

2601 E 4Th St, Los Angeles, CA 90033

ASKING PRICE: \$595,000

**SUBJECT PROPERTY**  
1,568 SF BUILDING | 4,250 SF LOT

**LA LAVANDERIA**  
**COIN WASH**  
PARK IN REAR

2601

3 LOADS  
3 CARGAS

ABIERTO 6:30 AM  
CERRADO 10:00 PM  
LAVADO \$15 PM

**SINGLE TENANT LAUNDROMAT  
W/ MONTH-TO-MONTH LEASE**

**For More Information, Please Contact:**

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DRE:01407997

Travis Shields  
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travis@gowithapex.com  
DRE: 02264501

## PROPERTY DETAILS:

<b>Address:</b>	<b>2601 E. 4<sup>th</sup> Street, Los Angeles, CA 90033</b>
<b>APN:</b>	<b>5180-012-035</b>
<b>Asking Price:</b>	<b>\$595,000</b>
<b>Building Size:</b>	<b>1,568 sq. ft.</b>
<b>Lot Size:</b>	<b>4,250 sq. ft.</b>
<b>Year Built:</b>	<b>1932</b>
<b>Zoning:</b>	<b>C1-1-CUGU - Limited Commercial Zone</b>
<b>Tenancy:</b>	<b>Single Tenant Laundromat</b>
<b>Base Rent:</b>	<b>\$34,956 (\$2,913 / month)</b>
<b>Lease Type:</b>	<b>NNN</b>
<b>Cap Rate:</b>	<b>5.87%</b>
<b>Lease Expiration Date:</b>	<b>Month to Month</b>



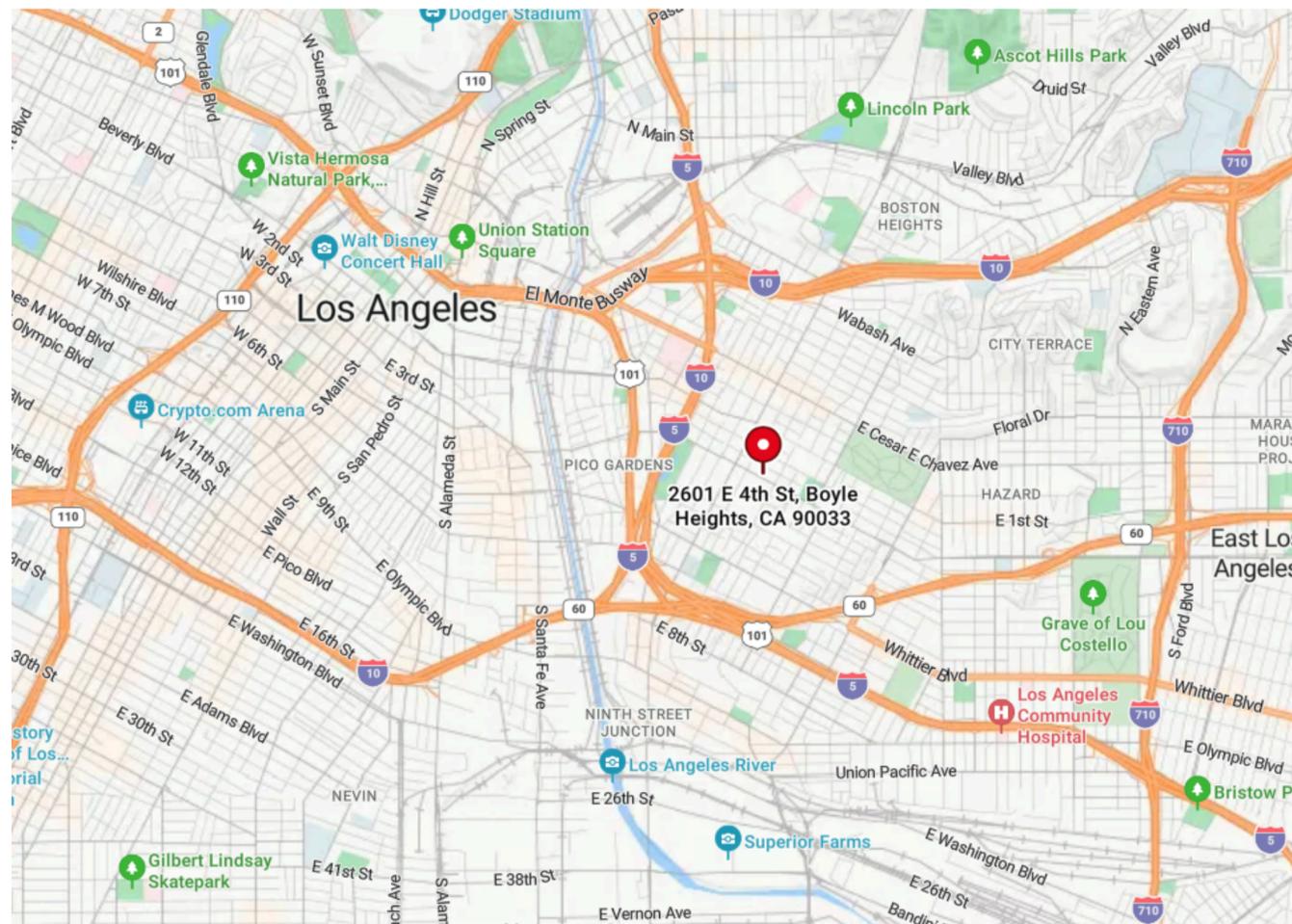
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## PROPERTY SUMMARY:

This single-tenant, net-leased commercial property is located in the densely populated East Los Angeles neighborhood of Boyle Heights, a submarket known for strong local retail demand and long-standing neighborhood businesses. The property is currently occupied on a month-to-month basis by an established, well-seasoned laundromat operator that has successfully served the community from this location for many years.

The offering provides an investor with meaningful operational flexibility, including the ability to retain the existing tenant and continue cash flow, renegotiate lease terms, or reposition the property by introducing a new operator or alternative business use, subject to zoning and city approvals.

Situated on a prominent corner lot at a signalized intersection along the heavily trafficked commercial corridor of East 4th Street, the property benefits from excellent visibility, strong vehicular exposure, and convenient access for both neighborhood residents and pass-through traffic—attributes that support long-term retail viability and future upside potential.



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