

FOR SALE IN CHINATOWN

# 977 CHUNG KING RD

**BUILDING SF**

±2,825 square feet

**LAND SF**

±1200 square foot lot

**PRICE**

\$1,550,000  
(±\$548.67/SF)

**ZONING**

LAC2

**YEAR BUILT**

1950



A rare offering on Chinatown's beloved Chung King Road, this live-work property has been masterfully transformed by LOC Architecture into a creative retreat. The property is anchored by an expansive commercial space, with a stunning two-bedroom apartment on the upper level. The ground-floor storefront is a creative dream with soaring ceilings, abundant natural light, two bathrooms, kitchenette, mezzanine, and additional basement storage, ideal for a gallery, photo studio, or creative office. Upstairs, the residential space has an open kitchen, two bright bedrooms, a bonus office, and two baths featuring a mosaic soaking tub.

**Inside:** Upstairs is a renovated 2 bedroom + office, 2 bathroom apartment with kitchen and patio courtyard and balcony. Downstairs includes a showroom/warehouse/office space with additional storage mezzanine and basement.

**Outside:** This end unit on Chung King Road is on a vibrant pedestrian street, sitting at the center of an exciting creative hub surrounded by galleries and restaurants.

**Near:** Far East Plaza, Mandarin Plaza, Los Angeles State Historic Park, Dodgers Stadium, and more.

All information is deemed reliable but not guaranteed. Prospective tenants are advised to independently verify lease terms, permitted uses, parking, utility responsibilities, and all other material aspects of the property through their own due diligence.

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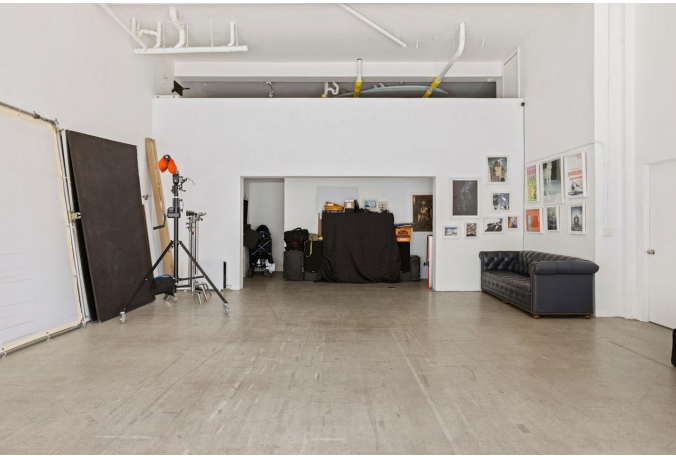
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# INTERIOR



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# HIGHLIGHTS

## INVESTMENT HIGHLIGHTS

- Delivered Vacant - Ideal for an owner-user to run their business from the commercial space and live in the residential portion above.
- Stylishly updated end-unit on pedestrian street, Chung King Road.
- Creative community surrounded by restaurants, coffee shops, galleries, and more.

## ZONING & USE

The property is zoned LAC2 and allows for Commercial/Office/Residential (mixed use).

## LEASE AND INCOME SUMMARY

- Projected Rents:  
Commercial Space \$3500-\$3800/mo  
Residential Space \$2750-\$3000/mo

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# AREA AMENITIES

977 Chung King Road, 90012

0  
BLOCKS  
AWAY



**Chung King Road Galleries** Historic pedestrian alley featuring contemporary art galleries, rotating exhibitions, and a vibrant creative community hub.

2  
BLOCKS  
AWAY



**Chinatown Central Plaza** Historic pedestrian plaza featuring restaurants, gift shops, herbal stores, and cultural retail.

2  
BLOCKS  
AWAY



**Melody Lounge** Historic Chinatown dive bar offering karaoke nights, craft beers, and a lively, nostalgic neighborhood atmosphere.

5  
BLOCKS  
AWAY



**Mandarin Plaza** Chinatown courtyard featuring trendy bars, boutique shops, casual dining and galleries.

6  
BLOCKS  
AWAY



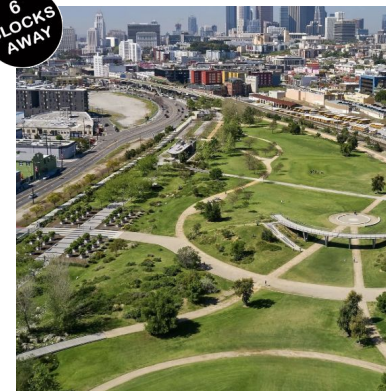
**Far East Plaza** Popular food hall + boutique retail cluster including Howlin Ray's, Amboy, Lasita, Scoops, East West Shop and more.

6  
BLOCKS  
AWAY



**Café Tondo** Trendy modern café offering espresso, pastries, and light fare in a relaxed, design-forward neighborhood setting.

6  
BLOCKS  
AWAY



**Los Angeles State Historic Park** Expansive urban park featuring open green space, walking paths, events.

7  
BLOCKS  
AWAY



**Highland Park Brewery** Popular craft brewery offering casual food options, and vibrant social gathering space.

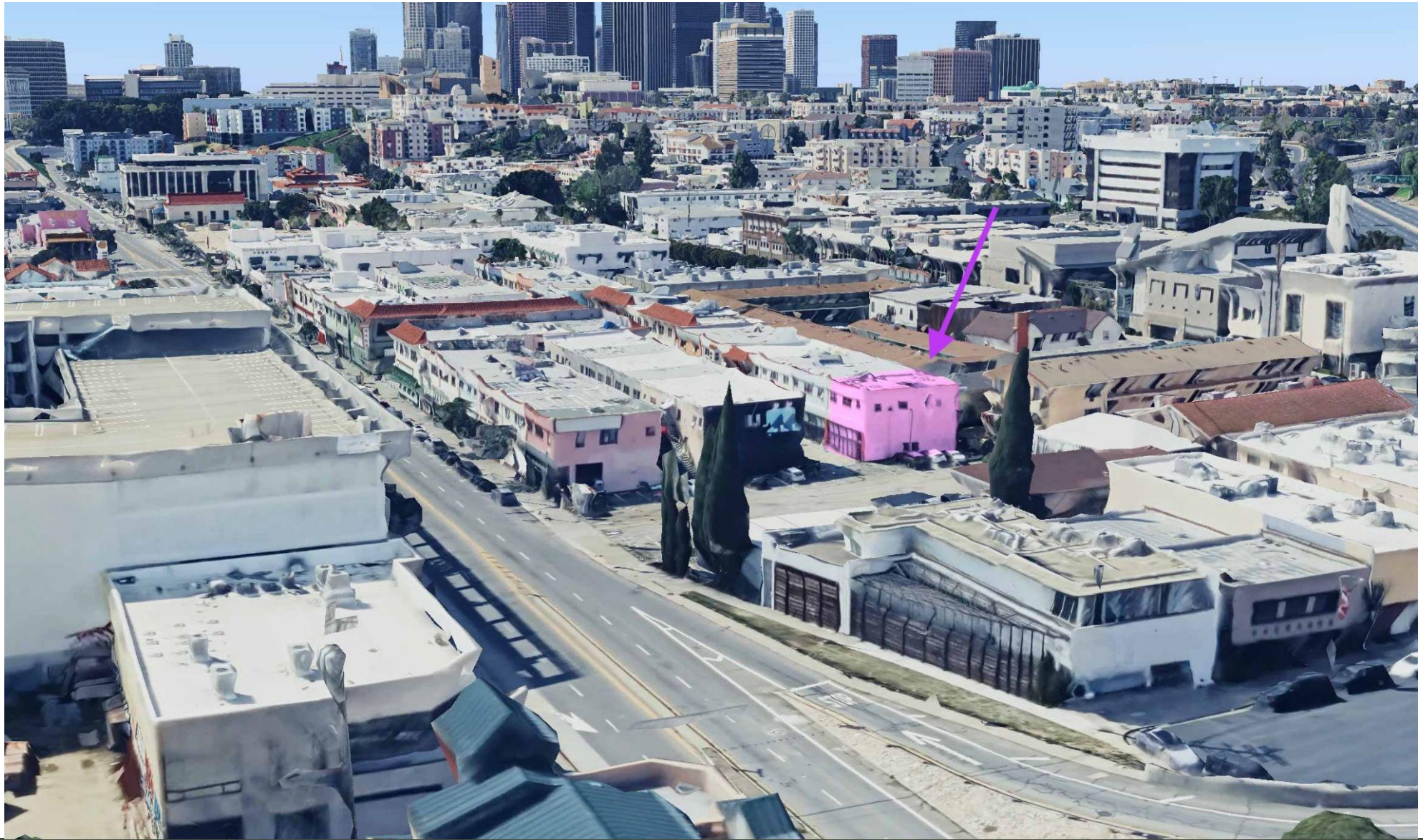
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# AERIAL MAP



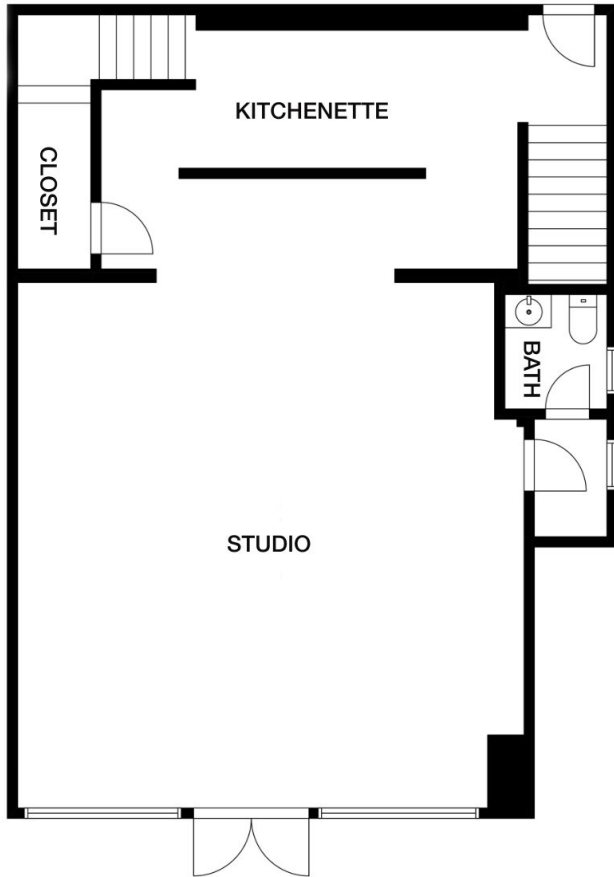
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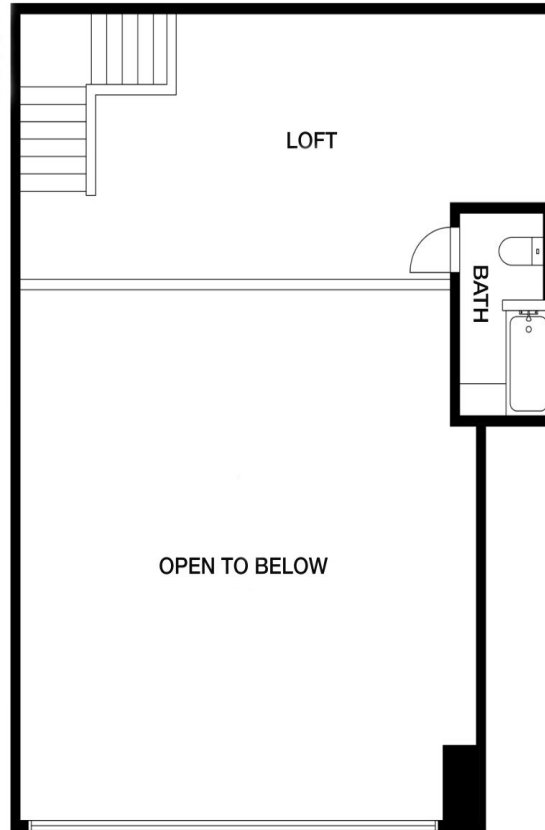
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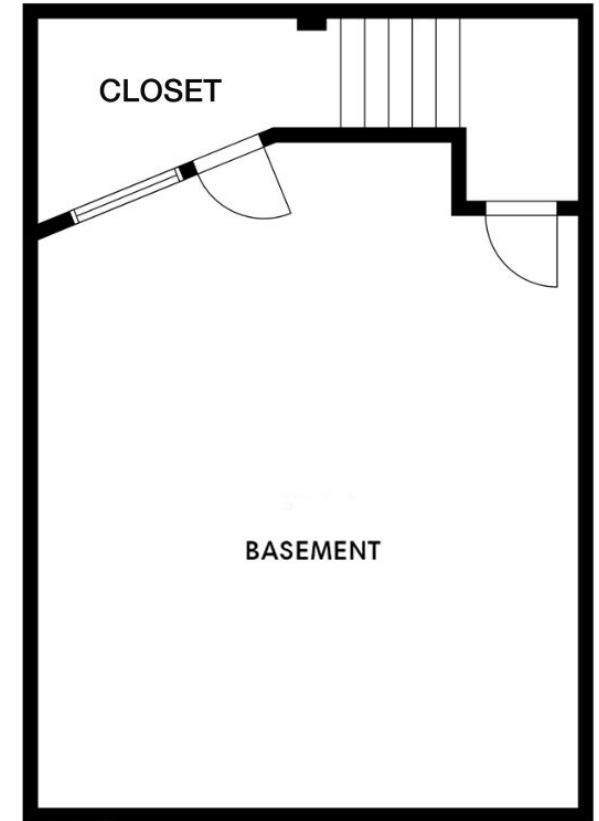
# FLOOR PLAN



Commercial Space Ground Floor



Commercial Space Mezzanine



Commercial Space Basement

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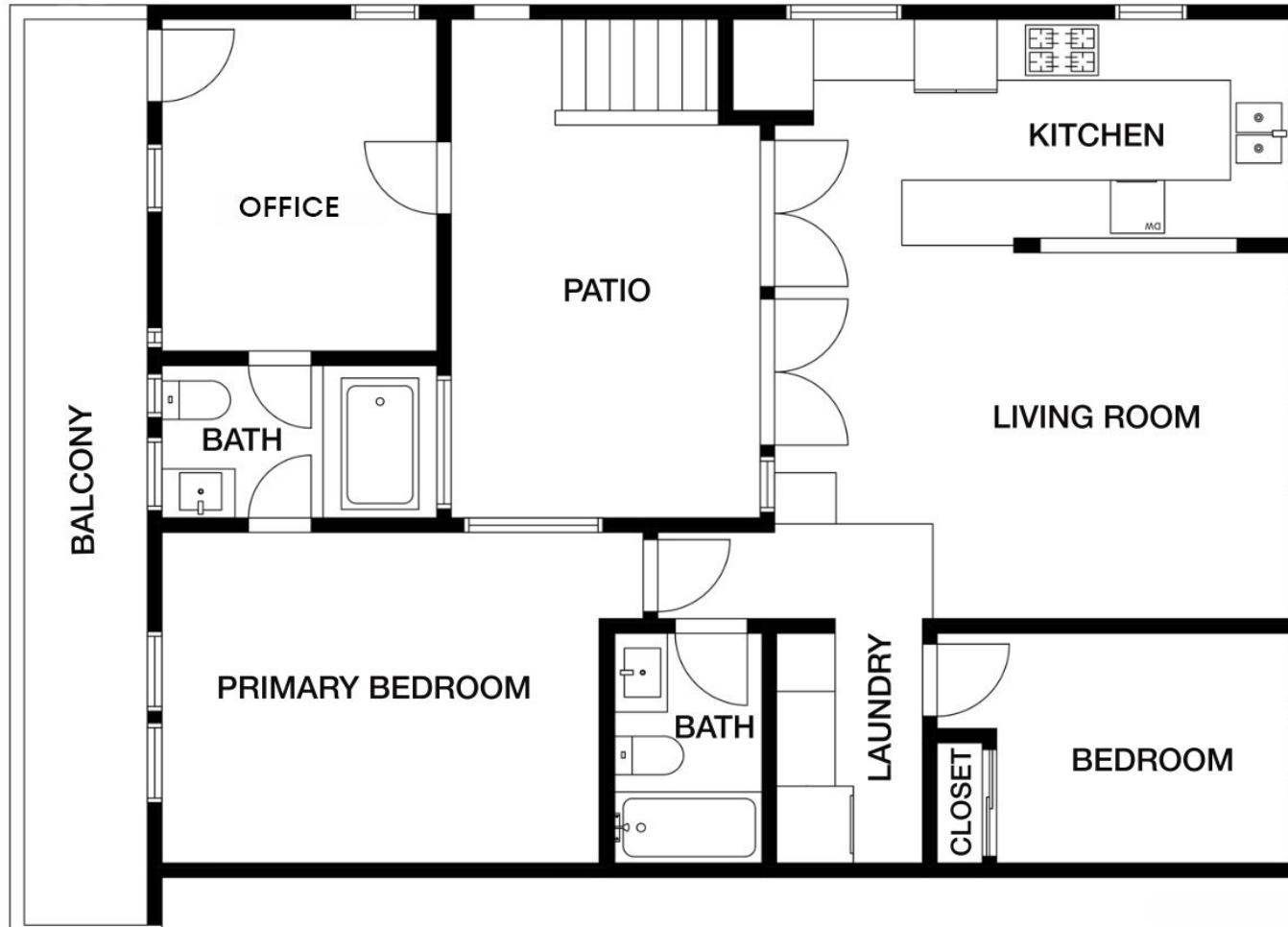
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# FLOOR PLAN



Second Floor Residential Space

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