PROPERTY LISTING

WOMENS FASHION SHWRM BLDG FOR SALE

DTLA FASHION DISTRICT

AVAILABLE NOW - 18,099 SF

780-798 E. 12th St.

Los Angeles | CA 90015

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October 2026

WOMENS FASHION SHWRM BLDG FOR SALE

PRIME 19 UNIT FASHION DISTRICT BLDG BUILT 2005

Property Description

For wholesale women's fashion tenants, 12th Street, Crocker St, and Towne Ave are definitely the most coveted streets to be on in the LA Fashion District. Given that Crocker Street dead ends into this property at the t-intersection on 12th Street, this property is one of the best positioned properties for showroom visibility in the entire Fashion District. It is no wonder that this property commands such a high price per square foot for the 10 ground floor showrooms facing 12th Street. The property also features 4 second floor office/storage spaces, 5 ground floor alley spaces with metal rollup doors, and roof parking. This is an extremely unique opportunity to become the owner of one of the most wanted properties in the LA Fashion District.

Commercial real estate has been in a bear market since 2020 and inflation has increased by around 40% since then. For sale commercial property, price per square foot wise, is near, if not at, historic lows- in both real and in nominal terms. You never buy at all time highs, but you do buy at historic lows! This property has two ground floor showrooms ready for immediate occupancy as well as an upstairs office/showroom, ideal for an owner-user. If you are a tenant in the area, this is your time to start building equity instead of paying rent and well as start capitalizing on the tax benefits real estate has to offer. This is an excellent long hold acquisition to increase the diversity of your investment portfolio and as a hedge against inflation. TEXT 213-304-4727

PROPERTY SUMMARY

PRICE	$7,229,000
YEAR BUILT:	2005
BLDG SF:	18,099 sf
BLDG PPSF:	$399 psf
LOT SF:	17,860 sf
LOT PPSF:	$405 psf
FLOORS:	2
PARKING:	Roof Parking
ZONING:	[LB1-WH1-5][IX2-FA]
APN:	5132012061
UNITS:	21

INCOME & EXPENSE SUMMARY*

ESTIMATED ANNUAL INCOME	
PRO FORMA Total Income	$951,432
Actual Total Income	$773,232
ESTIMATE ANNUAL EXPENSES	
Taxes	$133,339
Insurance	$31,500
Maintenance	$3,500
Electricity, water, sewage	$5,040
Security & Alarm	$900
Trash	$11,300
Total Expense	$185,579
Total Expense PSF	$0.85 (Monthly)
Pro Forma Total Net Income	$765,853
Actual Total Net Income	$587,653
Est. Pro Forma CAP:	10.59%
Est. Actual CAP:	8.13%

***See Liability Waiver/Disclosures on Page 7.**

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*Parking Entrance

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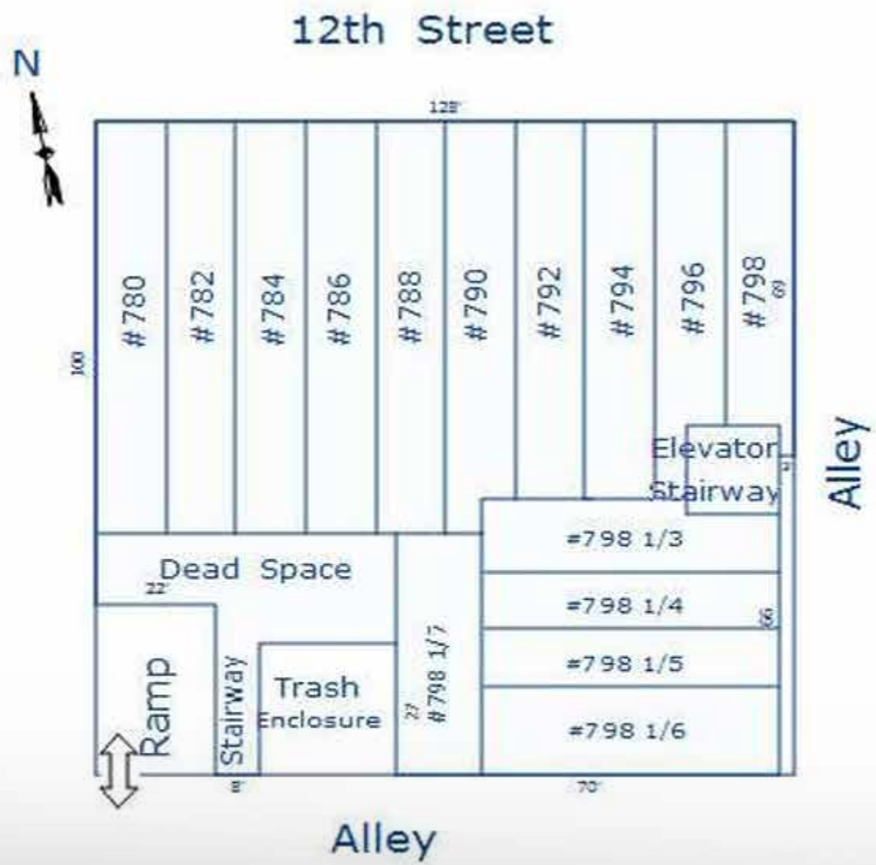
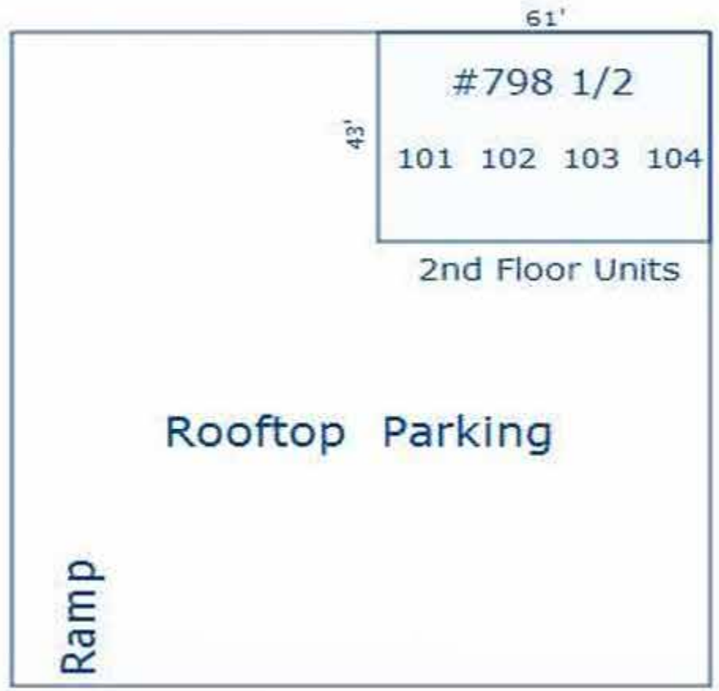
Total Bulding Sq Ft:
18,099 SF

FLOOR PLAN & UNIT BREAKDOWN



First Floor



SITE PLAN (NOT TO SCALE)

Second Floor

AVAILABLE FOR SALE NOW

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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 et cetera 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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