



OFFERING MEMORANDUM
FORMER BAXTER COLLEGE
461 W 9TH STREET | LOS ANGELES, CA 90731

Exclusively Marketed By:

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MIG MATYSEK INVESTMENT GROUP
COMMERCIAL REAL ESTATE ADVISORS

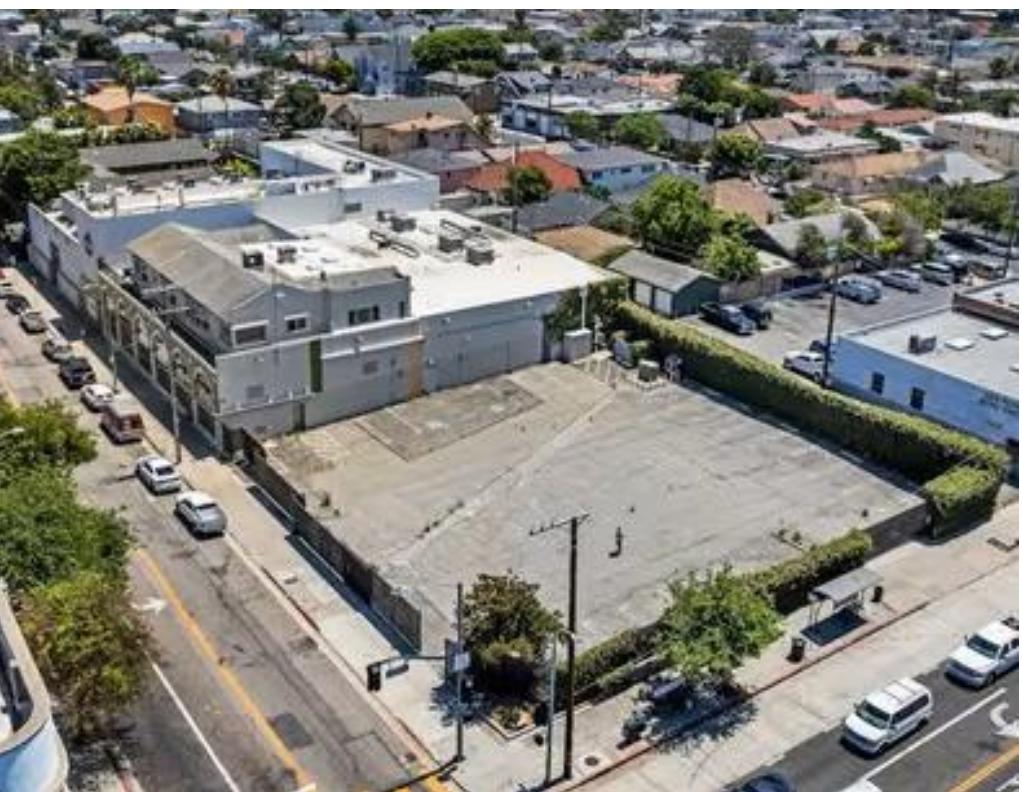
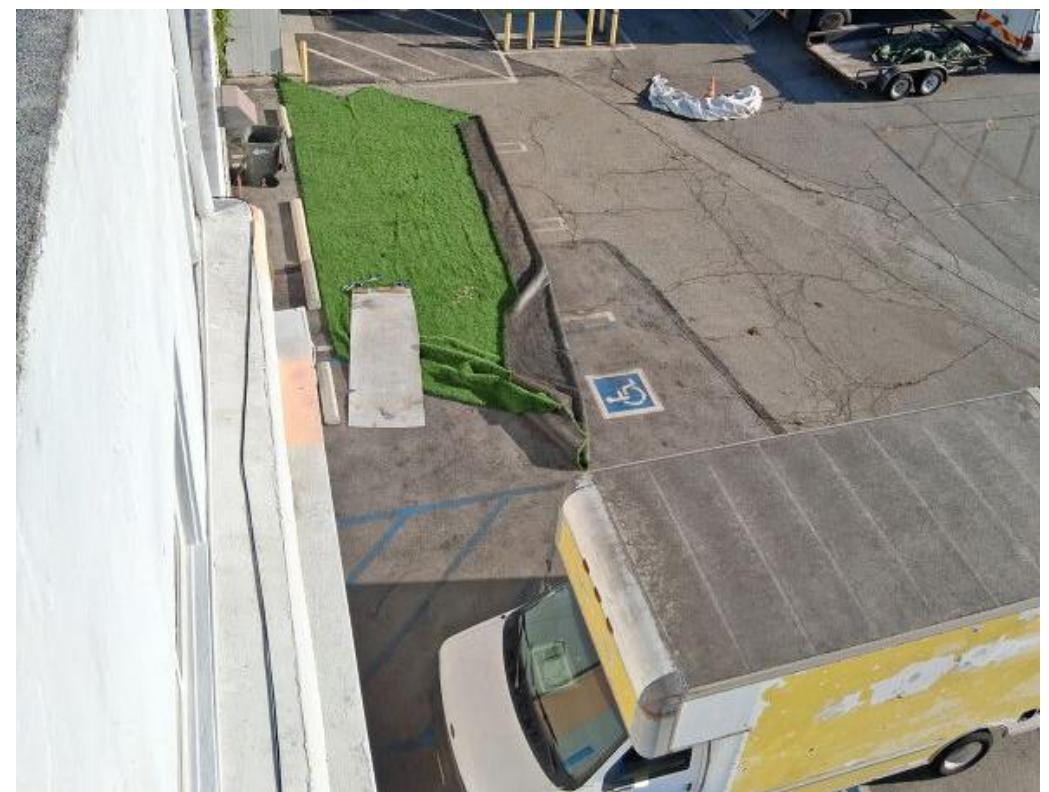
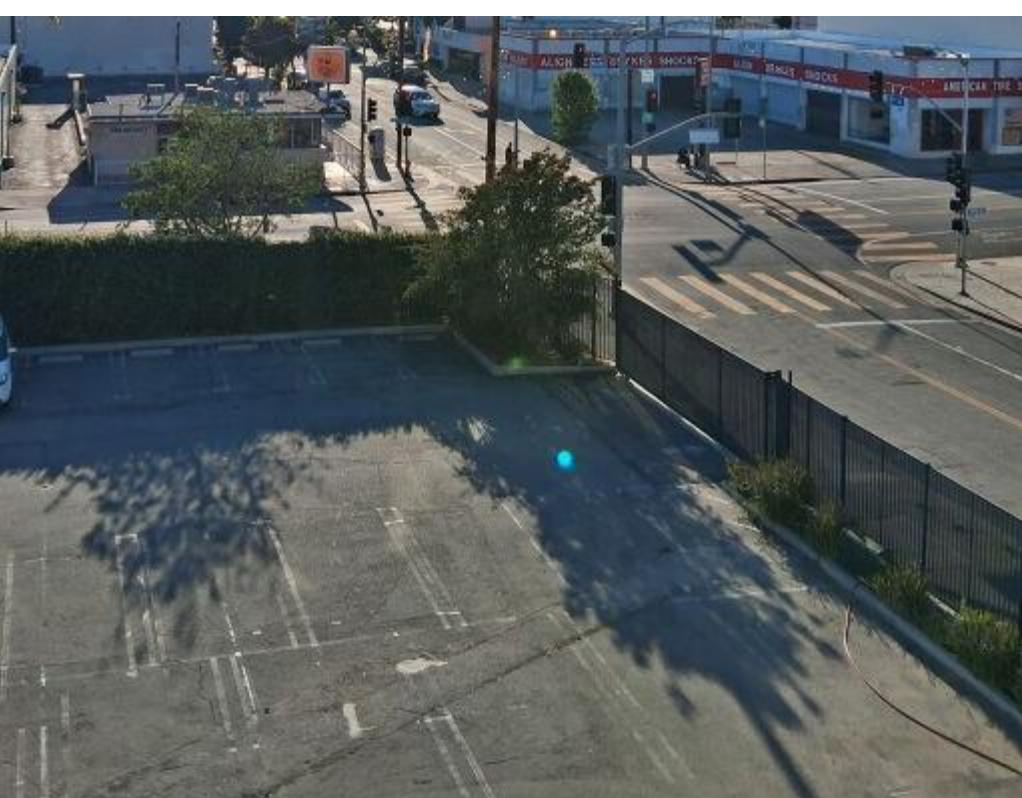
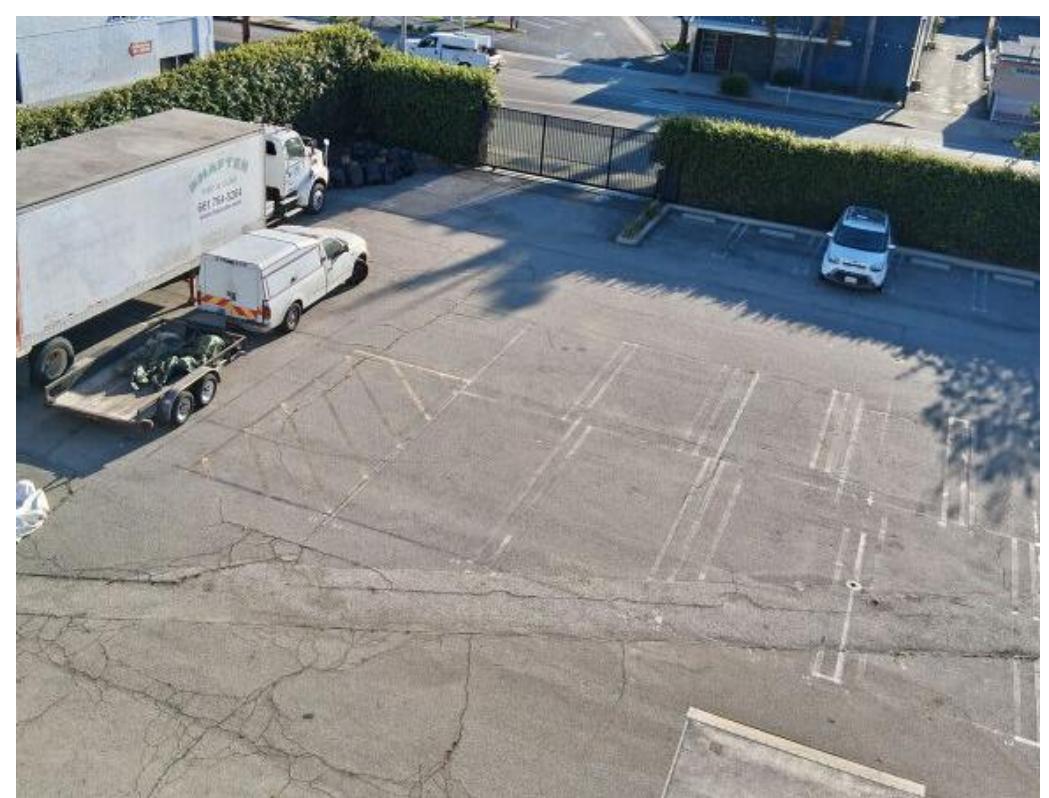
EXECUTIVE SUMMARY

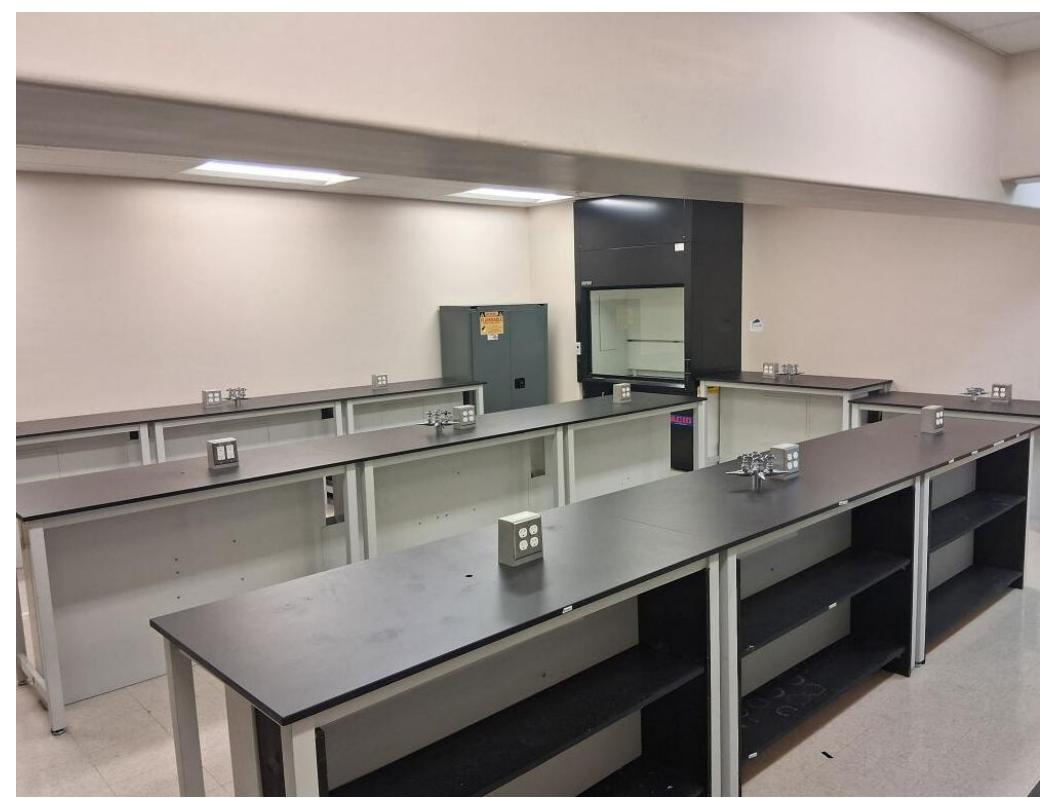
INVESTMENT SUMMARY

Tenant	Former Baxter College
Property Address	461 W 9th St Los Angeles, CA 90731
Property Type	Industrial, Special Purpose
Price	\$8,500,000
Price/SF/Bldg	\$174.06
Building Size	48,835 SF
Land Size	39,500 SF
Year Built / Renovated	1923/2015
APN	7455-008-002
Zoning	LAC2

INVESTMENT HIGHLIGHTS

- Prime corner location in vibrant Downtown San Pedro
 - Flexible zoning for multiple business or redevelopment uses
 - Upgraded infrastructure and open-plan interior
 - The property offers versatile potential uses, including serving as a charter or private school, film or media production campus, creative office or co-working space, religious or community facility, or a mixed-use redevelopment or multi-tenant commercial property.
 - The site includes ample surface parking, strong visibility, and a corner lot position ideal for signage or redevelopment.





AREA OVERVIEW

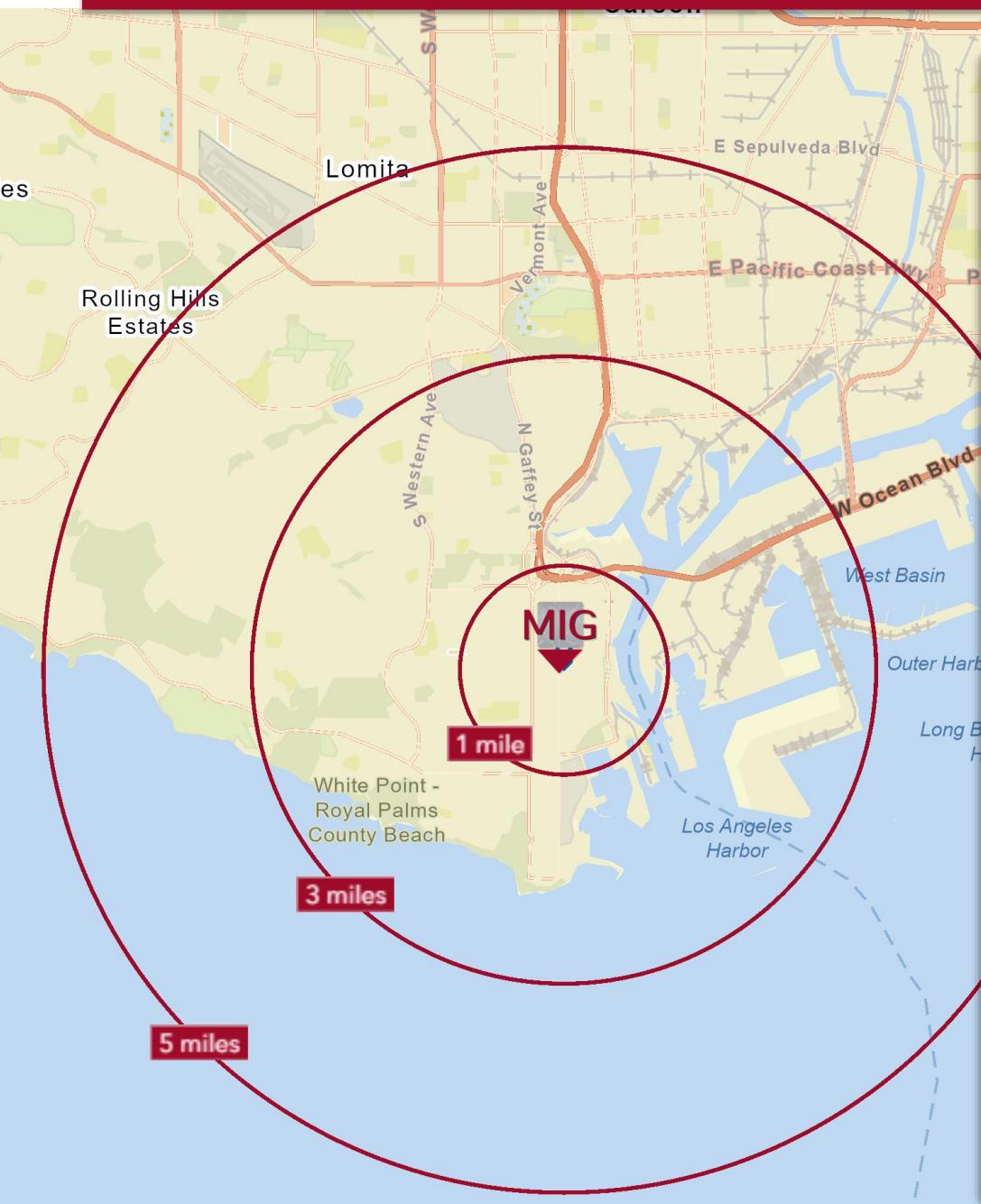
San Pedro, Los Angeles, CA

San Pedro is a neighborhood located within the South Bay and Harbor region of the city of Los Angeles, California, United States. Formerly a separate city, it consolidated with Los Angeles in 1909. The Port of Los Angeles, a major international seaport, is partially located within San Pedro. The district has grown from being dominated by the fishing industry, to a working-class community within the city of Los Angeles, to an increasingly dense and diverse community.

Ethnically diverse San Pedro was a magnet for European immigrants from various countries for years, reflected in the number of restaurants representing diverse cuisines, especially Croatian, Portuguese, Mexican, Italian, Irish and Greek. San Pedro is home to the largest Italian-American community in Southern California, centered on the "Via Italia" (South Cabrillo Avenue). San Pedro is also considered the heart of the Croatian and Norwegian communities in Los Angeles. The Croatian community, originally composed of seafarers and fishermen from the Dalmatia (especially the islands of Brač, Hvar, Vis and Korčula) region, has been present in San Pedro since the settlement began more than 200 years ago. The City of Los Angeles even named a stretch of 9th Street "Croatian Place" in honor of the city's old Croatian community. The Norwegian presence can be felt at the Norwegian Seamen's Church.



DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles
Population			
2025 Population	38,846	98,685	200,329
2030 Population	38,464	96,765	196,641
2025-2030 Annual Rate	-0.20%	-0.39%	-0.37%
2025 Male Population	49.7%	49.6%	49.6%
2025 Female Population	50.3%	50.4%	50.4%
2025 Median Age	37.2	40.7	39.7
Median Age			
The median age in this area is 39.7, compared to U.S. median age of 39.6.			
Race and Ethnicity			
2025 White Alone	29.0%	40.7%	33.5%
2025 Black Alone	8.2%	6.6%	6.3%
2025 American Indian/Alaska Native Alone	2.0%	1.7%	1.7%
2025 Asian Alone	5.6%	8.5%	10.7%
2025 Pacific Islander Alone	0.6%	0.5%	0.6%
2025 Other Race	38.1%	25.3%	30.9%
2025 Two or More Races	16.5%	16.7%	16.3%
2025 Hispanic Origin (Any Race)	64.2%	48.6%	54.2%
Median Household Income			
2025 Median Household Income	\$63,778	\$93,411	\$89,645
2030 Median Household Income	\$73,399	\$107,728	\$104,368
2025-2030 Annual Rate	2.85%	2.89%	3.09%
Average Household Income			
2025 Average Household Income	\$95,103	\$138,224	\$135,740
2030 Average Household Income	\$107,419	\$153,992	\$152,598
2025-2030 Annual Rate	2.47%	2.18%	2.37%
Data for all businesses in area			
Total Businesses:	1,344	2,912	6,355
Total Employees:	13,675	28,264	62,578
Total Population:	38,846	98,685	200,329

CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum is confidential and is furnished to Prospective purchasers of the Property described herein subject to the terms of the Confidentiality Agreement previously provided to and executed by such prospective purchasers. This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller of the Property.

This Memorandum was prepared on the basis of information available to the Seller and to Matysek Investment Group, the Seller's exclusive agent in connection with the sale of the Property. This Memorandum Contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental or other reports, may

be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors.

The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations there under have been fully satisfied or waived.

The Seller is responsible for any commission due Matysek Investment Group in connection with a sale of the Property. The Seller shall not be responsible for any commission claimed by any other agent or broker in connection with a sale of the Property. No other person, including Matysek Investment Group, is authorized to make any representation agreement on behalf of the Seller. This Memorandum remains the Property of the Seller and Matysek Investment Group and may be used only by parties approved by the Seller and Matysek Investment Group. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.

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