

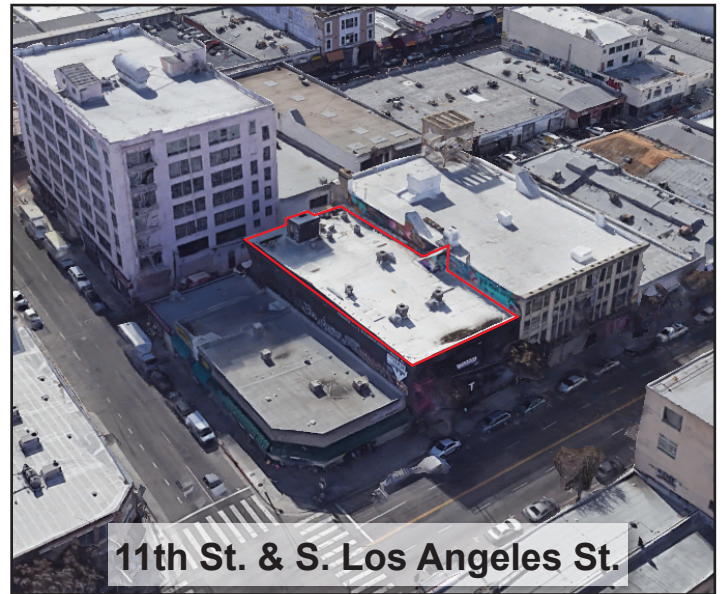
# FOR SALE

# 1108 S. Los Angeles St. Los Angeles, CA 90015



## OFFERING SUMMARY

ADDRESS	1108 S. Los Angeles St. Los Angeles, CA 90015
COUNTY	Los Angeles
MARKET	Los Angeles
SUBMARKET	Downtown Los Angeles
BUILDING SF	23,400 SF
LAND SF	8,413 SF
YEAR BUILT	1923, 2016
APN	5145-021-022
PROPERTY TYPE	Retail / Creative Office
OWNERSHIP TYPE	Fee Simple
PRICE	Upon Request



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# FOR SALE

1108 S. Los Angeles St.  
Los Angeles, CA 90015

## LOCATION HIGHLIGHTS

### SPECTACULAR ACCESS TO LOCAL AMENITIES

- Located less than a mile to The Convention Center, The Staples Center, and THE SANTEE ALLEY.
- Minutes drive from the I-10, I-110, and US101 Fwy.
- Situated in the heart of the LA Fashion District.
- A short drive to Hollywood, Pasadena, Santa Monica, Venice Beach, Port of Los Angeles, Los Angeles International Airport, and Long Beach.
- Close proximity to University of Southern California.
- Significant Future Development Opportunities.
- Property is right next to The Santee Alley.



## PROPERTY HIGHLIGHTS

- 1108 S. Los Angeles St. is a three (3) story 23,400 SqFt building with a modern contemporary style.
- There are three (3) units on the ground floor; one (1) unit covering the entire second floor and one (1) unit for the entire third floor.
- It is a wonderful space for any creative office or commercial retail.
- Elevator access is available for all floors and there is a delivery area in the alley behind the building.
- The property has a high metal fence in the back for security, sliding gate access, and a fire escape ladder in the front. There is roof access via the staircase at the back of the building.



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## Los Angeles Fashion District

Downtown Los Angeles

The Los Angeles Fashion District, previously known as the Garment District, is a business improvement district (BID). The LA Fashion District (BID) is a private, non-profit corporation created and maintained by property owners. As Los Angeles' first property-based BID, they help facilitate and provide a clean, safe, and friendly place to work, shop, live, and do business. They serve a 107-block area generally between 7th Street to the north and the Santa Monica 10 Freeway to the south, and from Broadway to the west and Paloma Street to the east.



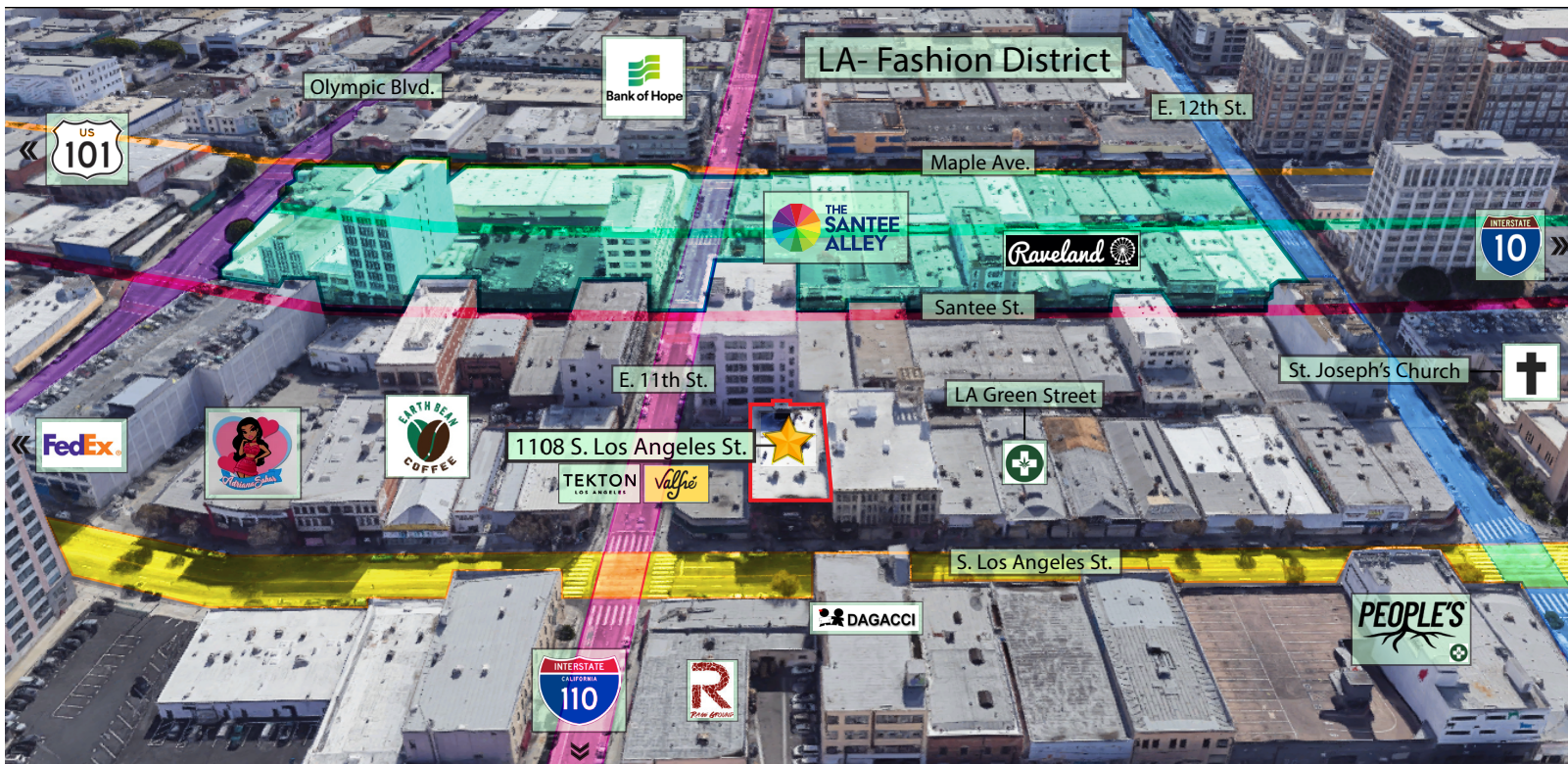
## The Santee Alley

Located between Santee St. & Maple Ave.,  
from Olympic Blvd. to 12th St.

The Santee Alley is Los Angeles' premier outdoor shopping experience- open 365 days a year, 9:30am to 6:00pm, rain or shine. It is a market packed with 150+ retailers in an open-air corridor. Visitors can shop amazing bargains on everything from trendy apparel and accessories to toys, perfume, and gift items for the whole family.



The Santee Alley at 11th St.



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## PROPERTY PHOTOS

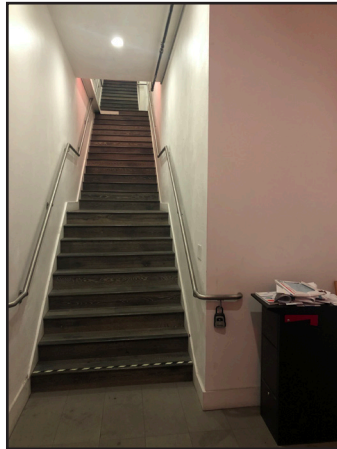
Unit #100



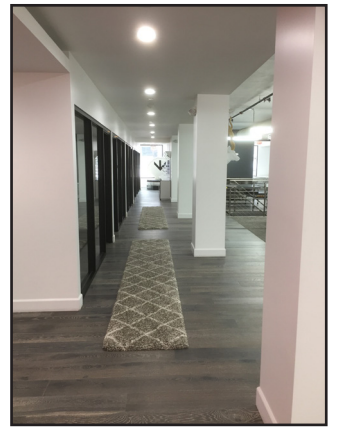
Unit #102



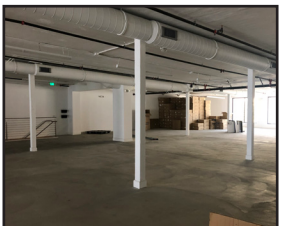
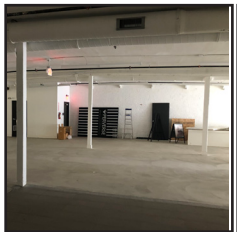
Stairway to 2nd & 3rd Flr.



Unit #200



Unit #300



\*Not Depicted - Unit #101