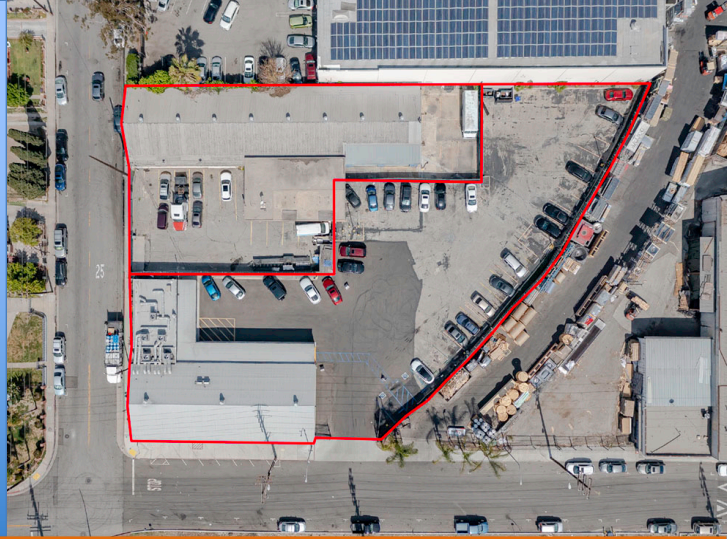


**6136, 6142 WALKER AVE.  
Maywood, CA 90270**



## OFFERING MEMORANDUM



### CONTACT INFORMATION:

**Sung Jonathan Paik**

DRE#: 01506814

Cell: 213.220.2756

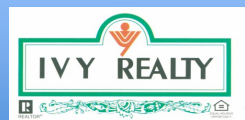
[jonathanpaik123@gmail.com](mailto:jonathanpaik123@gmail.com)

### Ivy Realty

611 S. Wilton Pl.  
Los Angeles, CA 90005

O: 213.386.8888

F: 213.427.7770



## PROPERTY OVERVIEW

Located in the city of Maywood, the property is in the industrial park adjacent to Bell city. Easy access to 710 freeway is an ideal location for transportation business and warehouse. One of the two building is currently being used by the property owner.

## PROPERTY HIGHLIGHTS

- Owner Occupied 6,650 SF property
- One Tenant (5,045 SF) with \$27,792 monthly rent
- The lease ends in 2027
- High visibility
- Close to I-710 Freeway

PROPERTY SUMMERY

The Offering

Property Address	6136, 6142 Walker Ave. Maywood, CA 90270
Assessor's Parcel No.	6315-002-011
Use Code	MYM2*

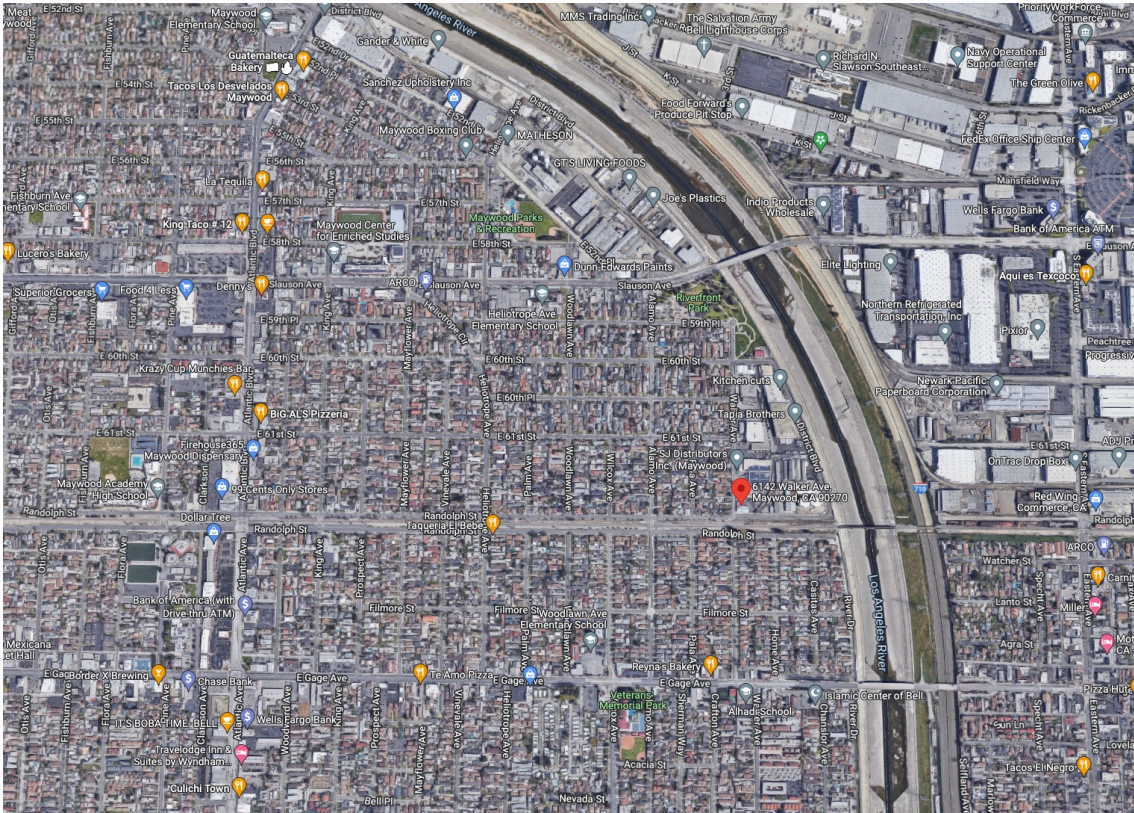
Site Description

Number of Units	2
Number of Building	3
Number of Stories	1
Year Built	1949
Gross Square Feet	11,695 SF
Lot Size	1.04 AC
Type of Ownership	Manufacturing (light)

This information has been secured from sources we believe to be reliable, but we make no representations or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



LOCAL ACTIVITY OVERVIEW



6136, 6142 WALKER AVE.

Business Park

Crestwood  
Community

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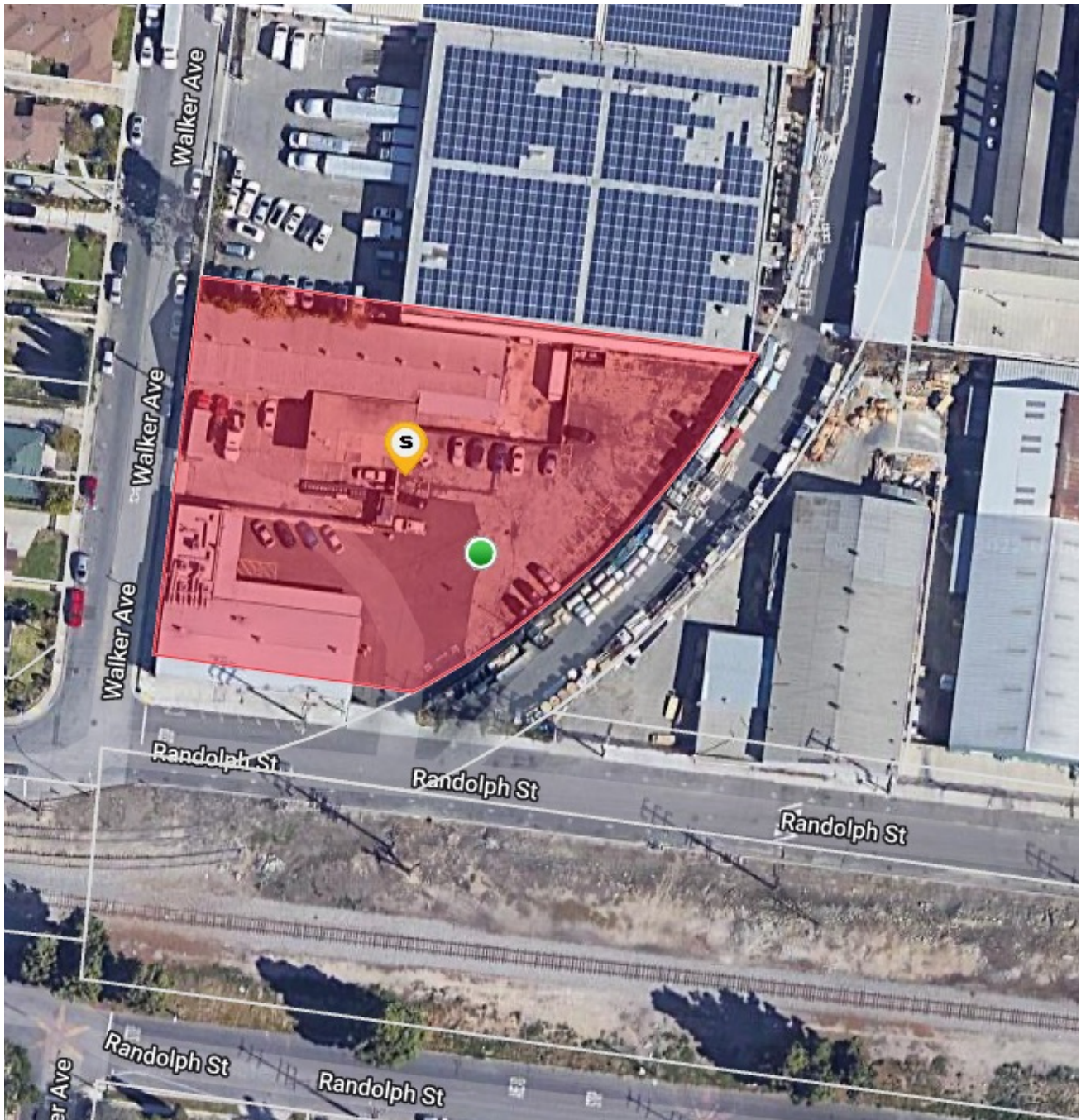


**6136, 6142 Walker Ave.**

Maywood, CA 90270

**PROPERTY DESCRIPTION**

## PROPERTY PROFILE MAP VIEW



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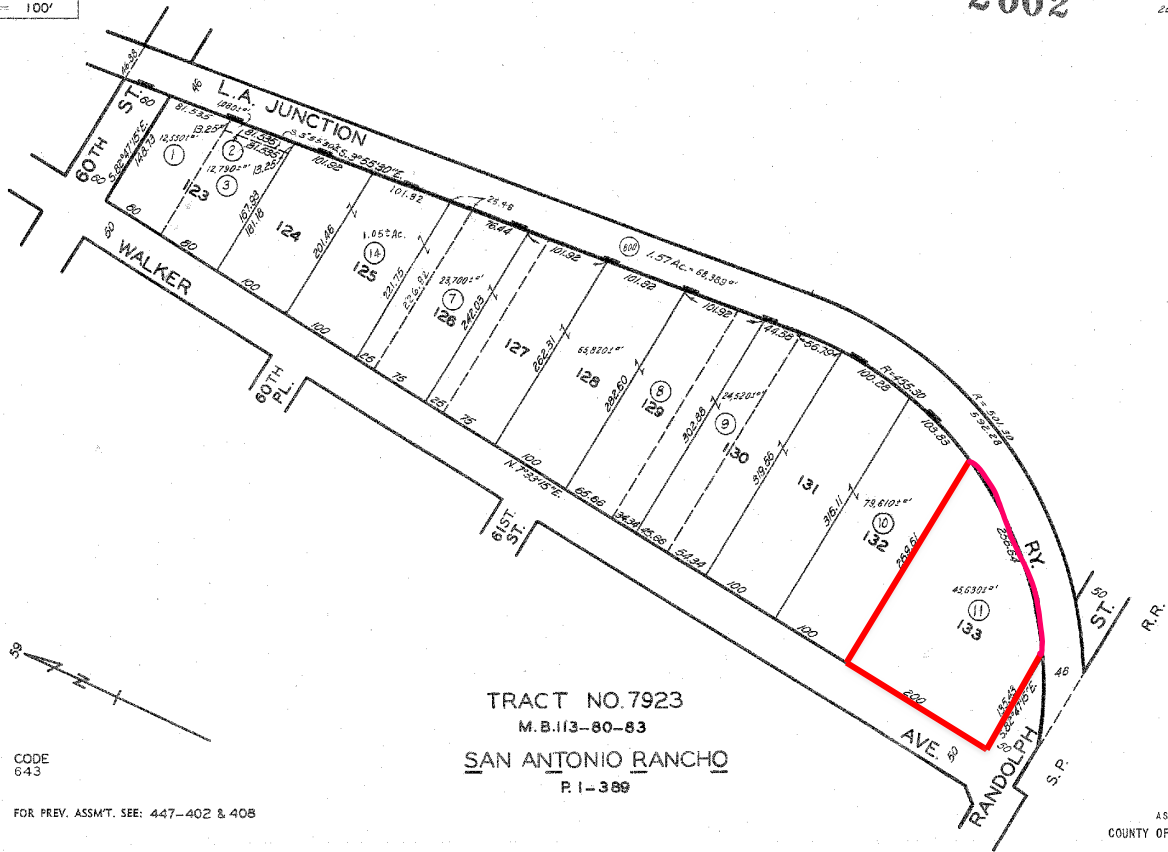
PROPERTY DESCRIPTION

PLAT MAP

6315 2  
SCALE 1" = 100'

2002

8/02/23  
96.09.1904.001001-12  
2001126.09.001001-12  
200112.2.7



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## PROPERTY DESCRIPTION

### PROPERTY PHOTOS



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