

RETAIL ON FIRESTONE BLVD.

1517 FIRESTONE BLVD., LOS ANGELES, CA 90001



- APPROX. 3,300 SF RETAIL BUILDING ON 6,750 SF OF LAND.
- PROPERTY IS A FORMER MINI-MARKET/DISCOUNT STORE AND WILL BE VACANT AT THE CLOSE OF ESCROW!
- LOCATED ON A MAJOR COMMERCIAL THOROUGHFARE WITH OVER 30,000 CARS PER DAY ALONG FIRESTONE BLVD.
- **ALL BUSINESS LICENSES, WALK-IN REFRIGERATORS & FREEZERS, SHELVING, RACKS AND ADDITIONAL EQUIPEMENT ARE INCLUDED IN THE SALES PRICE!!!**
- JUST ONE PARCEL EAST OF THE SIGNALIZED INTERSECTION OF COMPTON AVE. & FIRESTONE BLVD.
- ON-SITE PARKING IN THE REAR OF THE PROPERTY, IN ADDITION TO PLENTY OF STREET PARKING.
- PERFECT FOR AN OWNER/USER OR AN INVESTOR WITH A TENANT IN MIND!
- IN-FILL LOCATION WITH OVER 50,000 PEOPLE RESIDING WITHIN A 1-MILE RADIUS & OVER 450,000 PEOPLE RESIDING WITHIN A 3-MILE RADIUS.

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

DAVID YASHAR
Director
(310) 724-8043
dyashar@kw.com
DRE# 01102638

SAM ALISHAHI
Agent
(310) 826-8200
Samkw310@gmail.com
DRE# 01964365

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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 freestanding Retail Building totaling approximately 3,300 SF in size. It is situated on 6,750 SF of land. The lot provides good frontage with approximately 50 Feet along Firestone Blvd. which has great car traffic count totaling approximately 30,000 cars per day.

The building is a former Mini-Market/Discount Store, which will vacate at the close of escrow. All business licenses are current and included with the sale. The sale also includes all walk-in refrigerators & freezers, shelving, racks and equipment used by the previous tenant.

The site has on-site parking in the rear accessible via the alley, in addition to plenty of street parking.

This offering will attract an owner/user or an investor with tenants in mind, who would like to take advantage of this freestanding retail building in a densely populated neighborhood of Los Angeles.

LOCATION OVERVIEW

This offering is located along the north side of Firestone Blvd., just one parcel east of the major signalized intersection of Compton Ave. & Firestone Blvd.

The site is just east of Public Elem School, The New Charles Drew Middle School and Russel Elementary School.

It is easily accessible, being less than 2 miles east of the 110 Freeway on-ramp and less than 1/4 of a mile west of the Firestone Station Light Metro Rail.

The property is situated within a densely populated area with over 50,000 people residing within a 1-mile radius and over 470,000 people residing within a 3-mile radius.

Income Summary



INVESTMENT SUMMARY

Price:	\$950,000
Year Built:	1941
SF (On Title):	3,300
Price / SF:	\$287.88
Lot Size (SF):	6,750
Floors:	1
Parking:	Rear & Street
Zoning:	LC-R3
APN:	6028-034-017
Proforma Cap Rate:	5.5%

TENANT ANNUAL SCHEDULED INCOME

	Proforma
Gross Rent	\$53,460
TOTALS	\$53,460

ANNUALIZED INCOME

	Proforma
Gross Potential Rent	\$53,460
Less: Vacancy	(\$1,069)
Reimbursement	\$13,622
Effective Gross Income	\$66,013
Less: Expenses	(\$13,900)
Net Operating Income	\$52,113

ANNUALIZED EXPENSES

	Proforma
Property Taxes	\$11,400
Insurance	\$2,500
Utilities	TENANT
Total Expenses	\$13,900
Expenses Per RSF	\$4.21

Rent Roll

Suite	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Proforma Monthly Rent	Rent/SF	Lease Type
1517	Vacant	3,300			\$4,455.00	\$1.35	NNN
	Total Square Feet	3,300			\$4,455.00		

Note:

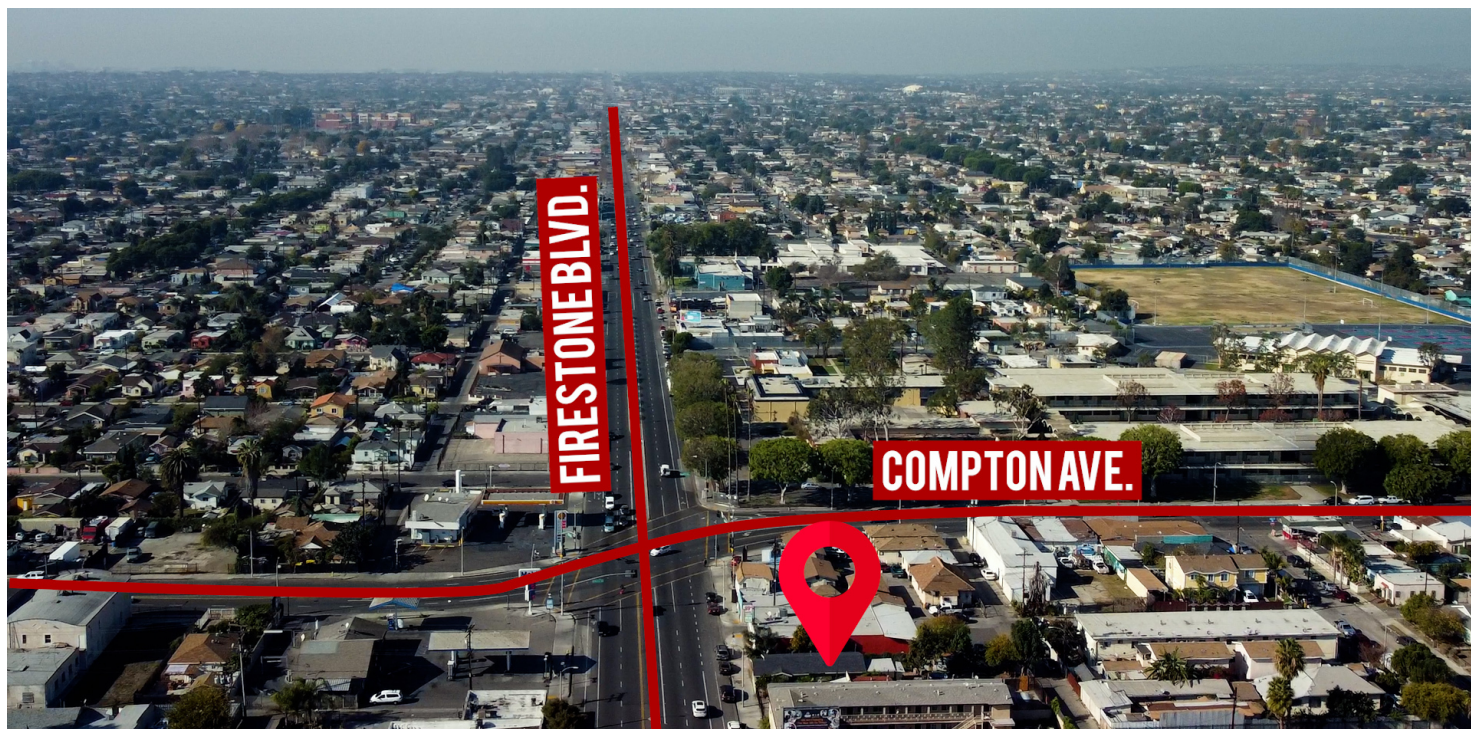
- (1) SELLER DOES NOT GUARANTEE THE MEASUREMENTS OF EACH UNIT. BUYER IS RESPONSIBLE FOR MEASURING & VERIFYING THE SF FOR EACH/ALL UNITS!!!

DRIVE BY ONLY

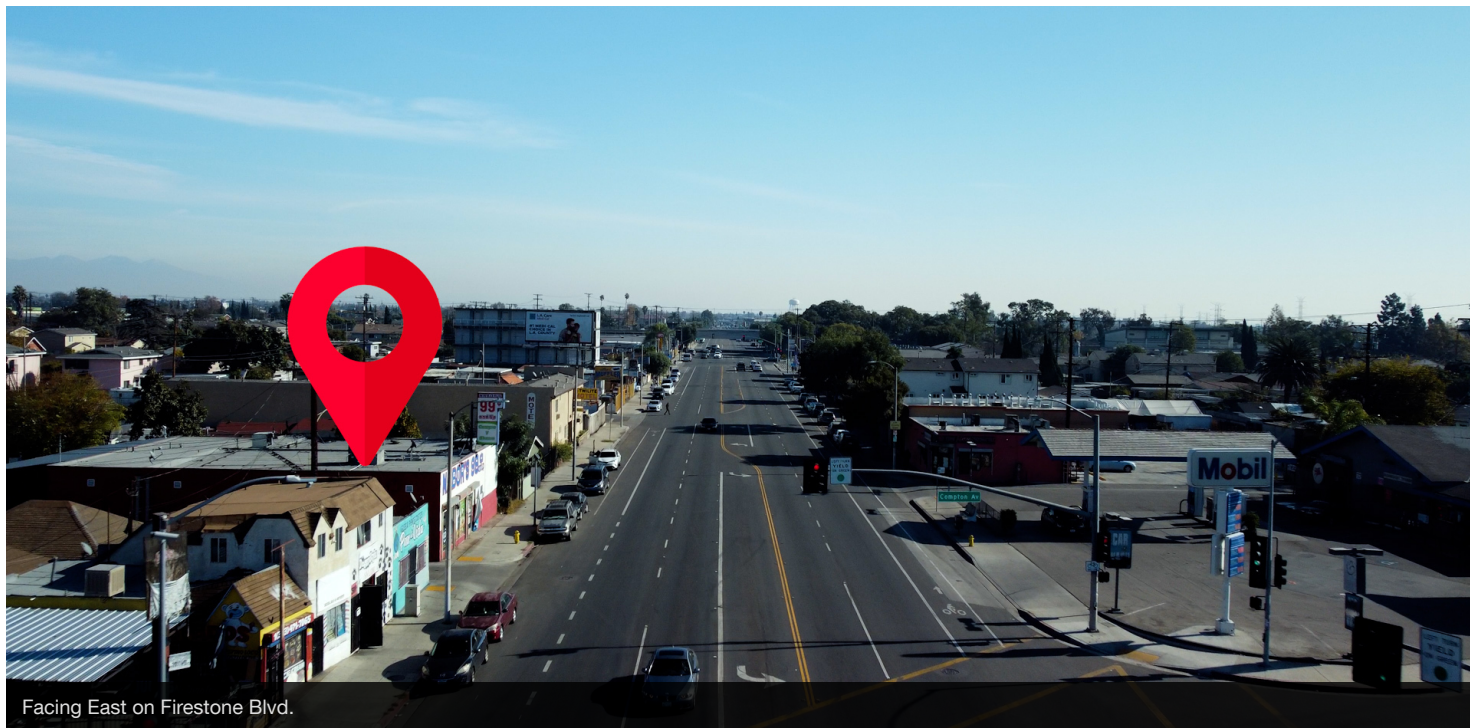
Additional Photos



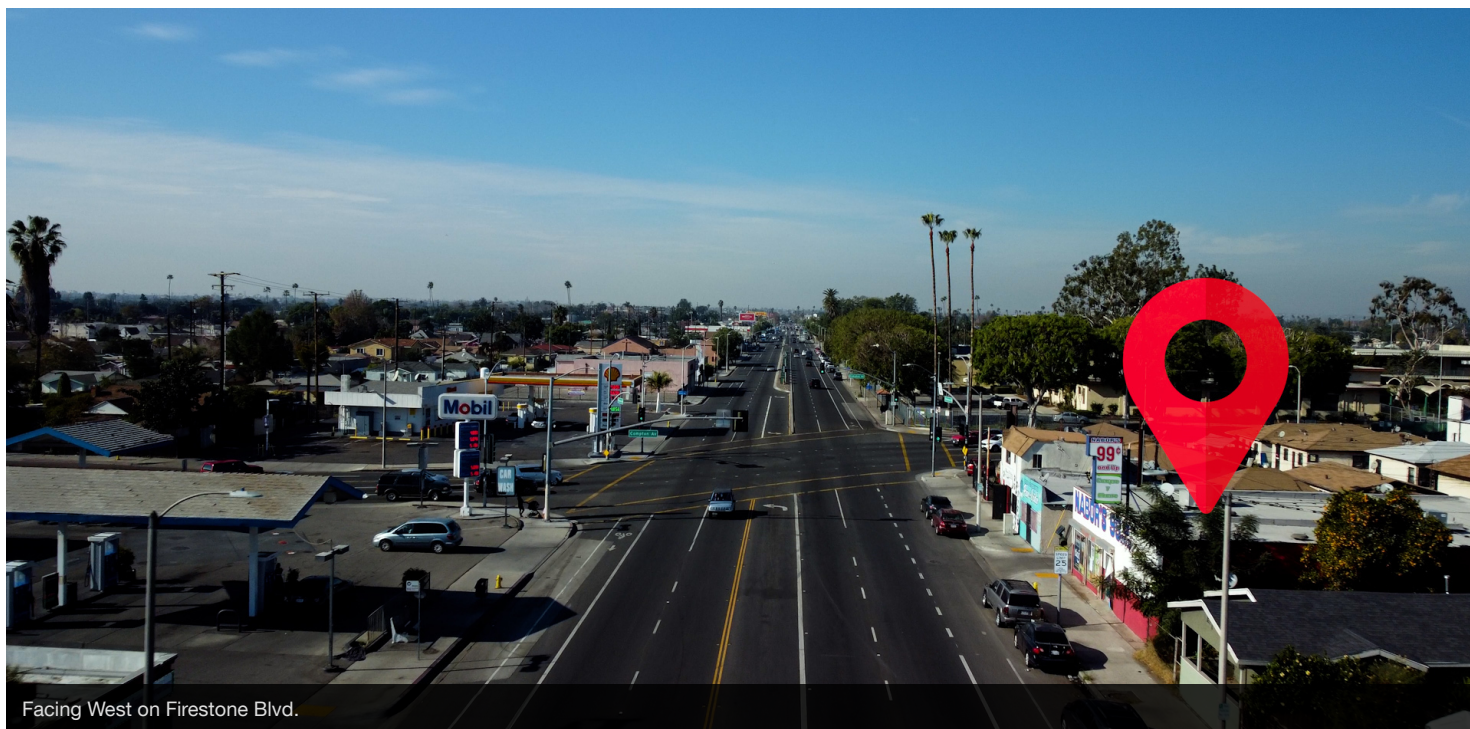
Additional Photos



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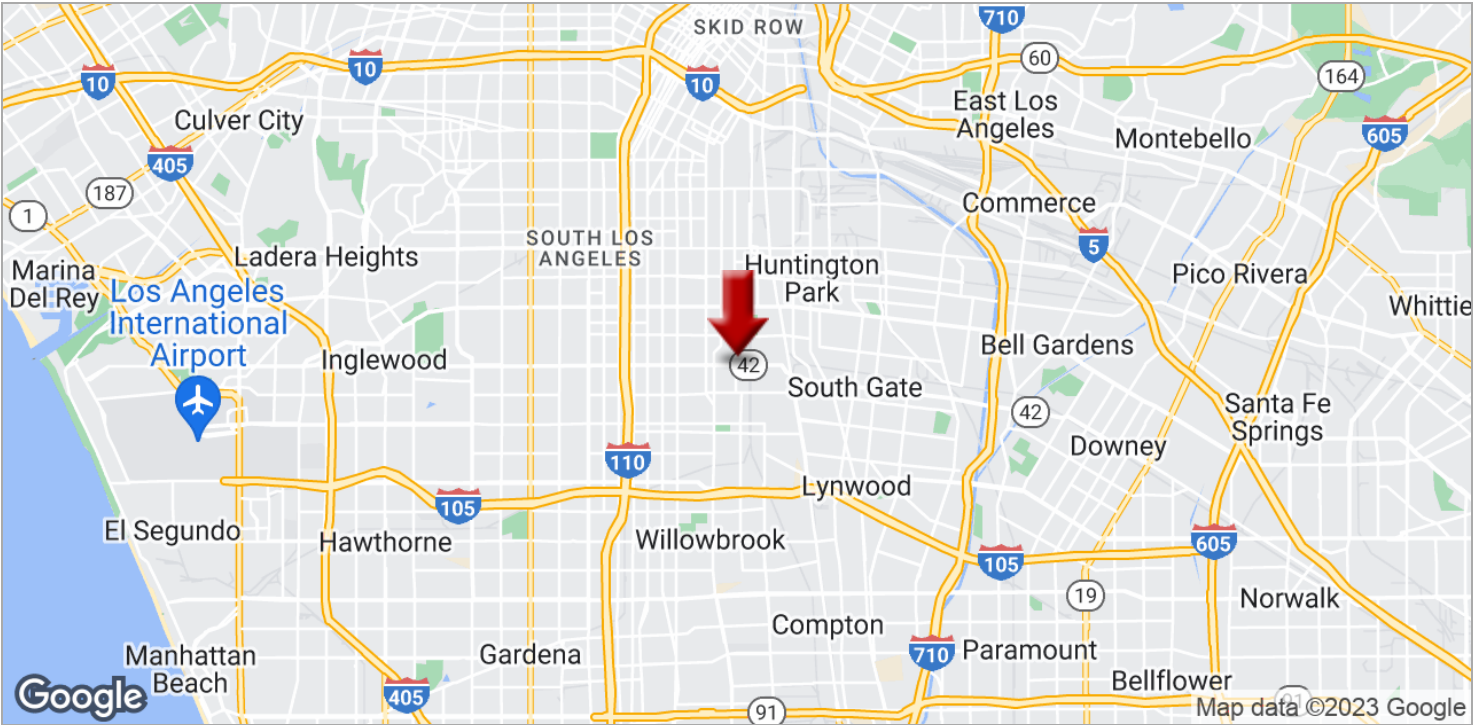
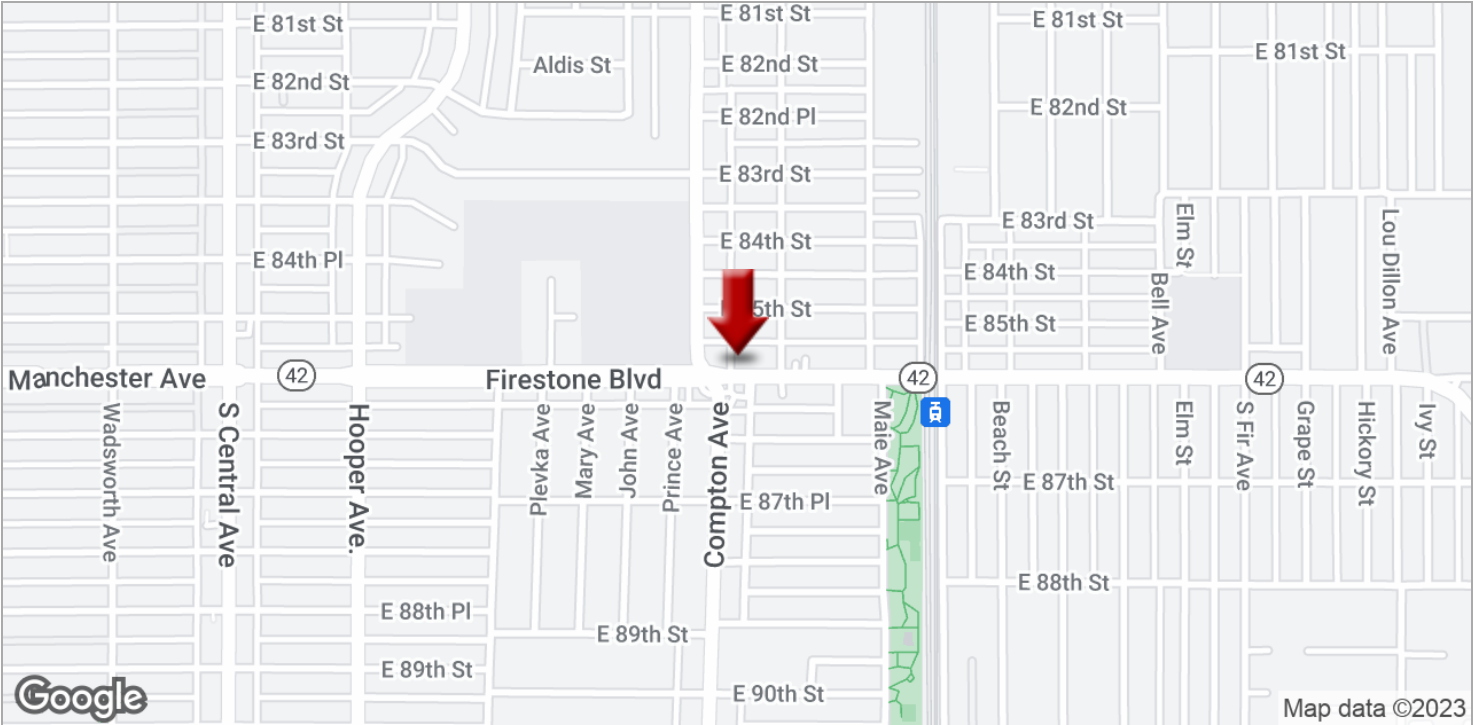


Facing East on Firestone Blvd.

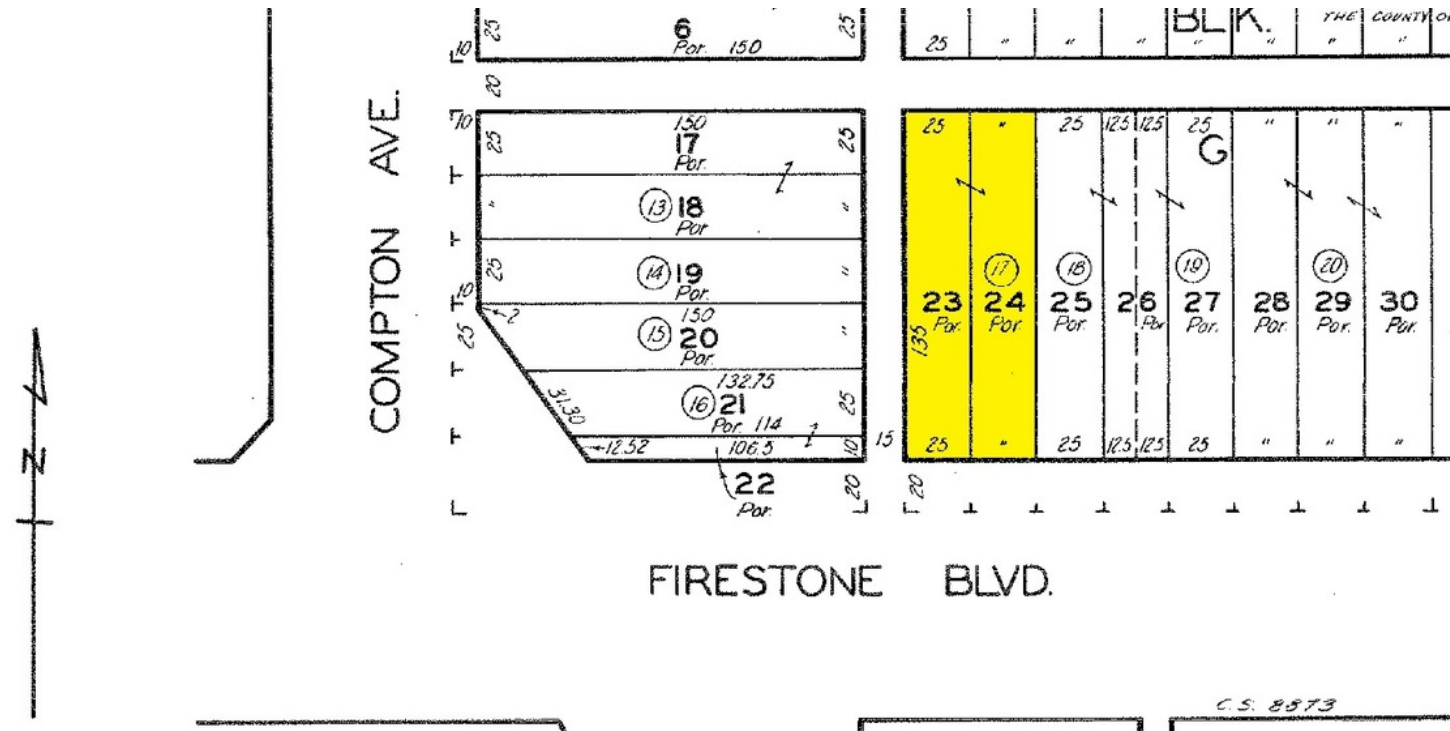


Facing West on Firestone Blvd.

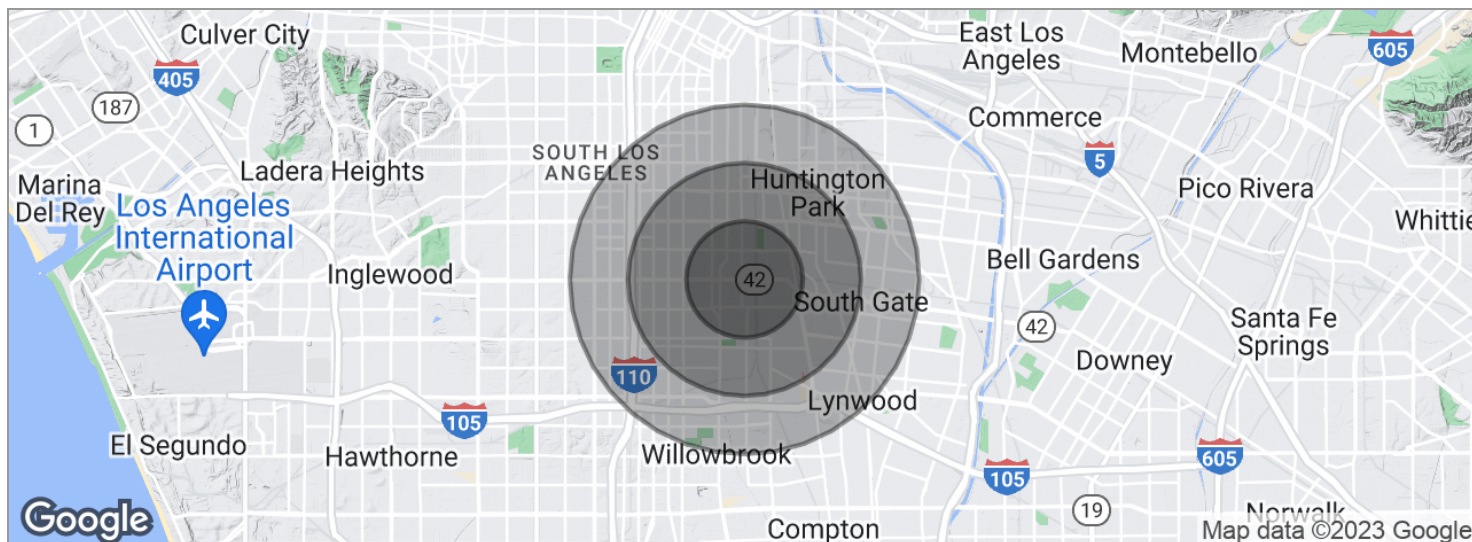
Location Maps



Aerial Map



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	53,451	212,464	476,950
Median age	26.0	26.3	26.7
Median age (male)	25.4	25.4	25.6
Median age (Female)	26.9	27.1	27.7
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	12,255	51,129	116,616
# of persons per HH	4.4	4.2	4.1
Average HH income	\$45,806	\$42,017	\$42,350
Average house value	\$355,830	\$362,206	\$369,391
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	81.3%	82.5%	81.3%
RACE (%)	1 MILE	2 MILES	3 MILES
White	58.6%	55.2%	47.9%
Black	17.3%	16.2%	17.0%
Asian	0.1%	0.2%	0.4%
Hawaiian	0.1%	0.1%	0.1%
American Indian	0.3%	0.4%	0.4%
Other	21.8%	26.9%	33.1%

* Demographic data derived from 2020 ACS - US Census