

FLEX PROPERTY LISTING RETAIL BLDG FOR SALE

DTLA FASHION DISTRICT
AVAILABLE NOW - 15,771 SF

791 E. PICO BLVD.
Los Angeles | CA 90021

EXCLUSIVE LISTING TEAM:

Donegan McCuaig
realestateLA.com

108 W 2nd St, Suite #307
Los Angeles, CA 90012

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CA License# 01753250

     **@QuixoticRealty**

April 2026



RETAIL BLDG FOR SALE

9 UNITS IN FASHION DISTRICT RETAIL/FLEX PROPERTY

Property Description

This property is located on Pico Blvd between Stanford St & San Pedro St in a world of its own, the DTLA Fashion District. This area is ideal for all things fashion and especially ideal for showroom, warehousing, and distribution uses. Artists, photographers, film/video production companies, content creators, tattoo studio, beauty related businesses, and more also find spaces like these in demand. Tom N Toms Coffee is also around the corner.

These spaces feature windowed frontage with tons of NATURAL LIGHT along with with metal roll-up doors, high ceilings, CENTRAL HVAC's, private bathrooms, and more. There's metered street parking along with underground parking next door for a monthly fee. Plenty of other parking options nearby as well.

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

INVESTMENT SUMMARY

PRICE	\$3,900,000
YEAR BUILT:	1935/1955/2014 RENO
BLDG SF:	15,325
BLDG PPSF:	\$254.49
LOT SF:	17,210
LOT PPSF:	\$277.00
FLOORS:	1
PARKING:	5 SPACES
ZONING:	[LB1-WH1-5][IX2-FA]
APN:	5145-023-036
CURRENT CAP:	6.9%*
CLASS:	C
UNITS:	9



SPACE FEATURE
WINDOWED FRONTAGE
WITH TONS OF
NATURAL LIGHT
ALONG WITH WITH
METAL ROLL-UP
DOORS, HIGH
CEILINGS

*See Liability Waiver/Disclosures on Page 7.

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INCOME & EXPENSE SUMMARY*

TENANT ANNUAL SCHEDULED INCOME	CURRENT
Gross Rent	\$357,347
TOTALS	\$357,347

ANNUALIZED INCOME	CURRENT
Gross Potential Rent	\$357,347
Less: Vacancy	\$6,400
Effective Gross Income	\$357,347
Less: Expenses	(\$84,366)
Net Operating Income	\$272,981

ANNUALIZED EXPENSES	CURRENT
Property Taxes	\$48,750
Insurance	\$21,157
Utilities	\$2,909
Trash	\$5,650
Fire Alarm	\$900
Total Expenses	\$84,366
Expense PSF/Month	\$0.45



*See Liability Waiver/Disclosures on Page 7.

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WITH THIS
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OPPORTUNITY

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9 UNITS IN FASHION DISTRICT



RETAIL/FLEX PROPERTY



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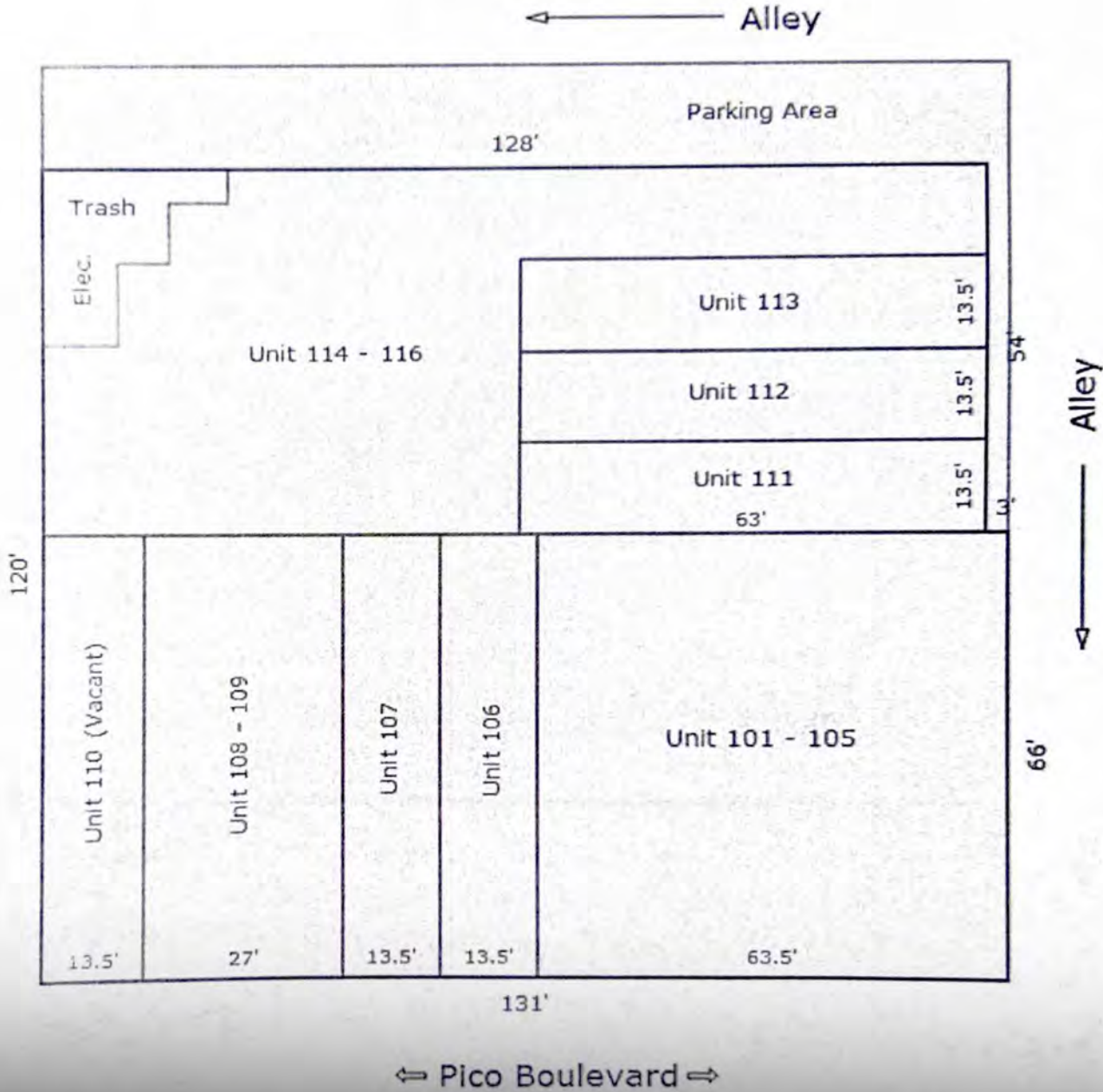
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FLOOR PLAN & UNIT BREAKDOWN

791 E. Pico Blvd.
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Total Rentable Area:
15,325 SF

SITE SKETCH
(NOT TO SCALE)



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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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