

610 East 24th Street Los Angeles, CA 90011

4 Units | Approx. 53% Rental Upside | 9,644 SF Lot

Convenient Access to USC, Exposition Park & Downtown LA

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About the Property

610 East 24th St | South Central | 90011

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- **610 East 24th Street is a 4-unit South Central property just minutes from USC, Exposition Park, and Downtown Los Angeles.**
- Built in 1910, the property includes 3 separate buildings totaling approx. 4,048 SF on a spacious 9,644 SF corner lot.
- **The unit mix includes (2) 4-bdrm./2-bath residences and (2) 2-bdrm./1-bath units, providing unusually large floor plans for a fourplex.**
- Current rents provide approx. **53% rental upside** to the projected rents shown in the property's rent roll.
- The front residence features Craftsman-influenced bungalow character with gabled rooflines, exposed eaves, a covered porch, bay window, and fenced yard.
- Three separate buildings give the property a more residential feel while creating additional separation and privacy between the four units.
- A large central parking area provides substantial off-street parking, adding practical day-to-day functionality for residents.
- The property sits just south of Downtown LA with convenient access to USC, Exposition Park, the Fashion District, South Park, and nearby freeways.
- **610 East 24th combines larger residential units, meaningful room in the rents, and close access to two of LA's most active employment and education centers.**



Offering Price	Unit Mix	Bldg. Size	Lot Size	Year Built	Monthly Gross
\$990,000	(2) 4+2 & (2) 2+1	4,048 SF	9,644 SF	1910	\$6,730

Exterior Photography

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Drone Photography

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Neighborhood Overview

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About South Central

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A Neighborhood Defined by History and Movement

610 E. 24th St is located in Historic South Central, approx. 1.3 miles east of the University of Southern California and just south of Downtown Los Angeles. It is a part of the city where history, culture, education, and access sit close together, giving the location a more layered story than proximity alone. South Central has long been shaped by Black and Latino communities, local businesses, schools, churches, civic institutions, and generations of residents who helped define the character of South Los Angeles.

For future residents, the immediate area offers practical access to some of LA's most active educational, cultural, entertainment, and retail destinations. USC, USC Village, The Shrine Auditorium, Figueroa Street retail, BMO Stadium, and more, are all part of the broader neighborhood setting. Together, these institutions create a strong daily-use and destination-driven location story, with access to campus life, museums, sports, concerts, employment centers, public gathering places, and everyday retail.

Just north of the subject property, Downtown's Fashion District continues to evolve from its long-standing role as a wholesale and garment hub into a more mixed-use urban environment shaped by housing, adaptive reuse, creative businesses, retail, hospitality, and street-level activity.

The strength of this location is not only that it sits near USC, Exposition Park, and DTLA. It is that it sits within South Central, a neighborhood with cultural weight, deep roots, and a clear place in LA's past and future.

For multifamily investors, that context creates a more complete story: access to major city anchors, connection to transit and employment, and a setting that carries real local history as LA continues to grow around it.



Nearby Hotspots

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1) Mercado La Paloma

Mercado La Paloma brings food, small business, and community gathering together along the Figueroa Corridor. Rooted in local entrepreneurship, it remains a distinctly South LA destination with restaurants, shops, and neighborhood events under one roof.

2) University of Southern California

USC remains one of South LA's defining education and employment anchors. Its University Park campus brings students, faculty, staff, research, athletics, events, and everyday activity into the surrounding neighborhood throughout the year.

3) Exposition Park

Exposition Park brings museums, science, sports, gardens, and public space together in one of LA's most concentrated civic campuses. The Natural History Museum, California Science Center, Coliseum, BMO Stadium, and Lucas Museum all contribute to its regional draw.

4) The Santee Alley / LA Fashion District

The Santee Alley is one of Downtown LA's most recognizable shopping destinations, with more than 150 retailers packed into a two-block open-air corridor. Set within the larger Fashion District, it brings steady retail activity, visitors, and street-level energy.

5) ROW DTLA

ROW DTLA transforms a historic industrial campus into a walkable mix of independent retail, restaurants, creative offices, galleries, and events. Located along Alameda St, it adds another layer to the property's connection with Downtown's creative and commercial core.

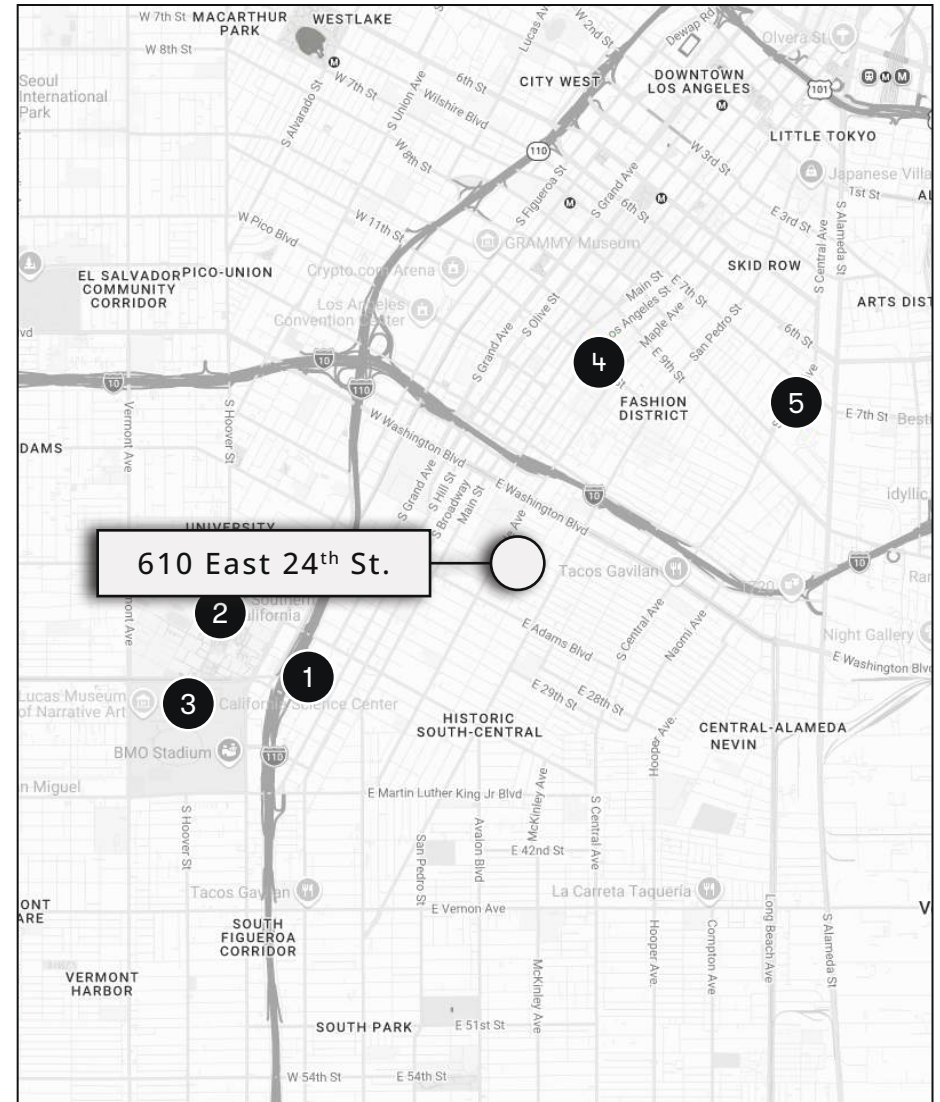


Nearby Hotspots Map

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Nearby Hotspot:	Distance:	Notes:
Mercado La Paloma	Approx. 1.1 Miles	A South LA food and community hub rooted in local entrepreneurship, dining, and gathering.
University of Southern California	Approx. 1.5 Miles	A major education and employment anchor shaping daily activity across University Park and South LA.
Exposition Park	Approx. 1.7 Miles	A major civic campus with museums, gardens, sports venues, science, and public space.
The Santee Alley / LA Fashion District	Approx. 1.4 Miles	A Downtown shopping destination with 150+ retailers in the heart of the Fashion District.
ROW DTLA	Approx. 2.0 Miles	A historic Downtown campus bringing together restaurants, retail, creative offices, galleries, and events.



Nearby Developments

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1) 3602 Crawford St.

The proposed project would add a 3-story building with (19) 1-bed units designated for affordable housing. The project also **received \$500,000 in funding from the Roy and Patricia Disney Foundation.**

2) 161 W. 35th St.

The proposed project features a 5-story mixed-use project featuring **11 live/work apartments averaging 900 SF**, 372 SF of ground-floor commercial space, and 8 parking spaces on a corner lot near USC, the 110 Freeway, and a former Pacific Electric right-of-way.

3) 306 E. Washington Blvd.

This 7-story Hollywood Community Housing project taking shape near the Metro A Line, with **104 studio, 1-bed, 2-bed, and 3-bed apartments for renters earning 30% to 60% of AMI**, plus 1,581 SF of ground-floor commercial space and 49 parking spaces.

4) 400 E. Adams Blvd.

This project by Markwood will add **84 studio and 1-bed units**, with 42 parking spaces and a rooftop amenity deck. 8 units are set aside for extremely low-income renters, while **modular installation moved the structure to full height in approx. five days.**

5) Los Angeles Trade & Technical College

The **\$80M LATTC Design and Media Arts Building** is rising directly south of the A Line's Grand Station. The 3-story, approx. 90,000 SF facility will house classrooms, labs, lounges, gallery space, and design/media programs, with **opening targeted for 2027.**

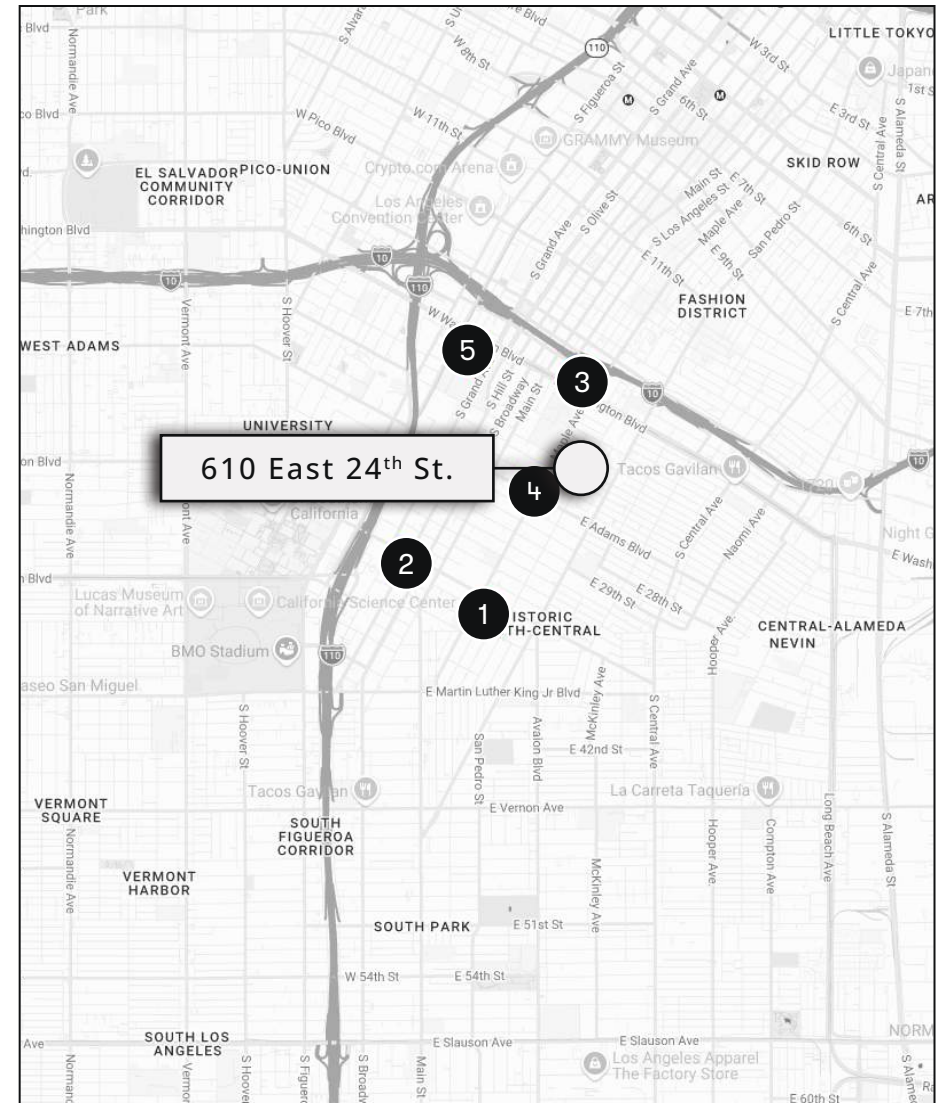


Nearby Developments Map

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Nearby Hotspot:	Distance:	Notes:
3602 Crawford St.	Approx. 3.7 Miles	A proposed 19-unit affordable housing project adding low- and moderate-income apartments to Historic South-Central.
161 W. 35th St.	Approx. 1.8 Miles	A small mixed-use infill project with live/work apartments and ground-floor commercial space near USC and the 110 Freeway.
306 E. Washington Blvd.	Approx. 1.0 Mile	A 104-unit affordable housing project near the Metro A Line with family-sized units and ground-floor commercial space.
400 E. Adams Blvd.	Approx. 0.7 Mile	An 84-unit modular apartment project with studio and 1-bed units, affordable set-asides, and a rooftop amenity deck.
LATTC Design & Media Building	Approx. 1.3 Miles	An \$80M campus expansion bringing new classrooms, labs, gallery space, and creative programs to Washington Blvd and Grand Ave.



Financials & Comparables

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Offering Price	\$990,000
Number of Units	4
Unit Mix	(2) 4+2 & (2) 2+1
Price per Unit	\$247,500
Bldg. Size	4,048 SF
Price per Foot	\$245
Lot Size	9,644 SF
Zoning	LARD2
Year Built	1910
Monthly Income	\$6,730

Rent Roll

610 East 24th St | Historic South Central | 90011

Current as of 09/23/26

Unit #	Unit Type	Gross Rent	Projected Rent
1	4 + 2	\$2,339	\$3,500
2	4 + 2	\$2,008	\$2,800
3	2 + 1	\$1,186	\$2,000
4	2 + 1	\$1,197	\$2,000
	Laundry Income:	\$0	
	Other Income:	\$0	
	Monthly Total:	\$6,730	\$10,300
	Annual Total:	\$80,760	\$123,600



Sales Comparables

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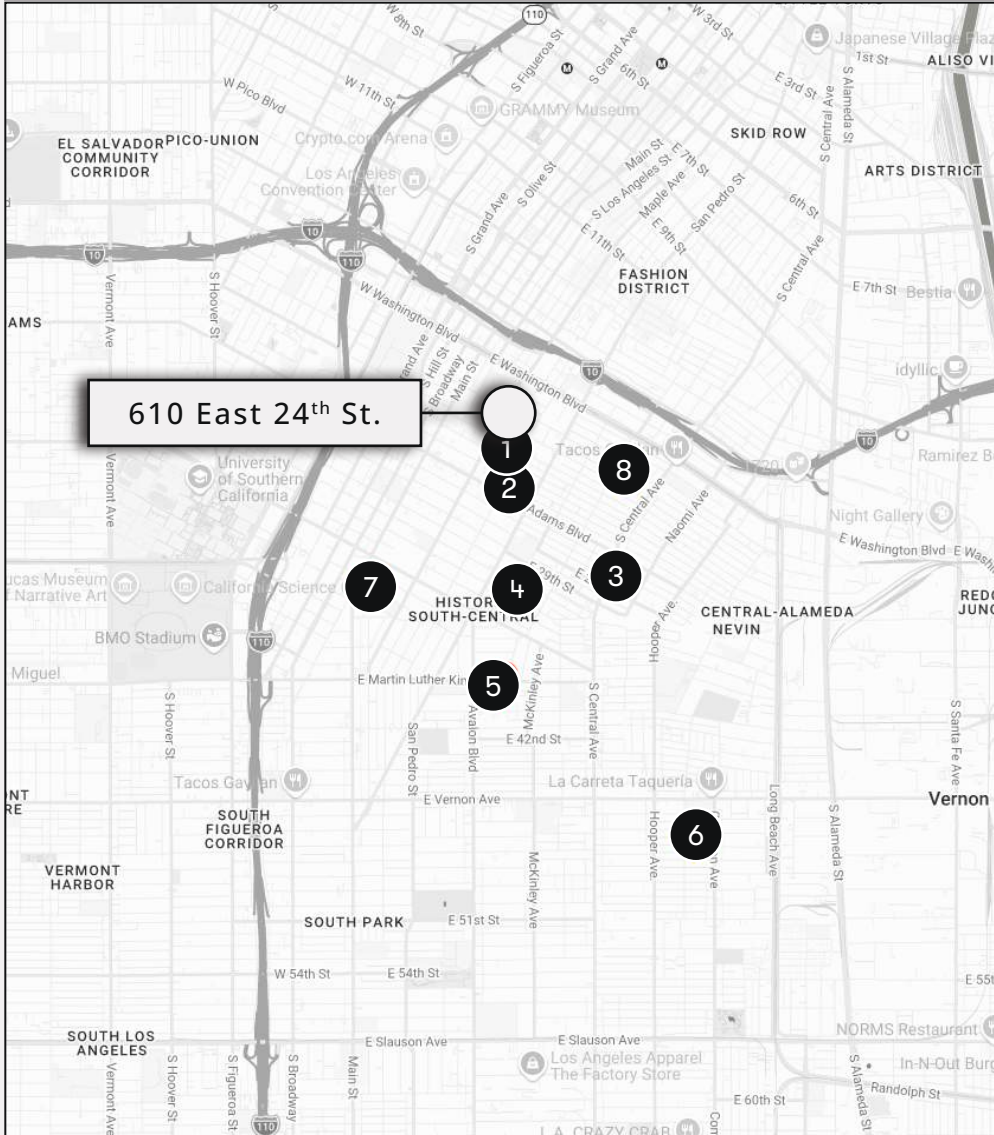
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Address:	Sale Date:	Price:	# of Units:	Year Built:	Price per Unit:	Bldg. Size	Price per SF:	Unit Mix:	
610 E. 24th St.	Subject Property	\$990,000	4	1910	\$247,500	4,048 SF	\$245	(2) 4+2 & (2) 2+1	
134 E. 31st St.	04/08/25	\$904,000	4	1890	\$226,000	2,235 SF	\$404	N/A	
1380 E. 22nd St.	07/07/25	\$895,000	4	1927	\$223,750	2,610 SF	\$343	(1) 3+1 & (2) 2+1 & (1) 1+1	
2504 Trinity St.	01/08/25	\$880,000	4	1919	\$220,000	3,988 SF	\$221	(4) 2+1	
182 E. 35th St.	03/17/26	\$800,000	4	1909	\$200,000	3,128 SF	\$256	(4) 1+1	
136 E. 28th St.	10/28/25	\$785,000	4	1940	\$196,250	2,822 SF	\$278	(4) 2+1	
317 E. 36th St.	02/04/26	\$695,000	4	1912	\$173,750	2,868 SF	\$242	(4) 1+1	
511 E. 33rd St.	02/24/25	\$600,000	4	1910	\$150,000	2,848 SF	\$211	(2) 2+1 & (2) 1+1	

Rental Comparables

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	Address:	Rental Amount:	Unit Type & Size:	Lease Date
	630 E. Adams Blvd.	\$4,000	4+2.5 1,660 SF	05/26/26
	1130 E. 28th St.	\$3,700	5+3 1,700 SF	07/06/26
	837 E. 33rd St.	\$3,600	4+4 1,469 SF	08/10/26
	718 E. 40th Pl.	\$3,300	4+2 1,400 SF	04/15/26
	1426 1/2 E. 48th St.	\$2,470	2+1 700 SF	06/19/26
	145 E. 36th Pl. #1/4	\$2,450	2+1 600 SF	12/19/25
	1206 E. 22nd St.	\$2,250	2+1 900 SF	08/28/26

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Price per Foot	\$245
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Zoning	LARD2
Year Built	1910
Monthly Income	\$6,730

Clear Thinking, Honest Guidance, and an Owner's Perspective.
If you are interested in 610 E. 24th St, please contact Max Berger.



Max Berger

Principal

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