

4922 S Figueroa St, Los Angeles 90037

C37 - Metropolitan South

STATUS: Active

LIST CONTRACT DATE: 01/21/26

LISTING ID: PW26015479

LIST PRICE: \$1,000,000

PROP TYPE: Commercial Sale

PROP SUB TYPE: Retail

SELLER WILL CONSIDER CONCESSIONS IN OFFER:

PARCEL #: 5018037013



SQFT(SRC): **3,401**
 SQFT LOT: **4,437 (A)**
 ACRES: **0.102**
 BUSINESS NAME:
 BUSINESS TYPE:
 YEAR ESTABLISHED:
 YEAR BUILT: **1939**
 SLC: **Standard**
 LEVELS: **1**
 CURRENT USE:
 ACTUAL RENT:
 RENT MIN - MAX \$/SF/YR:
 NUMBER OF UNITS:
 ENTRY LEVEL: **1**
 BUILDING STATUS: **Existing**
 OCCUPANCY:
 BUILDING \$/PER SQFT: **\$294.03**
 LAND \$/PER SQFT:
 DAYS ACTIVE IN MLS: **0**
 COUNTY: **Los Angeles**
 PARCEL MASTER:
 INVEST?: A/C?:
 FENCE?: HEAT?:

Recd 01/21/2026 : NEW

DESCRIPTION

High-Visibility Corner Commercial Property on Figueroa Street Situated on a prominent corner along S Figueroa Street, this commercial property offers excellent visibility, accessibility, and flexible use potential in South Los Angeles. Zoned LAC2, the property is suitable for a variety of commercial uses, including storefront retail, small industrial, or light manufacturing operations, subject to buyer's due diligence and city approval. The site features an approximately 3,401 square foot building on a 4,437 square foot lot. The property is currently utilized as a signage business, and the existing improvements offer functional space well-suited for small industrial or light manufacturing use, as well as customer-facing storefront operations, depending on buyer's intended use and approvals. The corner location along Figueroa Street provides strong street exposure and consistent traffic flow, making it ideal for owner-users seeking visibility and operational flexibility or investors looking for long-term upside in a well-traveled commercial corridor. Convenient access to major freeways further enhances the property's appeal. Buyer to verify zoning, permitted uses, square footage, and all information to their own satisfaction. *These images have been digitally edited and may differ from the actual appearance.

BUSINESS URL:

BUILDING DETAILS

FEATURES:
 HEATING:
 LAUNDRY: **None**
 CLEARANCE:
 INDUSTRIAL TYPE:
 PROBATE AUTHORITY:

OFFICE CLASS:
 ROOFING:
 SECURITY:
 CONSTRUCTION:
 LOT: **0-1 Unit/Acre**

UTILITIES

ELECTRICITY:
 AMPERAGE:
 VOLTS:
 UTILITIES:
 WATER: **Public**

BUSINESS DETAILS

OWNERSHIP:
 DAYS / HOURS OPEN:
 FULLTIME EMPLOYEES:
 LEASE EXPIRES:
 EQUIPMENT VALUE:

SPECIAL LICENSES:
 PART TIME EMPLOYEES
 ACTUAL RENT:
 INVENTORY VALUE:

YEARS CURRENT OWNER:
 HOURS OWNER WORKS:
 LEASABLE SQFT:
 MONTHLY NNN:
 PARKING TOTAL:

SQUARE FOOTAGE

CONDO SQFT:
 HIGH TECH FLEX SQFT:
 RETAIL SQFT:
 TOTAL SQFT:

INDUSTRIAL SQFT:
 INDUSTRIAL MIN/MAX:
 DIVISIBLE SQFT:
 LAND \$/PER ACRE:

OFFICE SQFT:
 OFFICE MIN/MAX:
 RESIDENTIAL SQFT:

PARKING

PARKING TOTAL:
 UNCOVERED:

CARPORT:
 PARKING RATIO:

POWER PRODUCTION

POWER PRODUCTION: **No**

GREEN VERIFICATION:

LAND

COMMON INTEREST: **None**
 LAND USE: **Office, Other, Retail**
 LOT SIZE DIM:
 TOPOGRAPHY:
 PARCEL #: **5018037013**
 ADDITIONAL PARCEL(S): **No**

BUILDER NAME:
 ZONING:
 SURVEY TYPE:

PARK NAME:
 PHASE:
 WATERFRONT:

TERMS

LEASE RENEWAL OPTION?:
 LISTING TERMS: **Cash, Cash to New Loan**
 CLOSE DATE:
 INCLUSIONS:
 EXCLUSIONS:

ASSIGNABLE:
 FINANCING:

MIN. DOWN AMOUNT:
 OWNERSHIP TYPE:

OWNER / TENANT

OWNERS NAME:
 OWNER PHONE:

of UNITS LEASED:
 ANCHORS/Co-TENANTS:

MOVE-IN:

OWNER PAYS:
TENANT PAYS:

FINANCIAL

GROSS OPERATING INCOME:

NET PROFIT:

OPERATING EXPENSE:

ANNUAL EXPENSE INFORMATION

EXPENSE YEAR:
REAL ESTATE TAX:
PERSONAL PROPERTY:
ACCOUNTING/LLEGAL:
ADVERTISING:
INSURANCE:
ELECTRICITY:
WATER/SEWER:
TRASH:

PROFESSIONAL MANAGER:
RESIDENT MANAGER:
MAINTENANCE:
SUPPLIES:
OTHER:
BUILDING EXPENSE:
RESERVES:
INVENTORY VALUE:

ANNUAL OPERATING INFORMATION

GROSS SCHEDULED INCOME:
VACANCY ALLOWANCE:
LAUNDRY:
OTHER:
EFFECTIVE GROSS:
TOTAL EXPENSE:
NET OPERATING INCOME:

INVESTMENT INFORMATION

ACCOUNTING TYPE:
OPERATING EXPENSES:

GROSS OPERATING INCOME:
NET OPERATING INCOME:

VACANCY ALLOWANCE RATE:
CAP RATE:

TAXES

TAX RATE:

TAX ANNUAL \$:

TAX YEAR:

AGENT

LISTING AGENT: [Leah Ivy Chang](#)
CO-LISTING AGENT: [Michael Pahng](#)

LISTING AGENT STATE LICENSE: [02086695](#)
CO-LISTING AGENT STATE LICENSE: [01152517](#)

LISTING AGENT MLS ID: [PWCHALEA](#)
CO-LISTING AGENT MLS ID: [PPAHNMYU](#)

CONTACT

- 1.LA CELL: **949-501-8555**
- 2.LA CELL: **949-501-8555**
- 3.CoLA CELL: **714-713-2494**
- 4.LA CELL: **949-501-8555**
- 5.CoLA CELL: **714-713-2494**
- 6.CoLA CELL: **714-713-2494**

OFFICE

LISTING OFFICE: [Redpoint Realty](#)
LISTING OFFICE PHONE: **714-562-9900**
CO-LISTING OFFICE: [Redpoint Realty](#)
CO-LISTING OFFICE PHONE: **714-524-0900**

LISTING OFFICE STATE LICENSE: [01933726](#)
LISTING OFFICE FAX: **714-562-9929**
CO-LISTING OFFICE STATE LICENSE: [01933726](#)
CO-LISTING OFFICE FAX: **714-524-0901**

LISTING OFFICE MLS ID: [PB17132](#)
CO-LISTING OFFICE MLS ID: [PB18400](#)

MLS

BAC:
LISTING CONTRACT DATE: **01/21/26**
START SHOWING DATE:
ON MARKET DATE: **01/21/26**

DUAL/VARI COMP?: **No**
EXPIRATION DATE: **07/31/26**
CURRENT FINANCING:

INTERNET SEND: LISTING?/PRICE?Yes/
MOD TIMESTAMP: **01/21/26**
LIST AGRMT: **Exclusive Right To Sell**
NEIGHBORHOOD MARKET REPORT YN?: **Yes**

BAC REMARKS:

PRIVATE REMARKS: **Seller or agents do not guarantee the accuracy of square footage, lot size, or other information concerning the condition or features of property provided by the seller or obtained from the public records or other sources. The buyer is advised to independently verify the accuracy of any and all information through personal inspection. Property is to be sold as is present condition.**

SHOWING INFORMATION

SHOW INSTRUCTIONS: **showing text or call Michael 714-713-2494 or Leah 949-501-8555**
DIRECTIONS: **figueroa and 50th**

PHOTOS

Agent Full - Commercial Sale

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