

# Vacant Freestanding Retail Building

646 S. ATLANTIC BLVD., LOS ANGELES, CA 90022



- APPROXIMATELY 2,880 SF FREESTANDING RETAIL BUILDING ON 4,876 SF C3 ZONED LOT.
- JUST ONE BLOCK NORTH OF THE MAJOR SIGNALIZED INTERSECTION OF ATLANTIC & WHITTIER BLVD.
- LOCATED IN THE UNINCORPORATED CITY OF L.A.
- THE BUILDING FEATURES 2 ADA COMPLIANT BATHROOMS, A BREAK-ROOM / KITCHENETTE, A ROLL-UP DOOR IN THE REAR, BRAND NEW HVAC SYSTEM, AND HIGH CEILINGS; RANGES BETWEEN 11'11" & 13'8"
- **THE PROPERTY IS LEGALLY NON-CONFORMING, THUS PROVIDING NO PARKING RESTRICTIONS FOR ANY LEGAL USE UNDER CURRENT C3 ZONING.**
- THE SITE HAS GATED ON-SITE PARKING IN THE REAR, AS WELL AS AMPLE STREET PARKING.
- GOOD FRONTAGE; APPROXIMATELY 37 FEET ALONG ATLANTIC BLVD.
- EXCELLENT ACCESSIBILITY; LESS THAN 1 MILE FROM THE 60, 710, & 5 FREEWAYS.
- GREAT DEMOGRAPHICS; APPROXIMATELY 50,000 PEOPLE RESIDE WITHIN A 1-MILE RADIUS AND APPROXIMATELY 250,000 PEOPLE RESIDE WITHIN A 3-MILE RADIUS.

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# Property Description



## OFFERING SUMMARY

<b>SALE PRICE:</b>	\$725,000
<b>BUILDING SIZE:</b>	2,880 SF
<b>PRICE / SF:</b>	\$251.74
<b>LOT SIZE:</b>	4,876 SF
<b>YEAR BUILT:</b>	1938
<b>YEAR RENOVATED:</b>	2020
<b>ZONING:</b>	LC-C3
<b>PARKING</b>	On-Site
<b>APN:</b>	6341-024-011
<b>FRONTAGE:</b>	37 FEET along Atlantic Blvd.

## PROPERTY OVERVIEW

Kw Commercial is pleased to present this Vacant retail building consisting of 2,880 SF on 4,876 SF LC-C3 zoned lot. The C-3 (Neighborhood Commercial) zoning allows for Retail Use, Medical Office, Professional Office, just to name a few.

The property features an ADA parking space, 2 ADA compliant bathrooms, a breakroom / kitchenette, roll-up door in the rear, brand new HVAC system, and high ceilings.

The site includes on-site parking in the rear in addition to ample street parking. Per the LA County Planner, there is no parking requirement for any legal use under the C3 zoning, including but not limited to MEDICAL & DENTAL. The property is Legally Non-Conforming.

The offering will attract an owner/user or an investor with a tenant in mind looking for a renovated retail building on a busy commercial thoroughfare in an area with strong residential and commercial demographics.

## LOCATION OVERVIEW

The Subject property is located just 3 parcels north of Hubbard St., and 1 block north of major signalized intersection of Whittier Blvd & Atlantic Blvd. The offering has excellent frontage; 37 FT along Atlantic Blvd and an approximate car traffic count of 24,000 cars per day.

It has easy freeway access, less than 1 mile from the 710, 60 and 5 Freeways.

The property is situated within an area that is comprised of clusters of family residences and retail properties. The retailers in the area consist of Pizza Hut, Chase, T-Mobile, Citi Bank, Verizon Wireless, McDonald's, Carl's Jr., K-Mart, El Super Market, Target, Rite Aid, Foot Locker, Wells Fargo, Subway, Starbucks, Taco Bell, Cricket Wireless, Bank of America, AT&T, Little Caesars, Wingstop, Baskin Robbins, Dollar Tree, O'Reilly's auto parts, Burger King, among a few...

This location benefits from strong demographics, with approximately 50,000 people residing within a 1-mile radius and approximately 250,000 people residing within a 3-mile radius.



## Additional Photos





## Additional Photos



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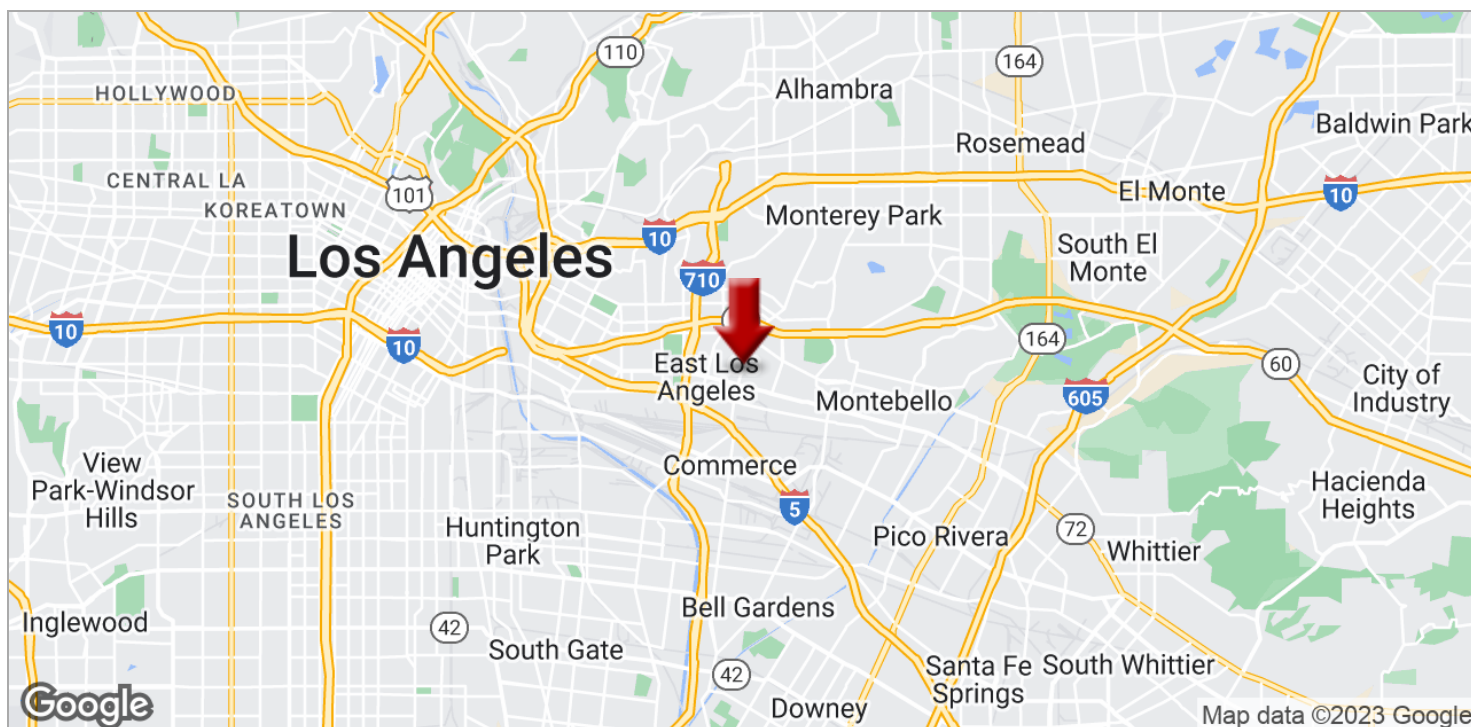
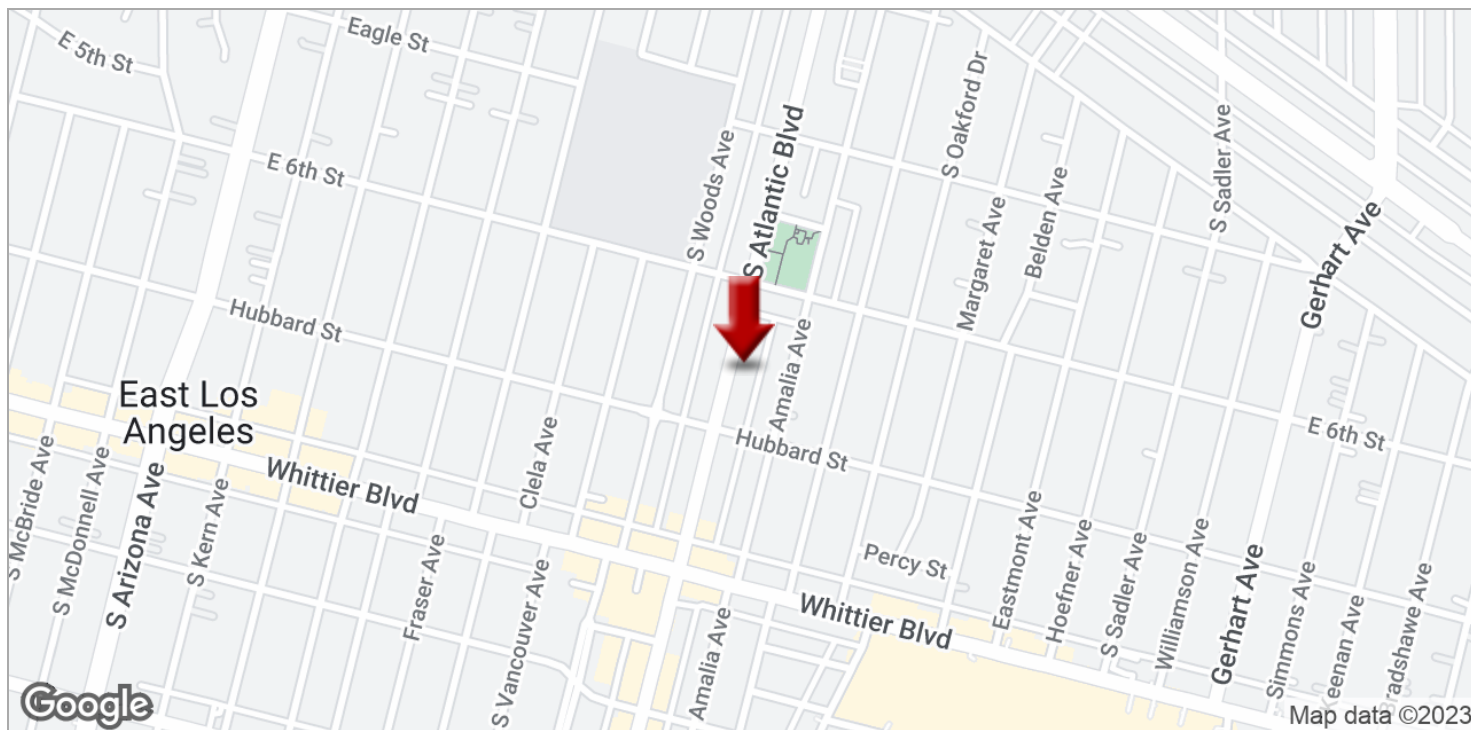


## Additional Photos



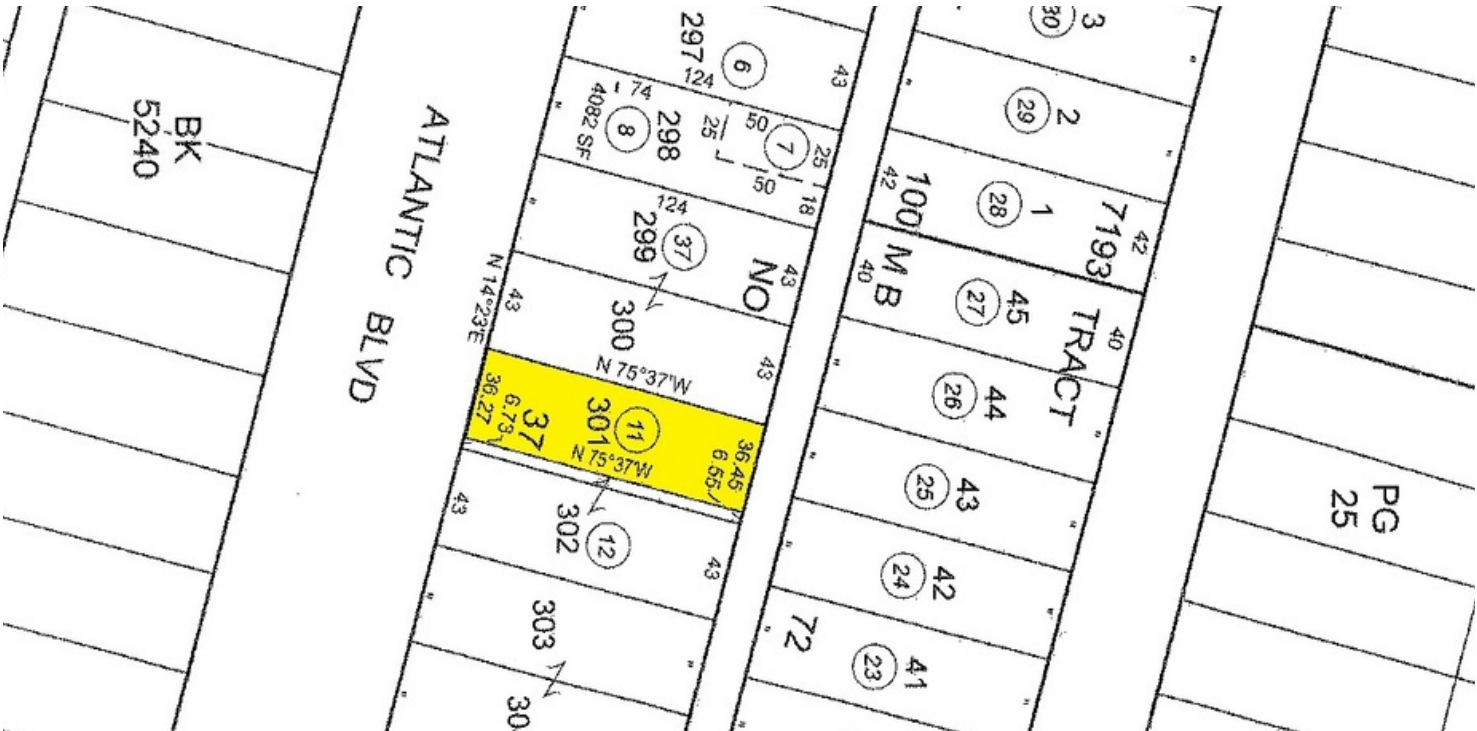


## Location Maps





# Aerial & Plat Map



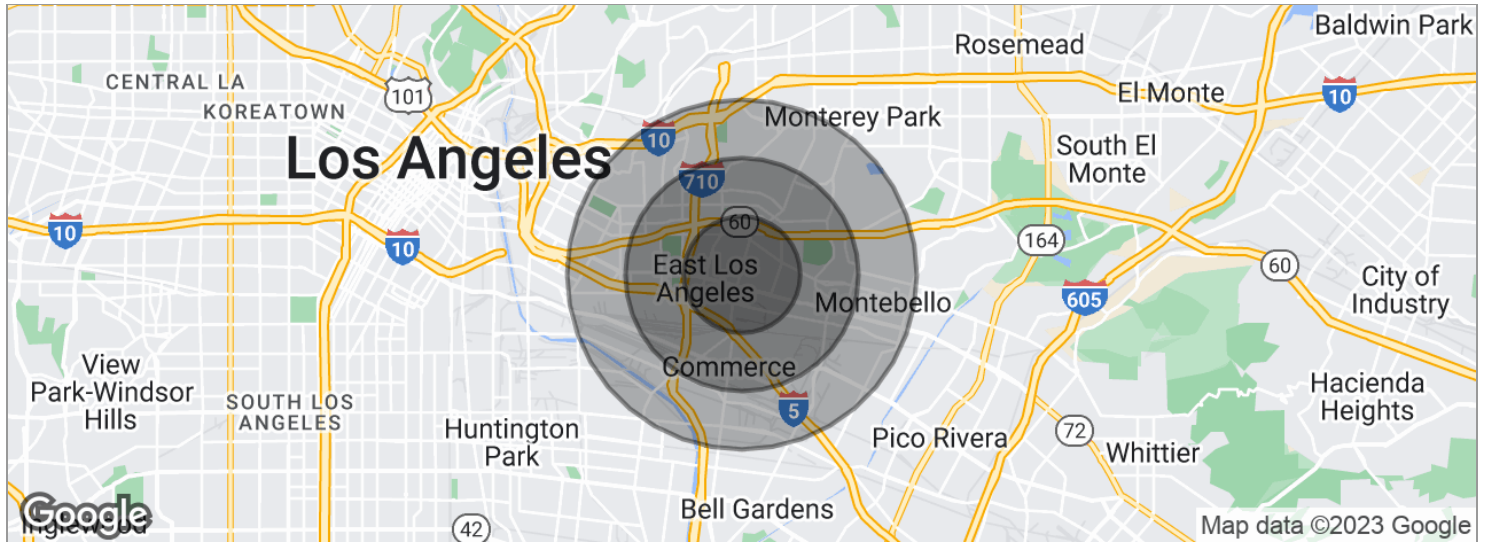


# Retailer Map





# Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	49,100	128,262	244,532
Median age	29.8	30.5	31.6
Median age (male)	29.5	29.4	30.6
Median age (Female)	30.1	31.7	32.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	12,775	34,082	65,831
# of persons per HH	3.8	3.8	3.7
Average HH income	\$47,551	\$52,020	\$55,605
Average house value	\$429,131	\$410,813	\$429,025
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	97.6%	90.9%	85.3%
RACE (%)	1 MILE	2 MILES	3 MILES
White	57.8%	52.5%	50.7%
Black	0.2%	0.4%	0.7%
Asian	1.3%	6.5%	10.4%
Hawaiian	0.3%	0.2%	0.2%
American Indian	0.8%	0.8%	0.7%
Other	38.5%	37.9%	35.5%

\* Demographic data derived from 2020 ACS - US Census