



FOR SALE

## Three-unit property offering a great owner-user or investment opportunity in the LA Fashion District

762 East 12<sup>th</sup> Street,  
Los Angeles, CA 90021

### Property Type

Showroom / Flex

### Building Size

4,880 SF

### Price

Contact Broker

### Year Built

1967

### Units

3

### Property Highlights

- 1 Story
- +/- 3 Parking Spaces
- Qualified in Opportunity Zone
- LAM2 Zoning
- Excellent Transit Score (84)
- 5,663 SF Lot Size
- Note: The property is occupied by three (3) separate tenants, with combined monthly rent of \$29,425.

For information, please contact:

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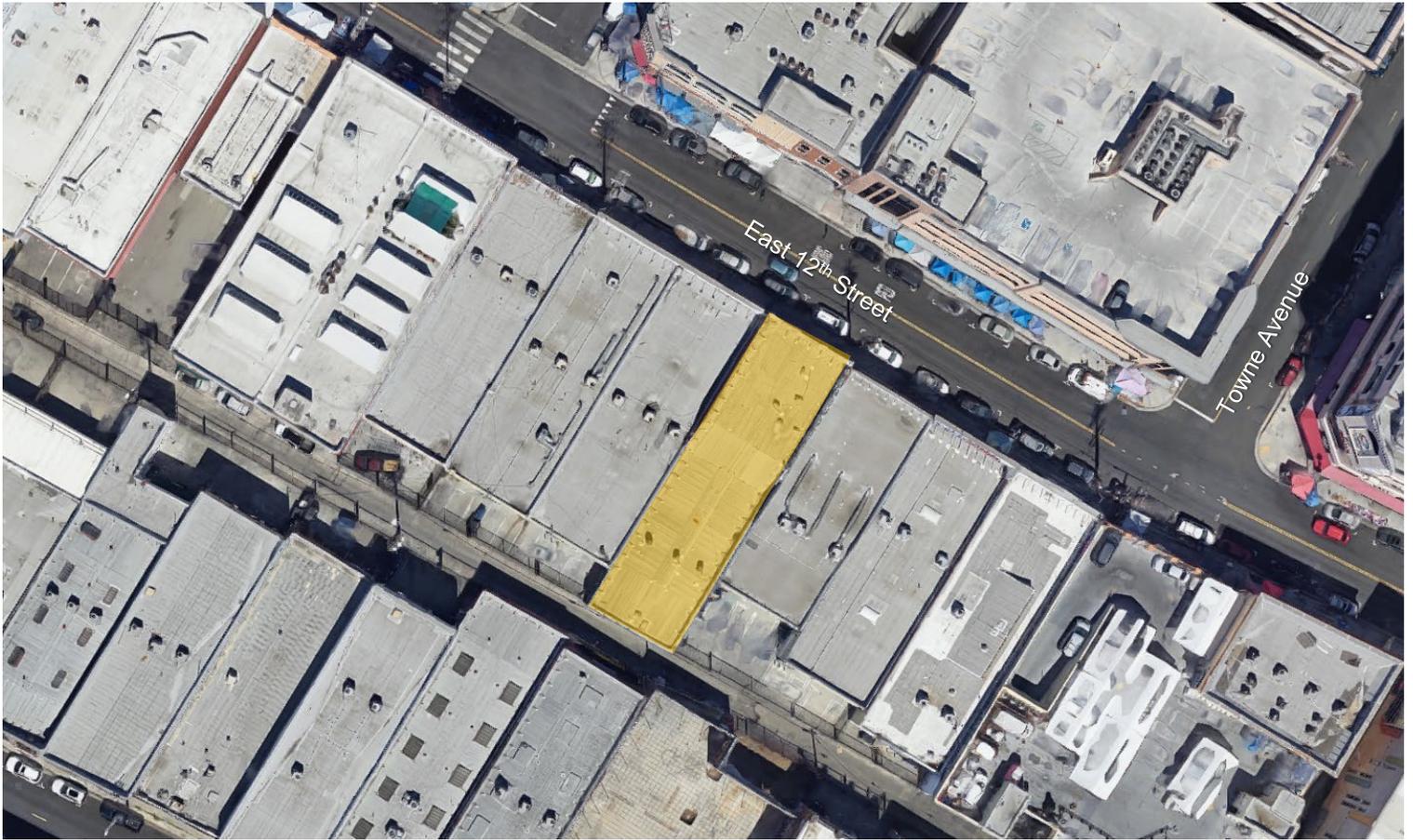


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	1 Mile	3 Miles
Population	47,061	464,432
Households	21,033	159,545
Median Age	38.20	35.00
Median HH Income	\$46,153	\$45,630
Daytime Employees	60,625	335,198
Population Growth 2024-2029	-2.74%	-3.39%
Household Growth 2024-2029	-2.32%	-2.97%