



**NOW
AVAILABLE**

FOR SALE

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

**TRUST SALE
COURT CONFIRMATION
NOT REQUIRED**

Mark Hong
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KORUS
REAL ESTATE

www.korusre.com

AERIAL MAP



HANCOCK PARK

AUDREY IRMAS PAVILION
S Western Ave (±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 (±50,616 VPD)

W 6TH STREET (±29,896 VPD)

KINGSLEY AVE

NORMANDIE AVE (±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

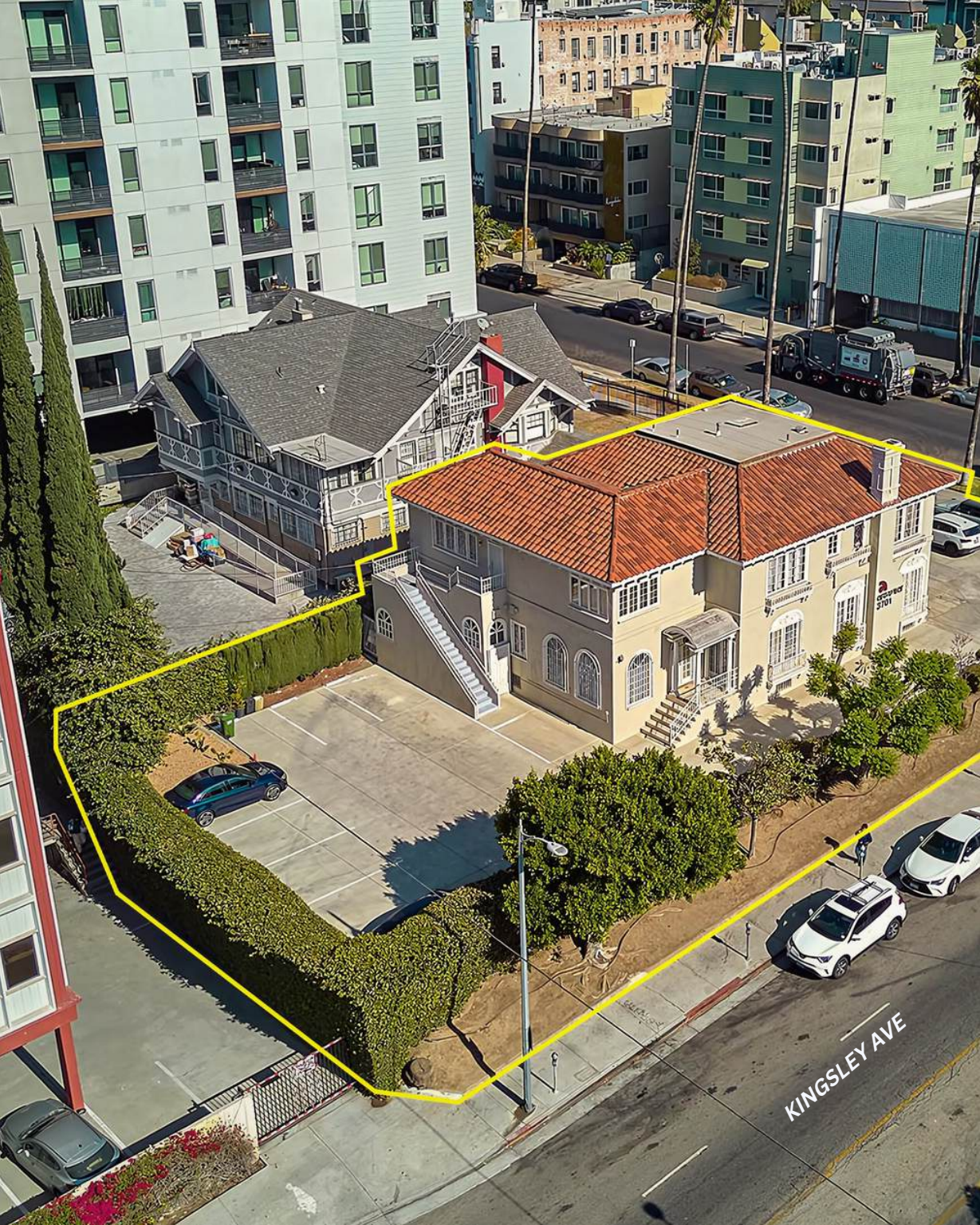


WALK/TRANSIT SCORE

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

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

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PROPERTY HIGHLIGHTS

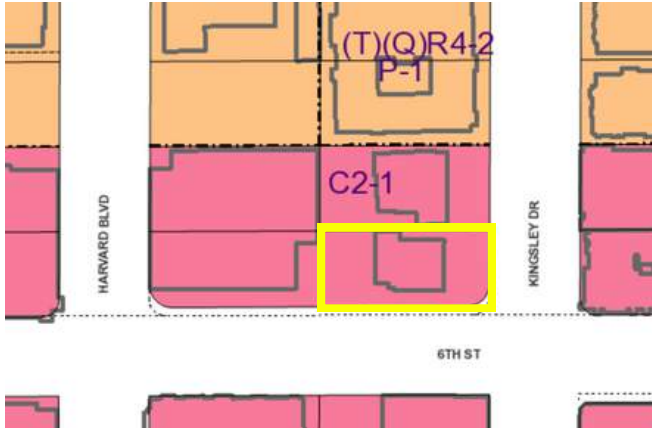
- Trust Sale
- Not subject to court confirmation
- Central Koreatown location
- Owner-User opportunity w/ future redevelopment
- First time on the market 30+ years
- NWC 6th St & Kingsley Ave
- Property can be delivered vacant at closing
- Numerous development projects in the immediate area
- Demographics $\pm 630,456$ HH w/i a 3-mile radius

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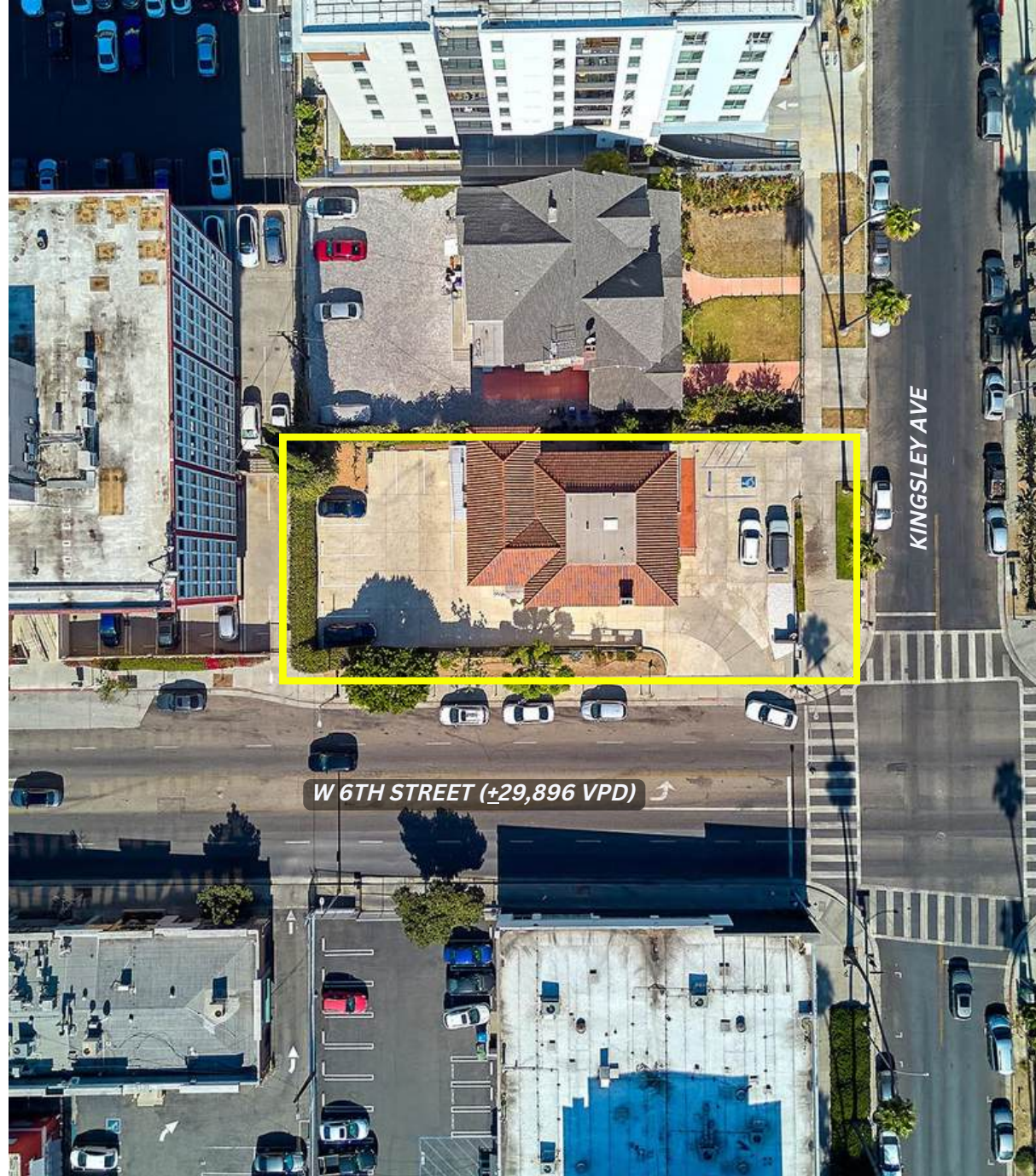
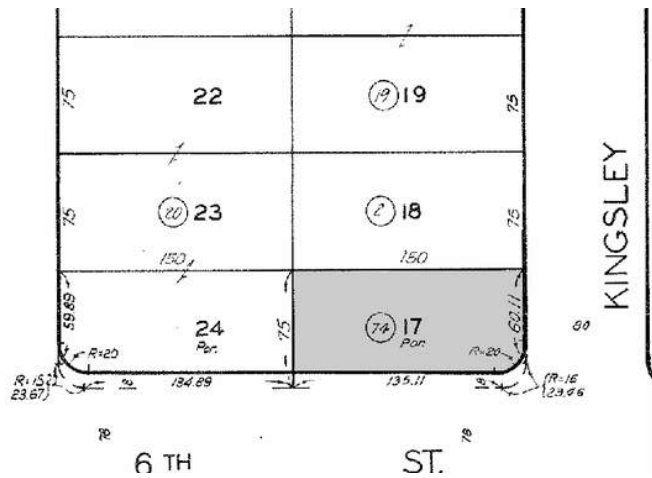
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PARCEL & ZONING MAP

ZONING: C2-1



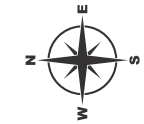
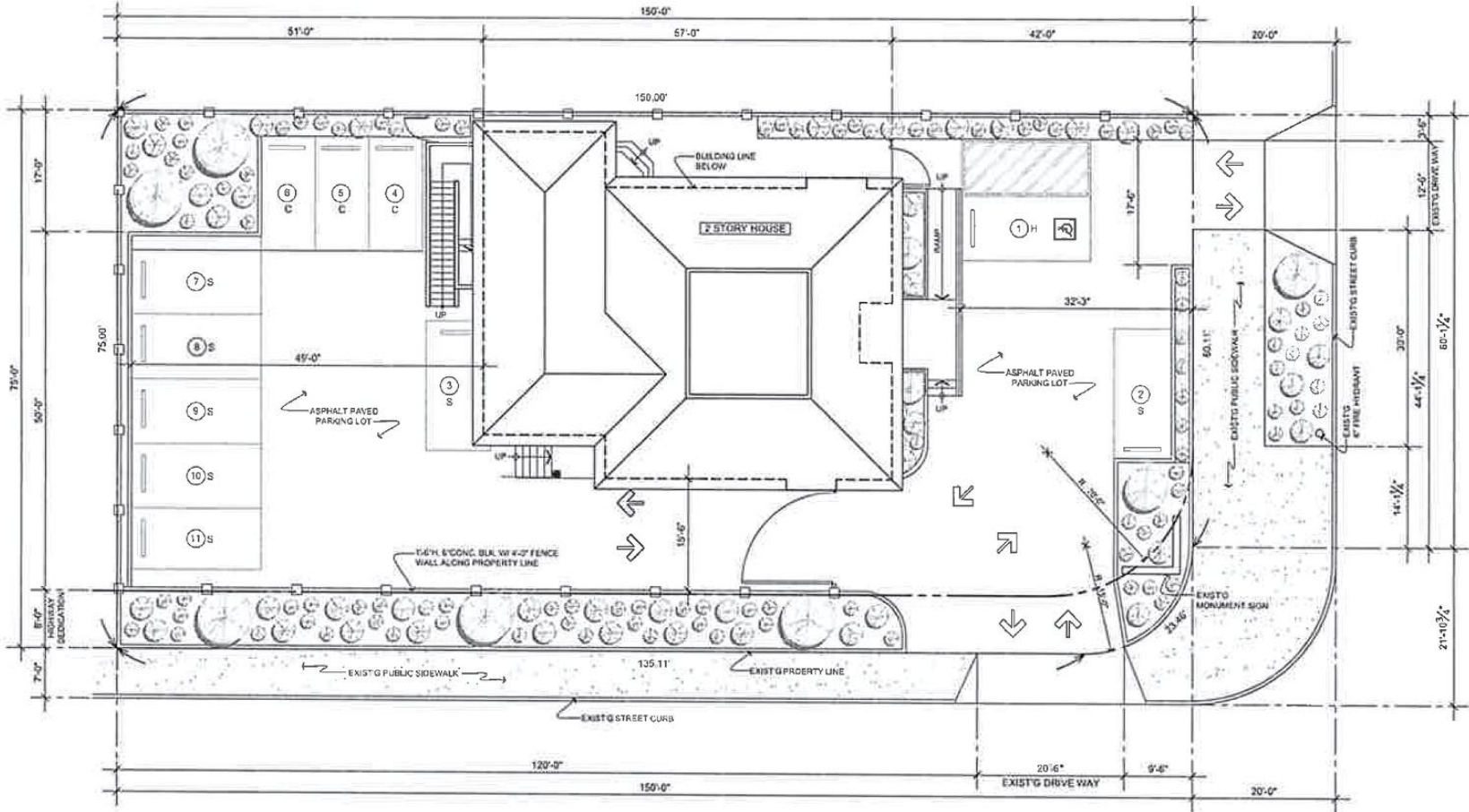
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SITE PLAN W/ PARKING



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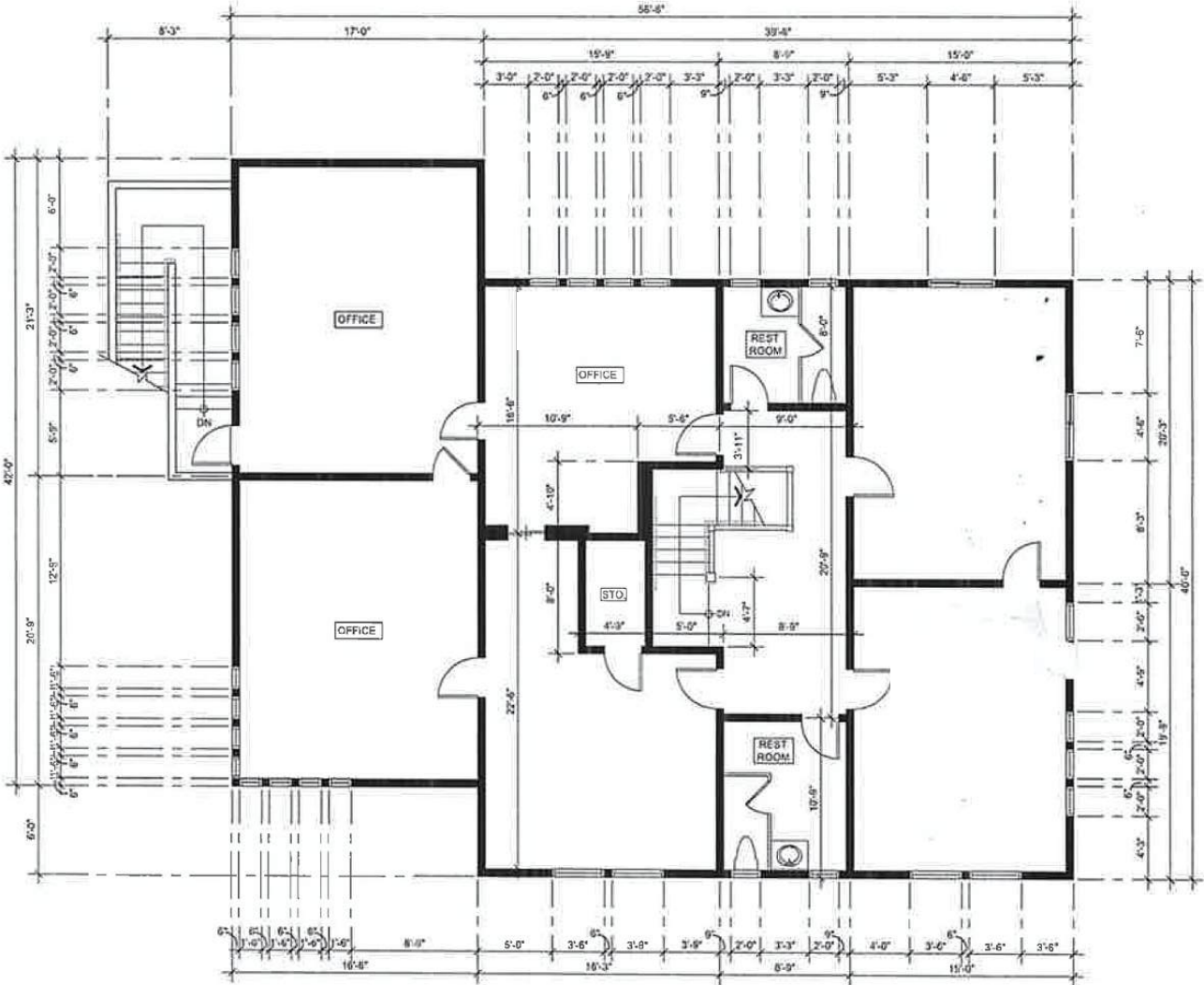
SITE PLAN - FIRST FLOOR



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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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