

UNIT
108

BUILT IN
2010

2,850 SF
BUILDING SF

747
E 10TH ST

#108

LOS ANGELES / CA

CBRE

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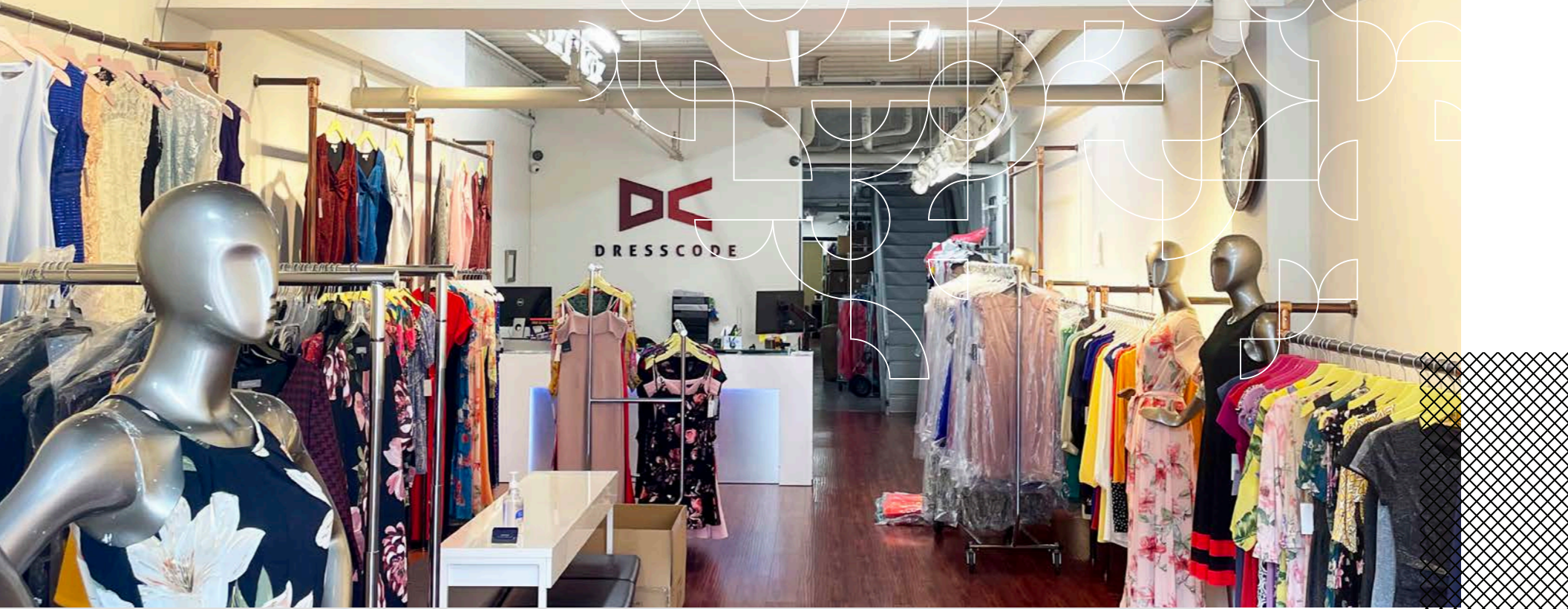
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747
E 10TH ST

#108

A PREMIER INVESTMENT OPPORTUNITY IN LA FASHION DISTRICT

Prime Location: Nestled in the heart of Los Angeles' vibrant Fashion District, 747 E 10th St presents a rare opportunity to own a piece of the city's commercial legacy. This high-end retail showroom is situated in a recently revitalized section of the district, offering a dynamic and versatile space for discerning investors.

Exceptional Quality: The property features a meticulously maintained unit, ensuring a pristine environment for high-end retail or office pursuits. With a street-level presence and an additional second-floor mezzanine, the space is designed to cater to a variety of business needs.

High Foot Traffic: Located in a bustling area known for its high foot traffic, the showroom is perfectly positioned to maximize business exposure and customer engagement. This is an ideal setting for businesses looking to thrive in a lively urban environment.

Accessibility: Just minutes away from Downtown LA, the property offers easy access to major freeways, including the 110, 60, 5, and 10, placing it at the nexus of Los Angeles' transportation network. This accessibility is invaluable for both customers and business operations.

Proximity to Key Landmarks: The showroom is in close proximity to the financial district and the USC Headquarters, positioning it among the city's hubs of commerce and academia. This proximity enhances the property's appeal to a wide range of potential clients and partners.

Investment Stability: The location benefits from continuous growth in job opportunities and urban development, ensuring the stability of this investment and the likelihood of enhanced value and appeal over time.

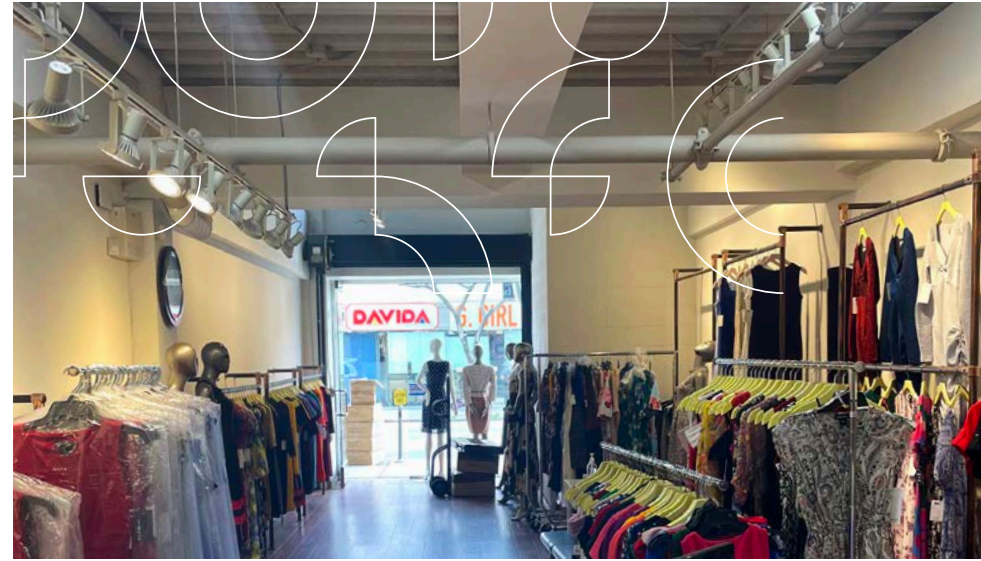


PROPERTY DESCRIPTION

Price	\$1,500,000
Type	Retail/Showroom
Building SF/Unit Area	2,850 SF
Year Built	2010
Zoning	LAM2
No. of Units	1
Story	2
Parking	2
APN	5132-001-063

5.

747 E 10TH ST, #108 / LOS ANGELES, CA



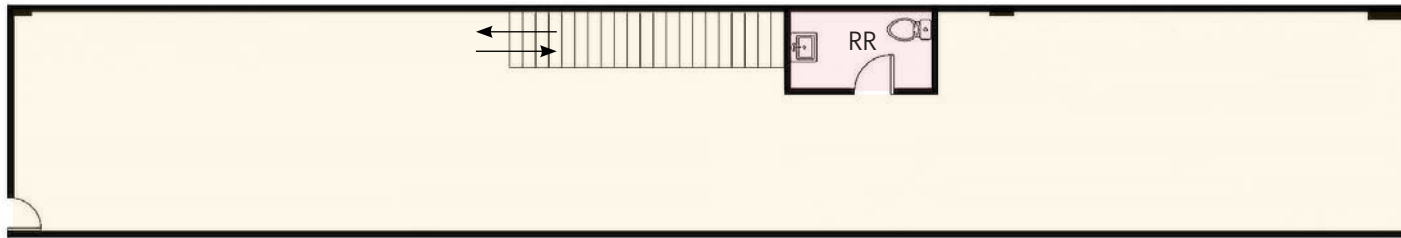
INVESTMENT HIGHLIGHTS

- **Luxury Retail Space:** Perfect for upscale shops.
- **Owner-User Advantage:** Ideal for businesses seeking the benefits of property ownership in Downtown LA.
- **Dual-Level Design:** Retail and office areas, all in one.
- **Fashion Hub:** In the heart of LA's trendy Fashion District.
- **Office Included:** Space for work and meetings on the first floor.
- **Great Transit:** Boasts a Transit Score of 92, easy for customers and staff to get to.
- **Freeway Proximity:** Easy access to the 10 and 110 Freeways.

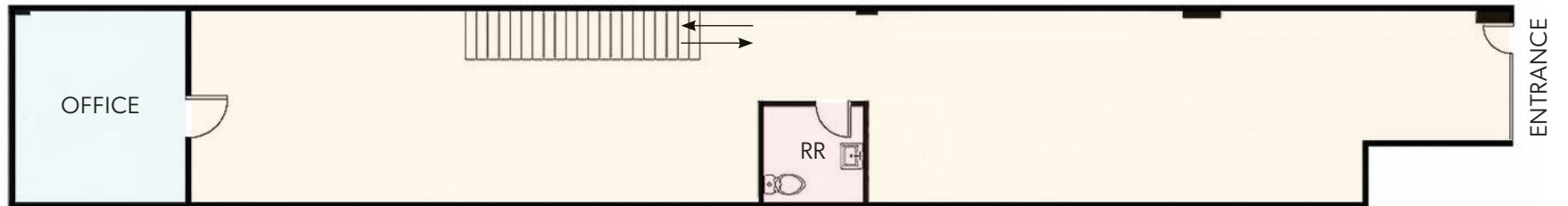
"Seize the opportunity to elevate your business presence in a property that blends luxury, location, and convenience, making it not just a space, but a statement in the heart of Los Angeles."

FLOOR PLANS

SECOND FLOOR MEZZANINE



FIRST FLOOR



7.

747 E 10TH ST, #108 / LOS ANGELES, CA



FINANCIAL DISTRICT

ARTS DISTRICT

747
E 10TH ST

SONORATOWN

FLOWER DISTRICT

THE CITY MARKET
OF LOS ANGELES

SAN PEDRO WHOLESALE MART

SMORGASBURG

ROW
DTLA

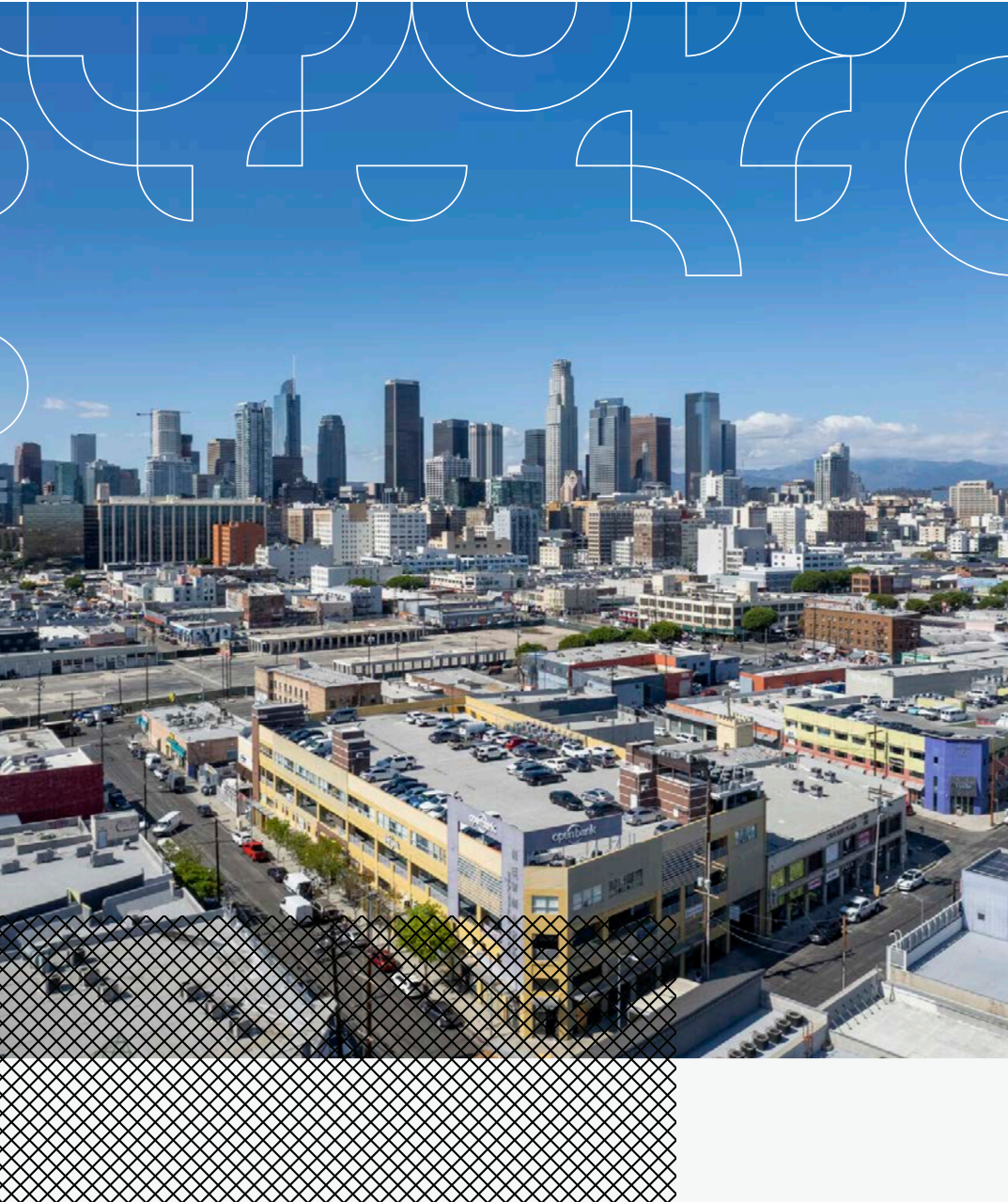
THE SANTEE ALLEY

FASHION DISTRICT

LA FACE MART

INTERSTATE
10

S CENTRAL AVE



THE EPICENTER OF WEST COAST STYLE

Vibrant Fashion Hub: The LA Fashion District is a bustling center of style and commerce, covering over 100 blocks in Downtown Los Angeles. It's the heart of the West Coast's fashion industry, where a diverse mix of retailers and wholesalers offer styles for every taste and budget. The district is a retail paradise, teeming with the latest trends and a wide range of shopping options from luxury apparel to affordable chic.

Cultural and Commercial Melting Pot: As a beacon for designers, buyers, and fashion aficionados from all corners of the globe, the district is more than a shopping destination—it's a vibrant cultural scene. It's a place where the fashion, flower, and fabric industries merge, creating a unique environment that's ripe for innovation and inspiration. The district's inclusive vibe and creative spirit make it a fertile ground for fashion-forward projects and collaborations.

Strategic Location and Growth: Strategically positioned in the city center, the Fashion District boasts excellent transit links, making it accessible and convenient for both locals and visitors. The area's safety, walkability, and constant buzz of activity contribute to its appeal as a prime location for retail and business ventures. With continuous development and new businesses emerging, the district is poised for ongoing growth, ensuring its place as a leading fashion marketplace and a lively urban destination for the foreseeable future.



AREA DEMOGRAPHICS

DEMOGRAPHIC COMPREHENSIVE	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Population	55,163	498,123	1,248,199
2028 Population - Projection	59,186	514,943	1,270,648
2023-2028 Annual Population	1.42%	0.67%	0.36%
GENERATIONS			
Generation Alpha	2,683	44,566	117,244
Generation Z	8,974	134,596	328,037
Millennial	19,689	153,978	372,462
Generation X	11,845	86,413	225,272
Baby Boomers	9,092	61,362	165,006
Greatest Generations	2,889	17,208	40,177
HOUSEHOLD INCOME			
Average Household Income	\$99,710	\$75,823	\$81,366
Median Household Income	\$55,660	\$48,393	\$53,724
HOUSING VALUE			
Median Home Price	\$916,825	\$711,076	\$736,480
Average Home Price	\$1,061,629	\$826,894	\$859,880
HOUSING UNITS			
Owner-Occupied Housing	9.6%	11.9%	20.0%
Renter-Occupied Housing	75.6%	78.4%	72.5%

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INVESTMENT CONTACTS

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