



**FOR SALE | \$6,173,120 (\$320 / SF)**

**935 E. 12th Street | Los Angeles, CA**

**First Time on Market in 50+ Years | Rare, Fully Refurbished Industrial Building 2025**

**Building Size: ±19,291 SF | Lot Size: ±0.48 AC (±20,909 SF) | Fully Secured Subterranean Parking**

**FOR MORE INFORMATION,  
PLEASE CONTACT:**

**BRYAN ABAYAN** | ASSOCIATE VICE PRESIDENT  
D: 310.883.8476  
BABAYAN@DAUMCRE.COM  
CADRE #02005294

**JEFF THOMPSON, REALTOR** | VICE PRESIDENT  
P: 213.270.2238  
JTHOMPSON@DAUMCRE.COM  
CADRE #00833131

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# Highlights

## Site Plan



## Offering Highlights



**±19,291 SF Building** | 1973 Construction, Fully Refurbished in 2025, 14' Clear Height on ±0.48 AC Lot, Located in Fashion District



**±2,050 SF Office** | New Office Buildout w/ Office Doors & Lighting Improvements



**Class "C" Industrial Building** | Rare, Fully Upgraded Building



**Outstanding Parking** | 25 Subterranean, Secure Parking Stalls



**2025 Refurbishments** | Rooftop HVAC Units & Ducting, Roll-Up Doors, Office Doors, Office Lighting, Restroom Finishes (Tile), Warehouse Lighting (Motion Sensor), Exterior Security Lighting (Photocell), Plumbing Fixtures & Accessories, Water Heaters, Polished Concrete Floors Throughout, and Intrusion Alarms



**Delivered Vacant** | Ideal for an Owner/User or Investor for Immediate Occupancy



**Heavy Power** | Two Meters  
Meter 1: 400A, 3P, 240V, 4W B-Phase High Leg  
Meter 2: 400A, 1P, 240V, 4W B-Phase High Leg



**Pro-Business Municipality** | The City of Los Angeles Offers a Strong, Business-Supportive Environment with Access to World-Class Infrastructure, a Skilled Workforce, and One of the Largest Economies in the Nation



**Prime Infill Location** | 2.4 Miles from Downtown Los Angeles, Strategically Located Between E. 12th Street and Stanford Avenue

# Property Overview

935 E. 12th St. | Los Angeles | CA

## Property Details

**Building Area:** ±19,291 SF

**Lot Size:** ±0.48 AC (±20,909 SF)

**Office Size:** ±2,050 SF

**Loading:** Two (2) Dock High Loading

**Ceiling Clearance:** 14'

**Year Built:** 1973, Fully Refurbished in 2025

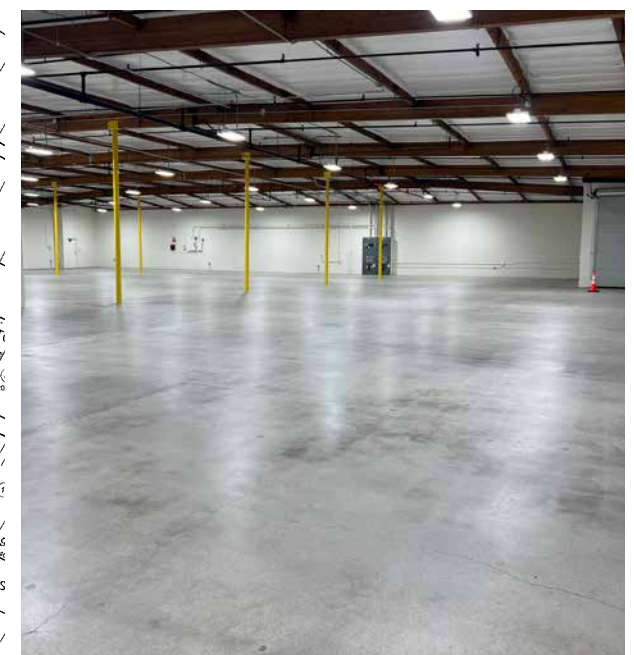
**Sprinklers:** Wet, Fire Sprinklers

**Parking Spaces:** 25 Subterranean, Secure Stalls

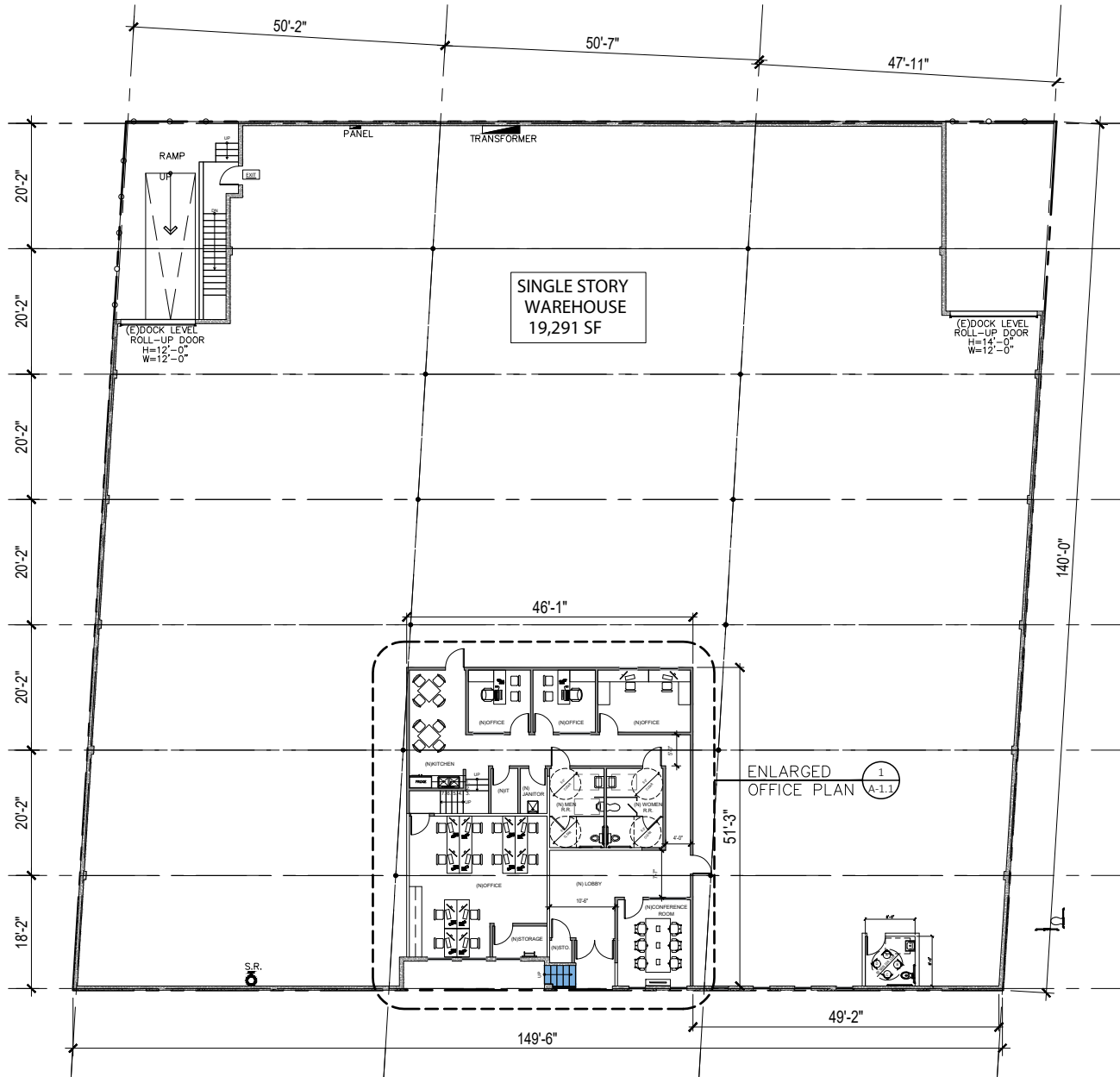
**APN:** 5132-014-044

**Zone:** LAM2

**Construction:** Masonry



# Existing Floor Plan



\*NOT TO SCALE

# Photos



Front of Building



New Office Build-Out

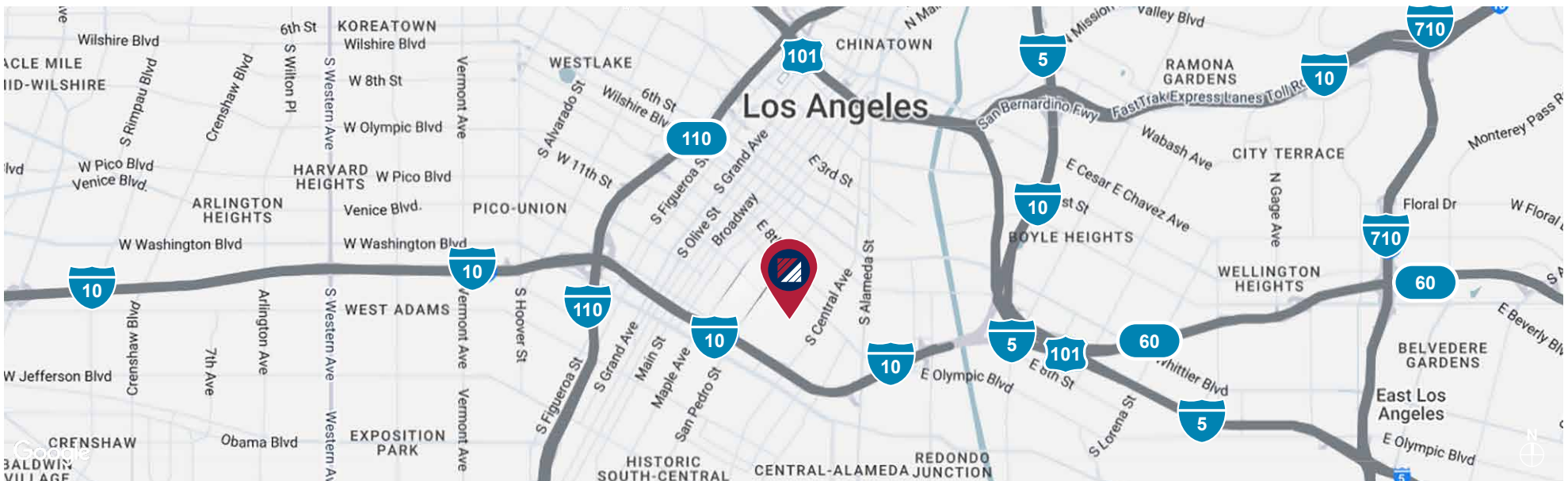


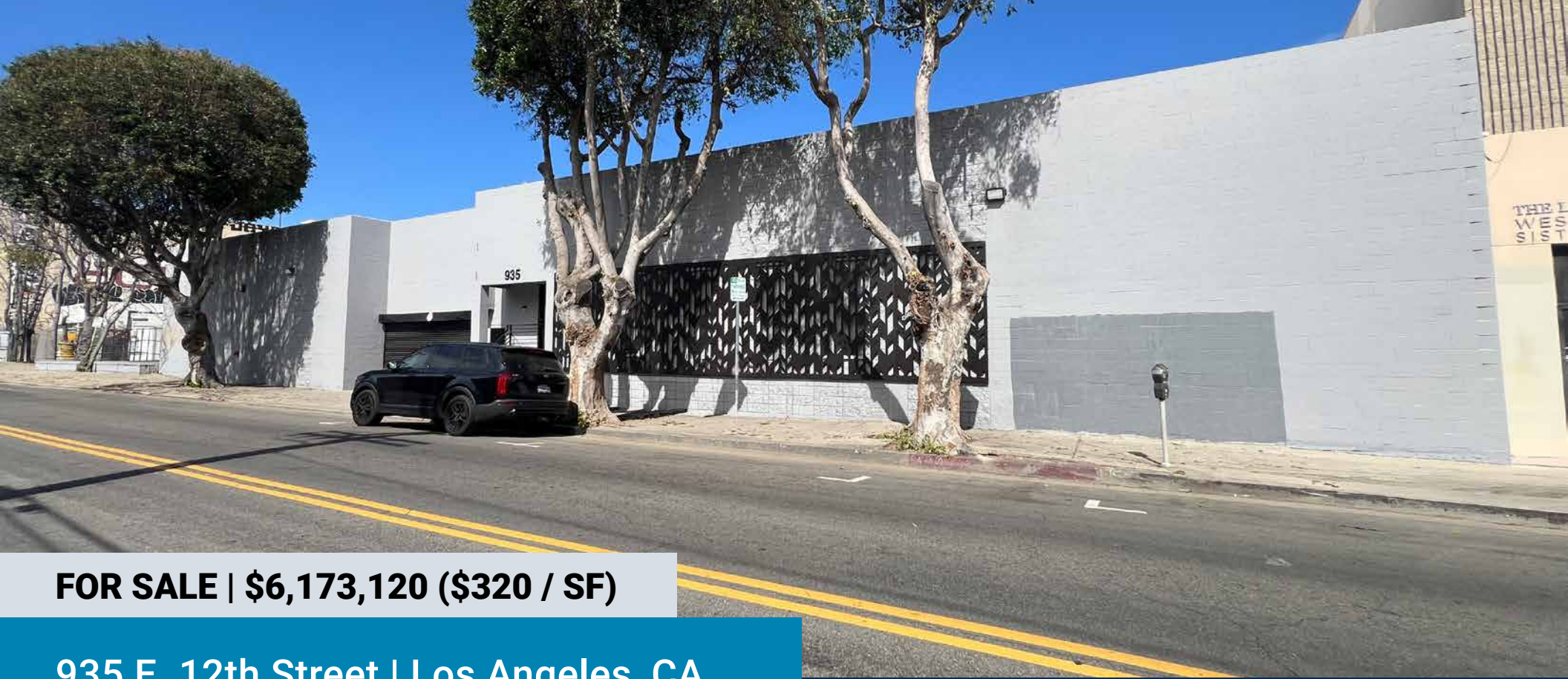
Warehouse and Dock High Loading



26 Subterranean, Secure Parking Stalls

# Local & Zoning Maps





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