

10513 S Vermont Ave.  
Los Angeles, CA 90044

Sofi Stadium



**CIVAR**  
REALTY ADVISORS

Committed to Excellence

626.703.1586

Lic:01957895

**Carlos V Rivas**

CEO/Founding Principal

[carlosrivas@civaradvisor.net](mailto:carlosrivas@civaradvisor.net)



## PROPERTY FACTS

- Large Lot
- Redevelopment Opportunity
- Church
- Busy street exposure

## PROPERTY FACTS

Price :	\$2,500,000
Price Per SF :	\$222
Sale Type :	Investment or Owner User
Sale Conditions :	Redevelopment Project
Property Type :	Specialty
Property Subtype :	Religious Facility
Building Class :	C

Lot Size :	0.52 AC
Building Size :	11,250 SF
No. Stories :	3
Year Built :	1947
Parking Ratio :	4.44/1,000 SF
Clear Ceiling Height :	28 FT
Opportunity Zone :	Yes



## PROPERTY TAXES

Parcel Numbers 6060-018-023

Land Assessment \$1,017,321

Improvements Assessment \$270,414

Total Assessment \$1,287,735

## ZONING

Zoning Code LCC3\* (Los Angeles Commercial)

## EXECUTIVE SUMMARY

CIVAR Realty Advisors is proud to present the partnership with Susana Godinez from Century 21 Allstars on the offering of 10513 S Vermont Ave Los Angeles, CA 90044. 10513 S Vermont is a value add asset currently being used as a Church. Offered at \$2.5 Million Dollars this well priced opportunity consist of a three story 11,250 SQFT.

Commercial building that is situated on a 22,855 SQFT Lot size under Zoning LCC3. Just minutes away from Los Angeles Airport, SoFi Stadium, and the \$1.3 Billion center "The Getty Museum" , this property is a rare and unique find.

