

# TRUST SALE

**Subject to Court Confirmation and Overbidding in Court**  
 APN: 6209-019-033 & 6209-019-034 | MLS# 25-599499 & 25-599609

**9212 & 9222 California Ave., South Gate, CA 90280**

**Starting Min. Overbid Price**  
**\$2,032,250.**



Combined Bldg. SF: Approx. 5,860 Combined Lot SF: Approx. 8,331



9212 CALIFORNIA (OFFICE BLDG.)  
 APN: 6209-019-034  
 LIST PRICE: \$300,000.

9222 CALIFORNIA (12-UNIT APT.)  
 APN: 6209-019-033  
 LIST PRICE: \$1,500,000.

- Sale confirmation is scheduled for Fri., Mar 27, 2026, at 8:30 am in Dept. 9 at Central Court located at 111 North Hill St., Los Angeles, CA 90012. Asking price is the 1st minimum overbid amount for both parcels. All interested overbidders must be present in the Court with a cashier's check for at least 10% of the minimum overbid amount (=\$203,225.00), payable to "The Hernandez Family Trust".
- For Sale AFTER 56 years! Two side-by-side parcels for sale together, both zoned SGR. An office bldg. located at 9212 California, currently vacant and will be delivered vacant at close of escrow and listed for sale at \$300,000, and a 12-unit apartment bldg. at 9222 California, listed separately for \$1,500,000. Combined list price is \$1,800,000. **Both properties MUST be sold together, and will be subject to overbid in Court together.**
- 9222 (12-Unit Apartment Bldg.): Consists of 12 x 1 bed 1 bath unit. Existing building is approx. 5,148 SF on approx. 4,164 SF lot. 100% leased and separately metered for both gas and electricity.
- 9212 (Office Bldg.): Approx. 712 SF structure on an approx. 4,167 lot SF. Shared driveway and parking.
- Sold AS IS and WHERE IS with all faults, and without warranty, express or implied, with current tenants in place.
- Seller is a Court appointed fiduciary and cannot make any representations as to the condition, history of the subject property. Seller will not be responsible for any repairs, inspection reports, termite work, and mandatory government retrofit requirements prior to close. Buyer to conduct their own investigations.

**Please Do Not Disturb Tenant(s). Call to Schedule a Showing!**



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**ASSETS SERVED**  
 SINGLE FAMILY HOMES \* CONDOS  
 APARTMENTS \* RETAIL \* OFFICE  
 INDUSTRIAL

*If your property is currently listed with another broker, this is not intended as a solicitation. Broker/Agent does not guarantee accuracy of the square footage, lot size or other info concerning the condition or features of the property provided by the seller or obtained from public records or other sources. Buyer is advised to independently verify accuracy of all info through personal inspection and with the appropriate professionals. All prices advertised are the last asking price.*