

600

S. Ditman Ave
Los Angeles, CA 90023

3 UNITS MIXED USE IN EAST LA
HOUSE, STORE & APARTMENT ON 1 LOT



COMPASS
COMMERCIAL

Exclusively Listed By:
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Multifamily & Commercial Specialist
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CORONADO
REAL ESTATE GROUP



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Meet Your Agent

Hi! I'm Dana Coronado

I help income property owners LIKE YOU save money and time, build generational wealth, increase cash flow, solve problems, and buy & sell real estate. I've been selling multifamily and commercial property for 20 years, and I own and manage my own income property. I am a consistent "top producer" and have closed 200 transactions and hundreds of millions in volume. I choose to lead a small team because I like to be involved with clients directly and from start to finish (and I am a mom that values family and balance). I love my chosen profession and helping clients smoothly navigate what can otherwise be a confusing and stressful time - an escrow.

As we get to know each other better, you will find that I am straightforward, honest, smart, intuitive, analytical, tenacious, and a great negotiator. I am well respected among industry professionals and known as a market expert, problem solver, a hard worker, and a woman of integrity. If these are ideals you value, we'll get along well and become fast friends. Most of my customers become repeat clients and refer me to their family and friends, which I am quite proud of.

I am honored that you have chosen me to provide a comparative market analysis on your property, and maybe help you sell it. When I prepare a market analysis on a property, my goal is to be objective and clearly demonstrate what the data is telling us about the market, and why I am interpreting it this way. I do this as a free, no-obligation service to owners because I believe in providing high quality, timely, and useful information to my clients. I know an honest opinion can be hard to come by in this industry, and I'm here to change that. When you work with me, YOUR best interests come first.



An aerial photograph of a city at dusk, showing a dense residential area with many houses and streets. The sky is a mix of purple, pink, and blue. A dark, semi-transparent overlay covers the middle of the image, where the text is placed. The text is white and centered.

THE PROPERTY

SITE SUMMARY

GALLERY

PROPERTY & DEAL HIGHLIGHTS

MAP & AERIALS



SITE SUMMARY

THE OFFERING

| | |
|---------------------|--|
| Address | 600 S. Ditman Ave Los Angeles, CA 90023 |
| Use | Mixed Use |
| Assessor's Parcel # | 5238-010-027 |

SITE DESCRIPTION

| | |
|---------------|---|
| Building Size | ± 2,224 SF |
| Lot Size | ± 7,647 SF |
| Year Built | 1911 |
| Zoning | LCR4* |
| Parking | 2 Driveway Spaces |
| Meters | Separate Electric Meters Separate Gas Meters |

EXECUTIVE SUMMARY

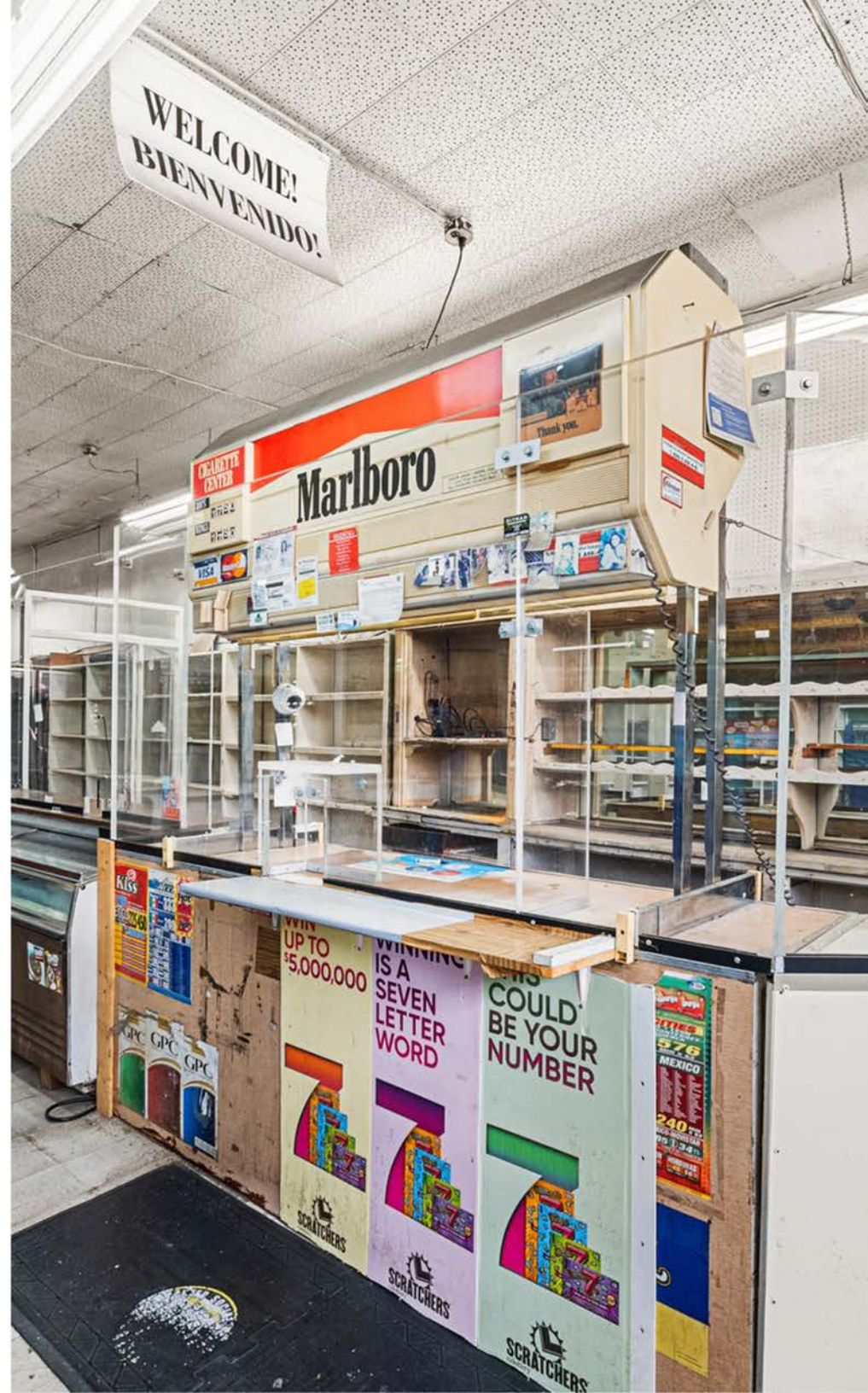
This property presents a rare mixed-use investment opportunity featuring 3 units on a single parcel, combining a retail storefront with residential income in a highly desirable East Los Angeles location between the 5 and 60 Freeways. The property consists of a vacant, appx 1,100 SF retail space, a renovated, vacant 2Br+1Ba house of appx. 728 SF, and a 2Br+1Ba apartment of appx. 500 SF that is currently leased at \$1,900 per month to a long term tenant. The corner market and the single-family home are currently **vacant**, offering a new owner the ability to set market rents, reposition the asset, or pursue an ideal owner-user strategy. The retail store includes a 200 SF walk-in freezer, original shelving, counters, refrigerated cases, small kitchen, storage and bathroom. It presents significant upside potential and flexibility, as this could make a wonderful neighborhood-serving market, or live/work option for a new owner to live in the house and operate their business or creative studio out of the commercial space. The renovated Spanish-style SFR features a charming interior with decorative finishes and a faux fireplace, adding character and warmth that enhances its appeal for either owner occupancy or premium rental potential. The property also includes two on-site driveway parking spaces & a detached garage. Positioned in a dense, high-demand rental market with close proximity to major transportation corridors, the asset benefits from strong fundamentals and long-term appreciation potential.

OFFERED AT _____

\$899,000

PROPERTY HIGHLIGHTS

| | |
|---------------|------------------------------------|
| PROPERTY TYPE | Mixed Use (Commercial/Residential) |
| YEAR BUILT | 1911 |
| LOT SIZE | 7,647 SF |
| BLDG SIZE | 2,224 SF |
| \$/SF | \$404/SF |





EXTERIOR



3 Units on 1 Parcel

600 S. DITMAN AVE



Front of Property - Corner View



Street View of Property on Ditman Ave



Street View of Property on E 6th St

RETAIL STORE



Front of Retail Store and Apartment Entrance on Left

600 S. DITMAN AVE



Apartment Entrance



Front of Vacant Retail Store



Retail Store

RETAIL STORE



Retail Store

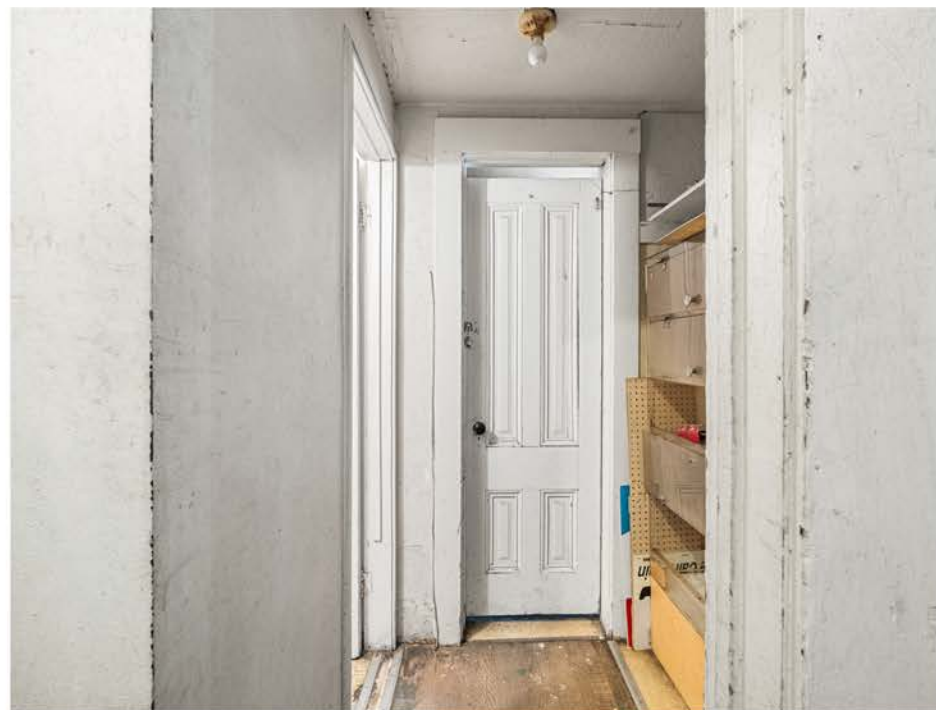
600 S. DITMAN AVE



Retail Store



Retail Space



Hallway and Door to Large Office/Storage Room

RETAIL STORE



Bathroom

600 S. DITMAN AVE



Storage & Mop Sink



Walk - In Freezer



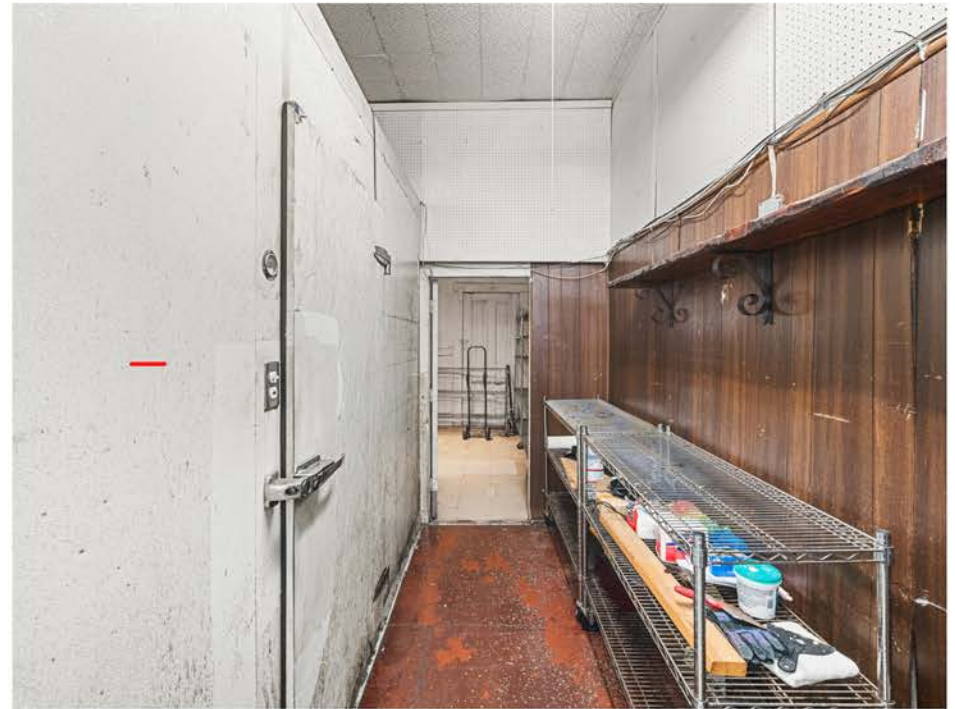
Walk - In Freezer Appx 200 SF

RETAIL STORE



Kitchen Area (Hookups for Stove)

600 S. DITMAN AVE



Storage & Entrance to Freezer



Retail Space



Front of Retail Store on Corner

EXTERIOR

600 S. DITMAN AVE



Rear Exit For Both Store & Apartment



Wonderful Fruit Bearing Avocado Tree



Tenant's Garden Behind Store



Detached 2 Car Garage & Storage

SINGLE FAMILY HOME



Tandem 3 Car Parking on Left Side of Home

600 S. DITMAN AVE



Front of Home



Front of Home



Street View of Home

SINGLE FAMILY HOME

600 S. DITMAN AVE



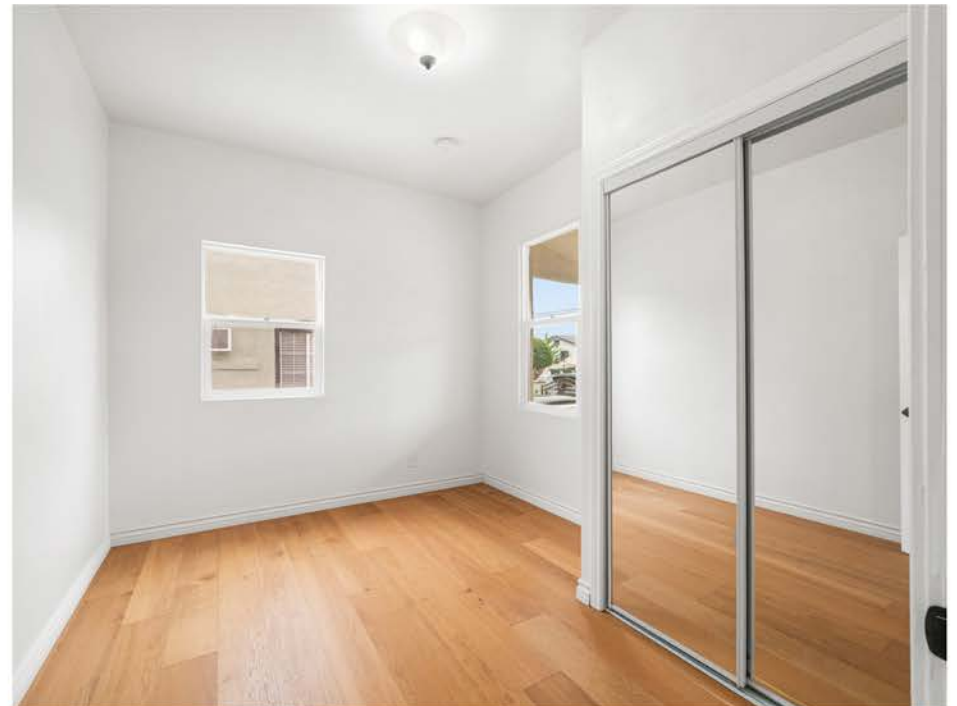
Living Room with Charming Interior



Faux Fireplace and Living Room



Living Room



Bedroom

SINGLE FAMILY HOME

600 S. DITMAN AVE



Bedroom



Remodeled Kitchen



Remodeled Bathroom



Storage Closet and Washer/Dryer Hookups

PROPERTY HIGHLIGHTS

- Incredible trust sale: this property has been in the same family for over 40 years! Louis Market has been a neighborhood staple for decades, until the most recent operators retired. Now, the family is selling the property, which includes 3 fantastic units.
- This is a rare chance to acquire a retail + residential compound with incredible live/work possibilities, as well as a fantastic financial investment!
- Retail Store: ±1,100 SF (**VACANT**)
- House: 2Br+1Ba, ±728 SF (**VACANT, RENOVATED**)
- Apartment: 2Br+1Ba, ±500 SF (**LEASED at \$1,900/mo**)
- Located in East Los Angeles between the 60 and 5 Freeways, the property benefits from a dense population base and low vacancy factor, strong rental demand, and close proximity to major transportation corridors
- The renovated Spanish-style home provides strong appeal for either an owner-occupant or a high-quality tenant, adding both charm and premium rental potential to the property
- The retail space presents strong upside potential and can accommodate a range of uses, whether by revitalizing a neighborhood-serving business such as a corner market, or being used as a creative studio or similar (Buyer to verify zoning & CUP, etc).
- The property has 2 curb cuts and 2 separate driveways, one for the commercial side and one for the house



VIEW FACING NORTH-EAST

East Los Angeles



Rowan Ave Elementary School

600 S Ditman Ave

E 6th St

S Ditman Ave

Princeton St



VIEW FACING SOUTH-EAST

Cudahy

Maywood

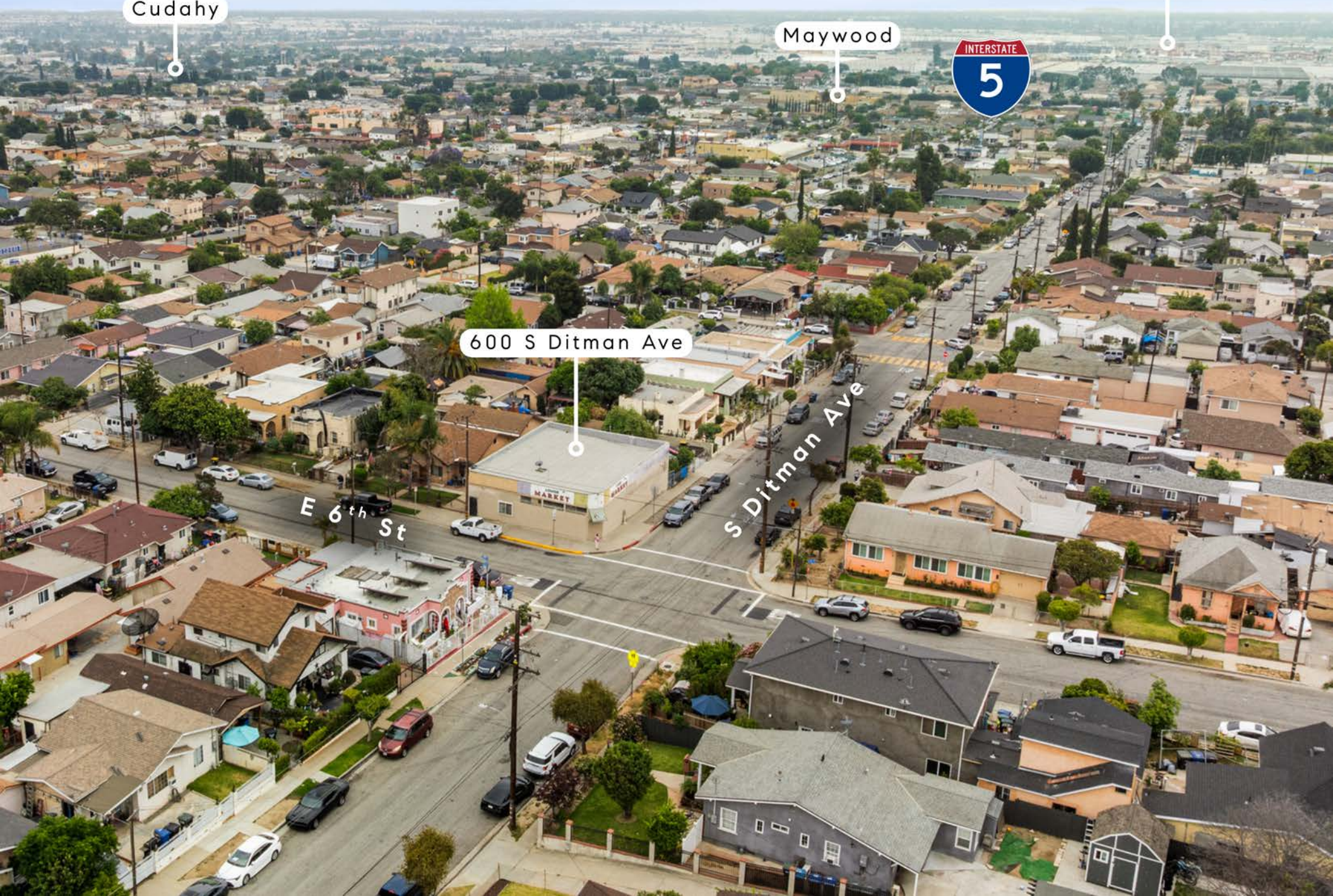
Huntington Park



600 S Ditman Ave

E 6th St

S Ditman Ave



PARCEL MAP

Unit 3804
Apt. (2Br+1Ba)
Appx 500 SF
\$1,900/Month

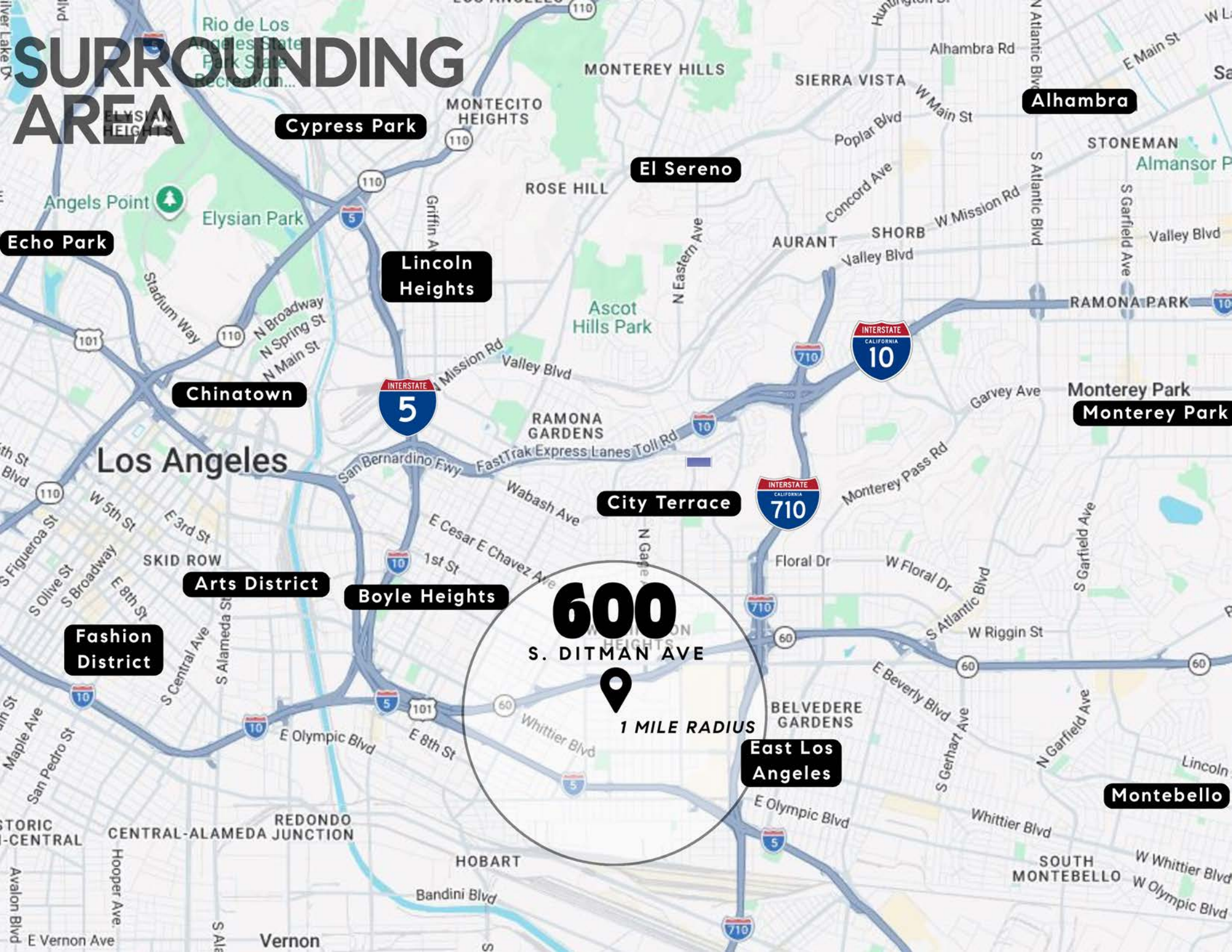
Garage
2 Car + Storage
Used by 3804



Unit 600
Retail Store
Appx 1,100 SF
VACANT (\$2,750)

Unit 616
SFR (2Br+1Ba)
728 SF
VACANT (\$2,950)

SURROUNDING AREA



600

S. DITMAN AVE



1 MILE RADIUS

Cypress Park

El Sereno

Lincoln Heights

Chinatown

Los Angeles

Arts District

Boyle Heights

Fashion District

City Terrace

East Los Angeles

Alhambra

Monterey Park
Monterey Park

Montebello

An aerial photograph of a densely populated urban neighborhood, likely in Los Angeles, with a city skyline visible in the distance under a clear blue sky. The foreground shows residential buildings, streets, and trees.

FINANCIAL OVERVIEW

PRICING & FINANCIALS

RENT ROLL

INVESTMENT SUMMARY



PRICING & FINANCIALS

FINANCIAL SUMMARY

| | |
|-----------------|-----------|
| Price | \$899,000 |
| Number of Units | 3 |
| Year Built | 1911 |
| Bldg SF | 2,224 SF |
| Lot Size SF | 7,647 SF |
| Price per SF | \$404/SF |
| CAP Rate | 6.63% |
| Market CAP Rate | 6.95% |
| GRM | 9.86 |
| Market GRM | 9.54 |



RENT ROLL

| Unit | Unit Mix | Unit SF | Actual Rent | Appx Market Rent | Notes |
|----------------------------|--------------------|---------|-------------------------|----------------------|----------------------------|
| 600 S. Ditman Ave | Retail Store + 1Ba | 1,100 | VACANT (\$2,750) | \$2,750 | VACANT Retail Store |
| 616 S. Ditman Ave | 2Br + 1Ba | 728 | VACANT (\$2,950) | \$2,950 | VACANT House |
| 3804 E. 6 th St | 2Br + 1Ba | 500 | \$1,900 | \$2,150 | Apartment & Garage |
| Total Monthly | | | \$7,600/Month | \$7,850/Month | |
| Total Annual | | | \$91,200/Year | \$94,200/Year | |

INVESTMENT SUMMARY

ESTIMATED ANNUALIZED OPERATING DATA

| | Current | Market |
|-------------------------------------|-----------------|-----------------|
| Scheduled Gross Income | \$91,200 | \$94,200 |
| Additional Income | \$0 | \$0 |
| TOTAL SCHEDULED GROSS INCOME | \$91,200 | \$94,200 |
| Vacancy/Collection | (\$2,736) | (\$2,826) |
| Effective Gross Income | \$88,464 | \$91,374 |
| Operating Expenses | (\$28,878) | (\$28,878) |
| NET OPERATING INCOME | \$59,587 | \$62,497 |
| Debt Service | (\$39,579) | (\$39,579) |
| Pre-Tax Cash Flow | \$20,007 | \$22,917 |

ESTIMATED ANNUALIZED OPERATING EXPENSES

| | Annually | Notes |
|-----------------------|-----------------|-------|
| Taxes | \$11,238 | |
| Insurance | \$8,000 | |
| Electricity | Tenant Pays | |
| Maintenance & Repairs | \$4,560 | |
| Manager (off-site) | \$0 | |
| Manager (on-site) | \$0 | |
| Misc. & Reserves | \$1,000 | |
| Trash | \$480 | |
| Water & Sewer | \$3,600 | |
| Gas | Tenant Pays | |
| Landscaping | N/A | |
| TOTAL EXPENSES | \$28,878 | |





MARKET OVERVIEW

NEIGHBORHOOD

SOLD BY DANA

NEIGHBORHOOD GUIDE

East LA is known for its vibrant street art scene, authentic food culture, and long-standing history tied to social and political movements, all while being centrally located with easy access to Downtown LA and surrounding cities. As of early 2026, the median home price in East Los Angeles is roughly in the mid-\$600k's to low-\$700k's

SHOPS

Pepe's Thrift Store

Andy's Gift Shop

GROCERIES

Food 4 Less

Hanks Organic

BANKS

Chase Bank

1st Century Bank

RESTAURANTS

Tenampal

Safari Restaurant & Bar

BARs

Tony's Saloon

DISTRITO CATORCE

CAFES

La Monarca Bakery & Cafe

Weird Wave Coffee Brewers

PARKS

Hollenbeck Park

Evergreen Park

FITNESS

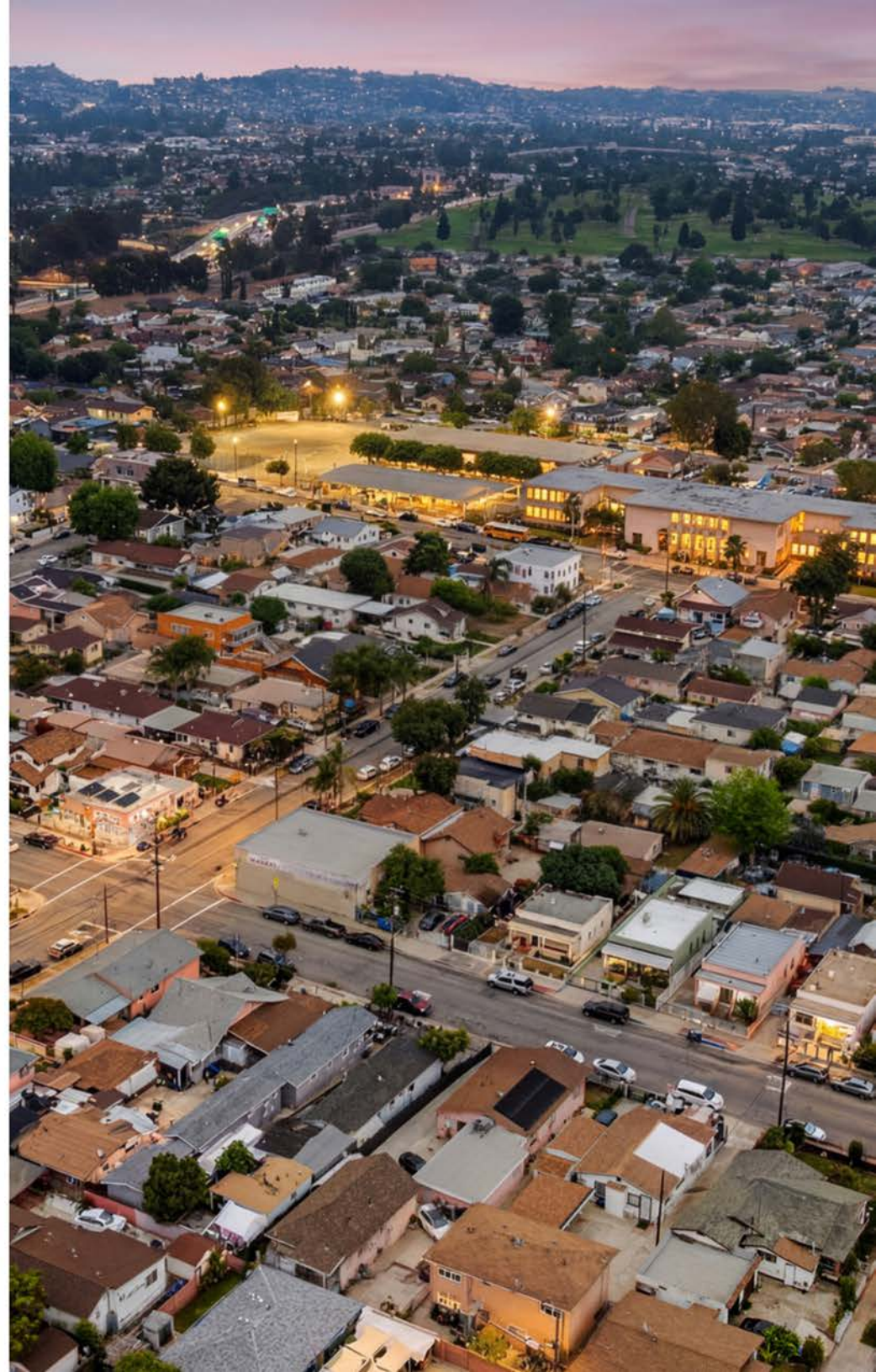
Movement Society

Strongteam Fitness

SCHOOLS

Theodore Roosevelt High School

First Street Elementary School



SOLD IN 90023

AND SURROUNDING BY DANA CORONADO, CCIM



Sold by Dana Coronado



Sold by Dana Coronado

- 1.3000 E 6th St, Los Angeles, CA 90023
- 2.1645 E 6th St, Los Angeles, CA 90023
- 3.705 S Chicago St, Los Angeles, CA 90023
- 4.3977 Union Pacific Ave, Commerce, CA 90023
- 5.4539 E Cesar E Chavez Ave, Los Angeles, CA 90022
- 6.217 N Saratoga St, Los Angeles, CA 90033
- 7.3010 1st St, Los Angeles, CA 90063
- 8.415 Euclid Ave, Los Angeles, CA 90063
- 9.944 S Gerhart Ave, Commerce, CA 90022
- 10.2716 Pomeroy Ave, Los Angeles, CA 90033
- 11.3418 Whiteside St, Los Angeles, CA 90063
- 12.5328 E Beverly Blvd, East Los Angeles, CA 90022
- 13.3532 W Beverly Blvd, Montebello, CA 90640
- 14.4965 O Sullivan Dr, Los Angeles, CA 90032
- 15.2526 Alcazar, Los Angeles, CA 90033
- 16.1539 Ricardo St, Los Angeles, CA 90033
- 17.1943 E 11th St, Los Angeles, CA 90021
- 18.1821 Sichel St, Los Angeles, CA 90031
- 19.3229 N Main St, Los Angeles, CA, 90031
- 20.1914 Hancock St, Lincoln Heights, CA 90031
- 21.1935 Griffin Ave, Lincoln Heights, CA 90031
- 22.2104 Mozart St, Los Angeles, CA 90031
- 23.319 S Ave 20, Lincoln Heights, CA 90031
- 24.2006 Eastlake Ave, Lincoln Heights, CA 90031
- 25.2133 Keith St, Los Angeles, CA 90031
- 26.2110 Hancock St, Los Angeles, CA 90031
- 27.2328 Johnston St, Lincoln Heights, CA 90031
- 28.2319 Gates St, Lincoln Heights, CA 90031
- 29.3117 Aylesworth Pl, Lincoln Heights, CA 90031
- 30.2537 Hancock St, Los Angeles, CA 90031

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