

21 COMMERCIAL.

**7101 MENLO AVE
906 W 71ST ST
LOS ANGELES, CA**



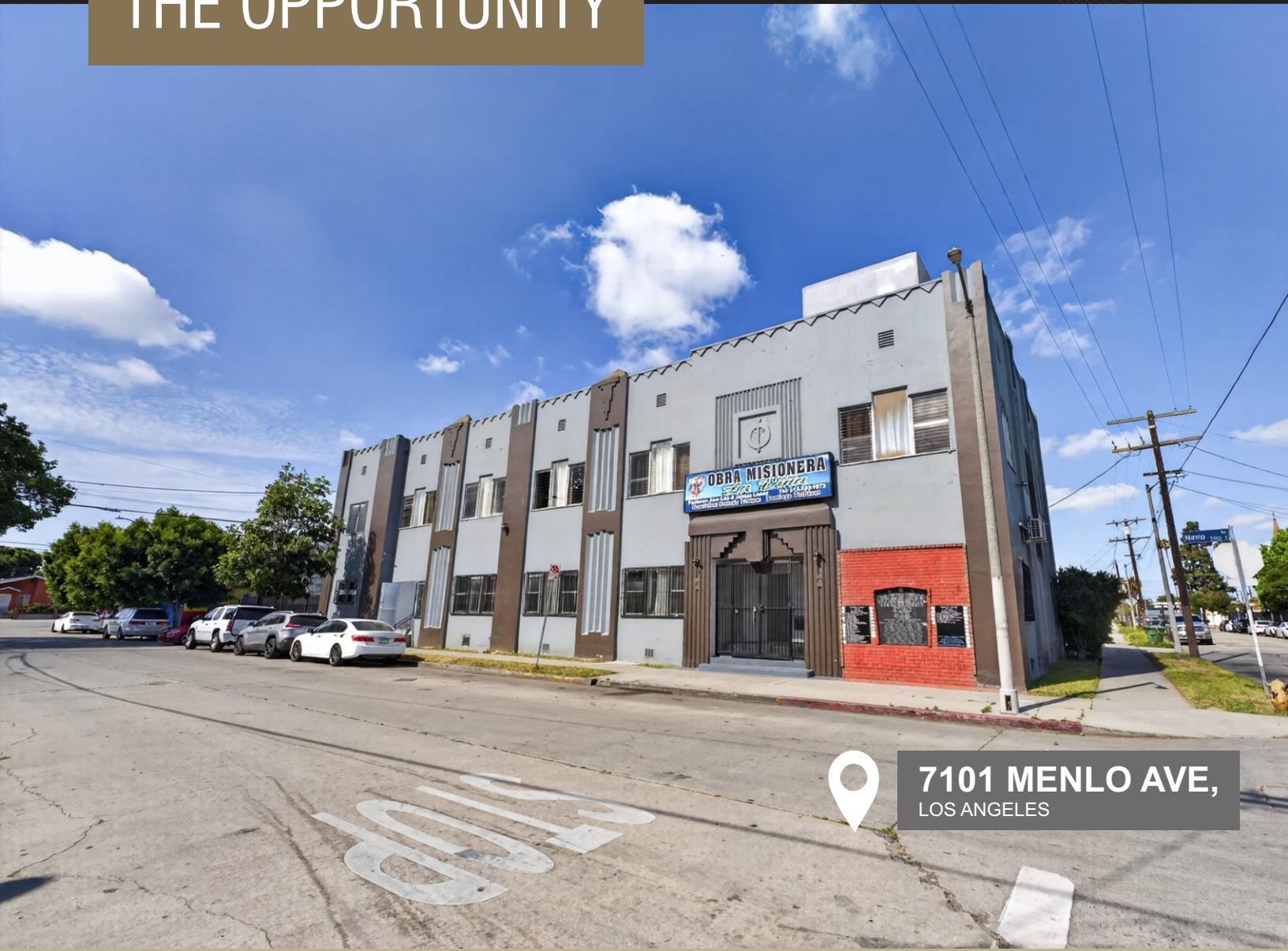
**7101 MENLO AVE,
LOS ANGELES**

**906 W 71ST ST.
LOS ANGELES**

**A Rare Two-Parcel Church & Parking Opportunity
Existing Church Facility, Dedicated Parking, and Future Optionality**

APN: 6013-001-015 — Building parcel (7101 Menlo Ave. Los Angeles)
APN: 6013-001-016 — Parking lot parcel (906 W 71st St. Los Angeles)

THE OPPORTUNITY



Century 21 Masters Commercial presents a unique opportunity to acquire two contiguous parcels improved with an existing multi-use congregation / assembly facility and dedicated parking lot in the heart of South Los Angeles.

The offering combines immediate owner-user functionality, dedicated parking control, existing multi-use operational flexibility, and long-term upside in a dense urban infill market.

- Two parcels sold together
- Existing multi-use congregation / assembly facility
- Dedicated 22-space parking lot right next door with direct access to the premises.
- Functional two-story layout
- Strong community-user appeal and centrally located.

All information provided is from sources deemed reliable but is not guaranteed. Buyers must independently investigate and corroborate all property information.



ASSET 1: MULTI-USE CONGREGATION BUILDING

7101 Menlo Ave, Los Angeles, CA 90044
APN: 6013-001-015

- Approx. 9,142 SF two-story multi-use congregation / assembly facility
- First Floor: Approx. \pm 4,600 SF featuring welcoming main entrance lobby, decorative staircase, cathedral-style stained glass detail, expansive assembly hall with podium/stage area, large kitchen, classroom, men's and women's restrooms, and wide staircase access to second level
- Second Floor: Approx. 4,606 SF featuring second large hall with stage, master audio/control station, multiple classrooms, separate men's and women's restrooms, and striking exposed cross-beam vaulted ceilings with chandelier lighting
- Approx. 500 total person capacity
- Approx. 250 first-floor hall capacity
- Approx. 250 second-floor hall capacity
- High ceilings throughout key assembly areas
- Multiple entrances and emergency exits
- Clean and functional condition
- 400 amp electrical panel
- Property currently operational with potential business license finalization and rear exit stair improvements to be addressed
- Roof permits in 2019 (buyer to verify scope)

All measurements, capacities, permits, room counts, and building details are approximate, not guaranteed, and subject to buyer's independent investigation and verification.



INTERIOR IMPROVEMENTS

Functional Layout Includes:

- Main sanctuary / assembly hall
- Second floor hall / fellowship area
- Podium / stage area
- Offices
- Multiple classrooms
- Large kitchen area for events, catering, and gatherings
- Storage rooms
- 4 bathrooms
- Flexible support rooms
- Small secured telecom equipment room (approx. 160 SF) subject to an existing easement previously granted to a third party for cell tower operations. Current ownership does not have access to this room. Easement may remain in effect through approximately 2048, subject to terms, renewals, and title conditions. Refer to the preliminary title report for details.

All room counts, conditions, uses, and easement summaries are believed accurate but are not guaranteed. Buyers must review title, inspections, and all relevant documents.



ASSET 2: PARKING PARCEL

906 W 71st St. Los Angeles
APN: 6013-001-016

- Approx. 6,006 SF separate legal parcel
- 22 on-site parking spaces
- Immediately adjacent to building
- Alley access
- Supports assembly / event use
- Rare dedicated parking component in Los Angeles
- Located immediately next to the main building.

Parking count, dimensions, access, and usability are approximate and subject to buyer verification.

PROPERTY HIGHLIGHTS

Combined Offering

- Two parcels totaling approx. 12,012 SF land
- Existing multi-use congregation operation
- Parking lot included
- Efficient two-story configuration
- Strong owner-user utility
- Institutional / community / event hall appeal
- Rare building + parking combination

Lot size, parcel boundaries, and all property characteristics should be independently confirmed by buyer.



ZONING / FUTURE POTENTIAL

Planning Overview

- Zoned RD1.5
- General Plan: Low Medium Residential
- Existing multi-use congregation / hall use believed legal non-conforming (buyer to verify)

Potential future paths may include:

- Continued church use
- Continued private club / nonprofit / hall / congregation uses (buyer to verify)
- CUP / permitting pathway for future assembly uses if required
- Residential redevelopment potential
- Community facility reuse

The current ownership previously engaged architects and began efforts related to licensing and use compliance for church use. Buyers may have the opportunity to continue or build upon prior work, subject to independent verification and City approval.

All zoning, legal use status, rebuilding rights, CUP pathways, development potential, and governmental approvals are not guaranteed. Buyers must independently investigate with the City of Los Angeles and all appropriate agencies.



LOCATION OVERVIEW

South Los Angeles Location

- Near Vermont Ave & Manchester Ave corridors
- Minutes to I-110 & I-105 Freeways
- Dense residential population base
- Strong church/community demand
- Central to Inglewood, USC, Downtown LA

Nearby regional amenities:

- SoFi Stadium
- USC / Exposition Park
- LAX access
- South Bay connectivity

Distances, travel times, and nearby amenities are approximate and should be independently verified.



INVESTMENT PROFILE / CONTACT

Ideal For:

- Churches seeking permanent facilities, expanding.
- Private clubs / halls / event users
- Nonprofits / community organizations
- Schools / educational users
- Owner-users
- Long-term redevelopment buyers

Additional Buyer Notes

Certain property improvements and operational approvals may require updates, repairs, or further City review, including exterior egress components and business/license matters. Buyers are encouraged to independently investigate all requirements with the appropriate agencies.

Offered Exclusively By

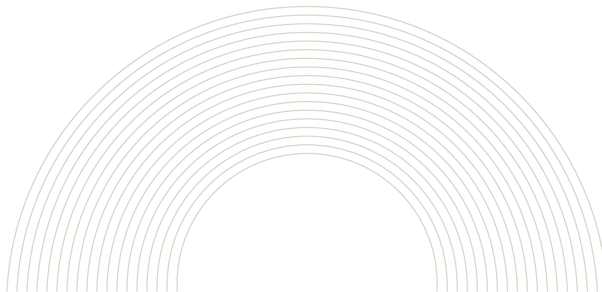
Enrique Vasquez Plaza

Century 21 Masters Commercial

626-324-0388 / enriquec21masters@gmail.com / DRE#01868555

CONFIDENTIALITY & DISCLAIMER

This brochure is for informational purposes only and does not constitute an offer to sell or solicitation of an offer to buy. All information contained herein has been obtained from sources deemed reliable; however, neither Broker nor Seller makes any representation or warranty, express or implied, as to the accuracy or completeness of the information. All figures, dimensions, square footage, capacities, zoning, legal use status, permits, easements, income potential, condition, and development potential are subject to change and must be independently investigated and corroborated by buyer and buyer's advisors. Buyer shall rely solely on its own inspections, investigations, and due diligence.







COMMERCIAL.



Offered Exclusively By
Century 21 Masters Commercial

Enrique Vasquez Plaza
Commercial Real Estate Advisor
Century 21 Masters Commercial

 Walnut Office
1169 Fairway Drive
Walnut, CA 91789

 Phone: 626-324-0388
 Email: enriquec21masters@gmail.com
 CA DRE License #01868555

CONFIDENTIALITY & DISCLAIMER

This brochure is for informational purposes only and does not constitute an offer to sell or a solicitation of an offer to buy. All information is subject to verification. Buyers are encouraged to conduct independent due diligence.