



UNPRICED

FOR SALE

**3701 W 6TH STREET
LOS ANGELES, CA 90020**

W 6TH STREET (±29,896 VPD)

Mark Hong

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 **KORUS**
REAL ESTATE

www.korusre.com

AERIAL MAP



HANCOCK PARK

AUDREY IRMAS
PAVILION

S Western Ave ($\pm 42,684$ VPD)

549 HARVARD
150 UNITS

SUBJECT PROPERTY

3701 W 6TH ST
LOS ANGELES, CA

MAYA
APARTMENTS
72 UNITS

OPUS
LOS ANGELES
428 UNITS

SAINT BASIL'S
ROMAN CATHOLIC
CHURCH

Wilshire Blvd ($\pm 50,616$ VPD)

W 6TH STREET ($\pm 29,896$ VPD)

KINGSLEY AVE

NORMANDIE AVE ($\pm 30,270$ VPD)



PROPERTY INFORMATION



OFFERING PRICE

Unpriced



APN

5041-023-074



BUILDING SIZE

4,736 Sq. Ft.



LAND SIZE

9,975 Sq. Ft.



BUILT

1919



ZONING

C2-1



T.O.C

Tier 3



WALK/TRANSIT SCORE

Walker's Paradise (97)
Excellent Transit (80)

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PROPERTY HIGHLIGHTS

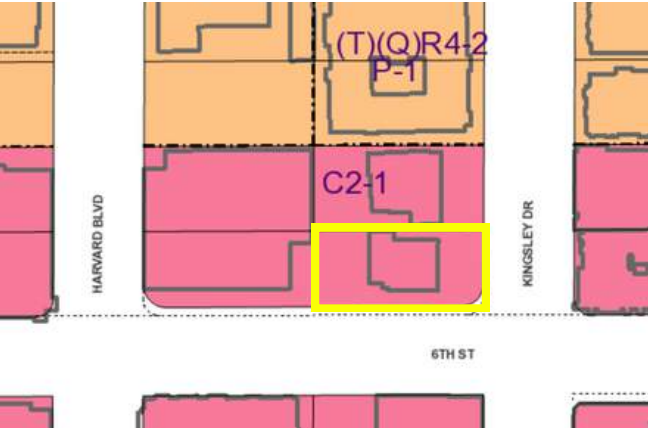
- Central Koreatown location
- Owner-User opportunity w/ future redevelopment
- First time on the market 30+ years
- NWC 6th St & Kingsley Ave
- Property can be delivered vacant at closing
- Numerous development projects in the immediate area
- Demographics $\pm 630,456$ HH w/i a 3-mile radius

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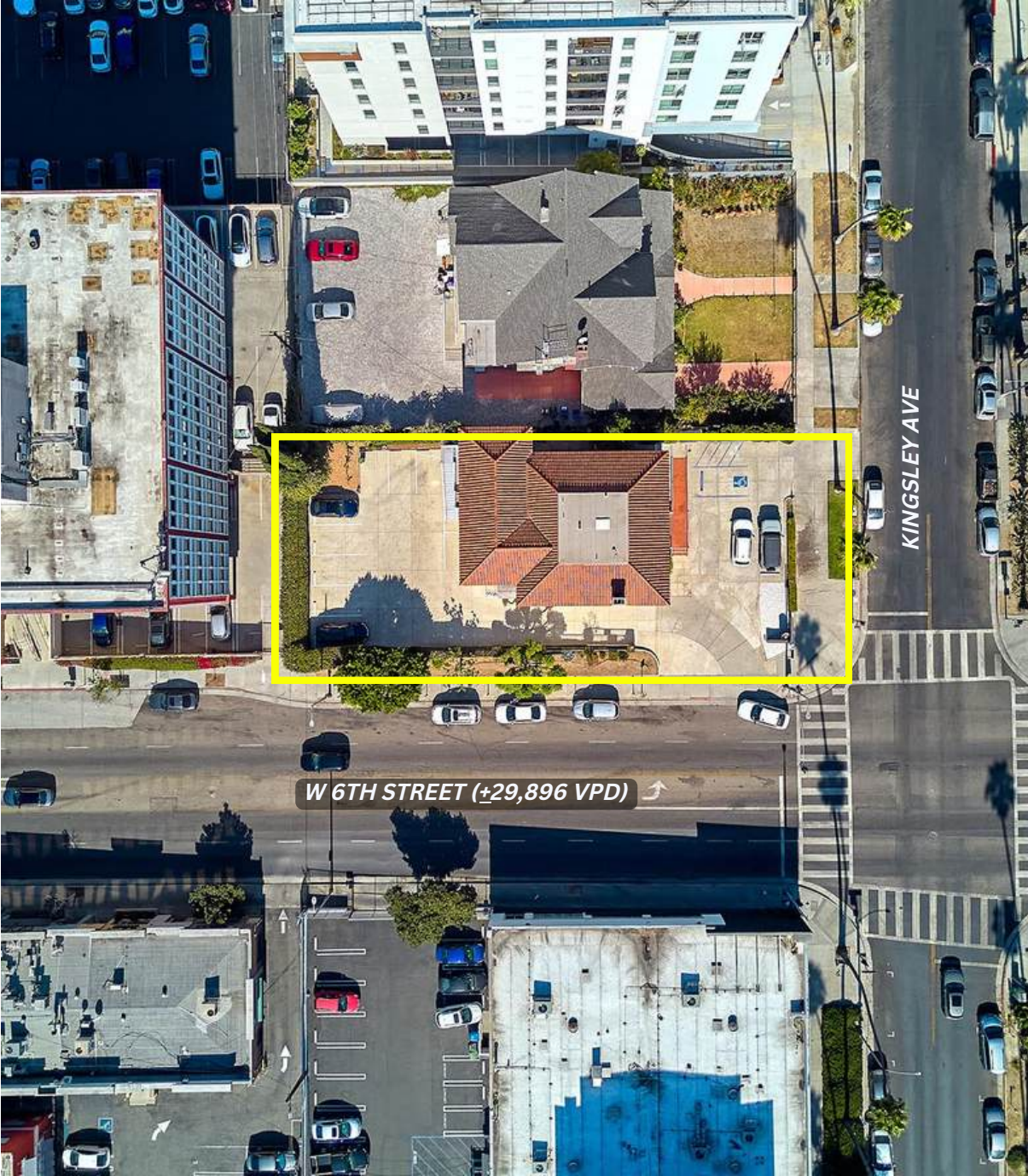
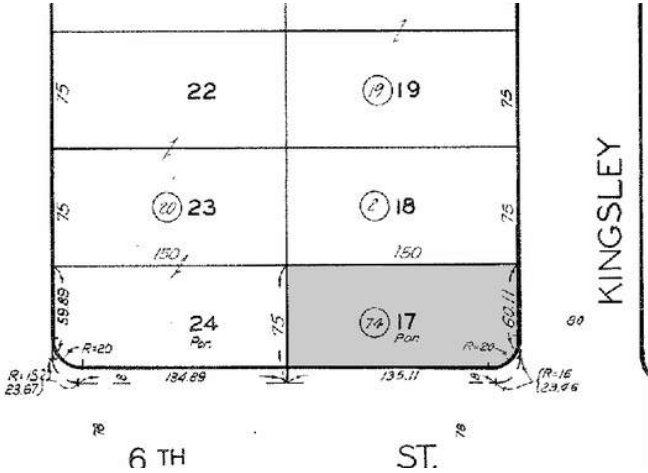
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PARCEL & ZONING MAP

ZONING: C2-1



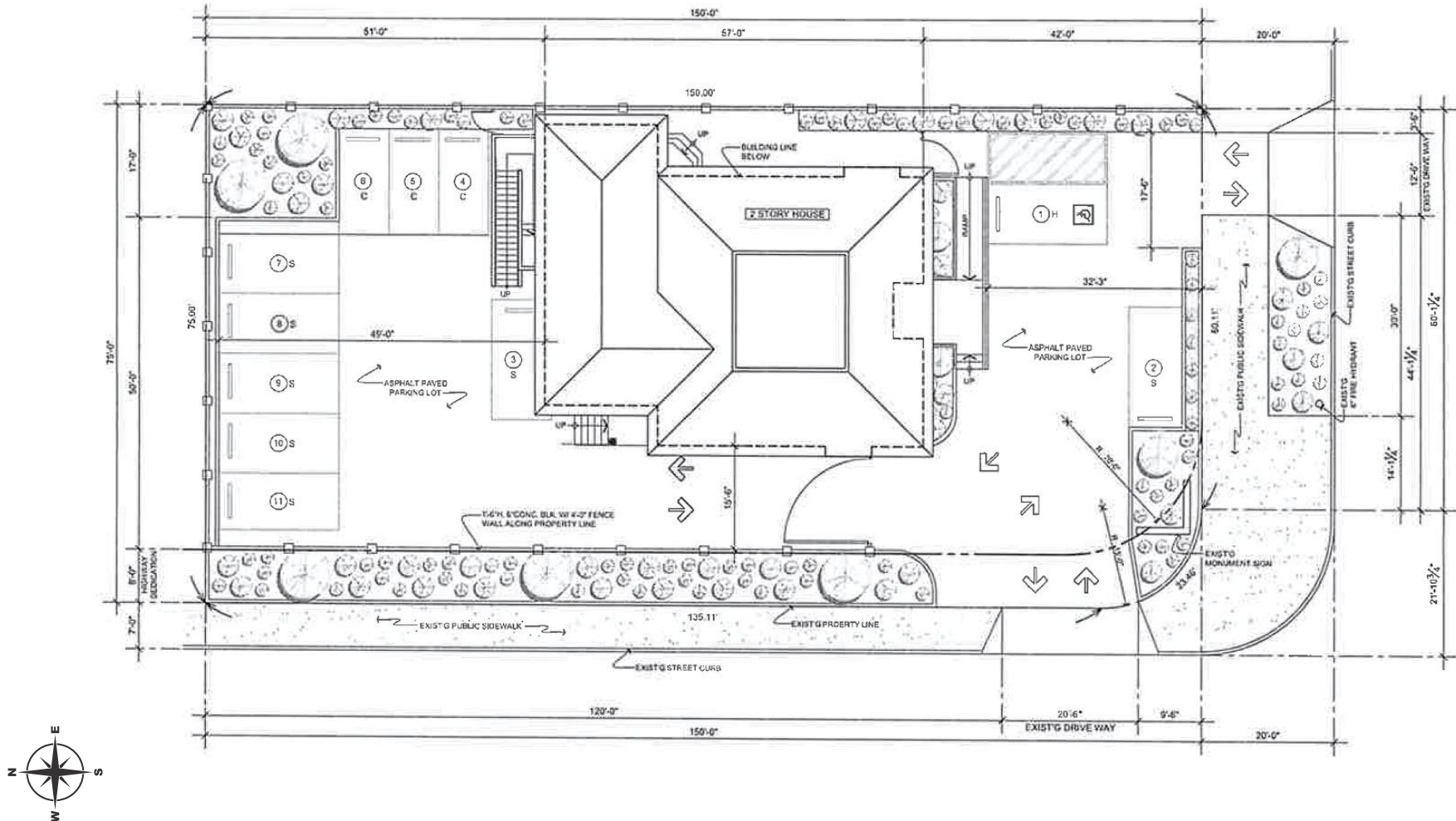
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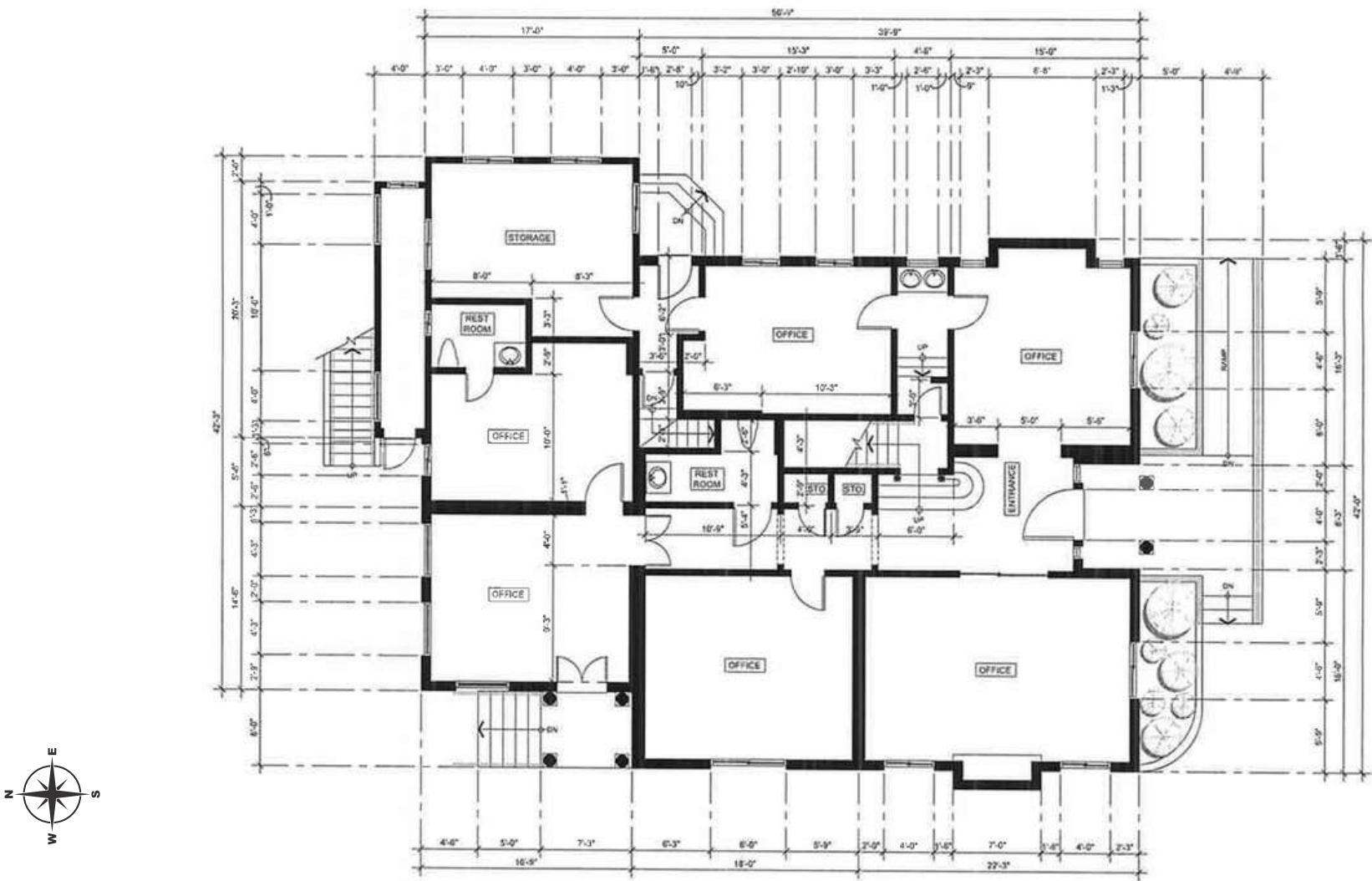
SITE PLAN W/ PARKING



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SITE PLAN - FIRST FLOOR



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SITE PLAN - SECOND FLOOR



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INTERIOR IMAGES






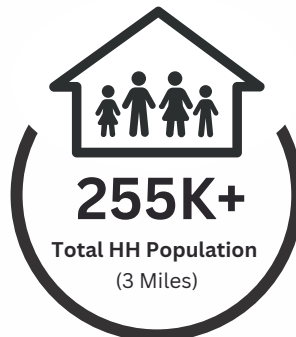


INTERIOR IMAGES



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 Population			
2024 Estimated Population	120,854	630,456	1,184,582
2029 Projected Population	119,236	616,888	1,153,982
2010 Census Population	114,203	621,844	1,195,043
 Households			
2024 Estimated Households	52,892	260,577	486,129
2029 Projected Households	52,068	255,038	473,932
2010 Census Households	50,411	255,907	486,904
 Income			
2024 Estimated Average Household Income	\$67,875	\$79,207	\$87,863
2024 Median Household Income	\$48,658	\$54,014	\$59,914



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