

OFFERING MEMORANDUM



7410 Avalon Blvd.
Los Angeles, CA 90003



Our Story

Agents and brokers at KW Commercial are supported with the most innovative and scalable technology that the commercial real estate industry has to offer. Our commercial team consists of knowledgeable, results-driven individuals who aim to provide clients with one-of-a-kind experiences. We understand that choosing the right agent for you can be tough, which is why KW Commercial strives to make it easier. Take comfort in knowing that at KW Commercial you are not simply working with one individual; you are championed by a vast network of dedicated commercial real estate professionals

AN INTEGRATED TEAM APPROACH.

With over 50 years of combined real estate experience and more than \$500 million in closed transactions, our team brings a deep, strategic understanding of the Los Angeles County real estate market. Our clients benefit from our attention to detail, personalized approach, and commitment to delivering results that align with their unique investment goals.

Keller Williams Commercial

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CONTINENTS

50+

REGIONS

300+

MARKET CENTER LOCATIONS



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Property Information

01



7410 Avalon Blvd.

Property Overview

Address:	7401 Avalon Blvd. Los Angeles, CA 90003
Price:	\$12,600,000
Year Built:	2026
Units:	49
Price per Unit:	\$257,143
Building Size (SF):	24,165
Lot Size (SF):	11,125
Occupancy:	Delivered 100% Vacant

Unit Mix

44

1 Bed + 1 Bath
Units

5

Single Units







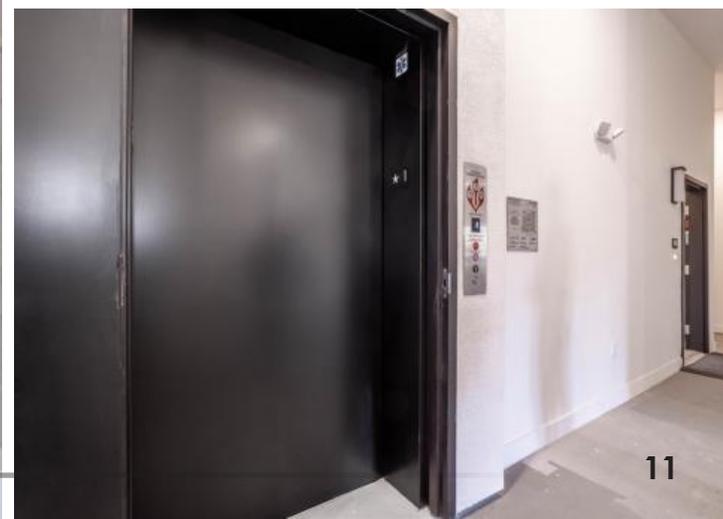
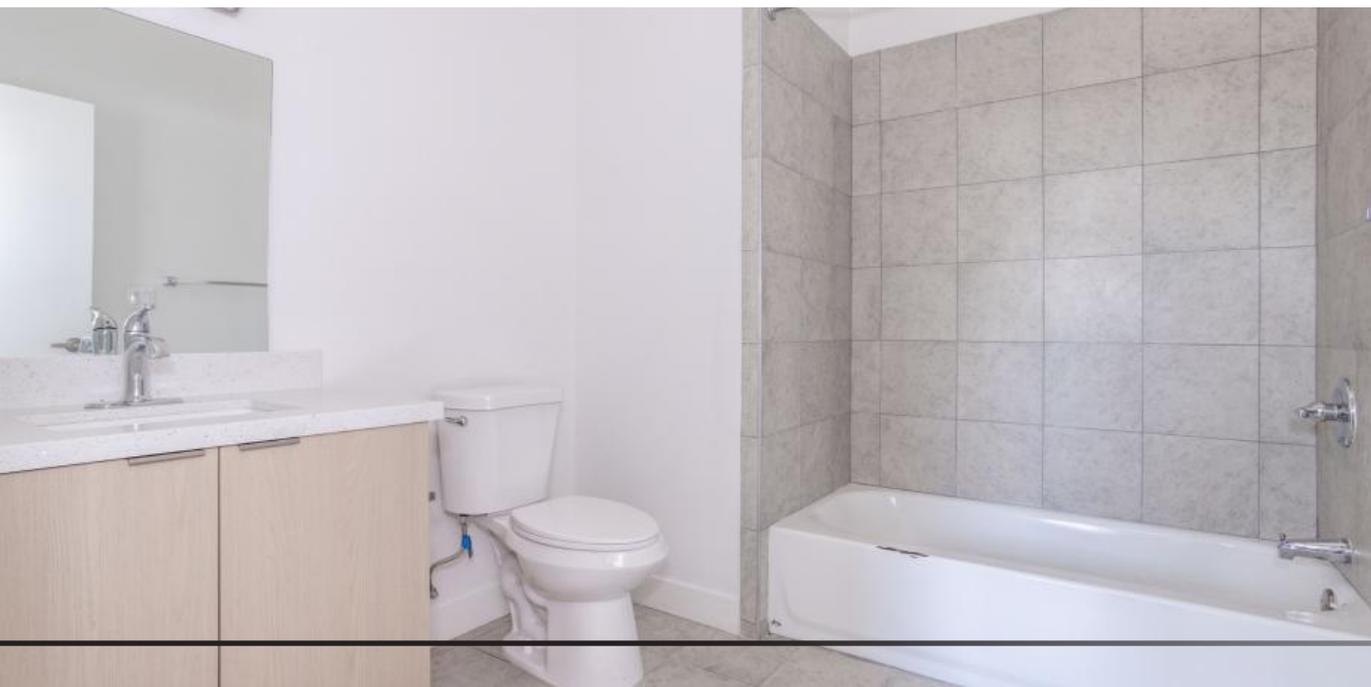


NOW LEASING
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24 HOURS RENTALS
A LOW INCOME SECTION 8
910-207-8000

Counting Basin
100% Affordable Housing
910-207-8070

7410

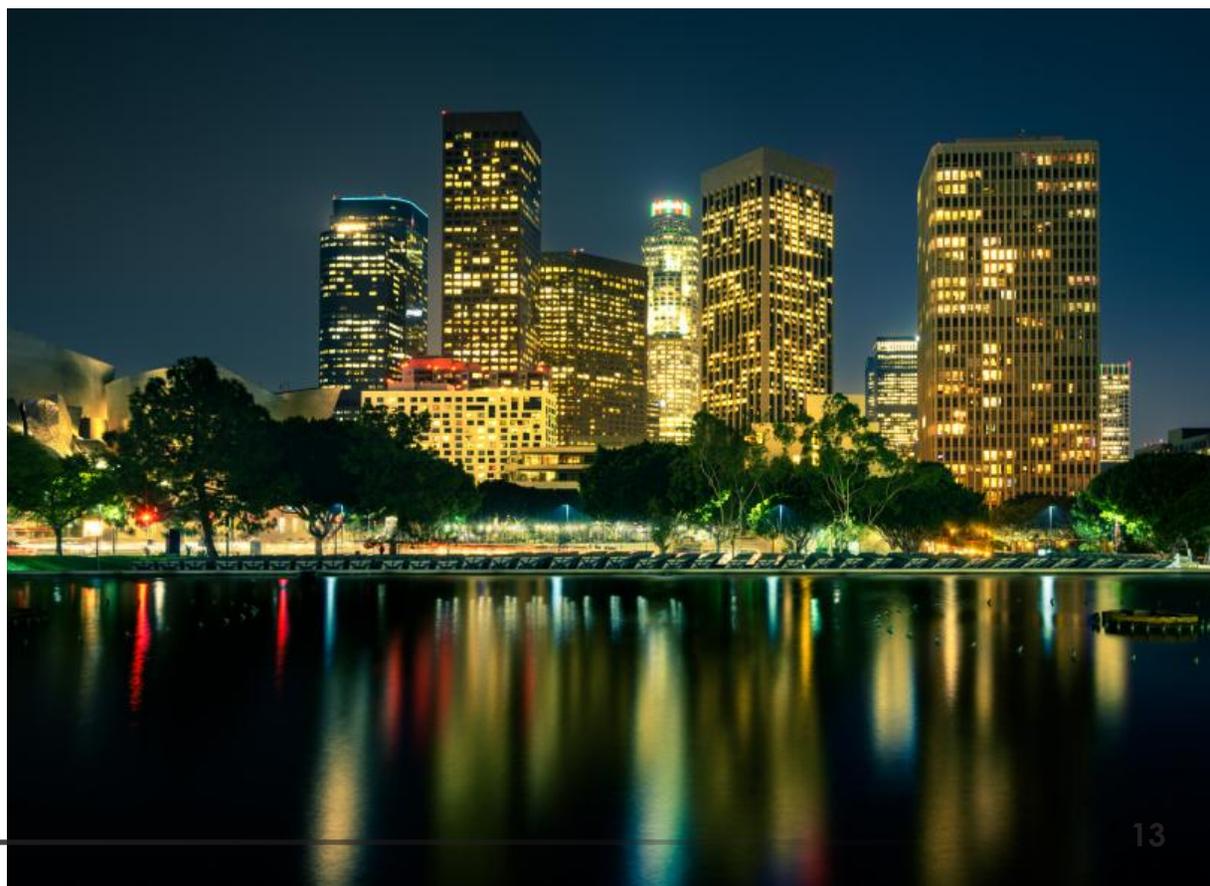




Property **Highlights**

- 2026 Construction
- 100% Affordable
- Low cost per unit
- Units with High Ceilings and balconies
- Top of the line appliances
- Bicycle Storage Area
- Large Recreation Room
- Good proximity to public transportation, restaurants and shopping.
- Laundry area onsite





Financial Analysis

02

Pricing & Financial Summary

Price	\$12,600,000
Year Built:	2026
Units:	49
Unit Mix:	5 - Single 44 - 1 Bed + 1 Bath
Price per Unit:	\$275,143
Building Size (SF):	24,165
Lot Size (SF):	11,125
Occupancy:	Delivered 100% Vacant



Unit Mix

Unit #	Unit Type	Status	Aprox SQFT
101	1+1	Vacant	520.00
102	1+1	Vacant	520.00
103	1+1	Vacant	490.00
104	1+1	Vacant	400.00
105	1+1	Vacant	410.00
106	1+1	Vacant	400.00
107	Single	Vacant	340.00
108	1+1	Vacant	430.00
109	1+1	Vacant	375.00
110	1+1	Vacant	375.00
201	1+1	Vacant	520.00
202	1+1	Vacant	520.00
203	1+1	Vacant	490.00
204	1+1	Vacant	400.00
205	1+1	Vacant	410.00
206	1+1	Vacant	400.00
207	1+1	Vacant	443.00
208	1+1	Vacant	540.00
209	1+1	Vacant	520.00
210	1+1	Vacant	430.00
211	1+1	Vacant	375.00
212	1+1	Vacant	375.00
213	1+1	Vacant	680.00
301	1+1	Vacant	520.00
302	1+1	Vacant	520.00

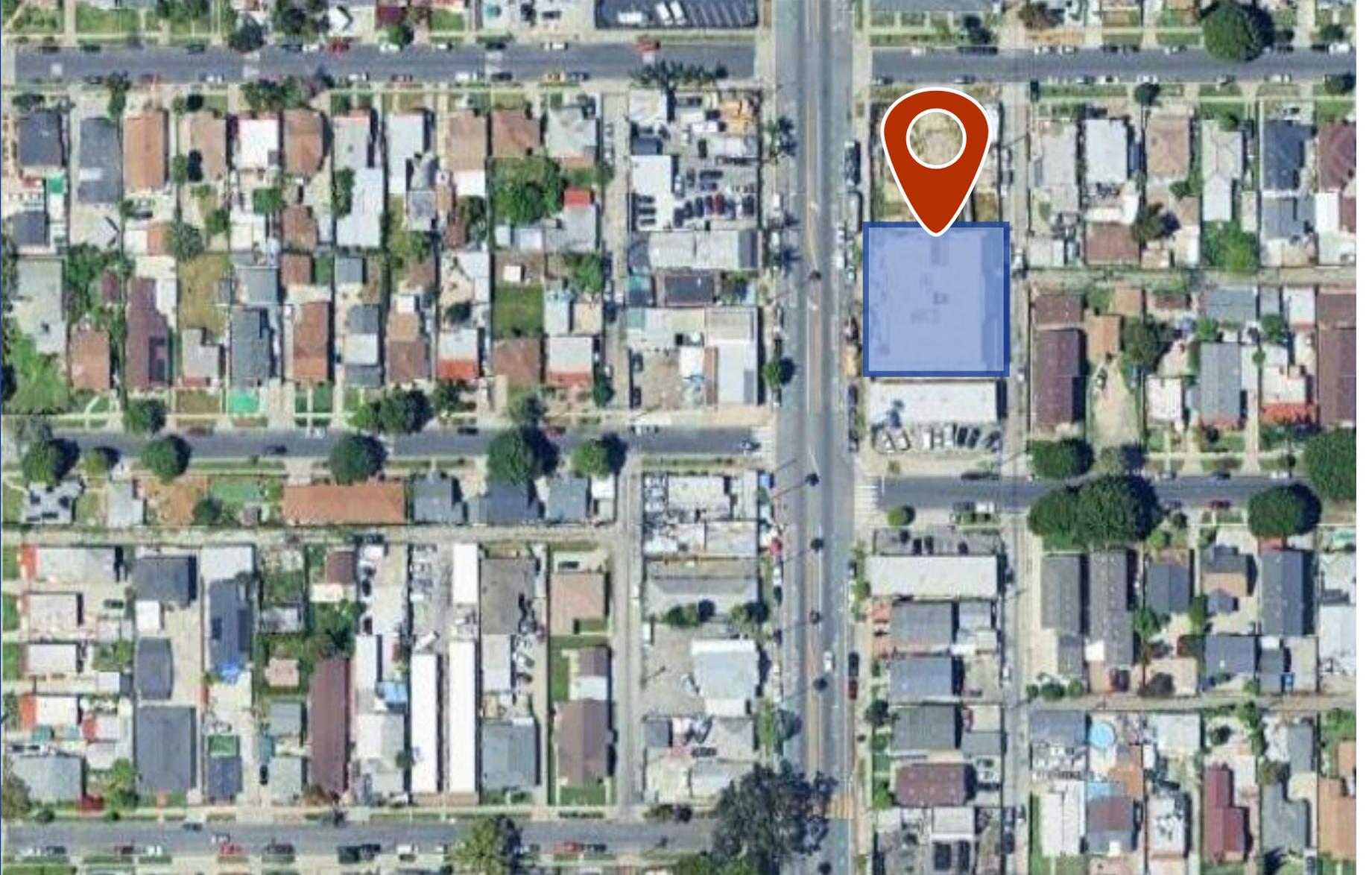
Unit #	Unit Type	Status	Aprox SQFT
303	1+1	Vacant	382.00
304	Single	Vacant	344.00
305	1+1	Vacant	410.00
306	1+1	Vacant	400.00
307	1+1	Vacant	443.00
308	1+1	Vacant	540.00
309	1+1	Vacant	520.00
310	1+1	Vacant	430.00
311	1+1	Vacant	375.00
312	1+1	Vacant	375.00
313	Single	Vacant	390.00
401	1+1	Vacant	520.00
402	1+1	Vacant	520.00
403	1+1	Vacant	382.00
404	Single	Vacant	344.00
405	1+1	Vacant	410.00
406	1+1	Vacant	400.00
407	1+1	Vacant	443.00
408	1+1	Vacant	540.00
409	1+1	Vacant	520.00
410	1+1	Vacant	430.00
411	1+1	Vacant	375.00
412	1+1	Vacant	375.00
413	Single	Vacant	390.00

Area Overview

03

Aerial Map





HOOAN EMANUEL

KW COMMERCIAL

BROKER

D: 818.335.0923

hemanuel126@gmail.com

CA DRE# 01200237

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7410 Avalon Blvd.

Los Angeles, CA 90003



Hooman Emanuel

Emanuel Real Estate Group, Inc.

424-209-0773 | 818-335-0923 cell

hemanuel126@gmail.com

DRE #01200237

EREG
REAL ESTATE INVESTMENTS

KW
COMMERCIAL
DRE #01428774

KW Studio City Office: 12711 Ventura Blvd. Ste 110, Studio City, CA 91604

KW Commercial: 500 S. Sepulveda Blvd., 4th Floor, Los Angeles, CA 90049 91361