

Real Estate & Coin Laundry Business

8300 S. NORMANDIE AVE., LOS ANGELES, CA 90044



PROPERTY HIGHLIGHTS

- APPROX. 2,464 SF LAUNDROMAT LOCATED AT A SIGNALIZED INTERSECTION.
- NEWLY RENOVATED IN 2020!!!
- GOOD VISIBILITY: BLOCK TO BLOCK FRONTAGE WITH APPROX. 77 FEET ALONG NORMANDIE AVE.
- ON-SITE PARKING IN ADDITION TO PLENTY OF STREET PARKING.
- ADDITIONAL INCOME PROVIDED BY A DOUBLE SIDED BILLBOARD!!!
- GREAT DEMOGRAPHICS; OVER 40,000 PEOPLE RESIDE WITHIN A 1-MILE RADIUS

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Property Description



PROPERTY OVERVIEW

KW Commercial is pleased to present this single-tenant real estate opportunity in a densely populated area of South Los Angeles. The property consists of a 2,464 SF Laundromat on a LA-C2 Zoned signalized corner lot. The property has great visibility fronting block to block with 77 FEET of frontage along Normandie Ave.

The Laundromat has been newly renovated and consists of all Dexter branded machines, which include approximately 36 front loading washers, 6 top-loading washers, and 34 stacked dryers. There are also 3 vending machines providing clients with soap, drinks, and snacks. The facility has been set up with surveillance cameras and 2 flat screen televisions inside the laundromat.

This offering will attract an owner/user or an investor looking for a signalized corner located single-tenant property, with a newly renovated coin laundry business, in a densely populated area.

LOCATION OVERVIEW

The Subject property is located on the eastern side of Normandie Ave. fronting block to block between 83rd St. & 83rd Pl.

It is conveniently located 1/4 of a mile north of Manchester Ave. & 1/2 of a mile east of Western Ave. It is also just 1 mile west of the 110 FWY.

Schools in the immediate location consist of Raymond Ave Elementary School, Frederick KC Price III Christian Schools, 74th Street Elementary School, SEA Charter School, Brethren Elementary and Junior High School, La Salle Ave Elementary School, Manchester Ave Elementary School, just to name a few.

The area provides excellent demographics with over 40,000 people residing within a 1-mile radius and over 390,000 people residing within a 3-mile radius.



Income Summary



INVESTMENT SUMMARY

Real Estate Price:	\$775,000
Business Price:	\$175,000
Total Price:	\$950,000
Year Built:	1972
Zoning:	LAC2
SF	2,464
Price / SF:	\$314.53
Lot Size (SF):	5,786
Floors:	1
Parking Spaces:	Approx 10 On-Site
APN:	6033-004-015
Market Cap Rate:	5.6%

TENANT ANNUAL SCHEDULED INCOME

	Market
Gross Rent	\$44,352
TOTALS	\$44,352

ANNUALIZED INCOME

	Market
Gross Potential Rent	\$44,352
Reimbursements	\$11,760
Less: Vacancy	(\$1,122)
Effective Gross Income	\$54,990
Less: Expenses	(\$11,760)
Net Operating Income	\$43,230

ANNUALIZED EXPENSES

	Market
Property Taxes	\$9,300
Insurance	\$2,460
Total Expenses	\$11,760
Expenses Per RSF	\$4.77

Rent Roll

Rent Roll

Tenant Name	GLA Occupied	Lease Commence	Monthly Rent	Rent/SF	Lease Type
Coin Laundry	2,464	TBD	\$3,696.00	\$1.50	NNN
Double Sided Billboard			\$28.00		
Total Square Feet	2,464		\$3,724.00	\$1.50	

Note:

(i) SELLER DOES NOT GUARANTEE THE MEASUREMENT OF UNIT. BUYER IS RESPONSIBLE FOR MEASURING & VERIFYING THE SF FOR UNIT!!!

****DRIVE BY ONLY****

Additional Photos



Additional Photos



Facing North on Normandie Ave.

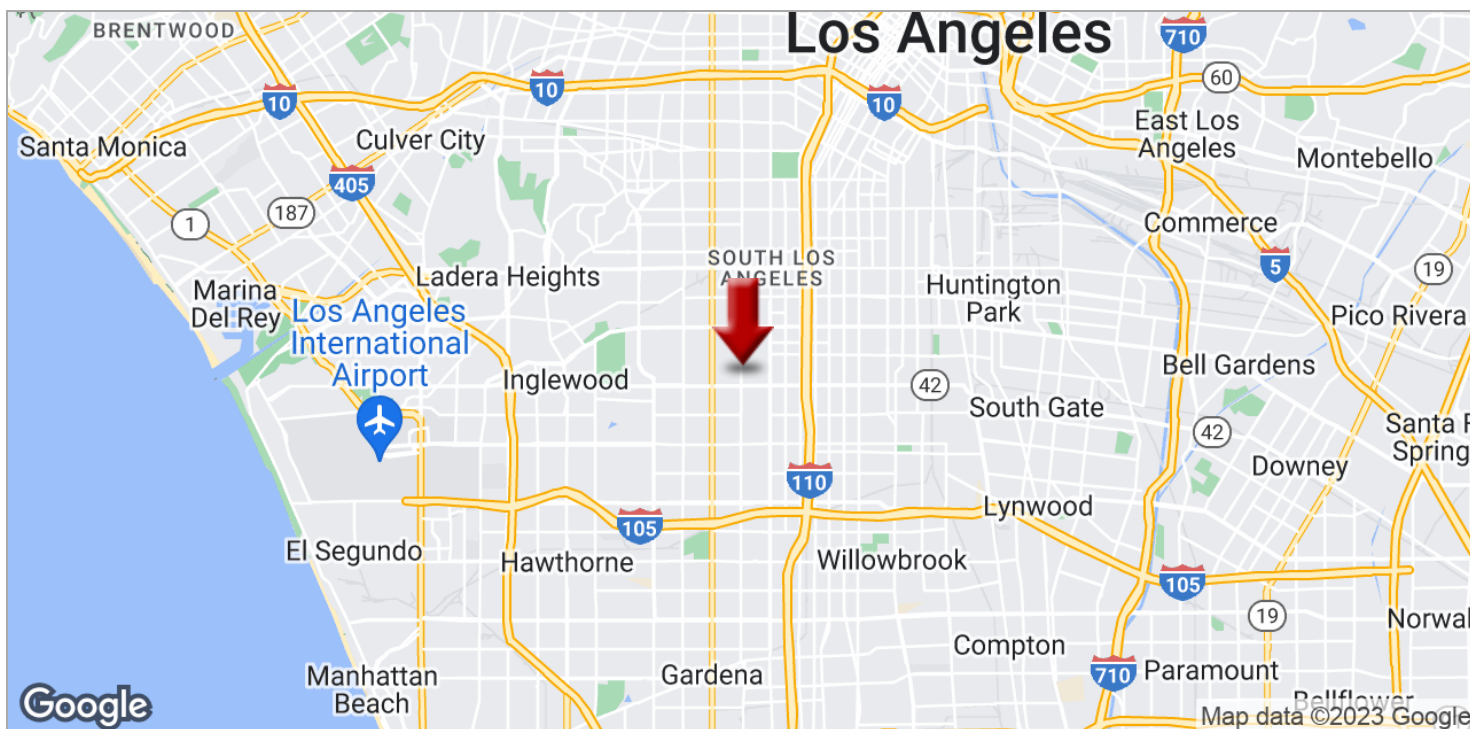
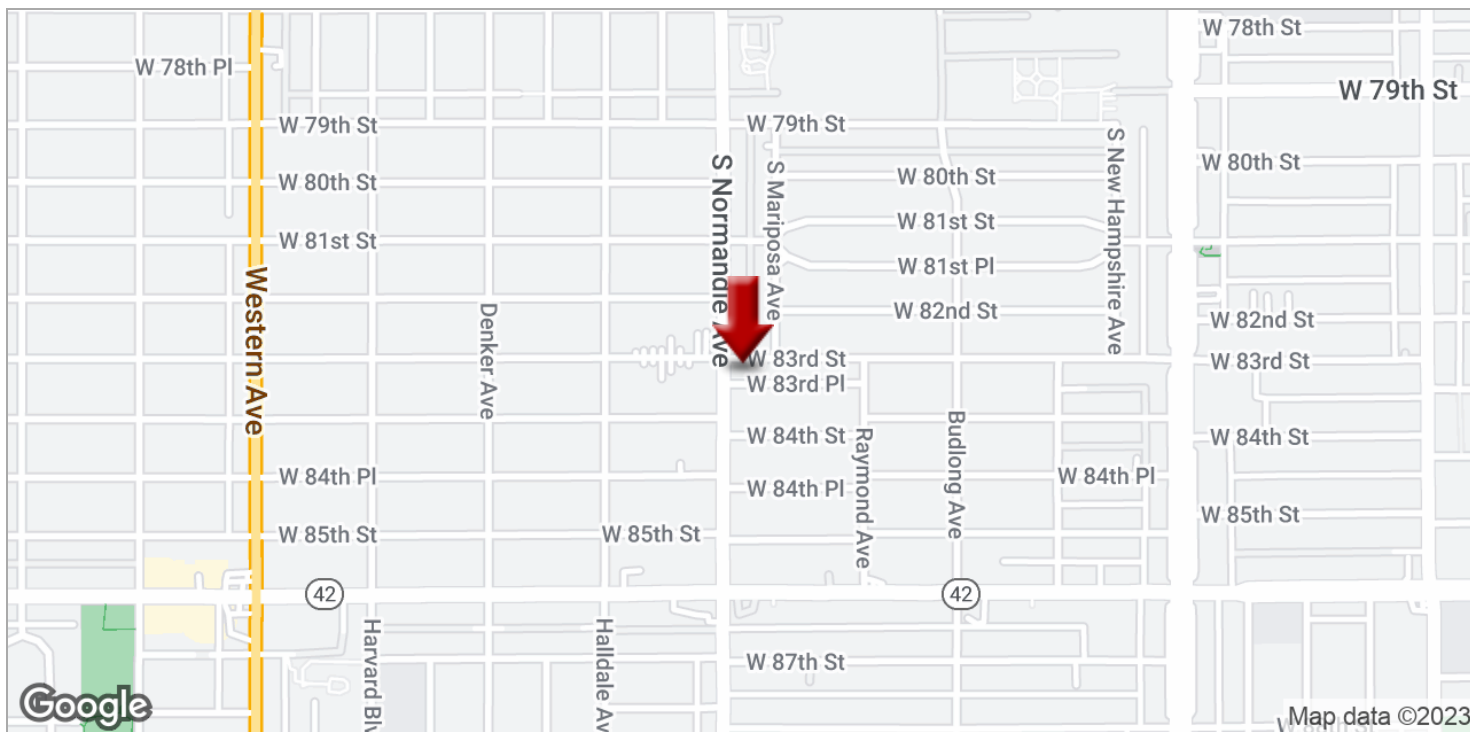


Facing South on Normandie Ave.

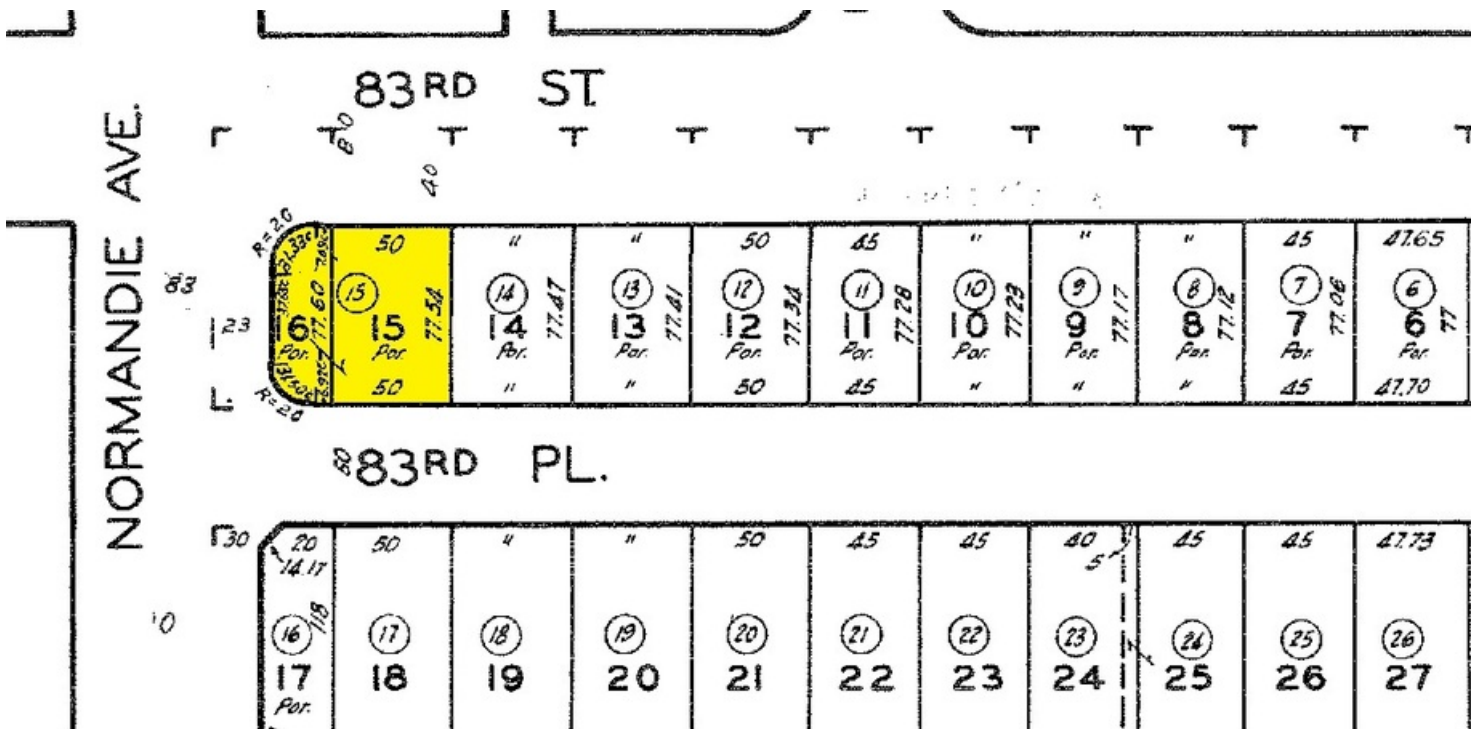
Additional Photos



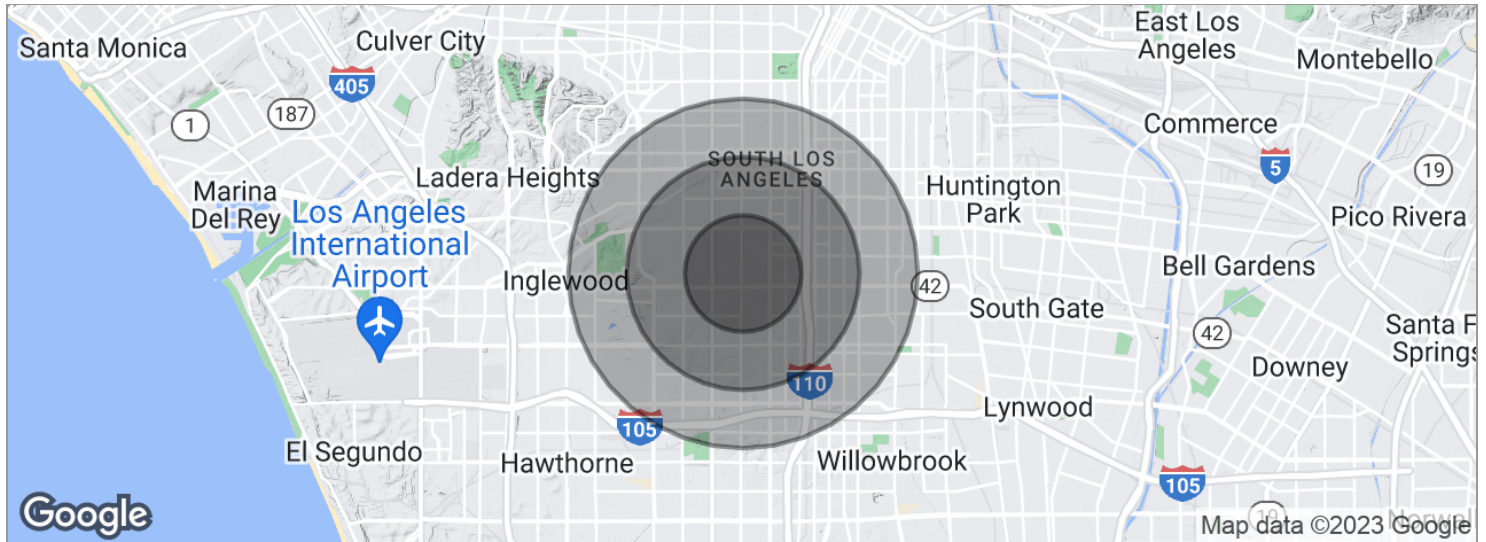
Location Maps



Aerial Map



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	44,635	188,524	390,666
Median age	33.0	30.5	30.0
Median age (male)	30.8	28.9	28.2
Median age (Female)	35.0	32.0	31.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	14,732	57,187	116,379
# of persons per HH	3.0	3.3	3.4
Average HH income	\$48,438	\$45,840	\$45,059
Average house value	\$394,169	\$400,186	\$405,118
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	41.8%	52.0%	55.1%
RACE (%)	1 MILE	2 MILES	3 MILES
White	20.5%	27.1%	28.0%
Black	55.4%	45.4%	42.2%
Asian	0.4%	0.7%	0.6%
Hawaiian	0.1%	0.1%	0.2%
American Indian	0.3%	0.3%	0.3%
Other	21.1%	24.9%	27.1%

* Demographic data derived from 2020 ACS - US Census