



*6611-6617 San Pedro St*

LOS ANGELES, CA 90003

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# *Property Overview*

Asking Price: \$1,550,000

- Building Size: 4,260 Sq.Ft. (3,780 SF + 480 SF across two structures)
- Lot Size: 10,169 Sq.Ft.
- Residence: 480 Sq.Ft.
- Zoning Code: M2-2D
- Permitted Uses: QR4
- Parking Spaces: 12

This South Los Angeles property offers a rare opportunity for investors, developers, or owner-users seeking a high-exposure location with built-in income and long-term potential. The ±10,169 SF lot includes two freestanding structures totaling approximately 4,260 SF (3,780 SF + 480 SF), currently improved with a fully equipped commercial kitchen and five bathrooms. Built in 1943, the site includes 12 on-site parking spaces and is secured with an electric gate.

Zoned QR4, the property offers zoning flexibility ideal for future residential development — including potential for up to 100 units with CHIP incentives (buyer to verify). Strategically located in the Florence Corridor, the area is surrounded by schools, retail, and dense residential population, making it highly walkable and visible.

With a long-term tenant in place operating under a permitted church use, the asset generates immediate income while also serving as a future redevelopment play in a rapidly evolving neighborhood.

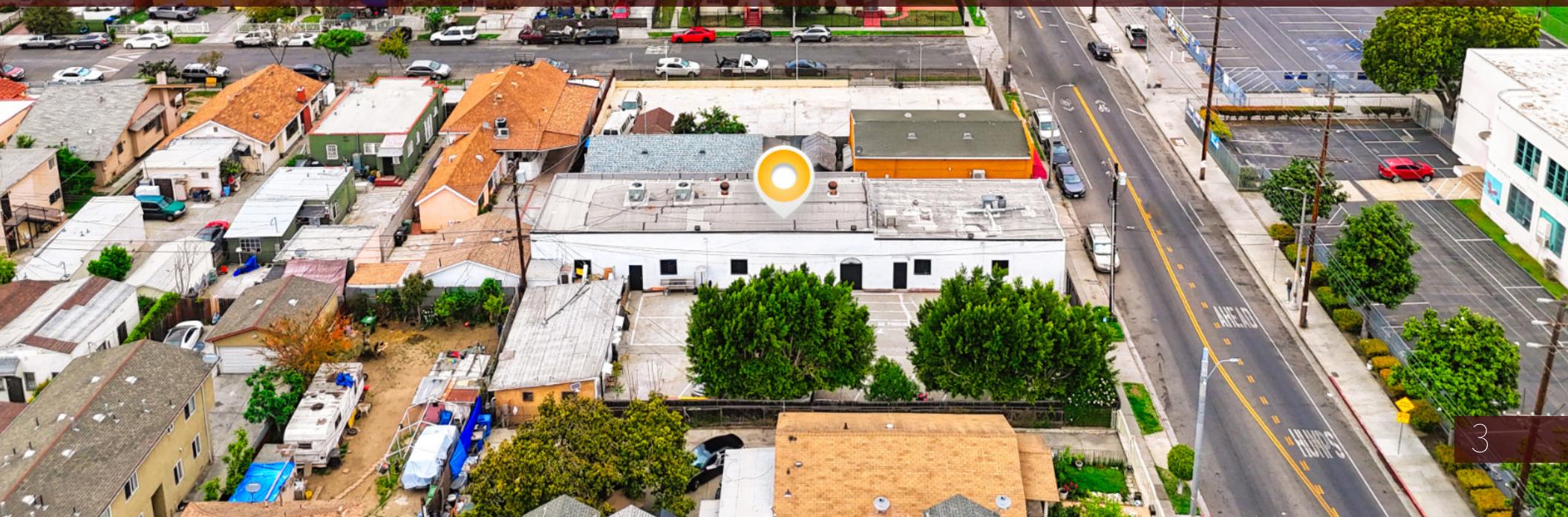




## DOWNTOWN LOS ANGELES

Strategically located in South Los Angeles, this property offers close proximity to Downtown LA, one of the region's major employment and cultural hubs. Situated along the active Florence Corridor, the location is surrounded by schools, supermarkets, retail stores, and a dense residential population, making it a highly walkable and vibrant area.

Just minutes from the 110 and 105 freeways and a short drive to DTLA, the property benefits from excellent regional connectivity. Its central location provides strong appeal for community-based services, institutional uses, or long-term redevelopment projects. This is a high-visibility opportunity in one of LA's most active and evolving neighborhoods.





# *Investment Highlights*

## **Prime Corner Location**

- Centrally located in the active Florence Corridor near major intersections.
- High visibility with strong vehicle and pedestrian traffic in a densely populated area.

## **Flexible Zoning**

- Zoned QR4, allowing for residential redevelopment and other permitted uses.
- Ideal for future multifamily, community-serving, or institutional developments.

## **Significant Building and Lot Size**

- Two freestanding structures totaling ±4,260 SF on a 10,169 SF lot.
- Ample on-site space provides flexibility for expansion or redevelopment.

## **Strong Market Fundamentals**

- Located in a high-demand South LA market near schools, markets, and retail centers.
- Just minutes from Downtown LA and major freeways, offering long-term upside.

## **Current Infrastructure**

- Includes a fully equipped commercial kitchen, five bathrooms, and electric gate.
- ADA compliant, with existing permitted church use and 12 on-site parking spaces.

## **Future Development Potential**

- Eligible for up to 100 units under the CHIP program (buyer to verify).
- Great candidate for affordable housing, mixed-use, or institutional conversion.





# *Rent Roll*

**6611-6617 San Pedro St | Los Angeles, CA 90003**

As of April 2025

The property is currently leased to Monte de Sion, a nonprofit religious organization operating under a permitted church use. The current monthly rent is **\$10,000**, with scheduled increases to **\$10,250** next year and **\$10,500** the following year, offering built-in income growth. The landlord is responsible for property taxes and insurance, while the tenant handles day-to-day operational expenses. The organization is reportedly tax-exempt, providing stable occupancy and consistent cash flow in a well-located South Los Angeles corridor.

## **Lease Summary:**

- Tenant: Monte de Sion (Nonprofit religious organization)
- Current Monthly Rent: **\$10,000**
- Scheduled Rent Increases:
  - Year 2: **\$10,250/month**
  - Year 3: **\$10,500/month**
- Landlord pays: Property taxes and insurance
- Tenant pays: Operational expenses
- Use: Permitted church use
- Reported tax status: Nonprofit / Tax-exempt



# *Profit & Loss Summary*

**6611-6617 San Pedro St | Los Angeles, CA 90003**

As Reported | Current Owner | Yearly Figures

## **Income:**

- Gross Rental Income: **\$120,000**

## **Operating Expenses:**

- Insurance: **\$7,000**
- Property Tax: **\$0** (Owner currently receiving exemption)

## **Net Operating Income (NOI):**

- **\$113,000**

## **Additional Notes:**

- Cap Rate: **7.3%** (based on \$113,000 NOI)
- Figures are based on current lease terms and expenses as reported by ownership.
- **Buyer to independently verify all income, expenses, and exemptions.**



\*\*\*PROPERTY LINES ARE APPROXIMATE\*\*\*





















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