

Elite Retail/Showroom Portfolio

921 Crocker St, Los Angeles

FOR SALE

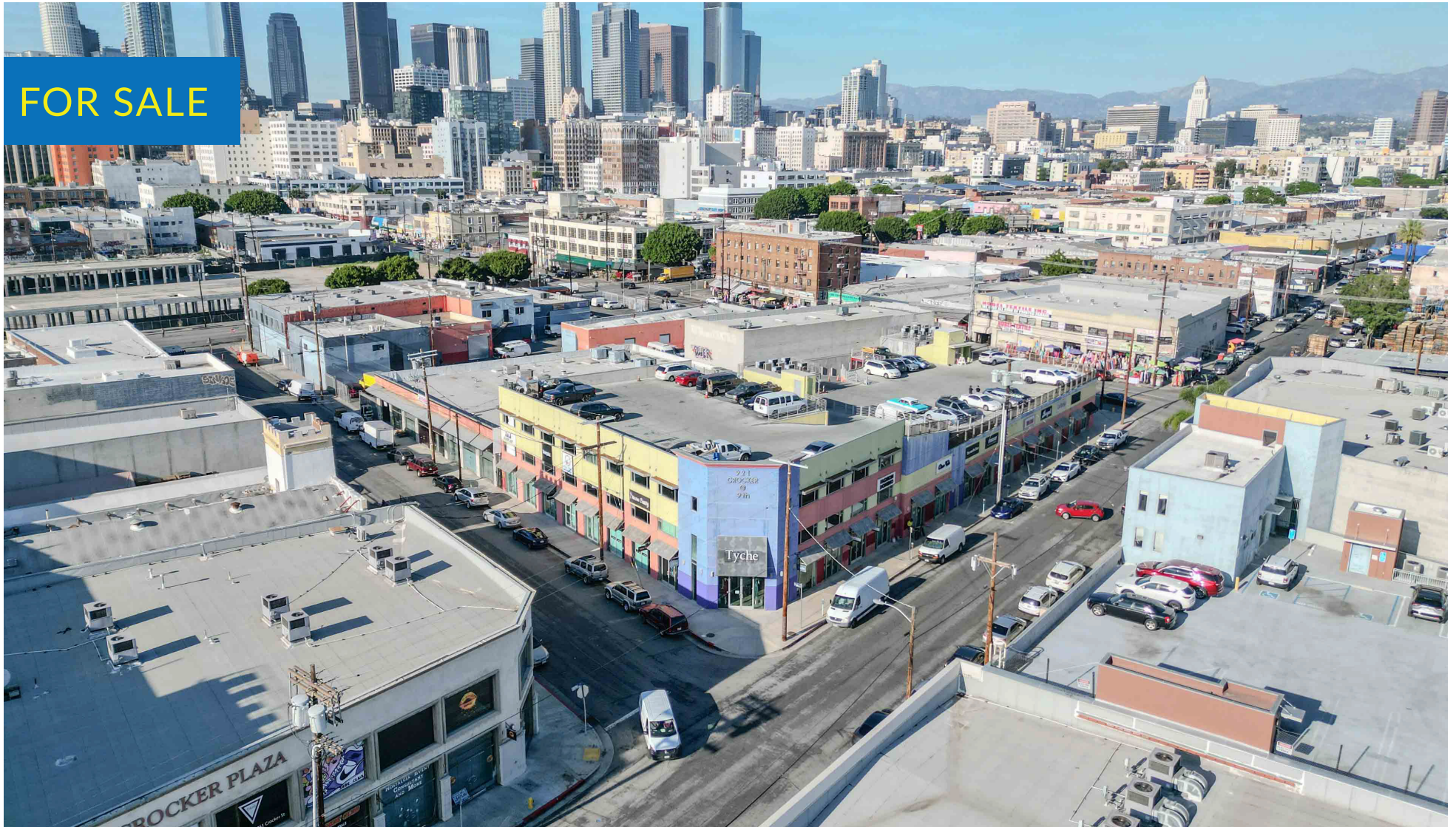




TABLE OF CONTENTS

PROPERTY DETAIL 03

OFFERING 04

WALK SCORE 05

DEMOGRAPHICS 06

AERIAL MAP 07

PARCEL MAP 08

PROPERTY PHOTOS 09

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Broker/Agent does not guarantee the accuracy of the square footage, lot size or other information concerning the conditions or features of the property provided by the seller or obtained from Public Records or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals. Information deemed reliable but not guaranteed.

PROPERTY DETAIL

- Prime retail storefront at 921 South Crocker Street in Downtown Los Angeles.
- Located at the high-traffic corner of 9th & Crocker in the Fashion District.
- Situated in the nation's largest garment hub, providing exceptional exposure and foot traffic.
- Well-maintained storefront with an upper-level mezzanine offering additional seating.
- Ideal opportunity for investors or owner-users seeking a presence in a highly profitable district.

| | |
|----------------------|--|
| Property Address | 921 Crocker St. Los Angeles |
| Parcel Number | 5132-001-111 , 112, 113, 116, 117, 118, 119, 122, 123, 124 |
| Property Type | Retail |
| Building | 1,130 SF - 1,850 SF / Total 42,278 SF |
| Lot Size | 0.59 AC |
| Building Height | 2 Stories + Rooftop Parking |
| Year Built | 2014 |
| Zoning | LAM2 |
| Parking Ratio | 1.2/1000 SF |
| Clear Ceiling Height | 18' |



OFFERING



The original offering price of \$10,730,000 has been significantly reduced by \$2,720,000 (or approximately 25.35%) to a highly aggressive new total of \$8,010,000, presenting an exceptional value-add opportunity for the 10-unit portfolio.

| UNIT # | RSF | ORIGINAL PRICE | NEW REDUCED PRICE | REDUCTION AMOUNT |
|--------|----------|----------------|-------------------|------------------|
| 5 | 1,640 SF | \$1,110,000 | \$850,000 | \$260,000 |
| 6 | 1,550 SF | \$1,090,000 | \$820,000 | \$270,000 |
| 7 | 1,470 SF | \$1,060,000 | \$850,000 | \$210,000 |
| 10 | 1,670 SF | \$1,090,000 | \$850,000 | \$240,000 |
| 11 | 1,050 SF | \$900,000 | \$680,000 | \$220,000 |
| 12 | 1,210 SF | \$980,000 | \$730,000 | \$250,000 |
| 13 | 1,130 SF | \$960,000 | \$680,000 | \$280,000 |
| 16 | 1,850 SF | \$1,180,000 | \$850,000 | \$330,000 |
| 17 | 1,850 SF | \$1,180,000 | \$850,000 | \$330,000 |
| 18 | 1,850 SF | \$1,180,000 | \$850,000 | \$330,000 |
| TOTAL | | \$10,730,000 | \$8,010,000 | \$2,720,000 |

WALK SCORE

921 Crocker St. Los Angeles

Commute to Downtown Vernon

11 min 23min 19min 57min

Walk Score
91

Walker's Paradise
Daily errands do not require a car.

Transit Score
93

Rider's Paradise
World-class public transportation.

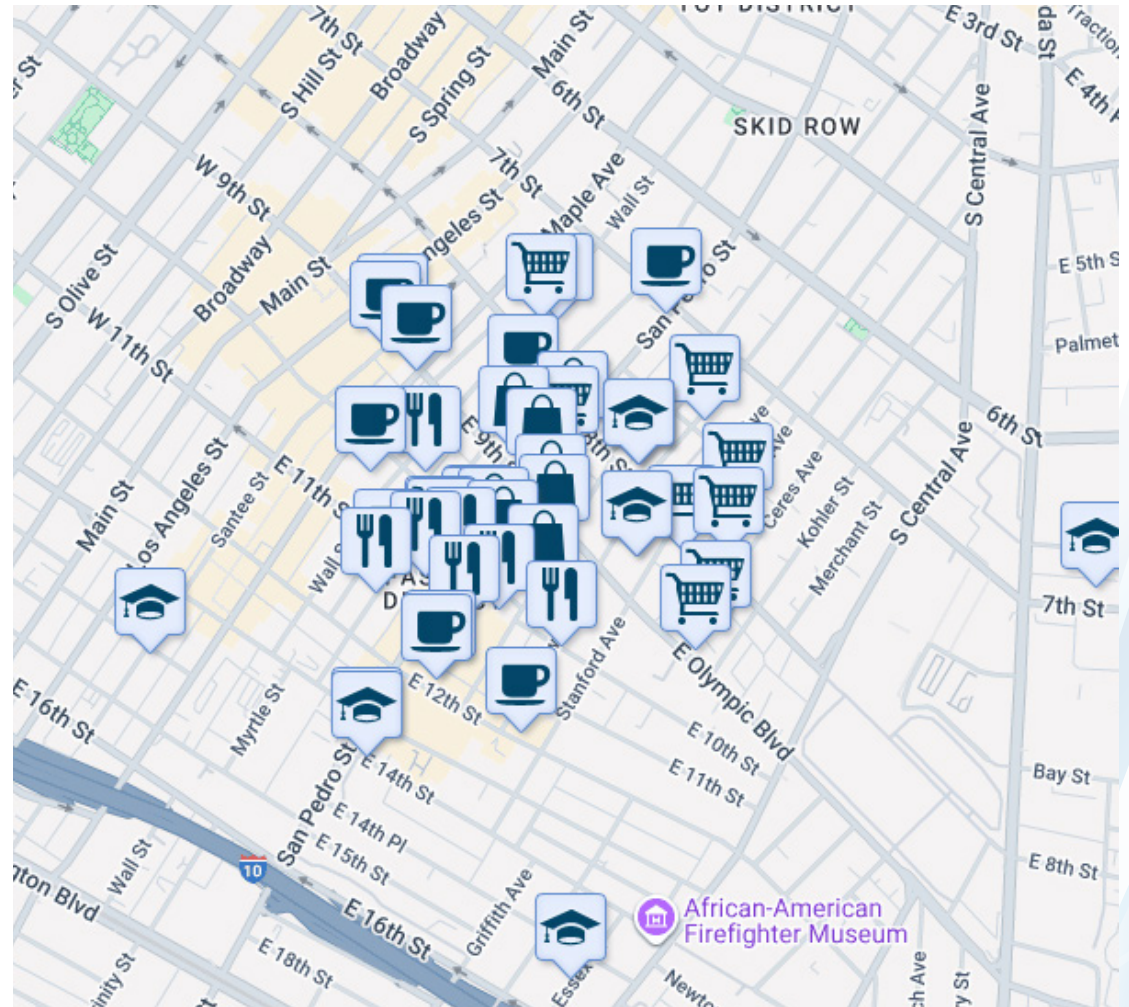
Bike Score
76

Very Bikeable
Biking is convenient for most trips.

About this Location

921 Crocker Street has a Walk Score of 91 out of 100. This location is a Walker's Paradise so daily errands do not require a car.

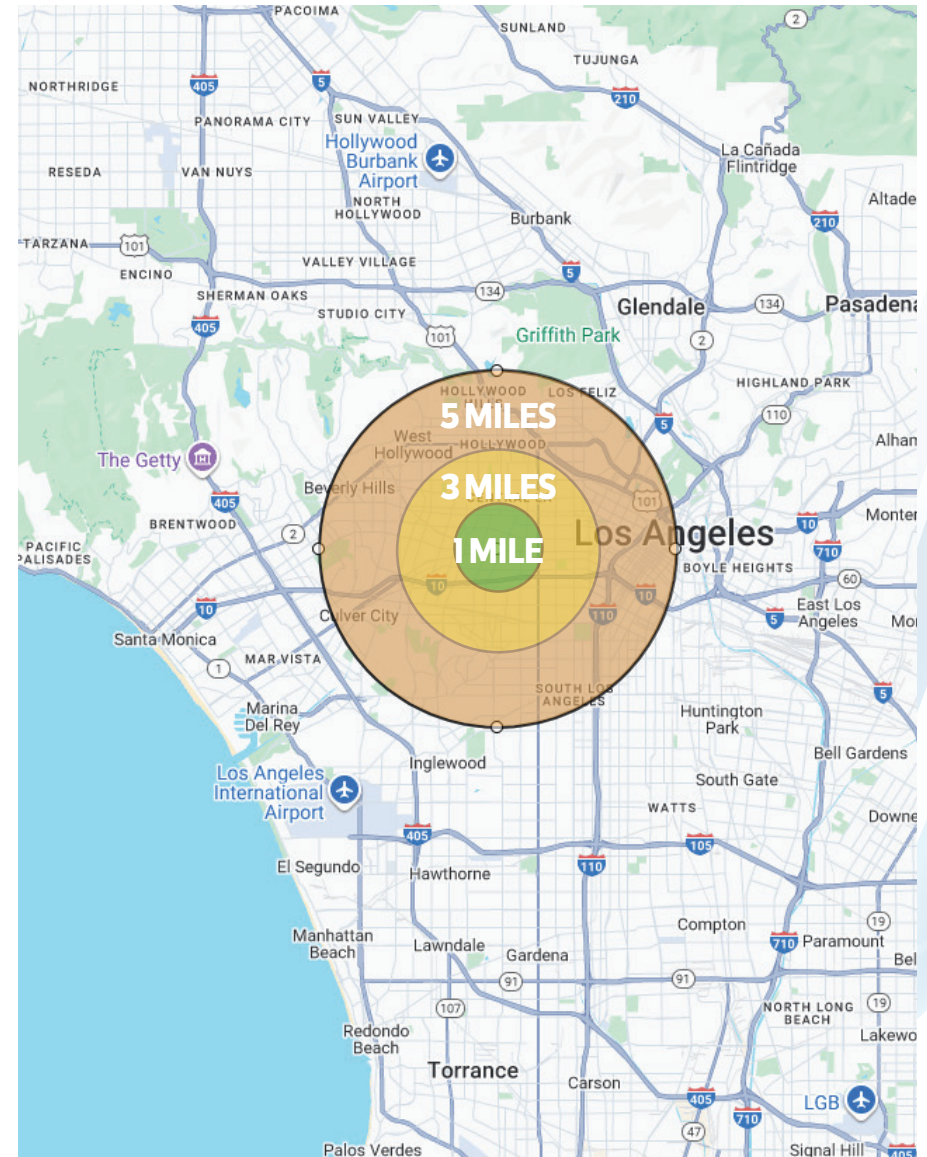
This location is in the Downtown neighborhood in Los Angeles. Nearby parks include Pershing Square, Grand Hope Park and Angels Knoll Park.



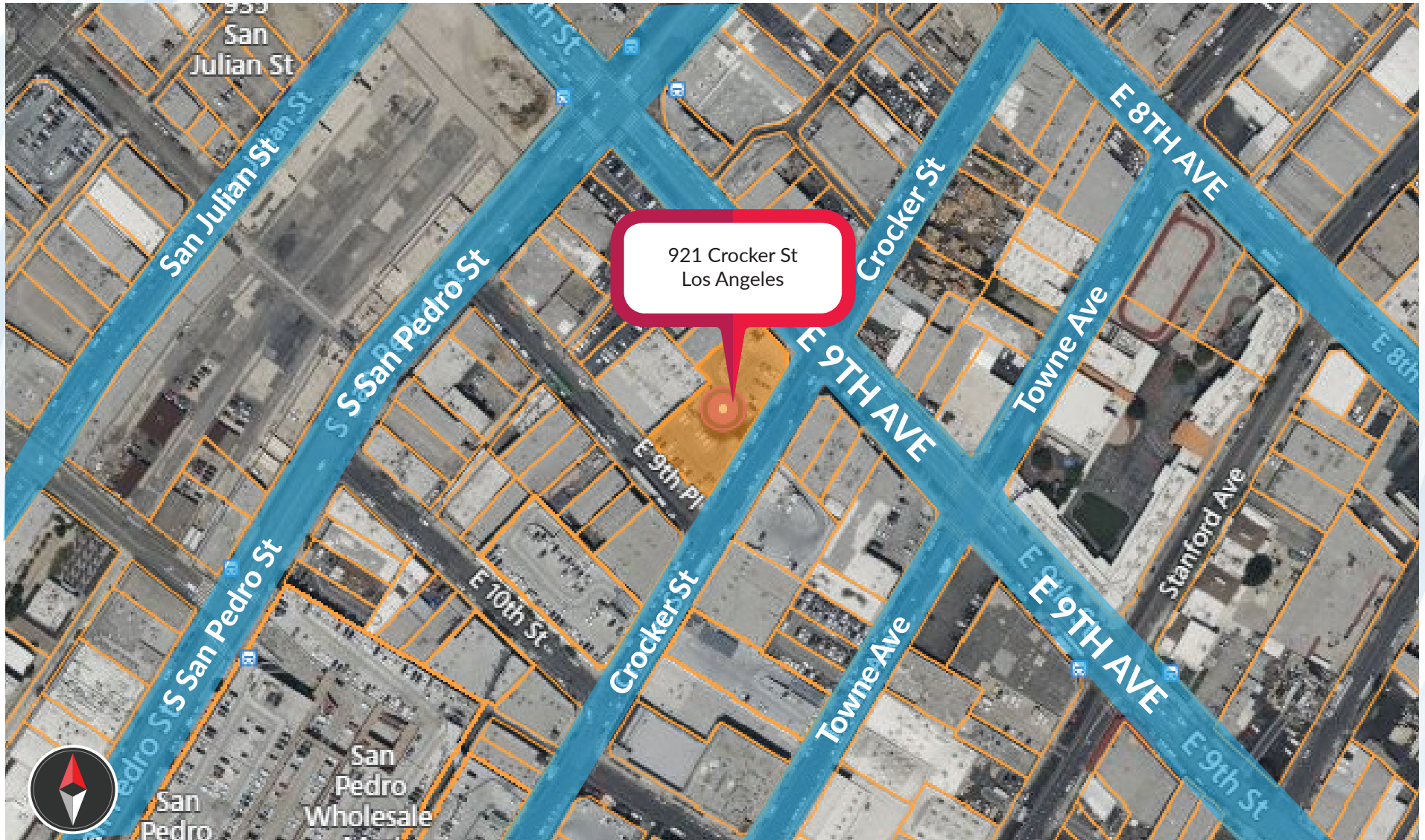
Walk Score®

DEMOGRAPHICS

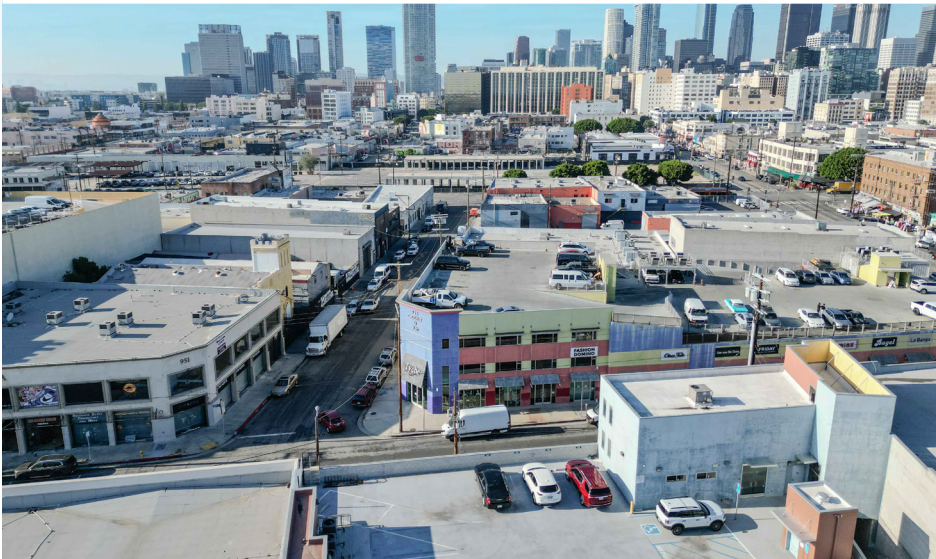
| Demographics | 1 Mile | 3 Mile | 5 Mile |
|-----------------------|-----------|-----------|-----------|
| 2023 Population | 63,190 | 426,314 | 1,303,916 |
| 2028 Population | 61,306 | 420,571 | 1,277,255 |
| Pop Growth 2023-2028 | (2.98%) | (1.35%) | (2.04%) |
| Average Age | 34 | 36 | 37 |
| 2023 Total Households | 13,339 | 123,902 | 382,094 |
| HH Growth 2023-2028 | (3.46%) | (0.40%) | (1.89%) |
| Median Household Inc | \$45,120 | \$44,451 | \$47,387 |
| Avg Household Size | 4.50 | 3.20 | 3.20 |
| 2022 Avg HH Vehicles | 2.00 | 1.00 | 1.00 |
| Median Home Value | \$456,335 | \$547,317 | \$557,066 |
| Median Year Built | 1959 | 1965 | 1959 |



AERIAL MAP



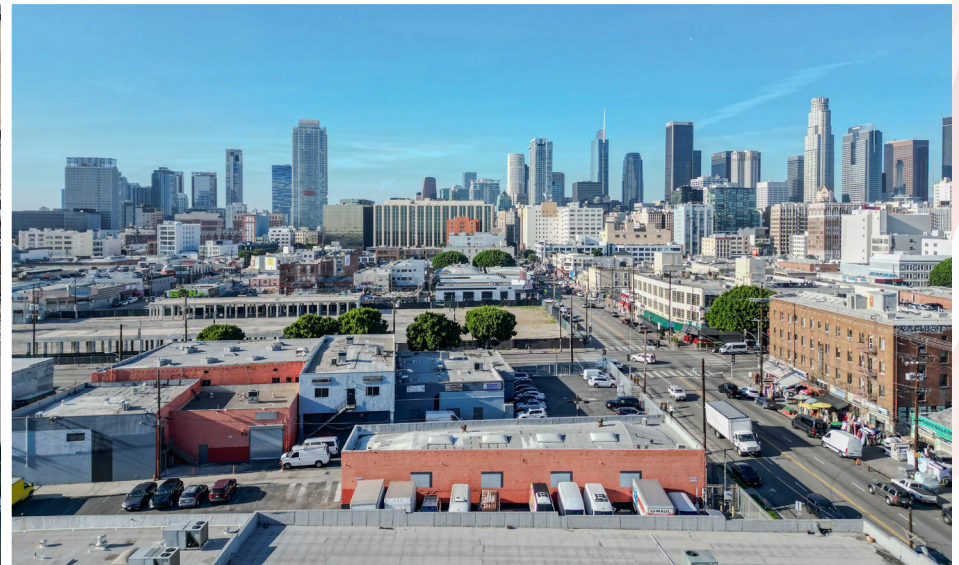
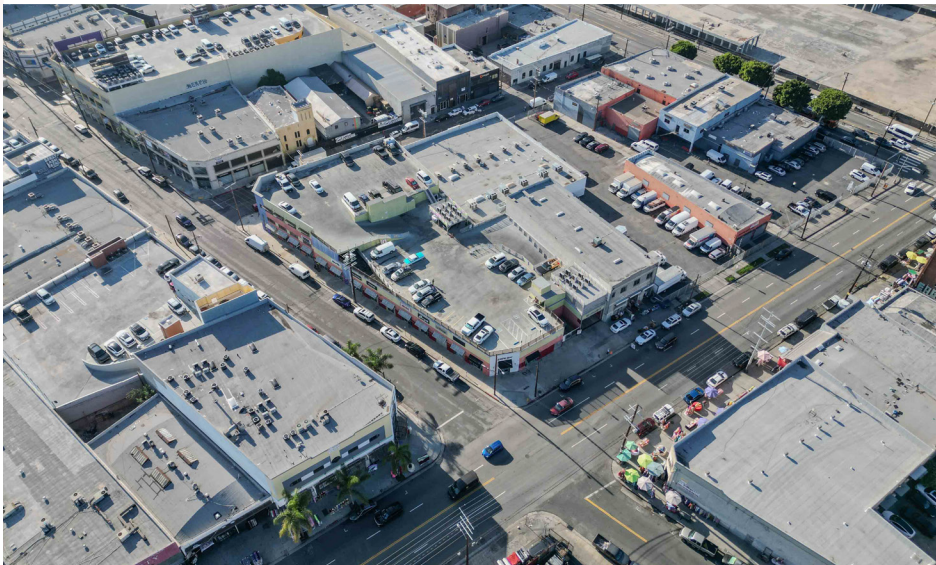
PROPERTY PHOTO



PROPERTY PHOTO



PROPERTY PHOTO



The image features a dark, monochromatic scene of a modern office interior. In the foreground, several silhouettes of business professionals are visible, some standing and talking, others walking. The background is a large window offering a view of a city skyline with various skyscrapers under a clear sky. The overall atmosphere is professional and sophisticated.

Thank You

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