

PURCHASE OPPORTUNITY—LAND WITH IMPROVEMENTS



Ideal For Owner/User or Investor

9,979± SF Food Processing Building on 62,866± SF Land

5625 AVALON BLVD & 427-431 E 57TH ST, LOS ANGELES 90011



Offering Memorandum

5625 AVALON BLVD & 427-431 E 57TH ST LOS ANGELES, CA 90011

Property Details

5625 Avalon Blvd

Land Use:	Food Processing
Building Area:	9,979± SF
Land Area:	52,666± SF
Year Built:	1938
Stories:	One
Construction:	Wood Frame/Stucco & Block
Floor Cover:	Vinyl & Cement Slab
Clear Height:	14'-20'
Ground Level Loading Door:	8' x 10'
Power:	2000A/120-280V/3-Phase
Zoning:	LA C2-1VL-CPIO
Assessor's Parcel Number:	5101-004-026

427 E 57th Street

Use:	Parking Lot
Land Area:	5,100± SF
Zoning:	LA R2-1-CPIO
Assessor's Parcel Number:	5101-004-006

431 E 57th Street

Use:	Parking Lot
Land Area:	5,100± SF
Zoning:	LA R2-1-CPIO
Assessor's Parcel Number:	5101-004-005

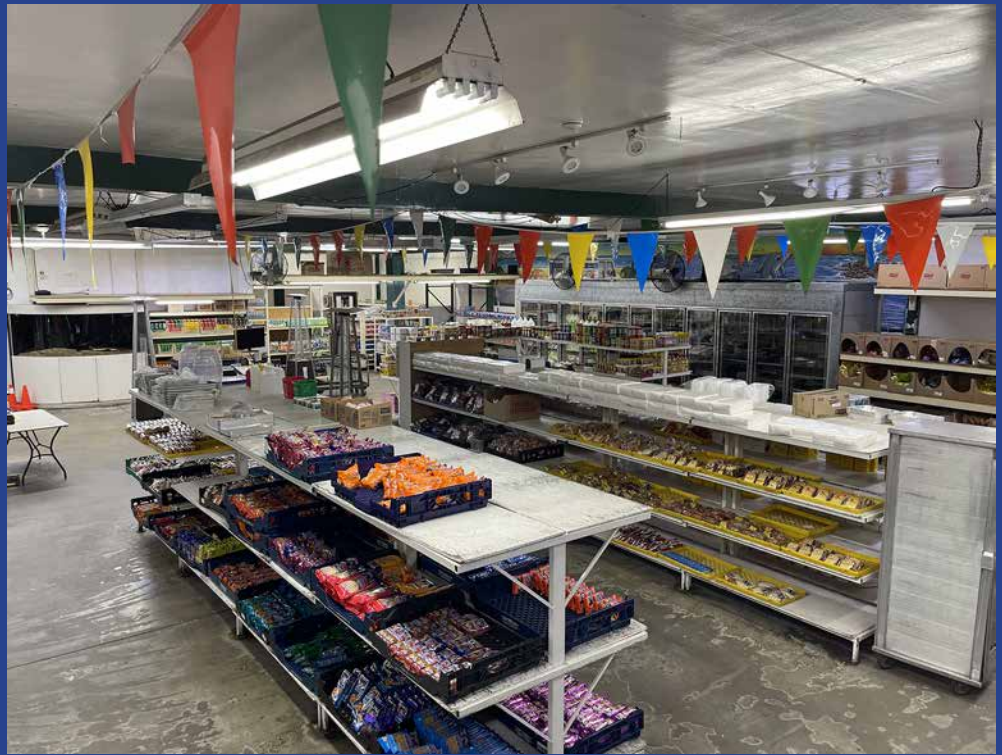
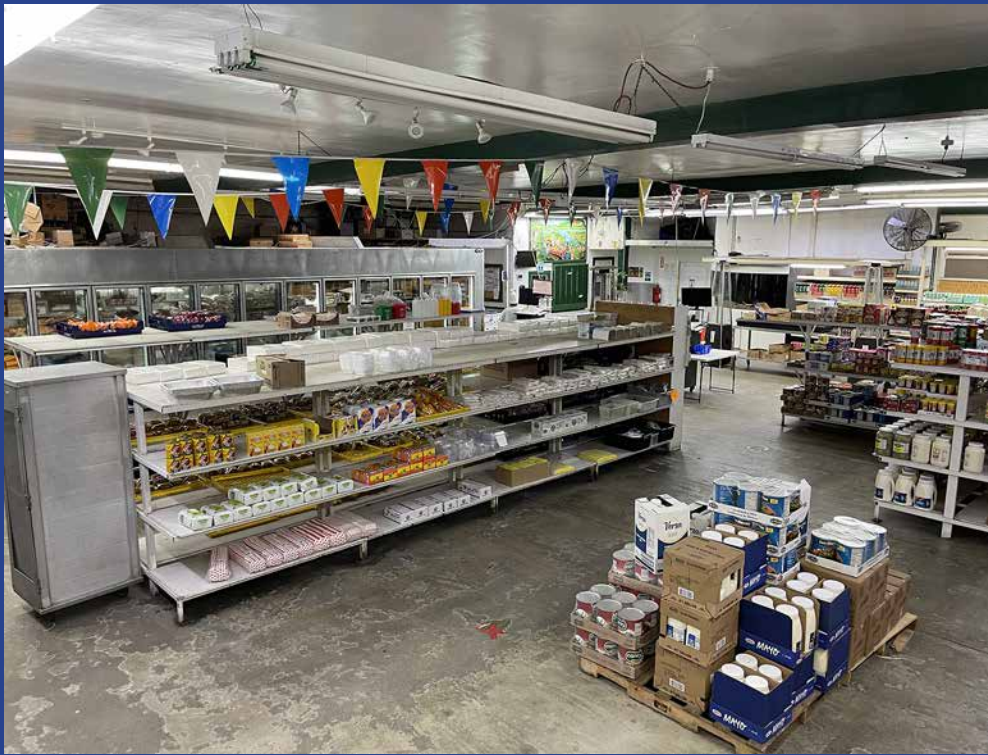
Property Highlights

- 9,979± SF warehouse with various freezer & refrigerator storage on 62,866± SF of land
- Ideal for various food uses including wholesale, commissary, storage, ghost kitchen applications, and other food related uses. Also any use that requires large parking for food trucks, trailer, and truck parking.
- Ideal for owner/user or investor
The C2/R2 zoning allows for various future developments
- 112 food truck stalls with wash hoses; 10 ice machines (5 ton each); 4 walk-in refrigerators; 1 freezer; dry warehouse storage; heavy power (buyer to verify); propane gas on site
- Located on the west side of Avalon Blvd block-to-block between 56th Street and 57th Street
- Frontage on 3 streets: 255' on Avalon Blvd, 366' on 57th Street, and 169' on 56th Street
- Easy access in/out of greater Los Angeles — 5 blocks east of the Harbor (110) Freeway
- TOC: Tier 2
- *Business opportunity in addition to the real estate (call broker for details)*

Asking Price: \$9,500,000 (\$151.12 Per SF Land)





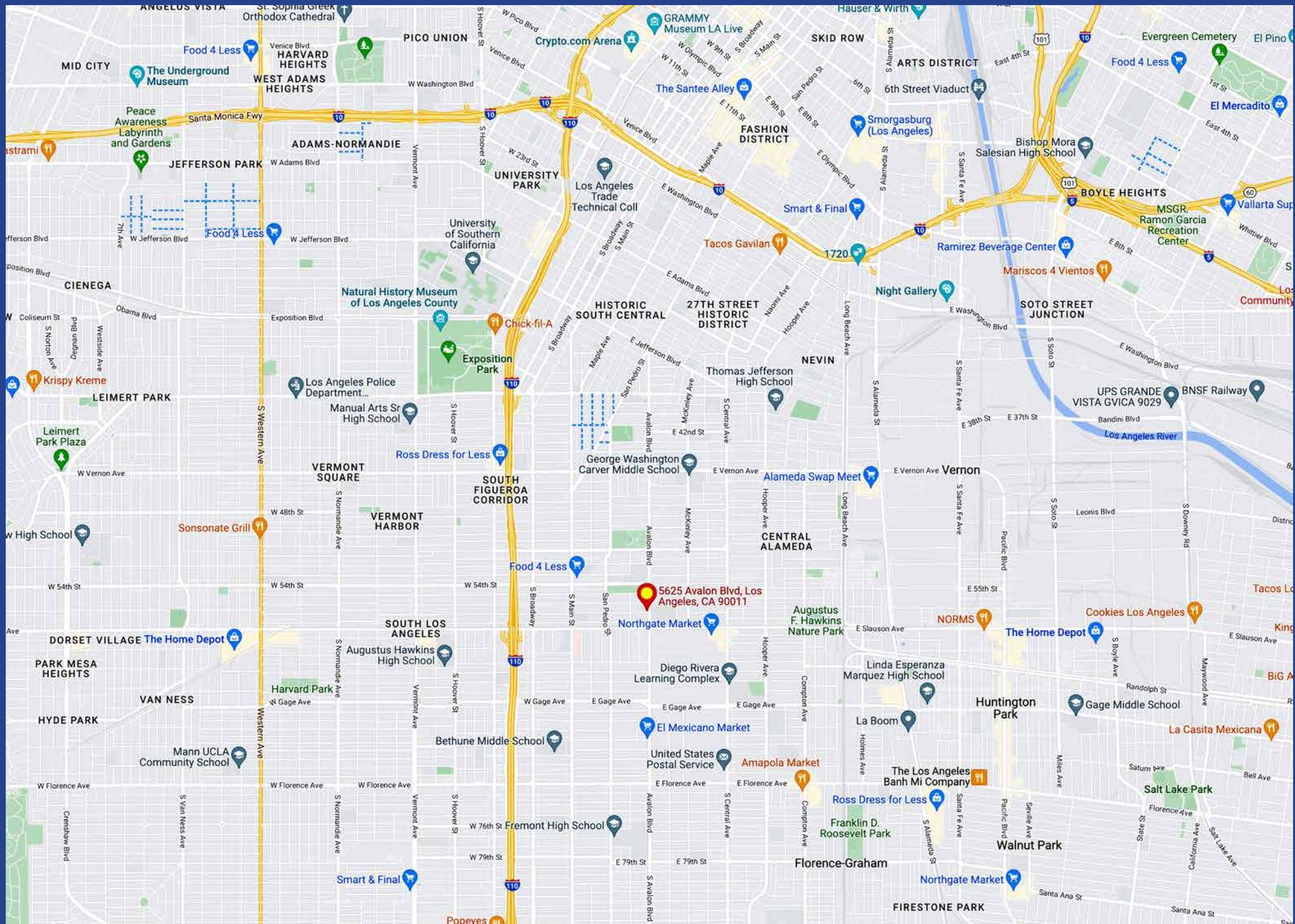


Aerial Photo



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Area Map



Comparable Land Sale Values

5625 Avalon Blvd & 427-431 E 57th St, Los Angeles, CA 90011

Comparable Land Properties Sold Within a 2-Mile Radius During the Past 24 Months

Address	City	ZIP	Land Use	Bldg SF	Land SF	Sale Date	Sale Price	Per SF Land
3971-3977 Flower Dr	Los Angeles	90037	Commercial Land		13,939	02/20/2023	\$2,850,000	\$204.46
4420 S Broadway	Los Angeles	90037	Commercial Land		24,710	01/13/2023	\$3,150,000	\$127.48
7320 Broadway	Los Angeles	90003	Commercial Land	2,326	6,098	09/09/2022	\$795,000	\$130.37
6500 Avalon Blvd	Los Angeles	90003	Industrial Land		64,904	06/30/2022	\$8,500,000	\$130.96
135 E Vernon Ave	Los Angeles	90011	Auto Repair	156	5,739	12/13/2020	\$900,000	\$156.82

Average Price Per SF Land Value:

\$150.02

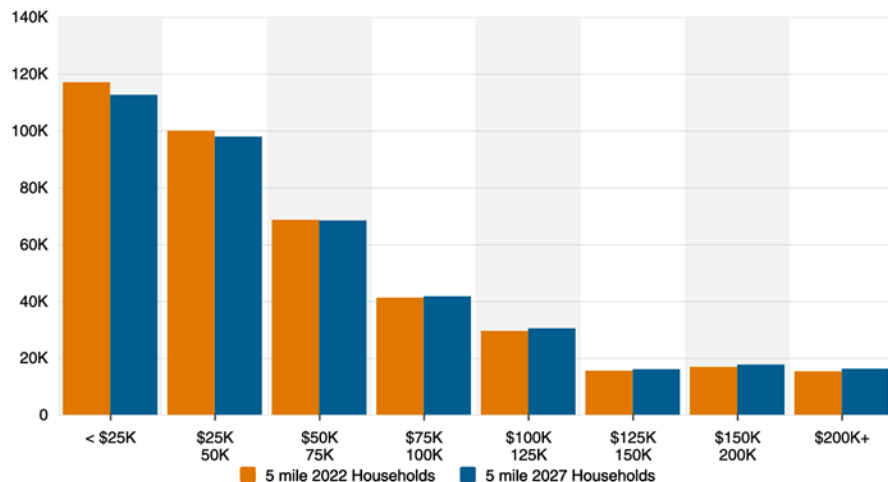
5625 Avalon Blvd & 427-431 E 57th St Comparable Sale Value:

\$9,431,108

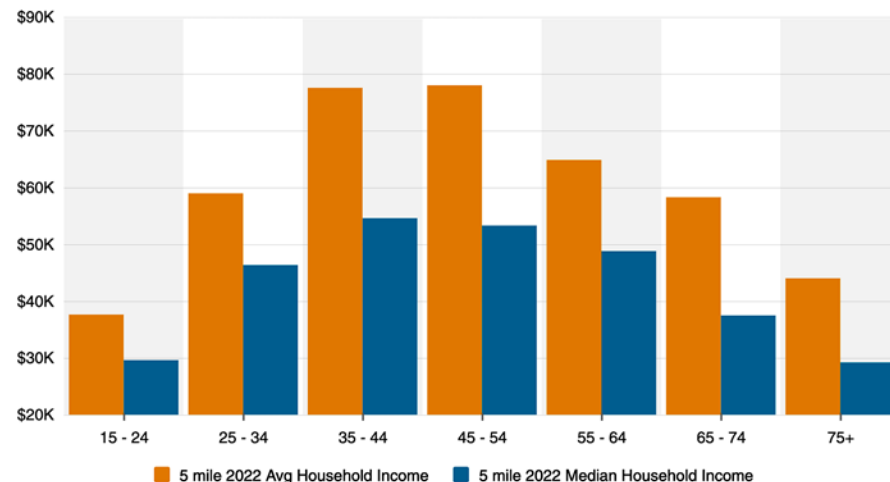
(Based Upon 62,866 SF of Land)

Neighborhood Demographics

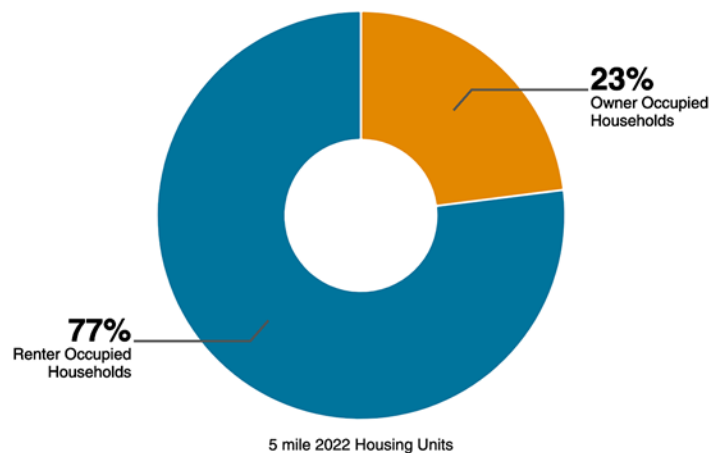
Household Income



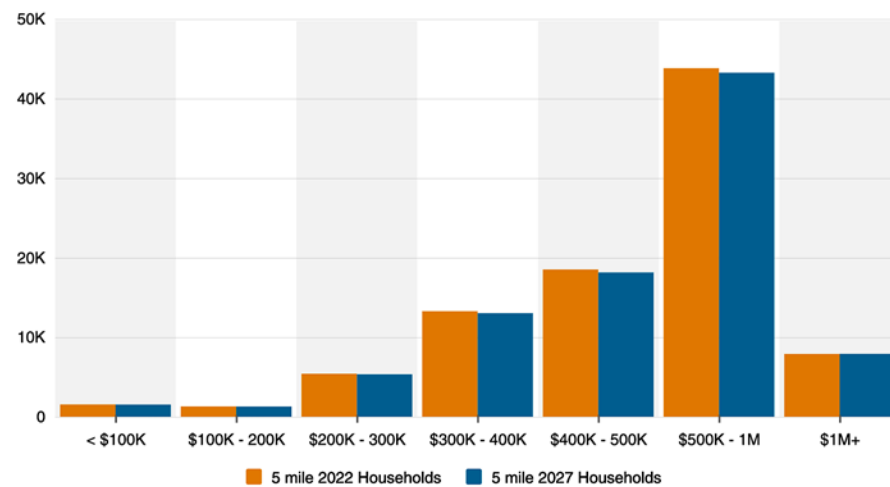
Household Income By Age



Housing Occupancy



Home Values



5625 Avalon Blvd & 427-431 E 57th St
Los Angeles, CA 90011

9,979± SF Food Processing Building
62,866± SF of Land

Owner/User or Investor
Purchase Opportunity



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