



E 10TH STREET

LOS ANGELES • CA 90021

RARE OWNER-USER OR INVESTMENT OPPORTUNITY DTLA FASHION DISTRICT

FOR SALE

±92,401 SF MIXED USE COMMERCIAL PROPERTY

♦ **HEAVY POWER – 3,600 AMPS**

♦ **142 CAR PARKING**

LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

PROPERTY HIGHLIGHTS

- POSSIBLE FOR OWNER/USER TO OCCUPY OVER 55,000 SF
- ±92,401 SF MIXED USE PROPERTY - 4 STORIES + 2 LEVEL SUBTERRANEAN GARAGE (±142 PARKING STALLS)
- ALL UNITS HAVE SEPARATE HVAC SYSTEMS AND RESTROOMS
- HEAVY POWER - 3,600 AMPS, 480Y/277 V, 3 PHASE, 4 WIRE (BUYER TO VERIFY)
- NEW SOLAR PANEL SYSTEM JUST INSTALLED
- HEAVY FOOT TRAFFIC LOCATION IN FASHION DISTRICT NEAR SAN PEDRO AND 11TH ST
- EASY ACCESS TO 10, 110, 101, 60 AND 5 FREEWAYS
- LOCATED IN OPPORTUNITY ZONE (BUYER TO VERIFY)



Buyer should verify with reputable consultants all aspects of this brochure and the property including office size, building & land size, if the building size includes any interior dock areas and mezzanine areas, type and age of building, structural condition of the building, ceiling clearance, power, sprinkler calculation, zoning, permitted uses within the building, parking count, any building measurements, number and type of loading doors, if any existing HVAC units work and their life expectancy, sprinkler capacity, roof condition, any city potential incentive areas, any unpermitted improvements, if any existing elevators work, floor loads for every floor and if the floor load is adequate for Buyer's product weight and product types and use, etc. Buyer should also hire experts including but not limited to (Architect, Structural Engineer, Surveyor, Contractor, Sprinkler/Racking Consultant, Environmental Consultant) to verify the condition of the above items in this disclosure and all aspects of the property and confirm with the appropriate Governmental Agency that the property zoning and building use (Certificate of Occupancy) and all aspects of the improvements including any office areas are acceptable to Buyer in order for Buyer to occupy all areas of the building legally. Broker strongly recommends that the above items be completed prior to waiver of any contingencies for a purchase. Broker also advises Buyer to obtain any required use permits and business licenses prior to waiver of Buyer contingencies and have their Attorney review any Purchase Contract prior to execution.

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PROPERTY INFORMATION

PROPERTY DESCRIPTION

Building Size	±92,401 Gross Building SF ±85,963 Rentable SF (Not including parking levels)
Parking Garage	±52,580 SF (2 Levels)
Land Area	±26,290 SF (±0.61 Acres)
Floors	4
Ceiling Height	12' to 16'
HVAC	All Units have HVAC Systems
Elevators	2 Passenger Elevators 1 Freight Elevator
Sprinklered	Yes
Onsite Parking	±142 parking spaces (per plans) (1.7 per 1,000 SF)
Year Built	2009
Zoning	[LB1-WH1-5] [IX2-FA]
APN	5132-002-041
Power	3,600 Amps, 480Y/277 V, 3 P, 4 Wire. Units are separately metered (Buyer to verify)
Income	± \$91,000 per Month Gross

Buyer to verify all above information.

PRICING SUMMARY

Sale Price	\$TBD
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RARE OWNER-USER OR INVESTMENT OPPORTUNITY

777 EAST 10TH STREET presents a unique opportunity to acquire a **±92,401 SF** mixed-use building in the heart of downtown Los Angeles, with flexible terms structured to suit either an owner-user or a pure investment buyer.

The seller, a fashion company currently occupying more than half the building for storage and design operations, is prepared to vacate at close of escrow — delivering a majority of the building to an owner-user buyer while the existing, income-producing retail tenants remain in place. Alternatively, for an investor seeking a stabilized asset, the seller is open to a leaseback arrangement for a term of several years, providing immediate in-place income across the entire building.

Additional recent improvements include an extensive solar power upgrade to reduce electricity costs (at a installation cost of over \$1 million).



Situated on the corners of East 10th Street, Crocker Street and Towne Avenue, **just south of Olympic Blvd**, this four-story building sits along the border of the **Fashion District and the Warehouse District**, surrounded by an abundance of restaurants and retail within walking distance. The property benefits from excellent street visibility, strong daily foot traffic, and **±142 below-grade parking spaces** — a significant advantage in a submarket where parking is scarce.

777 E 10th Street offers convenient **access to the 5, 10, 101, and 110** freeways, and is within **walking distance** of the renowned **Santee Alley** and the major wholesale/retail tenants that define the Fashion District. The location is just minutes from **LA LIVE, the LA Convention Center, Crypto.com Arena, Downtown LA, and the Arts District**.

Whether you're an owner-user looking to occupy and grow in a high-traffic DTLA location, or an investor seeking stable, diversified retail income with seller-backed continuity — 777 E 10th Street offers the flexibility to structure the deal that works for you.

PROPERTY PHOTO

E 10TH ST



PROPERTY PHOTO

E 10TH ST



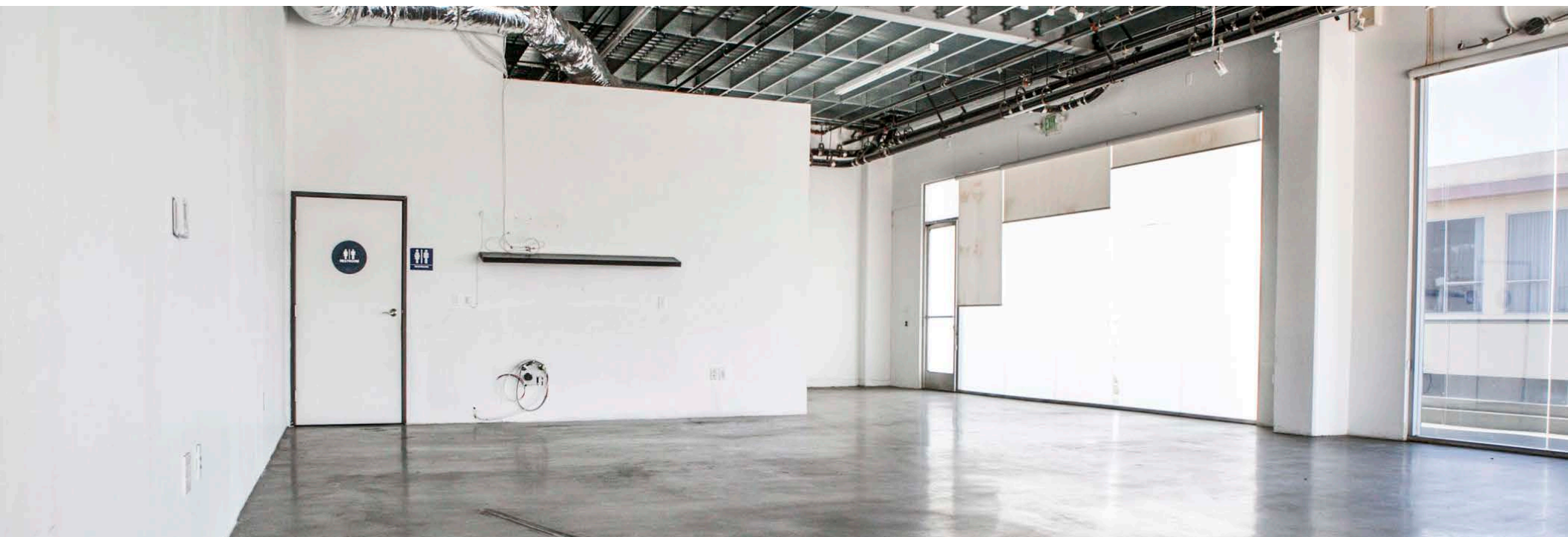
PROPERTY PHOTO

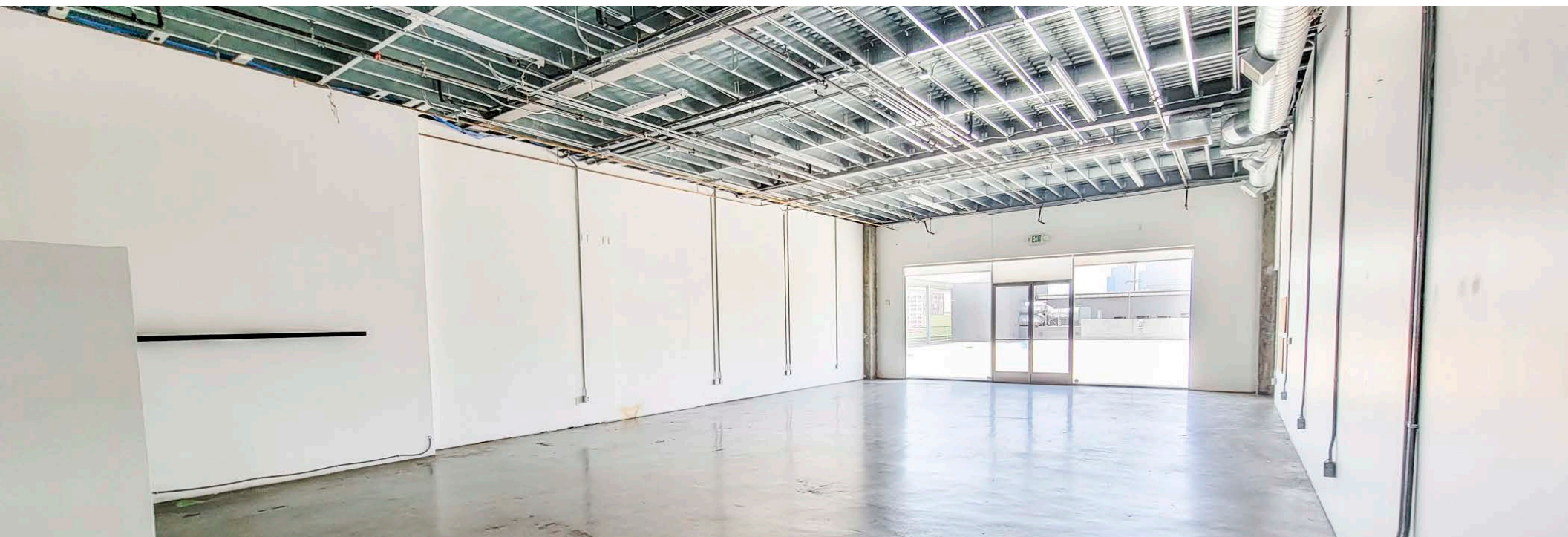
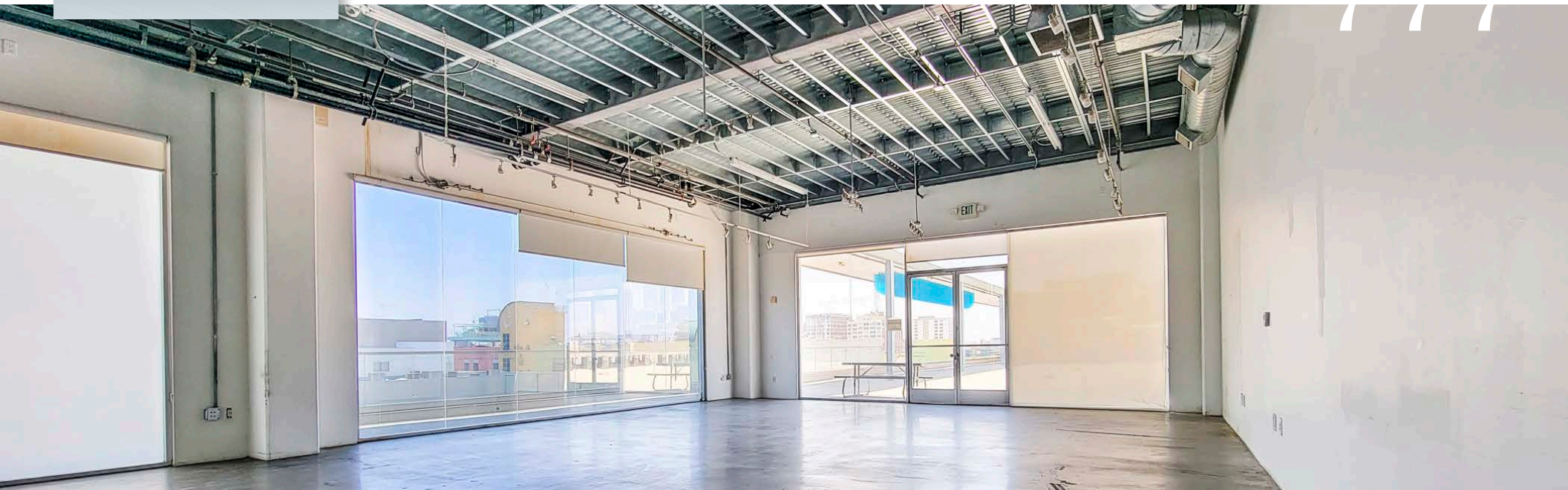
E 10TH ST



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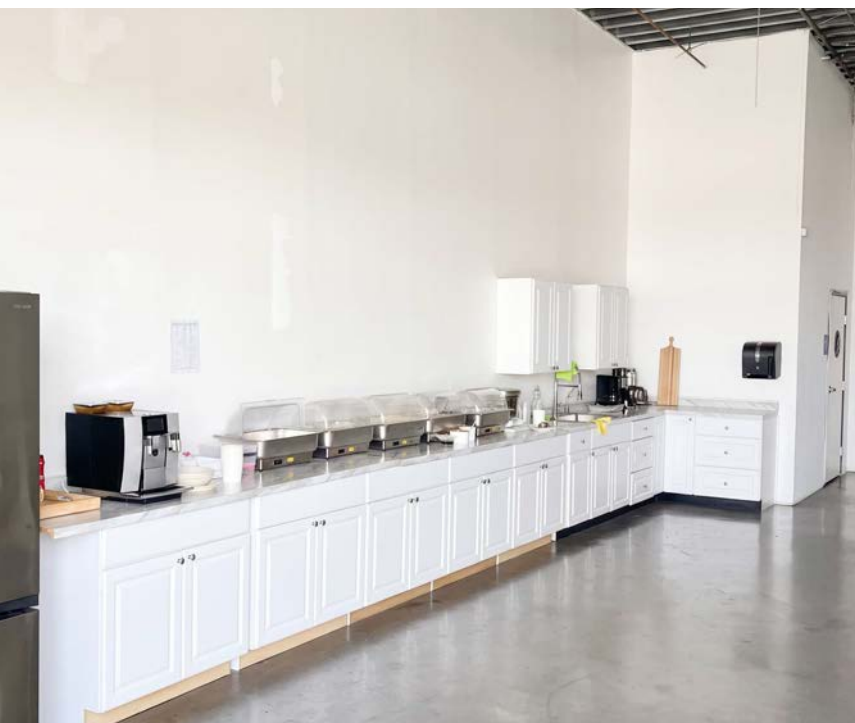
E 10TH ST





PROPERTY PHOTO

E 10TH ST

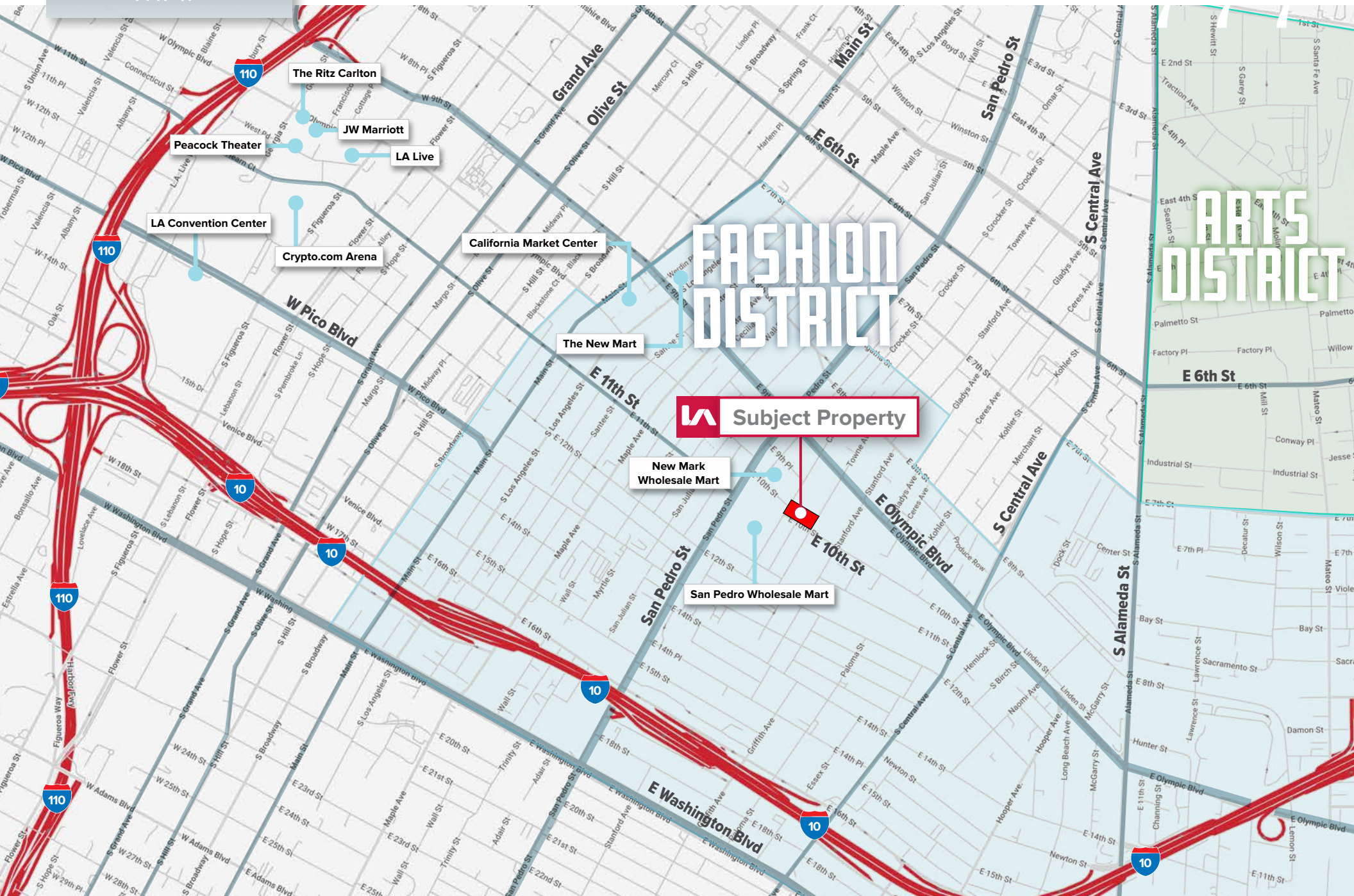




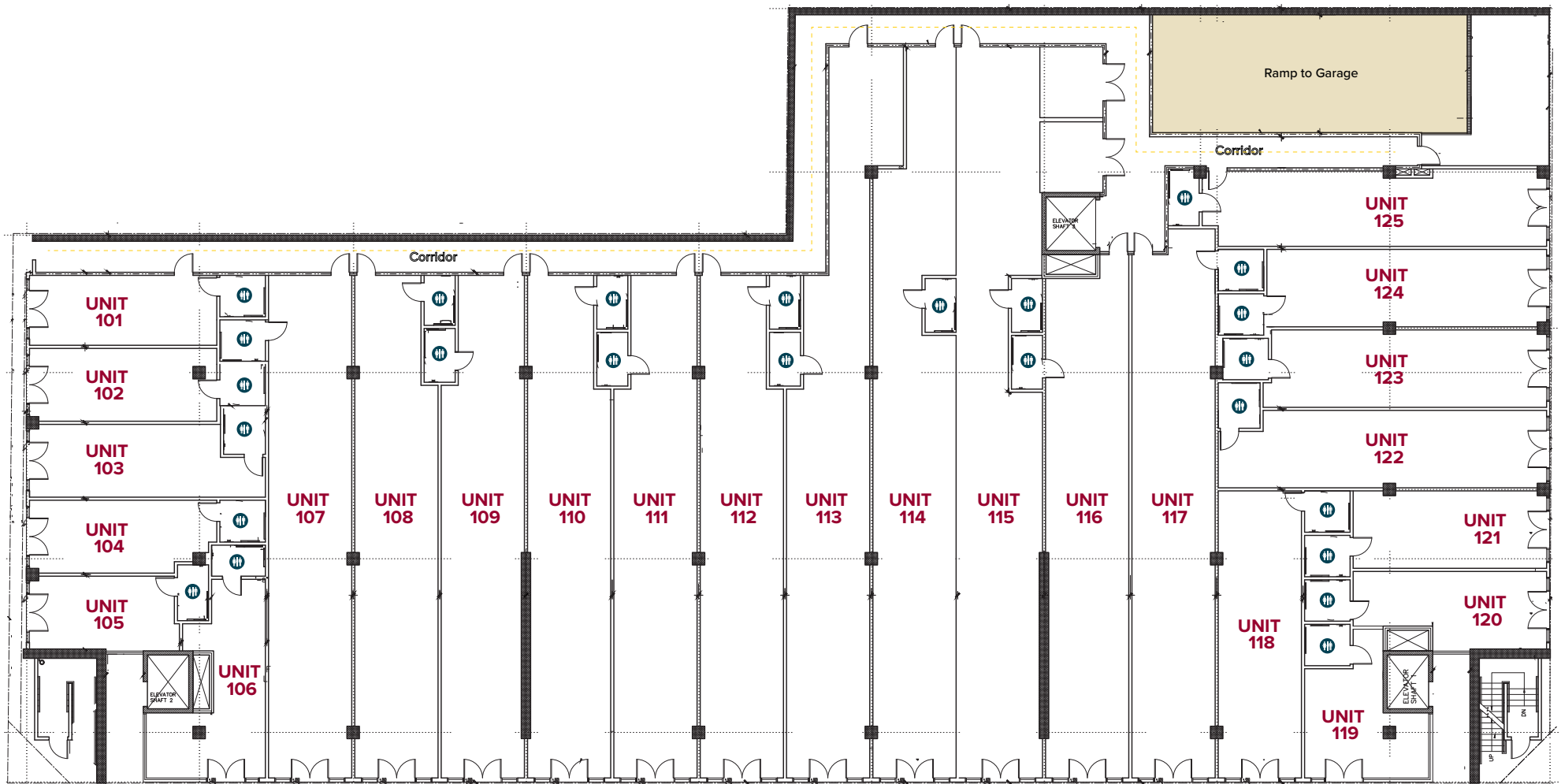


LOCATOR MAP

E 10TH ST

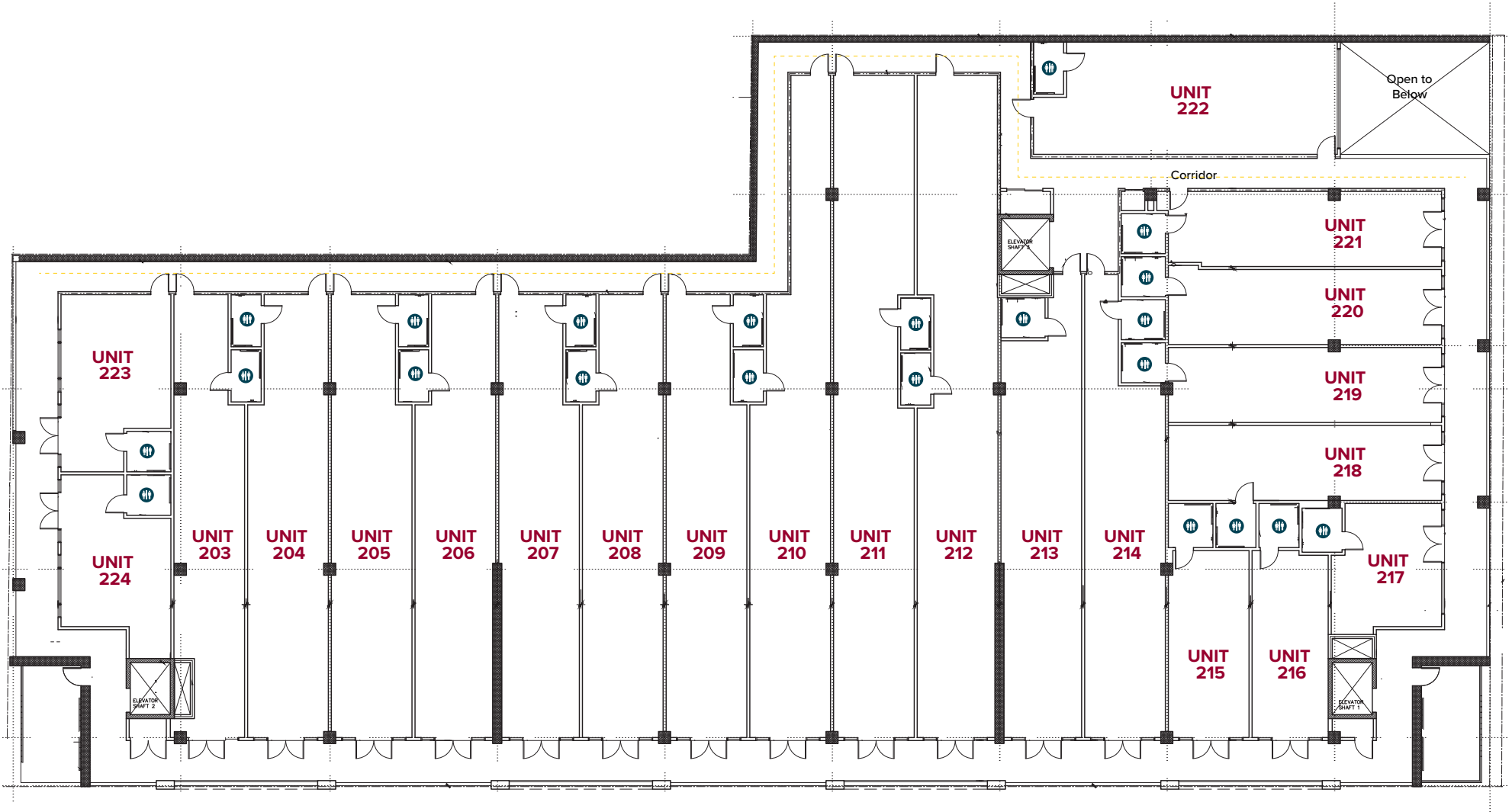


FIRST FLOOR PLAN



NOTE: Drawing not to scale. All measurements and sizes are approximate.

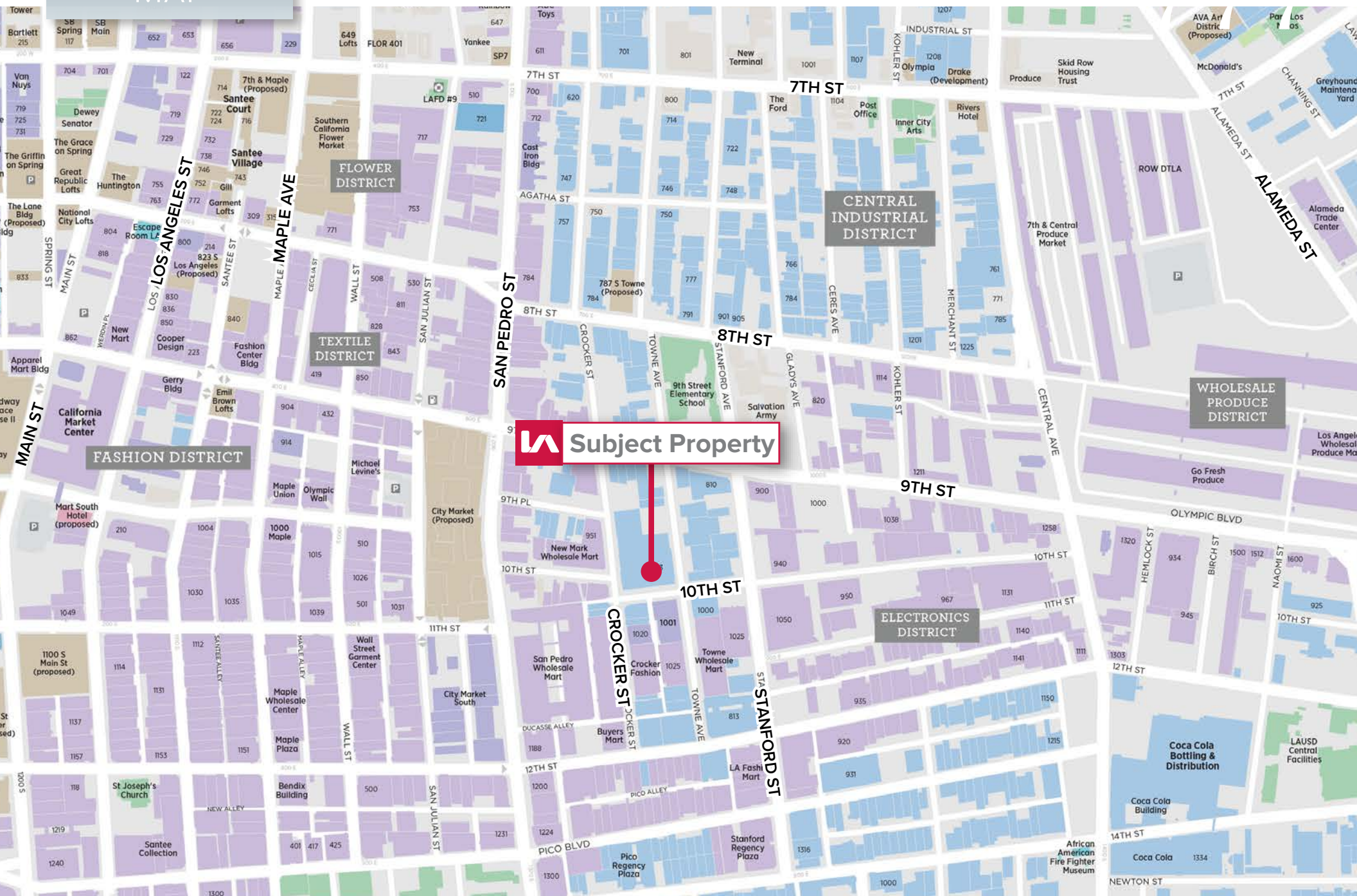
SECOND FLOOR PLAN



NOTE: Drawing not to scale. All measurements and sizes are approximate.

LOCATOR MAP

E 10TH ST



E 10TH ST

5132	2 SHEET	P. A. 23 - 40	TRA 13262	REVISED 2001101004002001-23 20020910	201002232007001-23 *2010061004(003001)-23 *201205080213001-23	2012052902004001-23 2013022512003001-23 20130730-23	2014062312001001-23 2014073006002001-23 2015012905002001-23	2015060308001001-23 2015072219003001-23 2015091502001001-23	SEARCH NO		OFFICE OF THE ASSESSOR COUNTY OF LOS ANGELES COPYRIGHT © 2002
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**MAPPING AND GIS
SERVICES
SCALE 1" = 60'**



Date Printed: 9/11/2015 8:00:59 AM

City of Los Angeles
Department of City Planning8/4/2026
PARCEL PROFILE REPORT

PROPERTY ADDRESSES

945 S TOWNE AVE

ZIP CODES

90021

RECENT ACTIVITY

None

CASE NUMBERS

CPC-2024-150-GPA-CA

CPC-2023-5986-CA

CPC-2018-6005-CA

CPC-2017-432-CPU

CPC-2017-2107-MS

CPC-2014-1582-CA

CPC-2013-3169

CPC-2008-4504-MS

CPC-2008-4503-CA

CPC-2008-4502-GPA

CPC-2008-2648-CPU

CPC-2005-361-CA

CPC-2005-1124-CA

CPC-2005-1122-CA

CPC-2002-1128-CA

CPC-2001-4640-CRA

CPC-1986-606-GPC

ORD-188792

ORD-188474-SA1160-D

ORD-188418

ORD-187822-SA1160-D

ORD-175038

ORD-164307-SA2280

ORD-129944

ENV-2020-6762-EIR

ENV-2019-4121-ND

ENV-2018-6006-CE

ENV-2017-433-EIR

ENV-2017-2108-CE

ENV-2013-3392-CE

ENV-2013-3170-CE

ENV-2011-1487-EIR

ENV-2008-4505-ND

ENV-2005-362-CE

ENV-2005-1125-CE

ENV-2005-1123-CE

ENV-2002-1131-ND

Address/ADDRESSES

PIN Number	124-5A211 226
Lot/Parcel Area (Calculated)	4,929.0 (sq ft)
Thomas Brothers Grid	PAGE 634 - GRID F6
Assessor Parcel No. (APN)	5132002041
Tract	DENISON TRACT
Map Reference	M R 29-85
Block	C
Lot	FR 10
Arb (Lot Cut Reference)	None
Map Sheet	124-5A211

Jurisdictional Information

Community Plan Area	Downtown
Area Planning Commission	Central APC
Neighborhood Council	DOWNTOWN LOS ANGELES
Council District	CD 14 - Ysabel Jurado
Census Tract #	2260.02000000
LADBS District Office	Los Angeles Metro

Permitting and Zoning Compliance Information

Administrative Review	None
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Planning and Zoning Information

Special Notes	None
Zoning	[LB1-WH1-5][IX2-FA]
Site Specific Condition	No
Zoning Information (ZI)	ZI-2452 Transit Priority Area in the City of Los Angeles ZI-2374 State Enterprise Zone: Los Angeles ZI-2517 Al Fresco Ordinance within Planning Overlay and/or the Coastal Zone (Ordinance 188073)

General Plan Land Use	Markets
General Plan Note(s)	None
Minimum Density Requirement	Yes (Citywide)
Hillside Area (Zoning Code)	No
Specific Plan Area	None
Subarea	None
Special Land Use / Zoning	None
Historic Preservation Review	No
HistoricPlacesLA	No
Historic Preservation Overlay Zone	None
Other Historic Designations	None
Mills Act Contract	None
CDO: Community Design Overlay	None
CPIO: Community Plan Imp. Overlay	None
Subarea	None
CPIO Historic Preservation Review	No
CUGU: Clean Up-Green Up	None
HCR: Hillside Construction Regulation	No
NSO: Neighborhood Stabilization Overlay	No
POD: Pedestrian Oriented Districts	None

ENV-2002-1130-ND

PKG-4560

AFF-45335

AFF-39148

RBP: Restaurant Beverage Program Eligible Area	None
ASP: Alcohol Sales Program	Yes
Alcohol Permission Set	Restaurant Beverage Area
RFA: Residential Floor Area District	None
RIO: River Implementation Overlay	No
SN: Sign District	No
AB 2334: Very Low Vehicle Travel Area	Yes
AB 2097: Within a half mile of a Major Transit Stop	Yes
Streetscape	No
Adaptive Reuse Subareas	No
Adaptive Reuse Program	Downtown Adaptive Reuse Program
Affordable Housing Linkage Fee	
Neighborhood	Downtown
Residential Market Area	Medium / High
Commercial Market Area	Medium
Inclusionary Housing	No
Local Affordable Housing Incentive	No
Targeted Planting	Filtration Planting Area
Special Lot Line	No
Transit Oriented Communities (TOC)	Not Eligible
Mixed Income Incentive Programs	
Transit Oriented Incentive Area (TOIA)	Not Eligible
Opportunity Corridors Incentive Area	Not Eligible
Corridor Transition Incentive Area	Not Eligible
TCAC Opportunity Area	Low
High Quality Transit Corridor (within 1/2 mile)	Yes
ED 1 Eligibility	Eligible Site
RPA: Redevelopment Project Area	None
Central City Parking	Yes
Downtown Parking	No
Building Line	None
500 Ft School Zone	Active: 9th Street Elementary Active: Para Los Niños Middle Active: Para Los Niños Middle School
500 Ft Park Zone	None
Zanja System 1 Mile Buffer	Yes

Assessor Information

Assessor Parcel No. (APN)	5132002041
APN Area (Co. Public Works)*	0.604 (ac)
Use Code	1200 - Commercial - Store Combination - Store and Office Combination - One Story
Assessed Land Val.	\$14,063,547
Assessed Improvement Val.	\$18,248,616
Last Owner Change	03/21/2024
Last Sale Amount	\$18,000,000
Tax Rate Area	13262
Deed Ref No. (City Clerk)	936588 821983-84 752701 736590 736589 7-828 649801 62677183

This report is subject to the terms and conditions as set forth on the website. For more details, please refer to the terms and conditions at zimas.lacity.org
(*) - APN Area is provided "as is" from the Los Angeles County's Public Works, Flood Control, Benefit Assessment.

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	5-592
	492839
	4-201
	4-197
	198173
	186157
	106918
	1066038
	1066037
	1064700
Building 1	
Year Built	2009
Building Class	BX
Number of Units	0
Number of Bedrooms	0
Number of Bathrooms	0
Building Square Footage	92,401.0 (sq ft)
Building 2	No data for building 2
Building 3	No data for building 3
Building 4	No data for building 4
Building 5	No data for building 5
Rent Stabilization Ordinance (RSO)	No [APN: 5132002041]
Additional Information	
Airport Hazard	None
Coastal Zone	None
Coastal Bluff Potential	No
Canyon Bluff Potential	No
Farmland	Area Not Mapped
Urban Agriculture Incentive Zone	YES
Very High Fire Hazard Severity Zone	No
Fire District No. 1	Yes
Flood Zone	Outside Flood Zone
Watercourse	No
Streams	No
Methane Hazard Site	None
High Wind Velocity Areas	No
Special Grading Area (BOE Basic Grid Map A-13372)	No
Wells	None
Sea Level Rise Area	No
Oil Well Adjacency	No
Universal Planning Review Service Applicability	No
Northeast D/Q Ordinance Ridgelines	No
Environmental	
Santa Monica Mountains Zone	No
Biological Resource Potential	None
Mountain Lion Potential	None
Monarch Butterfly Potential	No
300-Foot Habitat Buffer	No

County-Designated SEAs and CRAs	No
USFWS-designated CHAs	No
Criterion 1 Protected Areas for Wildlife (PAWs)	No
Seismic Hazards	
Active Fault Near-Source Zone	
Nearest Fault (Distance in km)	0.227783136
Nearest Fault (Name)	Puente Hills Blind Thrust
Region	Los Angeles Blind Thrusts
Fault Type	B
Slip Rate (mm/year)	0.70000000
Slip Geometry	Reverse
Slip Type	Moderately / Poorly Constrained
Down Dip Width (km)	19.00000000
Rupture Top	5.00000000
Rupture Bottom	13.00000000
Dip Angle (degrees)	25.00000000
Maximum Magnitude	7.10000000
Alquist-Priolo Fault Zone	No
Landslide	No
Liquefaction	No
Preliminary Fault Rupture Study Area	None
Tsunami Hazard Area	No
Economic Development Areas	
Business Improvement District	FASHION DISTRICT
Hubzone	None
Jobs and Economic Development Incentive Zone (JEDI)	None
Opportunity Zone	Yes
Promise Zone	None
State Enterprise Zone	LOS ANGELES STATE ENTERPRISE ZONE
Housing	
Rent Stabilization Ordinance (RSO)	No [APN: 5132002041]
Ellis Act Property	No
Just Cause For Eviction Ordinance (JCO)	No
Housing Crisis Act and Resident Protections Ordinance Replacement Review	Yes
Housing Element Sites	
HE Replacement Required	N/A
SB 166 Units	N/A
Housing Use within Prior 5 Years	No
Public Safety	
Police Information	
Bureau	Central
Division / Station	Newton
Reporting District	1303
Fire Information	
Bureau	Central
Battalion	1
District / Fire Station	9
Red Flag Restricted Parking	No

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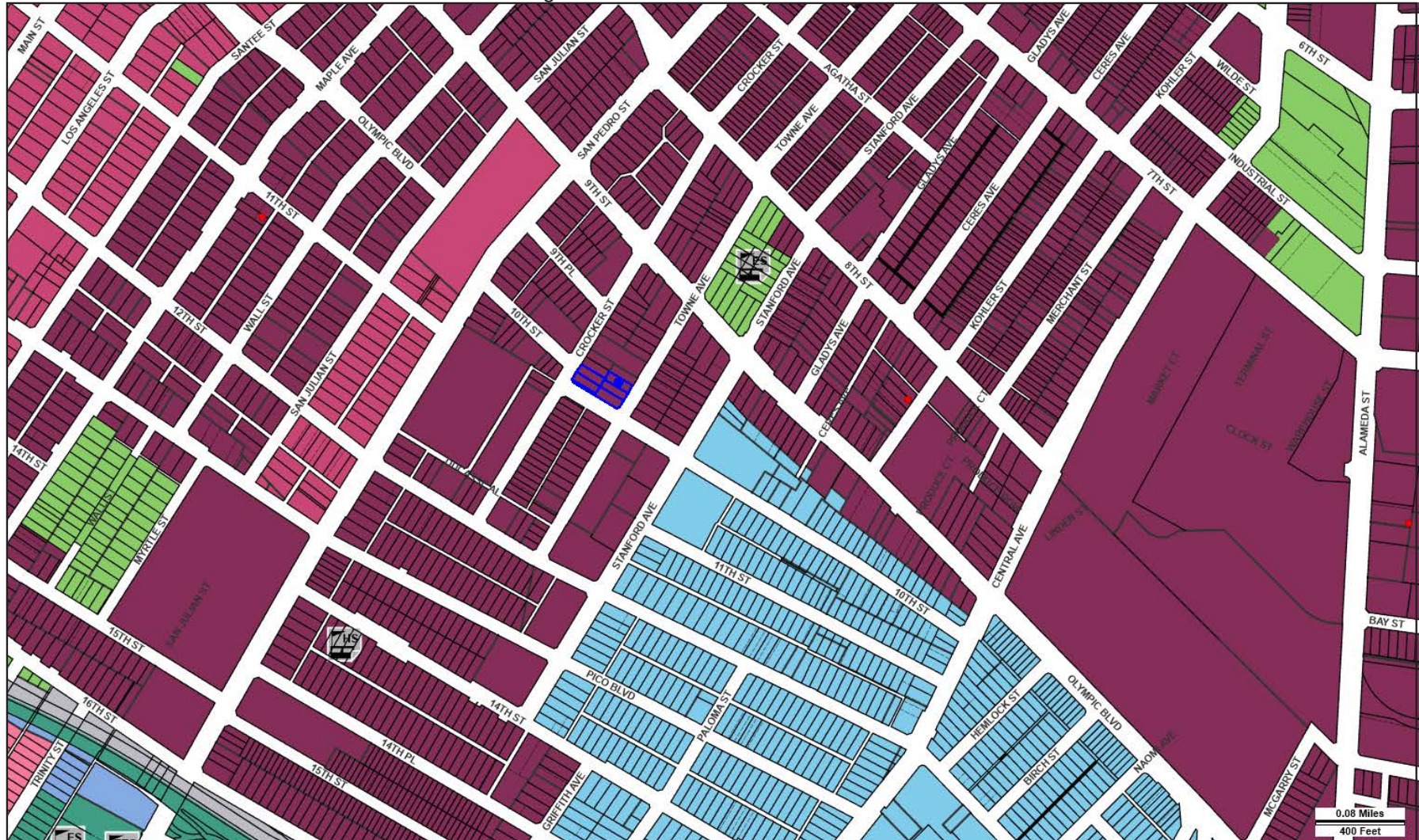
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ZIMAS PUBLIC

Generalized Zoning

08/04/2026

City of Los Angeles
Department of City Planning



Address: 945 S TOWNE AVE
APN: 5132002041
PIN #: 124-5A211 226

Tract: DENISON TRACT
Block: C
Lot: FR 10
Arb: None

Zoning: [LB1-WH1-5][IX2-FA]
General Plan: Markets



FOR SALE



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LOS ANGELES • CA 90021

FOR MORE INFORMATION CONTACT:

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