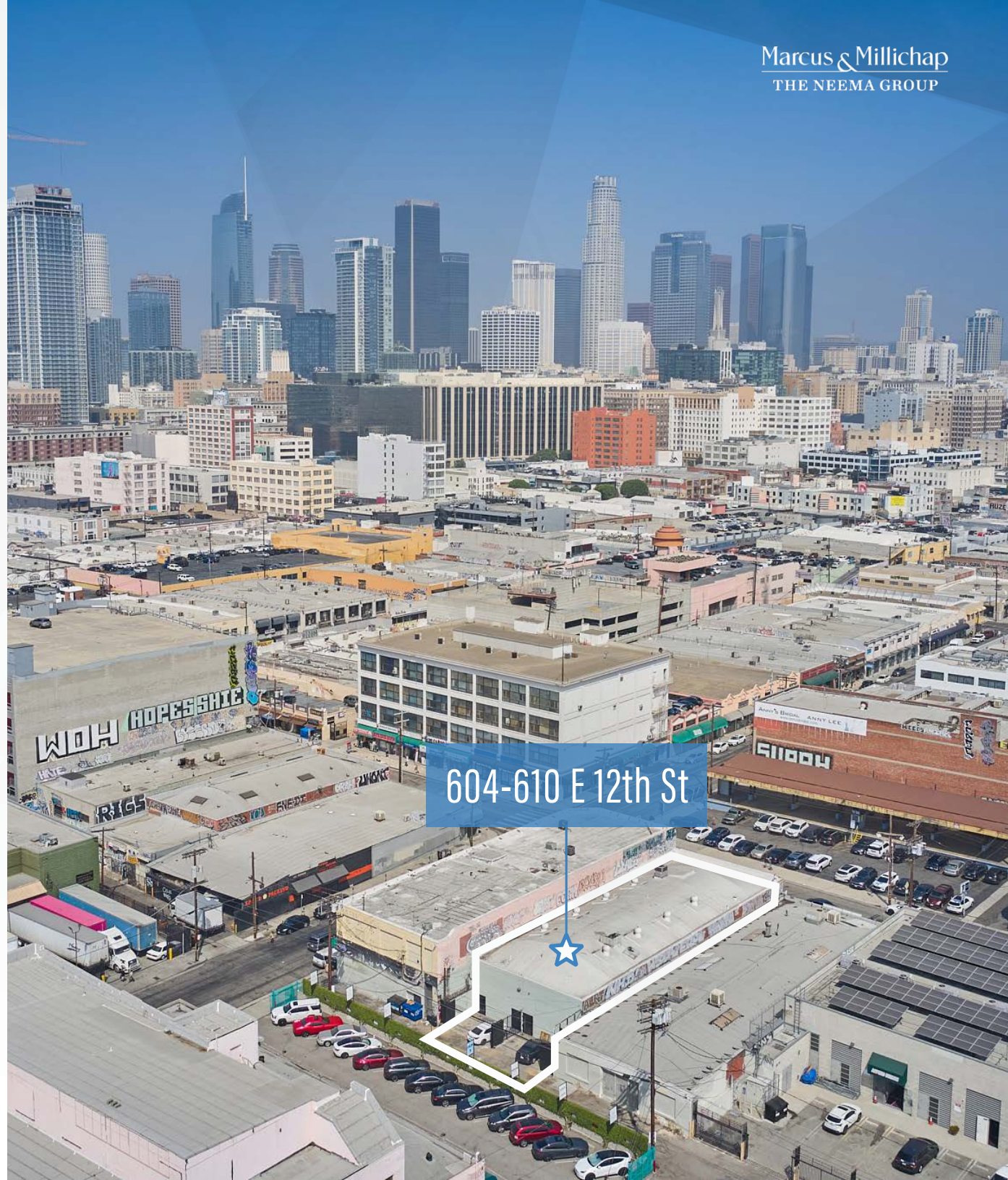
Property Summary

Property Information

ADDRESS:	604-610 E 12th St Los Angeles, CA 90015
APPROX. GROSS SF:	6,750
APPROX. LOT SIZE:	7,472
YEAR BUILT:	1936
PARCEL NUMBER:	5145-026-012

Pricing Information

SALE PRICE:	\$ 2,600,000
COST PER BLDG SF:	\$ 385



Investment Highlights



The Neema Group of Marcus & Millichap is pleased to present an ideal owner user or investment opportunity in the heart of the Fashion District in Downtown Los Angeles at 604-610 E 12th St between San Julian St & San Pedro St



The subject property features a 6,750 SF building with two retail spaces currently occupied on short-term leases with no option periods, offering flexibility to an owner user to occupy half or the entire building, or an investor to execute new leases at market rents



The current tenants are both clothing wholesalers with lease expirations of 12/31/2025



The site benefits from alley access and has four gated parking spaces at the rear of the property



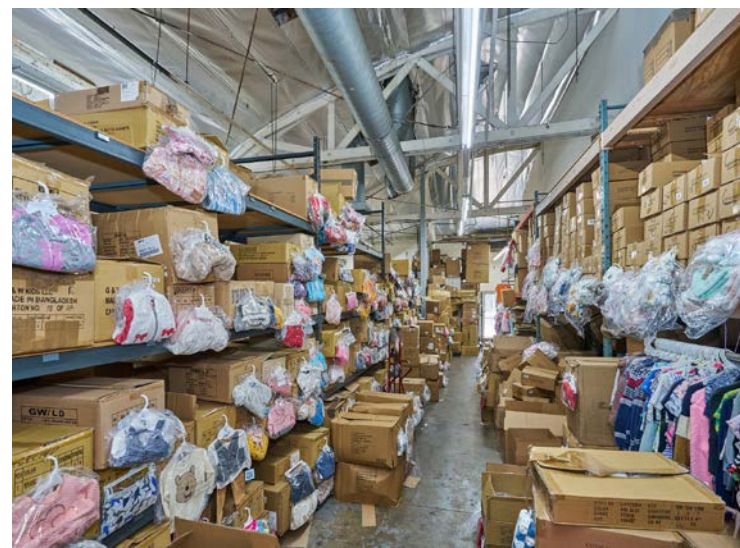
Ownership recently painted the exterior of the building



Tenants benefit from both the foot and car traffic along E 12th St; one mile from the LA Convention Center, Crypto.com Arena, and LA Live



The Fashion District continues to be the heart of commerce in Downtown Los Angeles with local businesses thriving in the neighborhood; the area has also benefited from expanded residential development in Downtown LA





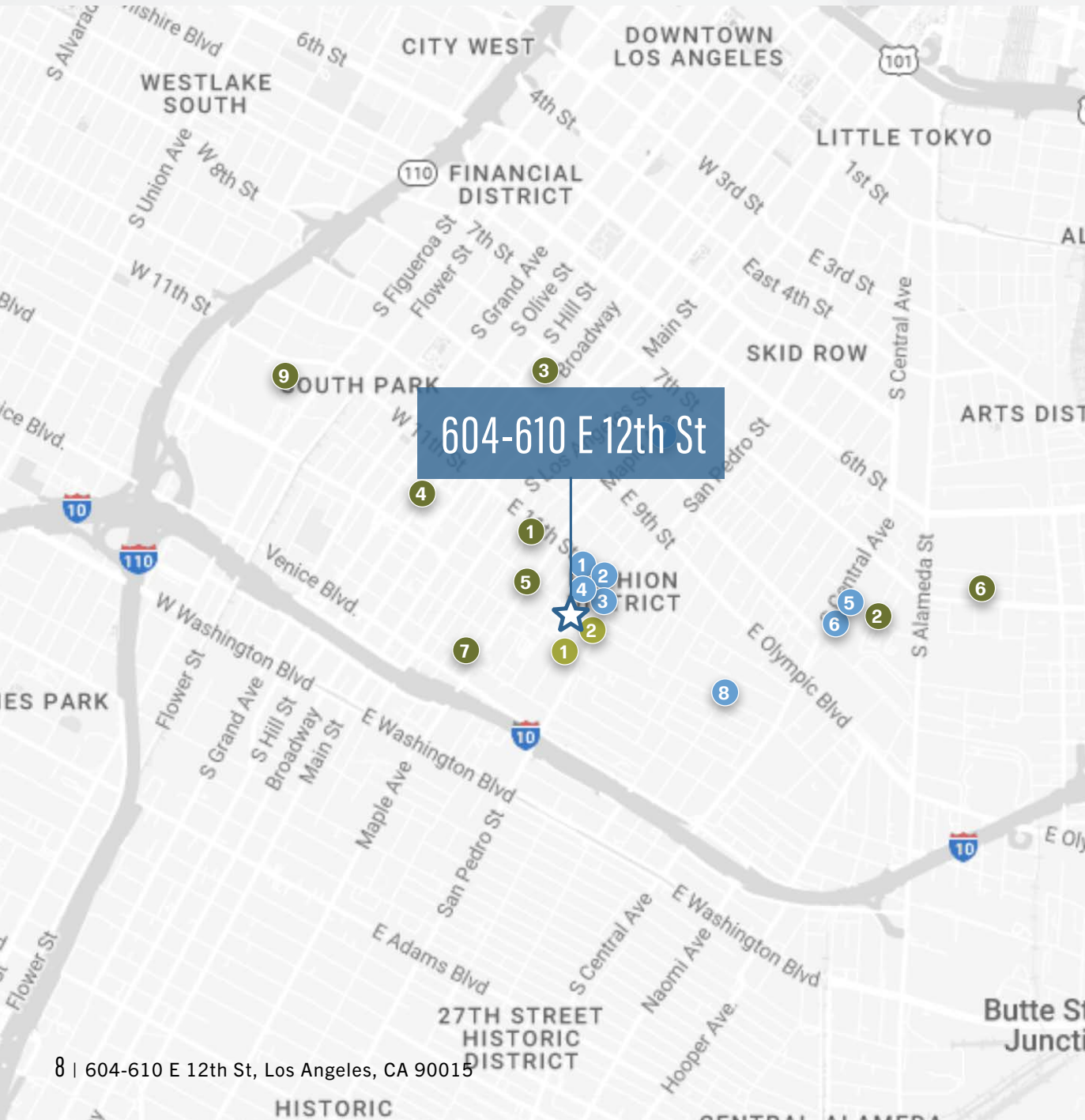
604-610 E 12th Street



604-610 E 12th St



Nearby Retail & Amenities



8 | 604-610 E 12th St, Los Angeles, CA 90015

Transportation

- 1 Pico Blvd & San Pedro St
- 2 San Pedro / 12th

Restaurants

- 1 Cognoscenti Coffee Roasters
- 2 DAMA Fashion District
- 3 Rossoblu
- 4 Creature Comforts Taproom and Brewery
- 5 Pizzeria Bianco
- 6 Hayato
- 7 Poppy + Rose
- 8 SORA Craft Kitchen

Miscellaneous

- 1 Santee Alley
- 2 ROW DTLA
- 3 The Orpheum Theatre
- 4 JOHN REED Fitness
- 5 Bendix Building
- 6 Institute of Contemporary Art, Los Angeles
- 7 The Billy Studio
- 8 Los Angeles Convention Center
- 9 Crypto.com Arena

Santee Alley

Cognoscenti Coffee Roasters

DAMA Fashion District -
Downtown LA Restaurant & Bar

Creature Comforts Taproom
and Brewery

Rossoblu

604-610 E 12th St



The Billy
Studio

Bendix
Building

Pico Blvd &
San Pedro St



7

5

1

604-610 E 12th St



Rent Roll

TENANT	RENT	LEASE EXPIRATION
United Kids	\$ 6,180	12/31/2025
Bijan Kids Inc.	\$ 6,180	12/31/2025
Monthly Rent	\$ 12,360	
RENT PSF ANNUALLY	RENT PSF MONTHLY	
\$ 21.97	\$ 1.83	

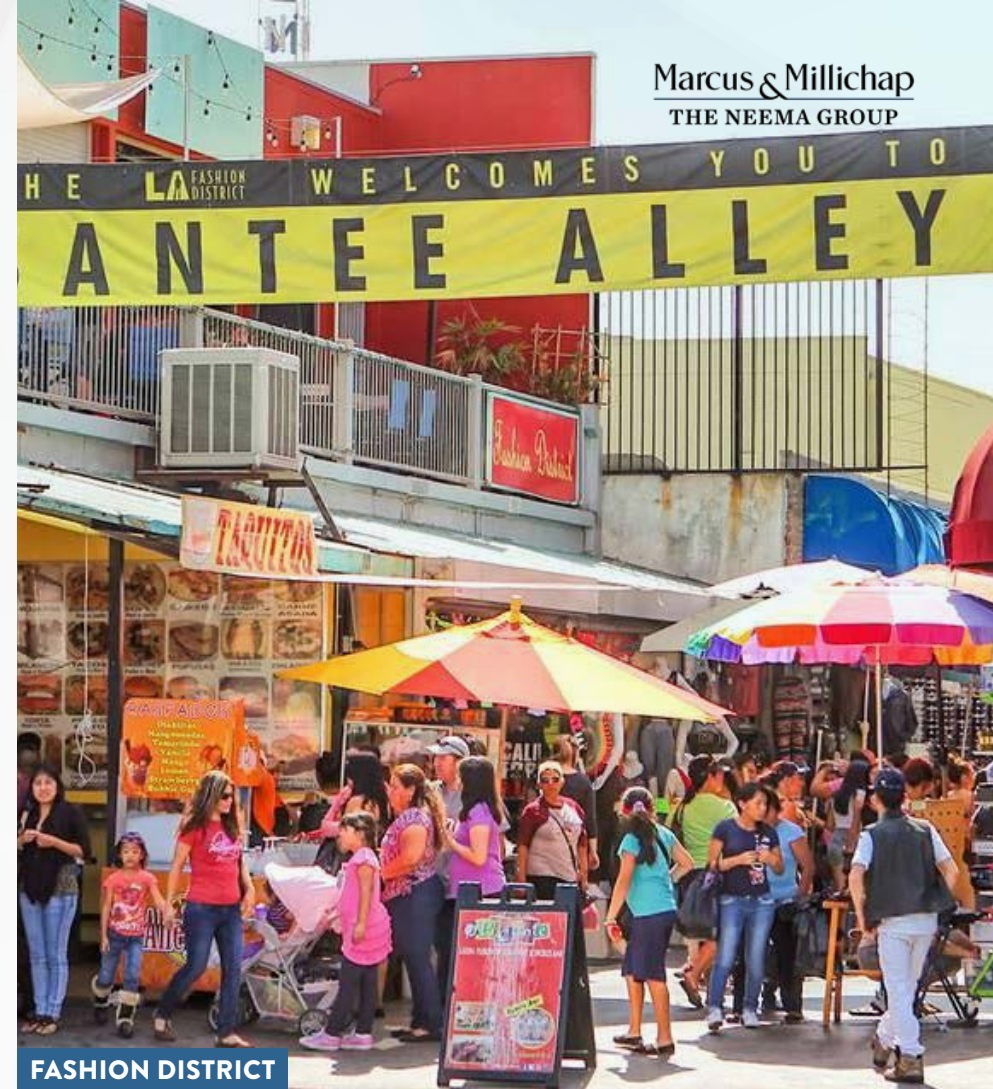
Fashion District of DTLA

The property is located in the Fashion District of Downtown Los Angeles. Long-term tailwinds from multifamily construction that have exponentially increased the size of the local residential community over the past two decades help to offset the impact of lower office utilization. While workers have yet to return to the office, patrons are returning to theaters and sporting events. Restaurant spaces that were vacated have started to generate interest. Additionally, multifamily housing has continued to expand. The addition of residential units and investment in projects such as Related California's The Grand has made the area a destination for both restaurateurs and retailers alike. Apple opened its store on Broadway that was first rumored in 2015 in what is acclaimed as an excellent adaptive reuse for retailers.

THE FASHION DISTRICT

As part of Downtown's Eight Districts, The Fashion District is the most exciting and desired as confirmed by the recent opening of the Apple Tower Theatre and other chic and pioneering hotel concepts like the Ace Hotel, Nomad, and many more.

Located southeast of the CBD and spanning 100 blocks, The Fashion District is the largest fashion hub in the U.S. with over 1,000 stores and warehouses that sell apparel and accessories at discount to retail prices. Three of the most popular destinations include the California Market Center, New Mart, and Santee Alley, best known for its festival-like atmosphere with 150 stores and vendors.



REVITALIZATION OF DTLA

Downtown Los Angeles is a busy metropolis of towering buildings, bustling streets, and industrial warehouses. There is a distinct multiplicity of cultures here with a growing influx of business professionals and hipsters. New lofts, bars, hotels and restaurants are popping up regularly. Downtown is home to some of the very best restaurants in the city leading the LA foodie scene, plus it is the location of cultural and sports venues including the Walt Disney Concert Hall, the Staples Center, and the Coliseum at the University of Southern California.



604-610 E 12th Street



FOURTH AND CENTRAL

MULTI-BILLION DOLLAR PROJECTS BACK ON THE BOARDS POST-COVID

CONTINUUM PARTNERS FOURTH AND CENTRAL DEVELOPMENT

A proposed \$2 billion high-density, mixed-use redevelopment of the LA Cold Storage operation in the Arts District. The project calls for 1,521 residential units (including 216 affordable housing units), 401,000 square feet of creative office space, 93,000 square feet of retail/restaurant use, and a 68-room hotel. A master plan of the site, which prioritizes the creation of a permeable and pedestrian-oriented community, proposes a total of ten distinct buildings, ranging in heights from 2 to 42 stories. Intends to leverage LA's \$120 billion transit infrastructure investments to significantly increase and equitably distribute density of housing and job opportunities in Downtown Los Angeles.

Sales Comparables



604-610 E 12th St
Los Angeles, CA 90015

SALE PRICE \$ 2,600,000

YEAR BUILT 1936

BUILDING SF 6,750

PRICE PER SF \$ 385

SALE DATE N/A



1015-1019 San Julian St
Los Angeles, CA 90015

SALE PRICE \$ 3,190,000

YEAR BUILT 1926

BUILDING SF 7,250

PRICE PER SF \$ 440

SALE DATE On Market



712 S Ceres Ave
Los Angeles, CA 90021

SALE PRICE \$ 1,325,000

YEAR BUILT 1962

BUILDING SF 3,315

PRICE PER SF \$ 400

SALE DATE 2/29/2024



1326 S Broadway
Los Angeles, CA 90015

SALE PRICE \$ 2,210,000

YEAR BUILT 1956

BUILDING SF 6,475

PRICE PER SF \$ 341

SALE DATE 1/19/2024



1315 S Main St
Los Angeles, CA 90015

SALE PRICE \$ 2,700,000

YEAR BUILT 1956

BUILDING SF 7,345

PRICE PER SF \$ 368

SALE DATE 11/9/2023



1833 S Hope St
Los Angeles, CA 90015

SALE PRICE	\$ 2,575,000
YEAR BUILT	1945
BUILDING SF	6,850
PRICE PER SF	\$ 376
SALE DATE	6/26/2023



933 E 11th St
Los Angeles, CA 90021

SALE PRICE	\$ 3,900,000
YEAR BUILT	1969
BUILDING SF	11,069
PRICE PER SF	\$ 352
SALE DATE	6/12/2023



805 E 14th Pl
Los Angeles, CA 90021

SALE PRICE	\$ 1,590,000
YEAR BUILT	1984
BUILDING SF	4,210
PRICE PER SF	\$ 378
SALE DATE	2/1/2023



1121 E 12th St
Los Angeles, CA 90021

SALE PRICE	\$ 3,500,000
YEAR BUILT	1978
BUILDING SF	8,435
PRICE PER SF	\$ 415
SALE DATE	1/25/2023



950 E 11th St
Los Angeles, CA 90021

SALE PRICE	\$ 1,400,000
YEAR BUILT	1965
BUILDING SF	3,747
PRICE PER SF	\$ 374
SALE DATE	1/12/2023

OFFERING MEMORANDUM

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