

BANKRUPTCY SALE: 6/24/2026

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 101, I-10, and 110 freeways
- Located in a Designated Qualified Opportunity Zone

Interested parties can overbid via Zoom in Bankruptcy Court at 10:00 a.m. on 6/24/26. Any initial bid must be no less than \$7,000,000 with increments thereafter of no less than \$10,000. Any overbidders must be pre-qualified by Trustee in his sole discretion. At least 3 business days prior to the hearing, overbidders must deliver:

1. Cashier's check in amount of \$208,500 payable to Jason M. Rund, Chapter 7 Trustee;
2. Evidence of ability to close escrow unconditionally (e.g., current bank statement, unconditional loan commitment) acceptable to Trustee in Trustee's sole discretion;
3. Execute an affirmation of your agreement to be bound by each of the terms of the current Purchase Agreement and waive all contingencies.

You must contact the listing agent for a copy of the Affirmation Agreement and Chapter 7 Trustee's Motion for Entry of Order Approving Sale of Real Property.



cbs bank

RENTAL

노래방 오픈
213-487-0008

현대사우나

GSO
1-800-451-4511



현대사우나 스팀방

현대사우나

노래방

현대사우나 스팀방

CYBER 노래방

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

현대탁구클럽
218-482-9003

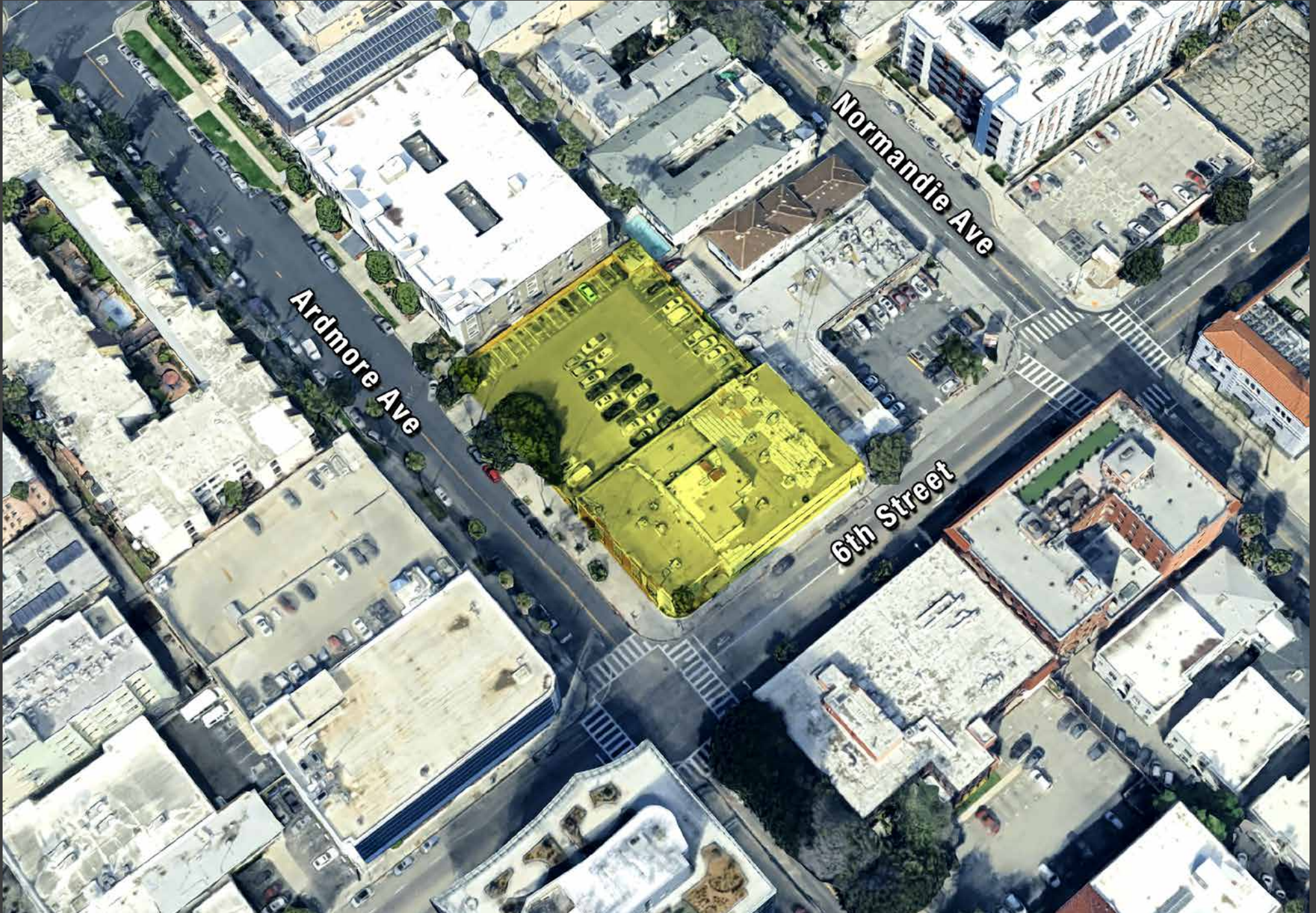
현대사우나 스팀방

현대사우나 스팀방

SPEED LIMIT 35

Yellow diamond warning sign

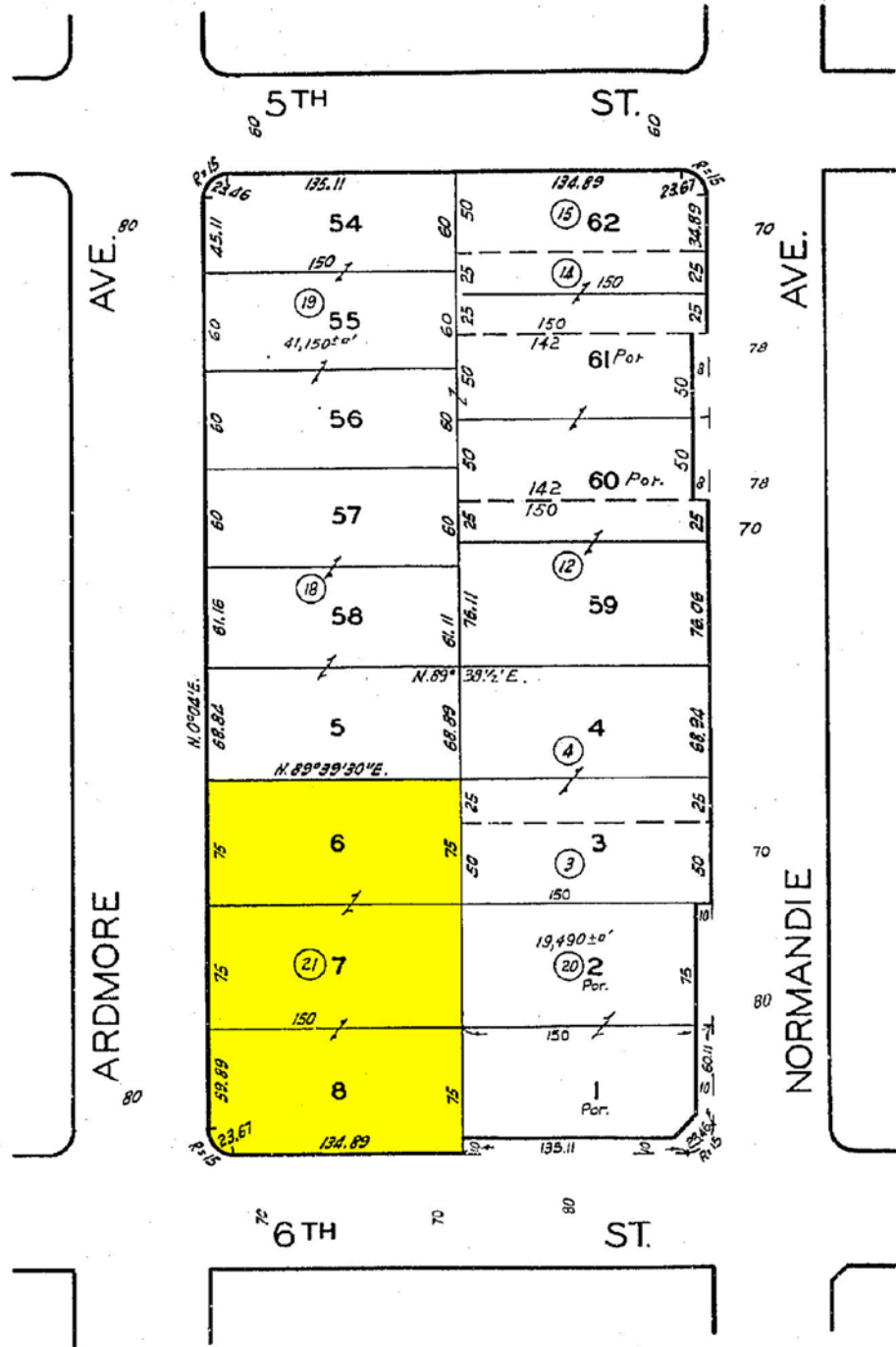
Aerial Photo

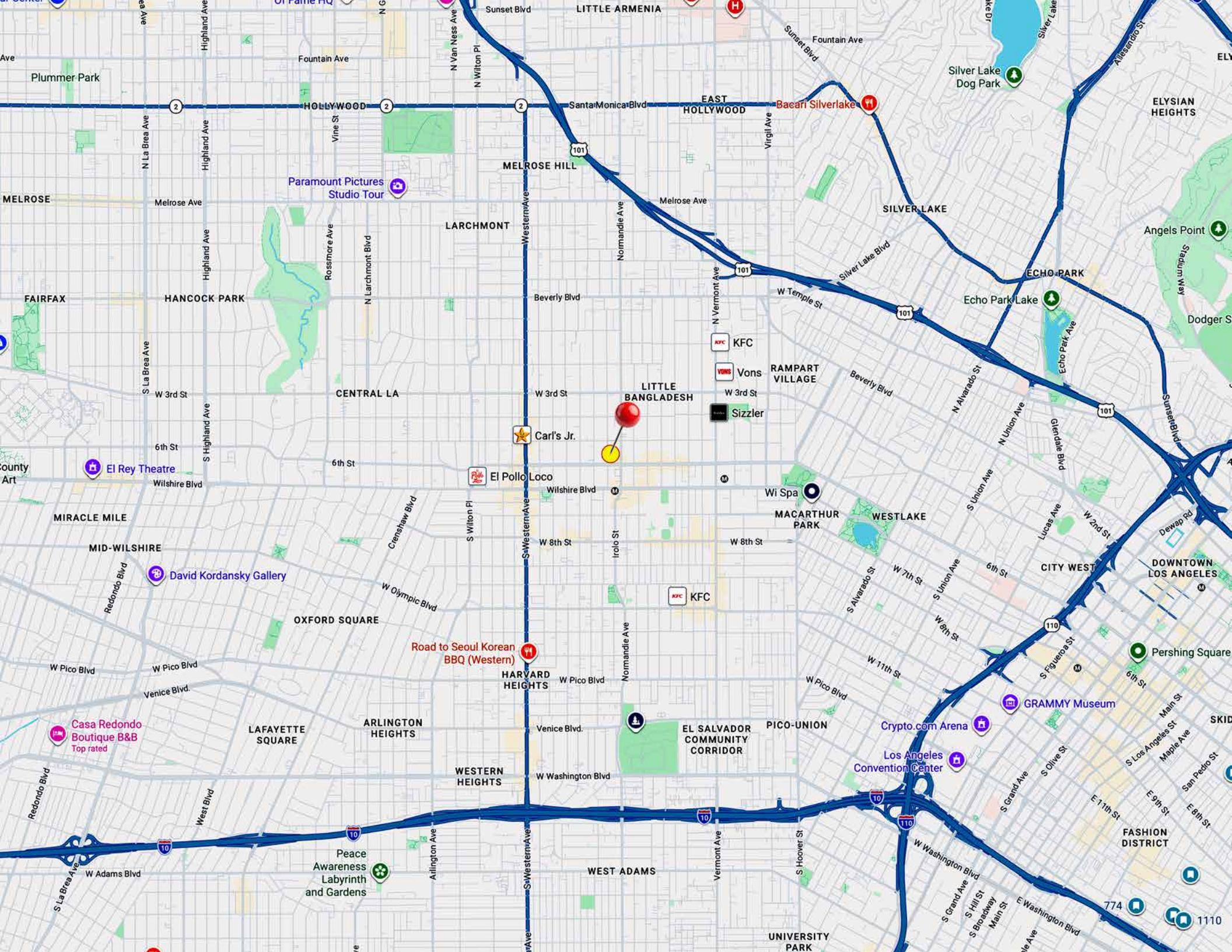


Plat Map



WELLINGTON PLACE
M.B. 9-80





LITTLE BANGLADESH

Irolo St

Carl's Jr.

El Pollo Loco

Road to Seoul Korean BBQ (Western)

HARVARD HEIGHTS

WEST ADAMS

KFC

Vons

Sizzler

KFC

Wi Spa

MACARTHUR PARK

EL SALVADOR COMMUNITY CORRIDOR

PICO-UNION

UNIVERSITY PARK

Crypto.com Arena

Los Angeles Convention Center

GRAMMY Museum

Paramount Pictures Studio Tour

El Rey Theatre

David Kordansky Gallery

Casa Redondo Boutique B&B
Top rated

Peace Awareness Labyrinth and Gardens

Silver Lake Dog Park

Angels Point

Dodger S

DOWNTOWN LOS ANGELES

Pershing Square

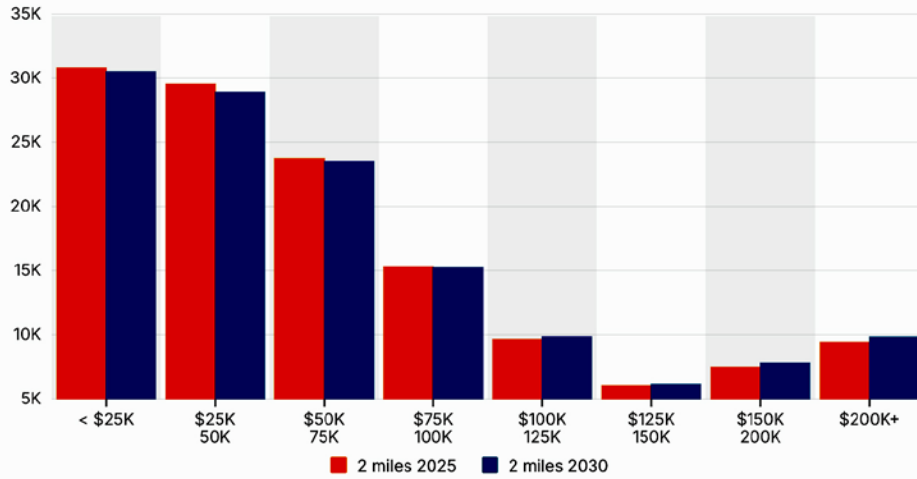
SKID

FASHION DISTRICT

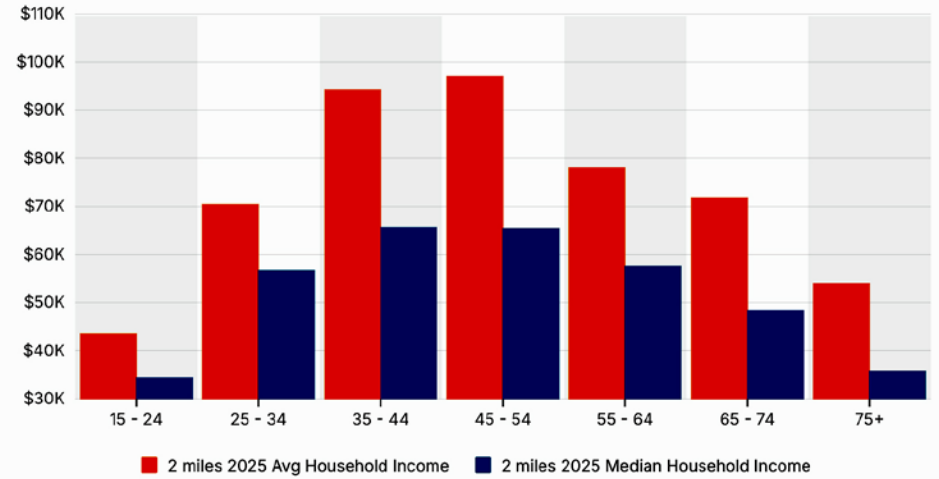
774 1110

Neighborhood Demographics

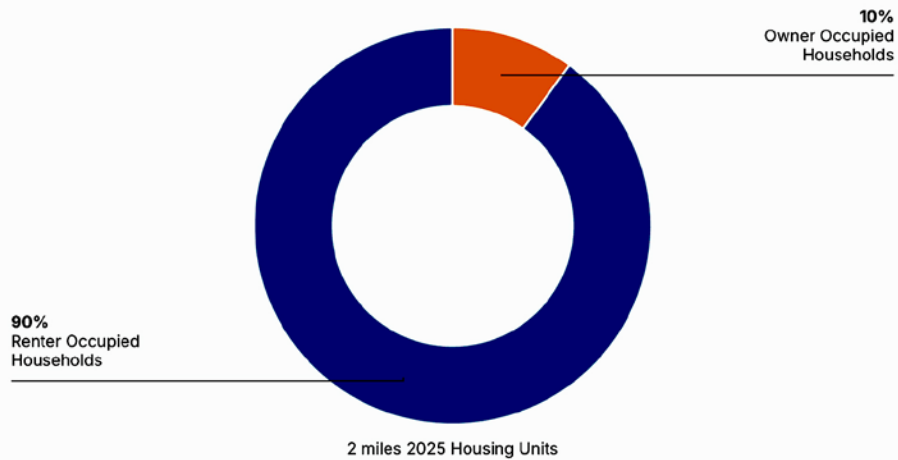
Households By Income



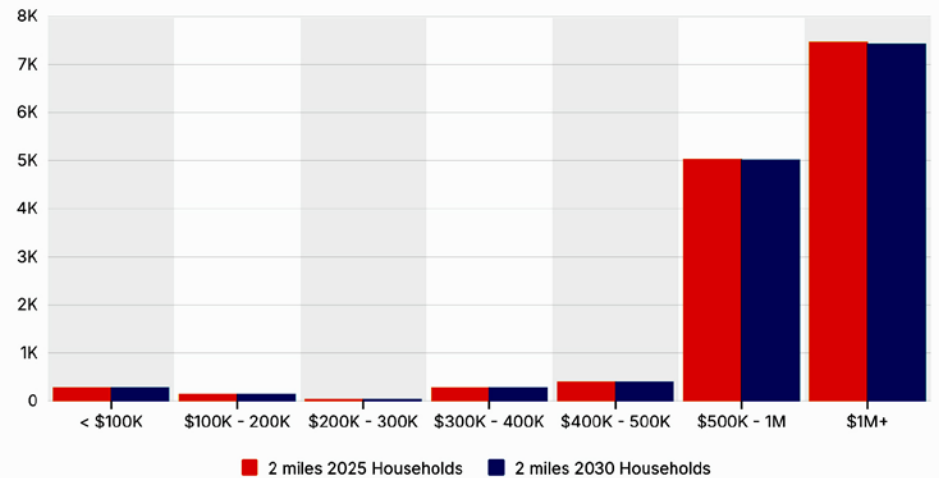
Household Income By Age



Housing Occupancy



Home Values



BANKRUPTCY SALE

±27,500 SF Office Building

±33,729 SF of Land

HEAVY TRAFFIC SIGNALIZED CORNER LOCATION



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