

1001 & 1013 CROCKER ST, LOS ANGELES, CA 90015

L.A. FASHION DISTRICT

- FOR SALE -

**BANK
OWNED**



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SALE OFFERING MEMORANDUM

1001 & 1013 CROCKER ST, LOS ANGELES, CA 90015

**SUBJECT
PROPERTY**

SAN PEDRO ANNEX

1013 CROCKER ST

1001 CROCKER ST

**SAN PEDRO
WHOLESALE MART**

**NEWMARK
WHOLESALE
MART**

CROCKER ST

E 10TH ST



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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



OFFERING PRICE
\$13,600,000



COMBINED BUILDING SIZE
+22,171 Sq. Ft.



ZONING
M2-2D (Tier 1)



LAND SIZE
+15,328 Sq. Ft.



PARKING
Twenty Four (24)
Subterranean Spaces



BUILT
2004

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EXECUTIVE HIGHLIGHTS

- 17 individually metered Tenants.
- Two Separate Buildings with connecting alley.
- Bank Owned Asset – All Tenants are Month to Month.
- Ideal for Owner User w/ existing income.
- Connecting to San Pedro Mart and the Mart Annex.
- Central location within the Los Angeles Fashion District.
- Convenient On Site Subterranean Parking Garage.
- Buyer may obtain new financing at current market rates.

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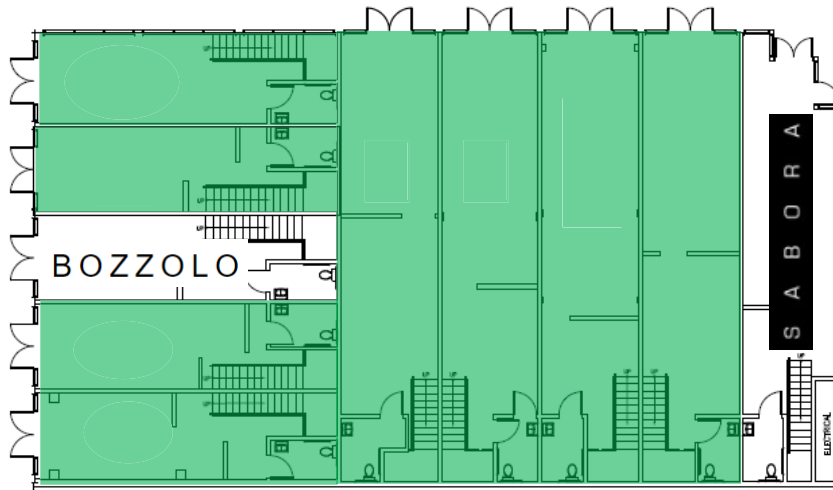
SITE PLAN

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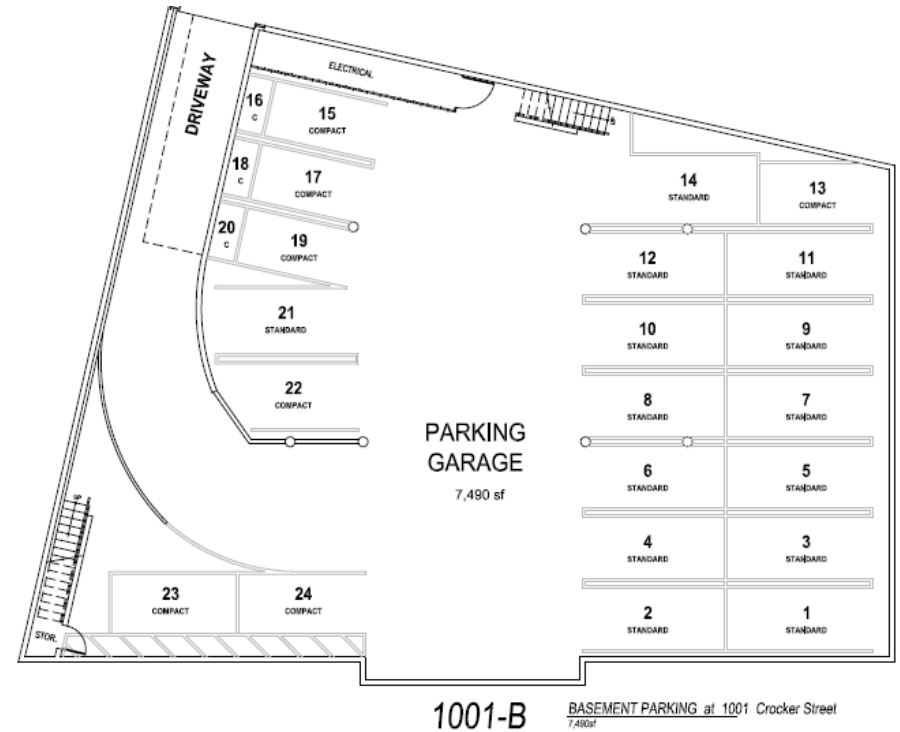
1001 CROCKER ST



1013 CROCKER ST



PARKING



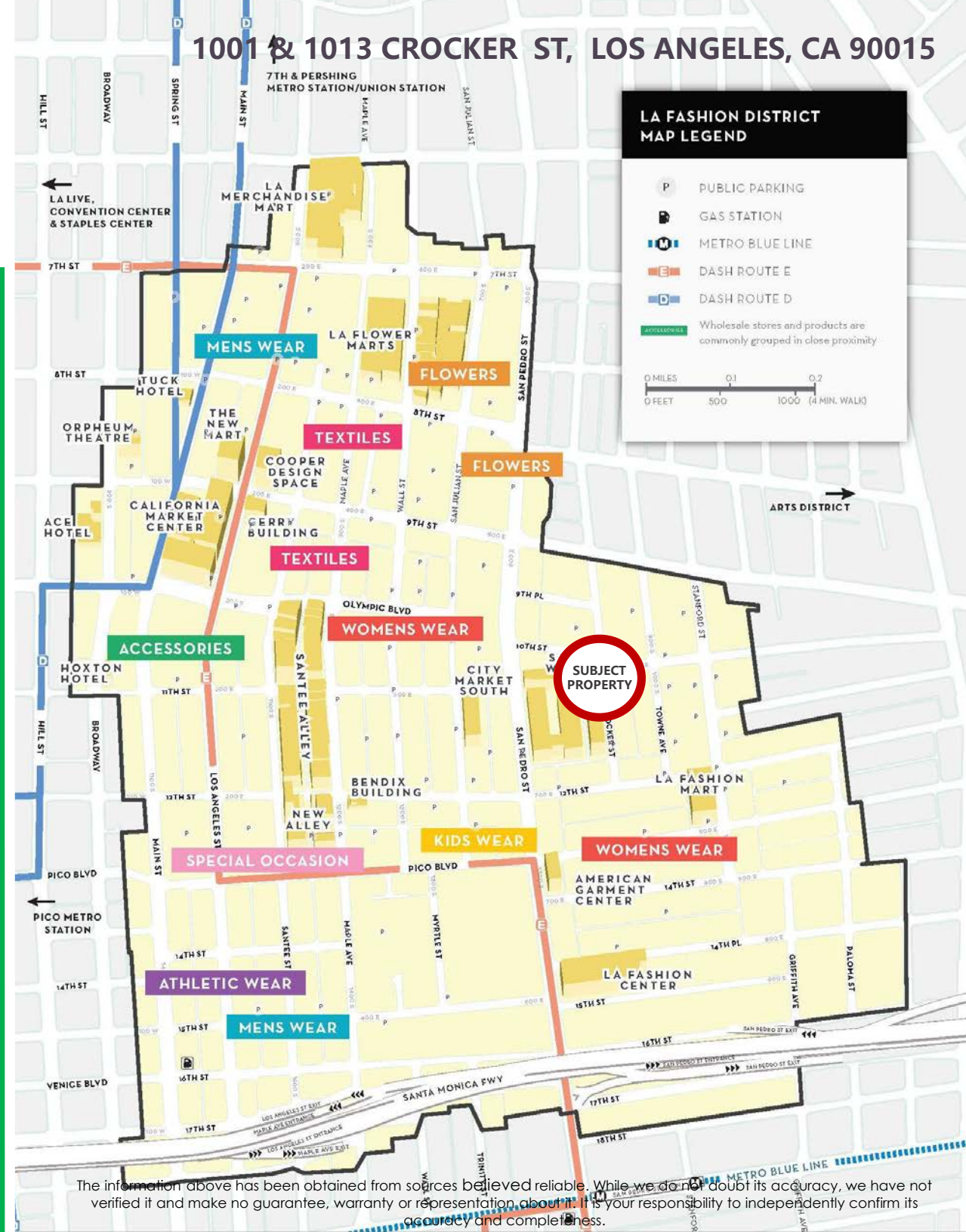
AVAILABLE

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.



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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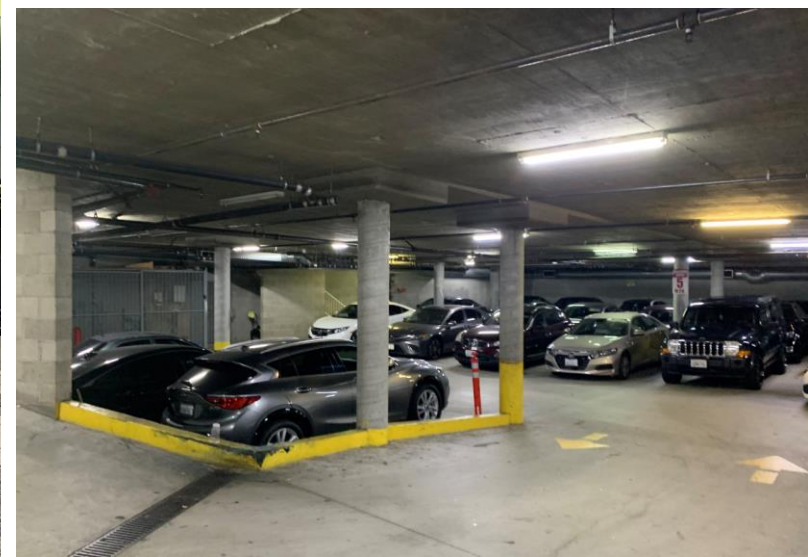
PROPERTY IMAGES



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PROPERTY IMAGES

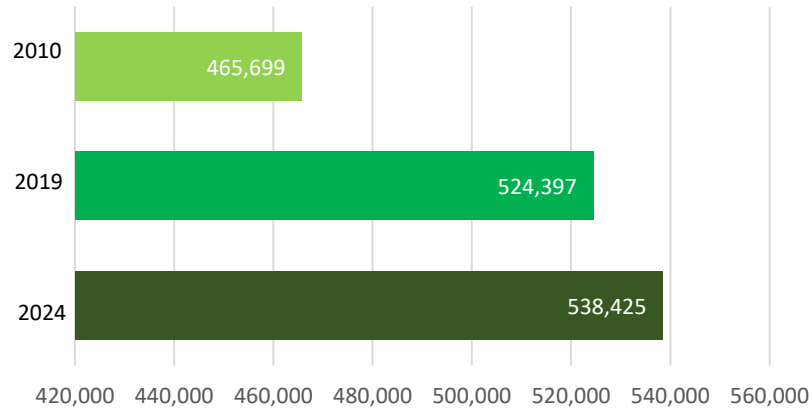


AREA DEMOGRAPHICS

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3 MILE SUMMARY

POPULATION BY YEAR



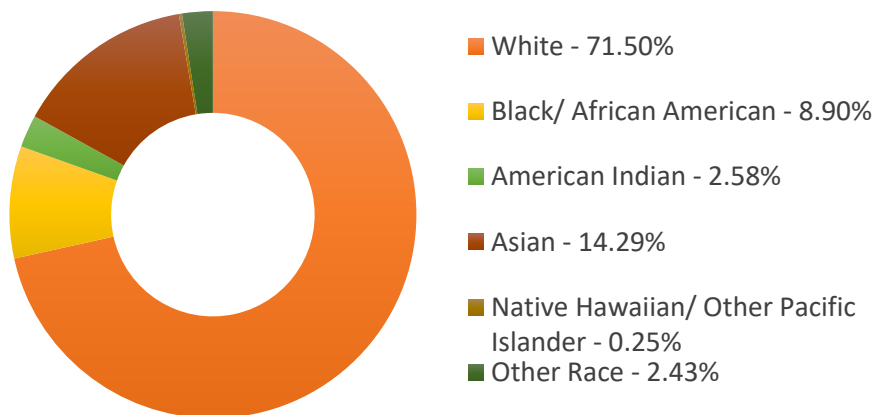
EMPLOYEMENT

71,516 EMPLOYEES

10,806 BUSINESSES

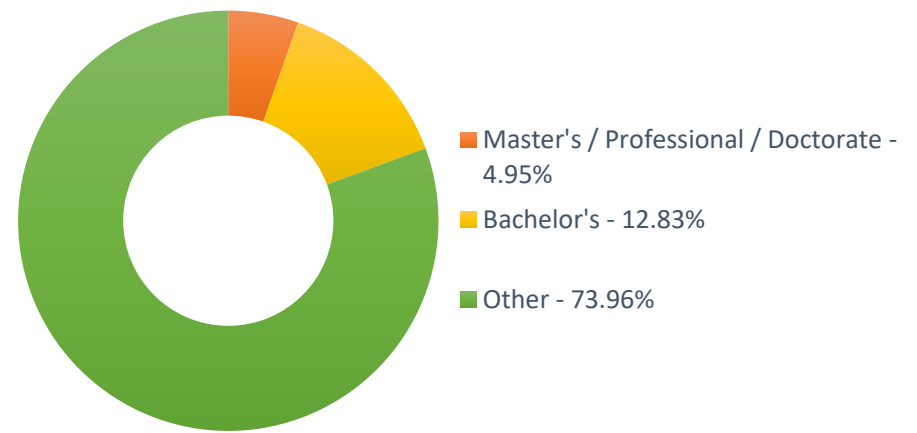
3.02% RESIDENTIAL UNEMPLOYMENT RATE

RACE & ETHNICITY



69.34% HISPANIC/LATINO POPULATION

EDUCATION



AREA DEMOGRAPHICS



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

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