

978

# CHUNG KING ROAD

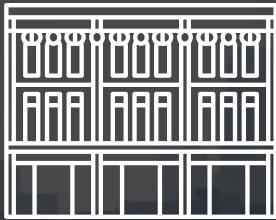
LOS ANGELES • CA 90012



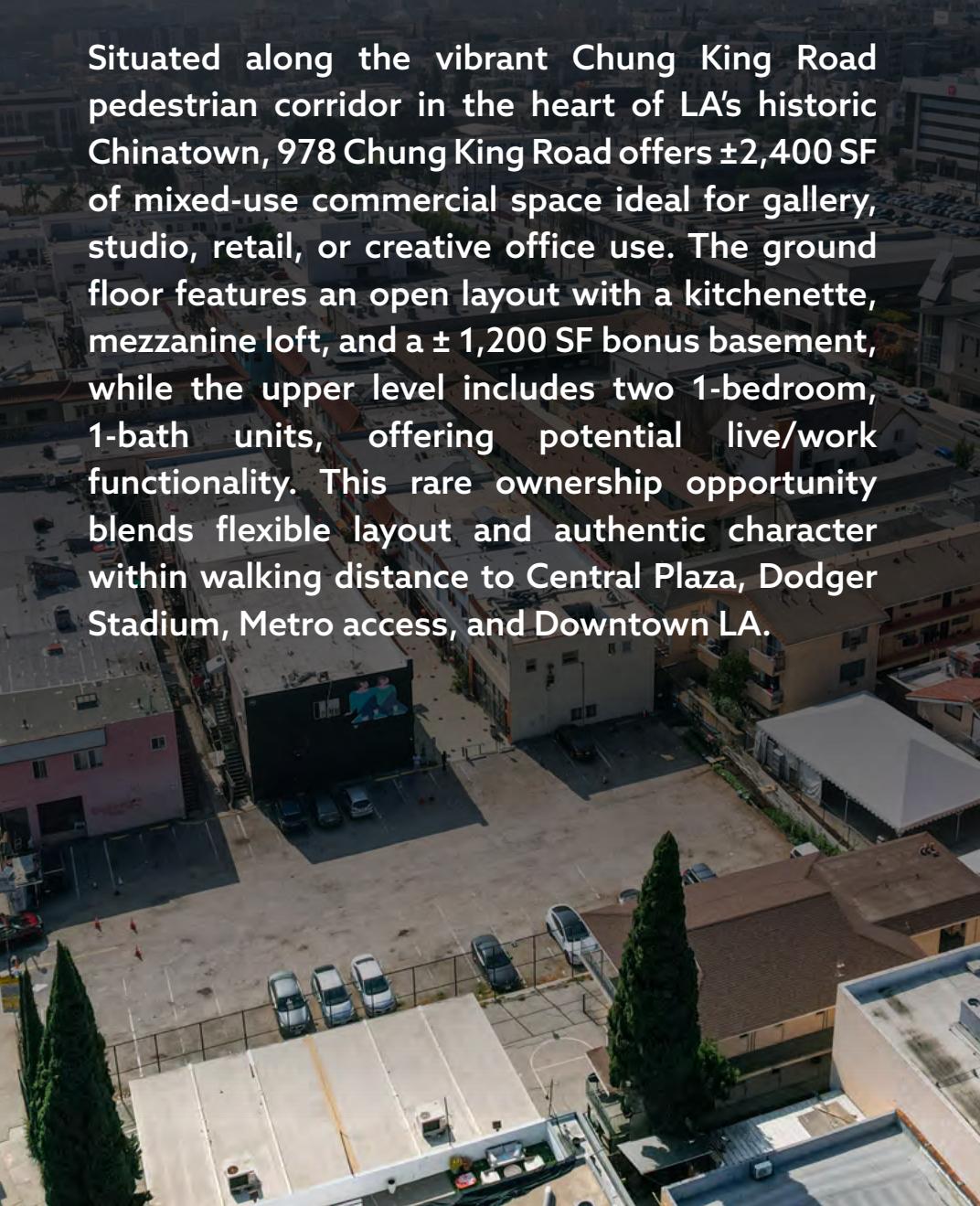
**FOR SALE**  
**±2,400 SF 2-STORY**  
**RETAIL/COMMERCIAL BUILDING**

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

 **TEAM CLINE**



Situated along the vibrant Chung King Road pedestrian corridor in the heart of LA's historic Chinatown, 978 Chung King Road offers  $\pm 2,400$  SF of mixed-use commercial space ideal for gallery, studio, retail, or creative office use. The ground floor features an open layout with a kitchenette, mezzanine loft, and a  $\pm 1,200$  SF bonus basement, while the upper level includes two 1-bedroom, 1-bath units, offering potential live/work functionality. This rare ownership opportunity blends flexible layout and authentic character within walking distance to Central Plaza, Dodger Stadium, Metro access, and Downtown LA.



2-Story Retail/Commercial Building Along Historic Chung King Road in Chinatown



Ground Floor with Kitchenette,  $\pm 1,200$  SF Bonus Basement, & Mezzanine Loft



Ideal for Gallery, Studio, Retail, or Office Use

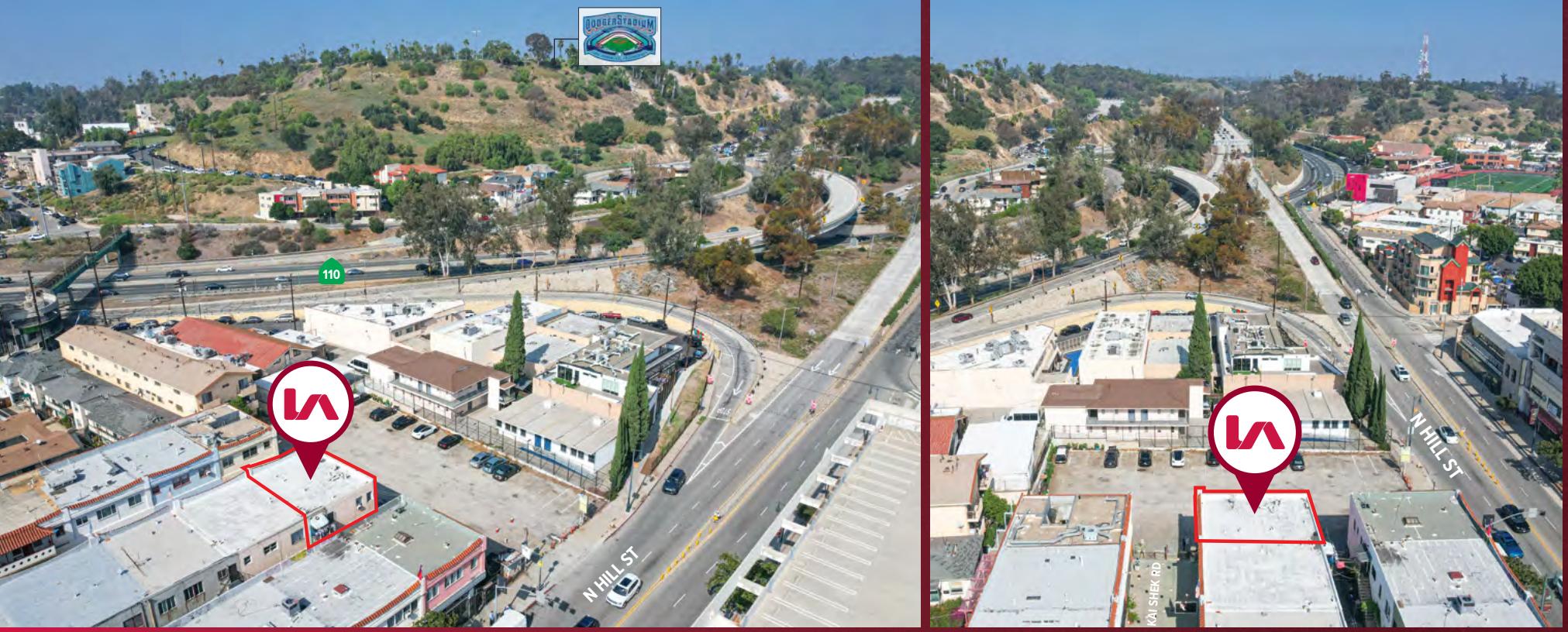


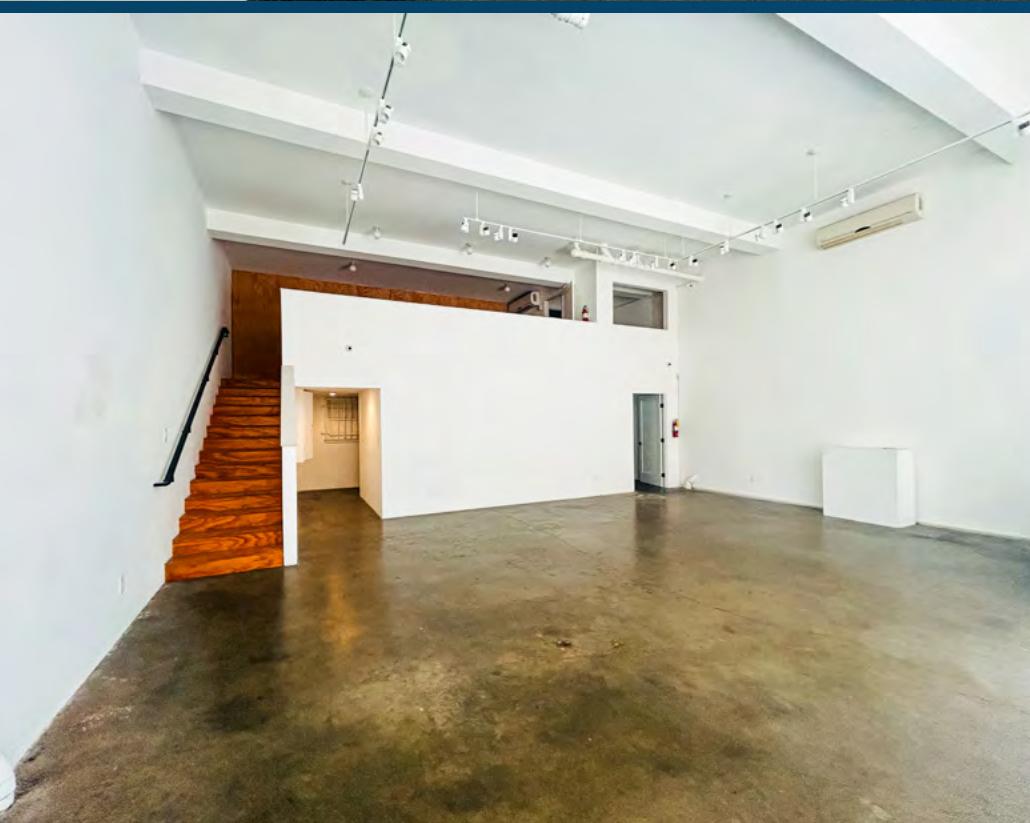
Upstairs Features Two - 1 Bedroom, 1 Bath Possible Live/Work Use

# PROPERTY AERIAL



# PROPERTY AERIALS

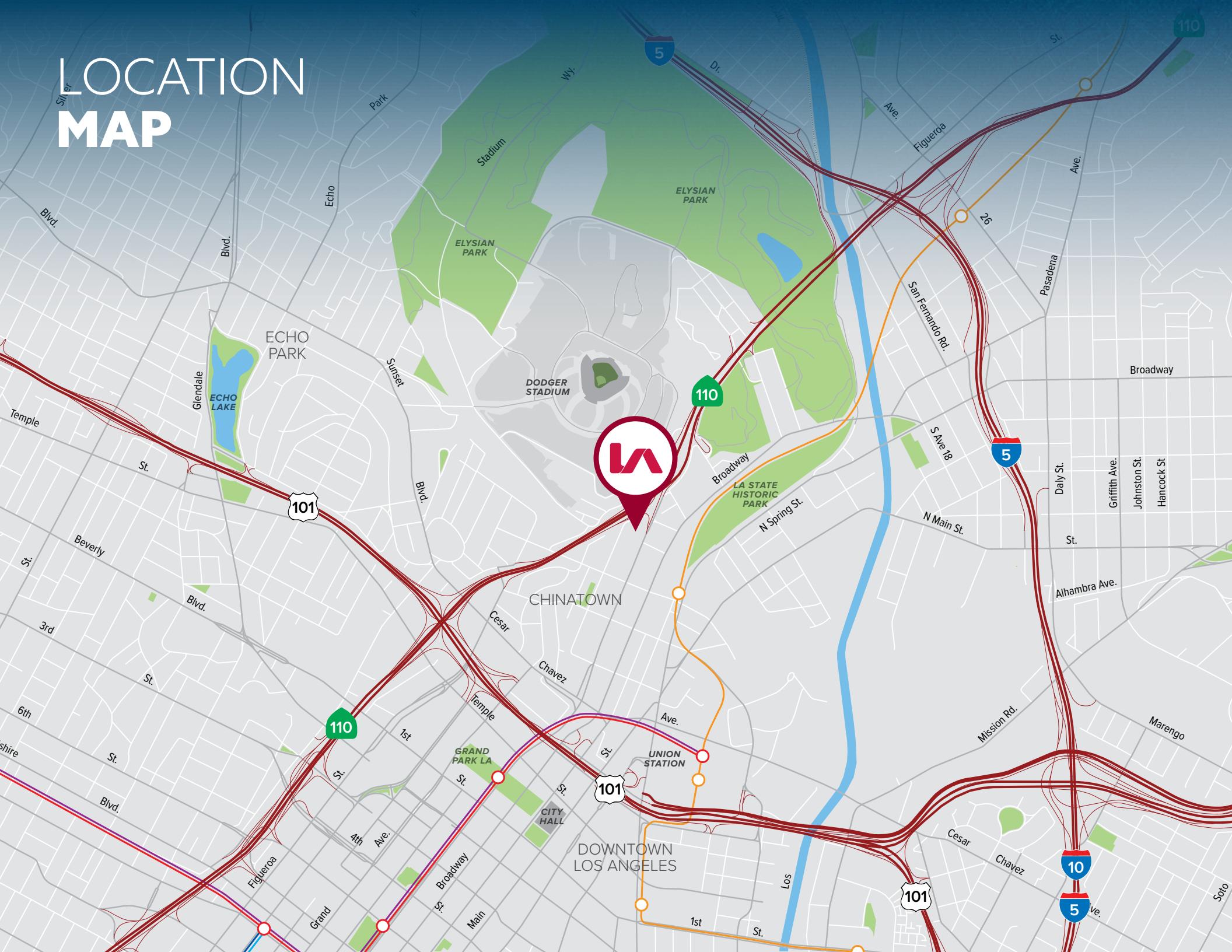




# PROPERTY PHOTOS



# LOCATION MAP





For More Information,  
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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.