

Retail for Sale

SINGLE TENANT BAKERY

6526 Holmes Ave., Los Angeles, CA 90001



Property Highlights

- APPROX. 2,208 SF CORNER RETAIL BUILDING.
- 100% OCCUPIED BY A LONG-ESTABLISHED BAKERY.
- EXCELLENT FRONTAGE; 50 FEET ALONG HOLMES AVE & 75 FEET ALONG 66TH ST.
- **BRAND NEW ROOF INSTALLED WITH PERMITS & BRAND NEW GATE INSTALLED WITHIN THE LAST 2 YEARS!!!**
- SITS BETWEEN GAGE & FLORENCE AVE, JUST WEST OF ALAMEDA ST.
- CENTRALLY LOCATED WITH EASY ACCESS TO THE 110, 10, 710, & 105 FREEWAYS.
- MINUTES SOUTH OF DOWNTOWN L.A. & JUST WEST OF HUNTINGTON PARK.
- OUTSTANDING DEMOGRAPHICS; OVER 50,000 PEOPLE RESIDE WITHIN A 1-MILE RADIUS & OVER 450,000 PEOPLE RESIDE WITHIN A 3-MILE RADIUS.

Price: \$750,000

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PROPERTY DESCRIPTION

Corner Located Bakery
6526 Holmes Avenue | Los Angeles, CA 90001



PROPERTY HIGHLIGHTS

Price:	\$750,000
Year Built:	1925
Building SF:	2,208
Lot Size:	3,847 SF
Construction Type:	Wood
Frontage:	50 FT along Holmes Ave. & 75 FT along 66th St.
Parking:	Street
Zoning:	LC-C2
USE:	Retail Stores
APN:	6009-021-006

Property Description

6526 Holmes Avenue offers investors the rare opportunity to acquire a stabilized single-tenant retail investment occupied by a well-established bakery that has successfully operated at this location for more than 20 years. Recognized as a neighborhood landmark, the tenant has built a loyal customer following and provides a proven history of long-term occupancy and stable cash flow.

The property consists of an approximately 2,208-square-foot freestanding retail building situated on a 3,816-square-foot corner parcel. Featuring approximately 50 feet of frontage along Holmes Avenue and 75 feet of frontage along East 66th Street, the property benefits from exceptional visibility.

Strategically located between Gage Avenue and Florence Avenue, just west of Alameda Street & The City of Huntington Park. The property is positioned within one of South Los Angeles' most densely populated infill communities. The location offers convenient access to the I-110, I-10, I-710, and I-105 Freeways, providing excellent connectivity throughout Los Angeles County while remaining just minutes south of Downtown Los Angeles.

The surrounding trade area is supported by outstanding demographics, with more than 50,000 residents within a one-mile radius and over 450,000 residents within a three-mile radius, creating a substantial consumer base for neighborhood-serving retail. Surrounded by established residential neighborhoods, schools, churches, and complementary local businesses, the property enjoys consistent daily traffic and long-term retail demand.

With a proven long-term tenant, excellent corner exposure, exceptional population density, and a highly accessible infill location, 6526 Holmes Avenue represents a compelling opportunity to acquire a stable retail asset with reliable income and long-term investment potential.

PROPERTY PHOTOS

SINGLE TENANT BAKERY

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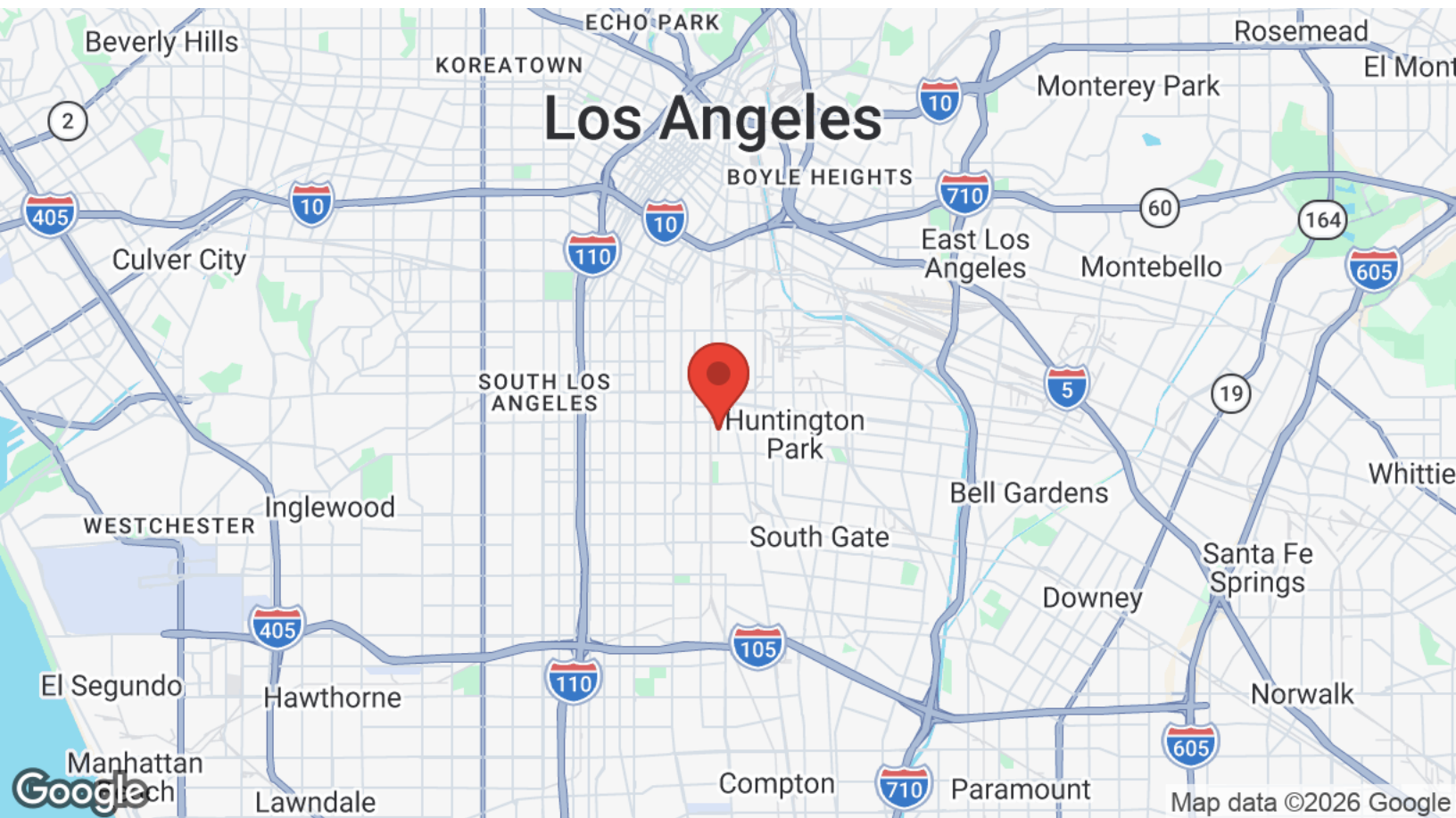
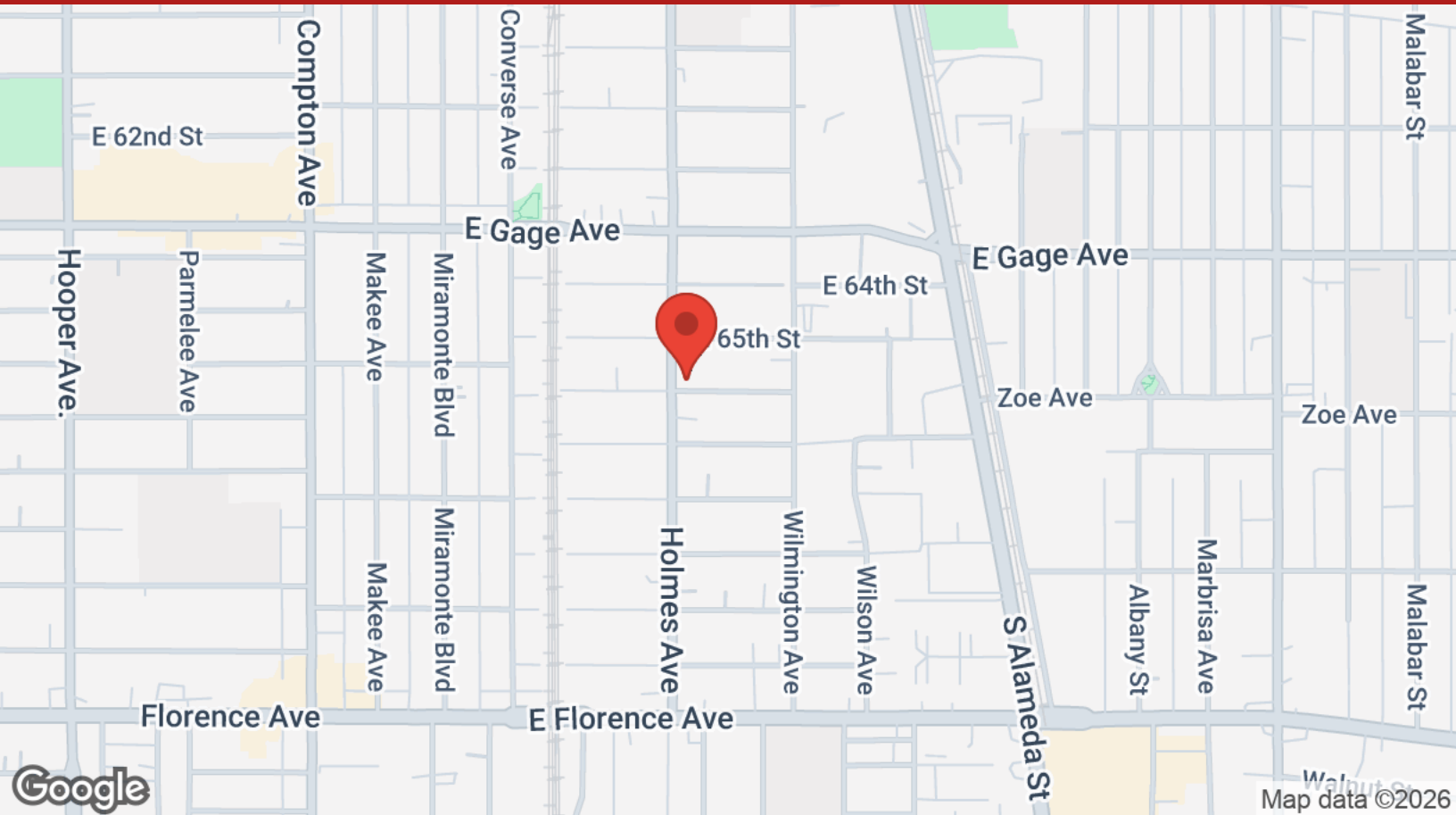
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LOCATION MAPS

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AERIAL MAP

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6526 Holmes Avenue | Los Angeles, CA 90001



Google

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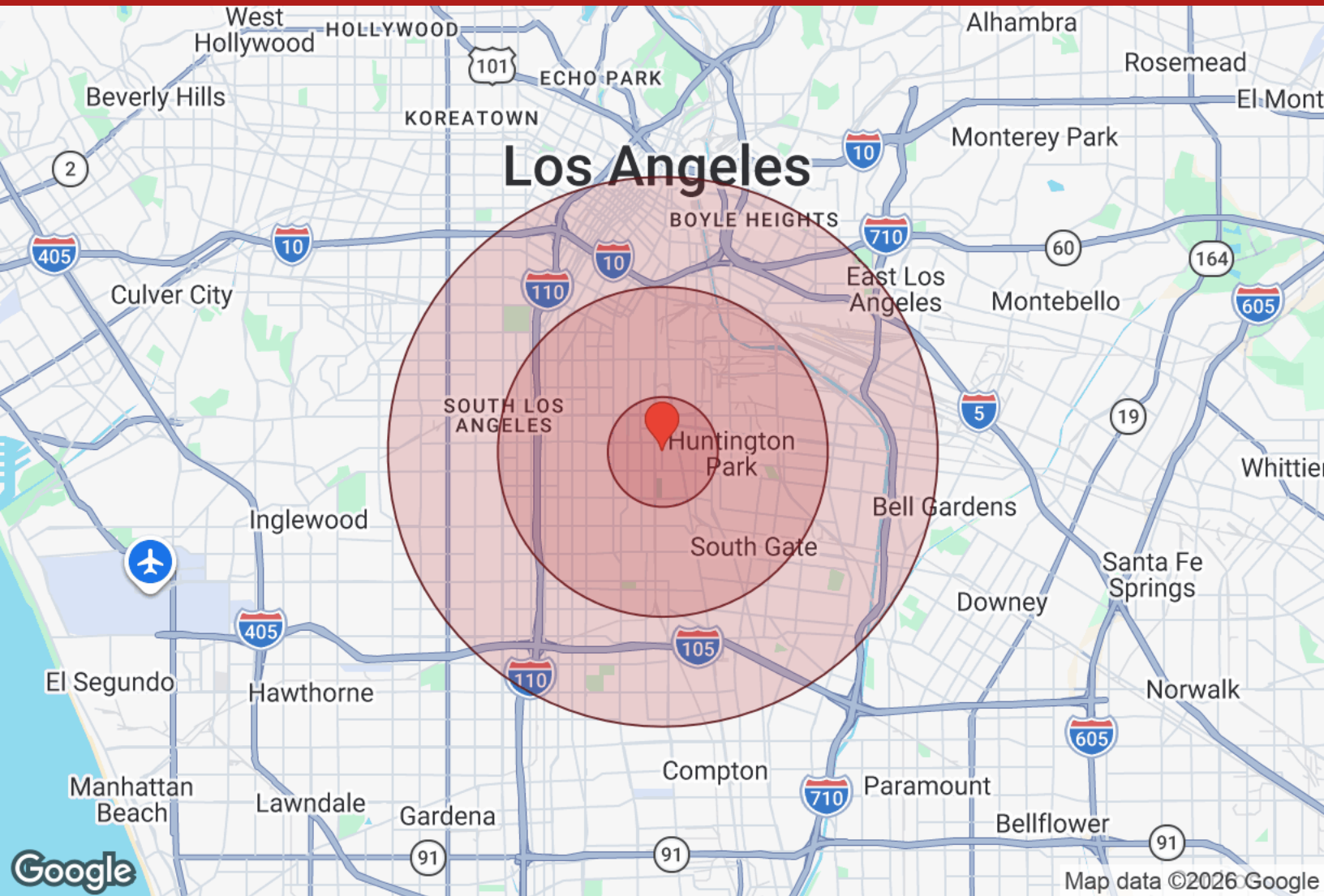
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DEMOGRAPHICS

SINGLE TENANT BAKERY

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	25,256	225,068	575,850
Female	25,326	227,436	559,177
Total Population	50,581	452,504	1,135,028

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	2,549	26,200	89,894
Black	1,725	42,943	161,628
Am In/AK Nat	61	453	1,476
Hawaiian	20	226	795
Hispanic	44,972	370,013	817,561
Asian	738	7,150	44,834
Multiracial	450	4,932	15,777
Other	71	543	2,951

Housing	1 Mile	3 Miles	5 Miles
Total Units	14,043	125,451	357,017
Occupied	13,130	116,994	330,269
Owner Occupied	3,630	36,302	101,508
Renter Occupied	9,500	80,692	228,761
Vacant	912	8,457	26,749

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	10,614	94,525	214,320
Ages 15 - 24	8,621	75,274	182,011
Ages 25 - 54	22,050	197,540	501,452
Ages 55 - 64	4,898	45,458	121,016
Ages 65+	4,399	39,707	116,228

Income	1 Mile	3 Miles	5 Miles
Median	\$65,964	\$67,679	\$68,938
Under \$15k	1,308	12,360	43,418
\$15k - \$25k	976	7,909	22,502
\$25k - \$35k	1,097	9,784	25,237
\$35k - \$50k	1,765	14,037	33,830
\$50k - \$75k	2,224	20,255	53,002
\$75k - \$100k	1,670	15,625	40,890
\$100k - \$150k	2,111	18,877	52,091
\$150k - \$200k	957	8,755	26,789
Over \$200k	1,022	9,393	32,510

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