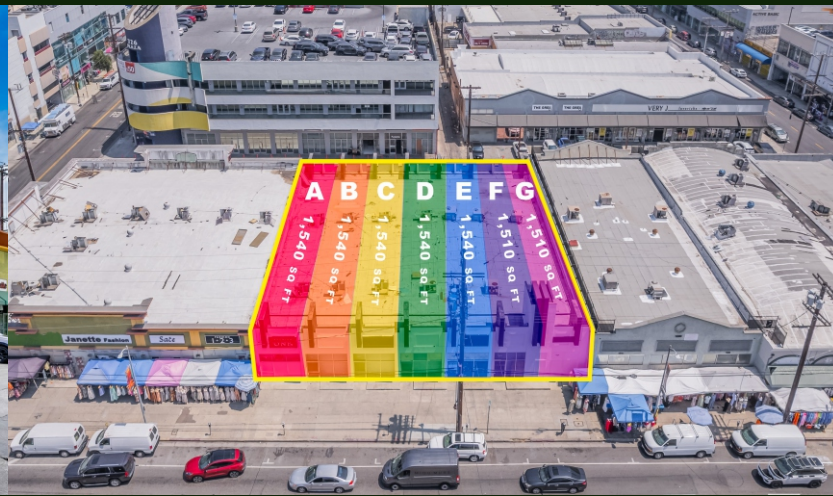


LISTED AT \$2,600,000



FOR SALE & FOR LEASE

1212 S San Pedro St, Los Angeles, CA 90015

- Rentable Area: 10,944 SF (Total 7 Units)
- Lot Size: 14,065 SF
- Lease Price: \$3,000 per unit (6 Units Available)
- Lease Terms: Negotiable

Property Highlights:

- All units were fully occupied until 2023. Approx. \$338,520 annual gross income (\$4,030 rent per unit per month). The estimated CAP rate was approx. 7.72%.
- Total Units: 7 Units (A-G, Unit A is currently occupied), each unit includes one bathroom, front and rear entrances, and windows. Each unit can be divided into two units.
- Units A-E: 1,540 SF each
- Units F-G: 1,510 SF each
- Parking: 11 spaces
- Year Built: 1965 (completely renovated in 2000)
- APN: 5132-012-003
- Appraised at \$3,400,000 in 2023

Located in the heart of the Fashion District, this property offers excellent exposure with high-traffic visibility and is surrounded by major retailers. It is just a few blocks from the 10 Freeway and minutes from Downtown Los Angeles' dining, shopping, and business amenities.

For viewing contact Jenny at (626) 674-7368 or Ashley at (909) 518-2610



Jenny Xu

LIC. #01258213
CELL: 626-674-7368
JENNY@JENNYXUHOME.COM
WWW.JENNYXUHOME.COM

All information deemed reliable but not guaranteed. If your property is presently listed for sale with a Realtor, please disregard this letter; it is not our intention to solicit the offerings of other Realtors.



RE/MAX
Masters Realty