

**1001 -1013 CROCKER ST
LOS ANGELES, CA 90015**

**L.A. WHOLESALE DISTRICT
- FOR LEASE**

**SAN PEDRO MART
ADJACENT**



CROCKER ST

E 10TH ST

KORUS
REAL ESTATE
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CROCKER ST (+ 23,375 CPD)




The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



 **PACIFIC CITY BANK**

 **Hanmi Bank**

 **Bank of Hope**

**STANDFORD
WHOLESALE
MART**

**SAN PEDRO
WHOLESALE
MART EAST**

SAN PEDRO MART

SAN PEDRO ST + CPD

CROCKER ST (+ 23,375 CPD)



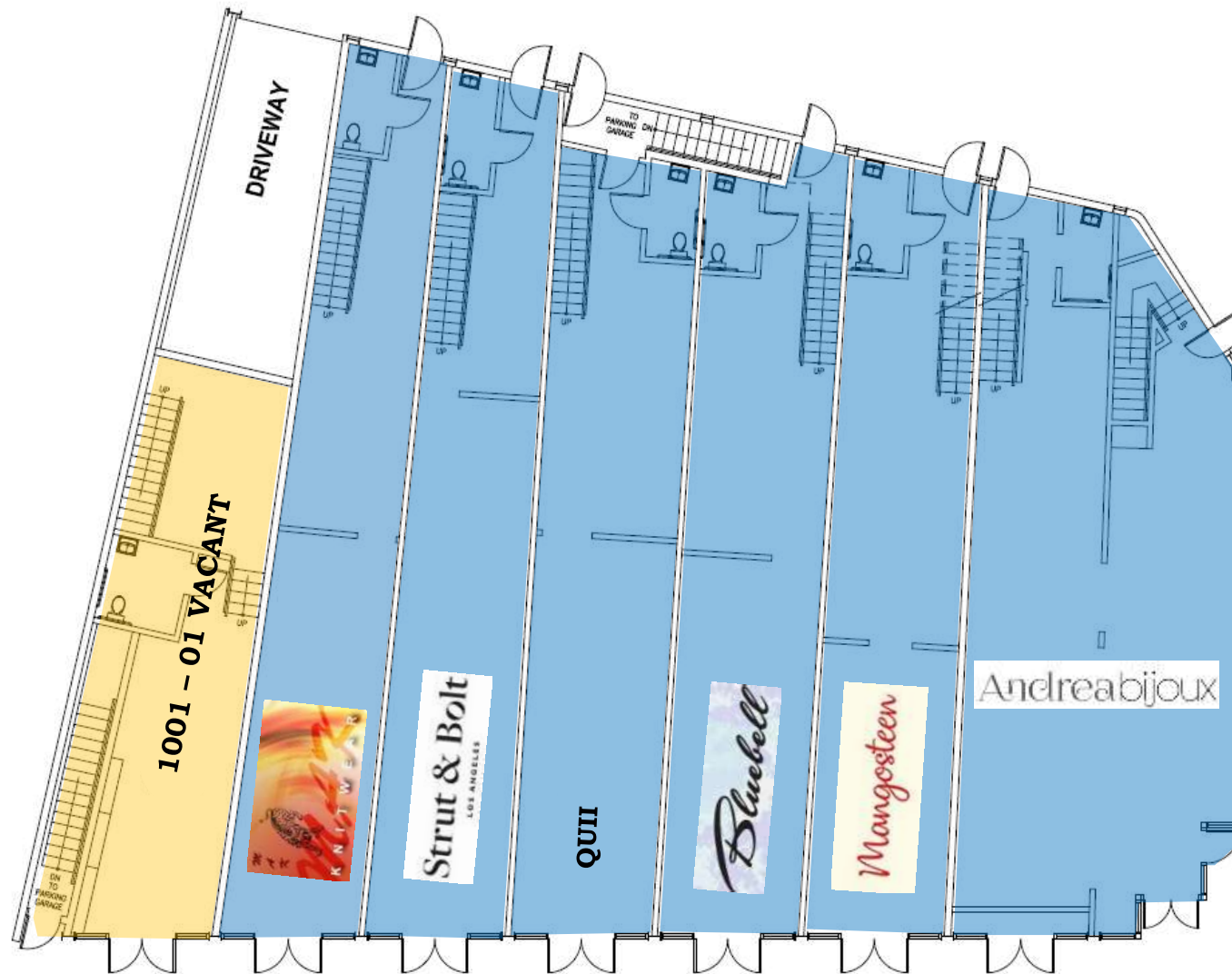


Site Summary

Address:	1001 – 1013 Crocker St Los Angeles, CA 90015
APN:	5132-011-011, -012 & -044
Lease Rate:	Negotiable
Availability:	849 – 2,522 sq. ft.
Gross Building Sq Ft:	±22,171 sq. ft.
Land Sq Ft:	±15,328 sq. ft.
Built:	2004
Parking:	Twenty Four (24) subterranean spaces

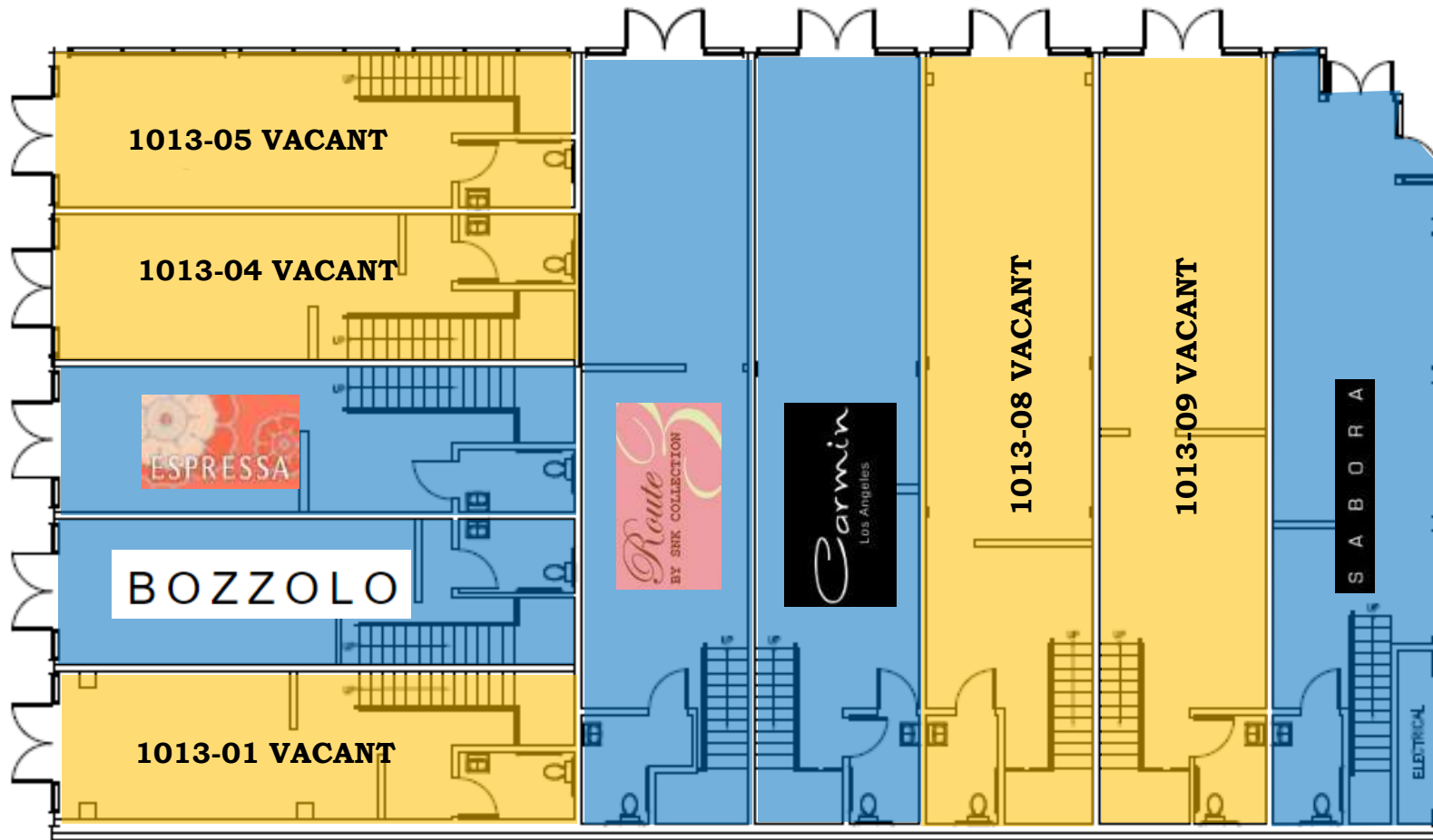
Property Highlights

- Bank Owned Property
- Connecting to San Pedro Mart Alley.
- Central location within the Los Angeles Fashion District.
- Ideal for Showroom and Office.
- Close Proximity to Santa Monica (10) Freeway.
- Subterranean Parking Garage



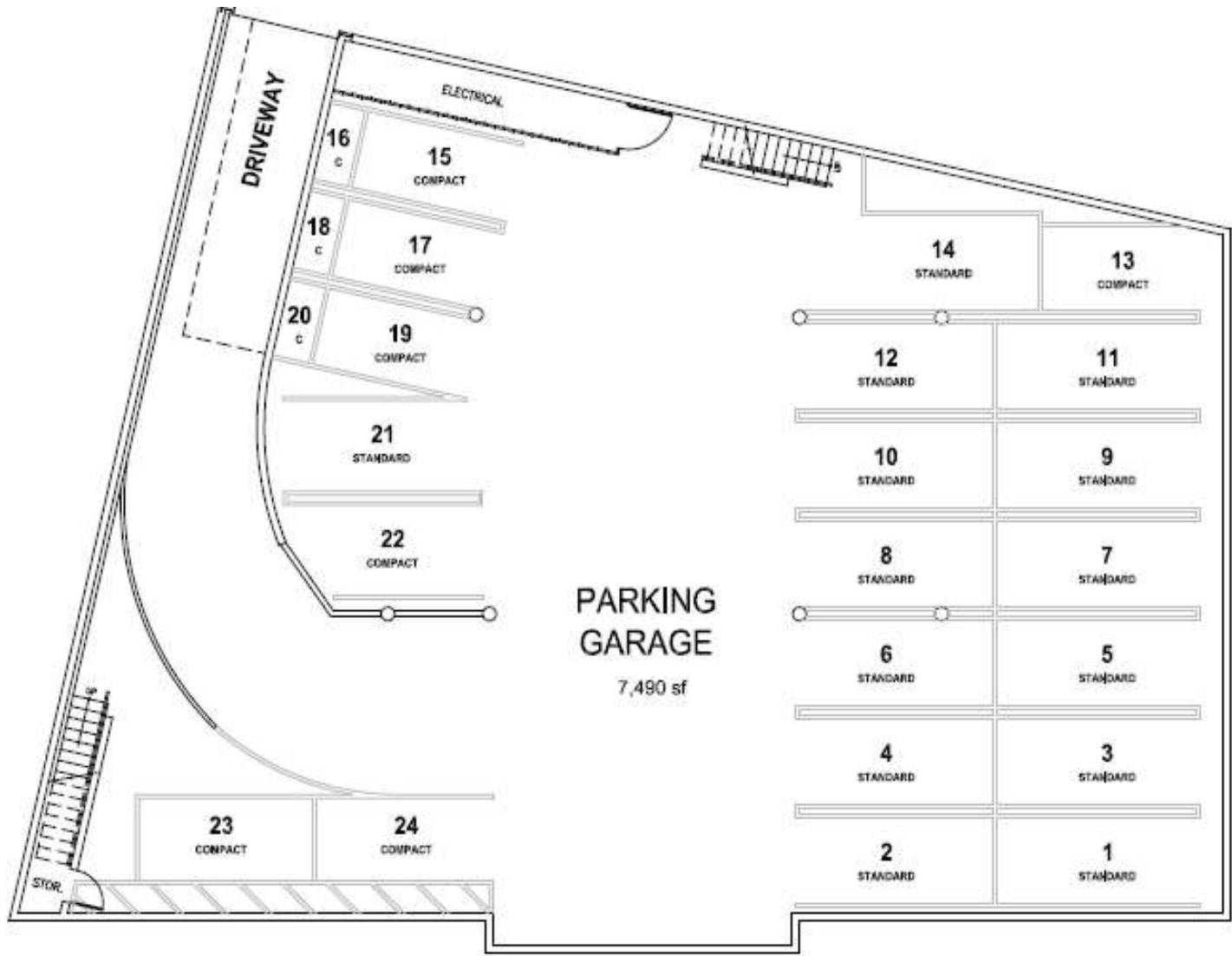
Site Plan – 1001 Crocker St

Availability: 1,334 sq. ft.



Site Plan – 1013 Crocker St

 Availability	Size
1013 - 01	960 sq. ft.
1013 - 04	849 sq. ft.
1013-05	910 sq. ft.
1013-08	1,265 sq. ft.
1013-09	1,257 sq. ft.



1001-B

BASEMENT PARKING at 1001 Crocker Street
7,490sf

Property Images



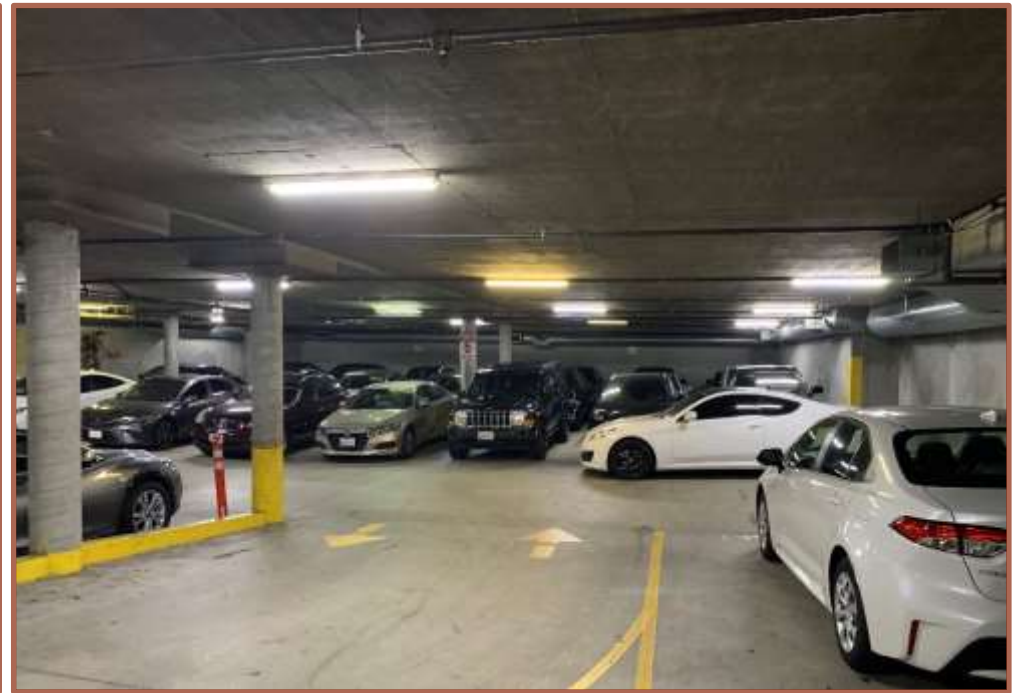
Property Images



Property Images



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Market Overview



Demographics

	1 Mile	3 Mile	5 Mile
2019 Total Population	57,266	209,132	524,397
2019 Households	27,447	76,800	164,456
% Population Growth 2019-2024	7.88%	4.22%	2.68%
% Household Growth 2019-2024	8.33%	5.21%	3.29%
2019 Household Income: Average	\$45,857	\$34,095	\$32,210

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