

OFFERING MEMORANDUM



**1615 Anaheim Street and 1604 261st Street
Harbor City, CA 90710**



1615 Anaheim Street and 1604 261st Street | Harbor City

PROPERTY SUMMARY

Offering Price	\$1,999,000
Parcel ID's	7411-008-023, 7411-008-024
Year Built	1948
Lot Size (SF)	14,493 Sq Ft
Zoning	Commercial/ Residential (LAC 1.5)
County	Los Angeles
Coordinates	33.785790, -118.304496
Tax Amount	\$31,250
Tax Year	New Buyer Estimate At Purchase Price

INVESTMENT SUMMARY

Introducing two contiguous parcels comprising a unique 14,493-square-foot triangular lot with unmatched potential, situated on high-traffic Anaheim Street with frontage on all three sides. This exceptional property is strategically positioned for maximum visibility, making it perfect for commercial development or mixed-use projects. Passed down through generations, it is now being offered on the market for the very first time, presenting a truly unique opportunity. Currently, the lot features a duplex with two one-bedroom units and a two-car garage, offering immediate rental income while you plan your next move. Utilities are already on site to streamline the development process, adding convenience for future projects. Zoned LAC1.5, this property provides the flexibility for a variety of commercial and residential uses, aligning perfectly with the dynamic needs of the area. Situated in a bustling corridor surrounded by thriving businesses and vibrant residential communities, this location benefits from consistent vehicle traffic. Proximity to retail, dining, and public transit further enhances its appeal, making it an attractive destination for future tenants or customers. With its high traffic count and strategic location, this lot is a rare find, offering both significant development possibilities and unparalleled accessibility. Don't miss this opportunity to transform a prime piece of real estate into a thriving enterprise.



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INVESTMENT HIGHLIGHTS

- **High-performing intersection with excellent visibility and easy ingress and egress.**
- **High-traffic Anaheim Street with frontage on all three sides of the property.**
- **Ample parking available with a 2 car garage and 14,493 sq ft lot.**
- **Signage opportunities visible along a high-traffic street.**
- **Duplex with two one-bedroom units and a two-car garage, offering immediate rental income.**
- **Zoned LAC1.5, this property provides the flexibility for a variety of commercial and residential uses.**
- **Two contiguous parcels comprising a unique 14,493-square-foot triangular lot.**



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LOCATION HIGHLIGHTS

- The property at 1615 Anaheim Street is a 1,032-square-foot multi-family home with 2 bedrooms and 2 bathrooms, situated on a 14,493-square-foot lot.
- **Convenient Access:** The property is near major freeways, including the 110 and 405, making commuting to nearby cities like Long Beach, Torrance, and Downtown Los Angeles a breeze.
- **Proximity to Amenities:** Just minutes from shopping centers, grocery stores, dining options, and local services, ensuring daily conveniences are close at hand.
- **Outdoor Recreation:** Close to Ken Malloy Harbor Regional Park, offering walking trails, picnic areas, a golf course, and the scenic Machado Lake for outdoor enjoyment.
- **Prime Development Potential:** With the vacant land included in the sale, there's opportunity for expansion, new construction, or creative use to maximize the value of the property.
- **Coastal Lifestyle:** Just a short drive to the beach cities of the South Bay, offering access to stunning coastal scenery and activities.
- Excellent access, frontage, and visibility.
- Excellent visibility from Anaheim Street and surrounding businesses.
- **Premier Location:** 1604 261st Street and 1615 Anaheim Street are strategically located on a hard corner with a tremendous traffic count.

3 MILE RADIUS



POPULATION
192,238



DAYTIME POPULATION
173,335



HOUSEHOLDS
65,914



AVG. HOUSEHOLD INCOME
\$ 128,165



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SALES COMPARABLES

Land with Plans for 39 Unit
Affordable Housing Apartment
Site in Harbor City Zoned LAR3

Land in Wilmington
Zoned LAM3

Land in Torrance
Zoned LCM2*

8 Unit Building and Retail Shop
in Lomita a Zoned LOCG*

1415 Anaheim Street
Harbor City, CA 90710

902 Nicholson Avenue
Wilmington, CA 90744

1213 Sepulveda Boulevard
Torrance, CA 90502

2352 Lomita Boulevard
Lomita, California 90717

\$7,170 in rents for 4 units and
4 units plus retail shop are vacant



PRICE	\$3,599,999.00
SALE DATE	ACTIVE
LOT SIZE	17,215 SQFT

PRICE	\$2,800,000.00
SALE DATE	ACTIVE
LOT SIZE	15,380 SQFT

PRICE	\$2,999,000.00
SALE DATE	ACTIVE
LOT SIZE	39,188 SQFT

PRICE	\$8,000,000.00
SALE DATE	ACTIVE
LOT SIZE	47,805 SQFT
BUILDING SIZE	5,216 SQFT
NUMBER OF UNITS	8

SALES COMPARABLES

48 Units in Harbor City Zoned LAR3

1223 Anaheim Street
Harbor City, CA 90710



PRICE	\$10,200,000.00
SALE DATE	09/11/2024
LOT SIZE	82,111 SQFT
BUILDING SIZE	52,233 SQFT
NUMBER OF UNITS	48

Land in Ga rdena Zoned LCC2YY

15101 Crenshaw Boulevard
Gardena, CA 90249



PRICE	\$2,400,000.00
SALE DATE	04/09/2024
LOT SIZE	13,751 SQFT
BUILDING SIZE	1,458 SQFT

Remodeled Commercial Building
in Harbor Ci ty Zoned LAC2

1300 Pacific Coast Highway
Harbor City, CA 90249



PRICE	\$2,190,000.00
SALE DATE	12/31/2024
LOT SIZE	16,005 SQFT
BUILDING SIZE	4,912 SQFT

RENT ROLL

UNIT	TENANT NAME	SQFT	ANNUAL RENT	ANNUAL RENT/SQFT	OTHER INCOME	LEASE FROM	LEASE TO
1604		516	\$14,400.00	\$27.91	Other Income - \$0.00	11/01/2017	-
1606		516	\$15,000.00	\$29.07	Other Income - \$0.00	07/01/2021	-
TOTAL		1032	\$29,400.00		\$0.00		



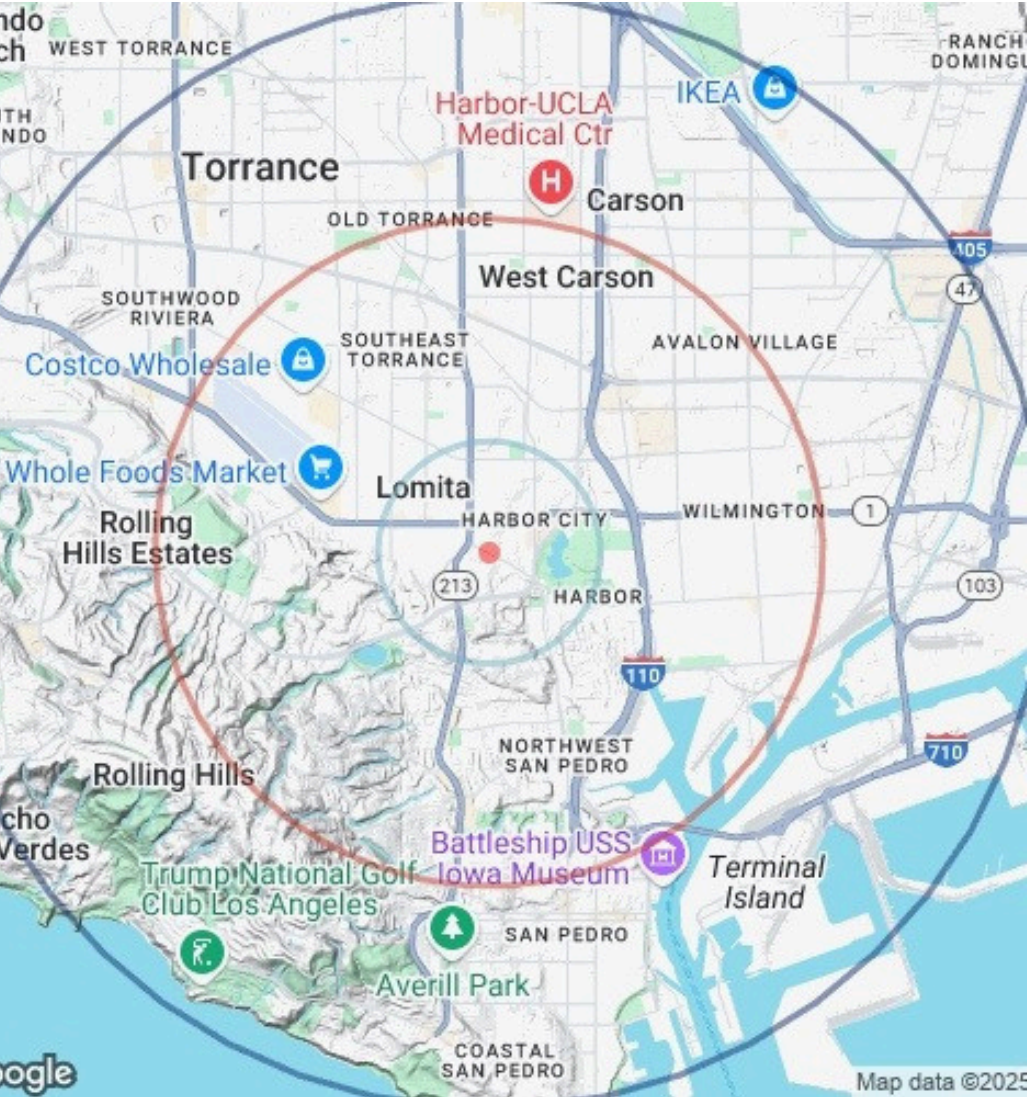
ANNUAL EXPENSE BREAKDOWN

PROPERTY INSURANCE	\$802
BUYER EST. PROPERTY TAXES	\$31,250
WATER	\$1,365
LAHD ANNUAL FEE	\$213
TOTAL EXPENSES	\$33,630

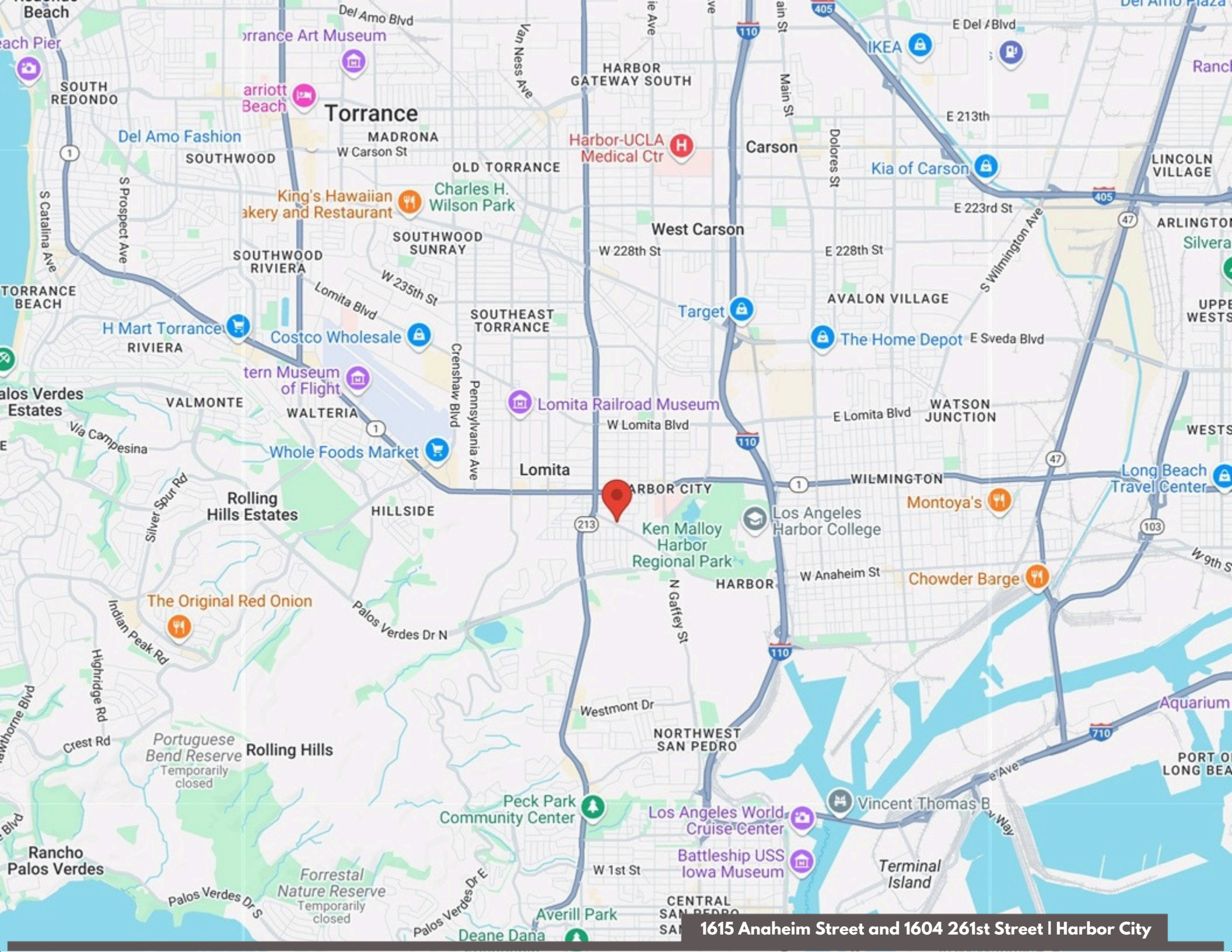


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	28,087	188,303	399,861
2010 Population	29,171	193,448	413,024
2024 Population	30,379	192,238	413,146
2029 Population	29,639	187,021	404,369
2024-2029 Growth Rate	-0.49 %	-0.55 %	-0.43 %
2024 Daytime Population	24,432	173,335	447,572

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	1,100	4,771	10,493
\$15000-24999	752	4,063	7,861
\$25000-34999	607	1,164	3,584
\$35000-49999	1,688	5,804	12,119
\$50000-74999	1,299	8,713	17,973
\$75000-99999	1,867	7,850	16,696
\$100000-149999	1,303	12,224	27,040
\$150000-199999	1,399	7,418	17,235
\$200000 or greater	\$ 79,312	11,487	29,810
Median HH Income	\$ 109,383	\$ 92,960	\$ 100,818
Average HH Income		\$ 128,165	\$ 141,071



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	9,964	61,417	136,897
2010 Total Households	10,267	62,695	140,728
2024 Total Households 2029	11,179	65,914	146,832
Total Households	11,190	66,022	148,064
2024 Average Household Size	2.68	2.88	2.75
2024 Owner Occupied Housing	4,802	36,133	77,839
2029 Owner Occupied Housing	4,925	36,802	79,113
2024 Renter Occupied Housing	6,377	29,781	68,993
2029 Renter Occupied Housing	6,266	29,220	68,951
2024 Vacant Housing	581	2,626	6,403
2024 Total Housing	11,760	68,540	153,235



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ABOUT HARBOR CITY

Harbor City, located in Los Angeles, offers a rich history and prime location. Once part of the 1784 Spanish land grant Rancho San Pedro, it evolved from rural roots into a thriving community with the arrival of the railroad and the nearby port in the late 19th century.

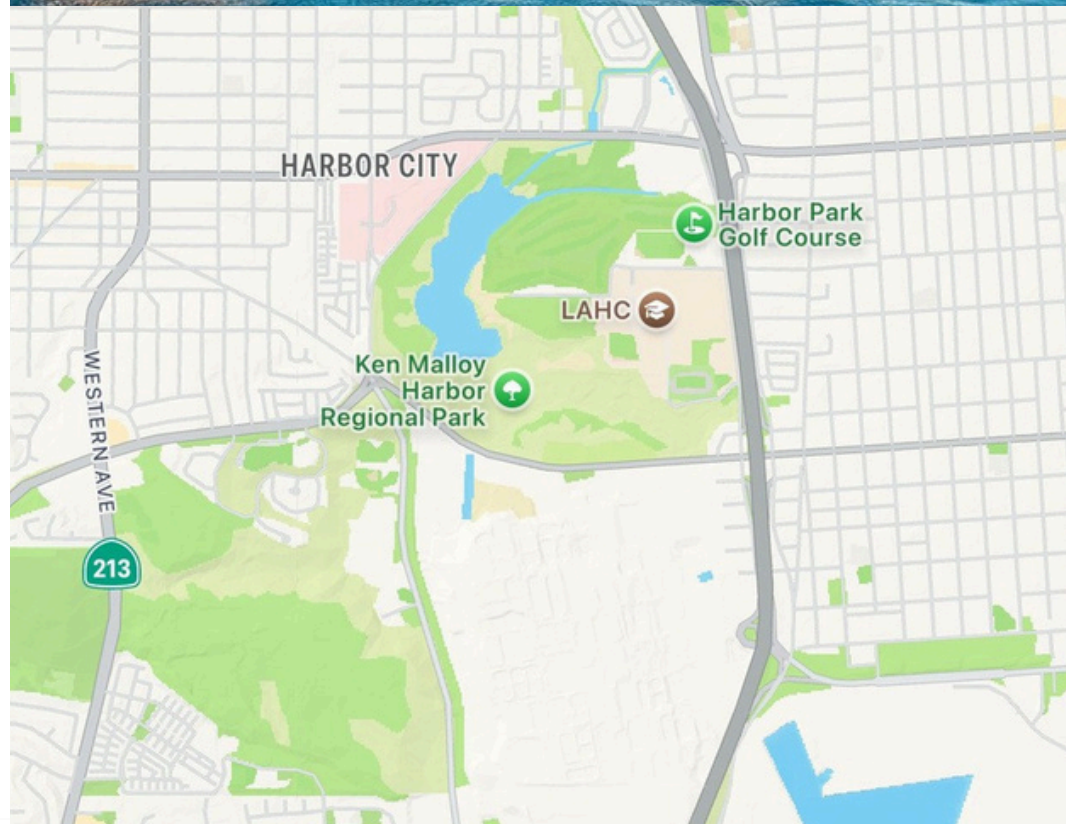
Its name reflects its role as a gateway to the Los Angeles Harbor, one of the busiest ports globally. Harbor City blends maritime heritage with suburban charm, offering easy access to major freeways, coastal cities, and local attractions.

Known for its diversity and affordability, the area features a mix of commercial centers, residential neighborhoods, and outdoor attractions like Ken Malloy Harbor Regional Park, making it an attractive place to live and invest.



CITY OF HARBOR CITY

COUNTY	LOS ANGELES
POPULATION	36,000 +
AREA	2.58 SQ MI
MEDIAN HOME VALUE	\$634,705



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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT TEAM WHITNEY FOR MORE DETAILS.**

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