

# PROPERTY LISTING RETAIL BLDG FOR SALE

DTLA FASHION DISTRICT  
AVAILABLE NOW

1115 WALL ST.  
Los Angeles | CA 90015

EXCLUSIVE LISTING TEAM:

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CA License# 01753250

     **@QuixoticRealty**

July 2026





# RETAIL BLDG FOR SALE

## 4 UNIT 100% OCCUPIED FASHION DISTRICT BLDG

### Property Description

Located on Wall St between 11th St & 12th St in a world of its own, the DTLA Fashion District, this area is ideal for missy clothing showrooms. The area has also been emerging as creative space hub for an eclectic group of tenants including artists, photographers, film/video production companies, content creators, an additional array of fashion businesses, and more. The property is a couple blocks away to the entrance of Santee Alley which is the location that gets the most retail foot traffic in the Fashion District. Additionally, City Market South is around the corner on San Julian St, and it features an array of restaurants as well as Cognoscenti Cafe.

This property features 4 units, some of which have second floor mezzanines. Each unit features windowed frontage, soaring ceilings, central HVAC, private bathrooms, and more. Each unit also has back access with the ability to load and unload from the alley behind the property. If you are a missy fashion company, this is an ideal location to be at, as the block continues to command strong demand for this type of showroom business. With the 14 foot ceiling height there's also plenty of storage for your business as well. Additionally, if you are strictly an investor, the property features an attractive cap rate, that will surely be an excellent addition to increase the diversity of your investment portfolio.

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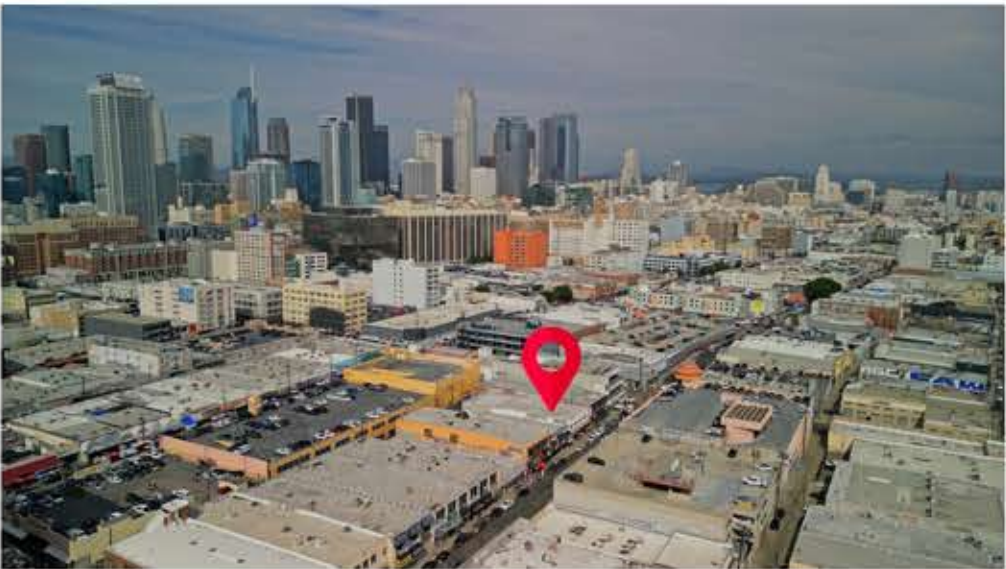


WHETHER YOU'RE  
AN OWNER-USER  
OR STRICTLY  
AN INVESTOR,  
THIS PROPERTY  
FEATURES LONG  
TERM UPSIDE

CURRENTLY 100%  
OCCUPIED, THIS  
PROPERTY HAS A UNIT  
WHOSE LEASE EXPIRES  
RELATIVELY SOON, IF  
YOU'D LIKE TO  
OCCUPY ONE OF THE  
SPACES YOURSELF

# INVESTMENT SUMMARY

|                 |                           |
|-----------------|---------------------------|
| PRICE           | \$1,570,000               |
| YEAR BUILT:     | 1993                      |
| BLDG SF:        | 6,500                     |
| BLDG PPSF:      | \$241                     |
| LOT SF:         | 7,390                     |
| LOT PPSF:       | \$212                     |
| FLOORS:         | 1 + Mezzanines            |
| PARKING:        | STREET                    |
| ZONING:         | [DM1-AL1-5][IX3-FA][CPIO] |
| APN:            | 5145-023-036              |
| CURRENT CAP:    | 6.76%*                    |
| CLASS:          | C                         |
| FRONTAGE:       | 49' ON WALL ST.           |
| CEILING HEIGHT: | 14'                       |
| UNITS:          | 4                         |



\*See Liability Waiver/Disclosures on Page 7.



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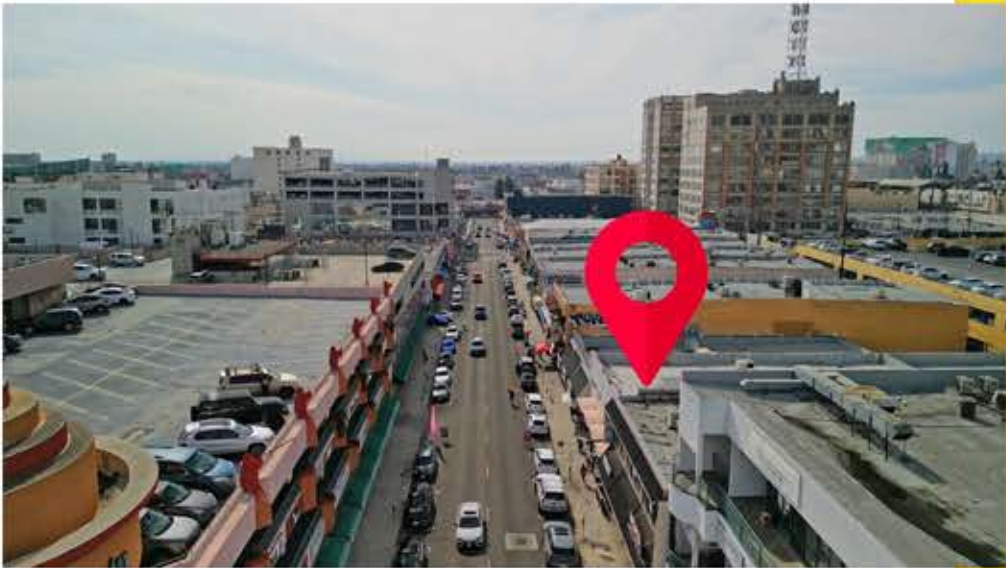
# INCOME SUMMARY & RENT ROLL

| TENANT ANNUAL SCHEDULED INCOME | CURRENT   |
|--------------------------------|-----------|
| Gross Rent                     | \$148,320 |
| TOTALS                         | \$148,320 |

| ANNUALIZED INCOME      | CURRENT      |
|------------------------|--------------|
| Gross Potential Rent   | \$148,320    |
| Less: Vacancy          | \$0          |
| Effective Gross Income | \$148,320    |
| Less: Expenses         | (\$42,119)   |
| Net Operating Income   | \$106,201.00 |

| ANNUALIZED EXPENSES | CURRENT    |
|---------------------|------------|
| Property Taxes      | ~ \$23,750 |
| Insurance           | ~ \$10,000 |
| Utilities           | ~ \$420    |
| Trash               | ~ \$4,629  |
| Maintenance         | ~ \$2,000  |
| Fence Fee           | ~ \$1,320  |

|                   |          |
|-------------------|----------|
| Total Expenses    | \$42,119 |
| Expense PSF/Month | \$0.57   |



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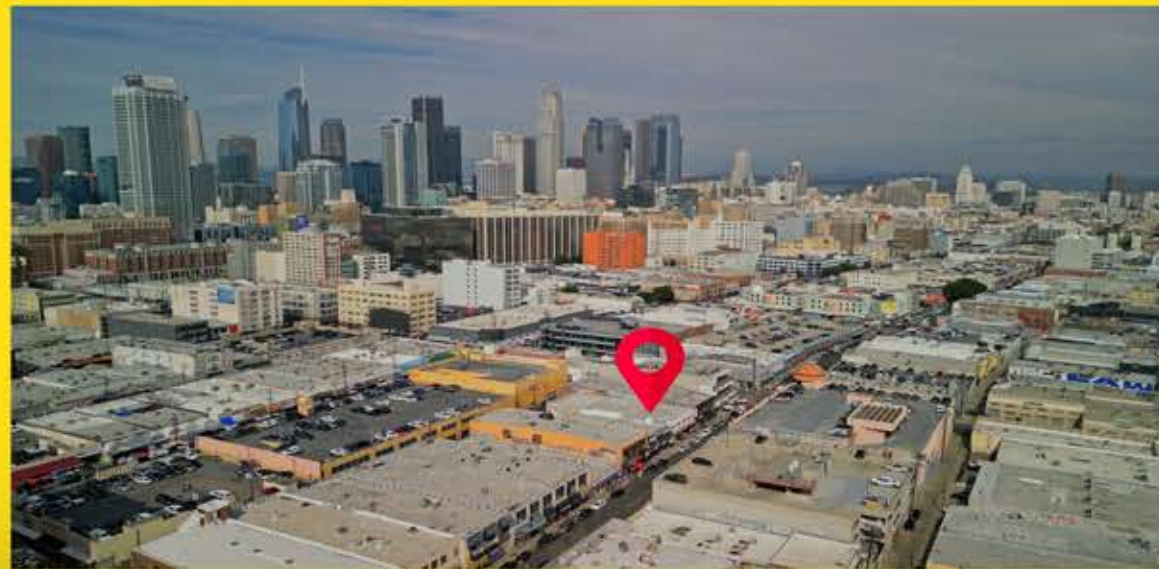


DIVERSIFY  
YOUR  
PORTFOLIO  
WITH THIS  
UNIQUE  
INVESTMENT  
OPPORTUNITY



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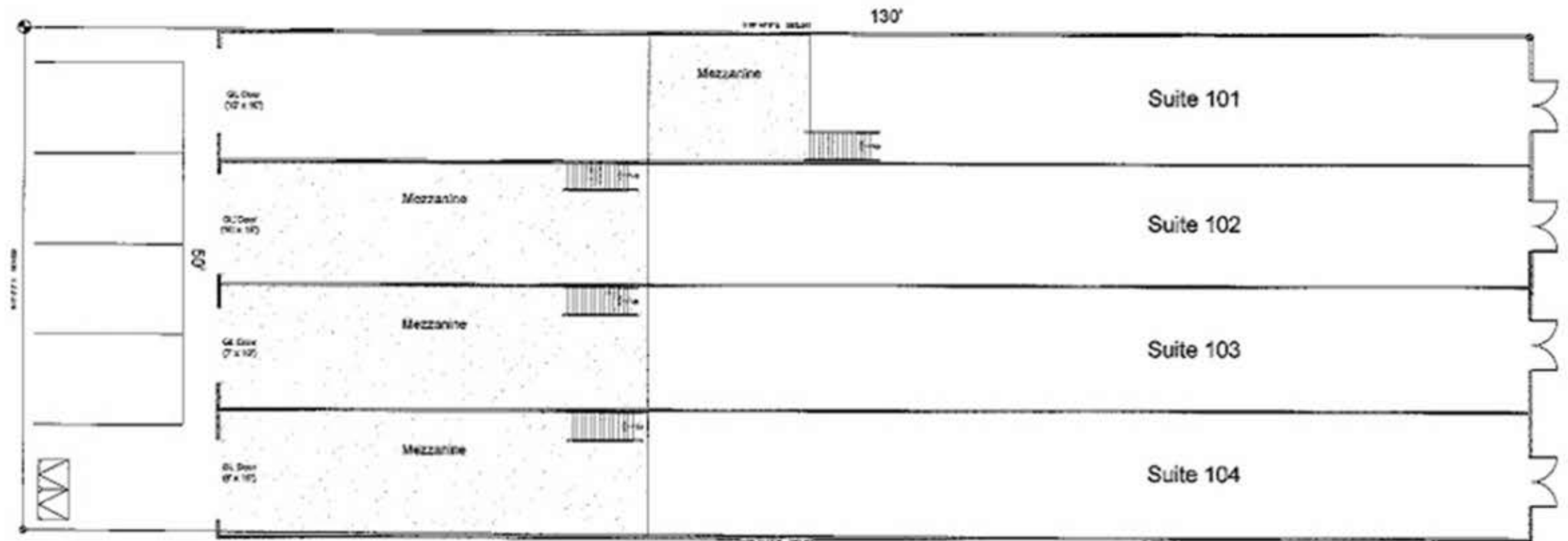
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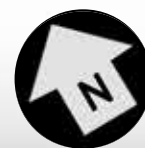
# FLOOR PLAN & UNIT BREAKDOWN

1115 Wall Street  
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Total Rentable Area:  
**6,500 SF**



**SITE PLAN (NOT TO SCALE)**



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DISCLAIMER/LIABILITY WAIVER: Expense & CAP rate numbers provided are for hypothetical purposes based on the Broker's estimations and/or with the information available at the time; and are not guaranteed to be representative of present or future costs, nor necessarily complete. The cost of taxes shall depend on and is not limited to the purchase price of the property. The cost of insurance depends on and is not limited to the extent of one's coverage, cost of replacement, policy stipulations, and et cetera. Cost of maintenance can vary greatly and this number hypothetical. Buyer is to do buyer's own due diligence for income and expenses during escrow to determine the accuracy of the estimations /figures: by using this information buyer agrees to indemnify and hold Broker/Seller harmless for its accuracy & completeness and any decisions made based on it, and by moving forward with the purchase the buyer hereby agrees that the final sales price is not tied to nor based on this information.

All information provided about the property provided is deemed reliable but is not guaranteed by nor necessarily complete. Buyer is to do buyer's own due diligence in escrow related to all information related to the property to verify information provided. Buyer also acknowledges that brokers/agents are not qualified to act, consult, make conclusions, and/or provide advice with respect to legal, tax, environmental, licensing, permitting, architectural, building code and construction, soils-drainage, and/or any other such matters, so for these things you should refer to the appropriate expert of your choice for confirmation prior to purchasing: moreover Broker does not warrant the property is up to current required building code standards nor that all work on the property has been done with necessary permits, licensing, and etcetera including but not limited to existing subdivisions, layouts, buildouts, and all matters hereto mentioned. Sale of the property will be in as-is condition on a 'with all faults' basis, so it is the responsibility of the buyer to do all necessary due diligence with the appropriate experts prior to the purchase; and buyer hereby agrees to indemnify and hold broker harmless for all related matters in the purchase of this property.

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