

COMMERCIAL INVESTMENT PURCHASE OPPORTUNITY

Actual \$128,468 Net Annual Income – 4.35% Cap Rate

6,430± SF 2-Story Building on 9,400± SF of Land



Offering Memorandum



4376 S WESTERN AVENUE, LOS ANGELES, CA 90062

4376 S WESTERN AVENUE
LOS ANGELES, CA 90062

Property Details

Building Area:	6,430± SF
Land Area:	9,400± SF
Stories:	2
Total Units:	10 (7 Occupied; 3 Vacant)
Year Built:	1991
Parking:	18 Shared Surface Spaces
Zoning:	LA C2-2D-CPIO
Assessor's Parcel Number:	5021-024-040
TOC (Transit Oriented Communities):	Tier 3
Designated Qualified Opportunity Zone:	Yes

Property Highlights

- Commercial investment purchase opportunity
- 2-story shopping center
- 4 ground floor retail stores and 6 second floor offices
- \$128,468 actual net annual income | 4.35% actual cap rate
- 2 vacant ground floor retail units and 1 vacant second floor office unit
- Heavy traffic location at the intersection of 2 major thoroughfares
- Northeast corner of Western Avenue and Vernon Avenue
- 116' frontage on Western Avenue; 94' on Vernon Avenue
- 1-1/3 miles west of the Harbor (110) Freeway and 2-1/4 miles south of the Santa Monica (I-10) Freeway

Asking Price: \$2,950,000
(\$458.79 Per SF Building)

Buyer to verify any and all information with the City and its licensed third-party experts

Rent Roll

Actual Income & Expense

INCOME

Total Monthly Income:	\$14,699.00
Gross Annual Income:	\$176,388.00

ANNUAL EXPENSES

Property Tax	\$37,500.00
Insurance	5,500.00
Utilities/Water	1,800.00
Repairs & Maintenance	0
Gas	0
Trash	3,120.00
Total Annual Expenses:	\$47,920.00

Actual Net Annual Operating Income: \$128,468.00

Actual Cap Rate: 4.35%

Pro Forma Income Projection

INCOME

Total Monthly Income:	\$16,999.00
Gross Annual Income:	\$203,988.00

ANNUAL EXPENSES

Property Tax	\$37,500.00
Insurance	5,500.00
Utilities/Water	1,800.00
Repairs & Maintenance	0
Gas	0
Trash	3,120.00
Vacancy Factor (3%)	\$5,291.64
Total Annual Expenses:	\$53,211.64

Pro Forma Net Annual Operating Income: \$150,776.36

Pro Forma Cap Rate: 5.11%

Rent Roll Available Upon Request

7 Av



T & T Golden
NAILS
323-293-0690
Nails - Toy Hardware

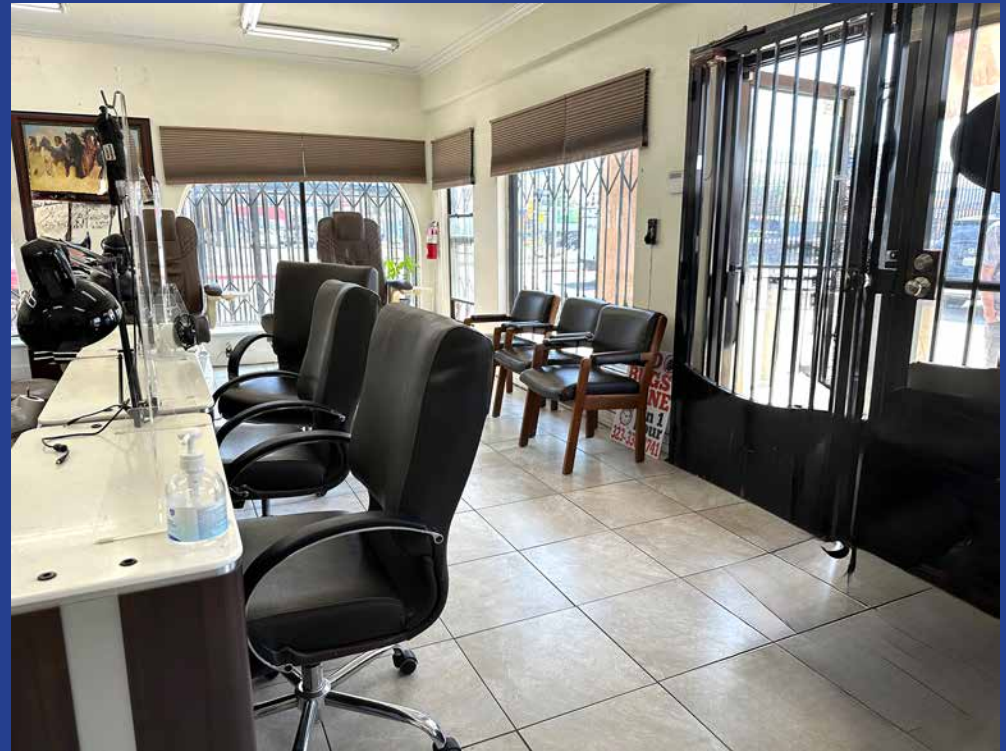
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Nails Toy Hardware
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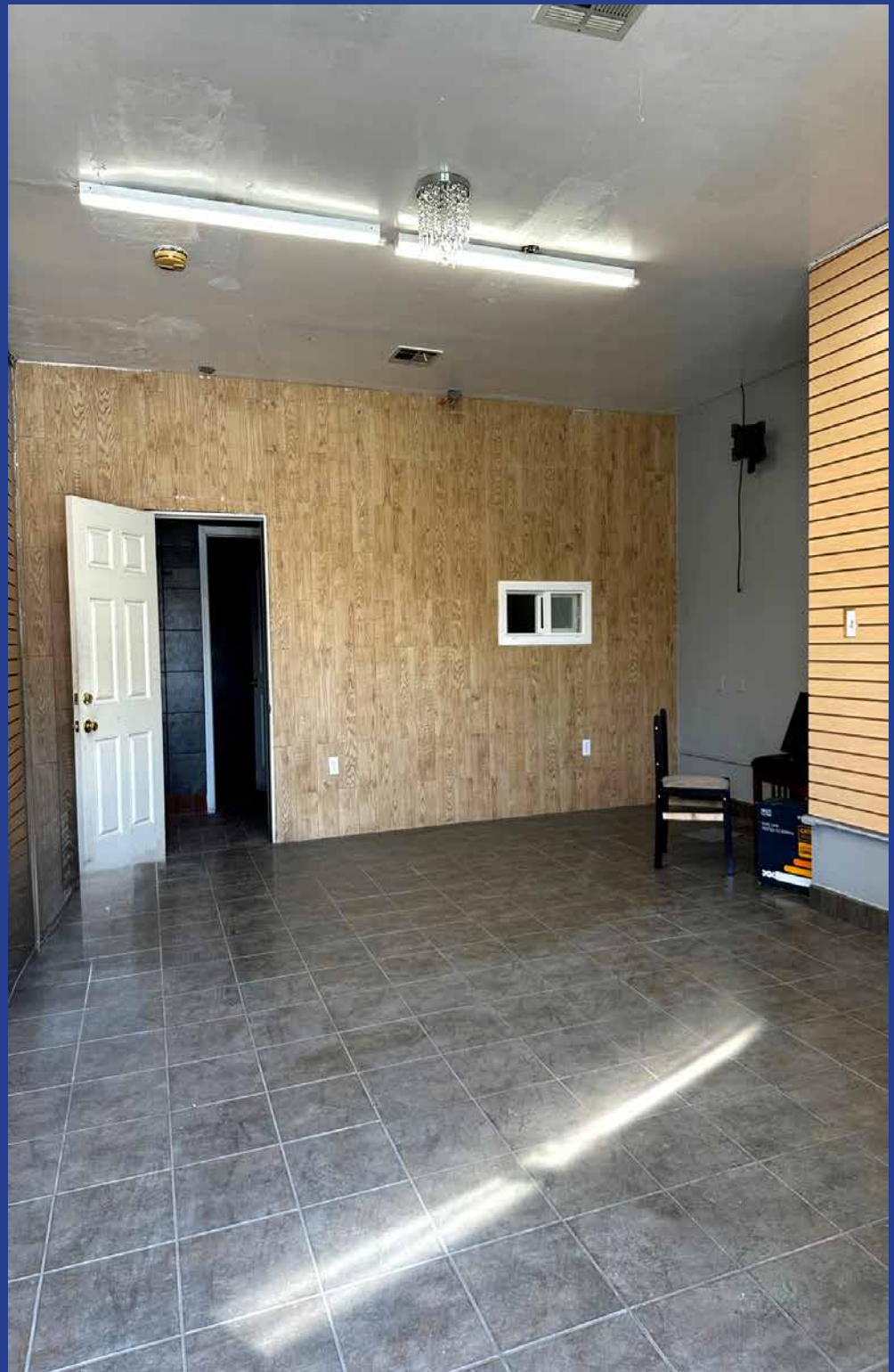
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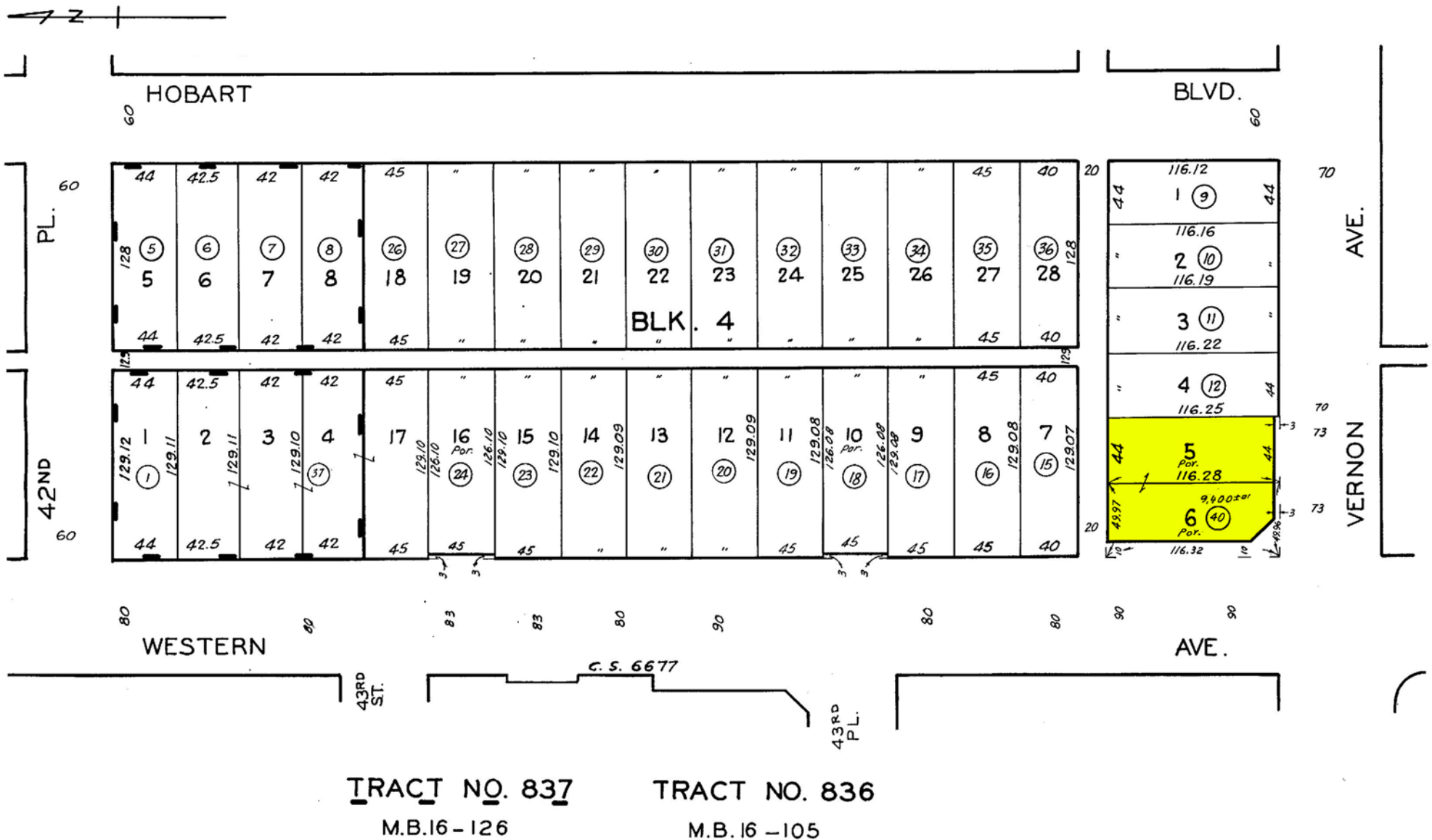




Aerial Photo

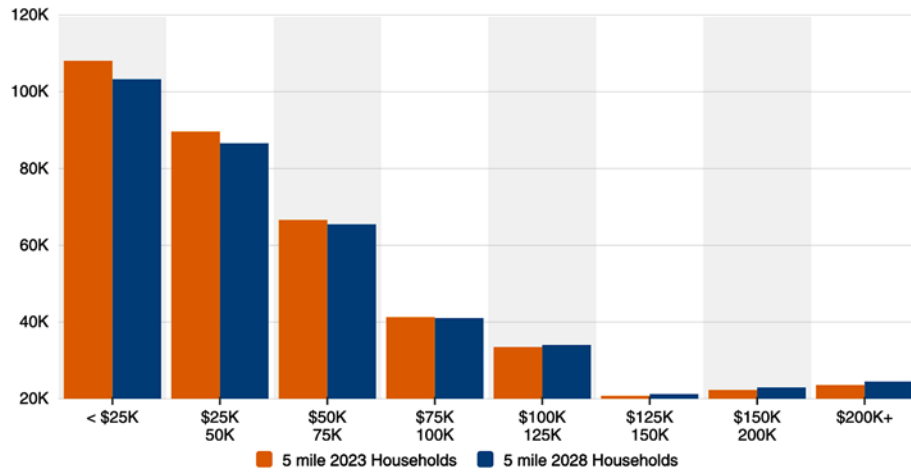


Plat Map

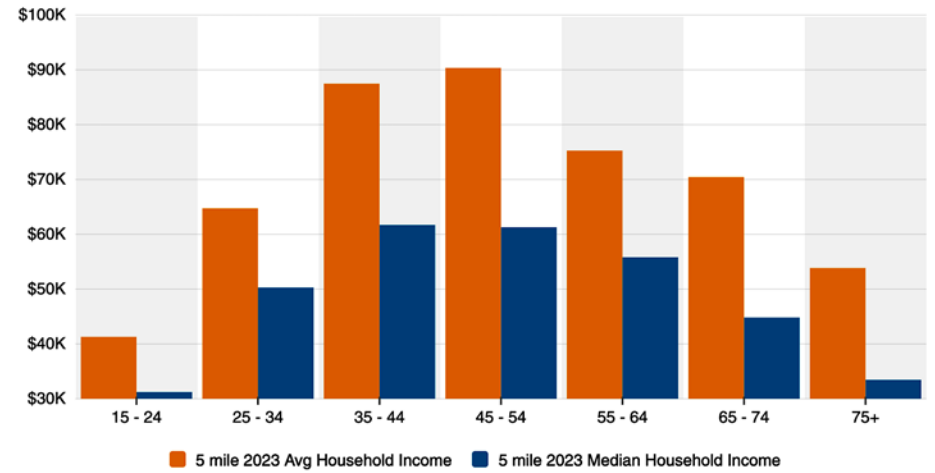


Neighborhood Demographics

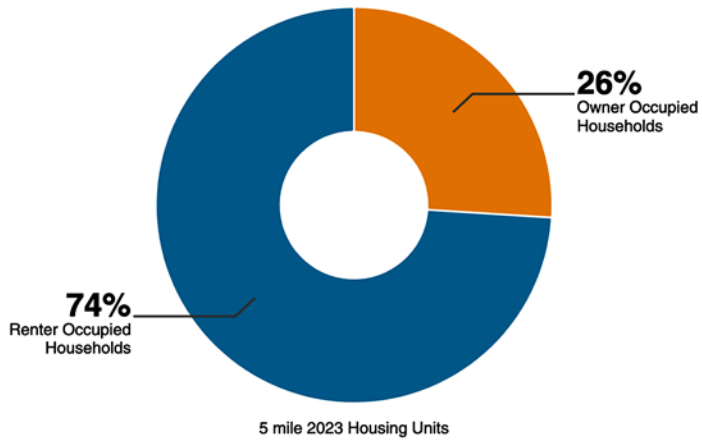
Household Income



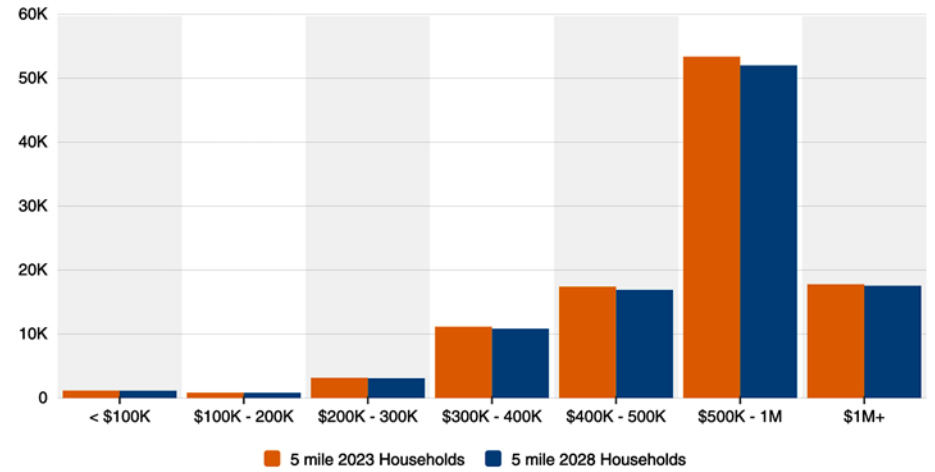
Household Income By Age



Housing Occupancy



Home Values



4376 S Western Avenue
Los Angeles, CA 90062

Commercial Investment For Sale

2-Story Building With Gated Parking

6,430± SF Building
9,400± SF of Land

Exclusively offered by



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