

6301 S WESTERN AVE SOUTH LOS ANGELES



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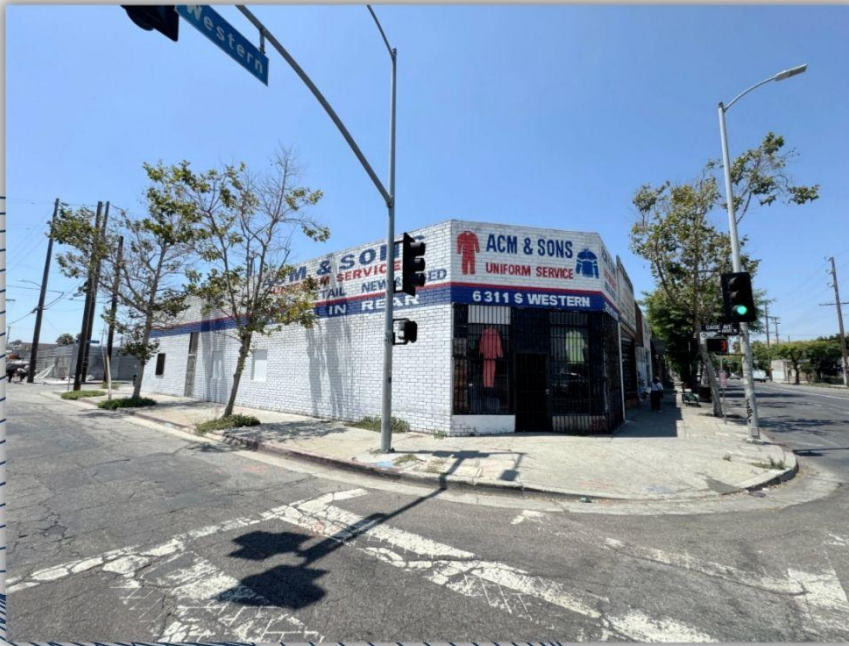


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PROPERTY INFORMATION



Price: \$780,000

Price/SF: \$110/SQFT

**Address: 6301 S Western
Ave, South Los Angeles**

APN #: 6001-015-022

Zoning: LAM1

CAP Rate: 5%

NOI: \$38,578

Land Area: 9,260 SQFT

Building Size: 7,090 SQFT

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PROPERTY HIGHLIGHTS

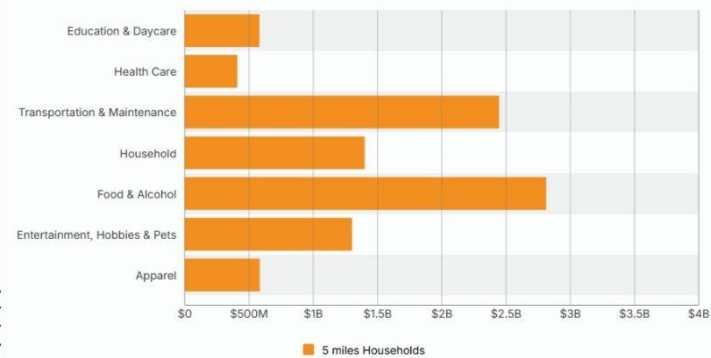
- Prime corner location on Western Avenue, one of South Los Angeles' major north-south commercial corridors.
- Excellent street frontage and signage visibility.
- Convenient access to major transportation corridors such as the Harbor Freeway (I-110), Santa Monica Freeway (I-10), and Century Freeway (I-105).
- Centrally located within a densely populated South Los Angeles trade area.
- Strong demographics providing a large local customer base and workforce.
- Readily available public transportation along Western Avenue.
- Flexible commercial property suitable for owner-users, investors, or redevelopment.
- Located near national retailers, neighborhood businesses, schools, and residential communities.

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DEMOGRAPHICS

Consumer Spending



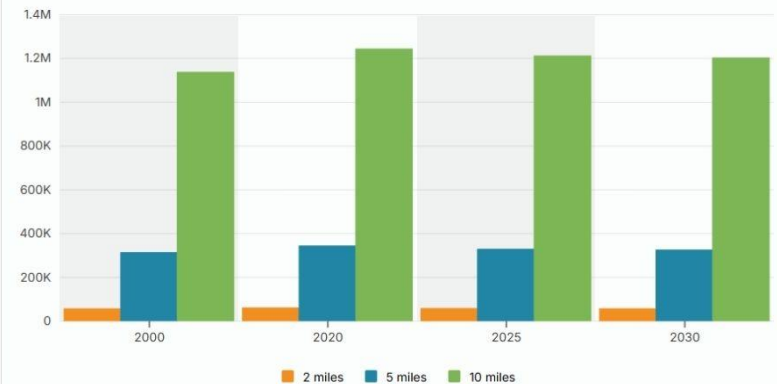
Income

	2 miles	5 miles	10 miles
Avg Household Income	\$84,767	\$86,696	\$109,037
Median Household Income	\$63,364	\$62,752	\$77,905
< \$25,000	13,072	71,360	212,683
\$25,000 - 50,000	10,066	64,213	194,779
\$50,000 - 75,000	8,869	53,354	180,835
\$75,000 - 100,000	7,213	39,272	141,951
\$100,000 - 125,000	4,819	28,230	113,104
\$125,000 - 150,000	3,149	19,390	78,124
\$150,000 - 200,000	4,643	24,594	108,494
\$200,000+	3,900	26,136	179,610

Population

	2 miles	5 miles	10 miles
2020 Population	193,728	1,116,402	3,506,736
2025 Population	184,995	1,070,153	3,404,314
2030 Population Projection	182,794	1,058,422	3,377,367
Annual Growth 2020-2025	-0.9%	-0.8%	-0.6%
Annual Growth 2025-2030	-0.2%	-0.2%	-0.2%
Median Age	37.8	36.4	38.2
Bachelor's Degree or Higher	14%	18%	31%
U.S. Armed Forces	145	566	1,752

Households



COMPS

ADDRESS	YEAR BUILT/RENOVATED	BUILDING SIZE (SF)	LOT SIZE (SF)	SALE DATE	SALE PRICE	PRICE/SF
6301 S Western Ave, LA	1956	7,090.00	9,260.00	SUBJECT PROPERTY	\$780,000.00	\$110.00
8207 S Central Ave, LA	1949	6,361.00	9,583.00	10/23/2025	\$700,000.00	\$110.05
5251-5261 Broadway, LA	1923	7,306.00	7,405.00	5/1/2025	\$775,000.00	\$106.08
676 W Slauson Ave, LA	1924	4,860.00	4,856.00	3/11/25	\$990,000.00	\$203.70
6300 Crenshaw Blvd, LA	1955	3,110.00	9,601.00	5/14/2026	\$1,330,000.00	\$427.64
7022-7024 S Western Ave, LA	1926	2,545.00	6,542.00	FOR SALE	\$800,000.00	\$314.34
AVERAGES		5,450.00	8,219.00		\$890,833.33	\$163.45

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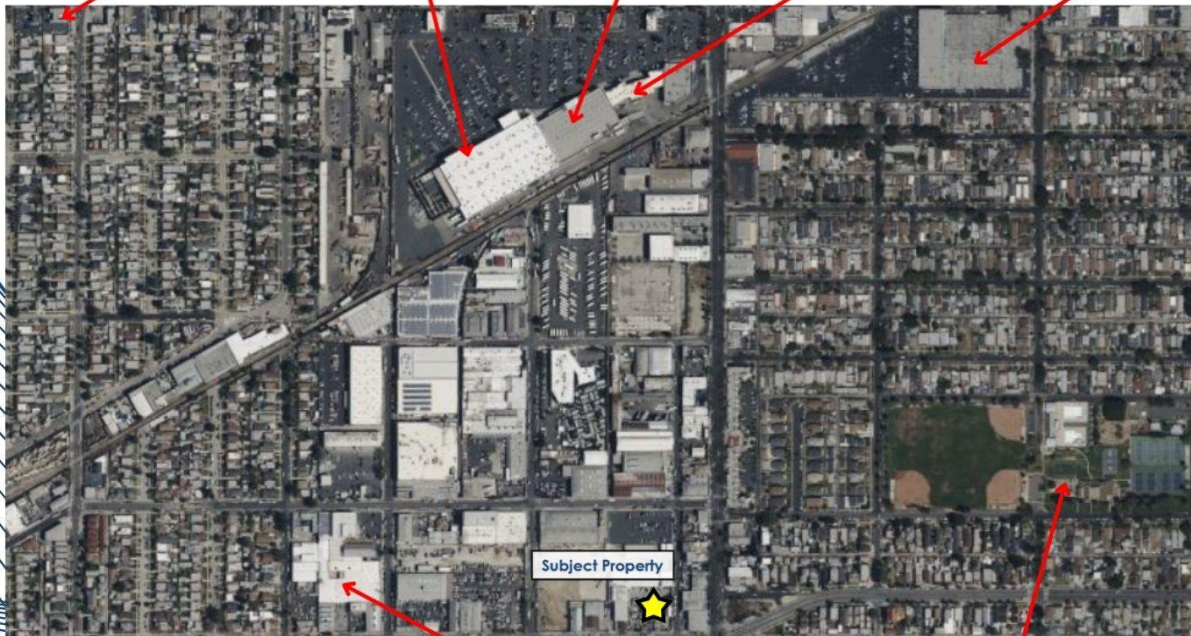
RENT ROLL

ADDRESS	BUSINESS	Monthly Rent
6311 S Western Ave	ACM & Sons Uniforms	\$14,640.00
6309 S Western Ave	Auto Parts	\$28,000.00
6305 S Western Ave	Ruben's Glass	\$12,288.00
TOTAL RENT		\$55,320.00

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OVERHEAD VIEW



Subject Property

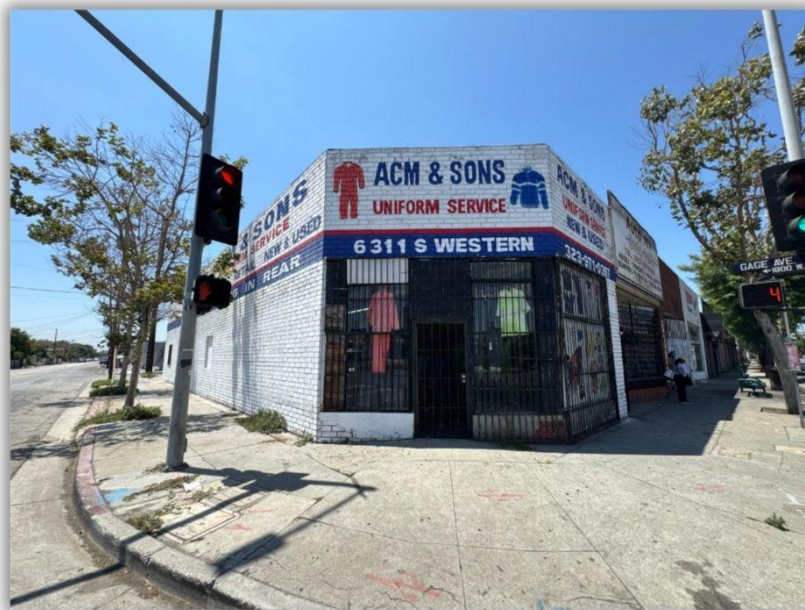
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TRAFFIC

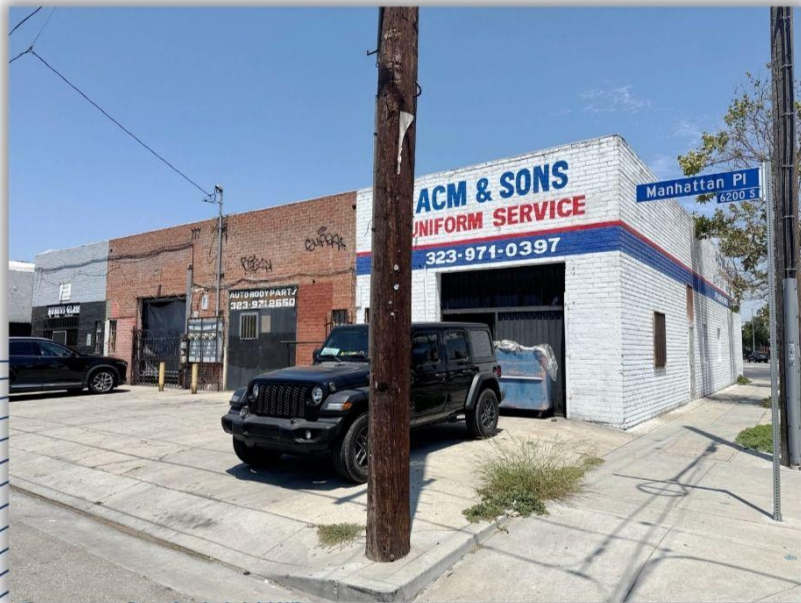


PROPERTY PICTURES



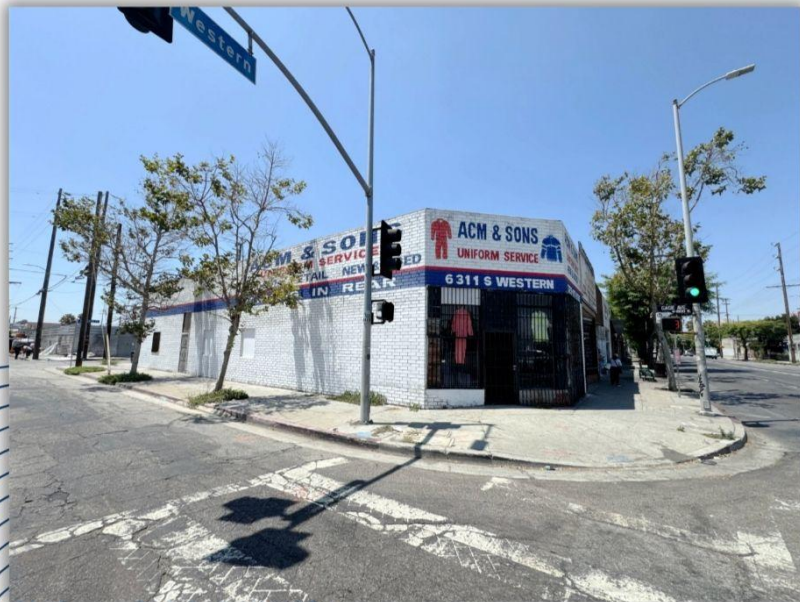
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CITY OF SOUTH LOS ANGELES



South Los Angeles is a dynamic and diverse region located south of Downtown Los Angeles in Los Angeles County, California. Known for its rich cultural heritage, vibrant communities, and ongoing revitalization efforts, South Los Angeles serves as an important residential, commercial, and economic hub within the greater Los Angeles area.

Residents benefit from a strong sense of community and convenient access to major institutions and cultural attractions throughout Los Angeles. The area continues to attract public and private investment, supporting neighborhood improvements and economic growth.

South Los Angeles' commercial real estate market includes office, retail, industrial, multifamily, and mixed-use properties. Its strategic location near major freeways, transit networks, and the heart of Los Angeles enhances connectivity for businesses and residents alike. Ongoing redevelopment initiatives, a large consumer population, expanding business opportunities, and strong regional accessibility make South Los Angeles an increasingly attractive destination for investment, development, and long-term growth in Southern California.

OUR COMPANY

For over 3 decades, GE Property Development, Inc. has provided real estate services for our clients in Los Angeles as well as our clients around the world. We provide a full array of real estate services in the areas of brokerage, development, leasing and management.

Our model is, "Let our results speak for themselves". We feel that our extensive portfolio speaks volumes about our experience and abilities.

Regardless of the real estate need, our firm can provide excellent service with one objective in mind; to meet our client's goals, expectations, and complete satisfaction. In doing so, we are able to increase revenues and decrease cost, demonstrating our unmatched reputation, professionalism, experience, and knowledge in the real estate industry.

GE Property Management, Inc. and its predecessor, Sun West Management, have served its investment clients as a full-service real estate company since 1983. Stephen Chan, the President and Founder of the firm, has been an active broker in the real estate field since 1977. The firm has acted as an acquisition consultant and broker for many local investors, foreign investors, and publicly-traded companies.



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