

FOR SALE OR LEASE



Creative Office/Flex Space

126 & 132 West 39th Street,
Los Angeles, CA 90007

Building SF

16,400 SF

Clear Height

14 Feet

Lot SF

29,506 SF

Drive Ins

1 tot.

Zoning

LAM1

Docks

1 ext.

Year Built

1925 / 1937

Renovated

2019

Sale Price

Contact Broker

Rent

\$1.20/SF/Mo. MG

Property Highlights

- Two buildings totaling 16,400 SF
- Immediate access to 110, 10, 5, 101, 60 freeways
- Fenced and secured parking areas
- Abundant parking spaces
- **Walk Score:** Very Walkable (88)
- **Note:** The 1,500 SF space on the second floor is unfinished.
If this area is not needed, it can be excluded from the total building size.

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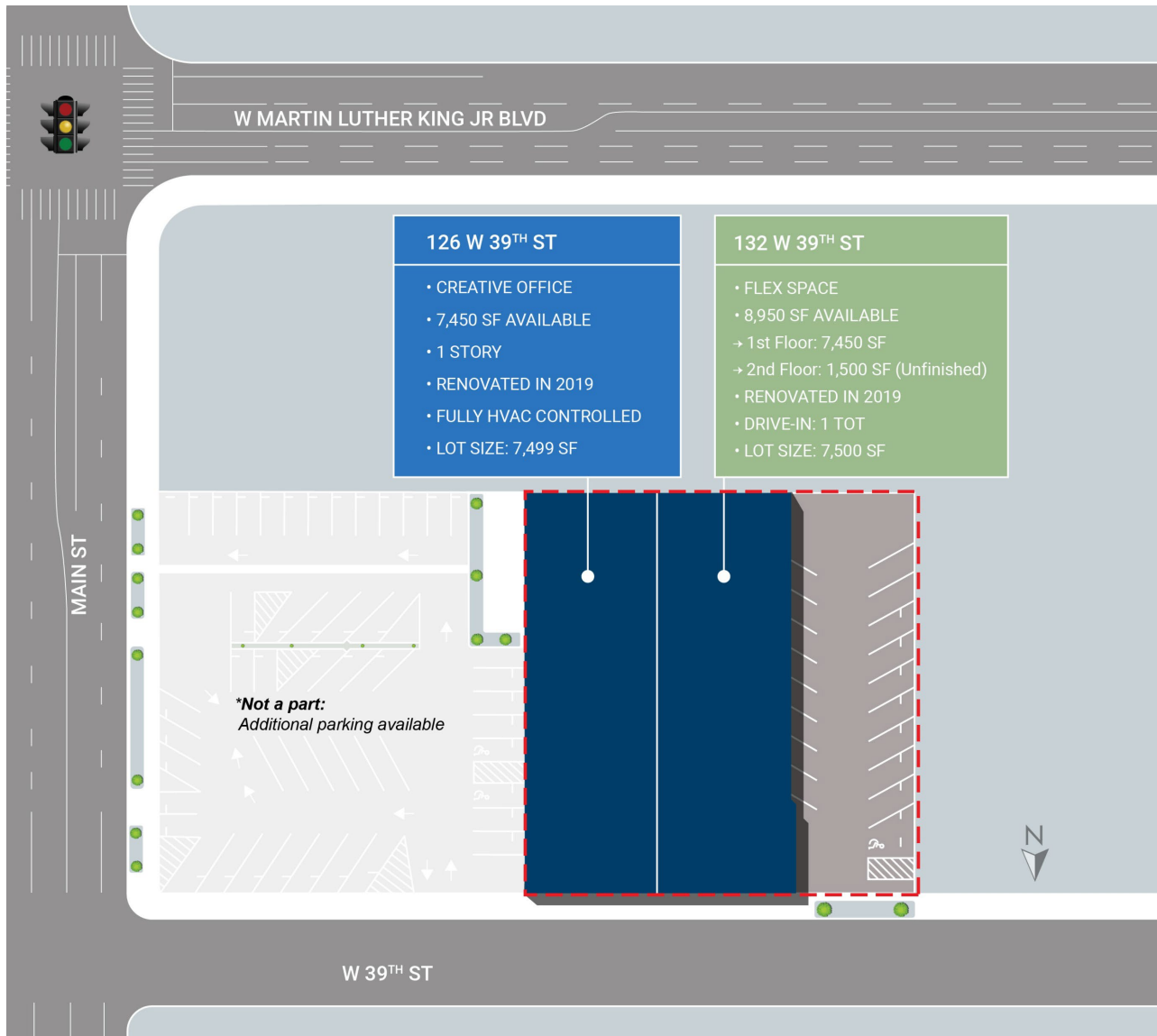


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Property Description

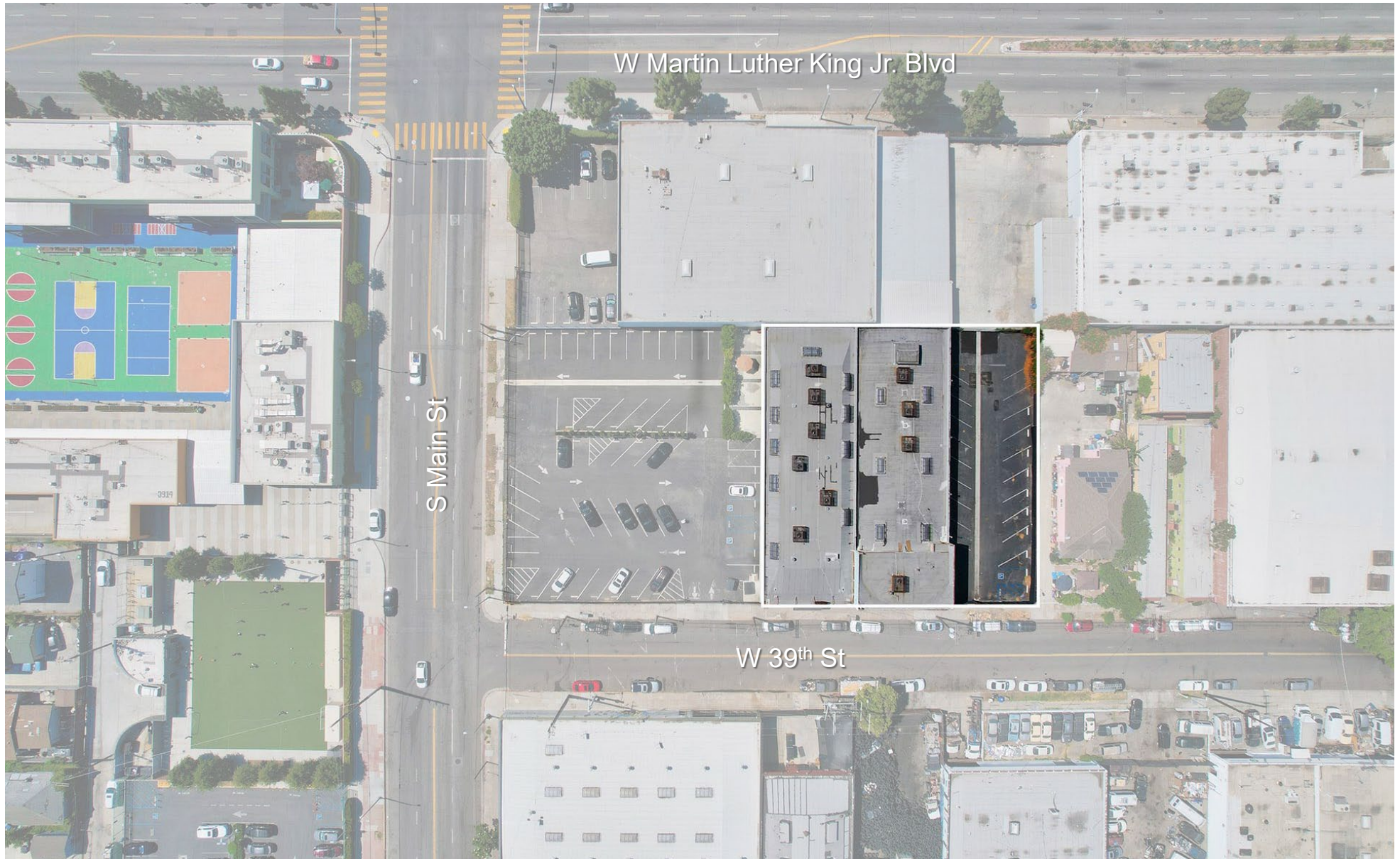
Explore an outstanding offering in the heart of Los Angeles' Garment District with 126 & 132 W 39th St. This combined property features two adjacent buildings totaling 16,400 square feet of versatile commercial space on a spacious 29,506 square foot lot.

126 W 39th St, built in 1925, and 132 W 39th St, constructed in 1937, showcase timeless architectural character while offering the flexibility needed for modern office, creative, or flex space uses. Recent renovations ensure a seamless blend of historic charm and updated functionality, giving tenants or owner-users an inspiring business environment.

The LAM1 zoning provides abundant possibilities for investors and creative enterprises looking for an adaptable space in one of Los Angeles' most dynamic commercial districts. With generous land area and prime central location, the property is well-suited for those looking to establish or expand their presence in Los Angeles.

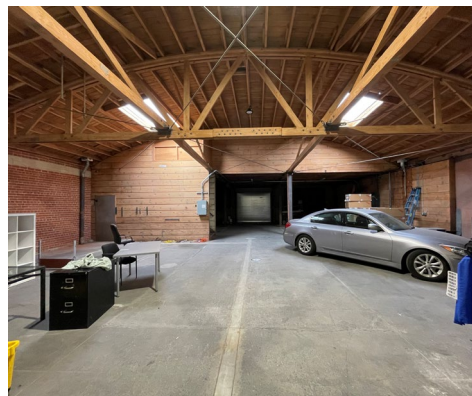
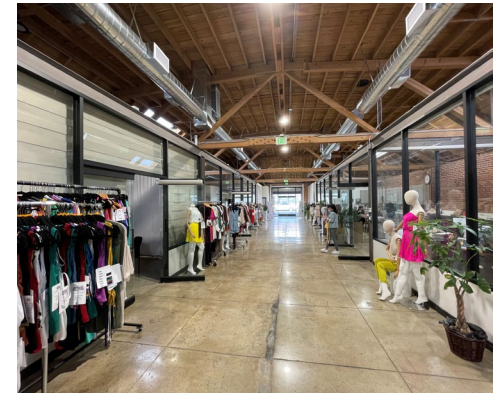
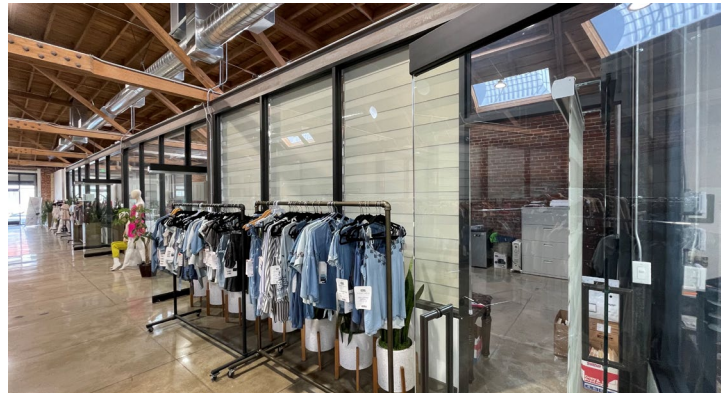
Don't miss the opportunity to secure these distinctive properties, rich in history and poised for a successful future.



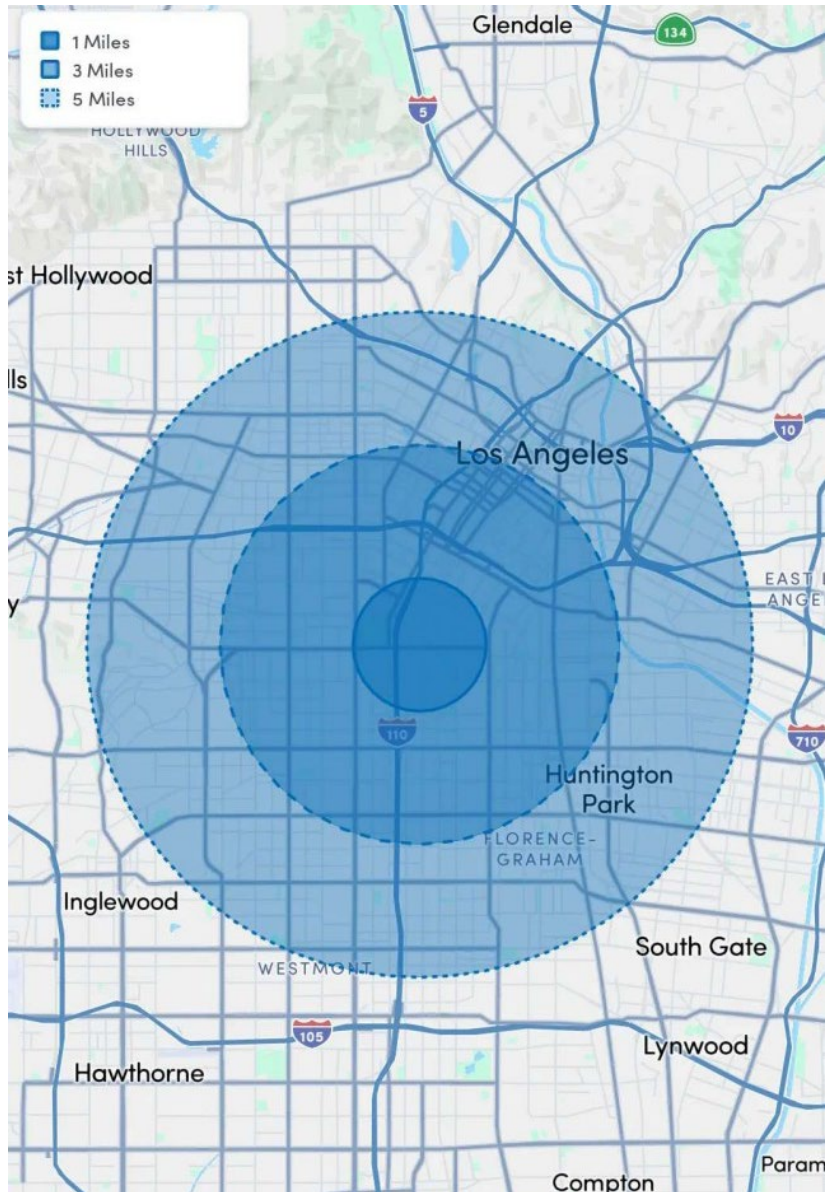








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Population	1 MILE	3 MILES	5 MILES
Total Population	60,540	500,641	1,226,834
Average Age	34	37	38
Average Age (Male)	33	36	37
Average Age (Female)	34	37	39

Household & Income	1 MILE	3 MILES	5 MILES
Total Households	14,729	156,554	406,414
Persons per HH	4.1	3.2	3
Average HH Income	\$67,947	\$72,445	\$75,913
Average House Value	\$704,791	\$823,522	\$845,486
Per Capita Income	\$16,572	\$22,639	\$25,304

Ethnicity	1 MILE	3 MILES	5 MILES
Population Hispanic	48,996	348,692	801,098
Population White	7,424	70,423	171,919
Population Black	5,613	67,844	192,091
Population Asian	2,373	37,062	116,998
Population Other	35,234	245,547	549,561