



8461 SAN PEDRO STREET

SPECIALTY PROPERTY ■ LOS ANGELES, CA 90003

► **The Worship Center in South Los Angeles**

8461 SAN PEDRO STREET LOS ANGELES, CA 90003

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Executive Summary

PROPERTY SUMMARY

THE ASSET

PRICE • \$1,950,000

BUILDING SF • 5,565

LOT SF • 0.36 AC

YEAR BUILT • 1942

ZONING

- LAR4 - R4 Multi-unit development
- ZI-1231 South LA Alcohol Sales
- ZI-2374 Enterprise Zone
- ZI-2512 Housing Element Sites
- ZI-2452 Transit Priority City of LA



78

Very Walkable



60

Good Transit



61

Bikeable



PROPERTY OVERVIEW

► SPECIALTY PROPERTY | SOUTH LOS ANGELES

The Worship Center was renovated & designed to be a grand and inspiring sanctuary. Soaring vaulted ceilings create an open, light-filled atmosphere, and elegant crystal chandeliers add a touch of sophistication and reverence. The sanctuary comfortably accommodates approximately 225 congregants. At the front of the sanctuary, the thoughtfully designed pulpit provides space for a full choir & band, ideal for worship services and special events. It is fully equipped with a professional sound system, sound booth, and musical instruments, ensuring exceptional acoustics and seamless production for services, ceremonies, and events. An impressive baptismal pool is showcased behind a glass display that enhances the space's spiritual presence. There is a Fellowship Hall that provides a highly functional and versatile gathering space with wall-mounted televisions, seating for about 100 guests, and a fully equipped commercial kitchen. The hall is a perfect venue for celebrations and community events. Endless multifamily development potential with valuable zoning incentives, including State Enterprise Zone, Housing Element Sites, and Transit Priority Area designation, just minutes from SoFi Stadium and Intuit Dome.





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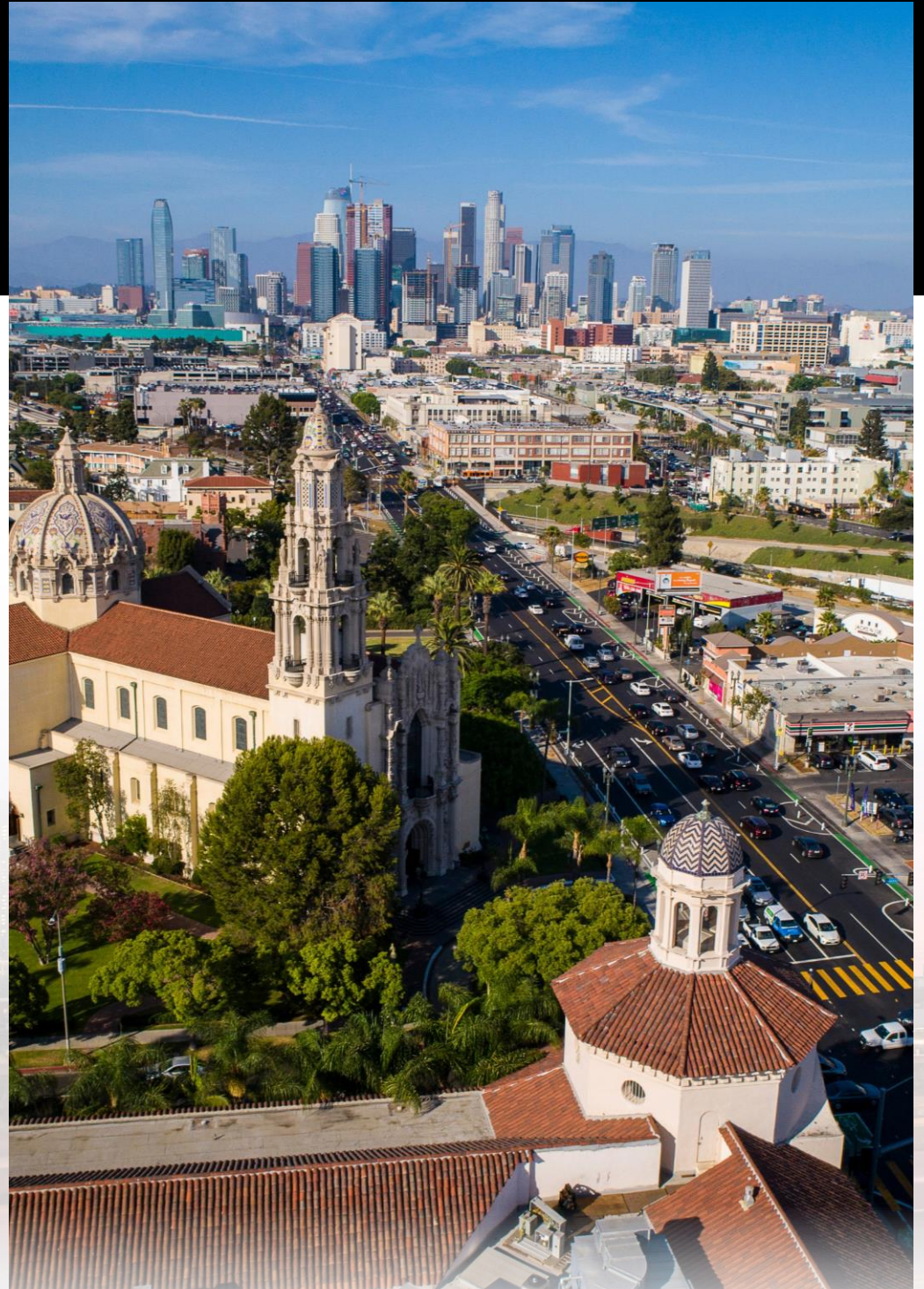
02

The Location

SOUTH Los Angeles

South Los Angeles is a densely populated and economically active trade area with an estimated 790,000 to 800,000 residents and population densities reaching more than 17,000 people per square mile, creating consistent foot and vehicle traffic throughout the day. The region supports a broad mix of employers across retail, services, manufacturing, wholesale, and transportation, which contributes to a strong daytime population and steady customer flow for neighborhood retail centers.

With major arteries like the 105 and 110 freeways feeding into the area and a large base of small and mid-sized businesses, well-located properties along established corridors such as Imperial Highway benefit from both local demand and commuter activity, making this pocket of South Los Angeles a reliable environment for daily-needs and service-oriented tenants.



SOUTH LOS ANGELES



SUBJECT

The Neighborhood

SOUTH LA



Located along Imperial Highway in South Los Angeles, this property benefits from a highly connected urban setting with proximity to major employment, transit, and redevelopment zones. Residents enjoy convenient access to the rapidly transforming Inglewood area, home to SoFi Stadium and the Intuit Dome, as well as growing commercial investment along the Century Boulevard and Crenshaw corridors. The property is minutes from USC and Exposition Park, featuring cultural landmarks such as the California Science Center and the Natural History Museum, and benefits from connectivity to LAX and major freeway systems including I-105 and I-110. Positioned on a residential street within an evolving urban environment, the location offers a balance of neighborhood stability with excellent access to regional job centers, transit networks, and ongoing revitalization efforts in South Los Angeles.



HOLLYWOOD PARK

World-Class

SPORTS DESTINATION



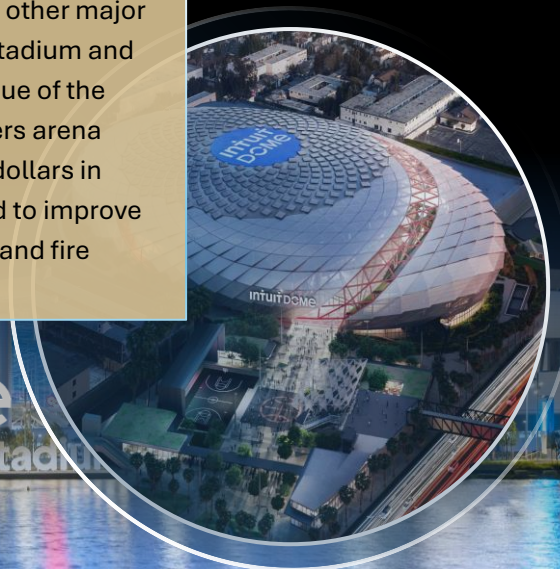
Area Landmarks



Opened in September 2020, the stadium is home to the National Football League (NFL)'s Los Angeles Chargers and Los Angeles Rams, as well as the annual LA Bowl in college football. Capacity is 70,240 to 100,240. Built 2016-2020. Cost \$5.65B

8 FIFA World Cup Matches in 2026, Superbowl 61 in 2027, the 2028 Olympic Games, and the NBA All-Star Game Weekend in 2026.

The arena is located south of the other major Inglewood sports venues, SoFi Stadium and the Kia Forum. It is the home venue of the Los Angeles Clippers. The Clippers arena project will generate millions of dollars in new tax revenue that will be used to improve local parks, libraries, and police and fire services.



M CONNECTIVITY



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For additional information or to schedule a tour, contact:

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