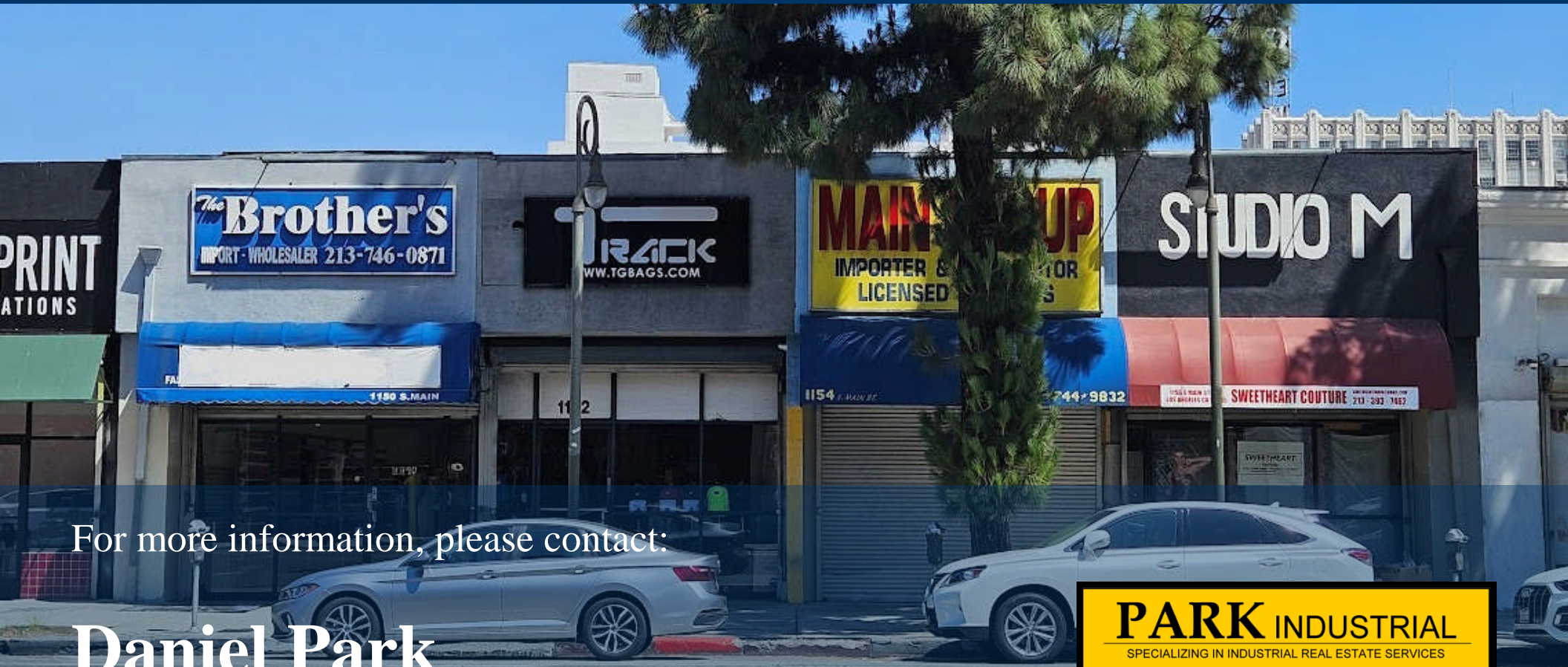


FOR SALE

1150-1156 S MAIN ST
LOS ANGELES, CA 90015

±8,400 SF

4 UNIT RETAIL BUILDING
DTLA FASHION DISTRICT



For more information, please contact:

Daniel Park

(213) 446-0396

Danielpark777@hotmail.com

DRE# 01227056

PARK INDUSTRIAL
SPECIALIZING IN INDUSTRIAL REAL ESTATE SERVICES

Park Industrial Realty
800 McGarry St, 5th Floor
Los Angeles, CA 90021
Corporation DRE# 01983713

Property Details

Property Address: 1150-1156 S Main St, Los Angeles, CA 90015

Building SF: 8,400 SF

Land SF: 8,394 SF

Year Built: 1930

Clear Height: 12'

Frontage: 58' on Main St

Zoning: [HB1-G1-5][CX3-FA][CPIO]

APN: 5139-016-008

Sale Price: \$2,500,000 (\$297.62/SF)

All information has been furnished from sources which we deem reliable, but for which we assume no liability. All measurements are approximate. Broker/Owner do not warrant its accuracy. Buyer/Lessee must verify all information.

Property Highlights

- Prime Downtown LA location along the evolving Main Street corridor, near the Fashion District and South Park
- Surrounded by growing residential density, new mixed-use developments, and expanding retail/restaurant activity
- Close to major DTLA destinations including LA Live, Crypto.com Arena and the Convention Center
- Located adjacent to a fully entitled (RTI) mixed-use development featuring 379 residential units and approximately 25,810 square feet of ground-floor commercial space, further enhancing the area's growth and long-term value
- Excellent regional access to the 10, 110 and 101 freeways
- Consists of 4 units occupied under short-term leases
- Excellent owner-user opportunity

Rent Roll

Unit #	Tenant	Rent	Exp. Date	Sq. Ft.	Security Deposit	Rent Increase	Rent Per SF
1150	Vivana Corp	\$2,200	4/30/26	2,100	\$4,400		\$1.05
1152	Triple Gear	\$2,575	1/31/28	2,100	\$3,000	3%	\$1.23
1154	JK Import	\$2,472	7/31/26	2,100	\$2,800	3%	\$1.18
1156	Sweet Hear Couture	\$2,625	7/31/26	2,100	\$7,500	5%	\$1.25
Total		\$9,872		8,400	\$17,700		\$1.18

5139

16 SHEET

P. A. 1044-16

TRA 13263

REVISED 11-16-80 690129503

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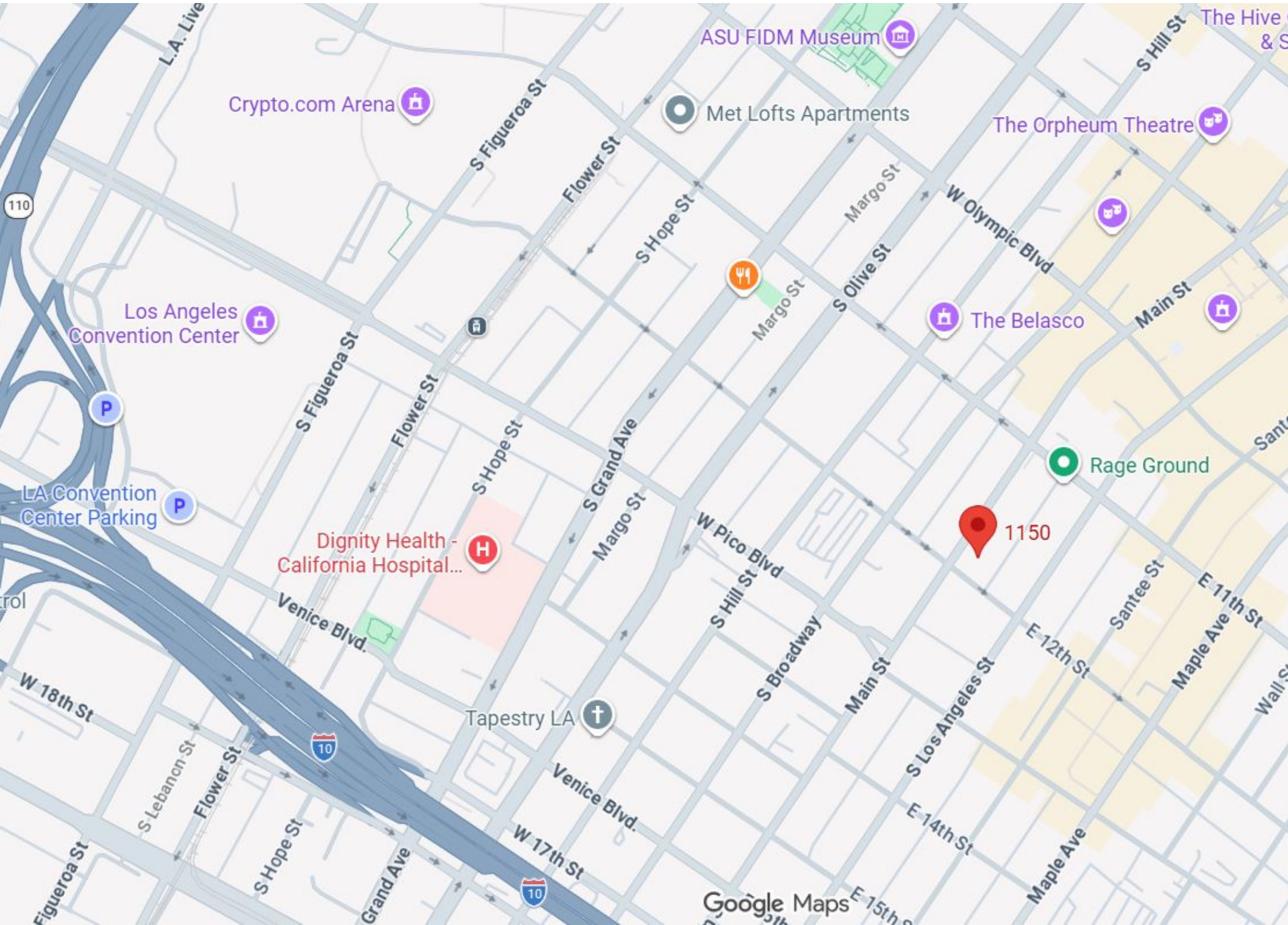
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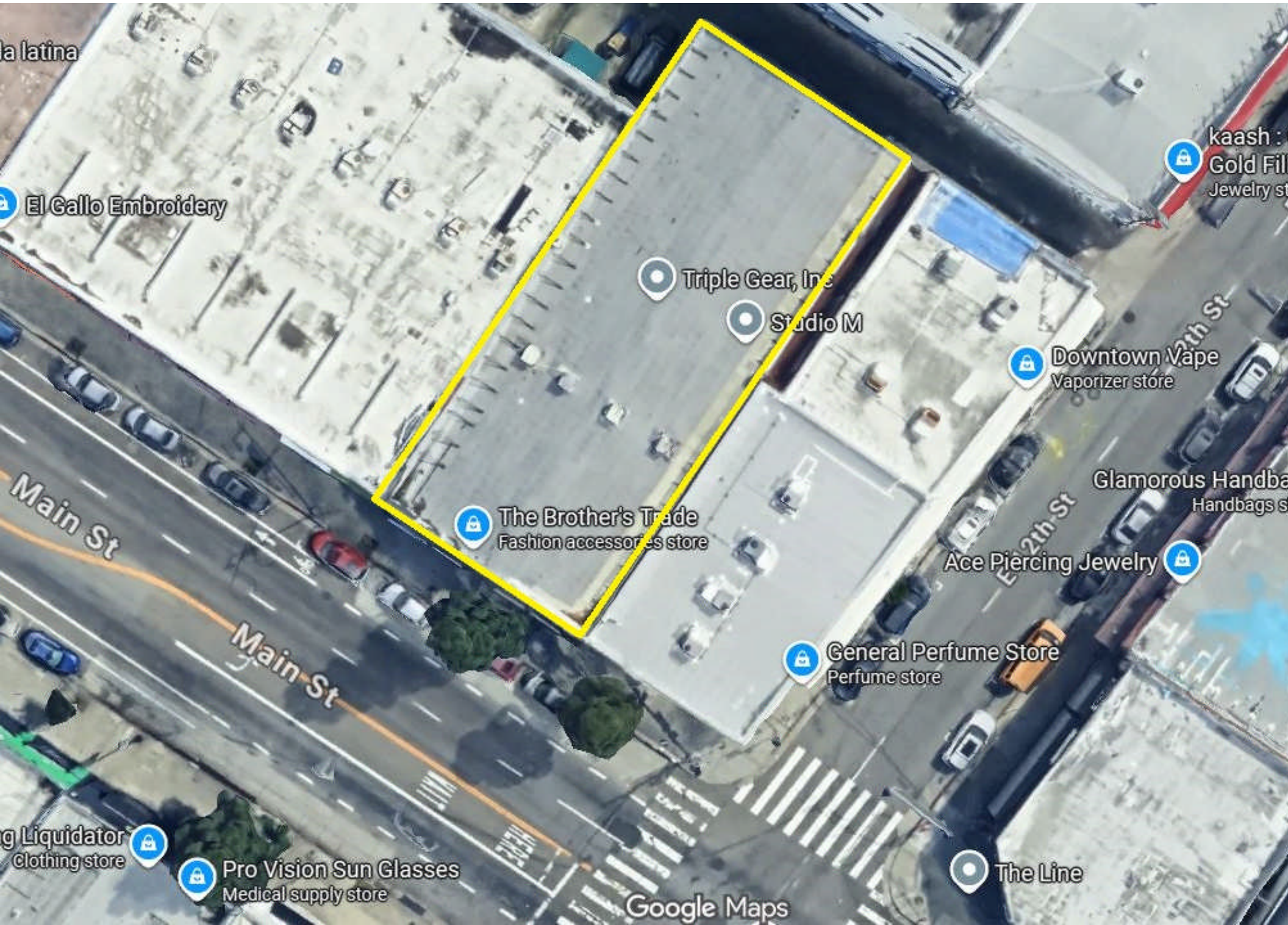
2023



MAPPING AND GIS SERVICES SCALE 1" = 80'







la latina

El Gallo Embroidery

Triple Gear, Inc

Studio M

The Brother's Trade
Fashion accessories store

Downtown Vape
Vaporizer store

Glamorous Handbags
Handbags store

Ace Piercing Jewelry

General Perfume Store
Perfume store

g Liquidator
clothing store

Pro Vision Sun Glasses
Medical supply store

The Line

Google Maps

kaash :
Gold Fil
Jewelry st



