

FOR SALE OR LEASE LA FASHION MART CONDO

Combined 4th Floor Office/Showroom Units

MAJOR PROPERTIES
REAL ESTATE
Commercial & Industrial Specialists

Offering Memorandum



3,880± TOTAL SF AVAILABLE

800 E 12TH ST, UNITS 401-402, LOS ANGELES, CA 90021

**800 E 12TH ST, UNITS 401-402
LOS ANGELES, CA 90021**

Property Details

Total Building Area: **134,148± SF**

Total Land Area: **45,084± SF**

Stories: **4**

Year Built: **2008**

Construction: **Reinforced Concrete**

Parking: **Shared**

Parking Ratio: **1.99/1,000 SF**

Zoning: **[LB-1-WH1-5].[IX2-FA]**

Assessor's Parcel No: **5132-012-188 & 5132-012-189**

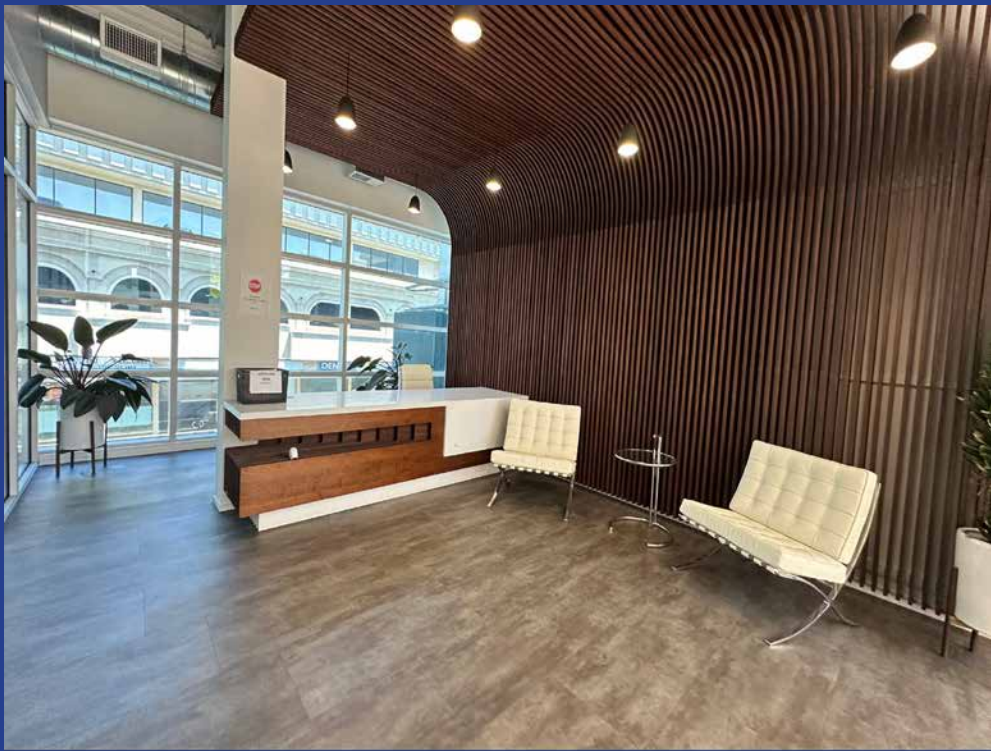
Designated Qualified Opportunity Zone: **Yes**

Property Highlights

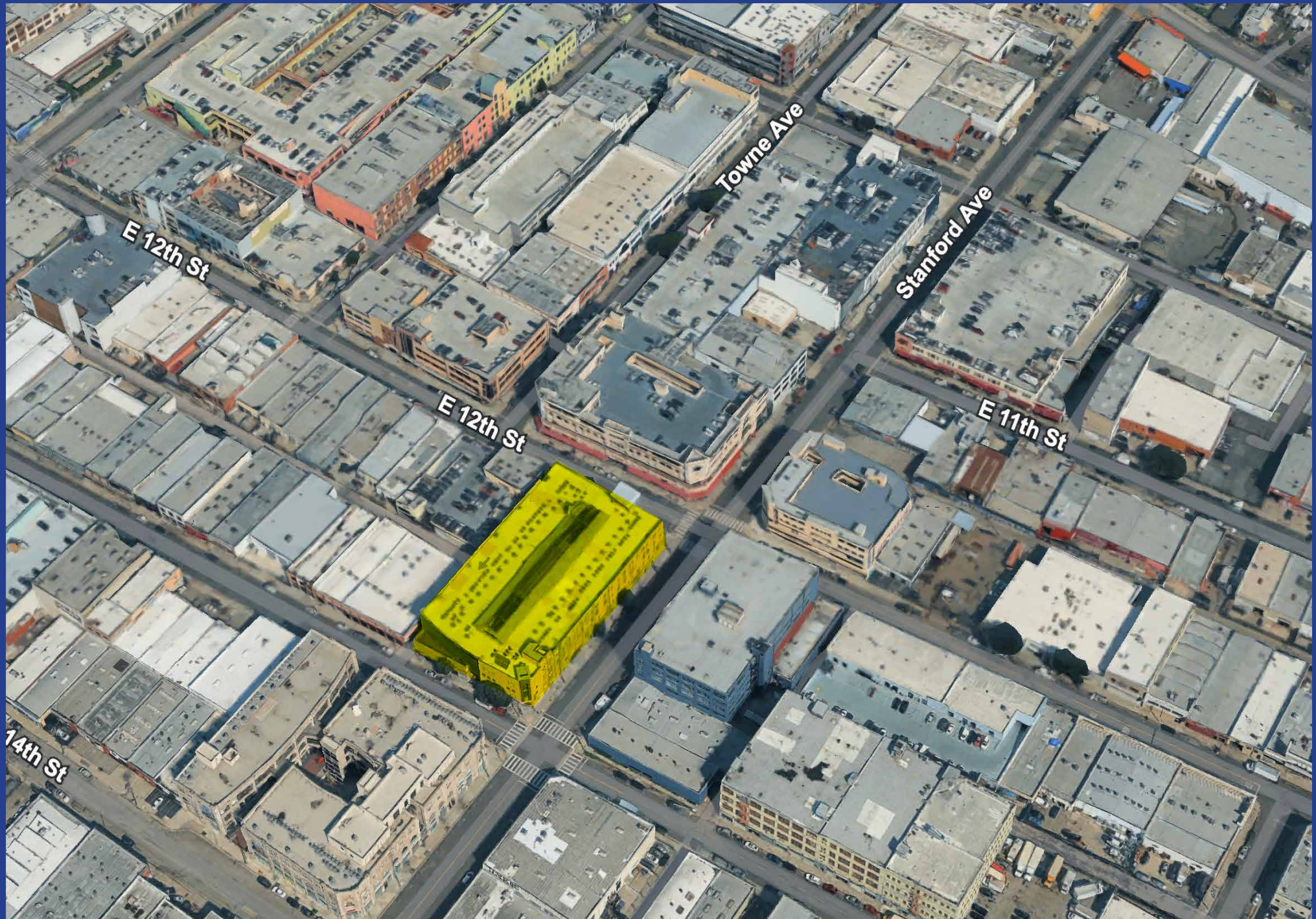
- Remodeled office or retail condos with onsite parking
- Combined 2,090 SF unit (401) and 1,790 SF unit (402) in the LA Fashion Mart
- Ideal for creative/professional office, design, showroom, apparel, accessories, etc.
- Includes reception, 5 offices, conference room, kitchenette, storage, and 2 restrooms
- Includes 2 parking spaces
- Prime DTLA Fashion District location at the SW corner of 12th St and Stanford Ave
- Easy access to all Downtown Los Angeles freeways

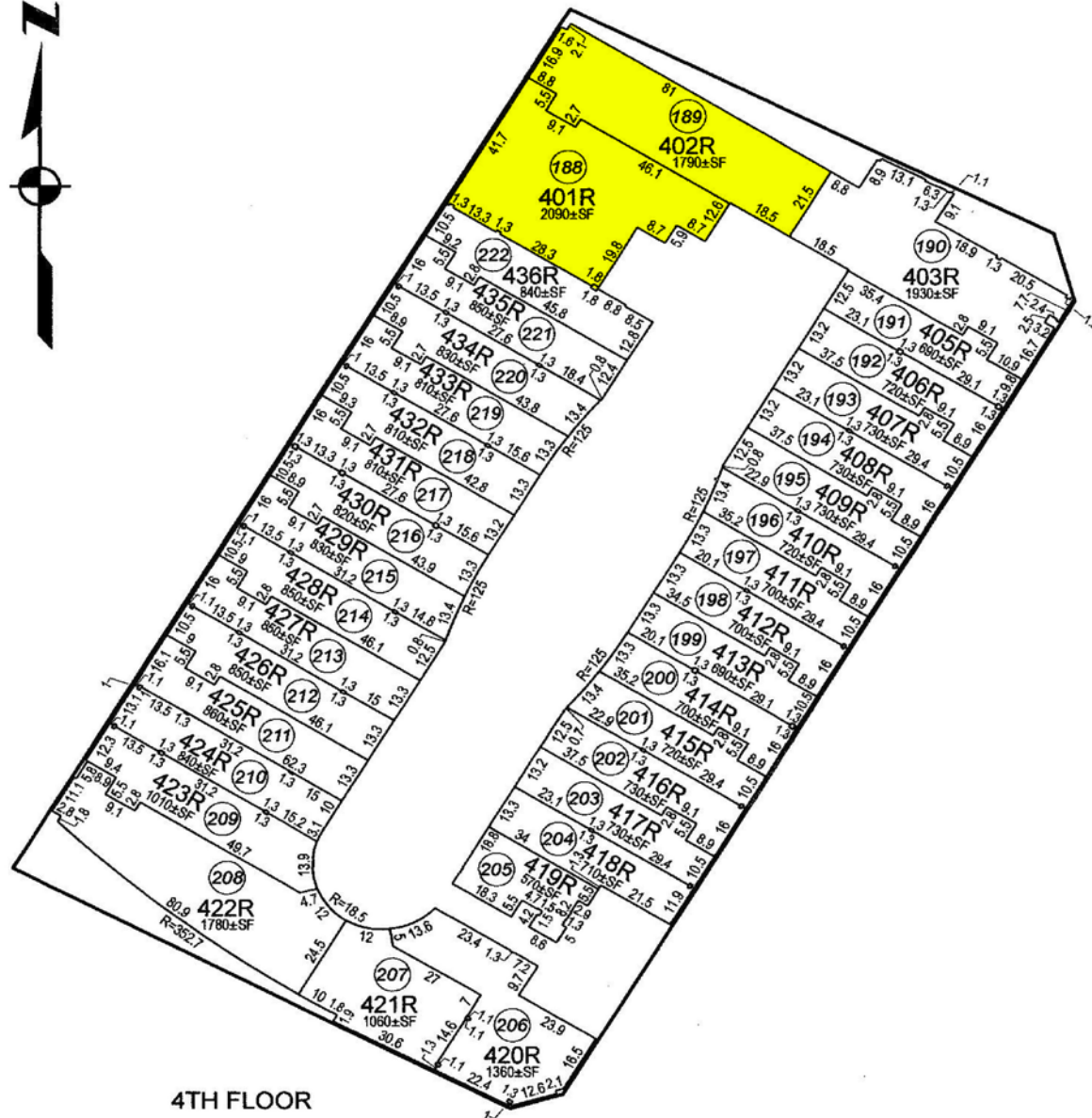
**Lease rental:
\$4,268 per month (\$1.10 per SF gross)**

**Asking Price: \$655,720
(\$169 Per SF)**



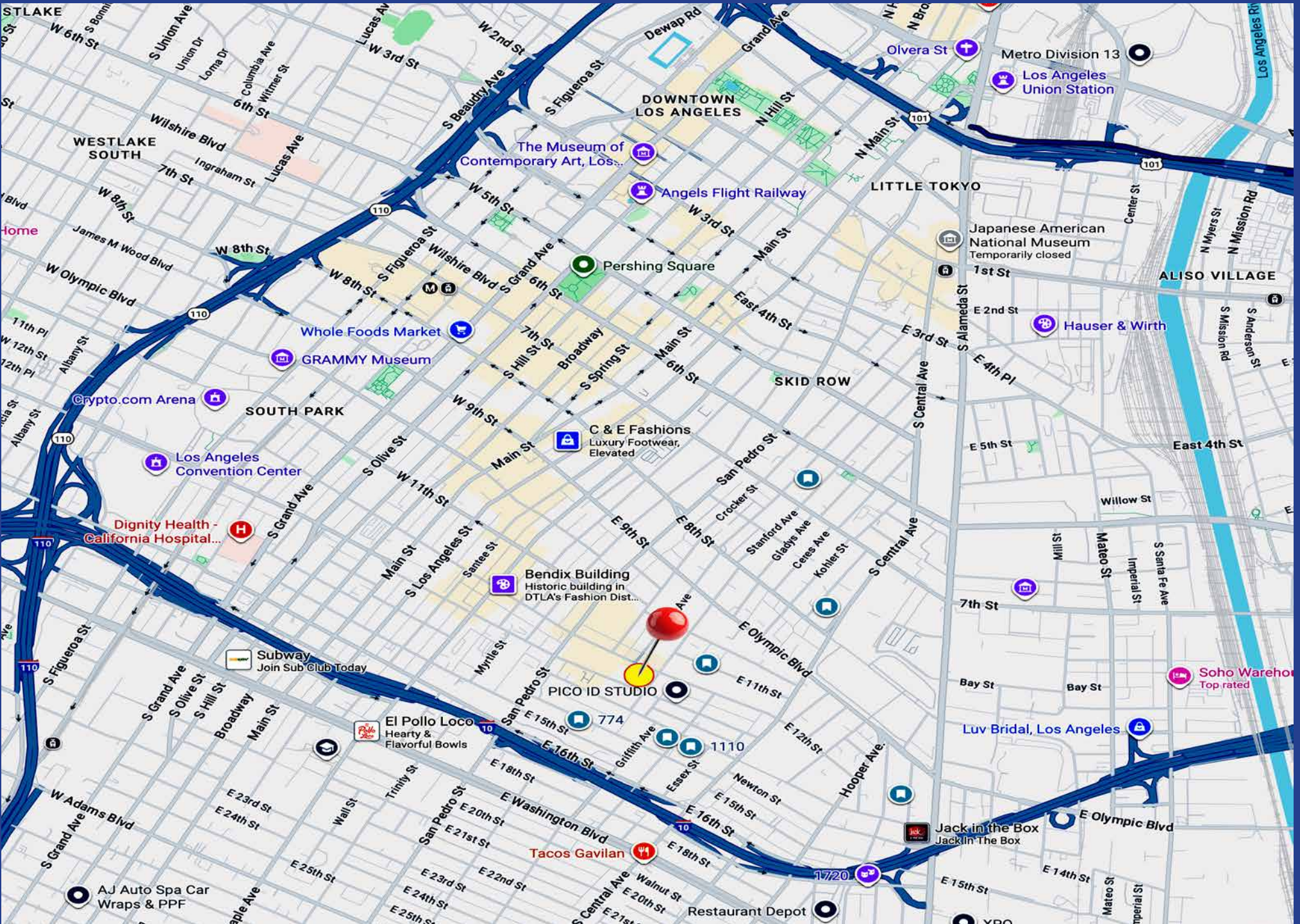
Aerial Photo



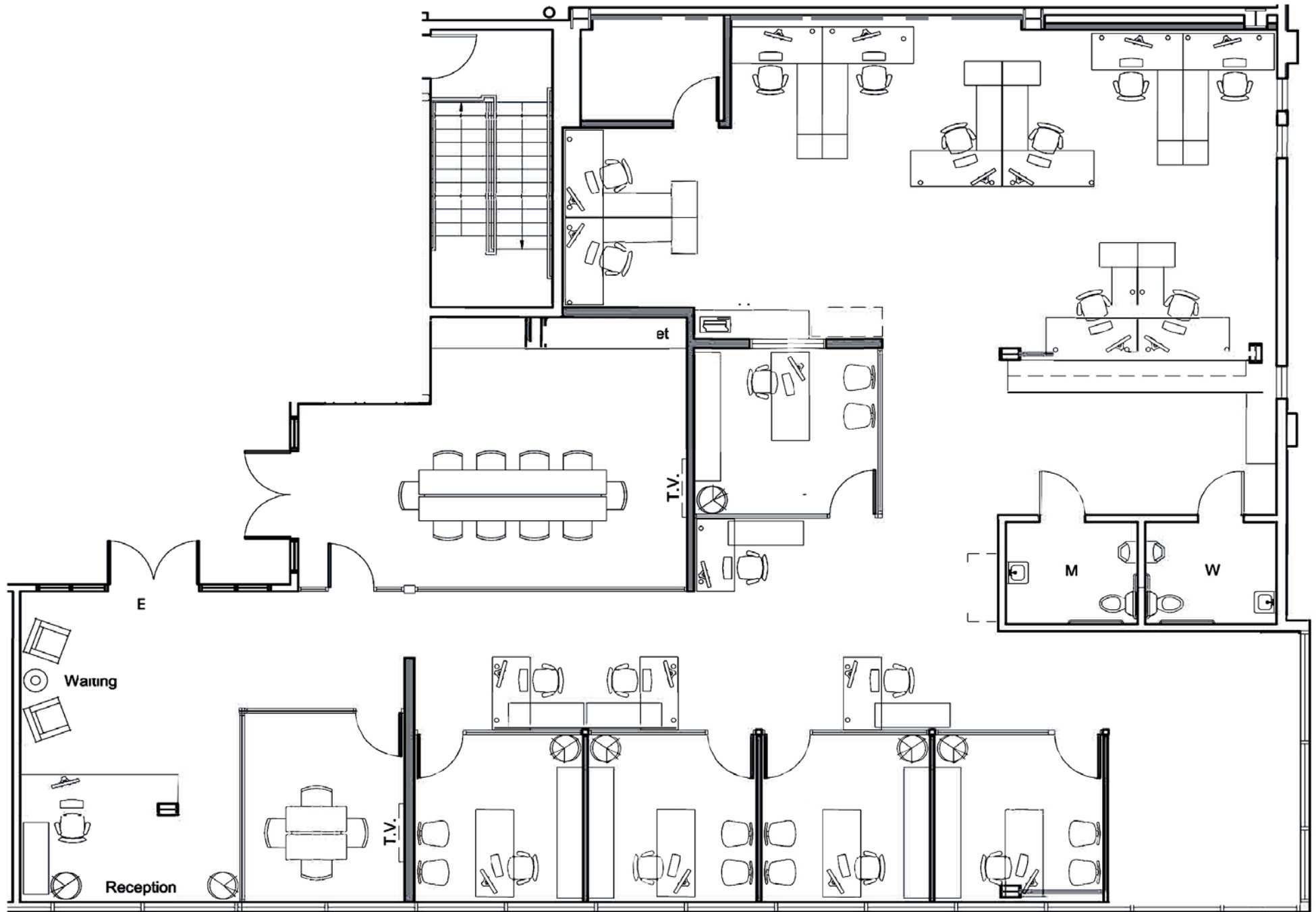


FOR COMMON AREA SEE SHEET 1
SEE RECORDED CONDOMINIUM PLAN FOR COMPLETE DIMENSIONS AND ELEVATIONS OF UNITS
SOME DIMENSIONS ARE MISSING OR DO NOT BALANCE IN THE RECORDED CONDO PLAN

Area Map



Floor Plan



Downtown Los Angeles Demographics

A PLACE TO WORK

350,000+ JOBS

\$86,200

Average
Household
Income



59%

30 - 54 Years Old

55% Postsecondary Education



21%

Job Growth in
"Knowledge Industries"



93%

Expect to
Return to
Office

A PLACE TO VISIT, SHOP, & DINE

15 million VISITORS
in 2021



\$5 billion in Sales in 2019

743

Retail Businesses
per Square Mile



157

Food/Beverage
Businesses
per Square Mile

93

Walkscore



A PLACE TO LIVE

80,000+ RESIDENTS

\$86,300

Average Household Income



84% Residential
Inventory Growth
2000 - 2019



32% Less
Income Spent
on Housing +
Transportation
than LA Average



53%

25 - 49 Years Old

60%

Postsecondary
Education

37% Population
Growth 2010 - 2019

94%

Residential Occupancy

41%

Walk, Bike,
or Take Transit to Work



79% love DTLA



65% expect to live in DTLA for at least 3 more years



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LOS ANGELES, CA 90021

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LA FASHION MART CONDO

4th Floor Office/Showroom Units

3,880± Total SF Available

Exclusively offered by



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MAJOR PROPERTIES

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