

Retail Pad Building: Bakery & Restaurant

3626 E. CESAR E. CHAVEZ AVE., LOS ANGELES, CA 90063



- APPROXIMATELY 2,482 SF RETAIL PAD BUILDING ADJACENT TO THE BOYLE HEIGHTS AREA OF LOS ANGELES.
- TWO TENANTS: RESTAURANT & BAKERY.
- SHARES A LOT WITH SUPERIOR GROCERS.
- **6.5% CURRENT CAP RATE ON EXISTING INCOME!!!**
- EASY ACCESS TO LOCAL TRANSPORTATION; WALKING DISTANCE TO THE 68, 770 & 665 BUS STOPS, AND 1/2 A MILE FROM THE METRO YELLOW LINE.
- EXCELLENT DEMOGRAPHICS: OVER 50,000 PEOPLE RESIDE WITHIN A 1-MILE RADIUS & OVER 300,000 PEOPLE RESIDE WITHIN A 3-MILE RADIUS.

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Property Description



PROPERTY OVERVIEW

KW Commercial is pleased to present this 2,482 two Tenant Retail Pad building. It sits adjacent to the Highly trafficked Superior Grocers, which sits on approximately 2.4 Acres.

Its corner location provides excellent frontage with approximately 50 feet along Cesar E Chavez Ave. & 60 feet along Eastman Ave.

This pad consists of two tenants; a Bakery & a Restaurant. Both tenants are on a lease thru 2022 with (2) 3-year options at fixed rates.

This offering will attract an investor looking to own a corner located retail pad building with long term tenants on a major commercial thoroughfare with a 6.5% Cap Rate on Existing Income!!!

LOCATION OVERVIEW

The subject property is located at the Southwest corner of E. Cesar E Chavez & N Eastman Ave, which is adjacent to the Boyle Heights area of Los Angeles. It is situated at the entrance of the Superior Grocers Center.

The property has great access to public transportation; walking distance to the 68, 770 & 665 bus stops and 1/2 a mile from the metro yellow line Indiana Station.

This offering has great freeway access; just 1/2 a mile north of the 60 freeway and 3/4 of a mile west of the 710 freeways.

Schools in the immediate include Belvedere Middle School, Belvedere Elementary School, Marianna Ave Elementary School, Alliance Morgan McKinzie High School, Esteban E. Torres High School, East LA Performing Arts Academy, just to name a few.

This infill location provides excellent Demographics; over 50,000 people reside within a 1-mile radius & over 300,000 people reside within a 3-mile radius.

Income Summary



INVESTMENT SUMMARY

Price:	\$895,000
Year Built:	1923
SF	2,482
Price / SF:	\$360.60
Lot Size (SF):	3,296
Floors:	1
Zoning:	LC-C3DP
APN:	5232-025-042
Current Cap Rate:	6.5%
Proforma Cap Rate:	7.4%

TENANT ANNUAL SCHEDULED INCOME

	Actual	Proforma
Gross Rent	\$72,288	\$83,112
TOTALS	\$72,288	\$83,112

ANNUALIZED INCOME

	Actual	Proforma
Gross Potential Rent	\$72,288	\$83,112
Less: Vacancy	\$0	(\$2,493)
Effective Gross Income	\$72,288	\$80,619
Less: Expenses	(\$14,440)	(\$14,440)
Net Operating Income	\$57,848	\$66,179

ANNUALIZED EXPENSES

	Actual	Proforma
Property Taxes	\$10,740	\$10,740
Insurance	\$2,500	\$2,500
Gas / Electric	TENANT	TENANT
Water	TENANT	TENANT
Trash	TENANT	TENANT
Repairs & Maintenance	\$1,200	\$1,200
Total Expenses	\$14,440	\$14,440
Expenses Per RSF	\$5.82	\$5.82

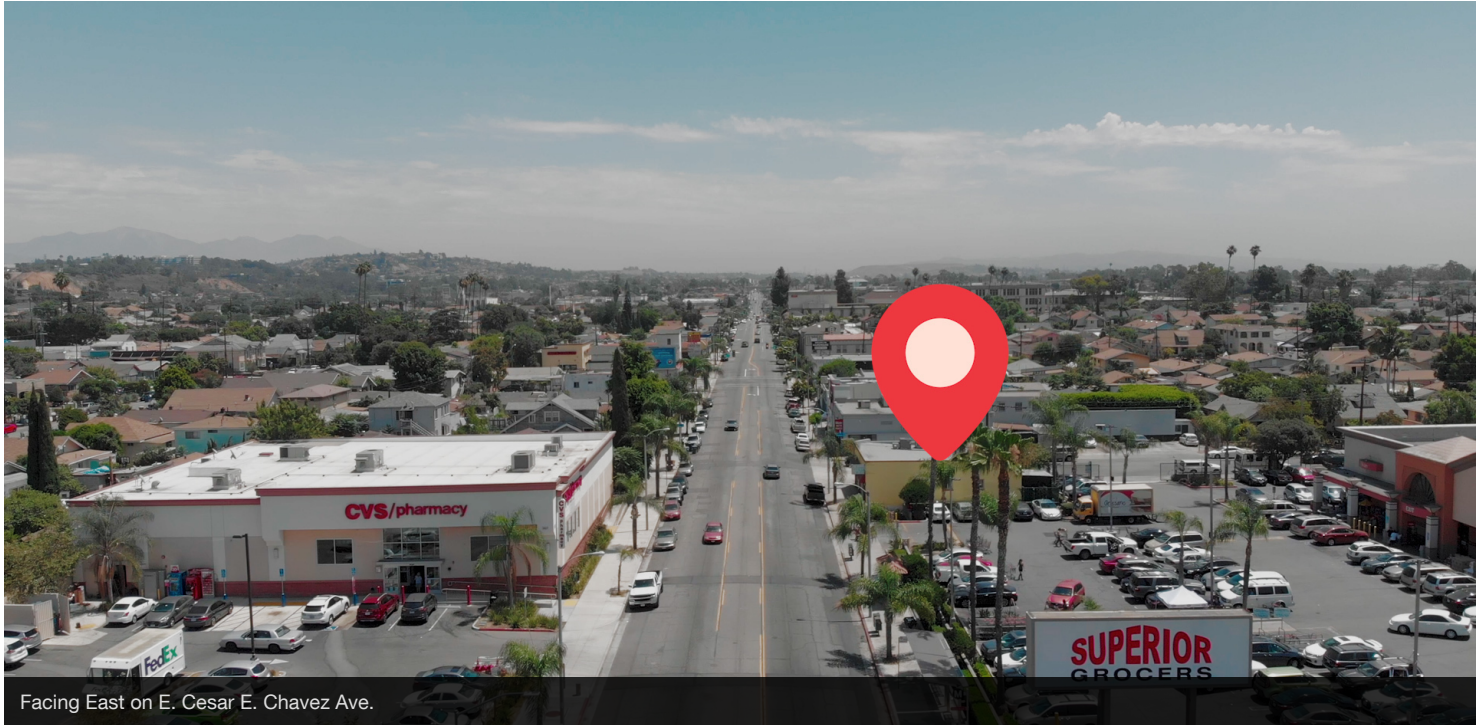
Additional Photos



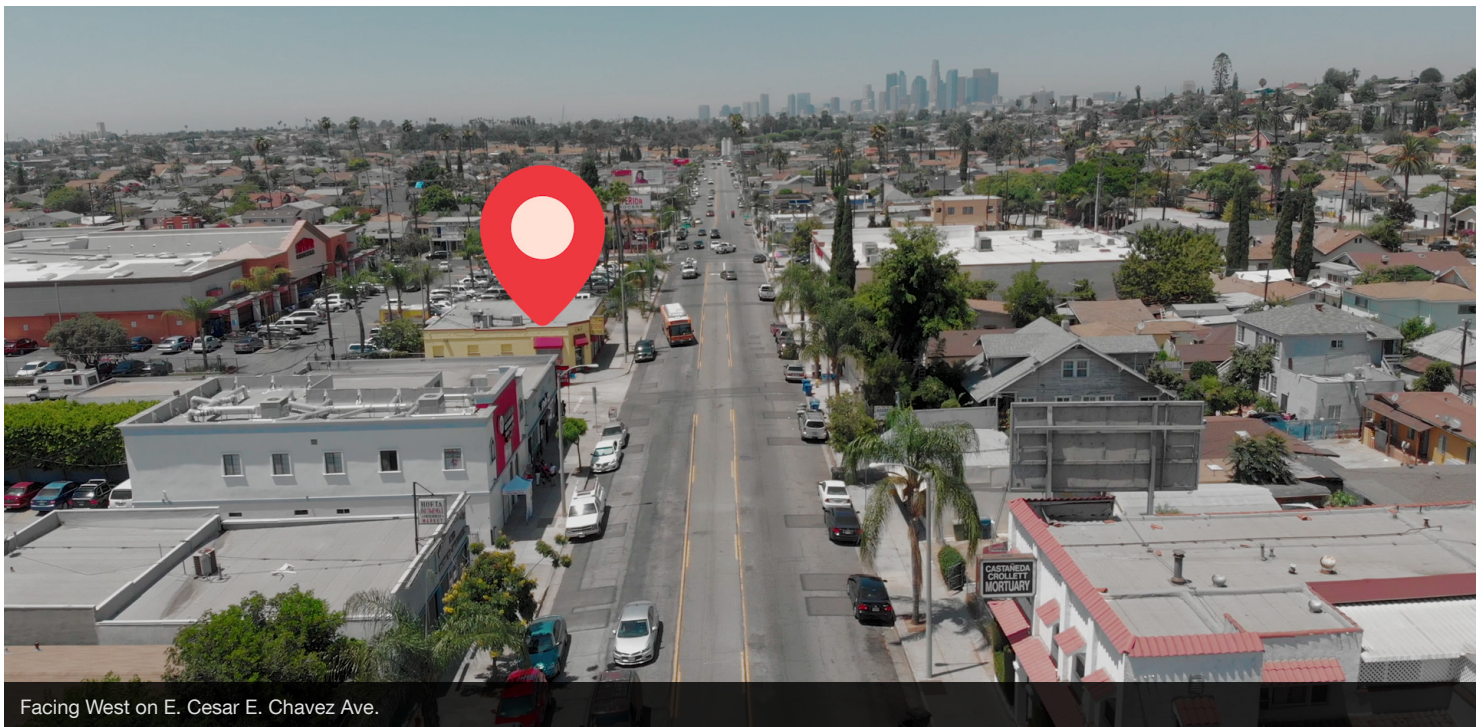
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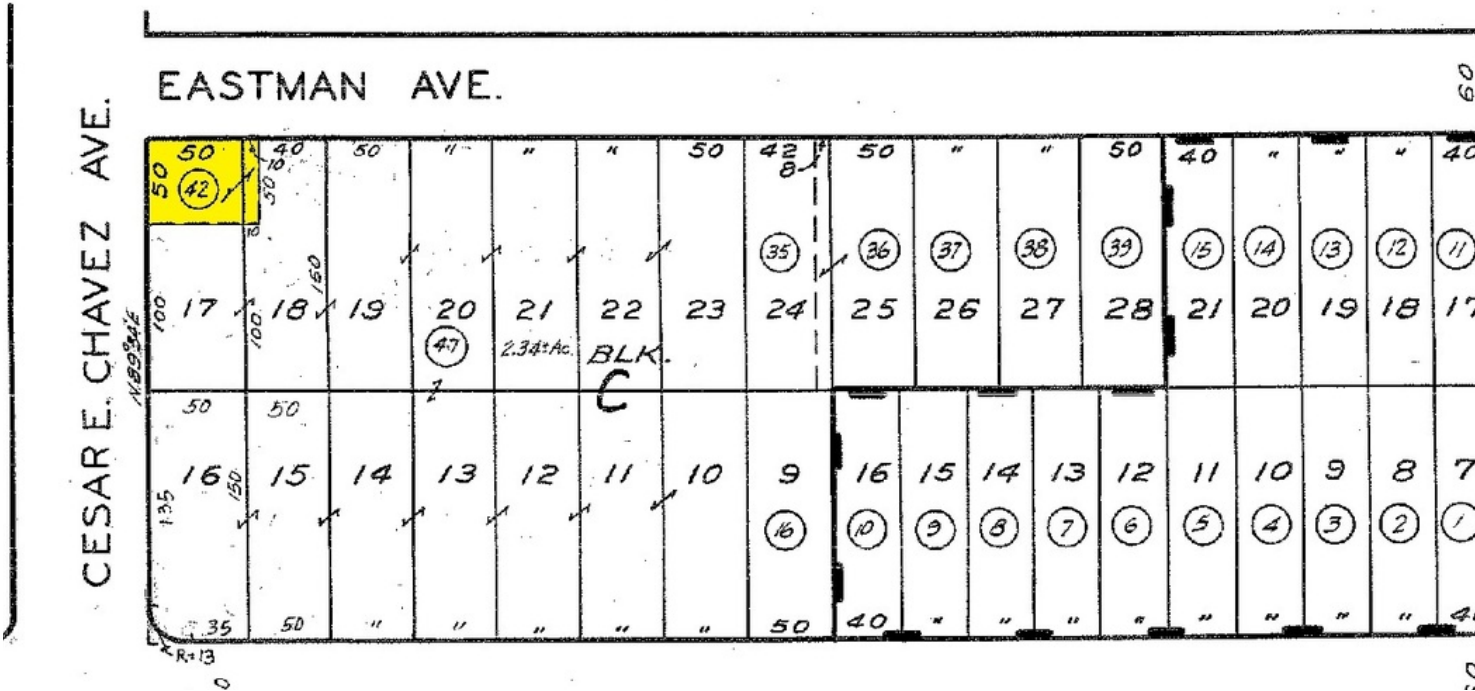
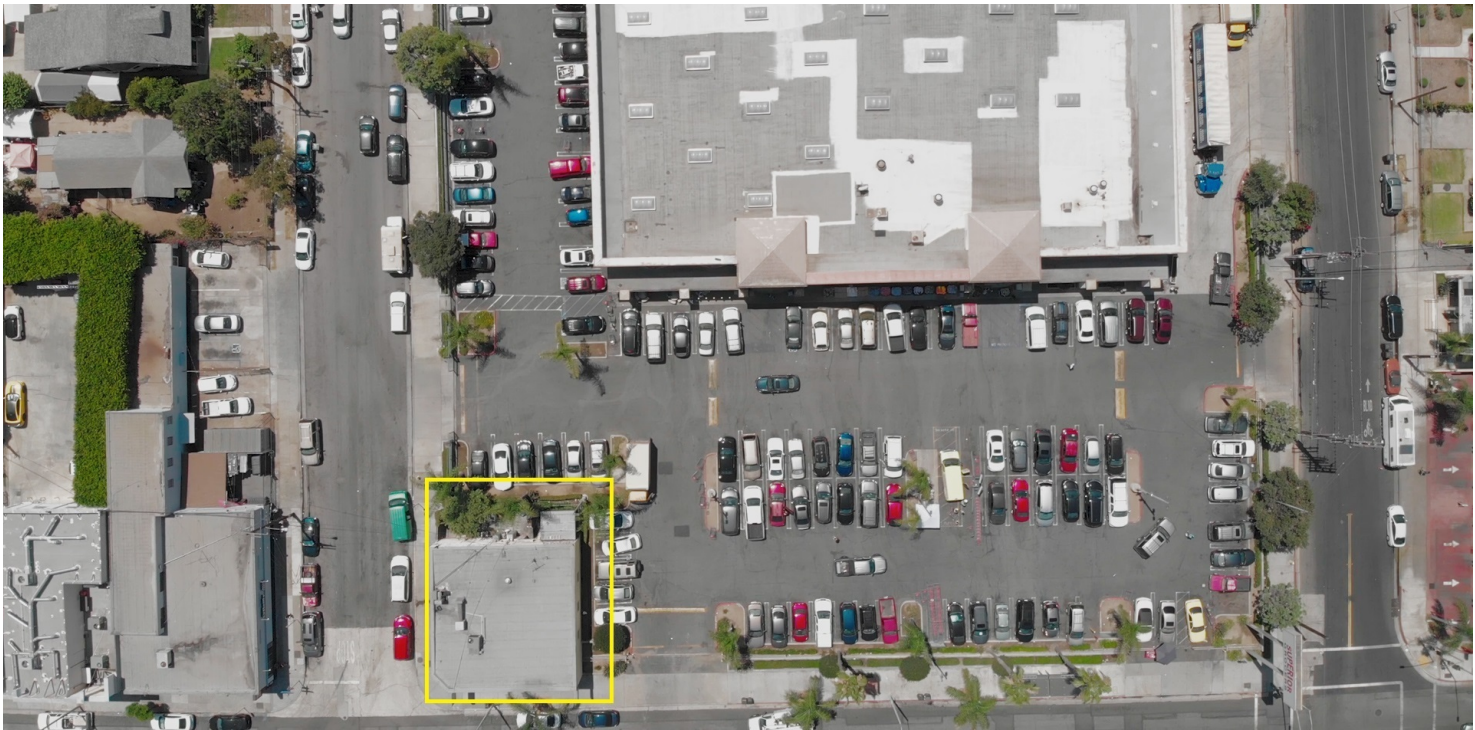


Facing East on E. Cesar E. Chavez Ave.

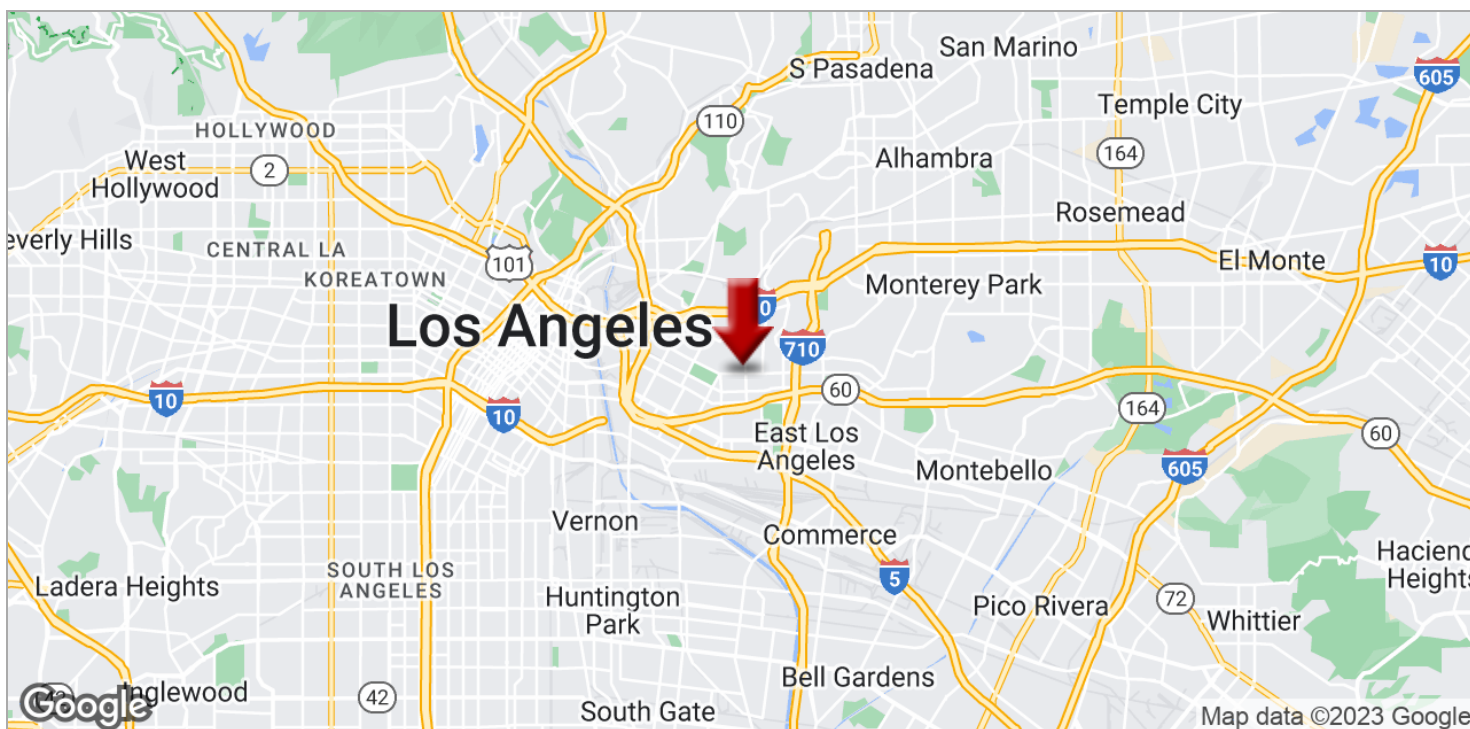


Facing West on E. Cesar E. Chavez Ave.

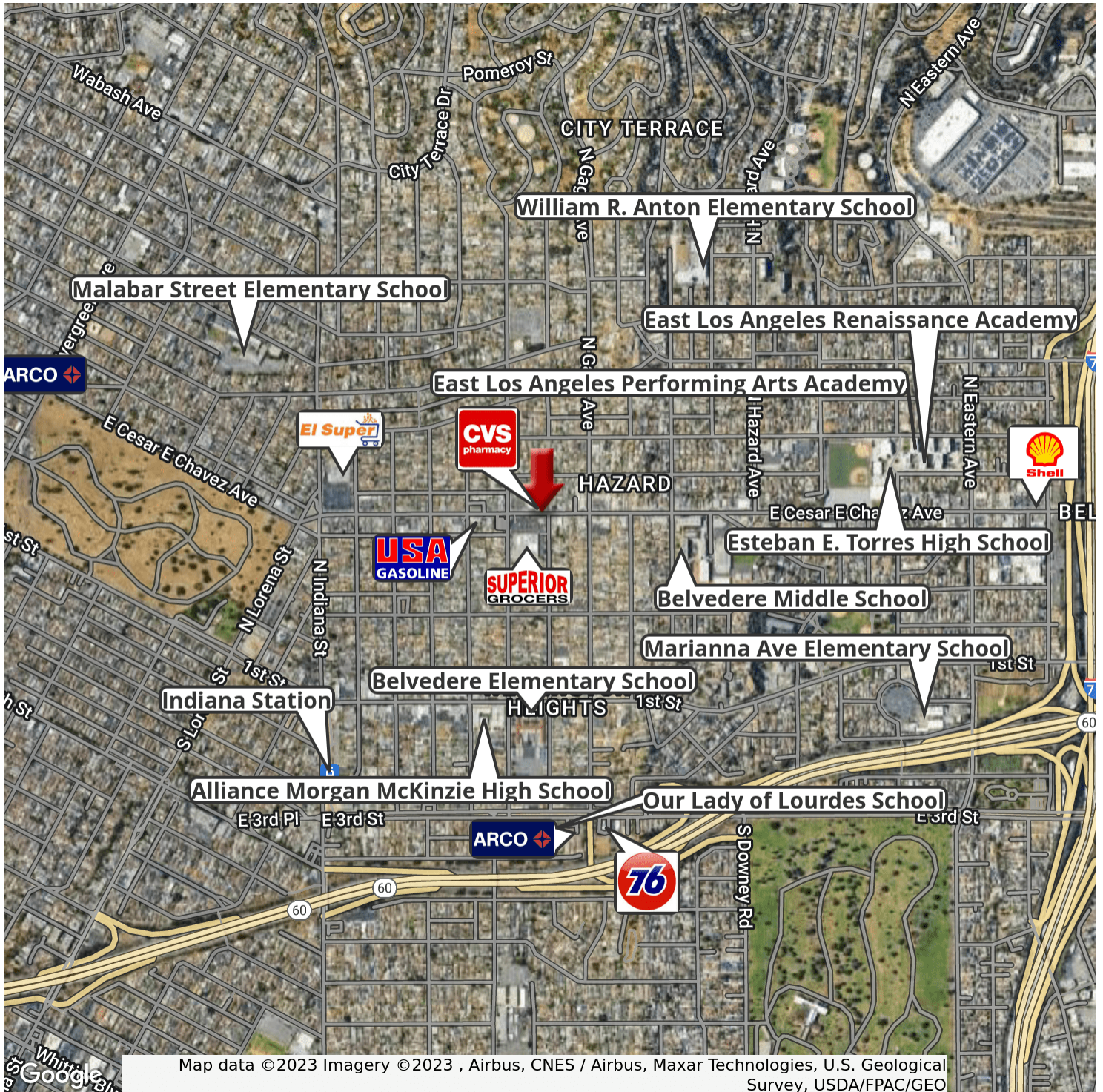
Aerial & Plat Map



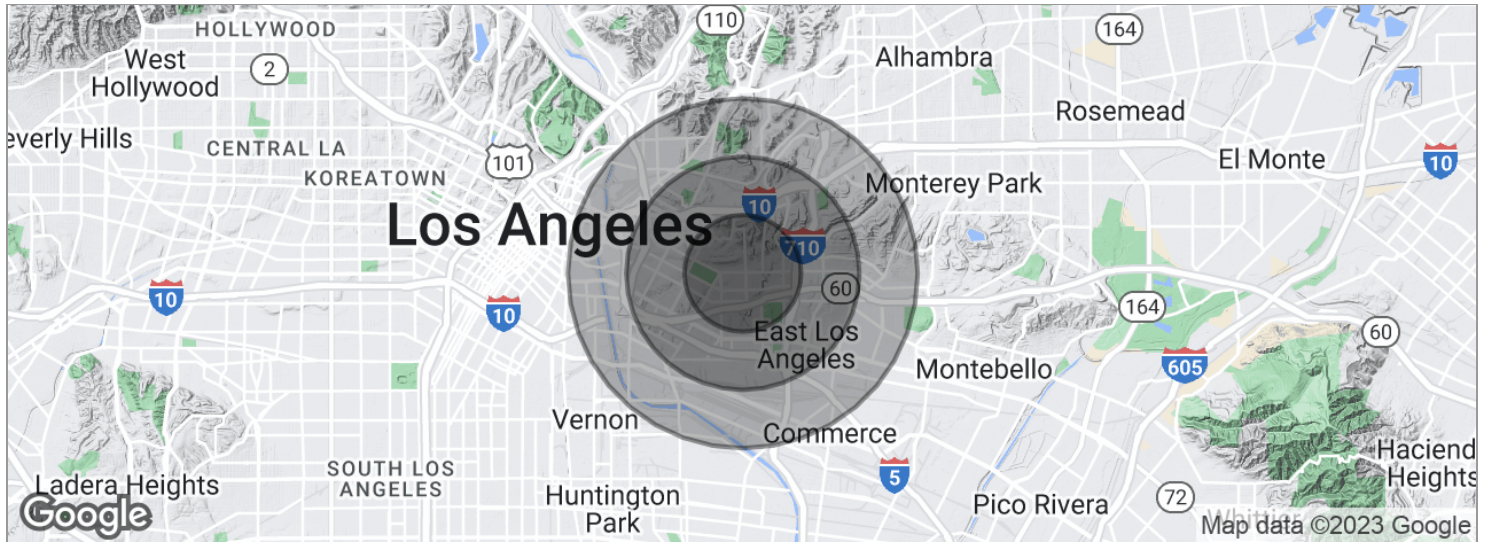
Location Maps



Retailer Map



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	55,695	182,048	307,432
Median age	29.5	29.3	30.0
Median age (male)	28.1	28.1	28.8
Median age (Female)	30.7	30.4	31.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	13,810	45,368	79,185
# of persons per HH	4.0	4.0	3.9
Average HH income	\$47,437	\$46,424	\$49,255
Average house value	\$364,176	\$371,757	\$391,122
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	97.2%	95.1%	89.0%
RACE (%)	1 MILE	2 MILES	3 MILES
White	58.8%	54.2%	50.9%
Black	0.2%	0.6%	0.9%
Asian	1.3%	2.4%	7.3%
Hawaiian	0.1%	0.2%	0.1%
American Indian	0.4%	0.9%	1.0%
Other	37.9%	40.3%	38.1%

* Demographic data derived from 2020 ACS - US Census