

RESTAURANT & REAL ESTATE ON WHITTIER BLVD.

5862 WHITTIER BLVD., LOS ANGELES, CA 90022



- APPROXIMATELY 2,000 SF RESTAURANT ON 2,448 SF LC-C3 ZONED LOT.
- BUSINESS PURCHASE INCLUDES: ALL FF&E AND BEER & WINE LICENSE!
- EXCELLENT LOCATION; 2 BLOCKS EAST OF THE TARGET CENTER AND LESS THAN 1.5 MILES FROM THE CITADEL MALL & COMMERCE CASINO.
- GREAT DEMOGRAPHICS; OVER 35,000 PEOPLE RESIDING WITHIN A 1-MILE RADIUS & OVER 200,000 PEOPLE RESIDING WITHIN A 3-MILE RADIUS.

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5862 WHITTIER BLVD., LOS ANGELES, CA 90022

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Property Description



PROPERTY OVERVIEW

KW Commercial is pleased to present this Business and Real Estate opportunity on one of the busiest thoroughfares in East Los Angeles. The property consists of a 2,000 SF restaurant on 2,448 SF C3 zoned lot.

The property was renovated in 2016. The renovations included: 2 ADA bathrooms, new electrical, new plumbing, new A/C, new ventilation system/hood, and new roof.

The subject property also has on-site parking located at the rear of the property which is accessible through the alley, in addition to, ample street parking.

The business includes: all FF&E and a Beer & Wine license with a value of over \$85,000. The name of the Restaurant is not included in the sale. (FF&E List is located on Page 6 of this OM)

This offering will attract an investor with a tenant in mind or an owner/user looking to operate a restaurant on a major commercial thoroughfare in an infill location.

LOCATION OVERVIEW

The subject property is located at the South side of Whittier Blvd. It is just east of the major signalized corner of Whittier & Atlantic Blvd. Whittier Blvd is considered one of the major commercial thoroughfares in East Los Angeles.

The property has great freeway access; approximately 1 mile from the 5 Freeway & about 1.5 miles from the 710 & 60 Freeways.

It is situated two blocks east of the Target Center on Whittier Blvd. It is also less than 1.5 miles from Citadel Outlet Mall, and Commerce Casino.

The demographics in the immediate area offer over 35,000 people residing within a 1-mile radius and over 200,000 people residing within a 3-mile radius.

Income Summary



INVESTMENT SUMMARY

Real Estate Price:	\$450,000
Business Price:	\$45,000
Total Price:	\$495,000
Year Built:	1946
Year Renovated:	2016
SF (Per Title):	2,000
Price / SF (Per Title):	\$225.00
Lot Size (SF):	2,448
Floors:	1
Parking:	Rear & Street
Zoning:	LCC3
APN:	6339-003-010
Proforma Cap Rate:	7.1%

TENANT ANNUAL SCHEDULED INCOME

	Proforma
Gross Rent	\$32,400
TOTALS	\$32,400

ANNUALIZED INCOME

	Proforma
Gross Potential Rent	\$32,400
Less: Vacancy	(\$648)
Reimbursement	\$7,900
Effective Gross Income	\$39,652
Less: Expenses	(\$7,900)
Net Operating Income	\$31,752

ANNUALIZED EXPENSES

	Proforma
Property Taxes	\$5,400
Insurance	\$2,500
Total Expenses	\$7,900
Expenses Per RSF	\$3.95

Rent Roll

Rent Roll

Suite	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Proforma Monthly Rent	Rent/SF	Lease Type
5862	Restaurant	2,000			\$2,700.00	\$1.35	NNN
Total Square Feet		2,000			\$2,700.00		

Note:

- (i) SELLER DOES NOT GUARANTEE THE MEASUREMENTS OF EACH UNIT. BUYER IS RESPONSIBLE FOR MEASURING & VERIFYING THE SF FOR EACH/ALL UNITS!!!

DRIVE BY ONLY

DO NOT DISTURB TENANTS!!!!

Inventory List

Inventory List

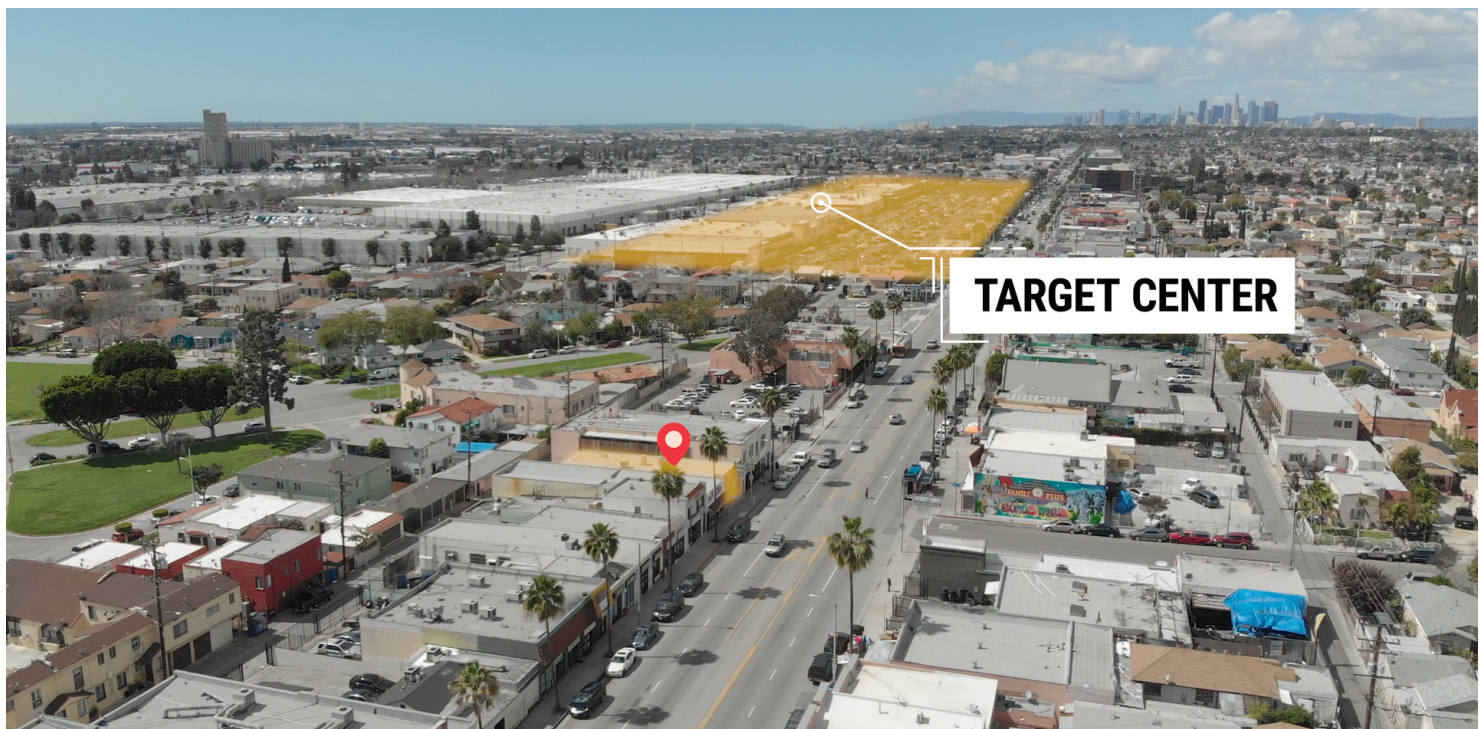
Quantity	New Equipment/New installations
1	Hood 4' x10 '
1	Walk in cooler 8' x 8' x 8'
1	Griddle
1	Ice Machine
1	Burner
4	stainless steel working tables
1	Steam Table
1	Micro Oven
9	wire storage shelves
1	Cash register
1	AC on unit
1	Double Tap Kegerator
2	Refrigerator
2	Freezer
1	Counter Cabinet
1	Security System
1	Fryer
1	50 Gallon water heater
1	Interior Stainless Cooler
1	Working Cooler Compressor and Air Fan
1	Stock pot range
2	Exterior Sign
4	Shelves in Cooler
1	Mop sink
1	3 - compartment sink
2	hand sinks
1	Tortilla Warmer
1	prep sink
1	make up air
3	Fire System & Fire Extinguisher
1	Blower
1	Grease Trap
3	fly screens
8	Large Tables
6	Small Tables
6	High Chairs
24	Chairs
12	Booths
1	Beer & Wine License
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Owner's Estimated Value	\$85,000



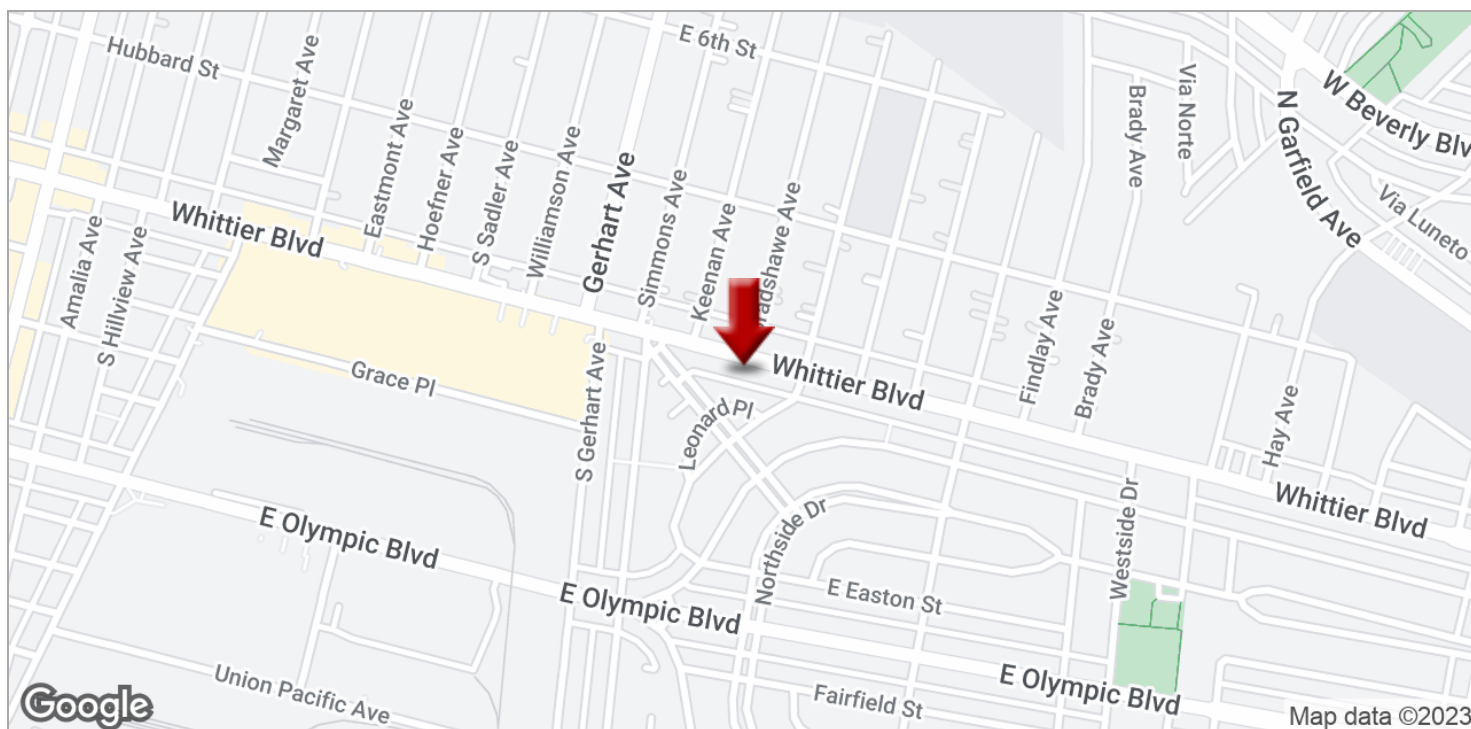
Additional Photos



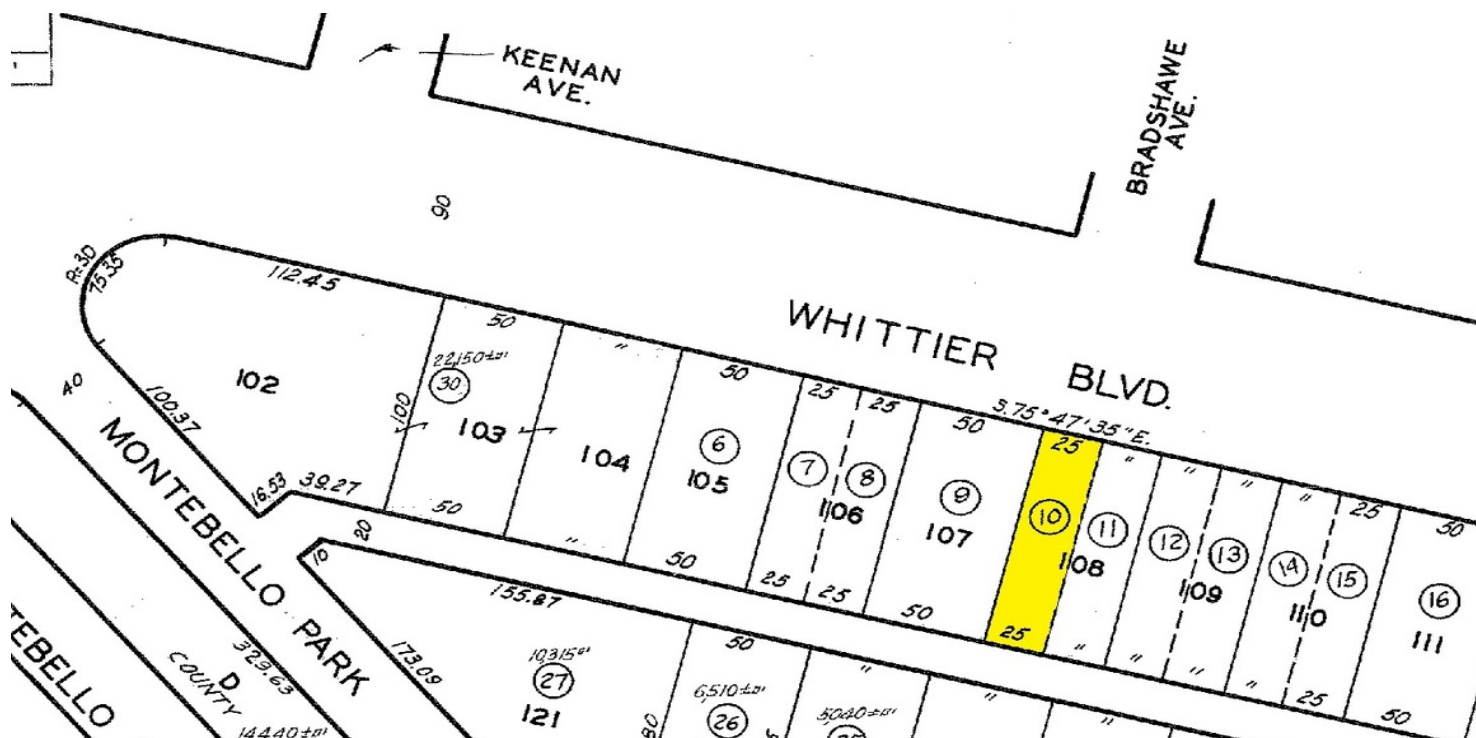
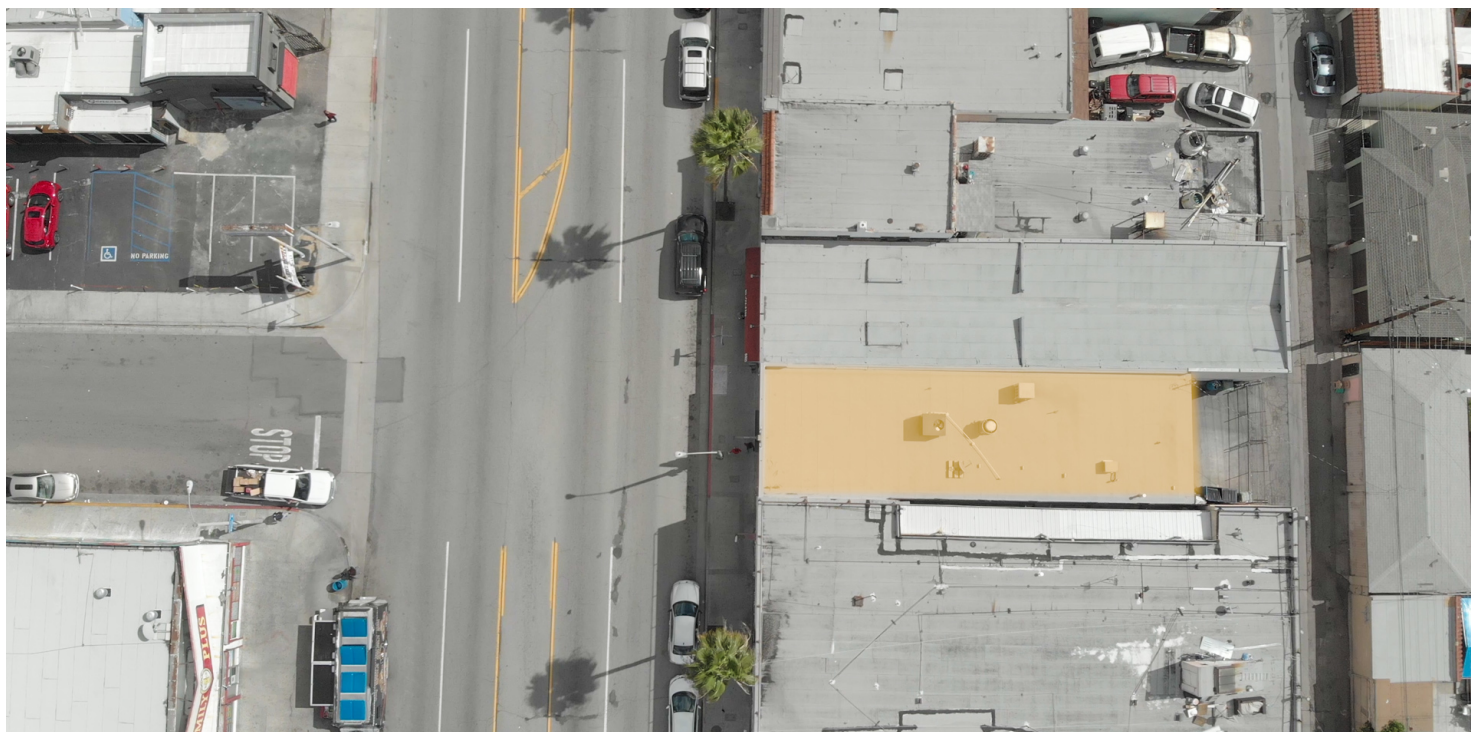
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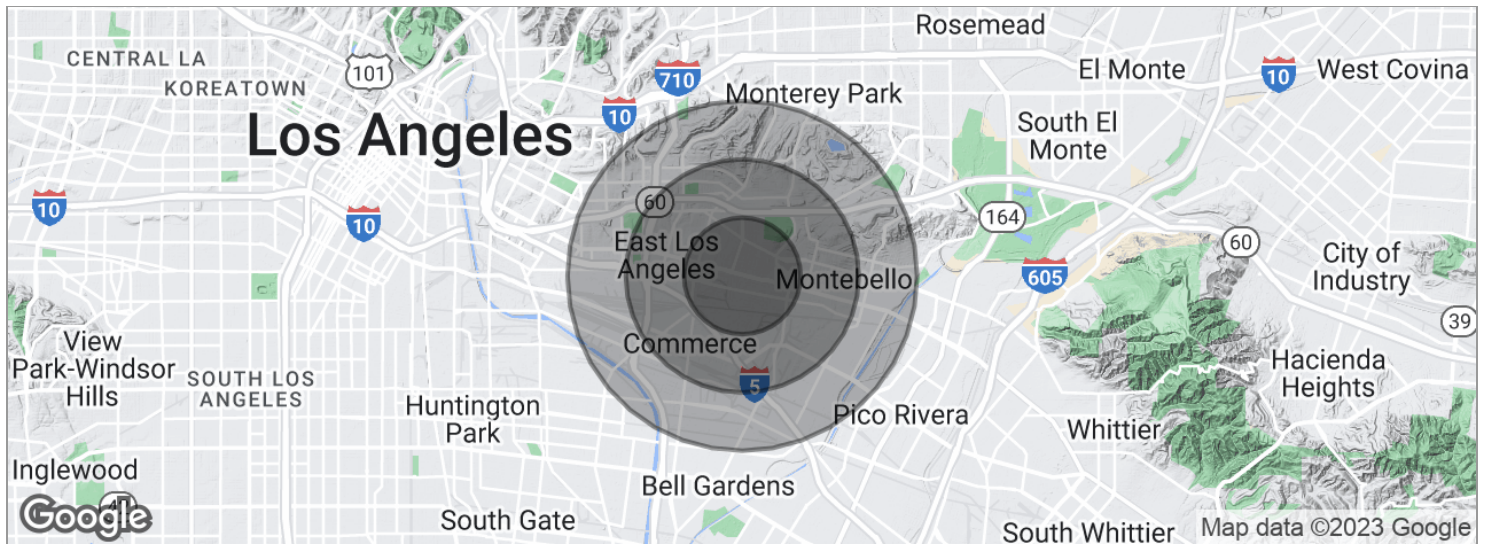
Location Maps



Aerial & Plat Maps



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	37,082	112,178	217,542
Median age	29.6	31.4	32.2
Median age (male)	29.2	30.6	31.1
Median age (Female)	30.6	32.2	33.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	9,891	31,138	60,182
# of persons per HH	3.7	3.6	3.6
Average HH income	\$49,942	\$53,902	\$57,208
Average house value	\$409,591	\$428,551	\$468,580
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	96.6%	89.4%	82.9%
RACE (%)	1 MILE	2 MILES	3 MILES
White	58.8%	53.4%	49.9%
Black	0.2%	0.5%	0.8%
Asian	1.1%	6.6%	11.9%
Hawaiian	0.0%	0.2%	0.1%
American Indian	0.8%	0.9%	0.8%
Other	37.5%	36.6%	34.6%

* Demographic data derived from 2020 ACS - US Census