

FOR SALE - OWNER/USER OPPORTUNITY

LENDER OWNED RETAIL/WAREHOUSE BUILDING

777 East Pico Blvd | Los Angeles, CA

**LEE &
ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES



PROPERTY HIGHLIGHTS

- Prime DTLA Fashion District Location
- Total Usable Finished Space: **8,280 SF**
- 1st Floor Retail/Warehouse: **4,880 SF**
- Bonus Finished Mezzanine (unpermitted): **3,400 SF**
- Gate-Secured Flex Building
- Large Front Glass Doors & Windows
- Ground Level Loading Via Alley
- Full Building HVAC
- Designated Qualified Opportunity Zone
- Live-Work Use Permissible by Right
- Just Blocks From Future City Market Development Project



STREET LEVEL SHOWROOMS

Matthew C. Sullivan
matthew.sullivan@lee-associates.com
213.623.0800 ext. 1
DRE License # 00848427

Sehyung Kim
skim@lee-associates.com
323.924.3483
DRE License # 01327276

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.

Lee & Associates - Investment Services Group 4312 Eagle Rock Boulevard | Los Angeles, CA 90041 | 213.623.0800 | lee-isg.com

Lee & Associates - Downtown Los Angeles 1201 North Main Street | Los Angeles, CA 90021 | 323.922.3832 | lee-associates.com

FOR SALE - OWNER/USER OPPORTUNITY

**LENDER OWNED
RETAIL/WAREHOUSE BUILDING**

777 East Pico Blvd | Los Angeles, CA



PROPERTY DETAILS

YEAR BUILT:	1950 / 2016
APN:	5132-012-023
BLDG SF:	± 8,280 sq. ft. *
LAND AREA:	± 5,435 sq. ft. (± 0.12 acres)
PARKING:	± 3 Parking Spaces
CEILING HEIGHT:	14'- 24.5' (Partial Ground Floor)
ZONING:	[LB1-WH1-5] [IX2-FA]
POWER:	400/240/3ph
SALE PRICE:	\$ 1,250,000 (\$ 151/sq. ft.) **

Matthew C. Sullivan
matthew.sullivan@lee-associates.com
213.623.0800 ext. 1
DRE License # 00848427

Sehyung Kim
skim@lee-associates.com
323.924.3483
DRE License # 01327276



REAR GL DOORS & GATED PARKING



HIGH CEILINGS

* 4,880 SF plus unpermitted 3,400 SF

** PSF based on 8,280 SF

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.