

BANKRUPTCY SALE

FOR SALE

2-Story Office Building



Existing use is Hyundai Health Center Korean Spa

±27,500 SF Building on ±33,729 SF of Land
3625 W 6th Street, Los Angeles, CA 90020

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial • Residential
OFFERING MEMORANDUM

**3625 W 6TH STREET
LOS ANGELES, CA 90020**

Total Building Area	±27,500 SF
Total Land Area	±33,729 SF
Stories	2
Year Built	1955
Construction	Masonry
Elevators	One (Passenger)
Parking	70 Surface Spaces
Zoning	LA C2-1
APN	5502-017-021
TOC	Tier 4
Opportunity Zone	Yes
Frontage	150' on 6th Street 225' on Armore Avenue

Property Highlights

- Bankruptcy sale
- 2-story office building
- Existing use is Hyundai Health Center Korean Spa (delivered vacant at close of escrow)
- Heavy traffic signalized corner location
- 25,176 vehicles per day (2025)
- Includes gated parking lot for ±70 vehicles
- Prime Koreatown location one block west of Normandie Avenue and one block north of Wilshire Boulevard
- Easy access to the Hollywood (101), Santa Monica (I-10) and Harbor (110) Freeways
- Located in a Designated Qualified Opportunity Zone (tax benefits)

**SALE PRICE: \$6,900,000
(\$250.91 Per SF Building)**

*Sale subject to bankruptcy court approval and overbid;
property sold "as-is".*



cbs bank

노래방 오픈
213-487-0008

현대사우나

GSO
1-800-451-4511



현대사우나 스팀방

현대사우나 스팀방

노래방

현대사우나 스팀방

CYBER 노래방

Night Training
KICK-Boxing 217777-5842
1:1 Personal Train

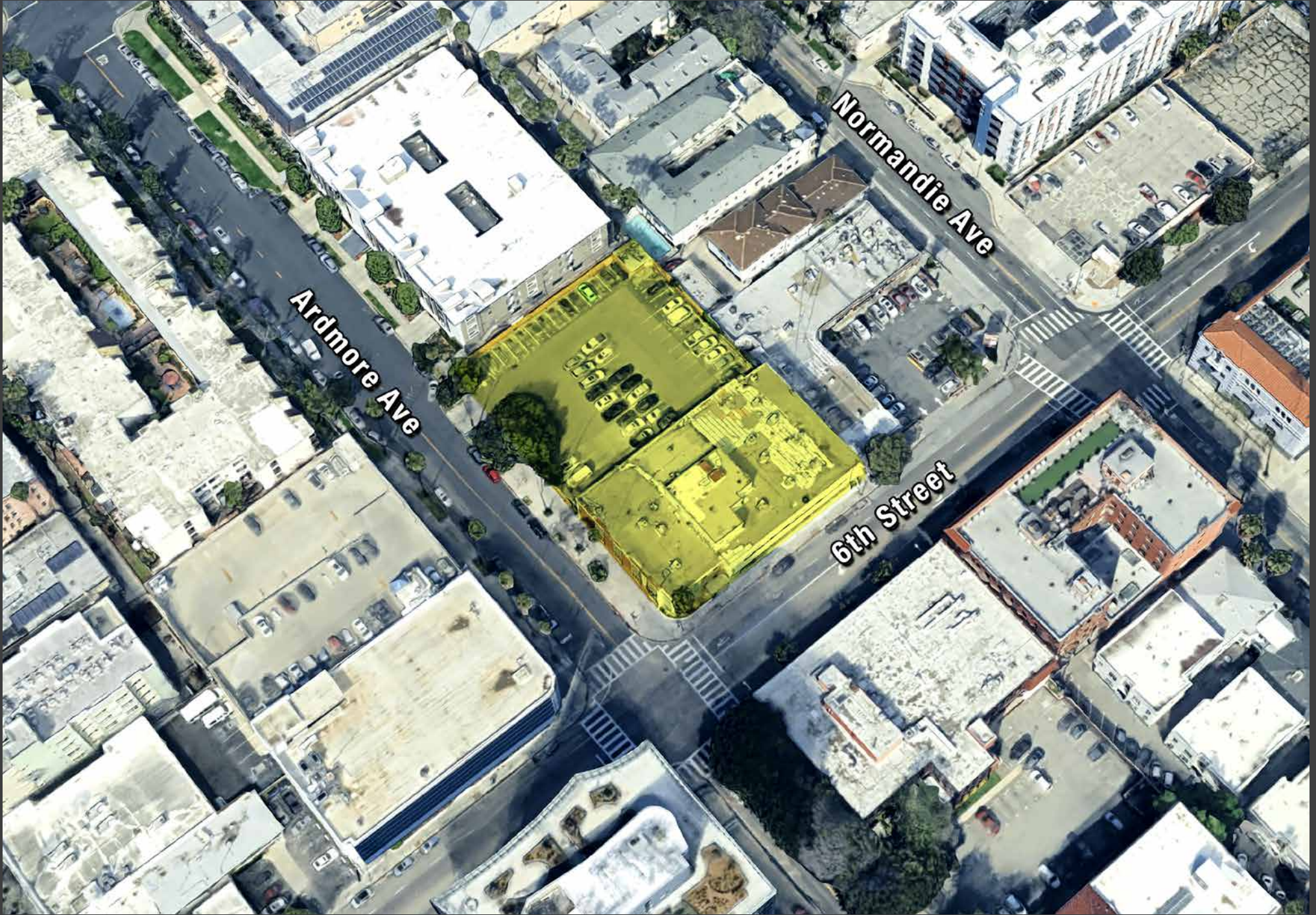
현대탁구클럽
218-482-9003

현대사우나 스팀방

현대사우나 스팀방

SPEED LIMIT 35

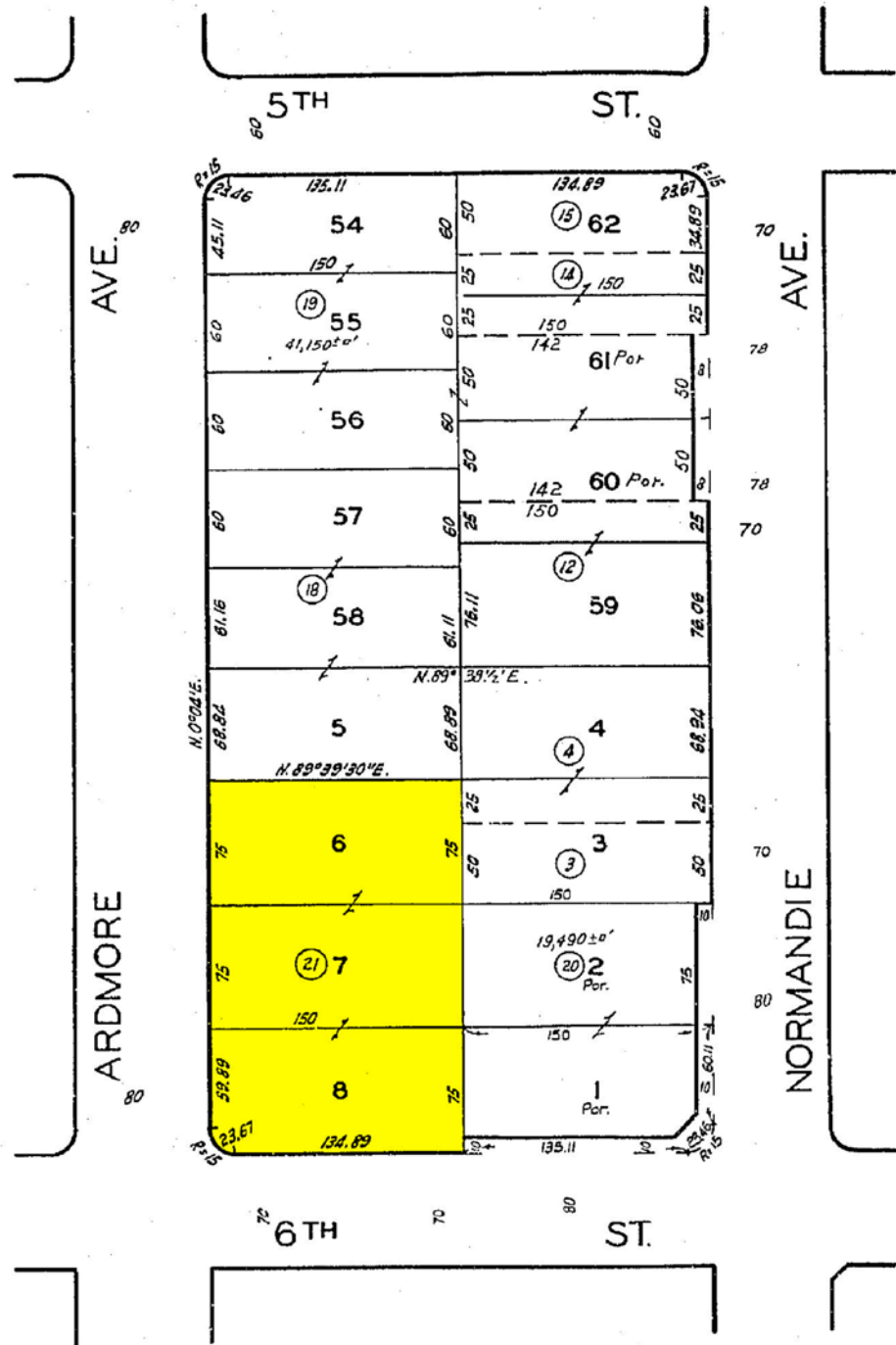
Aerial Photo

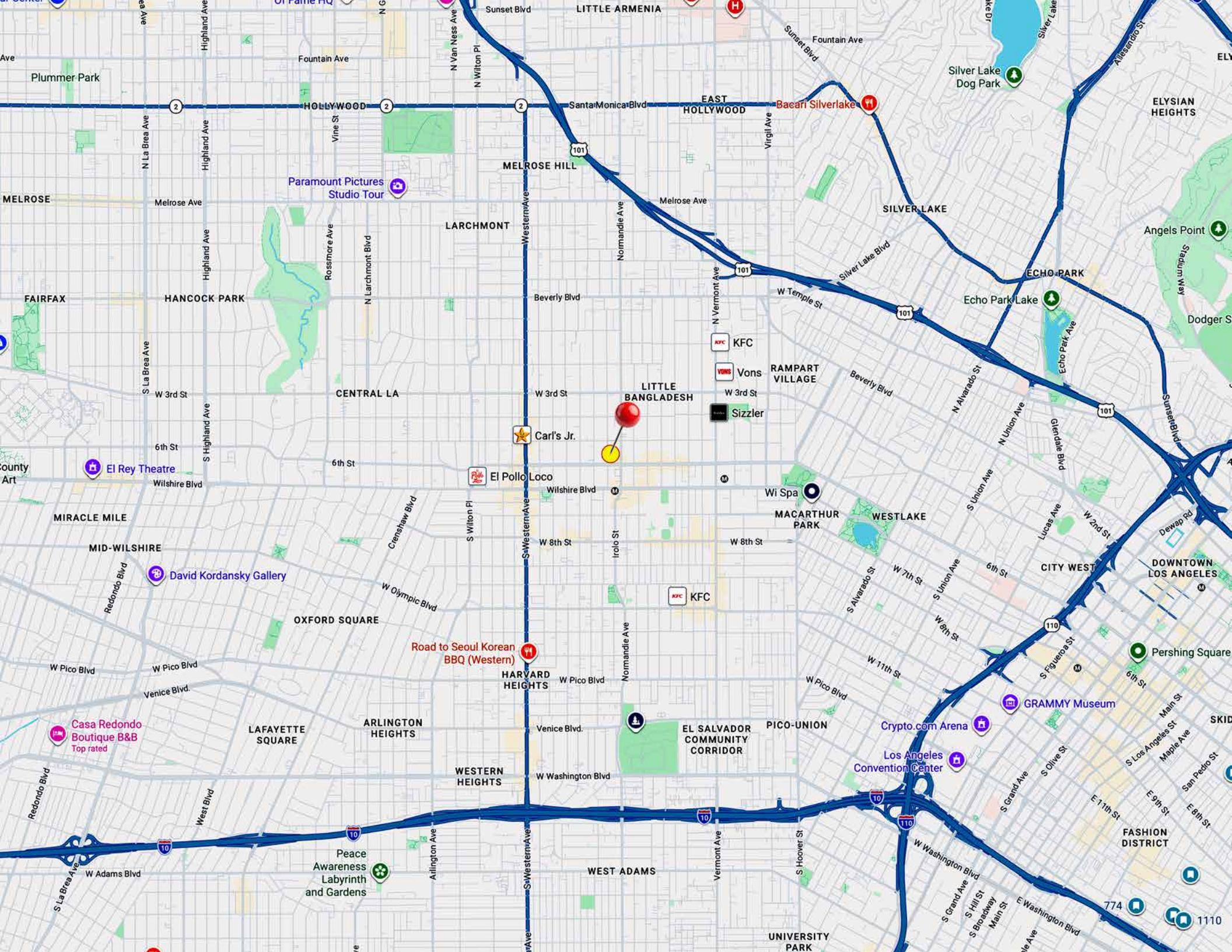


Plat Map



WELLINGTON PLACE
M.B. 9-80





LITTLE BANGLADESH

Road to Seoul Korean BBQ (Western)

Carl's Jr.

El Pollo Loco

KFC

Vons

Sizzler

Wi Spa

KFC

GRAMMY Museum

Crypto.com Arena

Los Angeles Convention Center

El Rey Theatre

David Kordansky Gallery

Casa Redondo Boutique B&B
Top rated

Peace Awareness Labyrinth and Gardens

Paramount Pictures Studio Tour

Silver Lake Dog Park

Angels Point

Echo Park Lake

Pershing Square

Los Angeles Convention Center

Los Angeles Convention Center

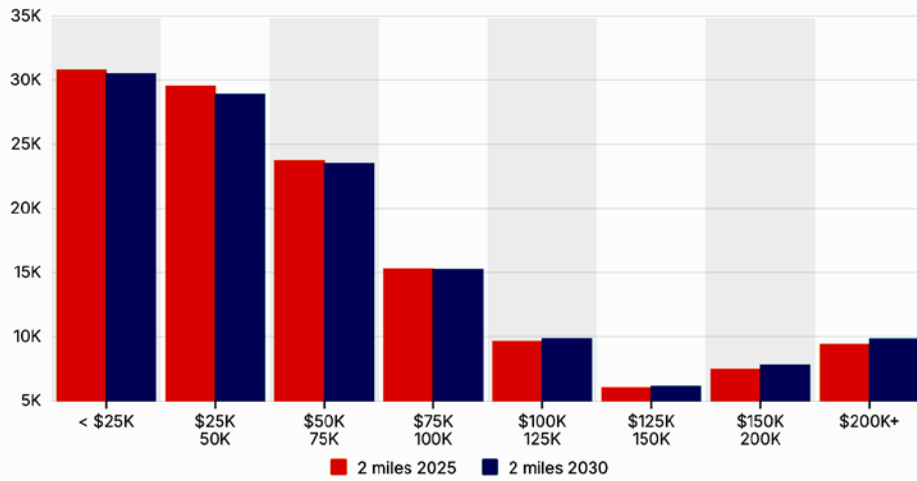
Los Angeles Convention Center

Los Angeles Convention Center

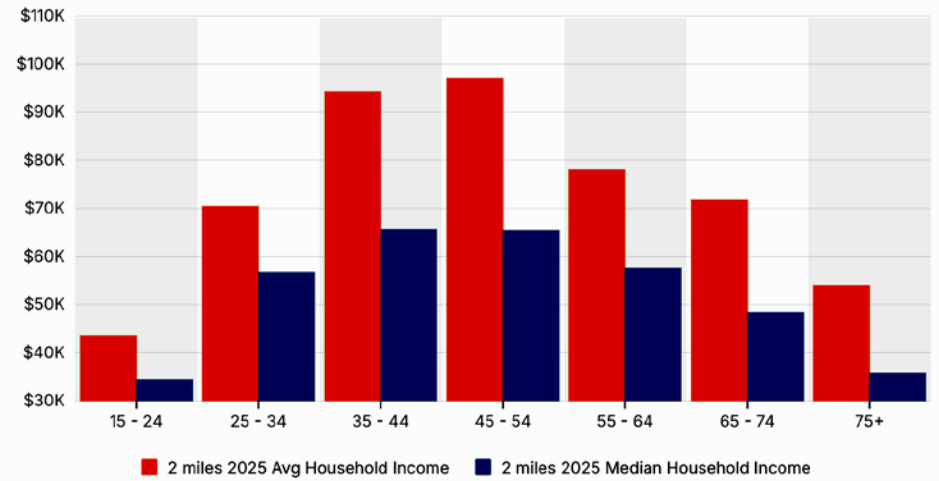
Los Angeles Convention Center

Neighborhood Demographics

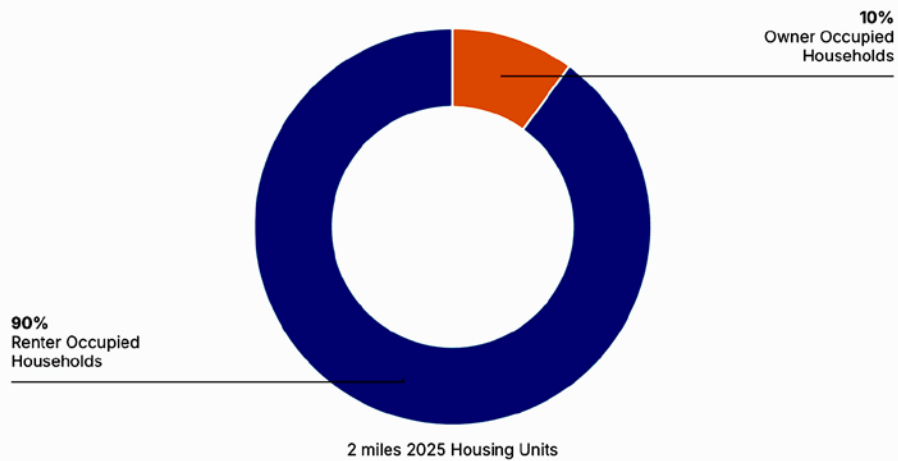
Households By Income



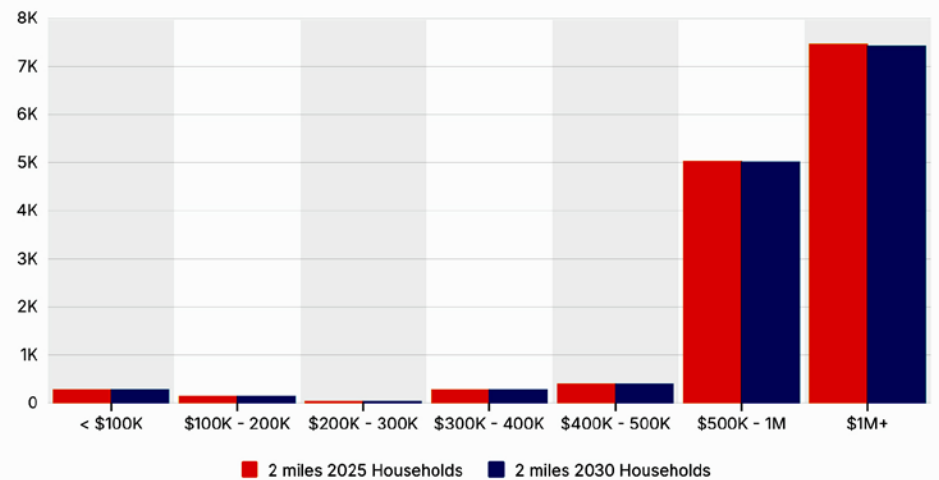
Household Income By Age



Housing Occupancy



Home Values



BANKRUPTCY SALE

±27,500 SF Office Building

±33,729 SF of Land

HEAVY TRAFFIC SIGNALIZED CORNER LOCATION



Exclusively Represented By

Jeff Luster | Major Properties

213.804.3013

jeff@majorproperties.com

CA DRE #00636424

Rene Mexia | Major Properties

213.446.2286

rene@majorproperties.com

CA DRE #01424387

Bill Friedman

213.200.2500

billfried@earthlink.net

CA DRE #00672015

Coldewell Banker Realty

11661 San Vicente Blvd

Floor 10

Los Angeles, CA 90049

The information contained in this offering material is confidential and furnished solely for the purpose of a review by prospective Buyers of the subject property and is not to be used for any other purpose or made available to any other person without the express written consent of Major Properties. This Brochure was prepared by Major Properties. It contains summary information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that a prospective Buyer may desire. All information is provided for general reference purposes only and is subject to change. The summaries do not purport to be complete or accurate descriptions of the full documents involved, nor do they constitute a legal analysis of such documents. This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.