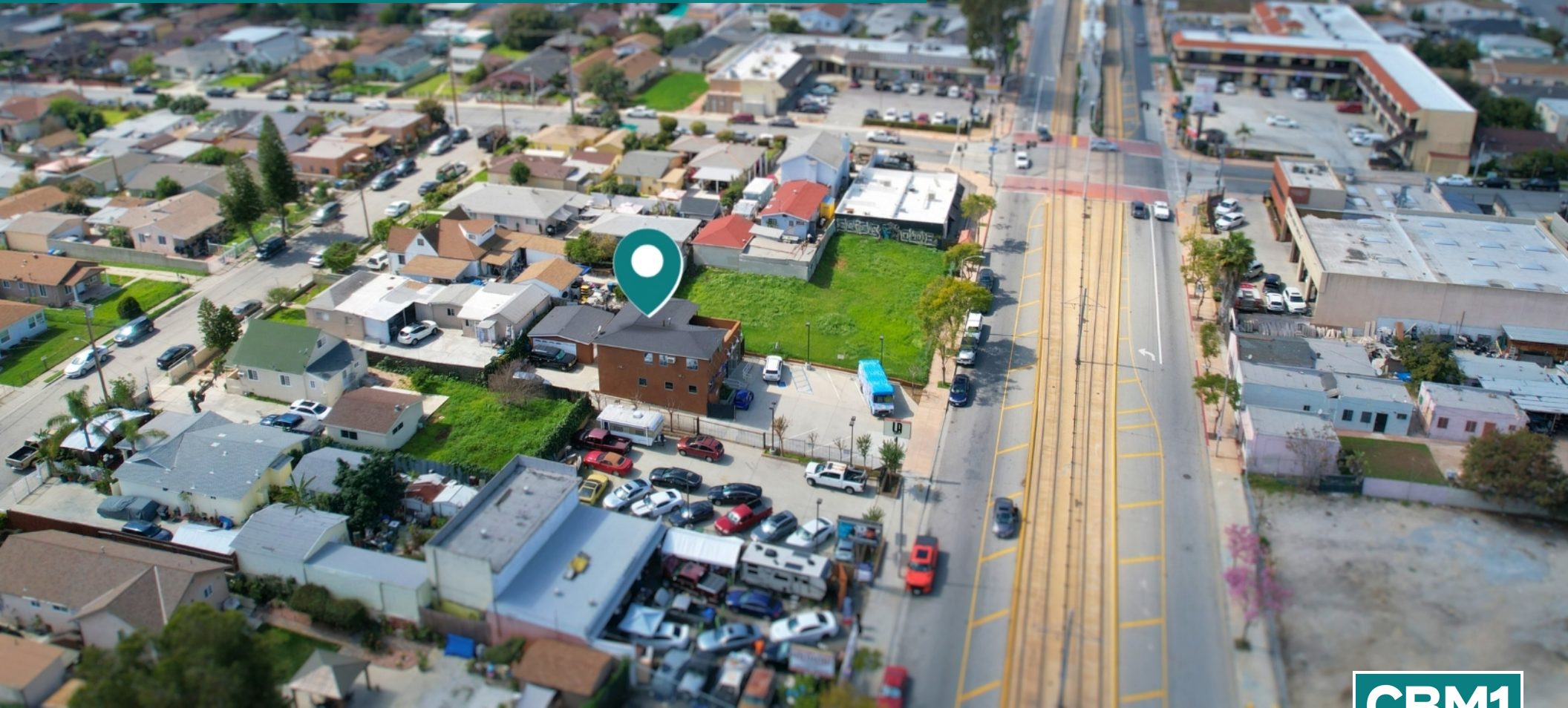


# PRIME EAST LA OFFERING

IDEAL FOR INVESTOR OR OWNER-USER

4620 E 3RD ST | LOS ANGELES, CA 90022



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# PROPERTY INFORMATION

## SECTION 1

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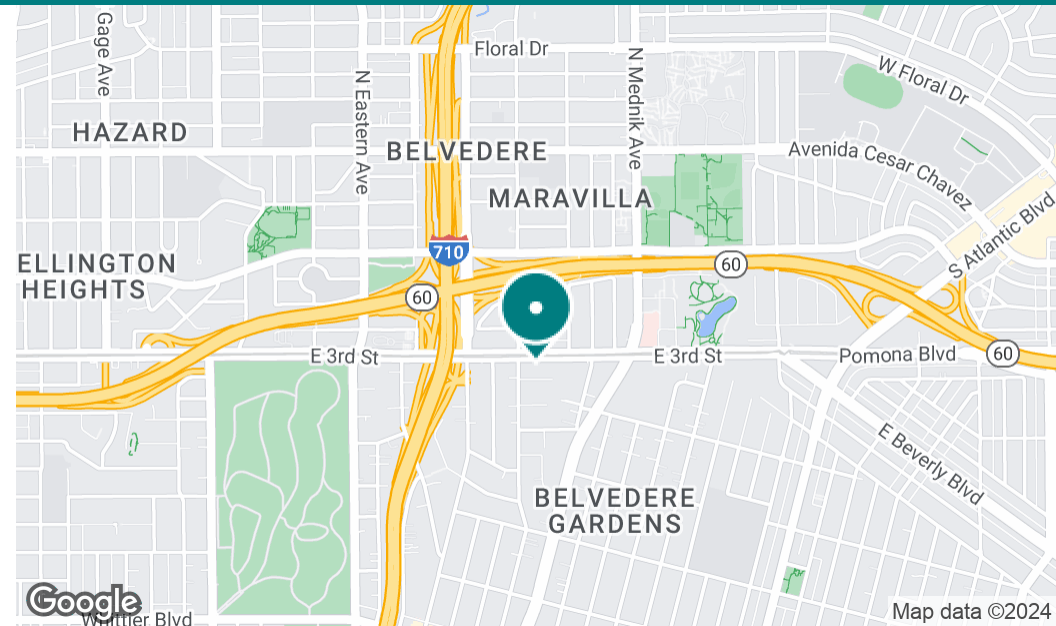
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## EXECUTIVE SUMMARY

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Sale Price

\$1,100,000

## OFFERING SUMMARY

Building Size:	2,340 SF
Lot Size:	6,840 SF
Number of Units:	2
Price / SF:	\$470.09
Year Built:	1963
Zoning:	LCC2-R2

## PROPERTY HIGHLIGHTS

- **Occupancy Details:** The property's ground floor is currently leased long-term, providing stable income, while the second-floor apartment has a reliable, longstanding tenant. This dual-income stream enhances the property's overall financial stability.
- **Owner-User Potential:** The ground floor, with the possibility of being delivered vacant at close, offers an enticing opportunity for an owner-user looking to establish their business. This flexibility aligns seamlessly with the property's other features.
- **SBA Loan Opportunity:** Consider the advantages of utilizing an SBA loan for acquisition. The potential for owner occupancy, coupled with the stable income from the existing leases, positions this property as a viable and strategic investment.
- **Parking and Signage Features:** Standout features include well-positioned parking for convenience and high-visibility pole signage for the ground floor, ensuring optimal exposure and accessibility for potential businesses.
- **Stable Income Streams:** Long-term leases and consistent tenant occupancy contribute to the property's financial stability, making it an attractive option for investors and owner-users alike.
- **Strategic Investment Features:** Beyond tenancy and flexibility, the property's well-positioned parking and high-visibility



# PROPERTY SUMMARY

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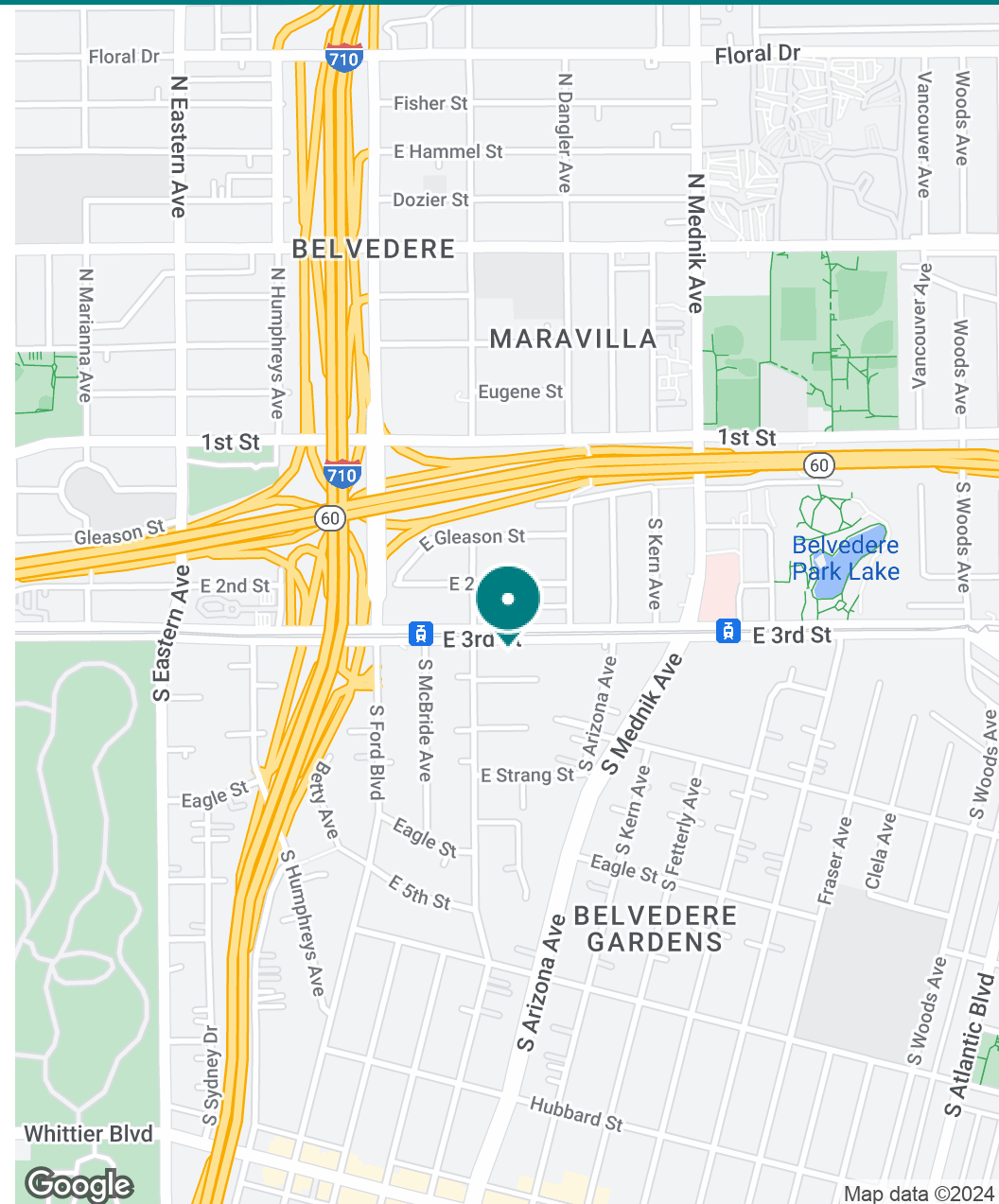


## PROPERTY DESCRIPTION

This exceptional property at 4620 E. 3rd St., Los Angeles, CA 90022, stands out as a lucrative investment opportunity. Boasting a ground floor retail space under a long-term lease and a consistently occupied second-floor apartment, its unique features, including well-positioned parking and high-visibility pole signage for the ground floor, enhance its appeal. The potential for the ground floor to be delivered vacant at close makes it an ideal prospect for an owner-user, especially when considering financing options such as an SBA loan.

## LOCATION DESCRIPTION

Nestled in the vibrant neighborhood of East Los Angeles, the area surrounding 4620 E. 3rd St. exudes a unique cultural charm and dynamic energy. With a rich tapestry of diverse businesses, local eateries, and community-centric spaces, this neighborhood offers a genuine sense of connection. Strategically positioned, residents and visitors alike benefit from the convenience of nearby amenities, ensuring a thriving atmosphere that contributes to the overall appeal of this East LA locale.





## ADDITIONAL PHOTOS

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# LOCATION INFORMATION

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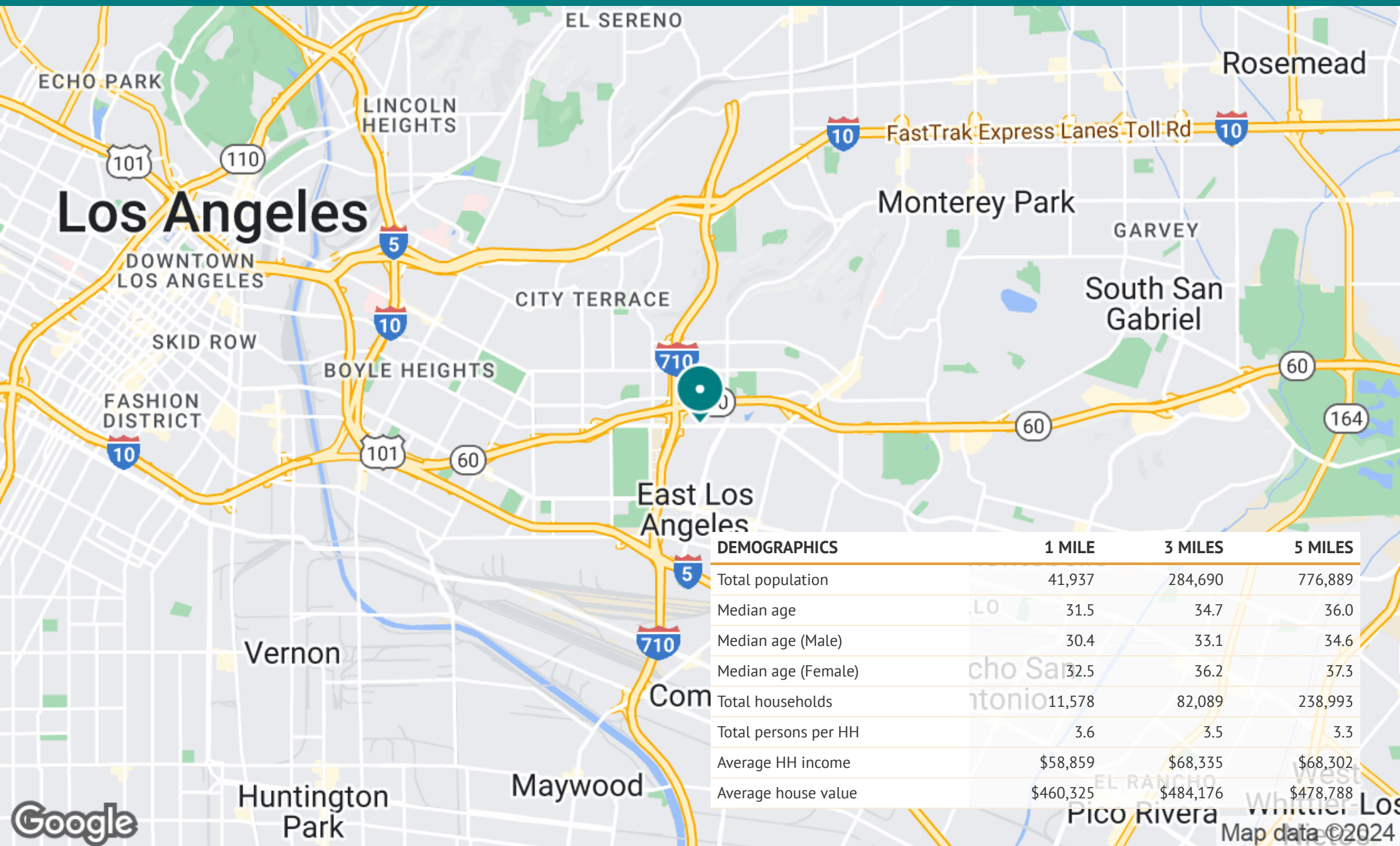
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## REGIONAL MAP

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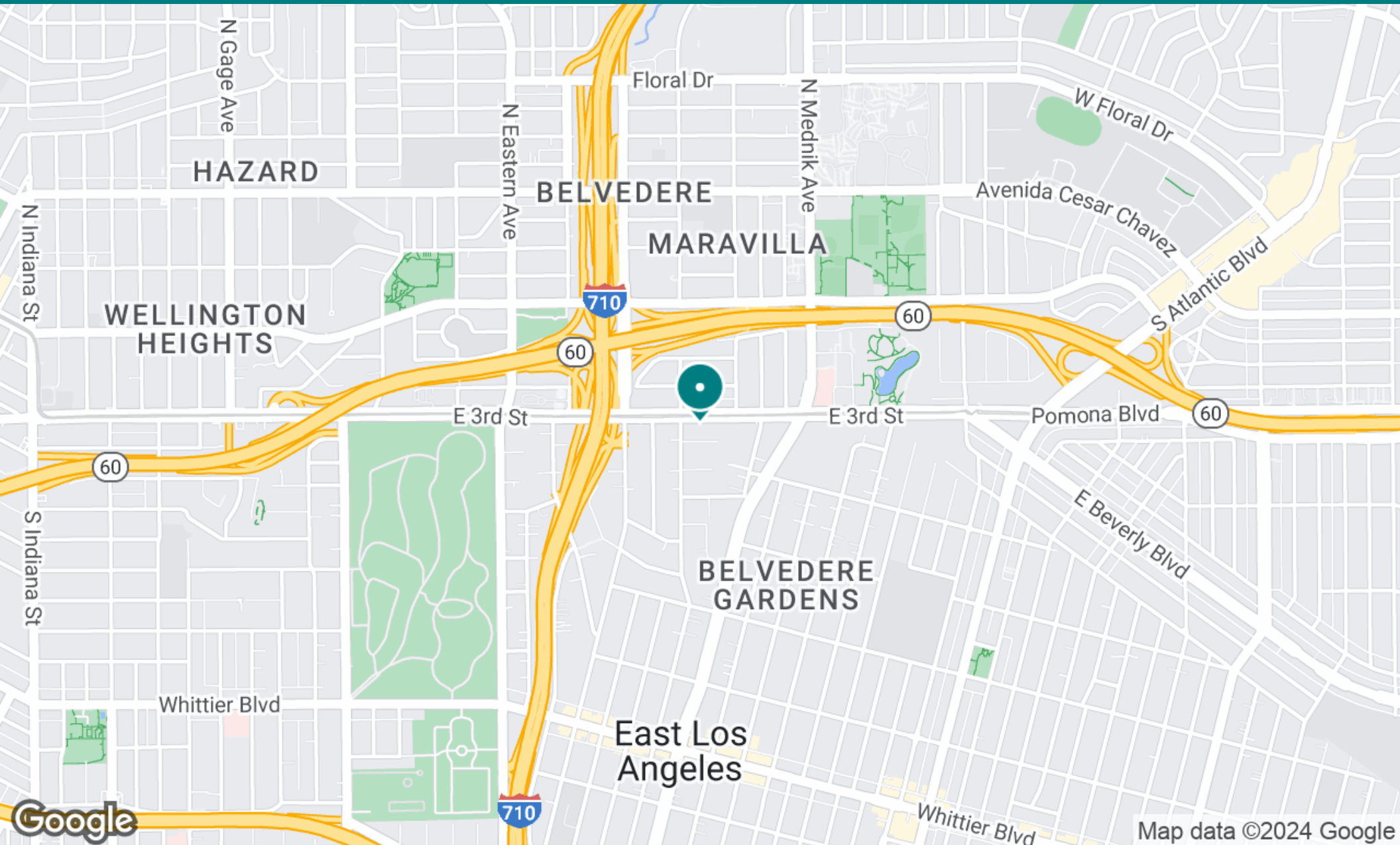
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## LOCATION MAP

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# FINANCIAL ANALYSIS

## SECTION 3

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## INCOME &amp; EXPENSES

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Tenant/Unit	Monthly Rent	Annual Rent	Lease Type	±SF	Mo Rent/SF	Lease Exp.	Increase Date	Increase Amount
<b>4620 E. 3rd Street</b>								
1st Floor Retail	\$2,546.16	\$30,553.92	MG	1330	\$1.91	28-Feb-27	1-Mar-25, 1-Mar-26	\$2,622.54, \$2,701.22
2nd Floor Apartment	\$2,530.00	\$30,360.00	MG	1010	\$2.50	MTM		
	<b>\$5,076.16</b>	<b>\$60,913.92</b>		<b>2340</b>				
<b>Est. Expenses</b>								
Est. Property Taxes	\$11,275.00							
Est. Property Insurance	\$541.00							
Est. Utilities	\$2,896.02							
<b>Total</b>	<b>\$14,712.02</b>							
<b>Total PSF/Ann</b>	<b>\$6.29</b>							
<b>Total PSF/Mo</b>	<b>\$0.52</b>							
<b>Est. Reimbursement</b>								
Total Ann	\$2,141.33							
Total Mo	\$178.44							
<b>NOI</b>	<b>\$48,343.23</b>							
<b>Price</b>	<b>\$1,100,000.00</b>							



# DEMOGRAPHICS

## SECTION 4

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# DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	41,937	284,690	776,889
Average Age	31.5	34.7	36.0
Average Age (Male)	30.4	33.1	34.6
Average Age (Female)	32.5	36.2	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	11,578	82,089	238,993
# of Persons per HH	3.6	3.5	3.3
Average HH Income	\$58,859	\$68,335	\$68,302
Average House Value	\$460,325	\$484,176	\$478,788
RACE	1 MILE	3 MILES	5 MILES
% White	40.2%	40.0%	39.4%
% Black	0.6%	1.0%	2.7%
% Asian	3.5%	11.0%	19.0%
% Hawaiian	0.1%	0.1%	0.1%
% American Indian	1.3%	1.0%	1.0%
% Other	46.4%	41.1%	31.8%

2020 American Community Survey (ACS)





# MEET THE TEAM

## SECTION 5

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## MEET THE TEAM

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