

"L-Shaped" Retail Center

3301 E. FLORENCE AVE., HUNTINGTON PARK, CA 90255



- APPROXIMATELY 3,745 SF OF IMPROVEMENTS ON 8,099 SF CORNER LOT.
- FULLY OCCUPIED WITH AN AVERAGE TENANCY OF 12 YEARS!
- OUTSTANDING DAILY CAR TRAFFIC COUNTS; OVER 35,000 CARS PER DAY ALONG FLORENCE AVE.
- GREAT FRONTAGE; APPROXIMATELY 100 FEET ALONG FLORENCE AVE. & 75 FEET ALONG NEWELL ST.
- CENTRALLY LOCATED BETWEEN THE 110, 710, 10 & 105 FREEWAYS.
- JUST ONE BLOCK WEST OF HUNTINGTON PARK PARKS & REC CENTER, SALT LAKE PARK & HUNTINGTON PARK FARMERS' MARKET.
- EXCELLENT DEMOGRAPHICS; OVER 50,000 PEOPLE RESIDE WITHIN A 1-MILE RADIUS & OVER 375,000 RESIDE WITHIN A 3-MILE RADIUS.

David Yashar, ICSC Member
Director
DYashar@kw.com
(310) 724-8043
DRE# 01102638

Omid Saleh
OSaleh@kw.com
(310) 724-8066
DRE# 01980838

Eric Simonyan
ESimonyan@kw.com
(310) 724-8066
DRE# 01984661

Keller Williams Realty Westside

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PRESENTED BY:

KW COMMERCIAL
23670 Hawthorne Blvd.,
Suite 100
Torrance, CA 90505

DAVID YASHAR
Director
O: 310.724.8043
dyashar@kw.com
CA #01102638

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Property Description



PROPERTY OVERVIEW

KW Commercial is pleased to present this 3,745 SF "L-Shaped" retail center on 8,099 SF corner lot.

The Center consists of 5 retail units. The tenant mix includes: a flower shop, Mini-Market, Mexican Restaurant, Hair Salon & insurance agency. The average tenancy is approximately 12 years.

The offering features approximately 9 on-site parking spaces in addition to plenty of street parking. There is also a monument sign located at the corner.

The offering has good frontage with approximately 100 Feet along Florence Ave. & 75 Feet along Newell St.

This property will attract an investor looking for corner located "L-Shaped" retail center with an excellent tenant mix, seasoned tenancy and upside in rents.

LOCATION OVERVIEW

This Shopping Center is located on the northwest corner of Florence Ave & Newell St. This intersection has outstanding car traffic counts with over 35,000 cars per day.

It sits just one block east of the signalized intersection of Florence Ave & State St and one block west of Huntington Parks & Rec Center, Salt Lake Park and Huntington Park Farmers' Market.

The offering has great accessibility due to it being centrally located between the 110, 710, 10 & 105 Freeways.

The subject property is located in a densely populated area of Los Angeles; with over 50,000 people residing within a 1-mile radius & over 375,000 residing within a 3-mile radius.



Income Summary



INVESTMENT SUMMARY

Price:	\$1,385,000
Year Built:	1988
Tenants	5
SF	3,745
Price / SF:	\$369.83
Lot Size (SF):	8,099
Floors:	1
Parking:	On-Site & Street
Zoning:	HP-CG
APN:	6323-028-057
Current Cap Rate:	3.8%
Market Cap Rate:	5.8%

TENANT ANNUAL SCHEDULED INCOME

	Actual	Market
Gross Rent	\$92,873	\$81,600
TOTALS	\$92,873	\$81,600

ANNUALIZED INCOME

	Actual	Market
Gross Potential Rent	\$92,873	\$81,600
Less: Vacancy	\$0	(\$1,632)
Effective Gross Income	\$92,873	\$79,968
Reimbursements	\$0	\$40,100
Less: Expenses	(\$40,487)	(\$40,100)
Net Operating Income	\$52,386	\$79,968

ANNUALIZED EXPENSES

	Actual	Market
Property Taxes	\$23,822	\$23,822
Insurance	\$4,709	\$4,709
Utilities	\$2,370	\$2,370
Trash	\$3,500	\$3,500
Maintenance & Repairs	\$1,800	\$1,800
Gardening	\$1,500	\$1,500
Management	\$2,786	\$2,399
Total Expenses	\$40,487	\$40,100
Expenses Per RSF	\$10.81	\$10.71

Rent Roll

Suite	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Monthly Rent	Rent/SF	Proforma Monthly Rent	Rent/SF	Current Lease Type	Proforma Lease Type
3301	Corona & Benett	650	1/22/19	3/21/22	\$1,353.00	\$2.08	\$1,300.00	\$2.00	GROSS	NNN
3303	Edith & De Diaz	650	2/2/21	2/28/22	\$1,300.00	\$2.00	\$1,300.00	\$2.00	GROSS	NNN
3305	Samuel's Hair Design	800	6/1/98	m-m	\$1,700.00	\$2.13	\$1,600.00	\$2.00	GROSS	NNN
3307	La Chiquita Market	650	7/1/07	8/1/21	\$1,736.43	\$2.67	\$1,300.00	\$2.00	GROSS	NNN
3309	Restaurant	650	1/1/01	m-m	\$1,650.00	\$2.54	\$1,300.00	\$2.00	GROSS	NNN
	Total Square Feet	3,400			\$7,739.43		\$6,800.00			

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!!!****

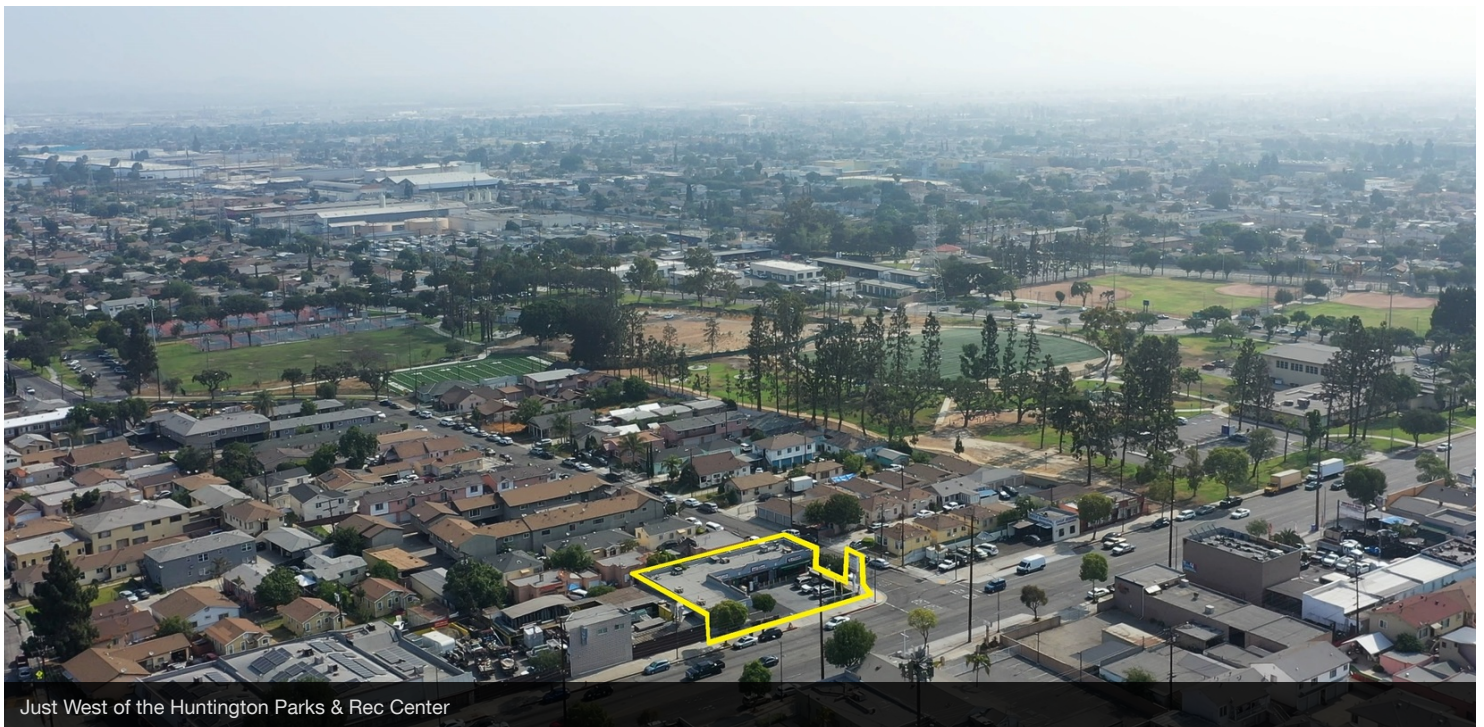
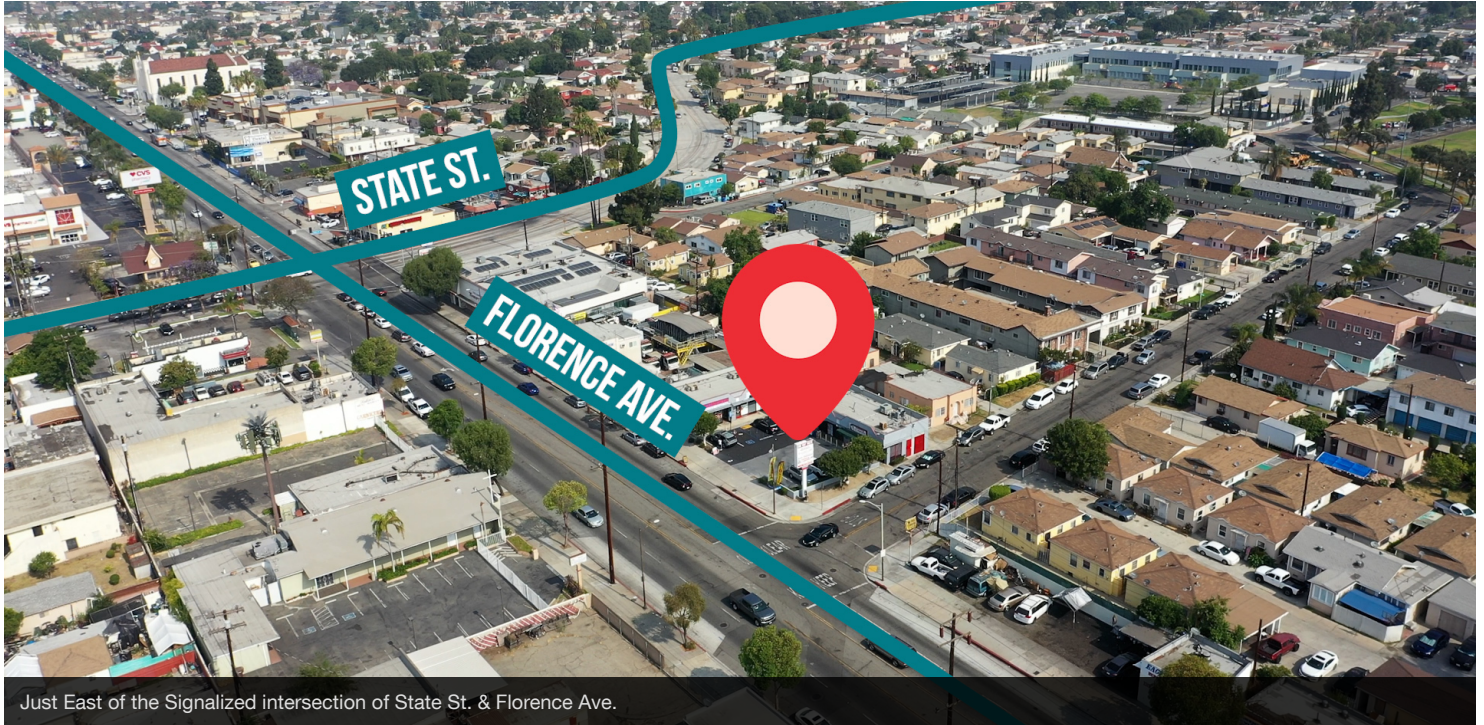
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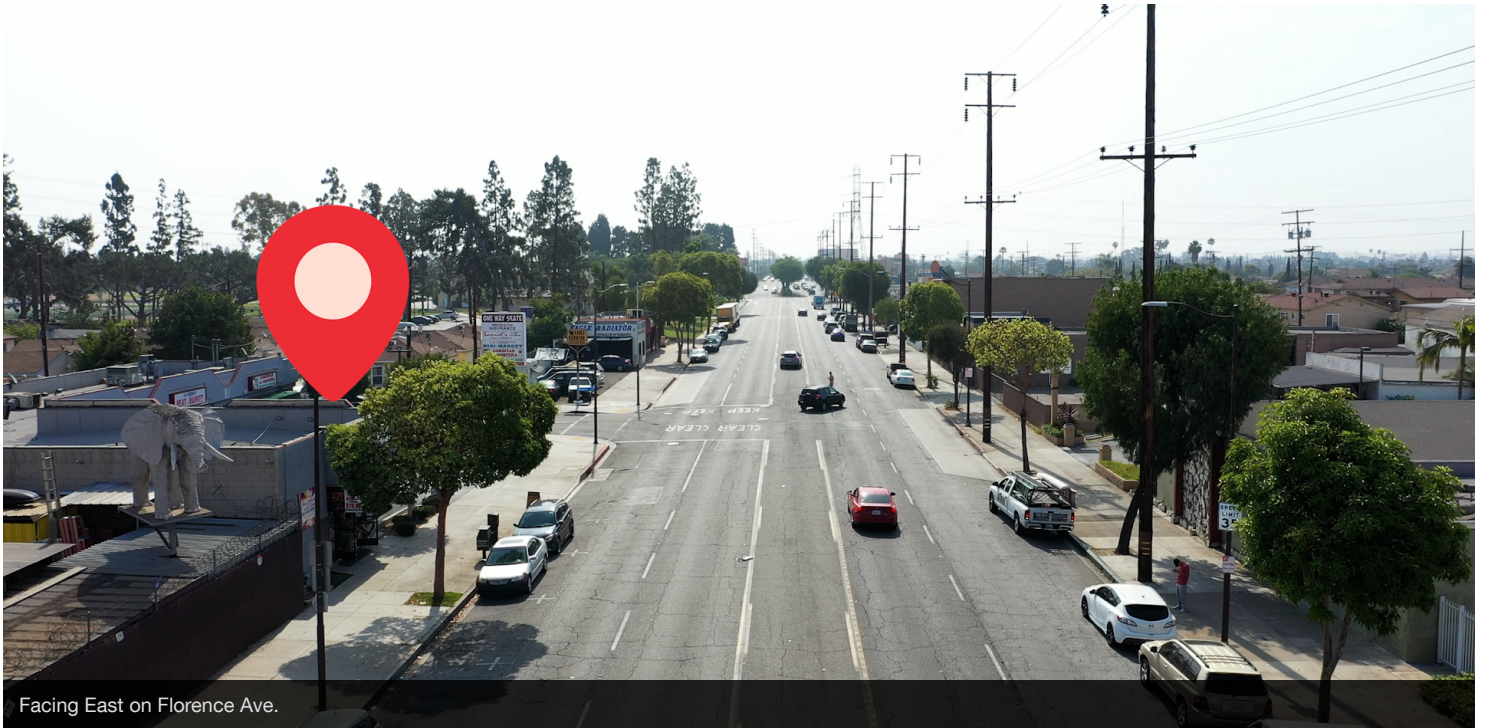
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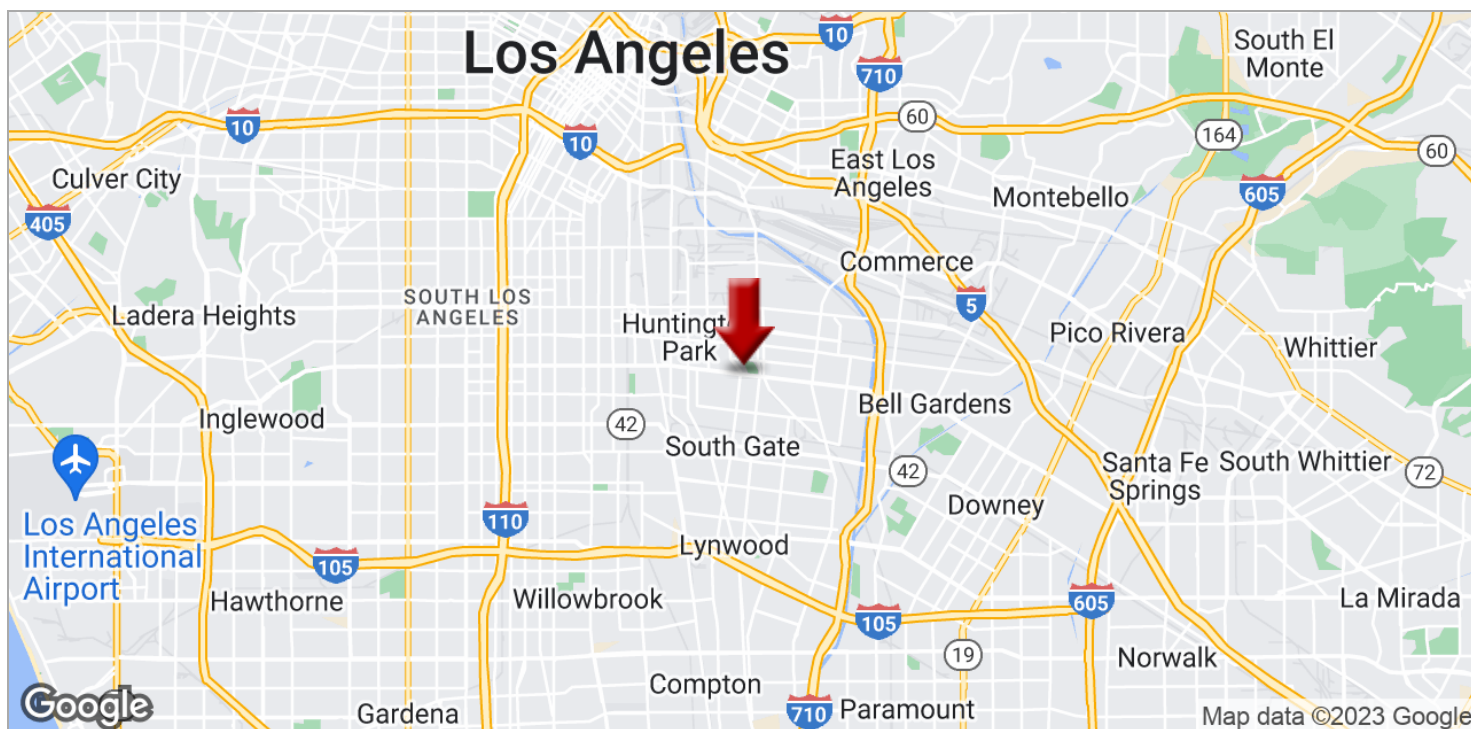
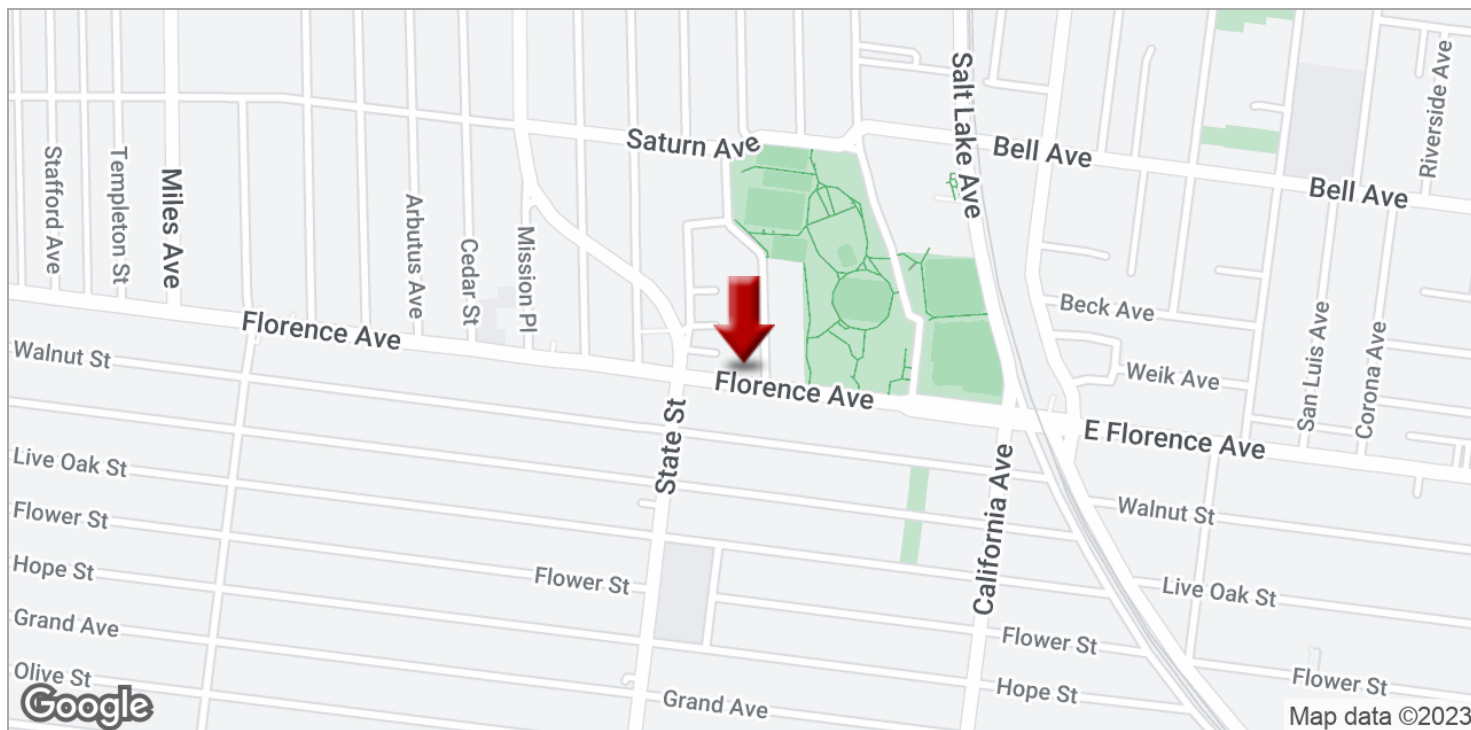
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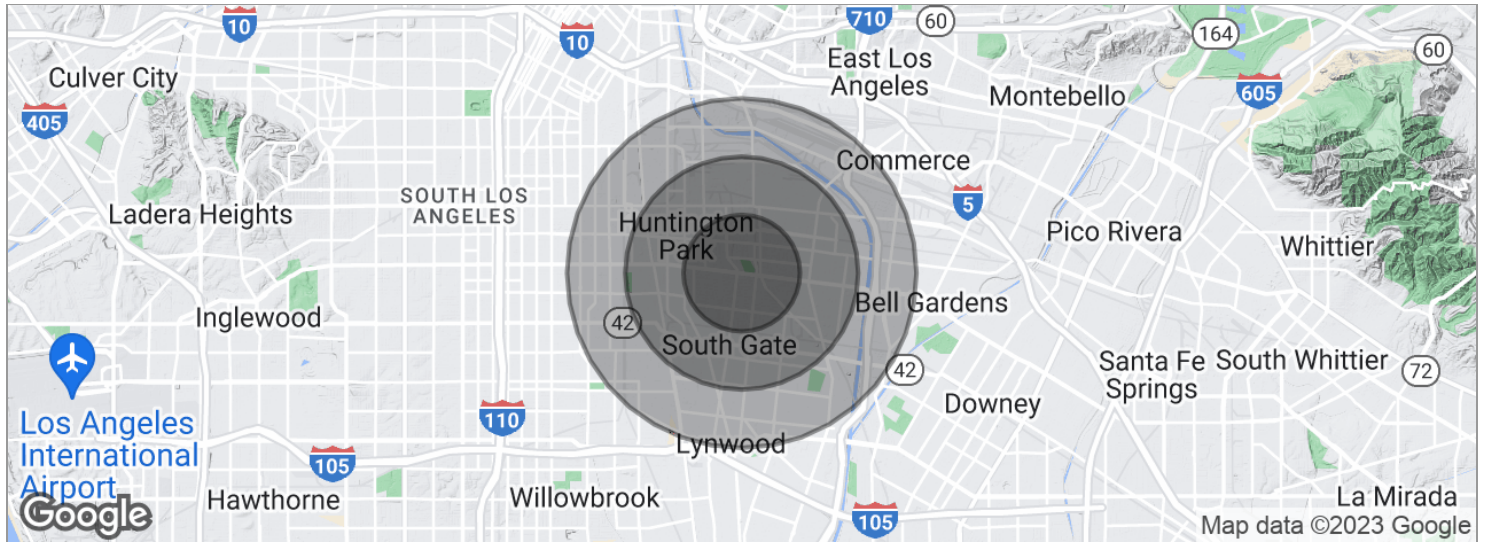
Additional Photos



Location Maps



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	63,040	220,035	389,694
Median age	29.0	28.5	27.8
Median age (male)	27.8	27.3	26.7
Median age (Female)	30.4	29.4	28.8
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	15,008	53,895	94,359
# of persons per HH	4.2	4.1	4.1
Average HH income	\$52,330	\$47,295	\$47,389
Average house value	\$426,141	\$412,261	\$387,727
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	96.8%	96.8%	94.2%
RACE (%)	1 MILE	2 MILES	3 MILES
White	57.9%	55.2%	54.4%
Black	0.4%	0.7%	3.1%
Asian	0.5%	0.6%	0.6%
Hawaiian	0.2%	0.1%	0.1%
American Indian	0.2%	0.3%	0.4%
Other	39.8%	41.9%	40.2%

* Demographic data derived from 2020 ACS - US Census