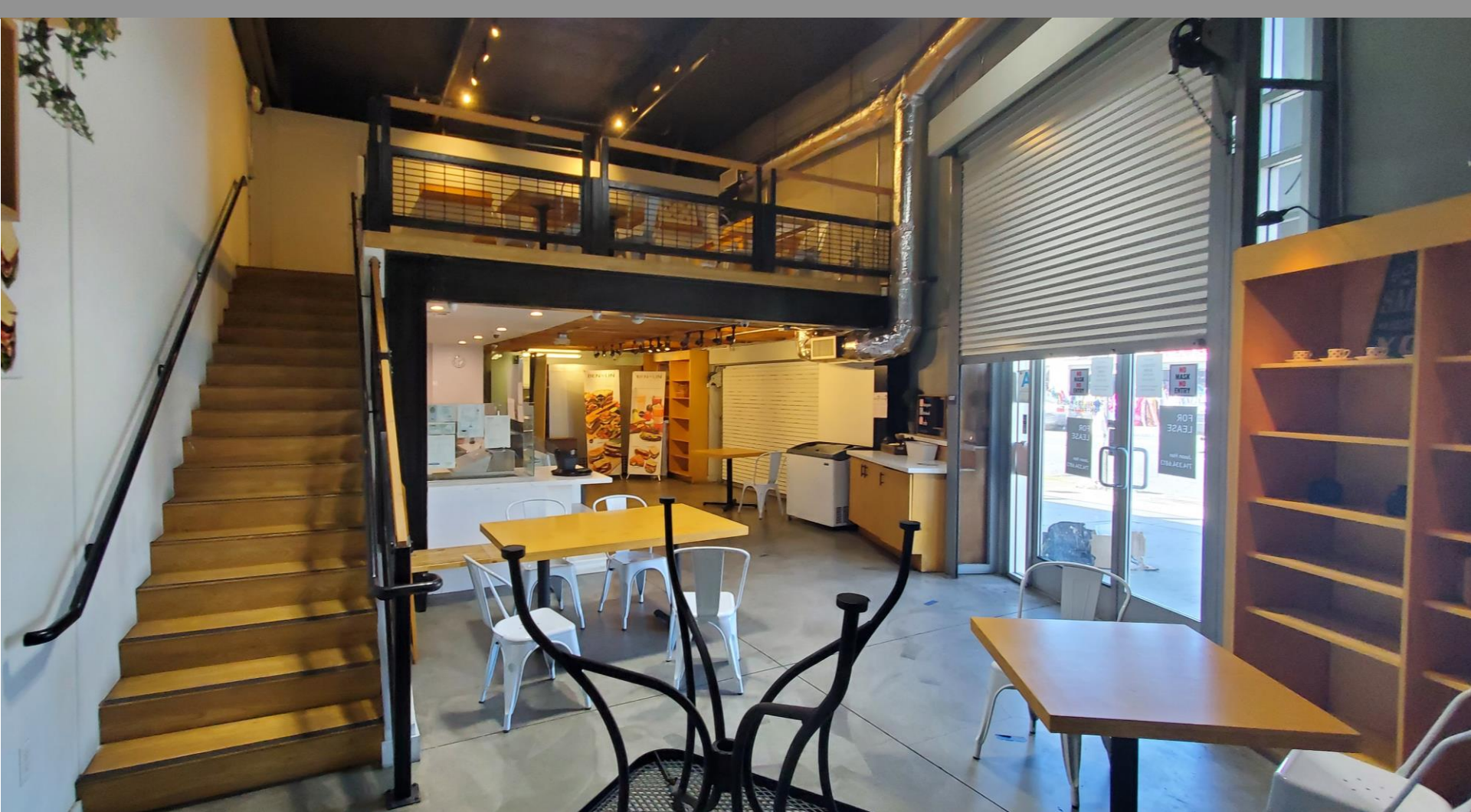




1,680 SF - TWO-LEVEL - VALUE-ADD OPPORTUNITY FOR OWNER USER / INVESTOR

921 Crocker Street Unit 21, Los Angeles, CA 90021



1,680 SF - CORNER LOCATION - POTENTIAL COFFEE SHOP, FLOWER SHOP, CAFÉ, RETAIL

921 Crocker Street Unit 21, Los Angeles, CA 90021



SALE PRICE

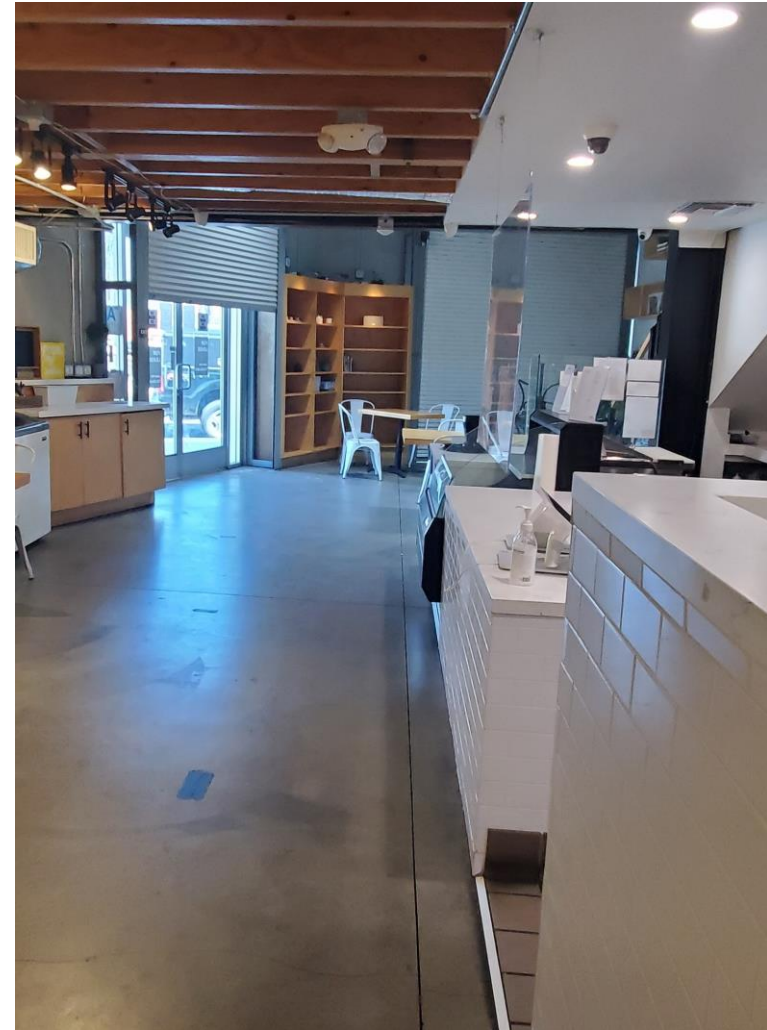
Sale Price	\$350,000 PRICE REDUCTION \$950,000
Price PSF Bldg	\$565
Building Size	1,680 SF
Parking	2 Spaces Included/Bldg. Parking
Year Built	1977
APN	0459-053-52

PROPERTY INFORMATION

Address	921 S. Crocker Street
City	Los Angeles
Zoning	LA-M2

CURRENT / POTENTIAL BUSINESS

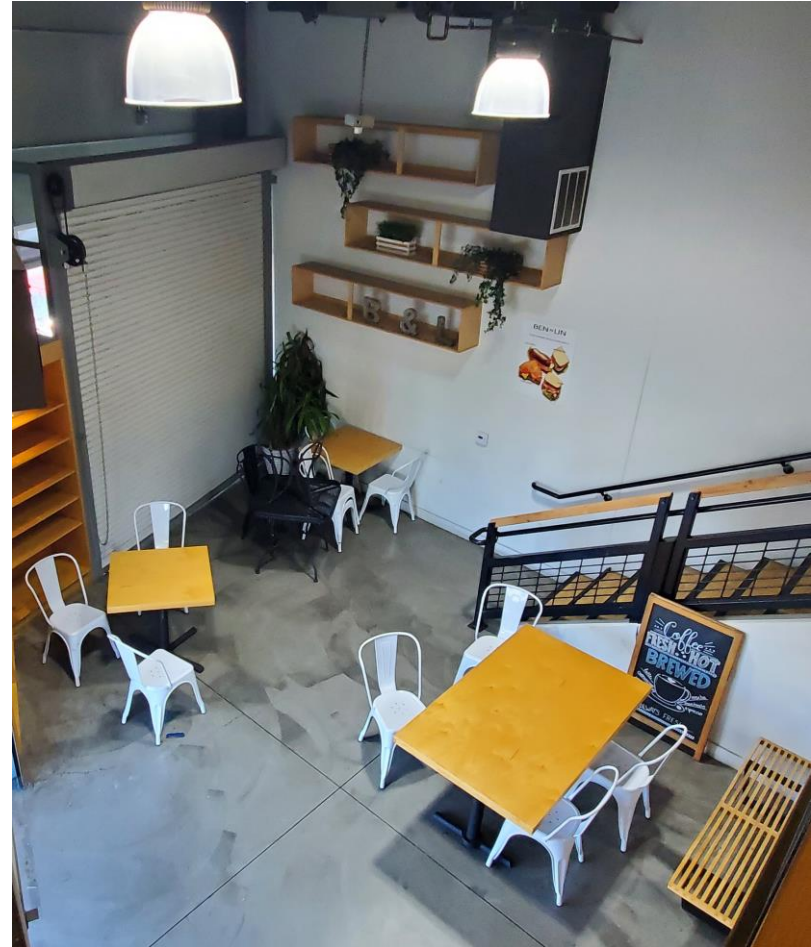
Current Business	Coffee / Café Shop
Potential Business Opportunities	Coffee/Care Shop, Flower Shop, Retail, Office



MAJOR \$350,000 PRICE REDUCTION:

Investment Highlights

- \$250,000 in Interior Improvements**
- Prime Downtown LA Fashion District Location**
- High-Visibility Corner at 9th & Crocker**
- 1,680 SF Retail Property**
- Excellent Investor or Owner-User Opportunity**
- Strong Value-Add & Leasing Potential**
- Existing Coffee Shop Build-Out**
- All Equipment Included**
- Flexible M2 Zoning**
- High Ceilings & Modern Interior Finishes**
- Ground-Floor Retail with Upper Mezzanine**
- Two Elevator-Serviced Rooftop Parking Spaces**
- Walk Score 92 – Transit Score 91**



MAJOR \$350,000 PRICE REDUCTION:

Building Highlights

1,680 SF Retail Building

\$250,000 in Interior Improvements

Built in 1977

Prime Corner Storefront Location

High-Visibility Street Frontage

Ground-Floor Retail with Mezzanine

High Ceilings & Open Floor Plan

Polished Concrete Flooring

Upgraded Coffee Shop Build-Out

All Equipment Included

Customer Seating & Dining Areas

Upper-Level Seating & Storage Space

Two Elevator-Serviced Rooftop Parking Spaces



MAJOR \$350,000 PRICE REDUCTION:

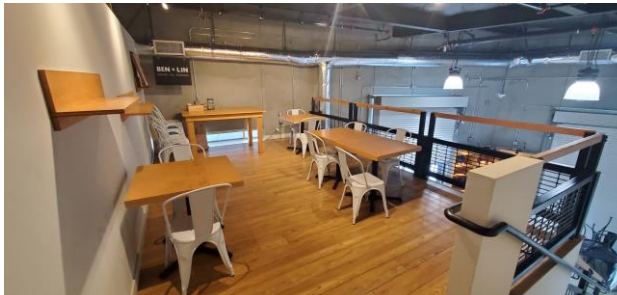
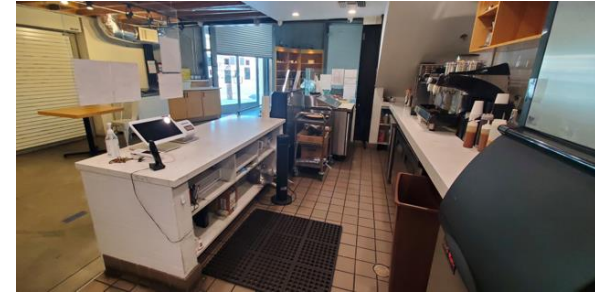
Burts & Associates is pleased to present 921 S. Crocker Street, Unit 21, a 1,680-square-foot retail property prominently situated at the corner of 9th Street and Crocker Street in the heart of Downtown Los Angeles' Fashion District. Built in 1977, the property offers excellent street visibility, strong pedestrian traffic, and an outstanding opportunity for owner-users and investors seeking a prime commercial location in one of the nation's largest wholesale garment and retail districts.

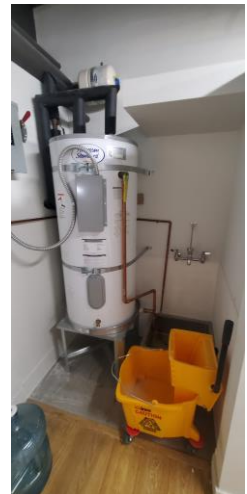
The property features \$250,000 in interior improvements and exceptional owner-user flexibility, offering a substantially upgraded space suitable for a variety of retail, showroom, office, café, and specialty business concepts. Currently configured as a coffee shop, the property features high ceilings, polished concrete floors, an attractive storefront, and an upper-level mezzanine providing additional seating, office, or storage space. The extensive interior improvements, existing food-service build-out, two elevator-serviced rooftop parking spaces, and M2 zoning provide an excellent opportunity for an owner-user to establish or expand their business with reduced upfront improvement costs, depending on the intended use and applicable city approvals.

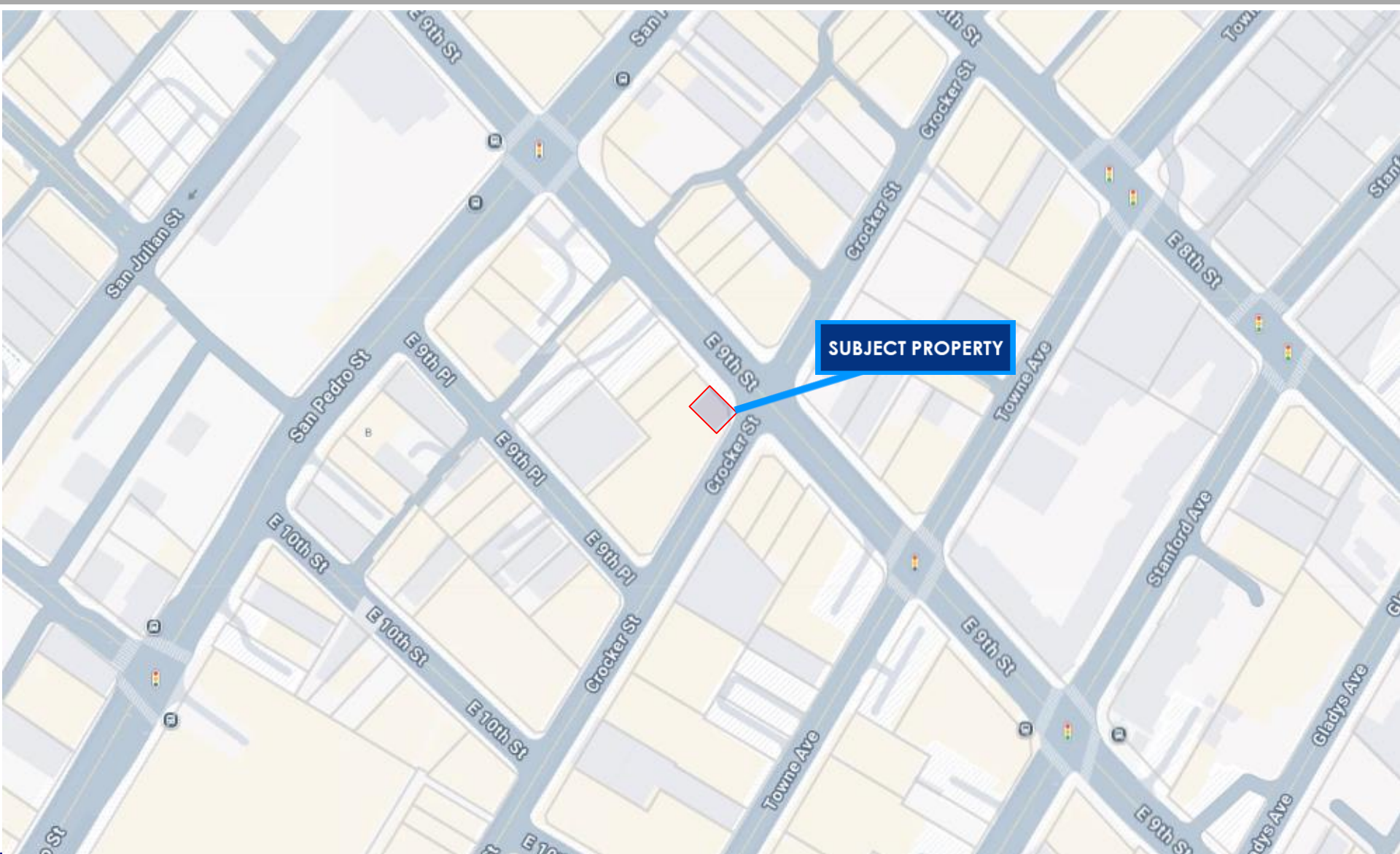
Conveniently located near Santee Alley, LA Face Mart, San Pedro Wholesale Mart, and The City Market, the property benefits from excellent accessibility, established commercial activity, and a Walk Score of 92.

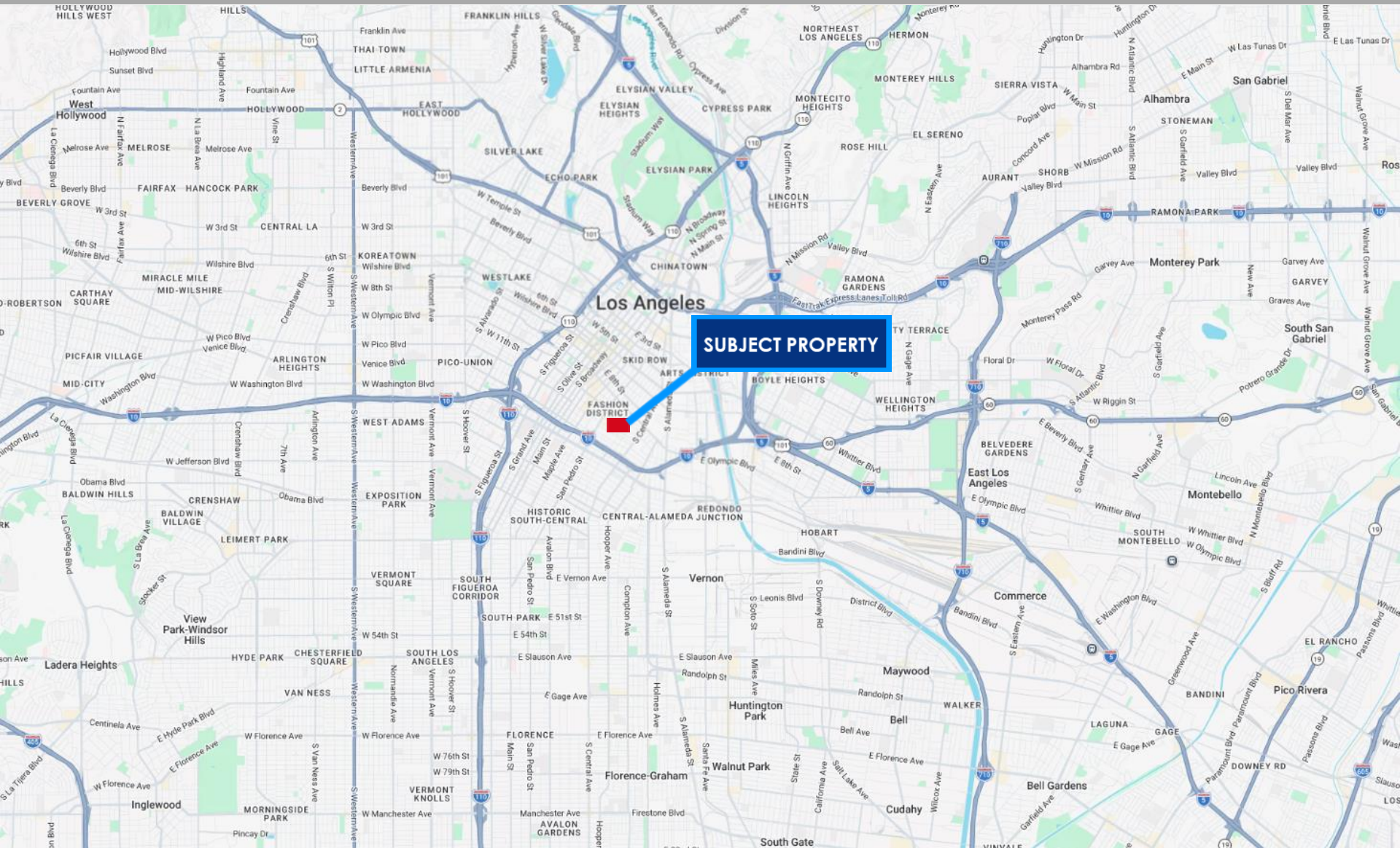
This offering presents an exceptional opportunity for an owner-user to acquire a property with \$250,000 in existing interior improvements, customize the space to meet their business needs, and build long-term real estate equity, while also providing investors with potential leasing income and long-term appreciation in Downtown Los Angeles.







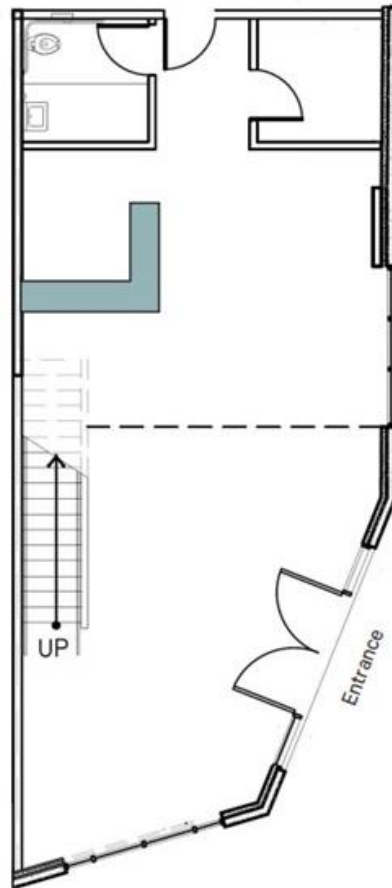




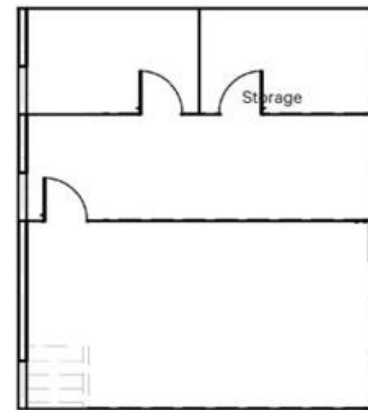


921 Crocker St - FLOOR PLAN

1st Floor



Mezzanine







SUBJECT PROPERTY



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Burts & Associates has obtained the information herein from sources we deem to be reliable, but the information has not been verified. Burts & Associates has not conducted any investigation regarding the information contained herein and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Potential buyers must verify all of the information and conduct their own investigation of the property by seeking the expertise on matters including but not limited to financials, tax, accounting, legal issues, regulatory, financial outlook, engineering, physical condition, proforma or projected financial performance, all of which are not a guarantee by broker.

Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents for the property. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property.

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