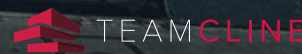


978

CHUNG KING ROAD

LOS ANGELES • CA 90012

FOR SALE
±2,400 SF 2-STORY
RETAIL/COMMERCIAL BUILDING



LEE-ASSOCIATES.COM/DOWNTOWNLA

TEAM-CLINE.COM



Situated along the vibrant Chung King Road pedestrian corridor in the heart of LA's historic Chinatown, 978 Chung King Road offers $\pm 2,400$ SF of mixed-use commercial space ideal for gallery, studio, retail, or creative office use. The ground floor features an open layout with a kitchenette, mezzanine loft, and a $\pm 1,200$ SF bonus basement, while the upper level includes two 1-bedroom, 1-bath units, offering potential live/work functionality. This rare ownership opportunity blends flexible layout and authentic character within walking distance to Central Plaza, Dodger Stadium, Metro access, and Downtown LA.



2-Story Retail/Commercial Building Along Historic Chung King Road in Chinatown



Ground Floor with Kitchenette, $\pm 1,200$ SF Bonus Basement, & Mezzanine Loft



Ideal for Gallery, Studio, Retail, or Office Use



Upstairs Features Two - 1 Bedroom, 1 Bath
Possible Live/Work Use

LOS ANGELES
CITY HALL

UNION
STATION
LOS ANGELES

M
CHINATOWN
STATION

CAPITOL
MILLING
EST. 1909

THANKS
TO
COFFEE

Melody
BAR & GRILL

CHINATOWN
CENTRAL PLAZA

24
HOURS



ALSO AVAILABLE
981-983 N HILL ST

ALSO AVAILABLE
974 CHUNG KING RD

ALSO AVAILABLE
980 YALE ST

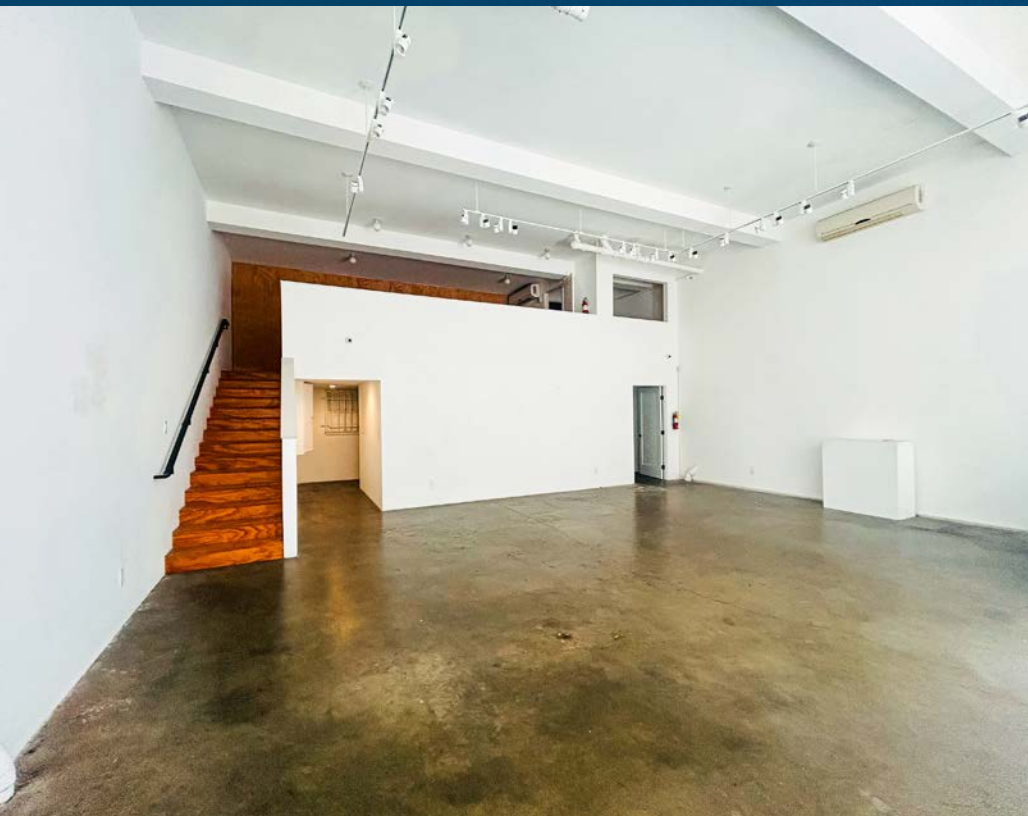
N HILL ST

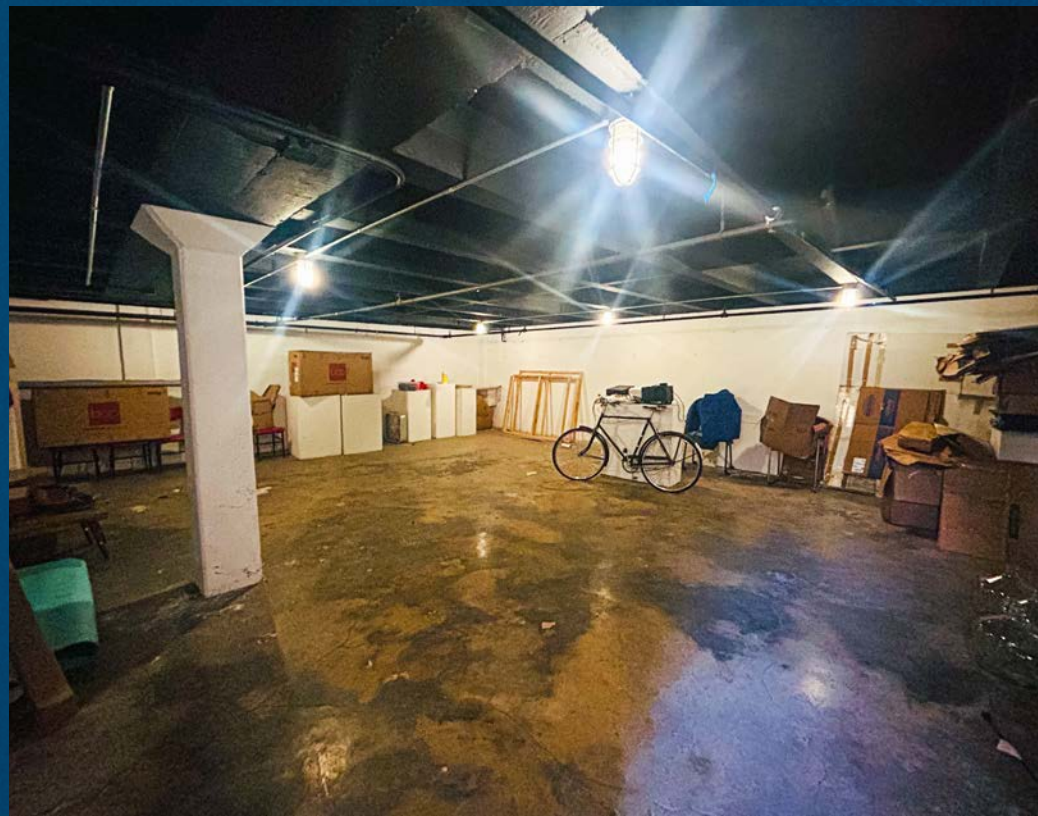
YALE ST

BERNARD ST

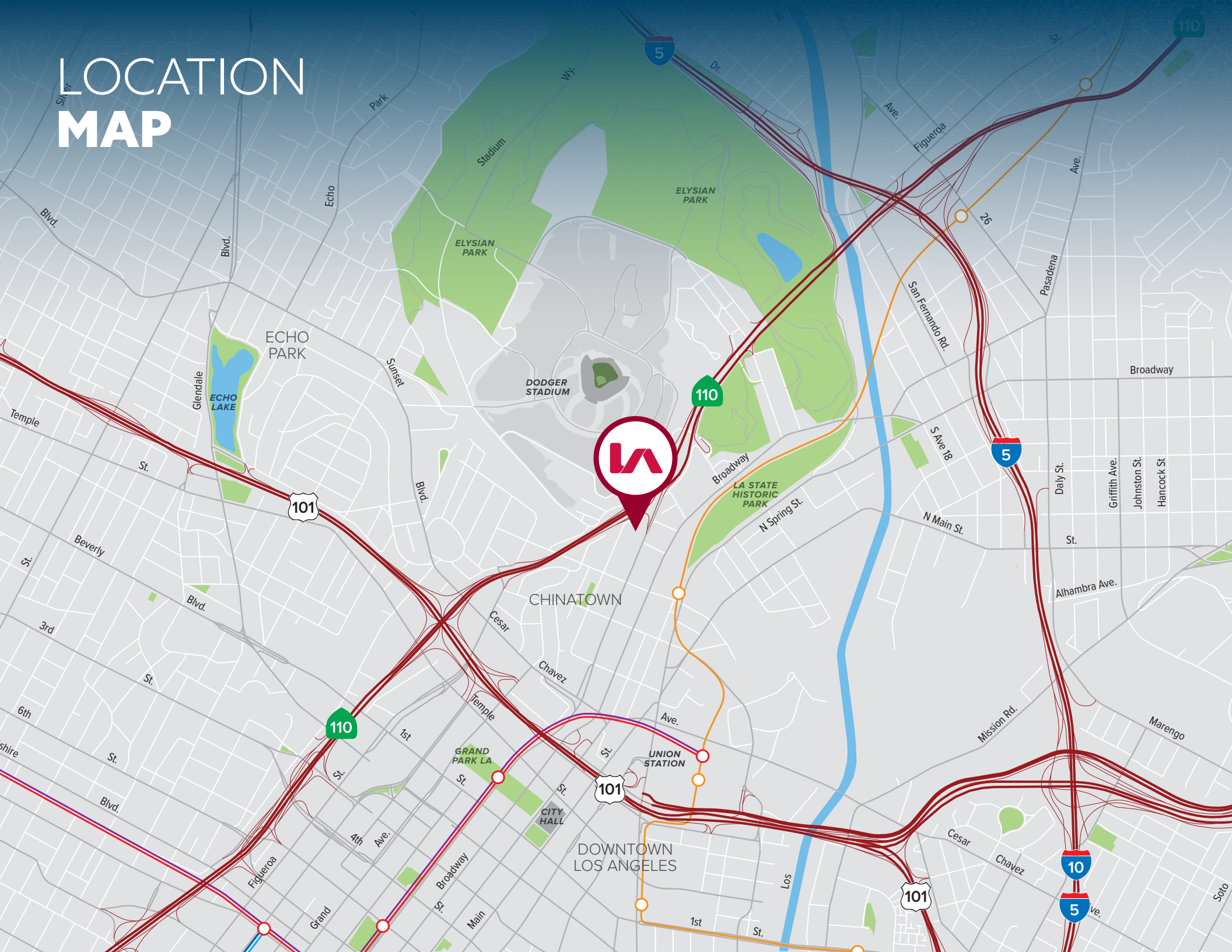
PROPERTY AERIAL







LOCATION MAP



LOS ANGELES
CITY HALL

DTLA



CHINATOWN
CENTRAL PLAZA



978
**CHUNG
KING
ROAD**

LOS ANGELES • CA 90012

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Los Angeles, CA 90012

323.922.3832

KW Commercial Pasadena

99 S Los Robles Ave, Ste 130
Pasadena, CA 91101

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Tenant should verify all aspects of this brochure and material facts concerning the property including, but not limited to: square footage and composition of offices, building & land; whether the square footage includes interior dock or mezzanine areas; loading dock and door construction, size and condition; age and construction of building and all improvements; physical and structural condition of the building and all systems, including the HVAC, any elevators and roof; adequacy of floor loads for Tenant's intended use; ceiling and door clearance; ADA compliance; power; sprinkler calculations; zoning; permits, unpermitted improvements and permitted uses; taxes; whether the location of the property is within an incentive zone; and any other consideration that the Tenant deems to be material to its decision whether to purchase or lease the property. It is strongly recommended that Tenant utilize the services of professionals such as attorneys, accountants, architects, environmental consultants, surveyors, structural engineers and contractors to complete their due diligence prior to waiving any contingencies. It is also recommended that Tenant obtain any use permits or business licenses that may be material to the operation of their business.

For More Information,
Please Contact

Evan Jurgensen

Lee & Associates - Downtown Los Angeles
Senior Vice President

ejurgensen@lee-associates.com

323.922.3733

LIC NO 01967347

TEAM-CLINE.COM

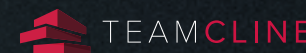
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