

1001 & 1013 CROCKER ST, LOS ANGELES, CA 90015

L.A. FASHION DISTRICT

- FOR LEASE -



1001 CROCKER ST

1013 CROCKER ST

CROCKER ST

E 10TH ST

SAN PEDRO MART ALLEY

sabora

Andres Biscuit



MARK HONG
DRE #: 01067529
Office: (213) 251-9000
Mobile (213) 700-6780
markhong@korusre.com

JUSTIN LEE
DRE #: 0202795
Office: (213) 251-9000
Mobile (626) 497-1971
justin@korusre.com

RETAIL AVAILABLE FOR LEASE

www.korusre.com



**SUBJECT
PROPERTY**

SAN PEDRO ANNEX

1001 CROCKER ST

**SAN PEDRO
WHOLESALE MART**

1013 CROCKER ST

CROCKER ST

E 10TH ST

**NEWMARK
WHOLESALE
MART**



1001 & 1013 CROCKER ST, LOS ANGELES, CA 90015



Bank of Hope

Hanmi Bank

SAN PEDRO
WHOLESALE
MART

SUBJECT
PROPERTY

SAN PEDRO
ANNEX

1001 CROCKER ST

1013 CROCKER ST

CROCKER ST (+ 23,375 CPD)

openbank

cbb Bank



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.

EXECUTIVE SUMMARY

1001 & 1013 CROCKER ST, LOS ANGELES, CA 90015



10,806
of businesses
w/ 3-mile radius



524,260
Population
w/ 3-mile radius



71,516
of employees
w/ 3-mile radius



ADDRESS
**1001 – 1013 Crocker St
Los Angeles, CA 90015**



APNs
5132-011-011, -012, -044



LEASE RATE
Negotiable



COMBINED BUILDING SIZE
+22,171 Sq. Ft.



AVAILABILITY
849 – 2,522 Sq. Ft.



LAND SIZE
+15,328 Sq. Ft.



ZONING
M2-2D (Tier 1)



BUILT
2004



PARKING
**Twenty Four (24)
Subterranean Spaces**

1001 & 1013 CROCKER ST, LOS ANGELES, CA 90015

EXECUTIVE HIGHLIGHTS

- Bank Owned Property
- Ideal for Showroom or Office.
- Two Separate Buildings with connecting alley.
- Connecting to San Pedro Mart and the Mart Annex.
- Central location within the Los Angeles Fashion District.
- Close Proximity to Santa Monica (10) Freeway.
- Convenient On Site Subterranean Parking Garage.



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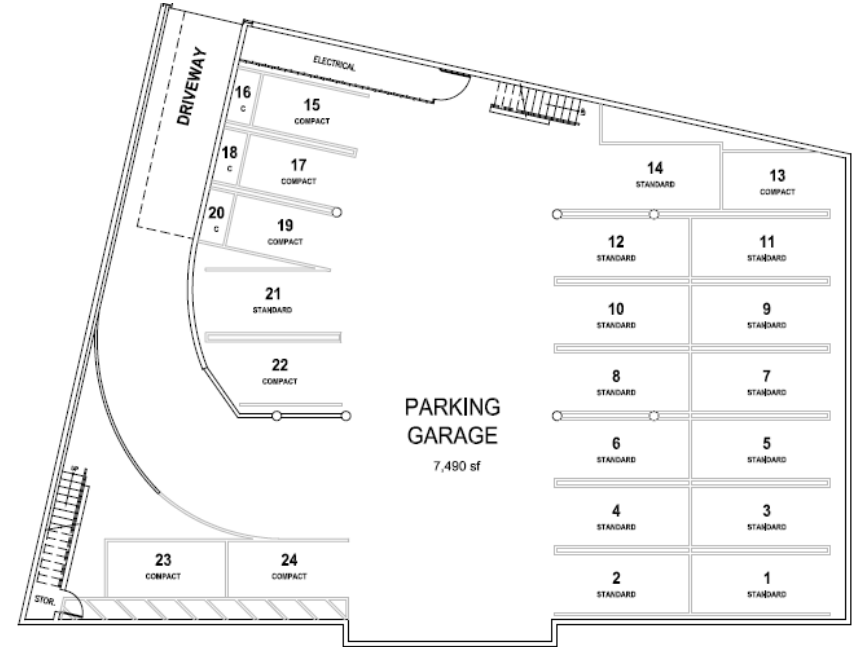
SITE PLAN

1001 & 1013 CROCKER ST, LOS ANGELES, CA 90015

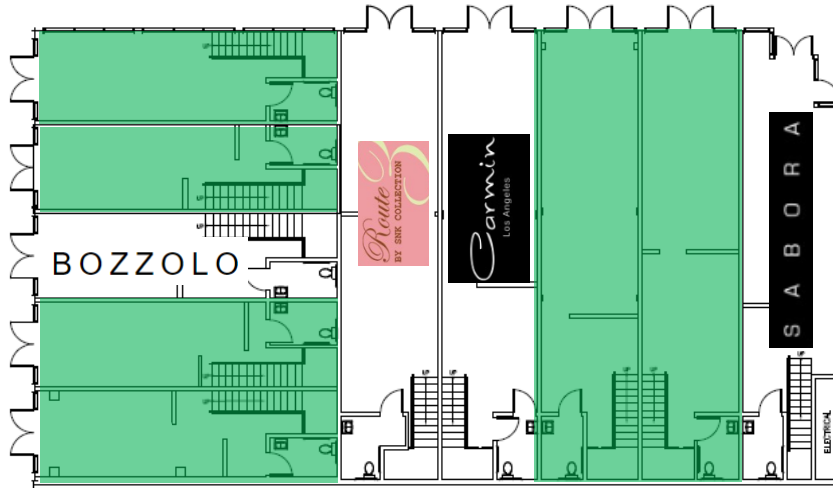
1001 CROCKER ST



PARKING



1013 CROCKER ST



AVAILABLE

1001 CROCKER ST

Availability	Size
1001 - 01	1,334 sq. ft.
1001 - 02	1,413 sq. ft.
1001 - 05	1,478 sq. ft.
1001 - 06	1,383 sq. ft.

1013 CROCKER ST

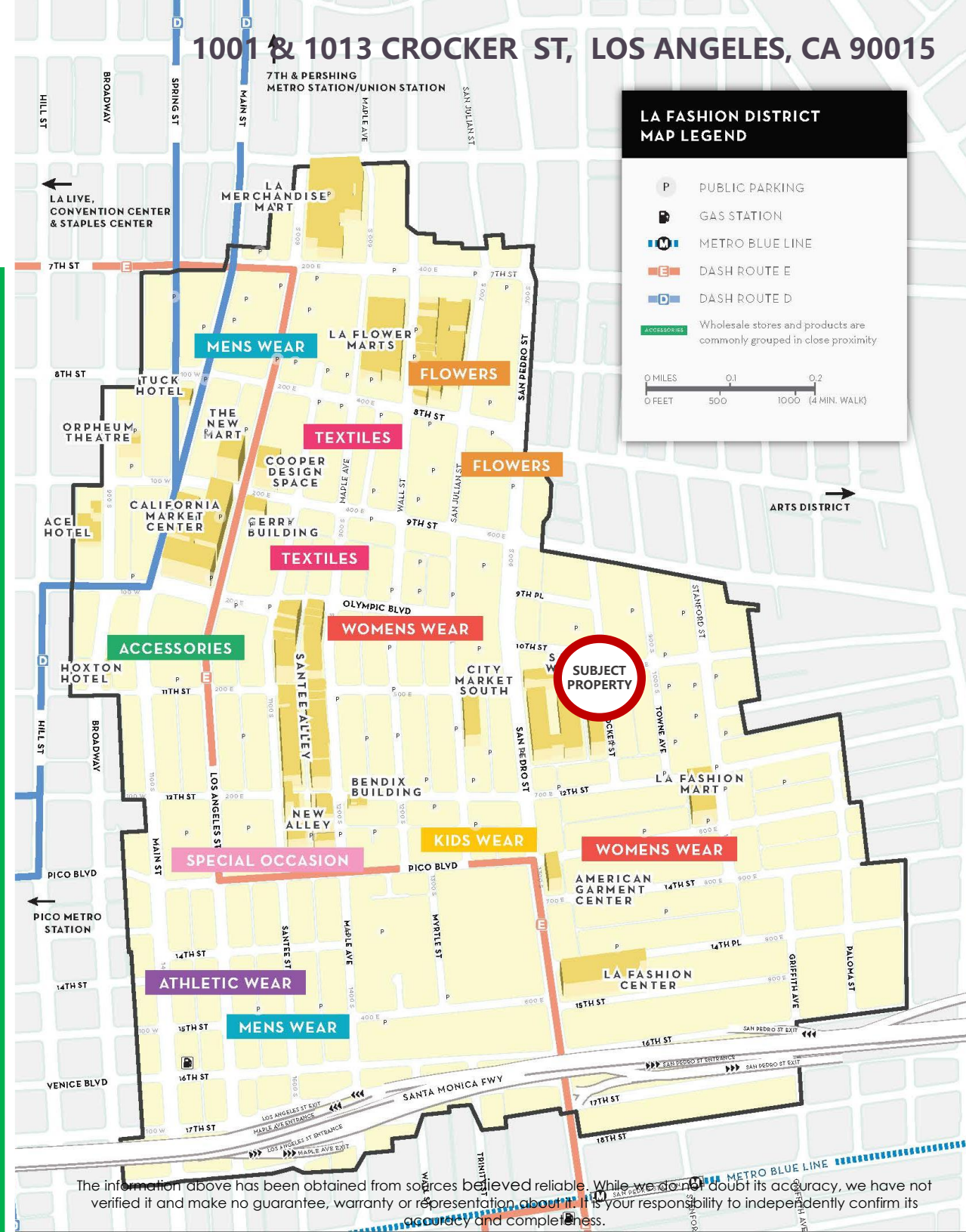
Availability	Size
1013 - 01	960 sq. ft.
1013 - 03	849 sq. ft.
1013 - 04	849 sq. ft.
1013 - 05	910 sq. ft.
1013 - 08	1,265 sq. ft.
1013 - 09	1,257 sq. ft.

LA FASHION DISTRICT

The Los Angeles Fashion District is a design, warehouse, and distribution nexus of the clothing, accessories and fabric industry in Downtown Los Angeles. Spanning 100 blocks in the heart of Downtown L.A., the Los Angeles Fashion District is the hub of the L.A. fashion industry, featuring more than 2,000 independently owned retail and wholesale businesses with apparel, accessories and footwear for the entire family. The district is also home to the lively Santee Alley, the largest selection of fabrics and notions in Southern California, and the L.A. Flower District, the largest flower market in the United States.

The district is open to both the public and the trade. Designer showrooms and wholesale businesses are for the trade-only. However, Santee Alley and retailers in the surrounding area are open to the public, as are many of the businesses on the west side of the district.

The Los Angeles Fashion District is easily accessible from the 110, 101, 10, 5 and 60 freeways. All-day parking is available at surface lots and structures on nearly every block; rates range from \$8–15 for the day. Metered street parking is also available.



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LA FASHION DISTRICT



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The Los Angeles garment industry was established early in the 20th century, and grew substantially in the 1920s and 1930s. In the 1950s, the area became a center for sportswear and women's clothing, partly with the contributions of American Jewish entrepreneurs who had moved to the area from New York City. Sephardic Jews from North Africa and France entered the area's garment trade in the 1970s; followed by Persian Jews fleeing the 1979 Islamic Revolution; and then Korean immigrants who had first emigrated from South Korea to Brazil, where they operated fashion businesses. By 2000, the area's textile trade was dominated by Middle Easterners (including Iranians and Israelis) and North Africans, followed by Koreans. As of 2015, at least a third of the businesses were Korean, according to the Korean American Apparel Manufacturers Association.

The garment district's evolution to include retailing in addition to manufacturing and wholesale sales, began in the Santee Alley. An alley that serviced the back doors of manufacturing and wholesale businesses, these businesses would open retail outlets out their back doors for one or two days a week. These retail operations grew into full-time businesses along four blocks and transformed the alley into a bazaar.

In March and October, the district is recognized for Los Angeles Fashion Week. Crowds, Celebrities, designers, media, guests, and VIP's from all over the country come to sneak the first peek at new collections and trends. The LA Fashion Magazine highlights new designers, trend reports, fashion

In 1995, a group of business owners in the Garment District established a business improvement district to improve the neighborhood. In 1996 the new group formally changed the name of the Garment District to the Los Angeles Fashion District.

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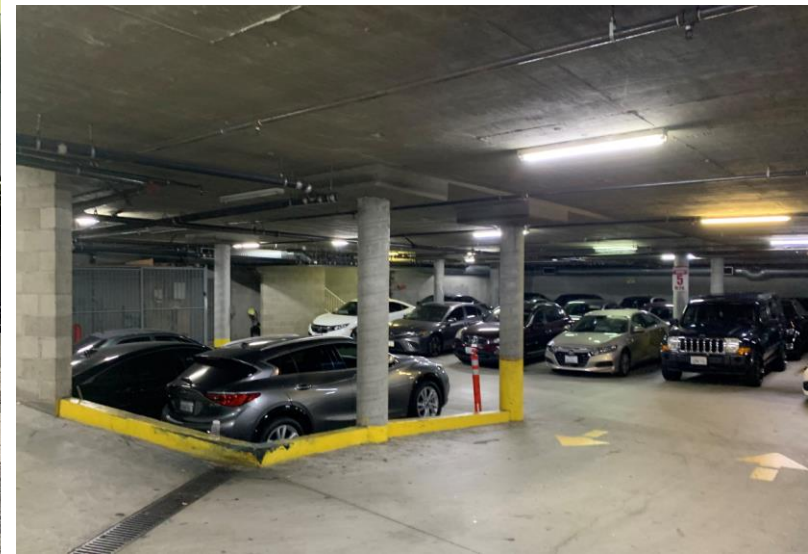
PROPERTY IMAGES



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PROPERTY IMAGES

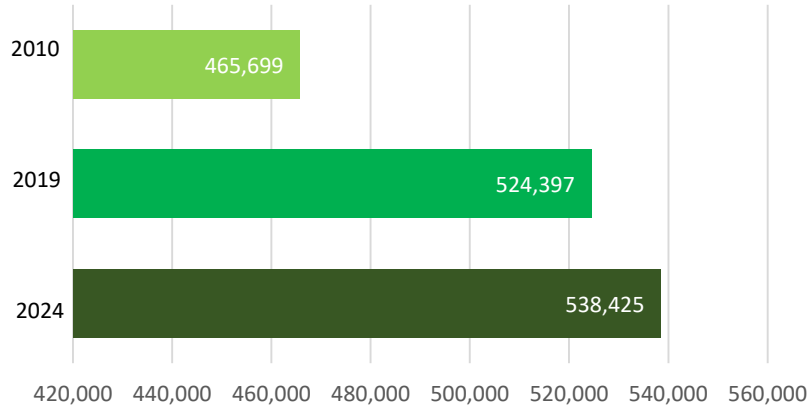


AREA DEMOGRAPHICS

1001 & 1013 CROCKER ST, LOS ANGELES, CA 90015

3 MILE SUMMARY

POPULATION BY YEAR



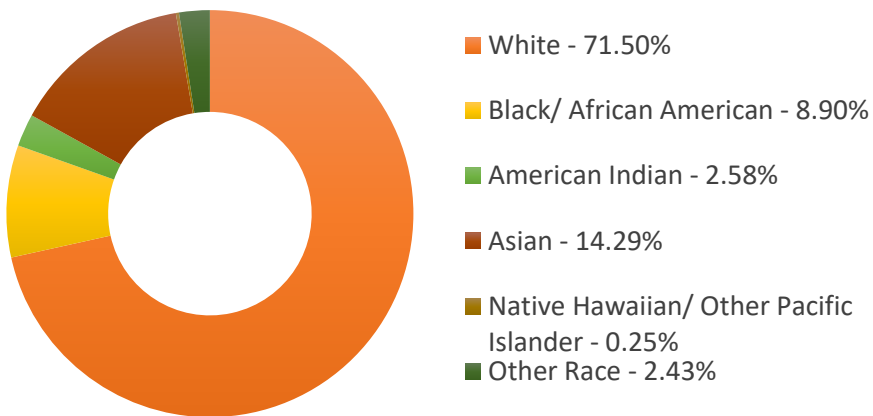
EMPLOYEMENT

71,516 EMPLOYEES

10,806 BUSINESSES

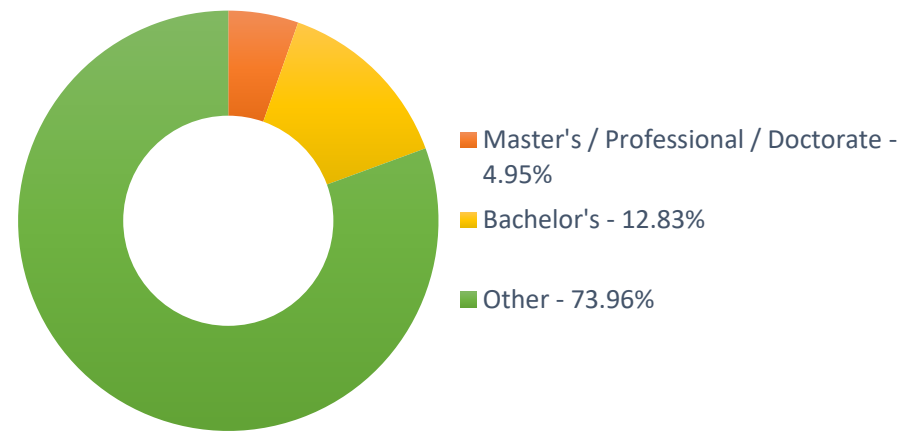
3.02% RESIDENTIAL UNEMPLOYMENT RATE

RACE & ETHNICITY



69.34% HISPANIC/LATINO POPULATION

EDUCATION



AREA DEMOGRAPHICS

1001 & 1013 CROCKER ST,
LOS ANGELES, CA 90015



POPULATION

	1 MILE	3 MILES	5 MILES
2019 Population	57,266	524,397	1,321,793
2024 Population	61,779	538,425	1,343,018
2010 Population	34,920	465,699	1,250,025
Growth Rate: 2019 - 2024	7.88%	2.68%	1.61%



HOUSEHOLD

	1 MILE	3 MILES	5 MILES
2019 Households	27,447	164,456	401,936
2024 Households	29,734	169,868	409,065
2010 Households	16,086	140,777	376,772
Growth Rate: 2019 - 2024	8.33%	3.29%	1.77%



INCOME

	1 MILE
2019 Average Household Income	\$78,375
2024 Average Household Income	\$81,625
2010 Average Household Income	\$40,830
2024 Median Household Income	\$50,170

