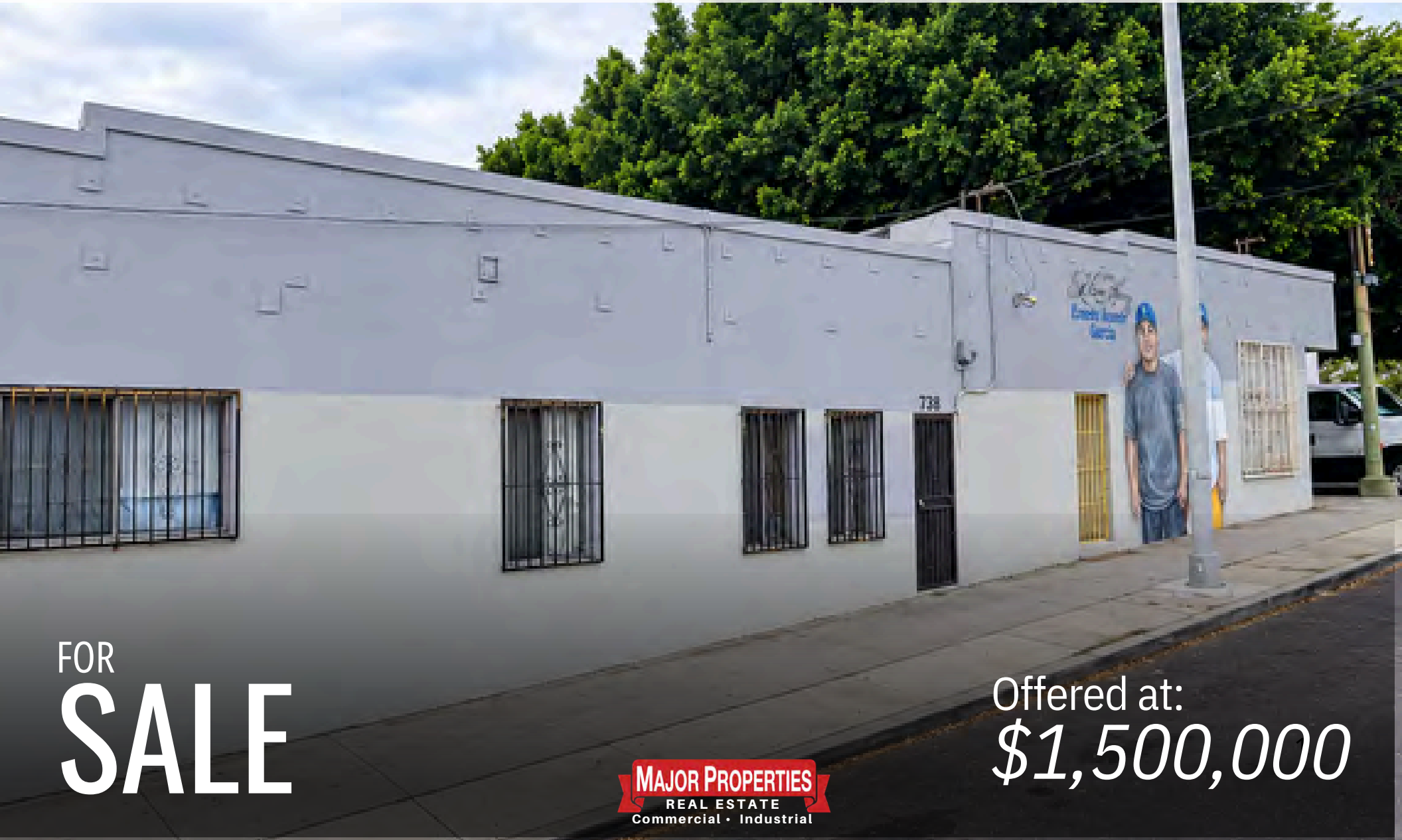


2501-2505 WHITTIER

LOS ANGELES, CA 90023

DEVELOPMENT OPPORTUNITY | LICENSED RECYCLING USE

±2,560 SF Building | ±7,410 SF Lot



FOR
SALE

Offered at:
\$1,500,000

MAJOR PROPERTIES
REAL ESTATE
Commercial • Industrial

EXECUTIVE SUMMARY

2501-2505 Whittier Blvd, Los Angeles, CA 90023
For Sale | ±2,560 SF of Building & ±7,410 SF of Land

2501-2505 Whittier Boulevard is a development or recycling-use opportunity with licensing, on the corner of Whittier Blvd and S Mathews St in Boyle Heights. Built in 1922 and zoned LAC2, the property has approximately 2,560 SF of improvements on two parcels totaling approximately 7,410 SF.

The site has three spaces: an owner-occupied recycling parcel of approximately 4,000 SF to the east, with the recycling license/permit included in the sale; a 2-bedroom, 1-bath residential unit at the rear next to the alley, month-to-month at \$2,000 per month, with 2-3 parking spaces; and an office/retail space with one restroom on the corner, now vacant. The owner pays water and electric (one meter each); the residential tenant pays gas.

Directly across the street, the City of Los Angeles is planning a new gymnasium at the Boyle Heights Sports Center. The site offers potential for high-density redevelopment of up to approximately 40 units (buyer to verify with the City), with the I-5, I-10, SR-60 and US-101 freeways minutes away.

\$1,500,000
PRICE

±\$202
PER LAND SF

*Buyer to verify all information

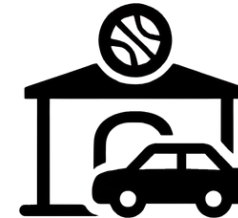


PROPERTY HIGHLIGHTS

Development or Recycling Use with Licensing



Corner
Retail/Office +
Rear Residential



New Gym
Planned Across
the Street



Recycling
License/Permit
Included



Potential for Up
to ±40 Units



2BR/1BA Unit
with 2-3 Parking
Spaces



Easy Access to I-5,
I-10, SR-60 & US-
101

PROPERTY DETAILS

Address	2501-2505 Whittier Blvd, Los Angeles, CA 90023
Property Type	Development / Licensed Recycling
Sale Price	\$1,500,000 ±\$202 /land SF
Current Income	\$2,000/mo (residential); retail vacant
Building SF	±2,560 SF
Lot SF	±7,410 SF
Utilities	1 water & 1 electric meter; gas
Improvements	Recycling (E), residential (rear), retail (corner)
Stories	1
Parking	2-3
Frontage	66' Whittier Blvd 108' S Mathews St
Year Built	1922
Zoning	LAC2
APN	5185-030-009 & 5185-030-010

**Buyer to verify all information*

Corner property in Boyle Heights, built in 1922 and zoned LAC2, offered for development or recycling use with licensing.

Three spaces on two parcels: an owner-occupied ±4,000 SF recycling parcel to the east (license/permit included); a 2BR/1BA residential unit at the rear next to the alley, \$2,000/mo month-to-month; and a vacant office/retail space with one restroom on the corner. 2-3 parking spaces.

New development directly across the street: the City plans a new gymnasium at the Boyle Heights Sports Center. Potential for high-density redevelopment of up to ±40 units (buyer to verify).

Owner pays water and electric; tenant pays gas. Minutes from the I-5, I-10, SR-60, US-101 and Downtown LA.

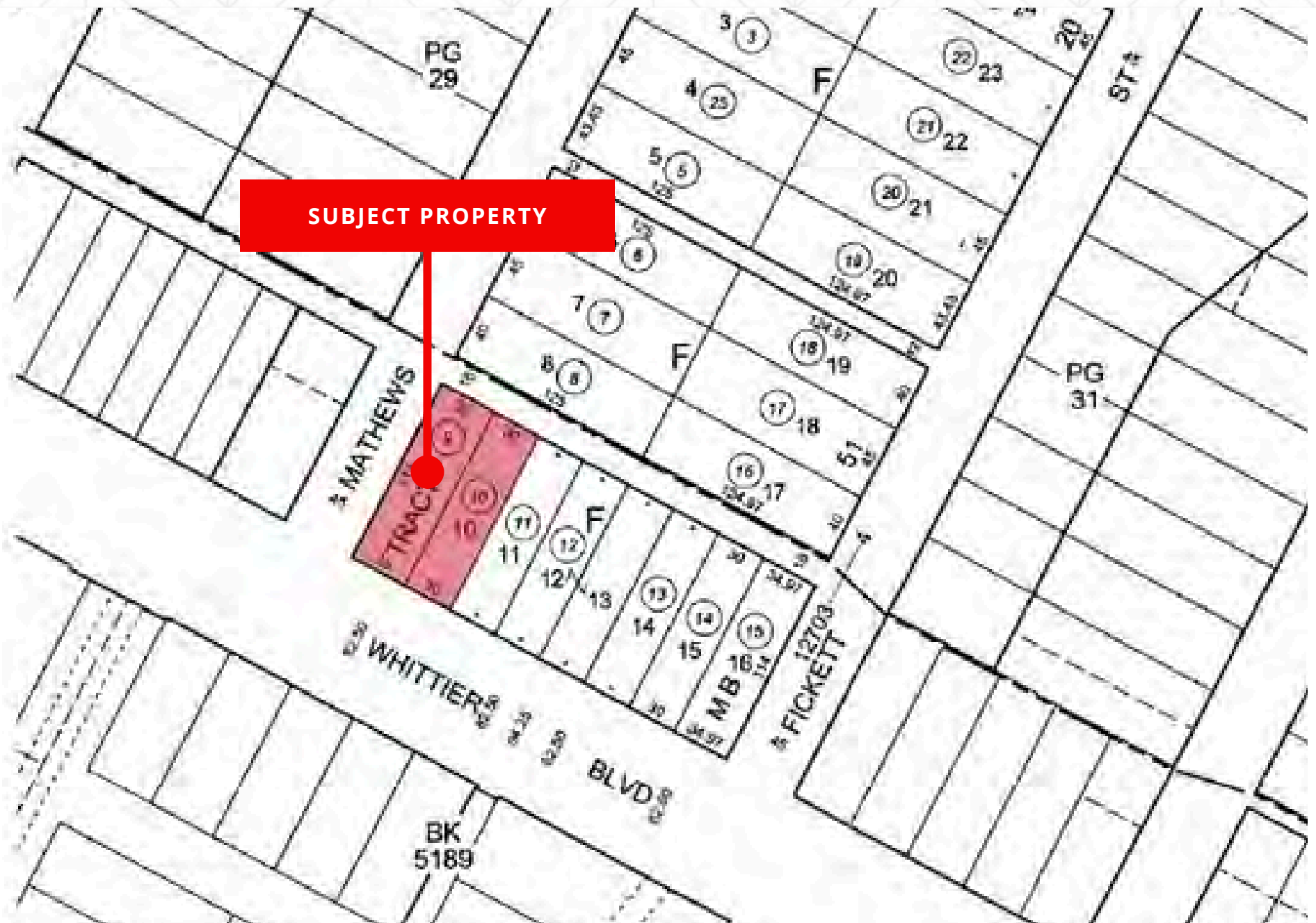








PARCEL MAP



AREA DEVELOPMENT

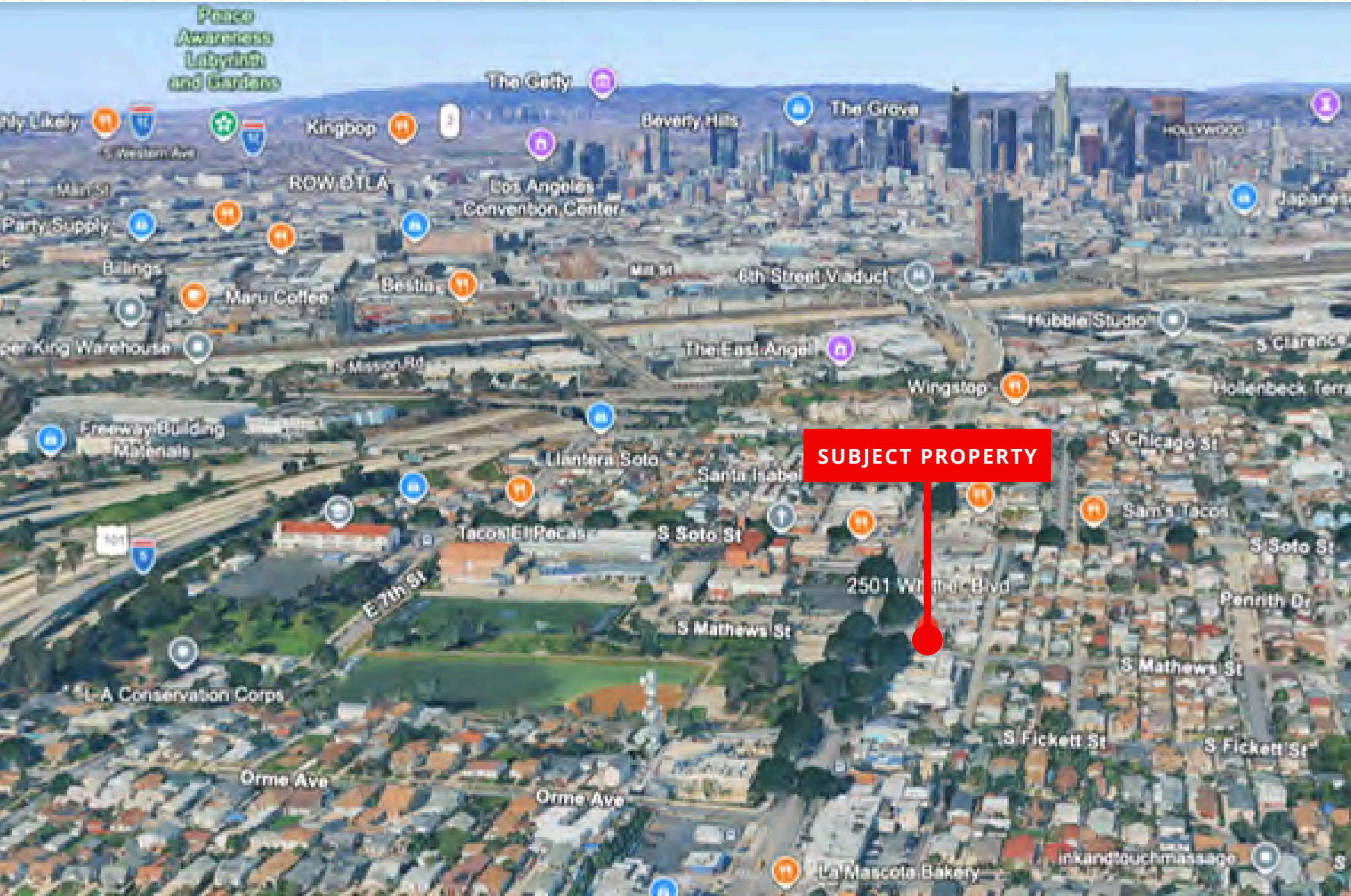


Directly across the street at 2501 Whittier Blvd, the City of Los Angeles is developing the Boyle Heights Sports Center Gymnasium - an approved and fully funded $\pm 17,500$ SF public gymnasium, currently in preconstruction.

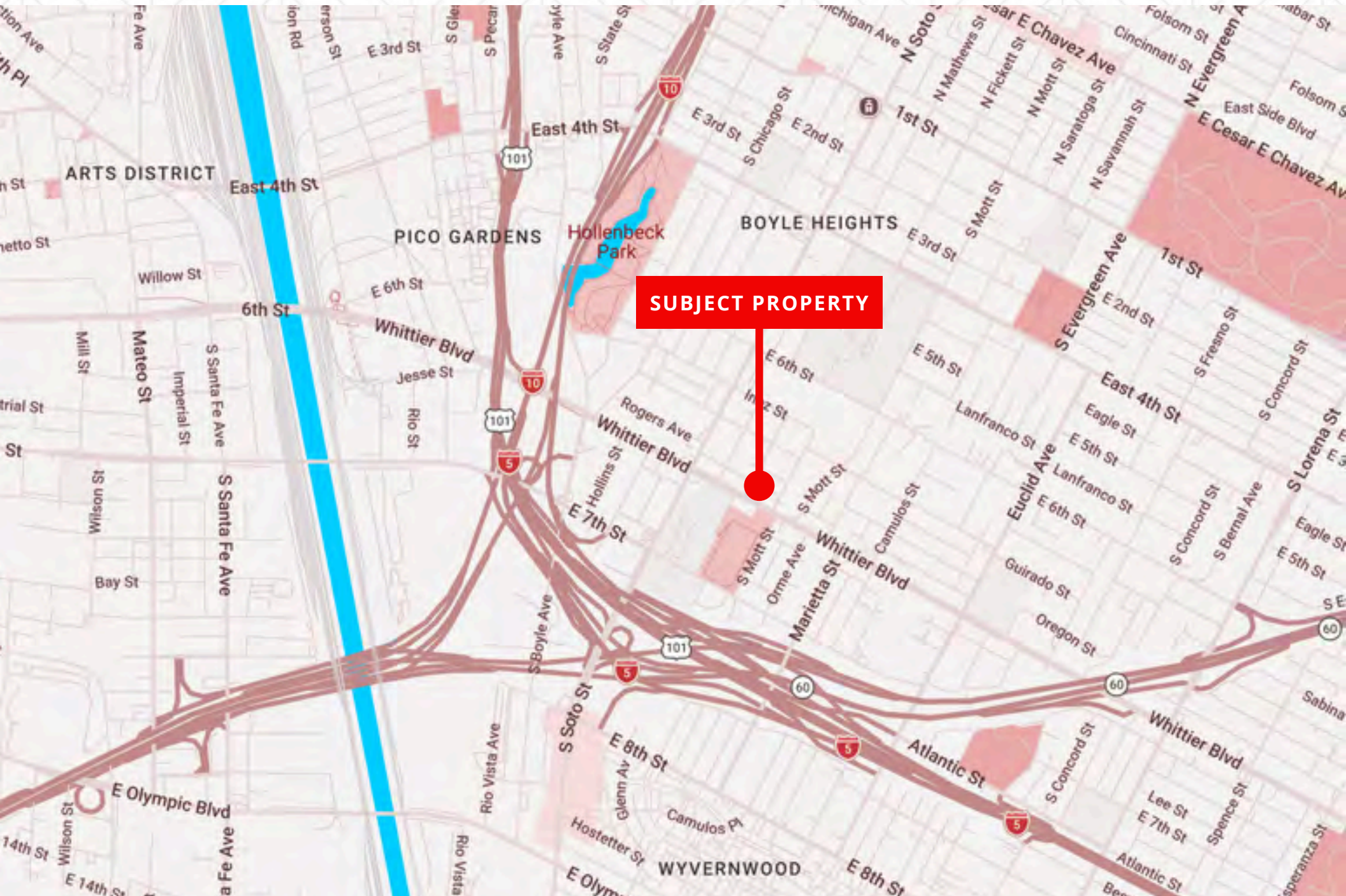


Renderings courtesy of Sparano + Mooney Architecture/City of Los Angeles Bureau of Engineering

THE AREA



THE MAP



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MAJOR PROPERTIES

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