

2600

S. SAN PEDRO ST.
LOS ANGELES, CA



*Exterior Enhancements Underway



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involving the Property with any person other than the Registered Potential Purchaser, unless COLLIERS and Owner have approved, in writing, such disclosure provided, however, that the Informational Materials may be disclosed to the Registered Potential Purchaser’s partners, employees, legal counsel and institutional lenders (Related Parties) who, in the Registered Potential Purchaser’s judgment, need to know such information for the purpose of evaluating the potential purchase of the Property or any interest therein by the Registered Potential Purchaser. The Registered Potential Purchaser and such Related Parties shall be informed by COLLIERS of the confidential nature of the Informational Materials and must agree to keep all Information Materials strictly confidential in accordance to the agreement. The Registered Potential Purchaser understands and acknowledges that COLLIERS and the Owner do not make any representation or warranty as to the accuracy or completeness of the Informational Materials and that the information used in the preparation of the Informational Materials was furnished to COLLIERS by others and has not been independently verified by COLLIERS or Owner and is not guaranteed as to completeness of accuracy. The potential Purchaser agrees that neither COLLIERS nor the Owner shall have any liability, for any reason, to the Registered Potential Purchaser or Related Parties resulting from the use of the Informational Materials. The Registered Potential Purchaser hereby indemnifies and saves harmless COLLIERS and the Owner and their respective affiliates and successors, and assigns against and from any loss, liability or expense, including attorney’s fees, arising out of any (1) breach of any of the terms of the Agreement by the Registered Potential Purchaser or any Related Party, and (2) claim or claims by Registered Potential Purchaser or any of their representatives for commissions, fees and other compensation for the sale or proposed sale of the Property to the Registered Potential Purchaser. The Registered Potential Purchaser will be responsible for any and all commissions, fees, and other compensation to be paid to the Registered Potential Purchaser’s Broker.

OFFERING PROCEDURE

The Registered Potential Purchaser acknowledges that the Property has been offered for sale, subject to withdrawal from the market, change in offering price, prior sale, or rejection of any offer because of the terms thereof, lack of satisfactory credit references of any prospective Purchaser or for any other reason, whatsoever, without notice.

The Registered Potential Purchaser acknowledges that the Property is being offered without regard to race, creed, sex, religion, or national origin. Owner is an intended third-party beneficiary of the terms of this Agreement. Colliers International has been retained as exclusive Sales agents by the Owner of 2600 – 2614 S San Pedro St, Los Angeles, CA 90011. Registered Prospective Purchasers and their brokers (if any) will be bound by the terms of the executed Confidentiality Agreement, which were agreed to prior to the distribution of this information and the Disclaimer contained herein.

Since the ability to close the transaction according to the terms of the purchase will be of paramount importance to Owner, inclusion of Prospective Purchaser’s past property acquisition history, and financial statements identifying the source of funds for the Property’s purchase, would greatly aid the Owner in evaluating the Prospective Purchaser’s offer.

Owner will select the Prospective Purchaser it deems most qualified and Prospective Purchaser will immediately be provided a draft Purchase and Sale Agreement for its review and execution.

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INVESTMENT

Highlights

2600 S San Pedro offers investors a somewhat stabilized mixed-use property with diversified income from both commercial and residential tenants. Located minutes from Downtown Los Angeles and the USC campus, the property lies in a rapidly evolving corridor benefiting from urban revitalization and infrastructure improvements.

-  • Mixed-use asset with dual income streams
-  • Renovated in 2019
-  • Below-market rents offering upside potential
-  • Strong in-place yield and attractive 7.9% Cap Rate on proforma 2026 NOI
-  • Proximity to USC, LA Trade-Tech, and Downtown Los Angeles Businesses
-  • Excellent access to I-10 and I-110 Freeways
-  • Dense residential and commercial surroundings supporting retail demand



*Exterior Enhancements Underway

Property DETAILS

| | |
|-------------------------------|---|
| Address: | 2600–2614 S San Pedro St, Los Angeles CA 90011 |
| APN: | 5128-017-010 |
| Building Size: | ± 21,876 SF |
| Land Area: | ± 15,014 SF |
| Zoning: | C2-1VL-CPIO (Commercial) |
| Stories: | 2 |
| Construction: | Masonry / Reinforced Concrete |
| Year Built/ Renovated: | 1914 / 2019 |
| Units: | 17 Residential / 20 Commercial |
| Residential Occupancy: | 92% |
| Ownership Type: | Fee Simple |

AREA OVERVIEW



Los Angeles

HISTORIC SOUTH-CENTRAL

The subject property sits in the heart of South Los Angeles, less than 2 miles from downtown Los Angeles, and along the major north-south artery of San Pedro Street. The one-mile radius includes a dense urban grid of retail, multifamily, and mixed-use buildings. It's walkable, transit-accessible, and shows strong signs of near-term upside.

- **Dual Income Streams:** The neighborhood hosts a mix of retail/restaurant uses at street level and residential units above — exactly the model 2600 S San Pedro follows. That mix diversifies risk and supports stable cash flow.
- **Dense Urban Population & Retail Trade Area:** Within one mile, the population density supports neighborhood-serving retail and convenience retail models that feed well into mixed-use assets.
- **Value Add Potential:** Even though occupancy is solid, the area's uplift potential (from transit, downtown spill-over, and retail demand) creates opportunity for selective rent increases, lease-up of vacant space, and retail repositioning.
- **Urban Growth Tailwinds:** South LA is undergoing ongoing revitalization: new housing, commercial infill, and infrastructure enhancements. Being in the path of growth increases the upside and mitigates downside risk.
- **Diverse Tenant Pool:** The neighborhood draws a mix of renters — students, young professionals, service industry workers, and small business owners — which supports demand even in varied market conditions.



Financial ANALYSIS

PRICING & FINANCIAL SUMMARY

| | |
|---------------------------|---|
| Property Address: | 2600–2614 S San Pedro St, Los Angeles CA 90011 |
| Asking Price: | \$6,750,000 |
| Residential Occupancy: | 92% |
| Ownership Type: | Fee Simple |
| Cap Rate (proforma 2026): | 7.91% |
| GRM: | 9.39x |
| Gross Rent: | \$718,475 |
| Building SF: | ± 21,876 |
| Price/ SF: | \$308.56 |
| Total Units: | 37 |
| Price/ Unit: | \$182,432 |
| Land Area: | ± 15,014 SF |

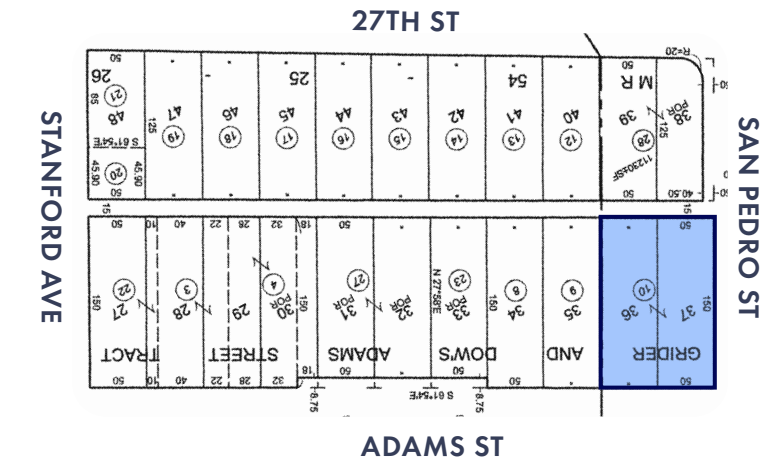
INCOME & EXPENSE OVERVIEW (Forecast 2026):

| | |
|-----------------------------|-----------|
| Gross Income: | \$722,736 |
| Operating Expenses: | \$188,597 |
| Net Operating Income (NOI): | \$534,140 |



PROPERTY HIGHLIGHTS:

- Corner Visibility & Street Presence:**
 Located at a signalized corner (San Pedro & Adams) gives the asset front-row exposure to passing traffic and heavy pedestrian exposure, which is a strong plus for commercial tenants and supports ground-floor retail.
- Proximity to Major Employment & Infrastructure:**
 The site is minutes from downtown LA, and near the 10 and 110 freeways. This means employees, commuters, and students are often looking for housing nearby, supporting demand for multifamily.
- Strong In-Place Base with Upside Potential:**
 The subject address is already 92% occupied. Given the corridor's accessibility and visibility, there's a meaningful opportunity to push rents over time as the area continues to evolve.
- Historic Renovation & Building Character:**
 The building was originally built in 1914 and renovated in 2019 — that history combined with modern upgrades gives it "character + credential", which tends to appeal to urban renters and small businesses looking for authentic properties.



Residential

INTERIORS



Floor Plan

UNIT 203



Floor Plans

UNIT 217



UNIT 208



NEARBY AMENITIES



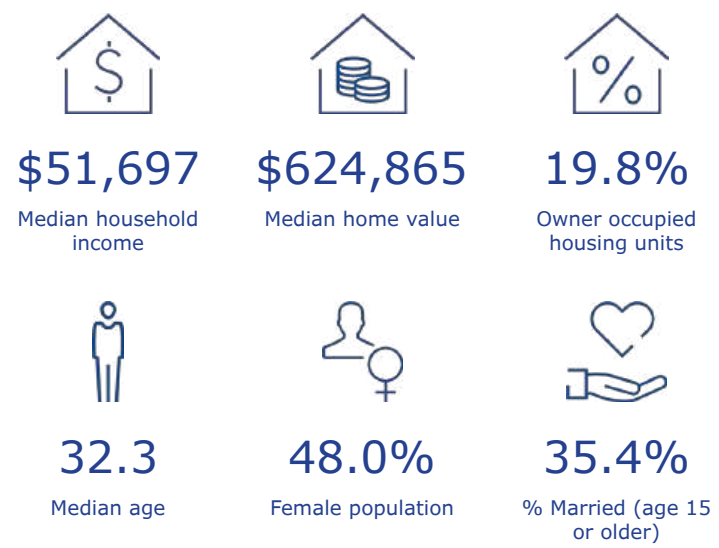
2600
S. SAN PEDRO ST.



Market Overview

2600 S San Pedro St, Los Angeles, California, 90011
1 mile radius

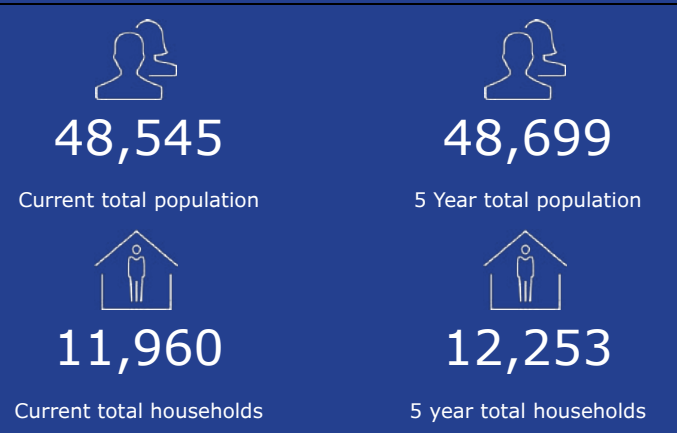
Household & population characteristics



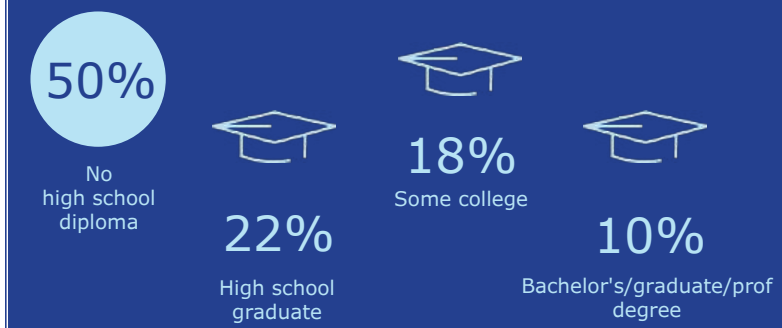
Annual lifestyle spending



Households & population



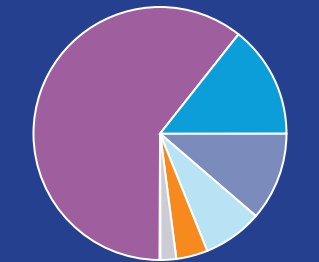
Education



Annual household spending

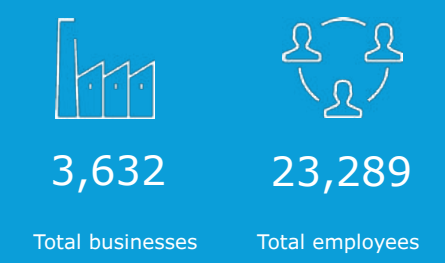


Race

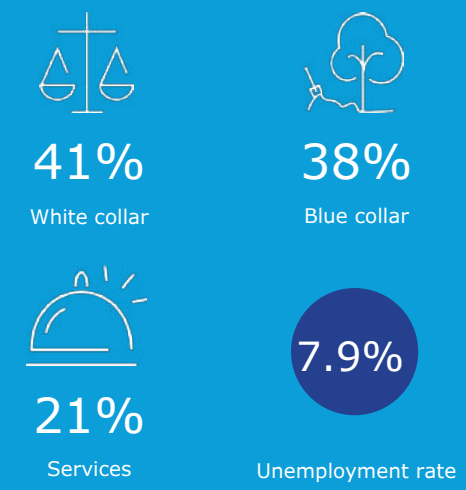


- White population
- Black population
- American Indian population
- Asian population
- Pacific islander population
- Other race population
- Population of two or more races

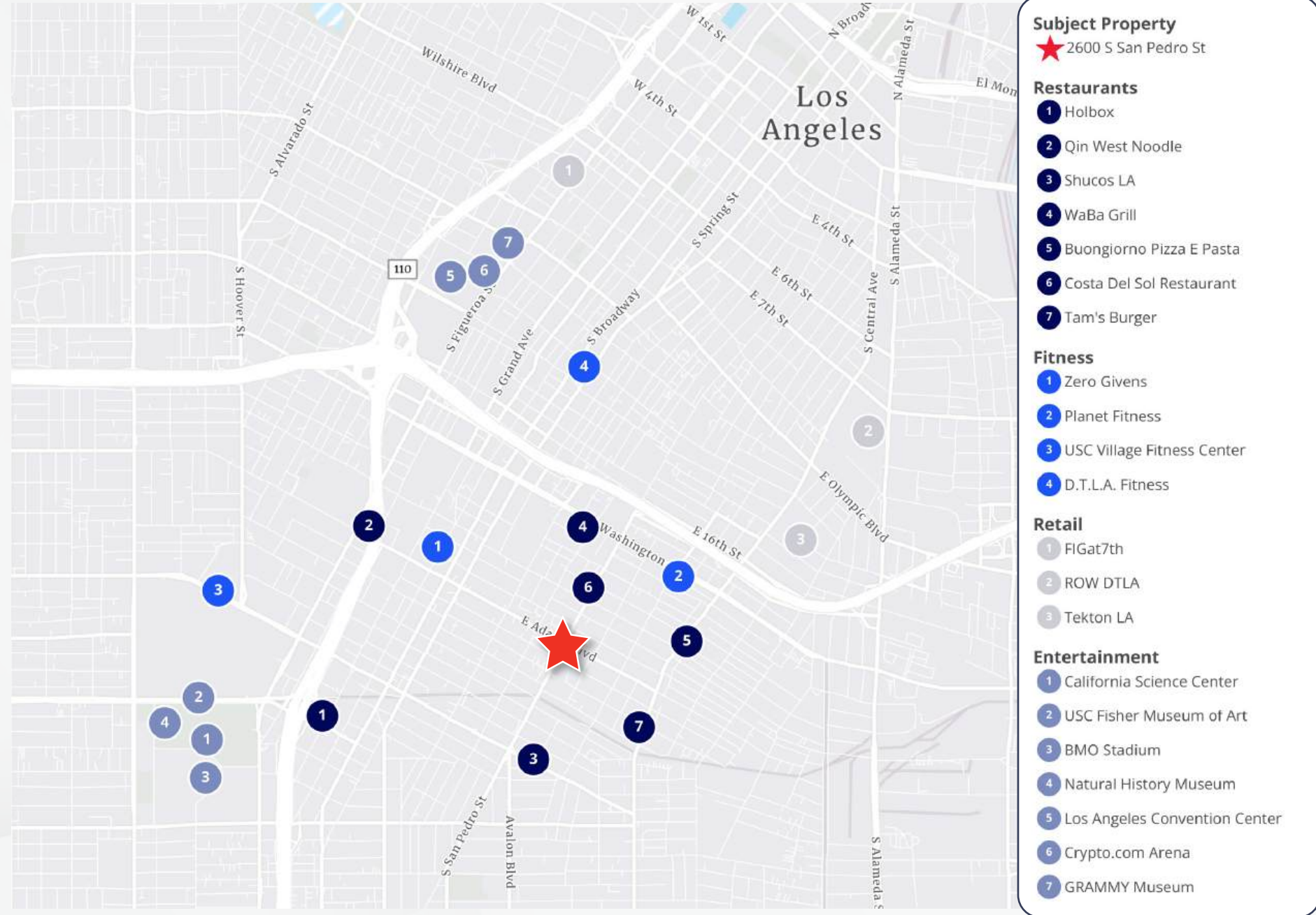
Business



Employment



AREA AMENITIES MAP



AREA TRANSPORTATION MAP



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Summary

2600 S San Pedro Street is a two-story mixed-use commercial and multifamily property located in the active South Los Angeles submarket. The property features **17 residential units** and **20 commercial units** across **±21,876 square feet** of building area situated on **±15,014 square feet of land**. Originally built in **1914** and extensively renovated in **2019**, the property showcases updated mechanical systems, enhanced exterior façade, and improved interior spaces.



- Strong retail visibility



- Signalized corner with high visibility



- Stable tenant base with upside through lease-up and rent adjustments



- Residential units consist of upgraded studios and one-bedroom apartments with modern interiors



- Attractive 7.9% cap rate on forecast 2026 NOI



Walk Score:
Walker's Paradise
(91)



Transit Score:
Excellent Transit
(77)



Bike Score:
Very Bikeable
(71)

2600

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LOS ANGELES, CA

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