Professional Office Condo for Sale | 12749 Norwalk Blvd, Suite 102, Norwalk

PROPERTY DESCRIPTION

Suite 102 is a rare chance to own a professional office in the Norwalk Civic Center. The 1,059 SF ground-floor condo is located in the ready to move into, with a welcoming entry, two private executive offices, a private restroom with shower, and full kitchen. Clients park directly in front of the entrance, and the building has secure gated keypad access after hours.

The building is well maintained and occupied mainly by attorneys and established professional firms. That reputation suits legal, title, escrow, accounting, insurance, financial planning, and consulting practices.

For owner-users, this suite turns rent into equity. Owning lets you lock in occupancy costs, control your space for the long term, and make a permanent home for your practice beside the courts. Buyers may be able utilize SBA 504 and 7(a) financing for a low cost entry into ownership

For investors, Suite 102 is a scarce civic-core asset with built-in tenant demand from the courthouse, City Hall, and County offices. It also has upside as the district grows around it.

The location sells itself. The Norwalk Courthouse is directly across the street, City Hall is next door, and the LA County Registrar-Recorder/County Clerk is steps away. Next door, The Walk, a $300 million dining, retail, and residential district, is under construction. The I-5, I-105, and I-605 freeways and Metrolink are all minutes away.

OFFERING SUMMARY

Sale Price:	$450,000
Lot SF:	37,773 SF
Suite SF:	1,056 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	729	1,976	7,802
Total Population	2,591	7,303	28,533
Average HH Income	$83,949	$93,013	$99,619

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12749 Norwalk Blvd Ste 102, Norwalk, CA 90650

PROPERTY HIGHLIGHTS

- Professional office suite includes 2 private offices, entry way, full bathroom and full kitchen.
- Abundant parking located in a secure, gated access after hours.
- Across from the Los Angeles County Superior Court and next door to City Hall.
- Steps from the LA County Registrar-Recorder/County Clerk headquarters.
- SBA financing potential offering low cost of entry for owner-users
- Next to The Walk, a $300M dining, retail, and residential district now under construction.
- Quick access to the I-5, I-105, and I-605 freeways, plus Metrolink and the Metro C Line.

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Interior Photos

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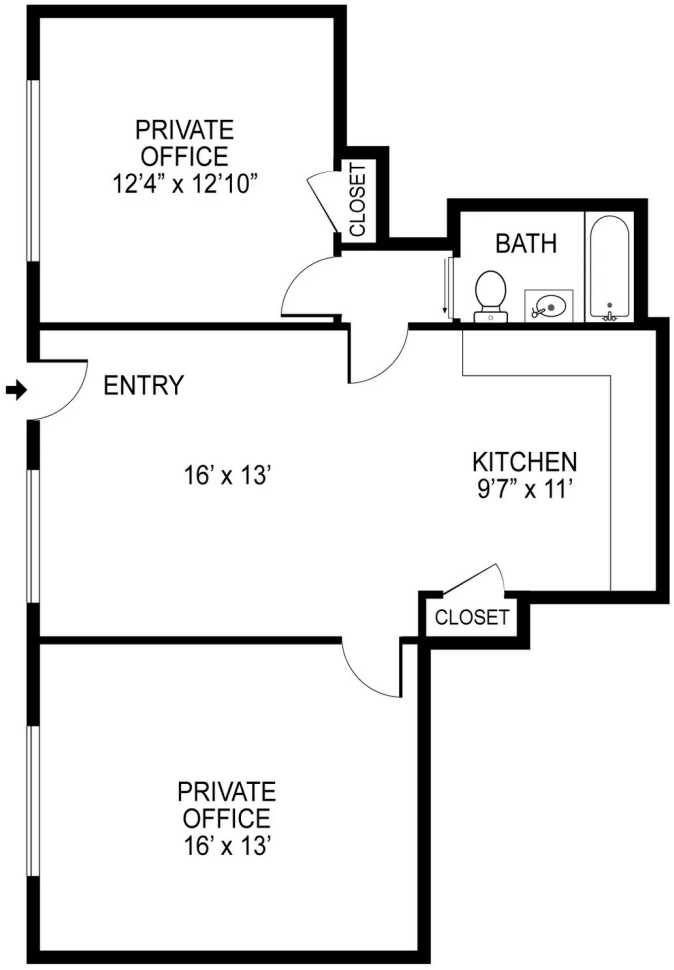

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Surrounding Area Amenities

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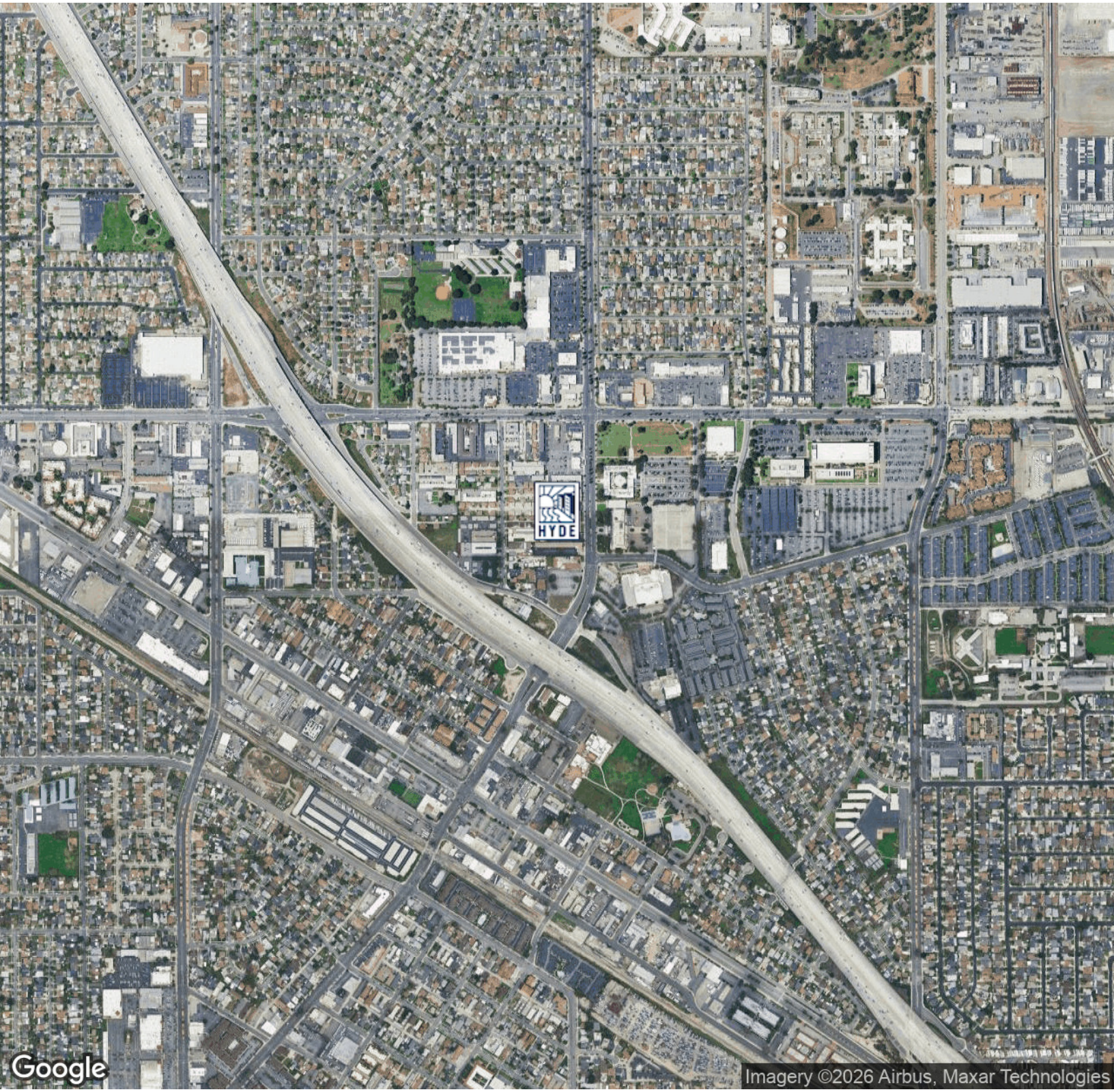

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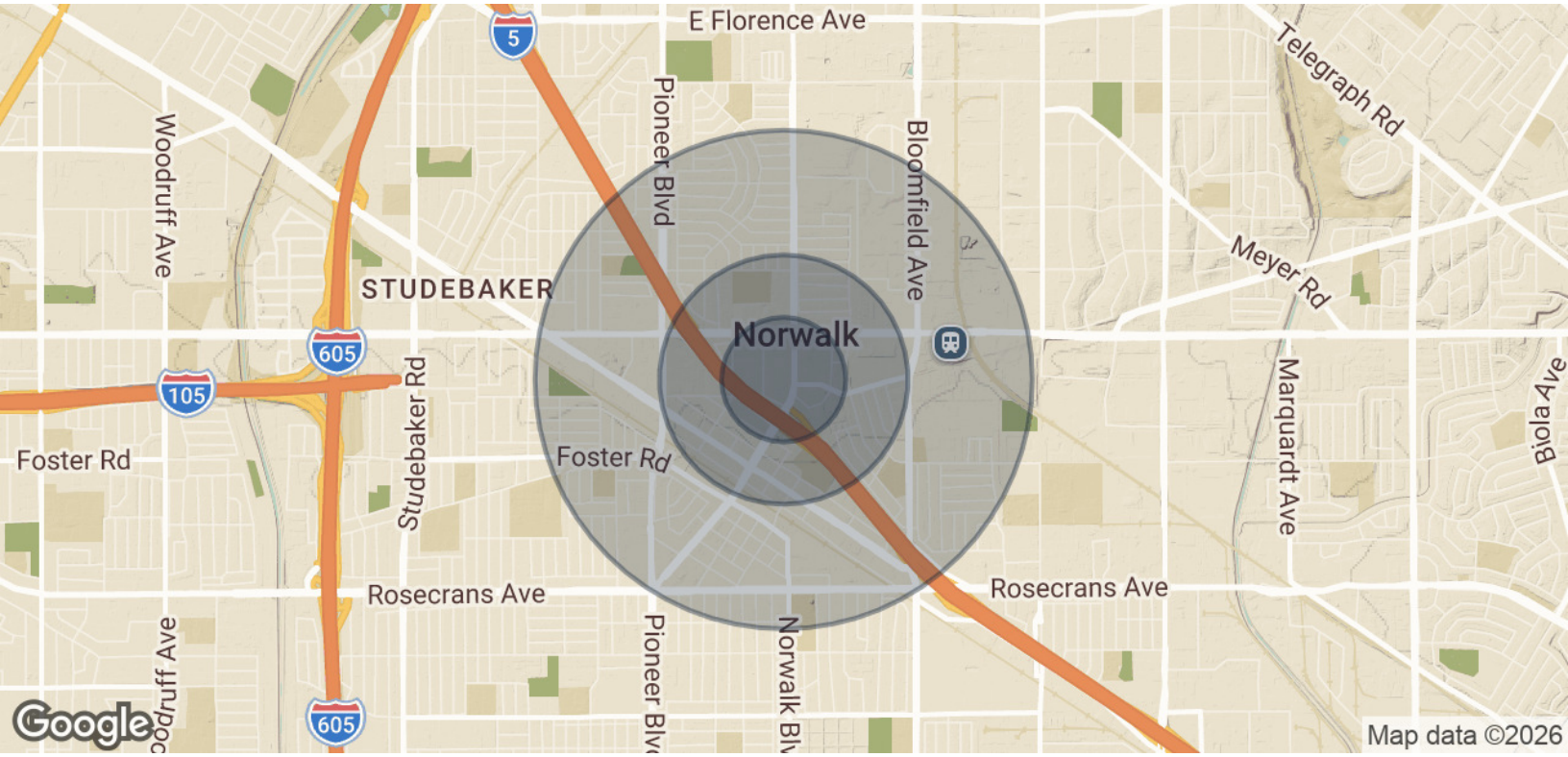
Area Demographics



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,591	7,303	28,533
Average Age	31.6	34.0	37.8
Average Age (Male)	29.0	31.2	35.4
Average Age (Female)	32.2	35.1	39.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	729	1,976	7,802
# of Persons per HH	3.6	3.7	3.7
Average HH Income	$83,949	$93,013	$99,619
Average House Value	$554,877	$591,149	$637,256

2023 American Community Survey (ACS)

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