

# MIXED-USE BUILDING FOR SALE

**\$1,300,000**



## LOS ANGELES CHINATOWN

**630 W College St, Los  
Angeles, CA 90012**

**GE PROPERTY**  
**佳富地產**

# OFFERING

**630 W College St, Los Angeles CA 90012**

**Historic Bruce Lee Dojo Chinatown**



Price:	\$1,300,000
Building Size:	8,478 SF
Lot Size:	4,337 SF
Floors:	2
Zoning:	[LM2-MU2-5] [RX1-FA] [CPIO]*
\$PSF:	\$153.34

**BELOW REPLACEMENT COST**

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# OFFERING

## 630 W College St, Los Angeles CA 90012

### Standalone Mixed-Use Building – For Sale Historical Landmark

- **Potential:** Former site of Bruce Lee's dojo
- **Zoning:** [LM2-MU2-5] [RX1-FA] [CPIO]\*
- **Prime Location:** Corner exposure along College Street near Hill Street—minutes from the **Chinatown Metro Station** and **Downtown LA Civic Center**.
- **Excellent Visibility:** High daily traffic counts and pedestrian flow in the heart of Chinatown's emerging creative and cultural district.
- **Tourism & Cultural Appeal:** Within blocks of the **Bruce Lee statue**, **Central Plaza**, and **Chinese American Museum**.



Own a rare piece of **Los Angeles** and **martial-arts history**. The property at **630 W College Street** was once home to **Bruce Lee's legendary Jun Fan Gung Fu Institute**, where Lee trained students and developed the foundation of **Jeet Kune Do**. Situated in the heart of **Chinatown**, just minutes from **Downtown Los Angeles**, this unique commercial building offers both **historic significance** and **strong redevelopment potential** in one of the city's most culturally vibrant neighborhoods.

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# AERIAL





# PHOTOS



**626 College Pharmacy**

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# PHOTOS



**628 College-Bruce Lee Dojo**

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# PHOTOS



**630 College-Dentist**

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# PHOTOS



857 Cleveland St-Doctor Office

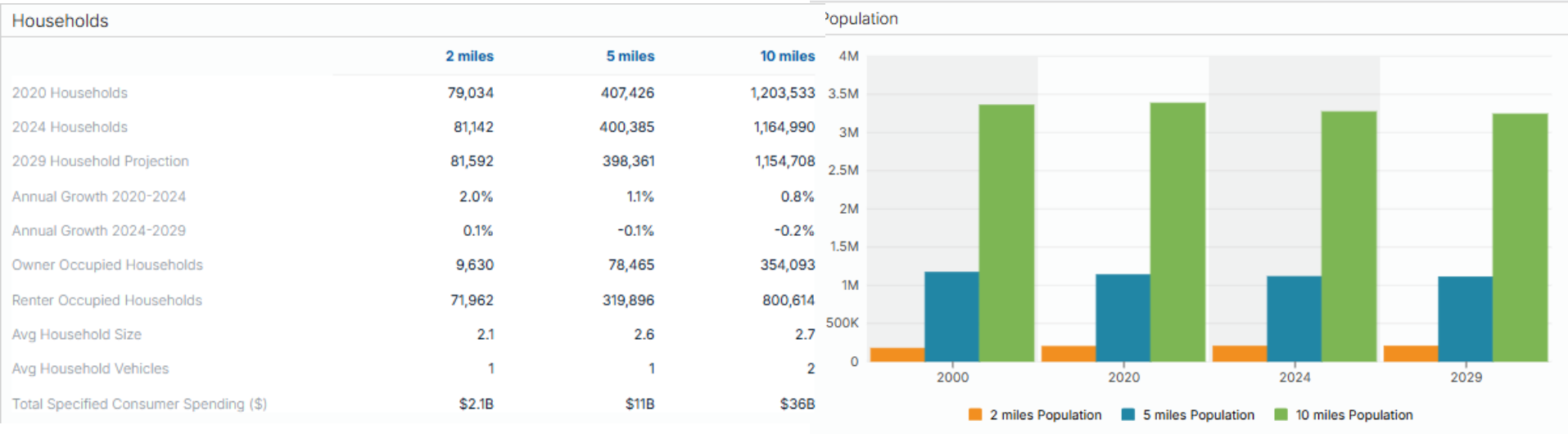
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# Sales Comps

Address	Year Built	Price	Building Size (SQFT)	Land Size (SQFT)	\$PSF
943 Ching King Rd, Los Angeles	1949	\$1,550,000	6,014	1,735	\$257.73
714 College St, Los Angeles	1971	\$1,075,000	5,803	5,503	\$185.25
739 New Depot St Los Angeles	1925	\$1,250,000	7,494	4,060	\$166.80
800 New Depot St, Los Angeles	1966	\$1,310,000	6,796	5,227	\$192.76
630 W College St, Los Angeles (Subject Property)	1964	\$1,300,000	8,478	4,337	\$153.34



# Demographics



## Income

	2 miles	5 miles	10 miles
Avg Household Income	\$91,797	\$91,497	\$104,862
Median Household Income	\$63,360	\$64,506	\$74,824
< \$25,000	22,119	89,545	216,764
\$25,000 - 50,000	12,622	73,681	191,659
\$50,000 - 75,000	11,167	63,296	175,310
\$75,000 - 100,000	8,991	46,054	138,089
\$100,000 - 125,000	6,505	34,289	109,168
\$125,000 - 150,000	4,729	23,054	73,133
\$150,000 - 200,000	6,005	30,403	104,209
\$200,000+	9,005	40,061	156,660

# Our Company

For over 3 decades, GE Property Development, Inc. has provided real estate services for our clients in Los Angeles as well as our clients around the world. We provide a full array of real estate services in the areas of brokerage, development, leasing and management.

Our model is, "Let our results speak for themselves". We feel that our extensive portfolio speaks volumes about our experience and abilities.

Regardless of the real estate need, our firm can provide excellent service with one objective in mind; to meet our client's goals, expectations, and complete satisfaction. In doing so, we are able to increase revenues and decrease cost, demonstrating our unmatched reputation, professionalism, experience, and knowledge in the real estate industry.

GE Property Management, Inc. and its predecessor, Sun West Management, have served its investment clients as a full-service real estate company since 1983. Stephen Chan, the President and Founder of the firm, has been an active broker in the real estate field since 1977. The firm has acted as an acquisition consultant and broker for many local investors, foreign investors, and publicly-traded companies.



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