

FOR SALE – ±6,970 SF FORMER BANK BRANCH



**2101 W 6th Street
Los Angeles, CA 90057**

Fred Kaplan
fredkaplan@iswest.com
Phone 310.433.5022
License # 00386551

 **THE EVEREST**
GROUP, INC. *Real Estate & Investment Services*

Information contained herein is strictly confidential and is not guaranteed to be reliable. Seller and Brokers make no representation or warranty, either express or implied, about the accuracy or completeness of the information contained herein or about the legally permissible uses or physical condition of the property or about any other matter. Seller and Brokers shall not be liable for any information errors or omissions. Buyer is solely responsible for and is obligated to perform its own extensive due diligence investigation about all aspects of the property including but not limited to investigating and, in reliance upon same, approving or not entitlements, permissible uses, development or remodel/redevelopment rights, property physical condition and features, title, environmental, and demographics.

SUMMARY

PROPERTY DESCRIPTION

In an Economic Opportunity Zone at the northwest corner of 6th and Alvarado Streets in the historic Westlake area of Los Angeles, the Property is across the street from MacArthur Park and within walking distance to the iconic Langer's Delicatessen, Ross Dress for Less and El Pollo Loco. Other nearby amenities include Starbucks, Rite Aid, Home Depot, Southwestern Law School and the former St. Vincent Medical Center.

Free-standing commercial building, offered in "As-Is" condition with 126' of frontage on 6th Street and 131' of frontage on Alvarado Street

Nearly a half acre in size, this Property offers a purchaser multiple possibilities and use cases for redevelopment within the current C2-2 zoning. https://planning.lacity.gov/odocument/eadcb225-a16b-4ce6-bc94-c915408c2b04/Zoning_Code_Summary.pdf.

City of Los Angeles Zimas link for additional information:
(After you open the link enter the APN) <https://zimas.lacity.org>

DUE DILIGENCE

Property is being sold **As-Is** via a modified sealed bid process. Due Diligence can be found in the Virtual Deal Room at <https://www.bankingcentersforsale.com>. To submit an offer, email the signed PSA (found in the Virtual Deal Room) to the listing broker by the BID DUE DATE October 30, 2026.

SITE DETAILS

Parcel Size	±20,543
Address	2101 W 6 th Street Los Angeles, CA 90057
Building Size	±6,970 SF ±1,600 SF (Basement) ±5,370 SF (1 st Floor) Mezzanine attic space (TBD)
Floors	One-Story Over Basement with Mezzanine Attic Space
Year Built	1972
APN	5154-031-011
Zoning	C2-2 Commercial Zone
Parking	24 Surface spaces (4.5/1,000 SF)

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Pop (2024)	122,314	571,526	1,180,938
Median HH Income	\$42,820	\$50,726	\$56,641

Fred Kaplan
fredkaplan@iswest.com
Phone 310.433.5022
License # 00386551



Information contained herein is strictly confidential and is not guaranteed to be reliable. Seller and Brokers make no representation or warranty, either express or implied, about the accuracy or completeness of the information contained herein or about the legally permissible uses or physical condition of the property or about any other matter. Seller and Brokers shall not be liable for any information errors or omissions. Buyer is solely responsible for and is obligated to perform its own extensive due diligence investigation about all aspects of the property including but not limited to investigating and, in reliance upon same, approving or not entitlements, permissible uses, development or remodel/redevelopment rights, property physical condition and features, title, environmental, and demographics.

Fred Kaplan
fredkaplan@iswest.com
Phone 310.433.5022
License # 00386551



PROPERTY PHOTOS



Fred Kaplan
fredkaplan@iswest.com
Phone 310.433.5022
License # 00386551

 **THE EVEREST**
GROUP, INC. *Real Estate & Investment Services*

Information contained herein is strictly confidential and is not guaranteed to be reliable. Seller and Brokers make no representation or warranty, either express or implied, about the accuracy or completeness of the information contained herein or about the legally permissible uses or physical condition of the property or about any other matter. Seller and Brokers shall not be liable for any information errors or omissions. Buyer is solely responsible for and is obligated to perform its own extensive due diligence investigation about all aspects of the property including but not limited to investigating and, in reliance upon same, approving or not entitlements, permissible uses, development or remodel/redevelopment rights, property physical condition and features, title, environmental, and demographics.

AERIAL



Fred Kaplan
fredkaplan@iswest.com
Phone 310.433.5022
License # 00386551

 **THE EVEREST**
GROUP, INC. Real Estate & Investment Services

Information contained herein is strictly confidential and is not guaranteed to be reliable. Seller and Brokers make no representation or warranty, either express or implied, about the accuracy or completeness of the information contained herein or about the legally permissible uses or physical condition of the property or about any other matter. Seller and Brokers shall not be liable for any information errors or omissions. Buyer is solely responsible for and is obligated to perform its own extensive due diligence investigation about all aspects of the property including but not limited to investigating and, in reliance upon same, approving or not entitlements, permissible uses, development or remodel/redevelopment rights, property physical condition and features, title, environmental, and demographics.