

DTLA 100% LEASED INVESTMENT FOR SALE



±8,613 SF of Showrooms/Warehouses

±12,753 SF of Land

120-128 E 11TH STREET, LOS ANGELES, CA 90015

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Multi-Family
OFFERING MEMORANDUM

**120-128 E 11TH STREET
LOS ANGELES, CA 90015**

Property Details

Building Area:	8,613± Sq.Ft.
Units:	4
Year Built:	1980
Construction:	Concrete Block
Land Area:	12,753± Sq.Ft.
Parking:	12-14 Surface Spaces
Zoning:	LA M2-2D
Assessor's Parcel #:	5139-016-026
TOC:	Tier 3
Opportunity Zone:	No
Tenancy:	2 Tenants - 100% Leased

Property Highlights

- 100% leased investment opportunity!
- Four units that are fully leased to two tenants until mid-2028
- Actual \$122,614 net annual income — 6.3% cap rate
- Includes secure gated parking lot off the alley
- 110.2' frontage on 11th Street
- Prime DTLA Fashion District location, adjacent to the South Park District
- Located between Los Angeles and Main Streets
- 8 blocks east of the Los Angeles Convention Center, Crypto.com Arena and LA LIVE
- Easy access to all DTLA freeways

Asking Price: \$1,950,000

(\$226.40 Per SF Building | \$152.90 Per SF Land)

Financial Information

Rent Roll

UNIT	TENANT	SF	PER MO.	TYPE	EXPIRES
120-122	Rage Ground	3,228	\$5,034	NNN	5/31/28
124	Rage Ground	1,614	2,673	NNN	5/31/28
126-128	1828 Showroom LLC	3,904	4,021	Gross	7/31/28
Total:		8,746	\$11,728		
Actual Gross Annual Income:			\$140,736		

Income & Expense

ACTUAL INCOME

Gross Annual Income: \$140,736

ACTUAL ANNUAL EXPENSES

New Property Tax* \$24,375

Insurance 10,956

Sewer 647

Water 963

Day Porter 3,330

Total Annual Expenses: \$40,271

Rage Ground NNN Credit: <\$22,149>

Actual Expenses: \$18,122 – \$18,122

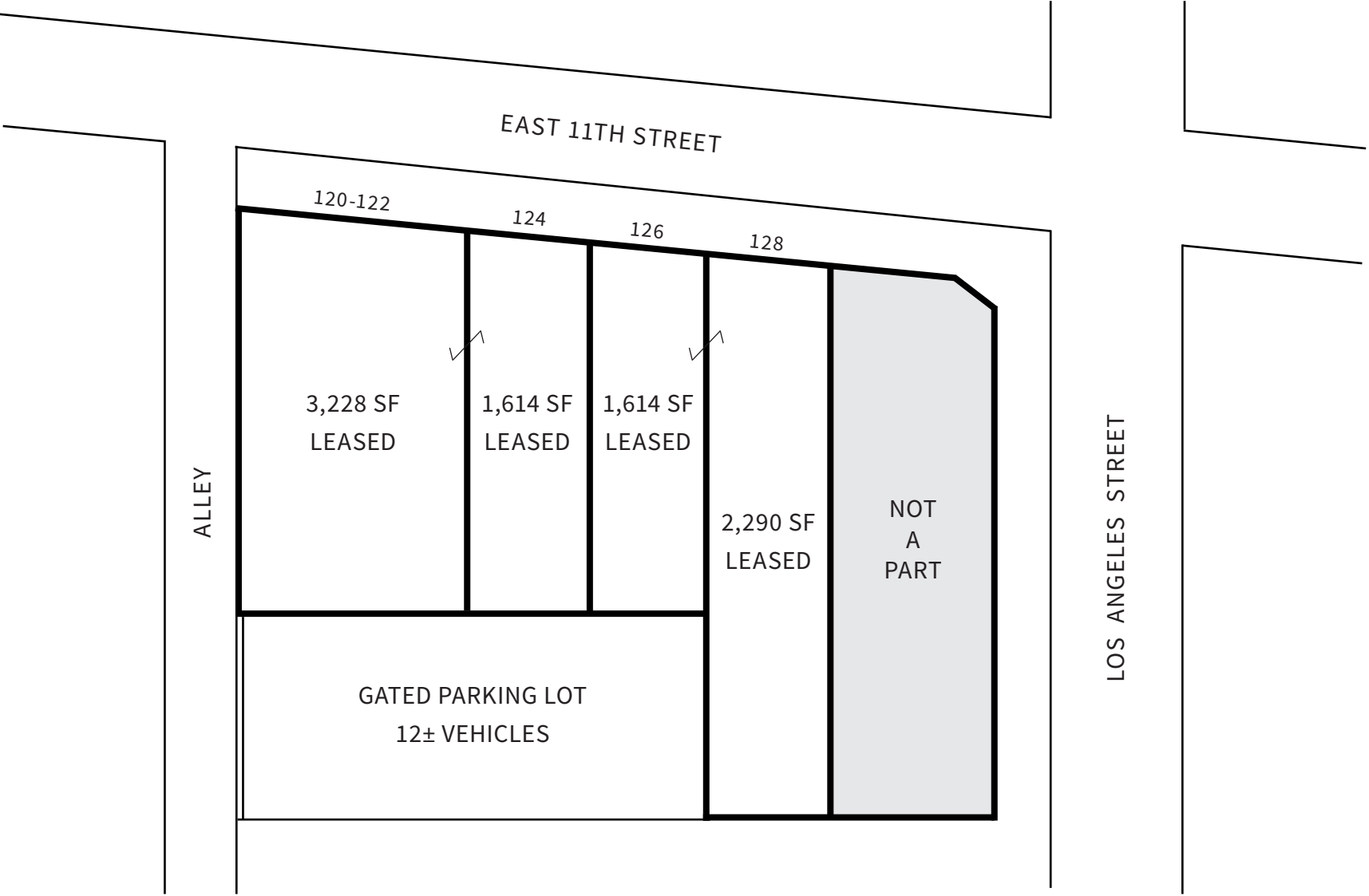
Net Annual Operating Income: \$122,614

Cap Rate: 6.3%

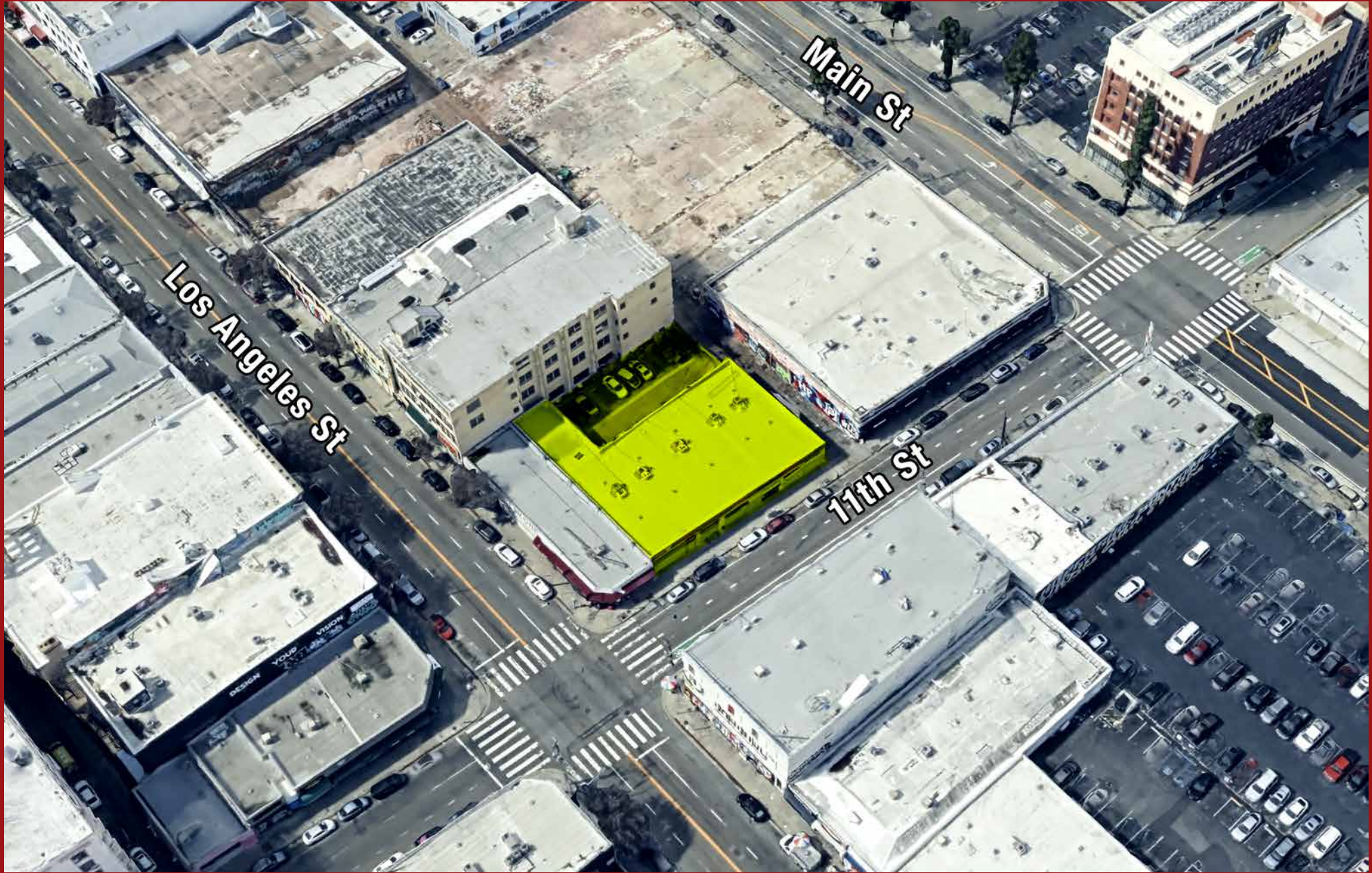
* Based on the asking price of \$1,950,000



Site Plan

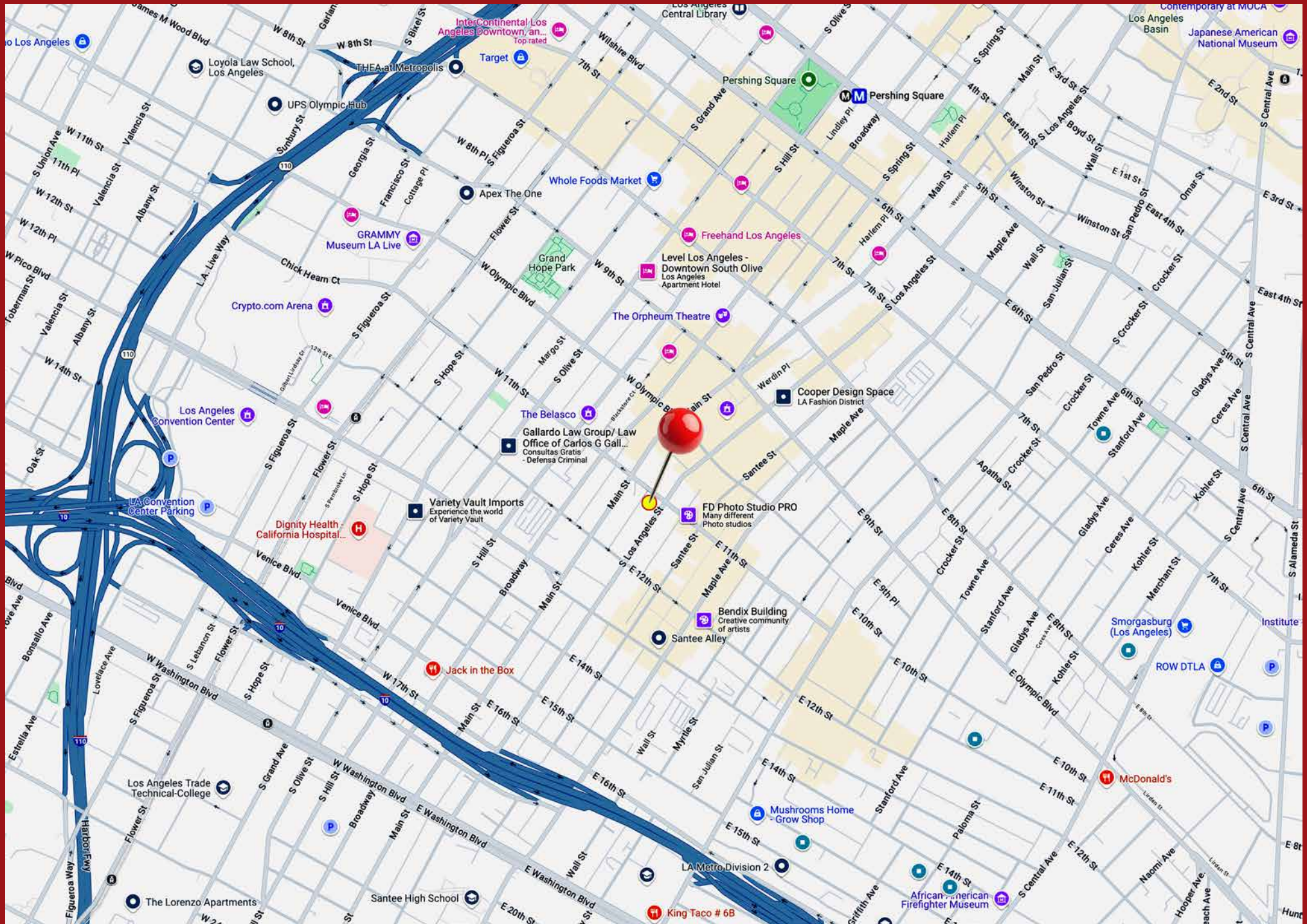


Property Aerial

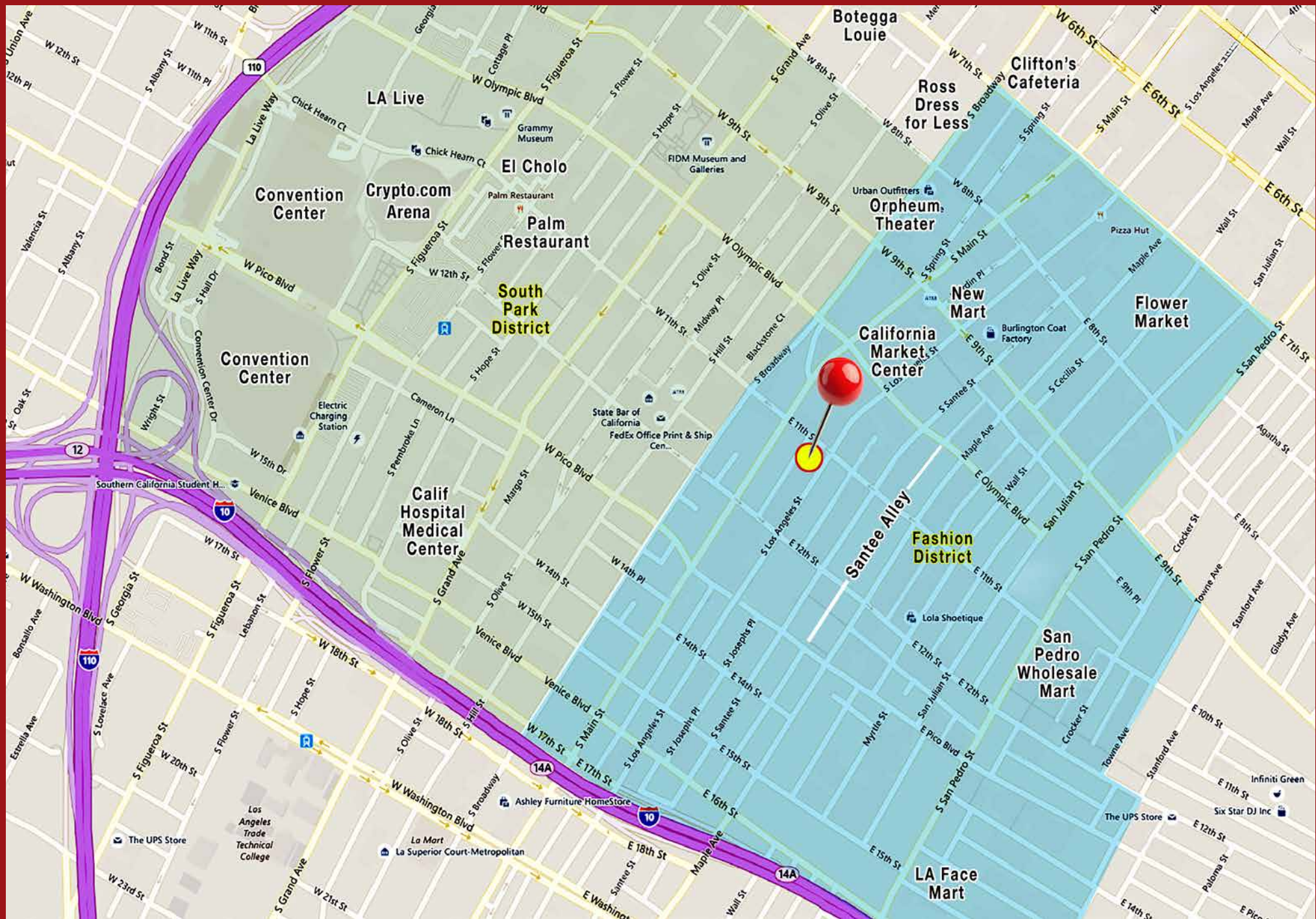


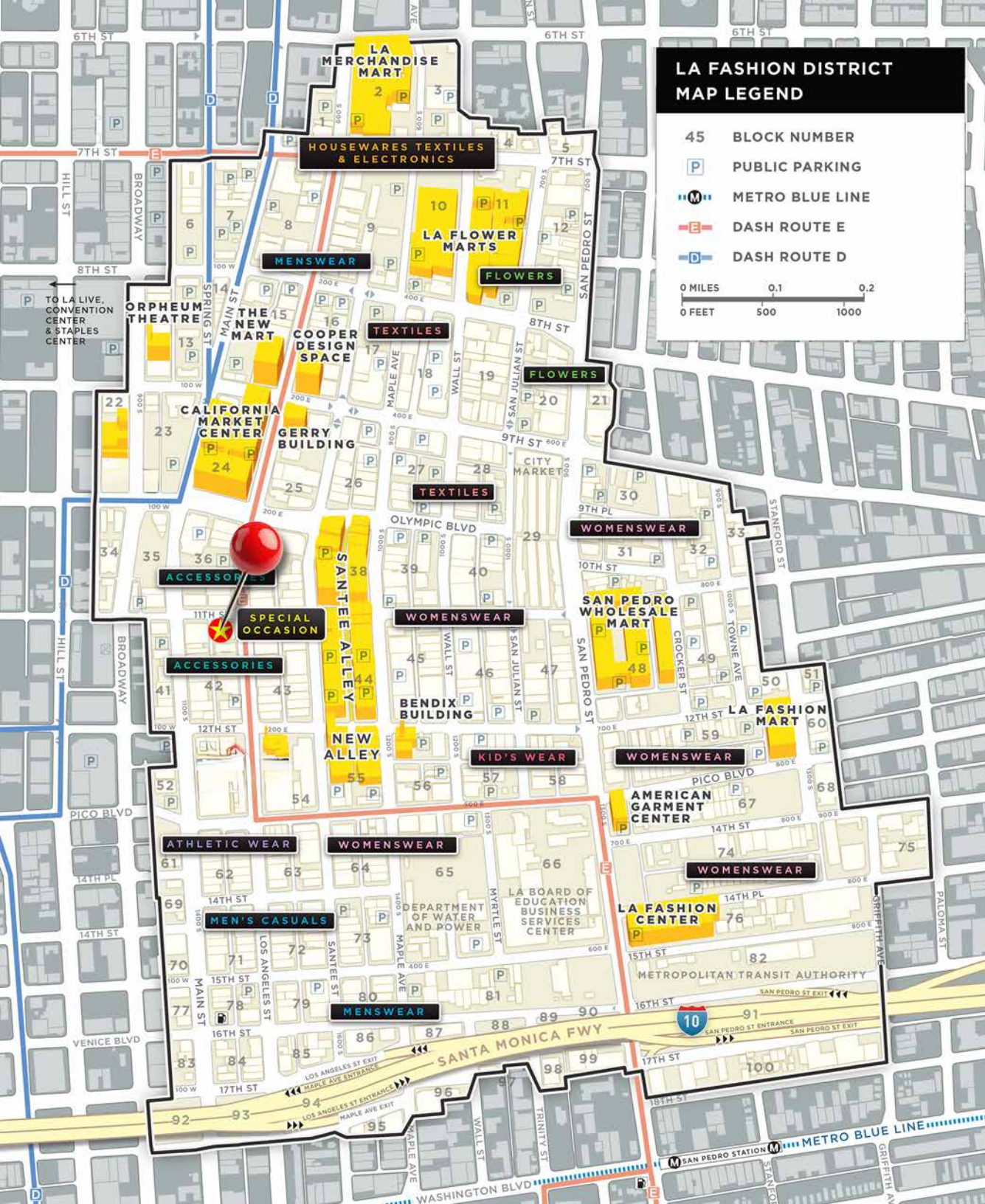


Area Map



Amenities Map





Downtown Los Angeles Demographics

A PLACE TO WORK

288,000+ JOBS

\$95,000

Average
Household
Income



61%

30 - 54 Years Old

57% Postsecondary Education



65%

Currently work
3-5 days in DTLA



79%

Expect to be in
the office at least
half the time

A PLACE TO VISIT, SHOP, & DINE

17+ million VISITORS
per year



\$4.5+ billion
retail sales per year

745

Retail+F&B Businesses
per Square Mile



171

Food/Beverage
Businesses
per Square Mile

93

Walkscore



A PLACE TO LIVE

90,000+ RESIDENTS

\$93,000

Average
Household Income



26% All new
residential in the
City of LA
since 2010



24% Less
Income Spent
on Housing +
Transportation
than LA Average

41% Population
Growth 2010 - 2022



61%

25 - 54 Years Old



67%

Postsecondary
Education

90%

Residential Occupancy

46%

Walk/Bike/Transit
or Work from Home



**120-128 E 11th Street
Los Angeles, CA 90015**

**±8,613 SF Building
±12,753 SF of Land**

**100% Leased Investment
4 Units Plus Parking Lot
Actual \$122,614 NOI
6.3% Cap Rate**

**DTLA Fashion District Location
Adjacent to South Park**

**Just 8 Blocks East of
Crypto.com Arena & LA LIVE**

Exclusively offered by



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MAJOR PROPERTIES

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