

BANKRUPTCY SALE

FOR SALE

2-Story Office Building



Existing use is Hyundai Health Center Korean Spa

±27,500 SF Building on ±33,729 SF of Land
3625 W 6th Street, Los Angeles, CA 90020

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential
OFFERING MEMORANDUM

**3625 W 6TH STREET
LOS ANGELES, CA 90020**

Total Building Area	±27,500 SF
Total Land Area	±33,729 SF
Stories	2
Year Built	1955
Construction	Masonry
Elevators	One (Passenger)
Parking	70 Surface Spaces
Zoning	LA C2-1
APN	5502-017-021
TOC	Tier 4
Opportunity Zone	Yes
Frontage	150' on 6th Street 225' on Armore Avenue

Property Highlights

- Bankruptcy sale
- 2-story office building
- Existing use is Hyundai Health Center Korean Spa
- Heavy traffic signalized corner location
- 25,176 vehicles per day (2025)
- Includes gated parking lot for ±70 vehicles
- Prime Koreatown location one block west of Normandie Avenue and one block north of Wilshire Boulevard
- Easy access to the Hollywood (101), Santa Monica (I-10) and Harbor (110) Freeways
- Located in a Designated Qualified Opportunity Zone (tax benefits)

**SALE PRICE: \$6,900,000
(\$250.91 Per SF Building)**

*Sale subject to bankruptcy court approval and overbid;
property sold "as-is".*



cbi bank

RENTAL

노래방 오픈
213-487-0008

현대사우나

GSO
1-800-451-4511



현대사우나 스팀방

현대사우나 스팀방

노래방

현대사우나 스팀방

CYBER 노래방

Night Training
KICK-Boxing 217777-5842
1:1 Personal Train

현대탁구클럽
218-482-9003

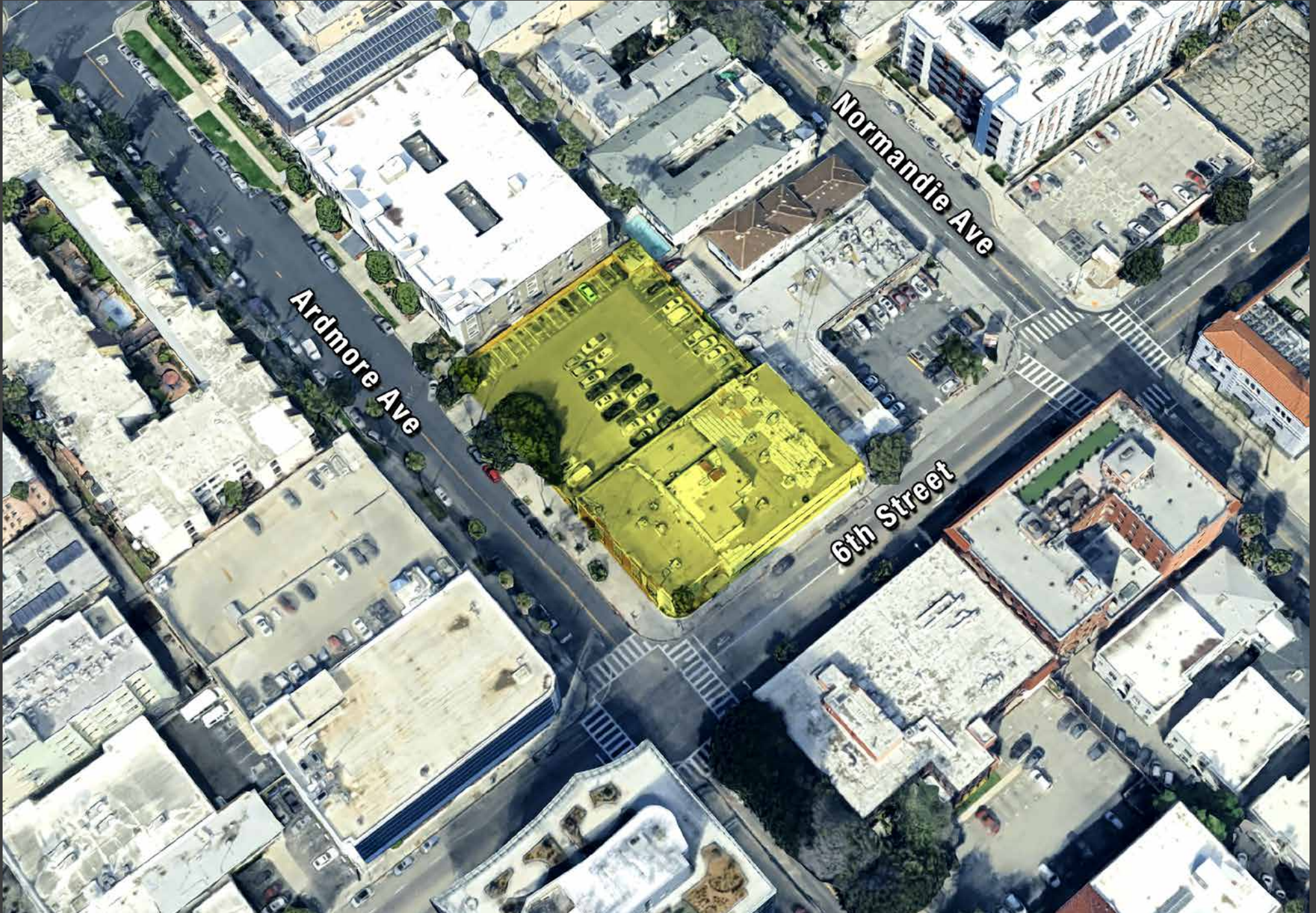
현대사우나 스팀방

현대사우나 스팀방

SPEED LIMIT 35

Yellow diamond warning sign

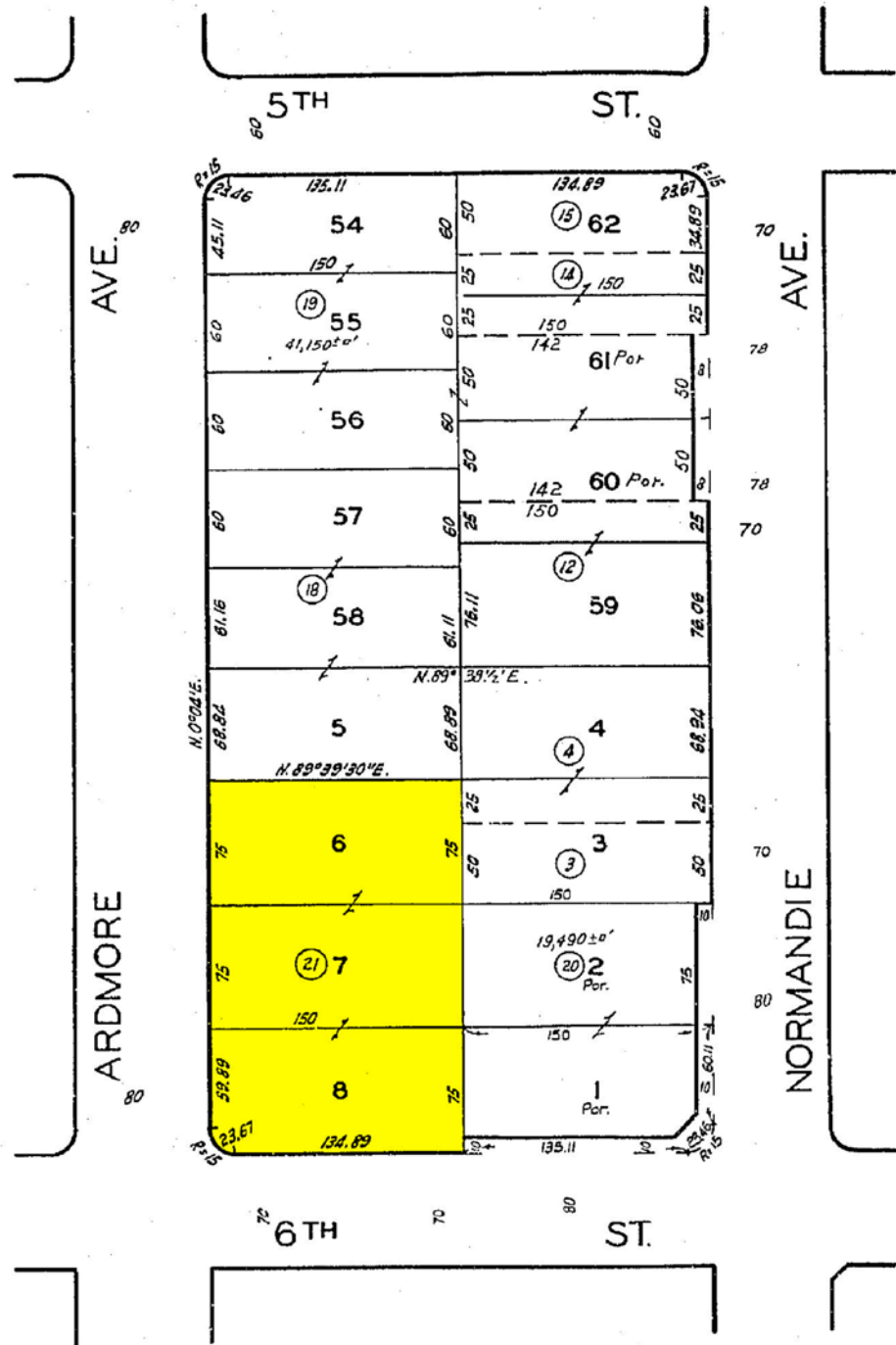
Aerial Photo

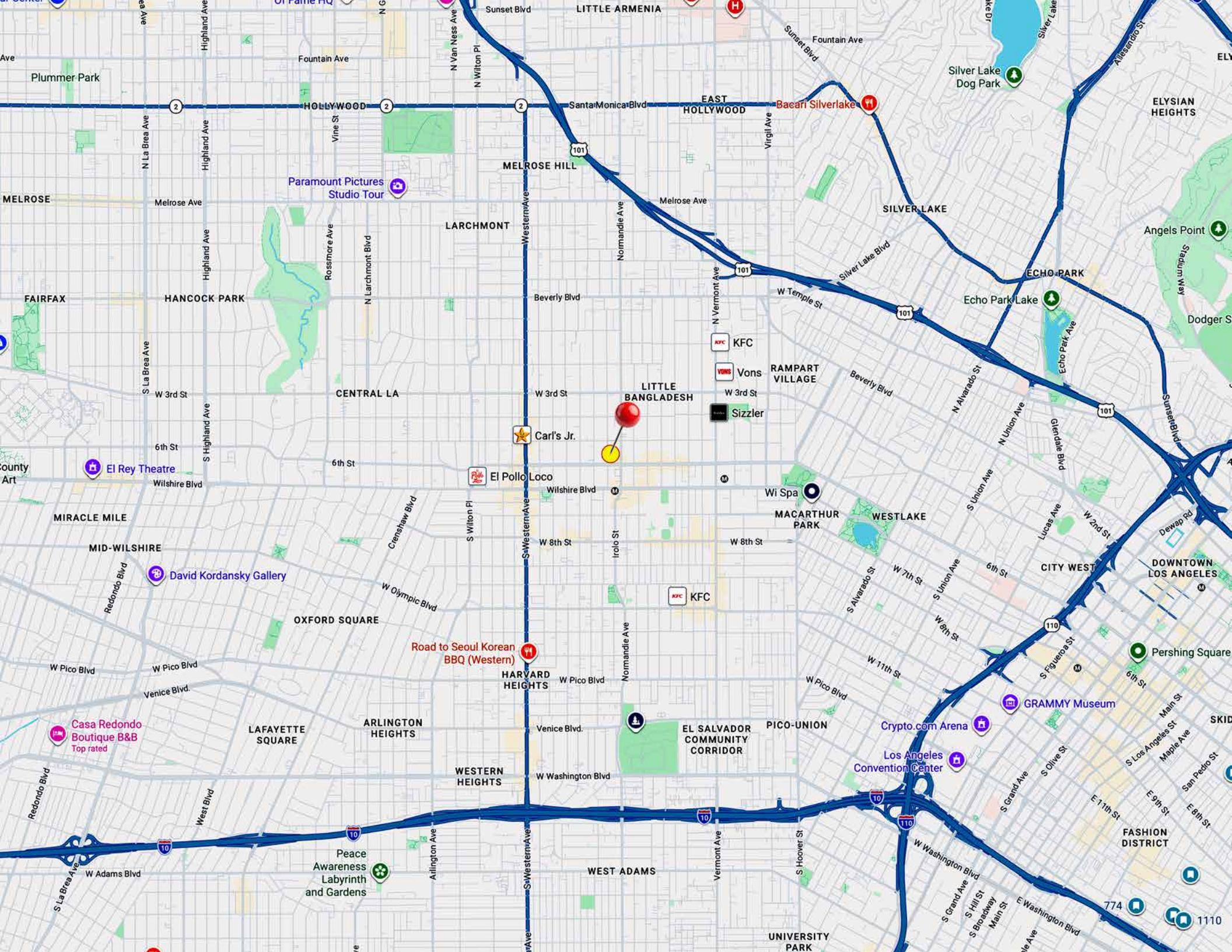


Plat Map



WELLINGTON PLACE
M.B. 9-80





LITTLE BANGLADESH



Road to Seoul Korean BBQ (Western)

Carl's Jr.

El Pollo Loco

KFC

KFC

Vons

Sizzler

Wi Spa

MACARTHUR PARK

WESTLAKE

CITY WEST

DOWNTOWN LOS ANGELES

Pershing Square

GRAMMY Museum

Crypto.com Arena

Los Angeles Convention Center

EL SALVADOR COMMUNITY CORRIDOR

PICO-UNION

WESTERN HEIGHTS

WEST ADAMS

UNIVERSITY PARK

Paramount Pictures Studio Tour

El Rey Theatre

David Kordansky Gallery

Casa Redondo Boutique B&B
Top rated

Peace Awareness Labyrinth and Gardens

Silver Lake Dog Park

Angels Point

Echo Park Lake

Dodger S

Pershing Square

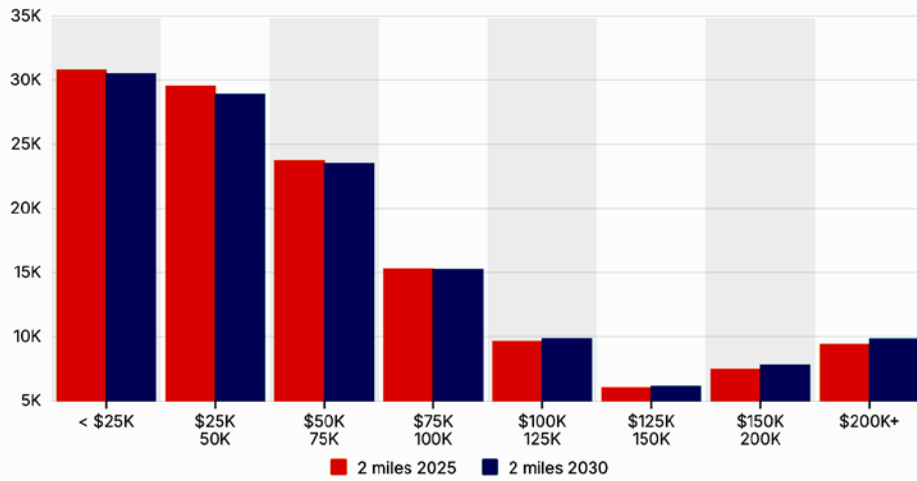
SKID

FASHION DISTRICT

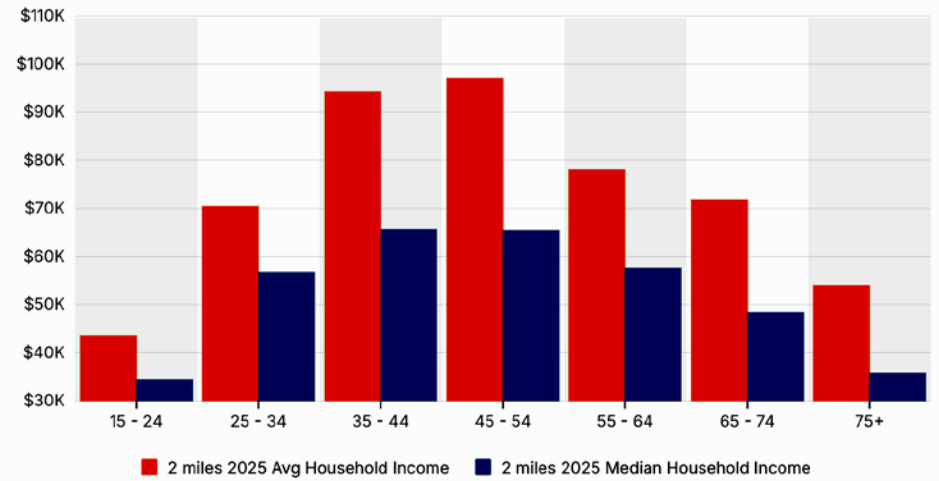
774 1110

Neighborhood Demographics

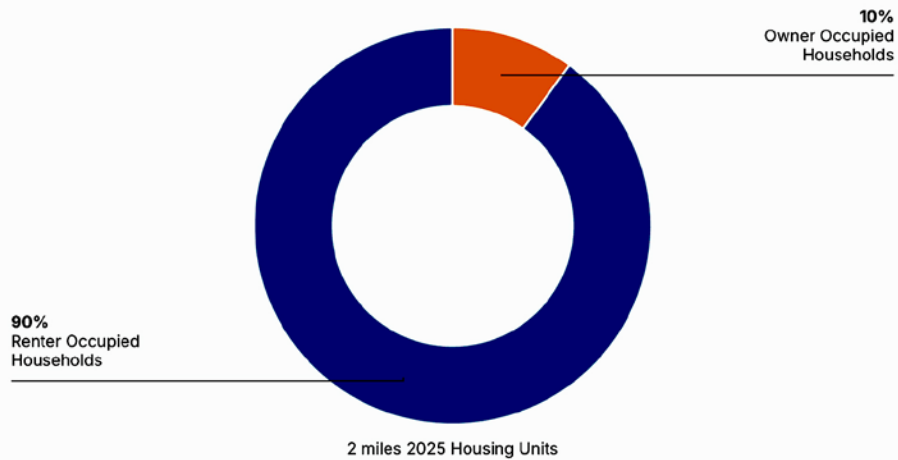
Households By Income



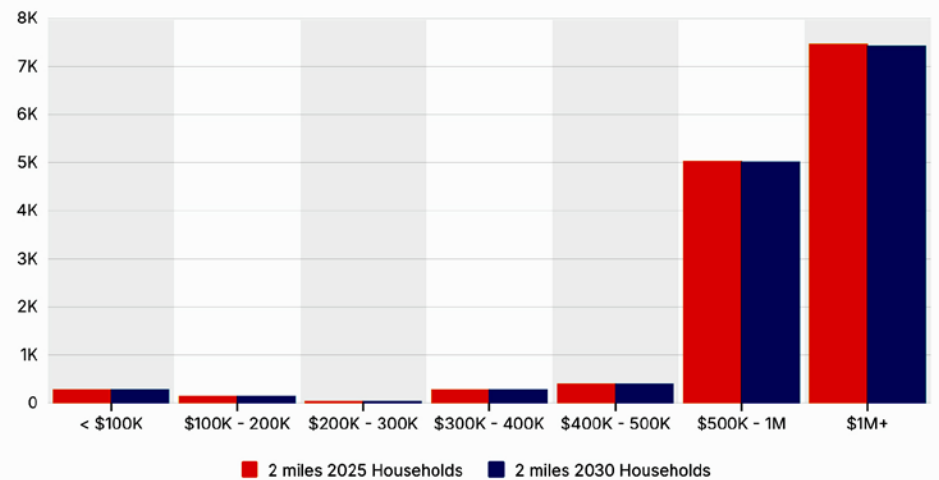
Household Income By Age



Housing Occupancy



Home Values



BANKRUPTCY SALE

±27,500 SF Office Building

±33,729 SF of Land

HEAVY TRAFFIC SIGNALIZED CORNER LOCATION



Exclusively Represented By

Jeff Luster | Major Properties

213.804.3013

jeff@majorproperties.com

CA DRE #00636424

Rene Mexia | Major Properties

213.446.2286

rene@majorproperties.com

CA DRE #01424387

Bill Friedman

213.200.2500

billfried@earthlink.net

CA DRE #00672015

Coldewell Banker Realty

11661 San Vicente Blvd

Floor 10

Los Angeles, CA 90049

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