

OFFERING MEMORANDUM

FOR SALE FASHION DISTRICT SHOWROOM & WAREHOUSE UNITS

1100 S SAN PEDRO ST, UNITS K8 & K9

LOS ANGELES, CA 90015



**COLDWELL BANKER
COMMERCIAL
REALTY**

This Brochure is owned by Team Ukropina

OFFERING SUMMARY

ADDRESS:	1100 S San Pedro St, Units K8 & K9, Los Angeles, CA 90015
APN:	5132-011-050
BUILDING SIZE:	+/- 1,062 SF
LAND SIZE:	+/- 187,264 SF
SALE PRICE:UNIT K8	\$850,000
SALE PRICE:UNIT K9	\$850,000
SALE PRICE: BOTH UNITS	\$1,599,000 (Save \$101,000)

PROPERTY DESCRIPTION

Positioned in the pulse of Los Angeles' Fashion District, this offering presents a rare combination rarely found on the market today: dedicated showroom space paired directly with functional warehouse capacity — under one roof, in one address. For apparel brands, textile companies, wholesalers, and product-driven businesses, this is the kind of space that lets you sell the story and stock the product without splitting operations across two locations.

The Fashion District isn't just a location — it's an ecosystem. Buyers, brands, and manufacturers converge here daily, making it one of the most established and trafficked garment and product hubs on the West Coast.

HIGHLIGHTS:

- Showroom + Warehouse Combination
- Prime Fashion District Address
- Flexible Purchasing Structure
- Owner-User or Investment Potential

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
54,086	498,848	1,236,995

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$98,690	\$85,479	\$94,779

MEDIAN HH INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$58,281	\$58,853	\$65,368



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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	27,998	458,408	1,247,666
2010 Population	35,907	471,682	1,251,220
2026 Population	54,086	498,848	1,236,995
2031 Population	55,039	506,884	1,246,643
2026 African American	9,216	41,791	111,189
2026 American Indian	955	14,805	32,462
2026 Asian	9,106	70,744	157,635
2026 Hispanic	20,029	325,953	828,757
2026 Other Race	12,335	222,975	559,404
2026 White	15,821	82,828	201,634
2026 Multiracial	6,523	65,059	173,344
2026-2031: Population: Growth Rate	1.75%	1.60%	0.80%

2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	7,538	32,471	60,201
\$15,000-\$24,999	2,019	14,874	31,575
\$25,000-\$34,999	1,375	13,745	32,246
\$35,000-\$49,999	1,535	18,844	47,037
\$50,000-\$74,999	2,540	27,234	69,647
\$75,000-\$99,999	2,084	20,846	52,022
\$100,000-\$149,999	3,758	24,044	63,869
\$150,000-\$199,999	2,276	12,821	34,365
\$200,000 or greater	3,738	15,123	41,556
Median HH Income	\$58,281	\$58,853	\$65,368
Average HH Income	\$98,690	\$85,479	\$94,779

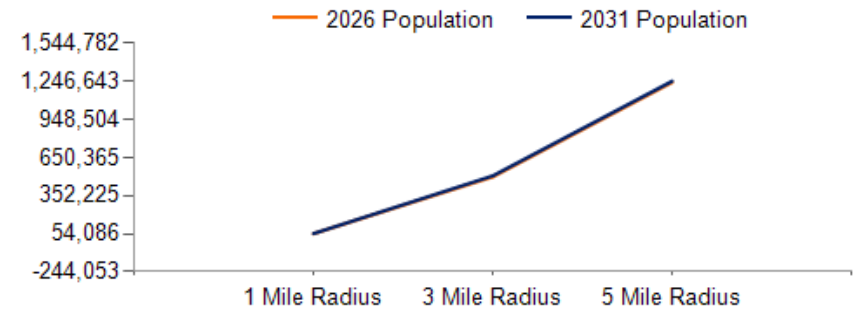
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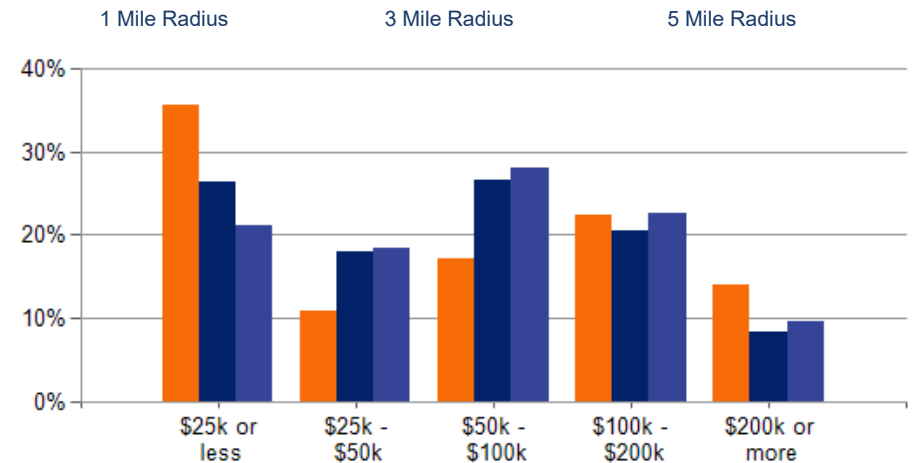
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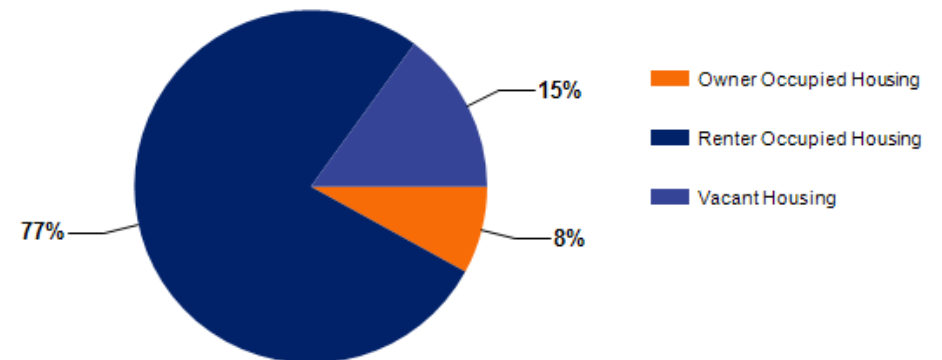
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2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

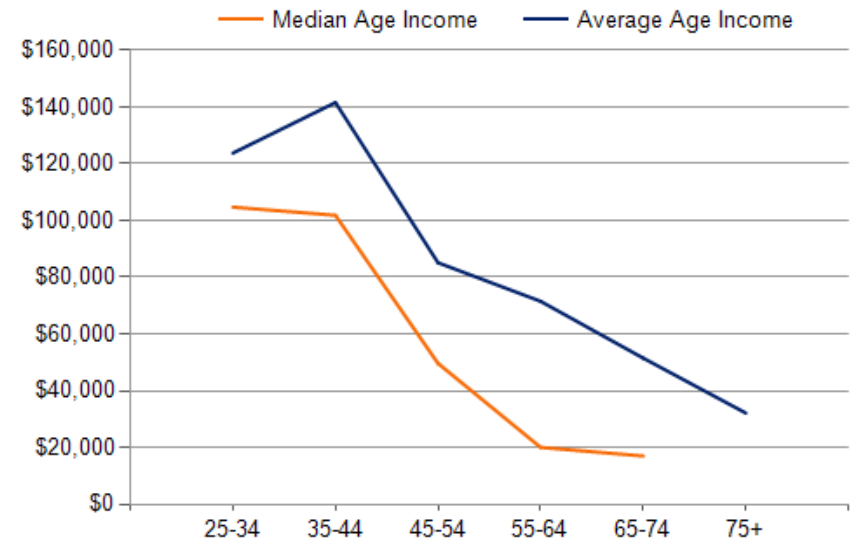
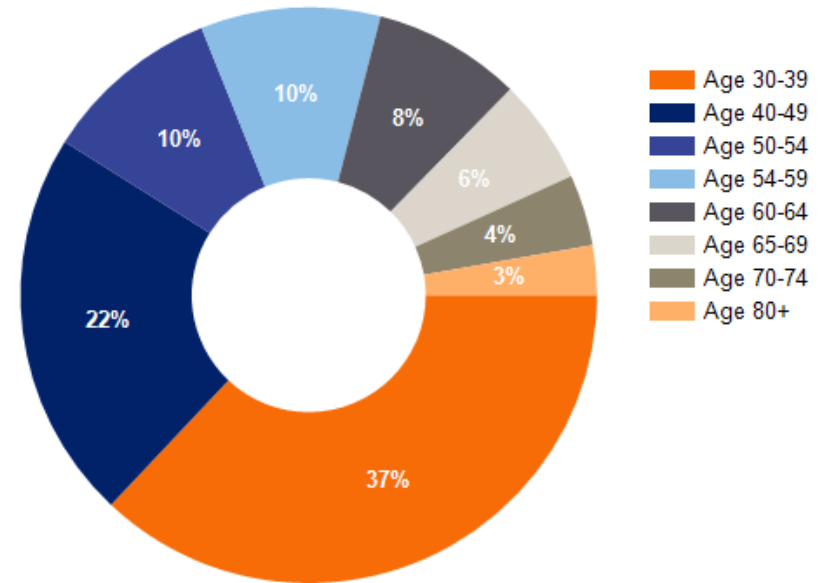


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	7,471	51,822	121,860
2026 Population Age 35-39	5,931	42,090	101,731
2026 Population Age 40-44	4,509	34,429	87,069
2026 Population Age 45-49	3,422	30,576	78,501
2026 Population Age 50-54	3,617	28,960	75,058
2026 Population Age 55-59	3,650	26,779	69,550
2026 Population Age 60-64	3,008	22,242	60,312
2026 Population Age 65-69	2,133	18,936	52,246
2026 Population Age 70-74	1,443	15,168	41,860
2026 Population Age 75-79	1,011	10,328	28,417
2026 Population Age 80-84	645	7,028	17,722
2026 Population Age 85+	583	6,644	16,497
2026 Population Age 18+	49,320	409,994	1,001,564
2026 Median Age	38	34	36
2031 Median Age	38	36	37

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$104,675	\$76,286	\$76,398
Average Household Income 25-34	\$123,726	\$99,528	\$101,009
Median Household Income 35-44	\$101,799	\$70,645	\$74,817
Average Household Income 35-44	\$141,546	\$105,836	\$113,426
Median Household Income 45-54	\$49,600	\$64,989	\$71,420
Average Household Income 45-54	\$85,084	\$91,481	\$102,070
Median Household Income 55-64	\$20,020	\$59,675	\$70,075
Average Household Income 55-64	\$71,478	\$82,875	\$95,783
Median Household Income 65-74	\$16,957	\$33,941	\$50,349
Average Household Income 65-74	\$51,472	\$66,029	\$80,995
Average Household Income 75+	\$32,095	\$37,608	\$56,198

Population By Age



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Exclusively Marketed by:

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