

FOR SALE

1016 SANTEE ST
LOS ANGELES, CA 90015

ASKING PRICE: \$6,000,000.00

Santee Alley

Ideal SBA Purchase Opportunity
with Strong Cash Flow

YOUR SIGN HERE



FOR MORE INFORMATION, PLEASE CONTACT US:



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MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial

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FOR SALE

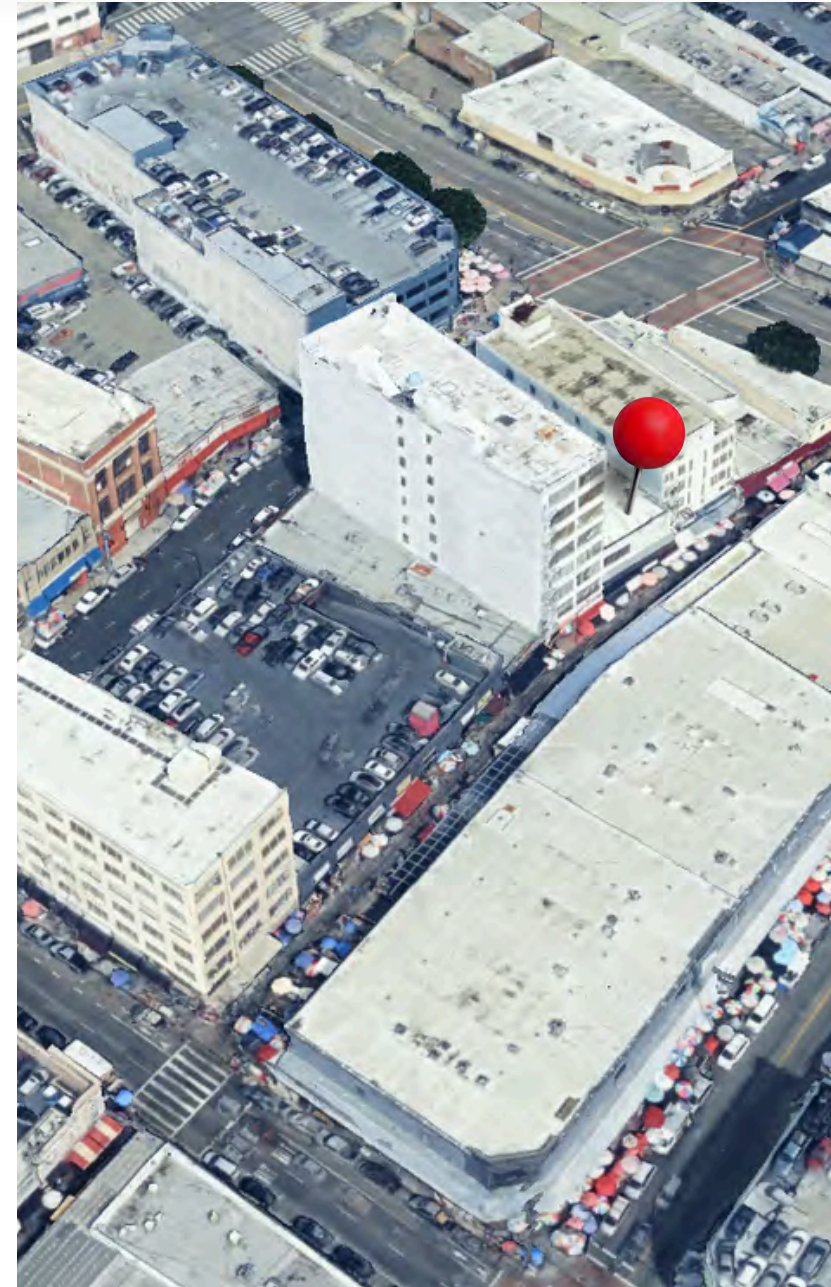
EXECUTIVE SUMMARY

Located in the heart of Downtown Los Angeles' Fashion District, 1016 S Santee St offers a prime investment opportunity in a vibrant commercial hub. This two-story, 14,000-square-foot building, sits on a 7,304 square foot lot and is zoned for flexible use, accommodating retail, showroom, or office tenants.

The second floor has been recently remodeled to provide approximately 7,000 square feet of divisible office/flex space, available in five units ranging from 509 to 2,550 square feet. Each unit features abundant natural light, skylights, HVAC systems, and access to two common restrooms plus an executive restroom. The property offers excellent signage opportunities and is situated just south of Olympic Boulevard, adjacent to the bustling Santee Alley, ensuring high visibility and foot traffic.

The building's strategic location and flexible space configurations make it an attractive option for investors seeking to capitalize on the dynamic Fashion District market.

Mixed-Use Retail/Office



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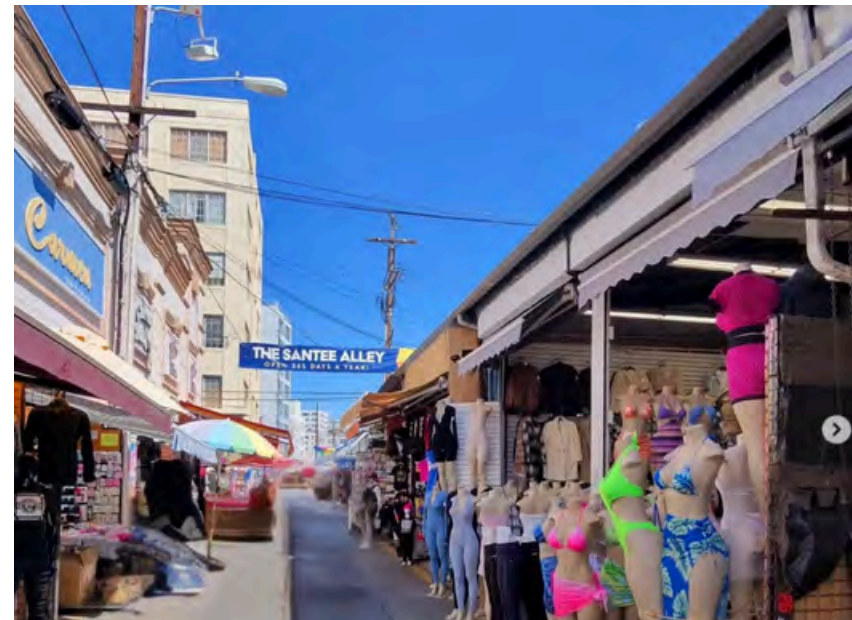
Santee Alley – A Renowned Retail Destination

Situated in the heart of the Downtown Los Angeles Fashion District, Santee Alley is one of the most visited retail corridors in the city, drawing an estimated 10 million shoppers annually. Known for its vibrant atmosphere and dense concentration of independent retailers, the area functions as a regional shopping magnet offering everything from apparel and accessories to cosmetics, electronics, and specialty items.

The subject property benefits from immediate access to this high-foot-traffic retail corridor, which spans two blocks between Olympic Boulevard and 12th Street, running parallel to both Santee Street and Maple Avenue. Santee Alley's unique open-air format and discount-driven merchandise offerings make it a consistent draw for both locals and tourists seeking value-oriented shopping experiences.

This constant stream of consumer traffic creates a highly favorable environment for nearby retail tenants, positioning the property as an attractive opportunity for investors looking to capitalize on demand generated by one of LA's most iconic shopping destinations. Additionally, the location serves as a gateway for entrepreneurs and wholesalers transitioning into the retail space, making it a dynamic and evolving retail ecosystem with built-in demand for space.

Mixed-Use Retail/Office



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INVESTMENTS HIGHLIGHT

Prime SBA Purchase Opportunity -
Occupy the entire 2nd floor w/ Retail
Income

Prime Fashion District location with
strong foot traffic and retail synergy.

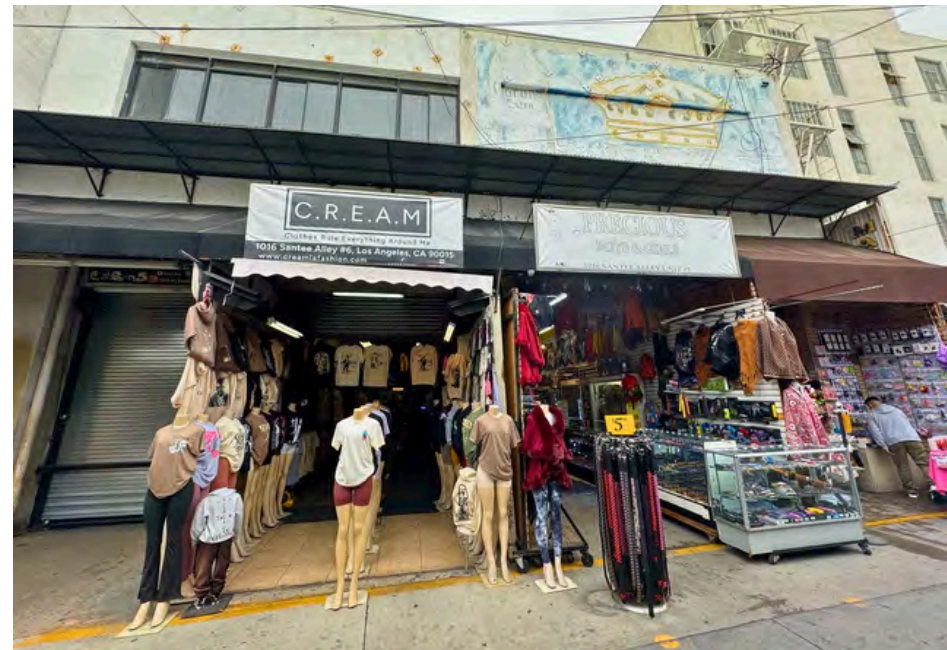
7,000 SF creative office/flex space
recently renovated and ready for lease-
up.

Flexible suite sizes appeal to a wide
range of tenants.

High visibility with excellent signage
opportunities. 50' frontage on Santee
Street and 50' frontage on Santee Alley

Less than one mile east of Crypto.com
Arena and LA LIVE. Santa Monica (I-10)
Freeway is less than one mile to the
south.

Mixed-Use Retail/Office



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PROPERTY DETAILS

ASKING PRICE: \$6,000,000
(\$429 PER SF)

Total Bldg. Size	14,000 SF
Lot Size	7,304 SF
Price per SF	\$429/SF
Frontageq	Santee St
Tenancy	Multiple
Parking	Contract Parking available
Stories	2
Power	Buyer to verify
HVAC	Yes
Construction	Masonry
Year Built	1924 / 1930
Zoning	M2
APN	5145-020-034

Mixed-Use
Retail/Office



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Retail/Office

FINANCIAL SUMMARY

PRO FORMA RENT ROLL

Unit	Tenant	Rent/Mo.	Expires	Deposit
Ground Floor				
1	Today Design	\$1,150	Mo.-Mo.	\$2,300
2	Kariano	\$2,500	Mo.-Mo.	\$8,000
3	Nehemia	\$2,120	Mo.-Mo.	\$2,300
4	B&S Consult	\$2,000	04-30-2026	\$4,000
5	Rudolfo	\$5,835	Mo.-Mo.	\$9,200
6	SoCal	\$5,835	Mo.-Mo.	\$11,000
7	Best USA Fashion	\$1,150	Mo.-Mo.	\$2,300
8	Jenny’s Fashion	\$5,500	Mo.-Mo.	\$8,000
Second Floor				
201-205	Vacant	\$10,500	-	-
MONTHLY GROSS INCOME		\$36,590		
ANNUAL SCHEDULED INCOME		\$439,080		

**Buyer to verify square footage of each unit

PRO FORMA INCOME & EXPENSE INFORMATION

GROSS ANNUAL INCOME	\$439,080.00
LESS: EXPENSES	\$135,586.79
Net Operating Income	\$303,493.21
ESTIMATED ANNUAL OPERATING EXPENSES	
PROPERTY TAXES*	\$107,142.05
INSURANCE	\$ 16,212.49
REPAIRS & MAINTENANCE	\$ 3,500.00
UTILITIES	\$ 8,732.25
ANNUAL EXPENSES	\$135,586.79

**Property Tax Based on \$6,000,000 asking price

This information has been obtained from sources deemed reliable; however, no guarantees, warranties, or representations, either express or implied, are made regarding its accuracy. The buyer is responsible for verifying all information and assumes any risk associated with inaccuracies.

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PHOTOS - 1ST FLOOR (Leased)



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Mixed-Use Retail/Office

PHOTOS - 2ND FLOOR



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Mixed-Use Retail/Office

PHOTOS - 2ND FLOOR



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PHOTOS - 2ND FLOOR

**Mixed-Use
Retail/Office**



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FLOOR PLAN - Ground Floor

***Buyer to verify square footage of each unit*

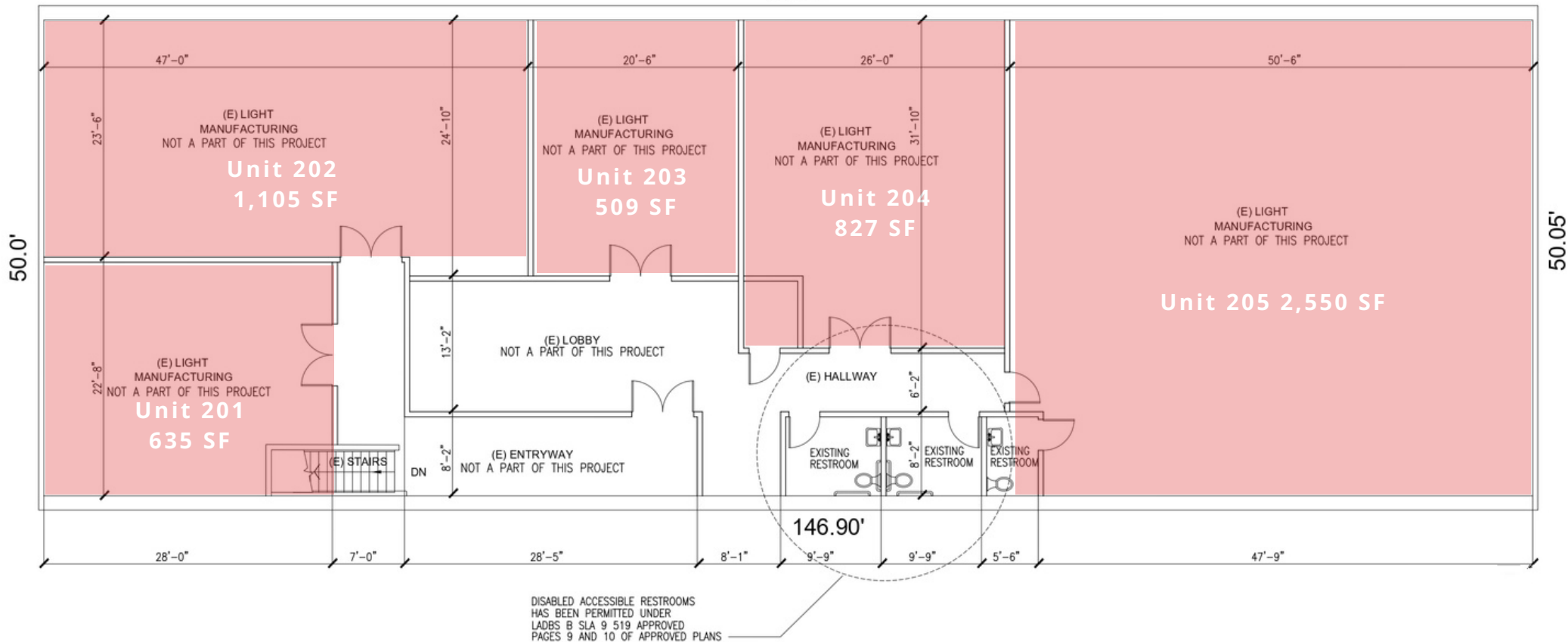
Santee St

Unit 1 - Today Design	Unit 8 - Jenny's Fashion
Unit 2 - Kariano	Unit 7 - Best USA Fashion
Unit 3 - Nehemia	Unit 6 - SoCal
Unit 4 - B&S Consult	Unit 5 - Rudolfo

Santee Alley

FLOOR PLAN - 2ND FLOOR (Vacant)

143.28'



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PLAT MAP

5145 | 20
SCALE 1" = 80'

2003

HAMMEL & DENKER TRACT
M. R. 53-63

Q. W. CHILDS' TRACT
M. R. 6-378

MORAN TRACT
M. R. 16-27

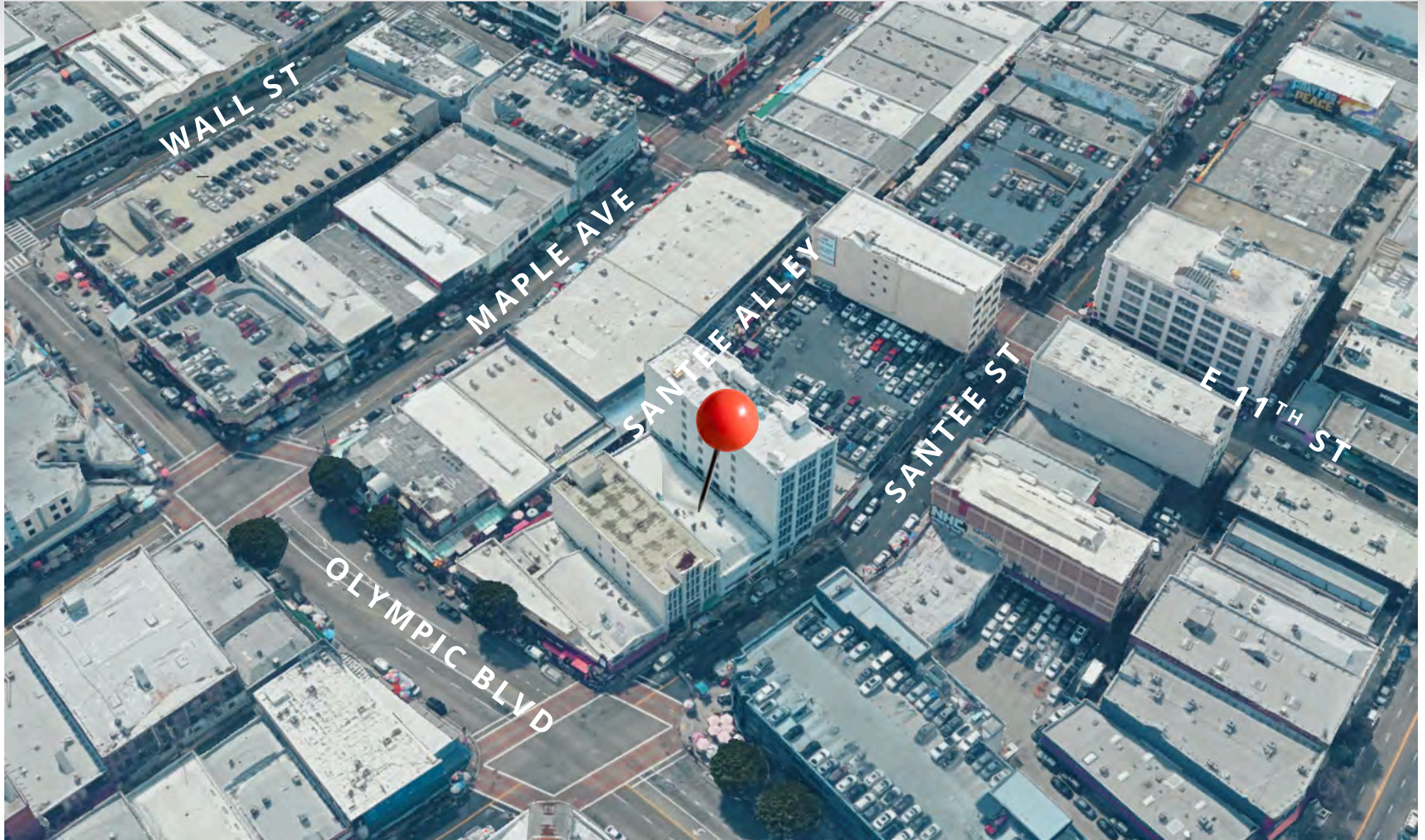


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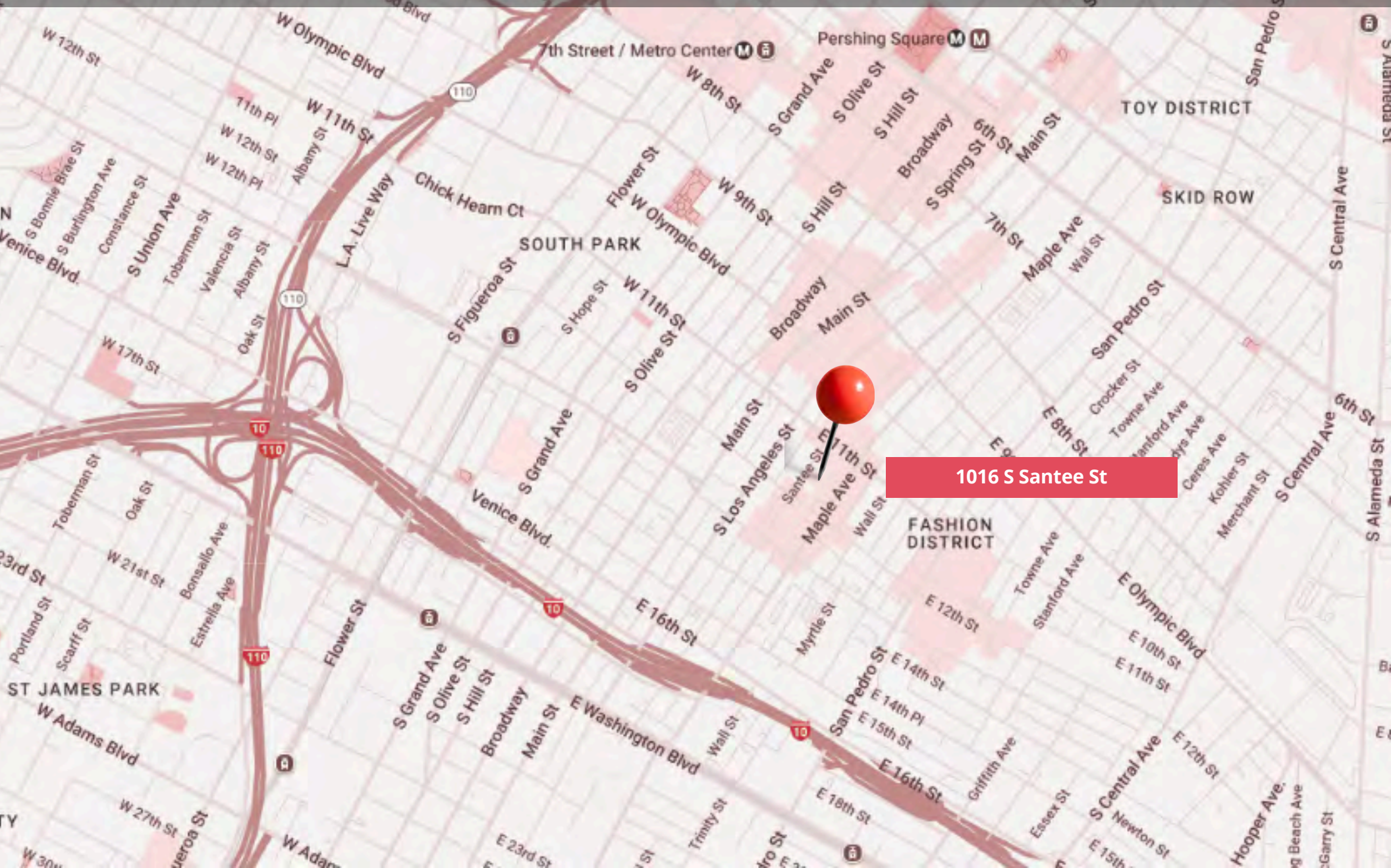
PROPERTY AERIAL



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1016 S Santee St

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PROPOSED SBA 504 LOAN SCENARIO

Mixed-Use Retail/Office

1016 SANTEE, Los Angeles, CA 90015

PURCHASE PRICE

\$6,000,000

BUILDING ACQUISITION	\$6,000,000.00
BUILDING RENOVATIONS	\$0.00
SBA / CDC FEES**	\$58,000
TOTAL PROJECT COST	\$6,058,000.00

Source of Funds	%	Loan Amount	Rate	Amort.(Yrs)	Monthly Payment	Annual Payment
Bank Loan (1st)	50%	\$3,000,000	5.99%	25	\$19,311	\$231,728
SBA 504 Loan (2nd)	40%	\$2,458,000	6.43%	25	\$16,492	\$197,908
Borrower	10%	\$600,000				
TOTAL	100%	\$6,058,000			\$35,803	\$429,636

SBA / CDC FEES BREAKDOWN

BUILDING COST	6,000,000
NET DEBENT. PROCEEDS	2,400,000
CDC FEES:	52,000
Legal fee	6,000
TOTAL SBA FEES	58,000
	2,458,000

*RATES: : Bank Rate is estimated - will vary depending on lender.

**SBA 504 Debenture rate based on recent pricing and subject to change monthly.

HELPING SMALL BUSINESS THINK BIG



BFC is Southern California's leading SBA 504 loan Program expert, with over 20 years in the industry. We help California businesses grow by facilitating the premier tool for Real Estate financing—the SBA's 504 loan.

OWNERSHIP BENEFITS

Property Tax Benefit | Depreciation Estimate | Interest Deduction
Average Appreciation 3% x yr | Tax Benefits | Retirement Investment
Equity Growth | Control of Costs | Cash Flow

RULES

SBA (not including the fees) cannot be more than bank.

*(ex: If the bank and the SBA are both 250,000, the loan proposal can show 260,000 for the SBA if the fees are 10,000 and therefore, the only portion that is "over" the bank)

If the client is start-up or the property is special use then the bank portion cannot be less than 50% of the loan.

This means the SBA portion will have to be reduced under 40% if the down payment is going to be 15% or higher.

For a customized SBA loan quote and prequalification, please contact:



MBA, US Marine Veteran
(310) 991-6823 | edi@bfcfunding.com

BFC will perform a free prequalification for prospective buyers upon receiving complete financial information.

**FOR MORE INFORMATION REGARDING THIS
OPPORTUNITY, PLEASE CONTACT:**



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1200 W Olympic Blvd

Los Angeles, CA 90015

