

1.67 ACRES | 72,725SF | Ideal for Home Builders

6901 Walker St. La Palma, CA



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Offering Summary

Home Builders, Developers, Investors, and Visionaries — This one's for YOU.

This freestanding commercial property offers a prime opportunity for redevelopment into a mixed-use residential community. The B-1 zoning allows for a combination of residential, office, and commercial uses, aligning with the city's vision for high-quality, high-density housing that caters to diverse income levels. It can also be utilized as it is currently a fully built-out restaurant. Tenant is month to month and, per the Seller, the property can be delivered 100% vacant. The B-1 Mixed-Use Business zoning district is designed to promote the development of high-quality, high-density housing that is affordable to households of all income ranges. This zoning flexibility allows for innovative land design and diversification, making it ideal for a mixed-use development comprising residential units, retail spaces, and possibly office components. Given the property's substantial lot size (1.67 ACRES) and strategic location, a redevelopment project could significantly contribute to the city's housing goals while providing modern amenities to the community. Asking \$10,995,000



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FOR SALE

6901 Walker St. La Palma, CA 90623

HIGHLIGHTS

- **Lot Size: Approximately 1.67 acres**
- **Building Size: 9,700 SF (**
- **Single-story, built in 2004)**
- **Zoning: B-1 (Mixed-Use Business) + Freeway Overly Zoning**
- **Parking: 102 spaces (approx. 10 spaces per 1,000 SF)**
- **Frontage: 168 feet on Walker Street**
- **Fully built out restaurant**
- **Tenant is Month-to-Month**
- **APN# 276-072-08, 276-072-15**
- **Asking Price \$10,995,000**



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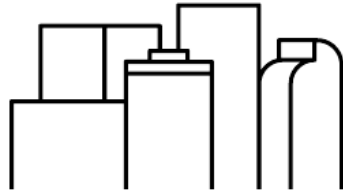
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SHAKERCHI REAL ESTATE GROUP

SAM SHAKERCHI



As Senior Vice President of Compass Commercial in Beverly Hills, Sam has been involved in the sales, purchases, and leasing, of commercial properties in Beverly Hills and the greater Los Angeles area for over 20 years. He started his career at Coldwell Banker in Beverly Hills and then went on to found the Teles Properties commercial division in 2013. Teles then grew their footprint to 22 offices and was later acquired by Douglas Elliman in 2017. Sam was then recruited by Compass where he has successfully grown and expand their commercial division in Beverly Hills and Los Angeles.

Having skin in the game - As a Commercial Property owner, landlord, and former tenant, as well, Sam understands the entire cycle and all sides of a deal. From your very first meeting with him, throughout the entire process, and well after closing, he maintains the highest level of integrity, reliability, professionalism, and loyalty. Sam is also a specialist in keeping his finger on the pulse of the highly desired off-market community as well. "In this age of technology, where everyone can go online and find properties at their fingertips, you must be able to provide your clients with off-market opportunities. "Knowledge and access is the greatest commodity in this business." With a keen sense of local and commercial trends and developments, Sam provides his clients with expert market knowledge and hands-on service that is second to none.

Prior to becoming a real estate agent, Sam owned and operated Sammy's Sports in the Golden Triangle of Beverly Hills. He loves spending time with his wife and two kids, mentoring new agents, is an avid ice hockey player, and a decent guitarist.

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