

FOR SALE

±12,500 SF BLDG AVAILABLE

522

E 12TH STREET

LOS ANGELES, CA 90015



PROPERTY HIGHLIGHTS



Brick Building with Bow Truss Roof



Located in the Heart of the Fashion District @ 12th & Wall



1 1/2 Blocks to Santee Alley/4 Blocks N of the 10 Fwy



Opportunity Zone & State Enterprise Zone Location



Tier 3 TOC / Adaptive Reuse Incentive Area



Minutes to Staples Center, Arts District, & Civic Center

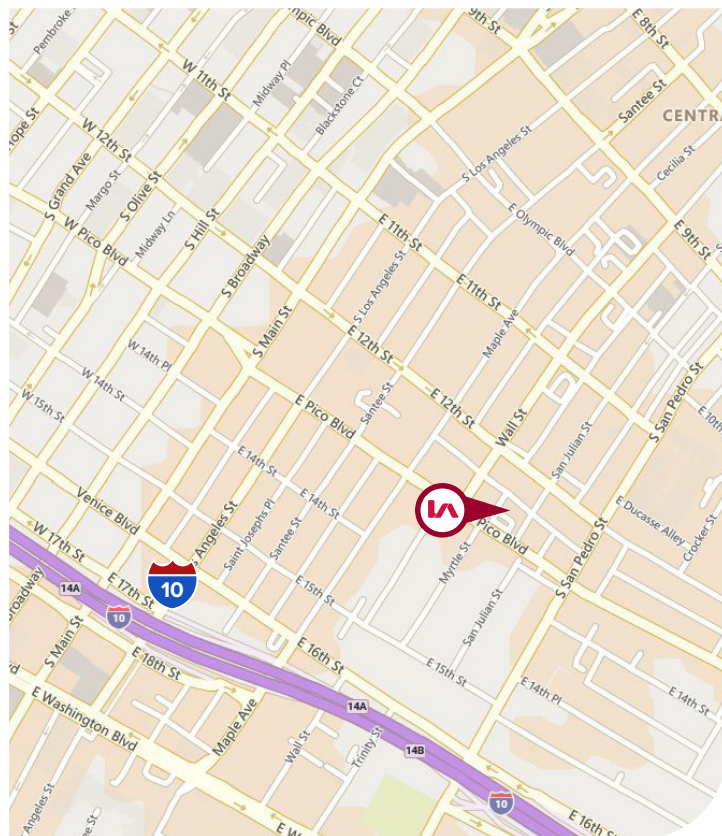


ZONING: [DM1-AL1-5] [IX3-FA] [CPIO]



IX3 Use District Permissible Uses:

- Live/ Work
- Affordable Housing
- Veterinarian Clinic
- Industrial - Warehouse/ Mfg



ASKING PRICE: **\$2,950,000**
(\$236 PSF)

SEHYUNG KIM

Senior Vice President | LIC NO 01327276

skim@lee-associates.com | 213.290.3599

www.fashiondistrict.info

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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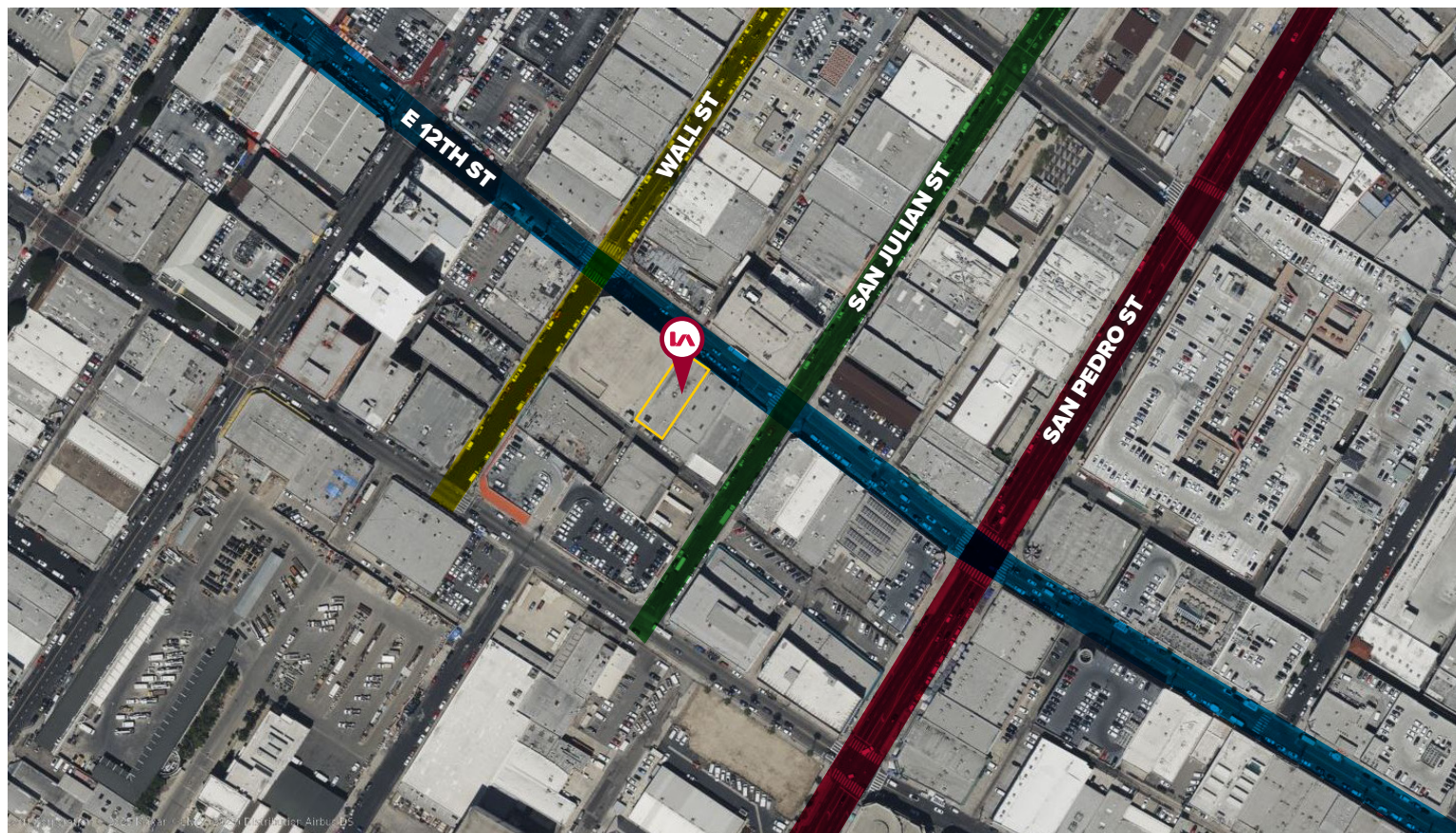
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PLAT MAP

APN: 5145-026-004



AERIAL VIEW



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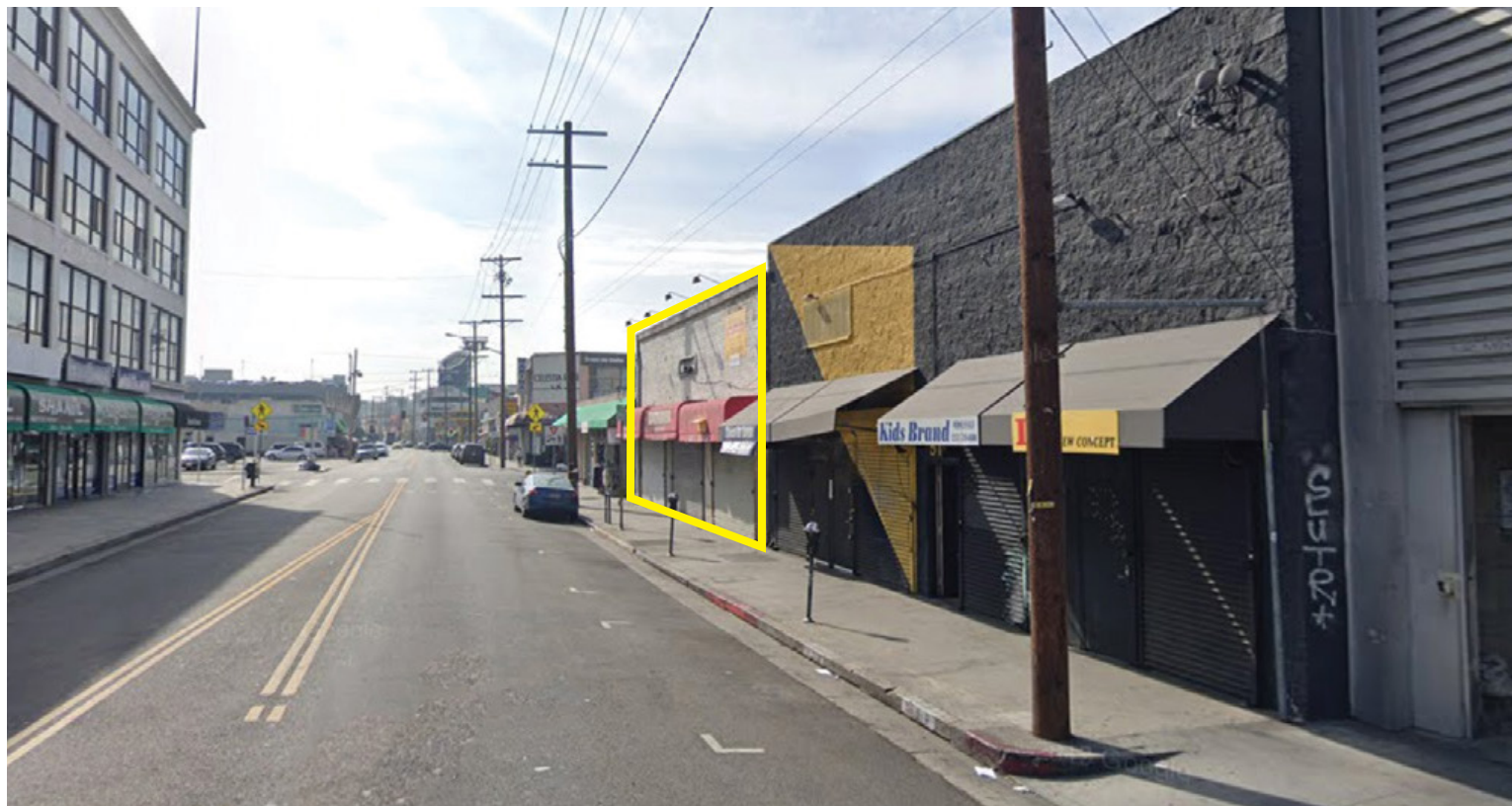
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STREET VIEW



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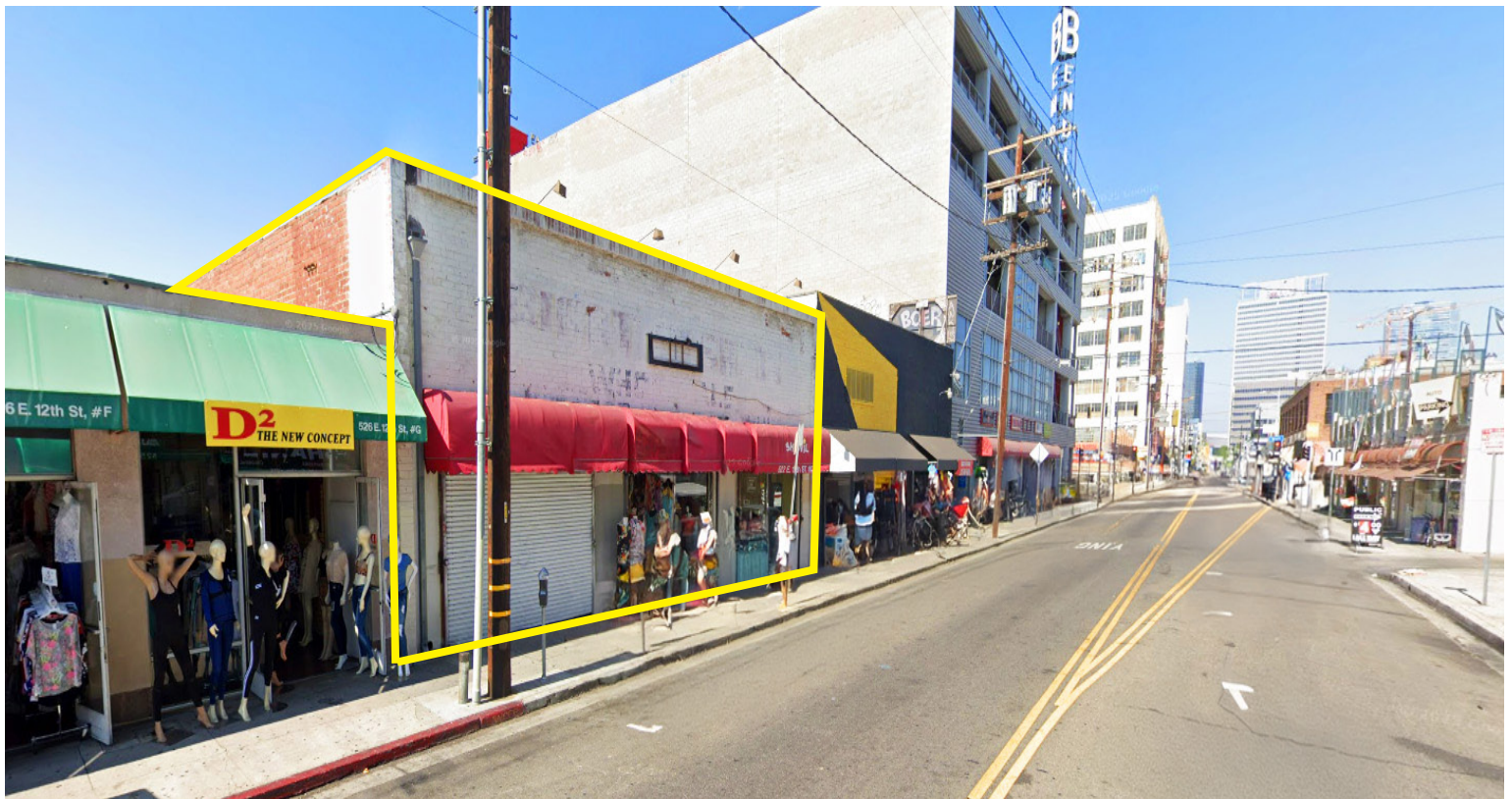
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PROPERTY IMAGES



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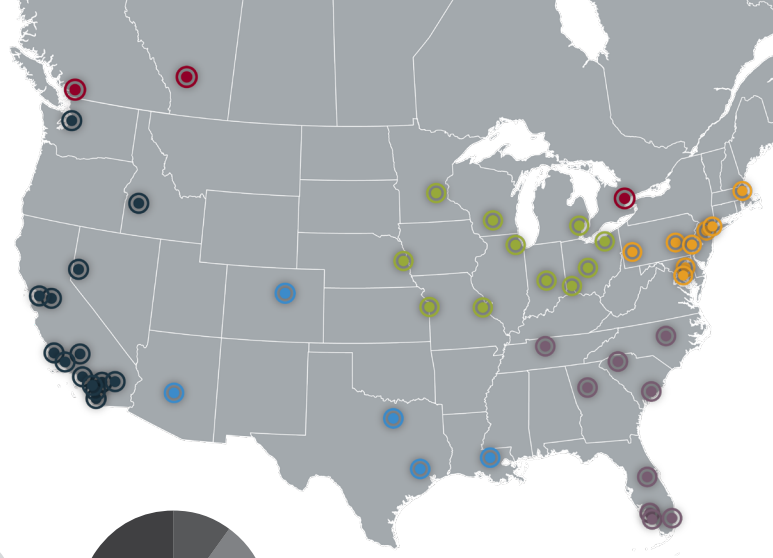
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Since 1979, Lee & Associates has reimagined the way that commercial real estate companies should be structured. Each Lee & Associates office is owned and operated by its professionals. As shareholders of the company, this separates us from our competition and creates one common goal; to provide seamless, consistent execution and value-driven market-to-market services to our clients.

Every Lee & Associates office delivers world-class service to an array of regional, national, and international clients - from small businesses and local investors to major corporate users and institutional investors.



NATIONWIDE PRESENCE

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Louisiana
Texas

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Kansas
Ohio
Michigan
Minnesota
Missouri
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Massachusetts
Maryland
New York
New Jersey
Pennsylvania
Florida
Georgia

Tennessee
North Carolina
South Carolina
Canada: Alberta
British Columbia
Ontario

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