

6000

Monterey Rd

LOS ANGELES | CA



AFFILIATED BUSINESS DISCLOSURE & CONFIDENTIALITY AGREEMENT

CBRE, Inc. operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Global Investors, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property"), and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE, Inc. nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE, Inc. and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE, Inc. and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc., and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE, Inc.

This Memorandum contains select information pertaining to the Property and the Owner, and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

© 2023 CBRE, Inc. All Rights Reserved.



18,161 SF Commercial Land near South Pasadena

THE OFFERING

CBRE, as exclusive advisor, is pleased to present for sale 6000 Monterey Rd, an 18,161 SF commercial lot development opportunity zoned C4 at the corner of Monterey and 60th in the lively neighborhood of Hermon. It is a unique opportunity to redevelop a prime city corner into a new mixed-use development that will bring additional commercial office space and residential units near South Pasadena. The renderings propose a mixed-use development that features 2-story townhomes above 2350 SF of live / work spaces.



Rare Investment /
Development Opportunity



Signalized
Corner Location



Immediate Access
to 110 Freeway



Dense Demographics
Neighborhood



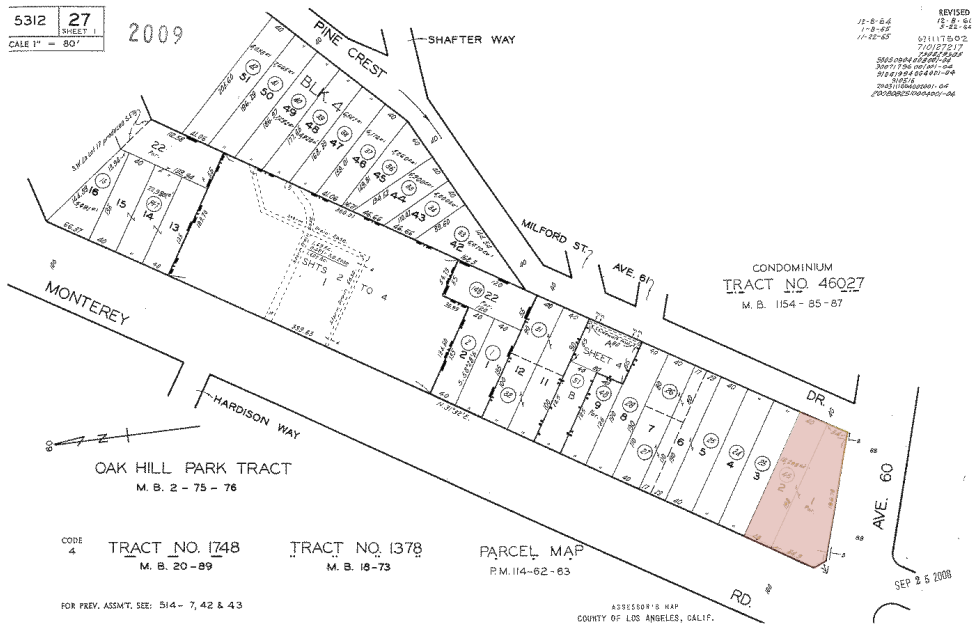
Proximity to Metro Gold Line
– Highland Park Station



Adjacent to Downtown LA,
South Pasadena, Glendale,
and Eagle Rock

PROPERTY DESCRIPTION

ADDRESS	6000 MONTEREY RD, LOS ANGELES, CA 90042
Property Type	Land
Price	\$3,150,000
Price per SF	\$173.45
Land Use	Commercial
Lot Size	18,161 SF
Building Size	4,391 SF
Zoning	LAC4
APN	5312-027-045





Monterey Rd

Pine Crest Dr

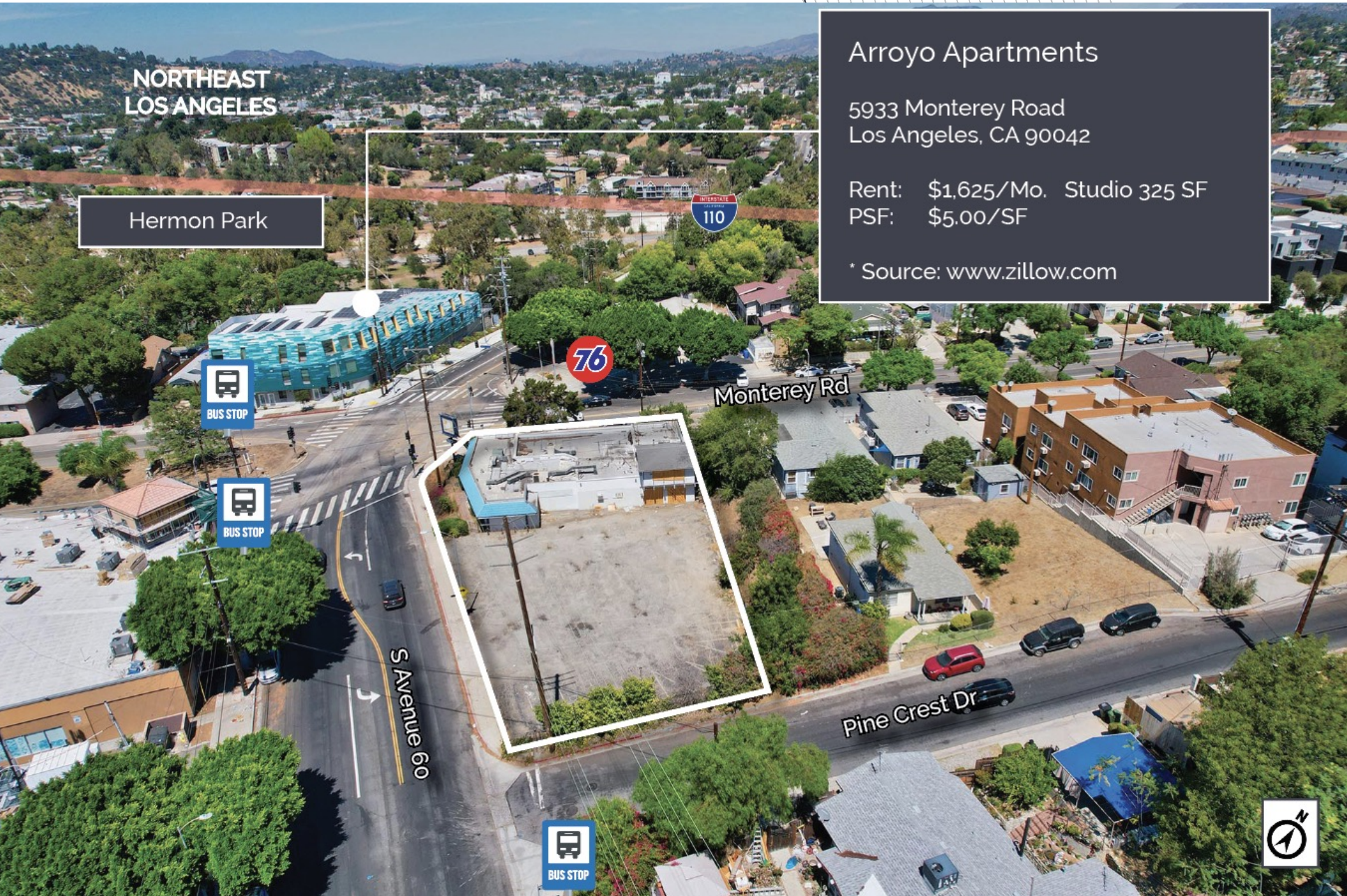
S Avenue 60



**NORTHEAST
LOS ANGELES**

Hermon Park

Arroyo Apartments
5933 Monterey Road
Los Angeles, CA 90042
Rent: \$1,625/Mo. Studio 325 SF
PSF: \$5.00/SF
* Source: www.zillow.com



MONTEREY HILLS



Independent gourmet grocery with a deli, bakery & butcher counter, plus a coffee bar.

S Avenue 60

Monterey Rd







Andmore Partners

 3530 Wilshire Blvd, #1830

 Los Angeles, CA 90010

 OFFICE +1.213.788.1175

 FAX +1.213.788.1174

 EMAIL info@andmore.com

 www.andmore.com

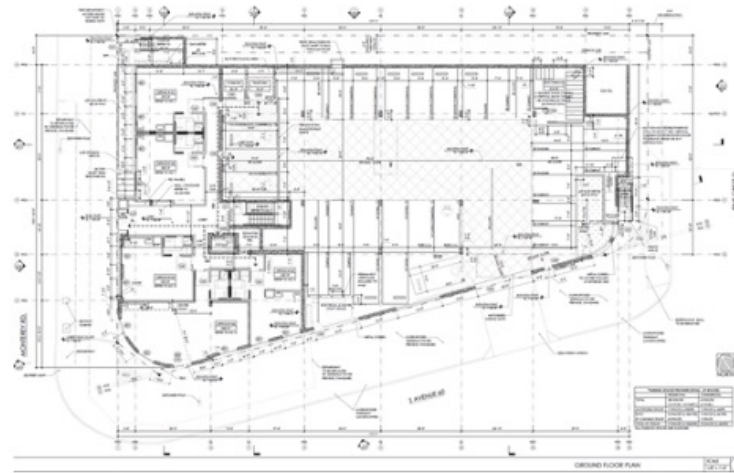
** Plan submitted, and permit process in progress*

MONTEREY MIXED-USE DEVELOPMENT

Application / Permit	21010-10000-03281
Plan Check / Job No.	B21LA2409
Group	Building
Type	Bldg-New
Sub-Type	Commercial
Primary Use	(5) Apartment
Work Description	New Proposed 3 Story Mixed-Use Development. 2 Story of Type-V-A-Over One Level of Parking (Type-1-A). Fully Sprinkled. A Total Proposed of 12 Units of Dwelling Unit and 2350 SF of Commercial Office. Not Public Housing. 100% Privately Funded and Not Receiving Tax Credit Incentive (TCAC)
Permit Issued	No
Current Status	Verifications in Progress on 3/1/2022

SUBMITTED DEVELOPMENT PLAN

6000
Monterey Rd



First Floor Plan



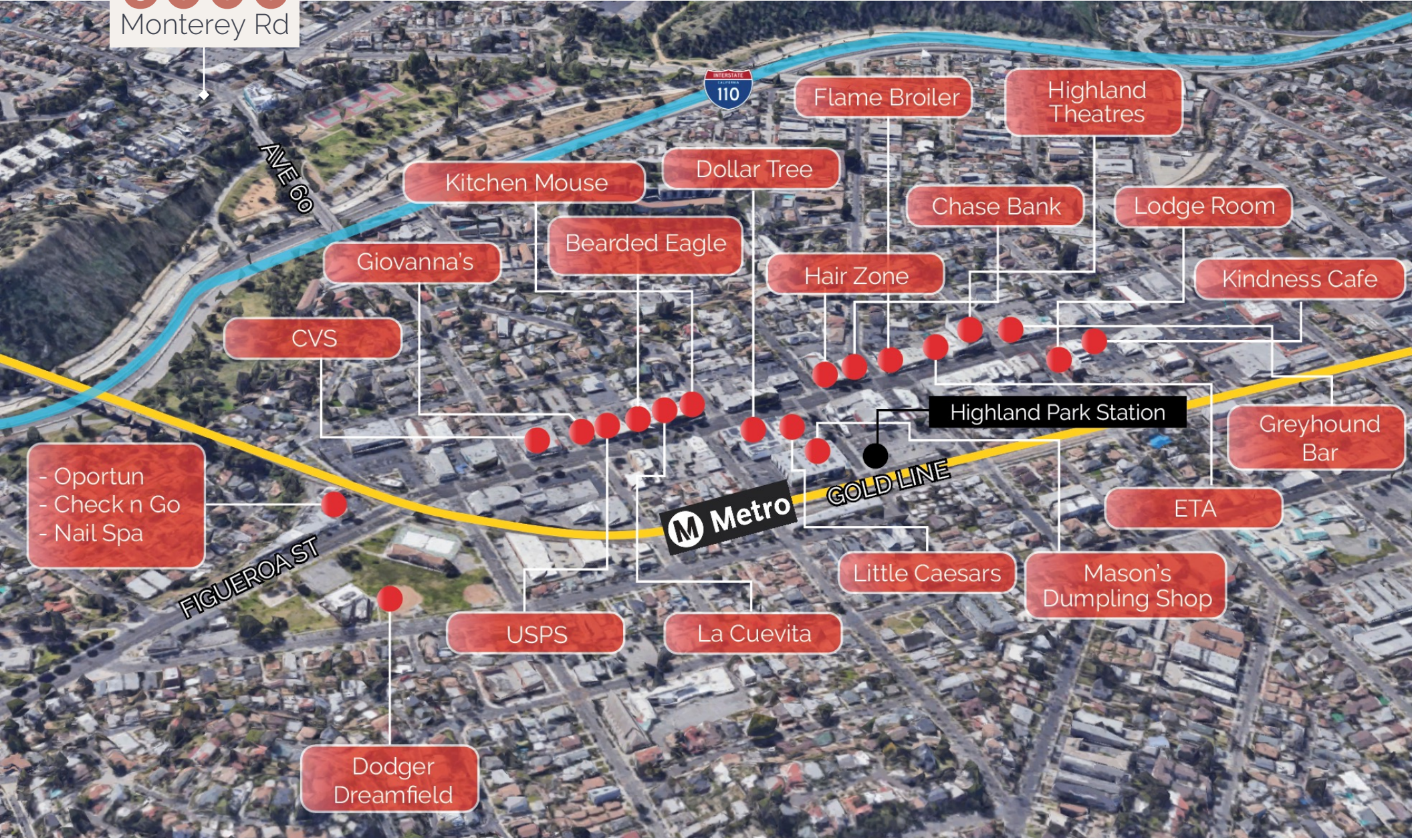
Second Floor Plan



Third Floor Plan

AMENITY MAP

6000
Monterey Rd





6000
Monterey Rd

AREA DEMOGRAPHIC – 2 MILES

The population of this area in 2023 is estimated to be 122,642, which is an annual growth rate of -0.24% over 2020. During the next five years, the population is projected to grow by -0.24% annually. By comparison, the United States population is expected to grow by 0.30% annually in the next five years, from its estimated population of 337,470,185. The current year median age for this population is 36.6. The current median age for the United States is 39.1.



122,642
Population



\$126,969
Avg. HH Income



2.77
Avg. HH Size



46,005
Housing Units



99,738
Population 15+



2,963
Businesses



17,009
Employees



36.6
Median Age



22,178
Bachelor's Degree



13,719
Graduate Degree



24,056
Daytime Workers



62,923
Daytime Residents

6000

Monterey Rd

CONTACT US

BRENT KOO

First Vice President
+1 213 613 3135
brent.koo@cbre.com
Lic. 01915382

LEX YOO

First Vice President
+1 213 613 3137
lex.yoo@cbre.com
Lic. 01879695

© 2023 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE

