

Redevelopment | Owner-User | South Los Angeles

8461 S. San Pedro St.



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Offering Summary

Developers, Investors, and Visionaries — This one's for YOU.

8461 S San Pedro St. in South Los Angeles is a multifaceted diamond of an opportunity for a redevelopment project or an owner-user to utilize two great buildings that total around 5,300 SF on an almost 16,000 SF gated and secured lot. There are multiple zoning perks that make this a great redevelopment opportunity with a multitude of possibilities. Just minutes from So-Fi & Intuit Dome.

Building One consists of a large auditorium, 4 offices, 3 bathrooms, sound/utility room, a large stage, lobby area, and a large water tub behind the stage.

Building Two is being utilized as a dining and event hall that features a permitted kitchen, bathroom, closet, and a good sized storage space as well.



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FOR SALE

8461 S. San Pedro St. Los Angeles, CA 90003

HIGHLIGHTS

- Two Buildings Just Under 6,000 SF
- Massive 16,000 SF lot with ample parking
- Near SoFi Stadium & Intuit Dome
- Prime location near major roads, shops, and upcoming developments
- R4 Zoning – Endless potential for multi-unit development!
- ZI-1231 Specific Plan: South Los Angeles Alcohol Sales
- Zoning (ZI) ZI-2374 State Enterprise Zone
- Zoning (ZI) ZI-2512 Housing Element Sites
- Zoning (ZI) ZI-2452 Transit Priority Area in the City of Los Angeles



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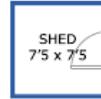


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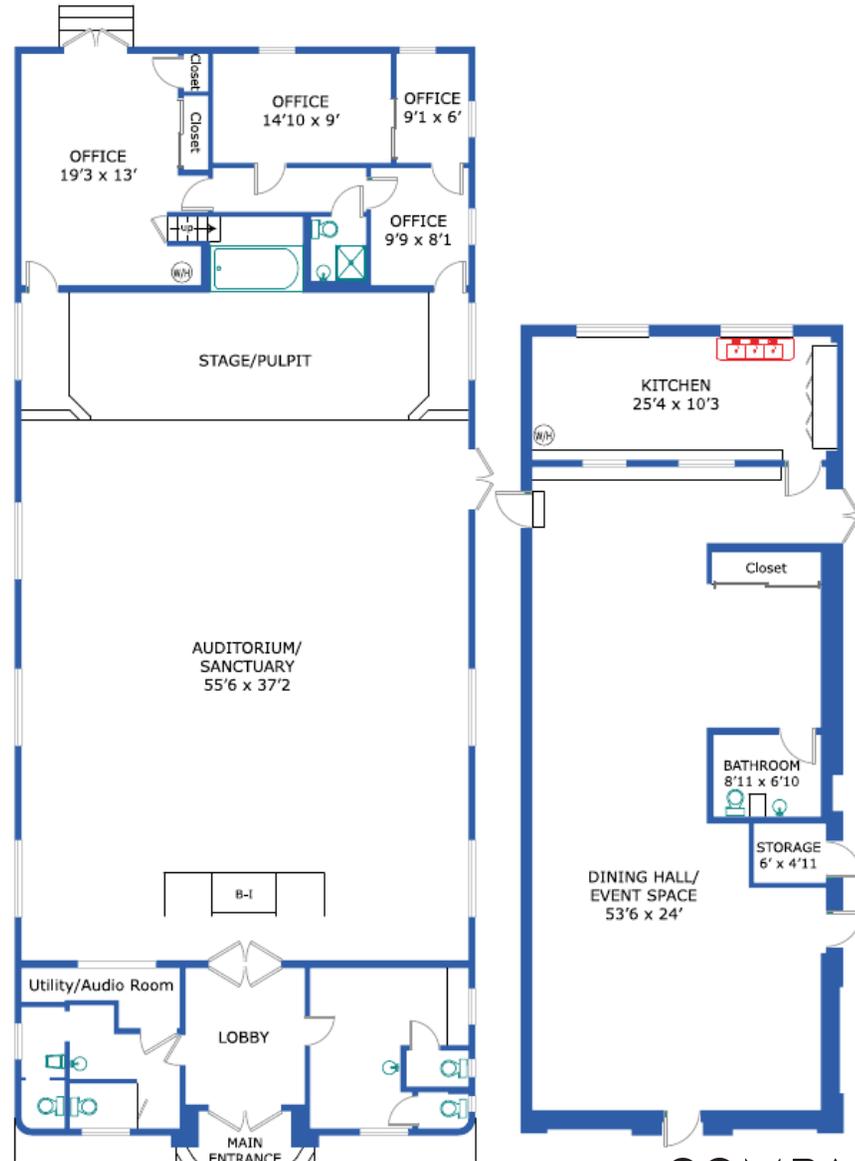
8461 S. San Pedro St.



8461 South San Pedro Street
Los Angeles

FLOOR PLAN & DIMENSIONS

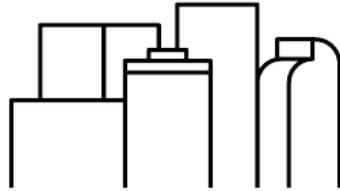
Building 1 Approx 3,760 SF
Building 2 Approx 1,805 SF
Storage Shed 7'5 x 7'5



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SHAKERCHI REAL ESTATE GROUP

SAM SHAKERCHI



As Senior Vice President of Compass Commercial in Beverly Hills, Sam has been involved in the sales, purchases, and leasing, of commercial properties in Beverly Hills and the greater Los Angeles area for over 20 years. He started his career at Coldwell Banker in Beverly Hills and then went on to found the Teles Properties commercial division in 2013. Teles then grew their footprint to 22 offices and was later acquired by Douglas Elliman in 2017. Sam was then recruited by Compass where he has successfully grown and expand their commercial division in Beverly Hills and Los Angeles.

Having skin in the game - As a Commercial Property owner, landlord, and former tenant, as well, Sam understands the entire cycle and all sides of a deal. From your very first meeting with him, throughout the entire process, and well after closing, he maintains the highest level of integrity, reliability, professionalism, and loyalty. Sam is also a specialist in keeping his finger on the pulse of the highly desired off-market community as well. "In this age of technology, where everyone can go online and find properties at their fingertips, you must be able to provide your clients with off-market opportunities. "Knowledge and access is the greatest commodity in this business." With a keen sense of local and commercial trends and developments, Sam provides his clients with expert market knowledge and hands-on service that is second to none.

Prior to becoming a real estate agent, Sam owned and operated Sammy's Sports in the Golden Triangle of Beverly Hills. He loves spending time with his wife and two kids, mentoring new agents, is an avid ice hockey player, and a decent guitarist.

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