

L-Shaped Freestanding Retail Building

3508 FIRESTONE BLVD., LOS ANGELES, CA 90280



- APPROXIMATELY 4,660 SF RETAIL BUILDING ON JUST OVER 8,000 SF LOT IN THE HEART OF SOUTH GATE.
- **GREAT OPPORTUNITY FOR AN OWNER/USER OR AN INVESTOR WITH TENANT(S) IN MIND; WITH A PROFORMA CAP RATE OF 7.9% ON 98% OCCUPANCY!!!**
- LOCATED LESS THAN 0.2 MILES FROM SOUTH GATE CITY HALL.
- ADJACENT TO A JACK IN THE BOX DRIVE-THRU RESTAURANT & ONE PARCEL EAST OF THE MAJOR SIGNALIZED INTERSECTION OF CALIFORNIA AVE & FIRESTONE BLVD.
- GREAT CAR TRAFFIC COUNTS; APPROX. 38,000 CARS PER DAY.
- EXCELLENT DEMOGRAPHICS: OVER 60,000 PEOPLE RESIDE WITHIN A 1-MILE RADIUS & OVER 450,000 PEOPLE 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

Phone: (310) 482-2500 • 10960 Wilshire Blvd Suite 100 • Los Angeles, CA 90024 • www.DavidYashar.com

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PRESENTED BY:

DAVID YASHAR

Director
0 310.724.8043
dyashar@kw.com
CalDRE #01102638

KW COMMERCIAL

23670 Hawthorne Blvd.,
Suite 100
Torrance, CA 90505

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Property Description



PROPERTY OVERVIEW

KW Commercial is pleased to present this freestanding Vacant Retail Building within the heart of South Gate. The offering consist of a 4,660 SF (3,844 SF on title) L-Shaped building on 8,011 SF SG-CM zoned lot.

The lot provides excellent frontage with approximately 80 feet along Firestone Blvd. which has great car traffic count totaling approximately 38,000 cars per day.

The site has on-site parking, in addition to plenty of street parking.

This offering will attract an owner/user or an investor who is looking for a freestanding retail building in a densely populated neighborhood with a proforma 7.9% cap rate on 98% occupancy.

LOCATION OVERVIEW

This offering is located within the City of South Gate along the south side of Firestone Blvd., just one parcel east of the major signalized intersection at California Ave. & Firestone Blvd.

It sits adjacent to a Jack in the Box Drive-Thru Restaurant and is located less than 0.2 miles from the South Gate City Hall & South Gate Police Department. Other retailers in the immediate area include Family Dollar, Taco Bell, Winchell's, Wienerschnitzel, Alberto's, El Super, just to name a few.

Schools located within 1/2 of a mile include Odyssey Continuation High School, Independence Elementary School, South Gate High School, Valiente College Preparatory Charter School, San Gabriel Avenue Elementary School and South Gate Middle School.

The property is situated within a densely populated area with over 60,000 people residing within a 1-mile radius and over 450,000 people residing within a 3-mile radius.

Income Summary



INVESTMENT SUMMARY

Price:	\$750,000
Year Built:	1927
SF (On Title):	3,844
Price / SF:	\$195.11
SF (Per Seller):	4,660
Price / SF:	\$160.94
Lot Size (SF):	8,011
Floors:	1
Parking:	Rear & Street
Zoning:	SGCM
APN:	6210-016-001
Proforma Cap Rate:	7.9%

TENANT ANNUAL SCHEDULED INCOME

Proforma

Gross Rent	\$75,492
TOTALS	\$75,492

ANNUALIZED INCOME

Proforma

Gross Potential Rent	\$75,492
Less: Vacancy	(\$1,510)
Reimbursement	\$0
Effective Gross Income	\$73,982
Less: Expenses	(\$14,919)
Net Operating Income	\$59,063

ANNUALIZED EXPENSES

Proforma

Property Taxes	\$9,000
Insurance	\$2,500
Utilities	TENANT
Repairs & Maintenance	\$1,200
Management	\$2,219
Total Expenses	\$14,919
Expenses Per RSF	\$3.20

Rent Roll

Rent Roll

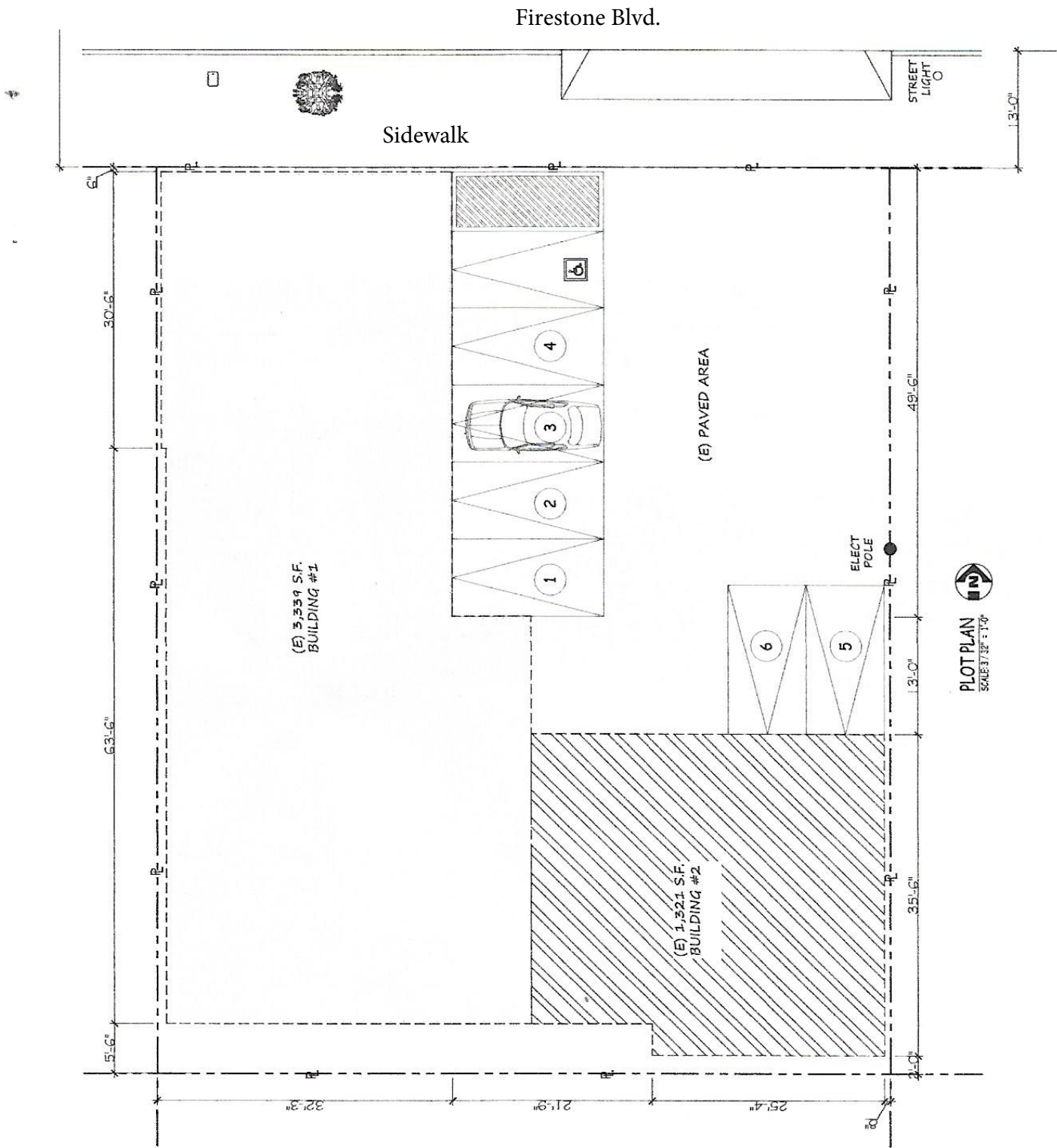
Suite	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Proforma Monthly Rent	Rent/SF	Lease Type
3508	Vacant	3,339			\$4,507.65	\$1.35	GROSS
3512	Vacant	1,321			\$1,783.35	\$1.35	GROSS
Total Square Feet		4,660			\$6,291.00		

Note:

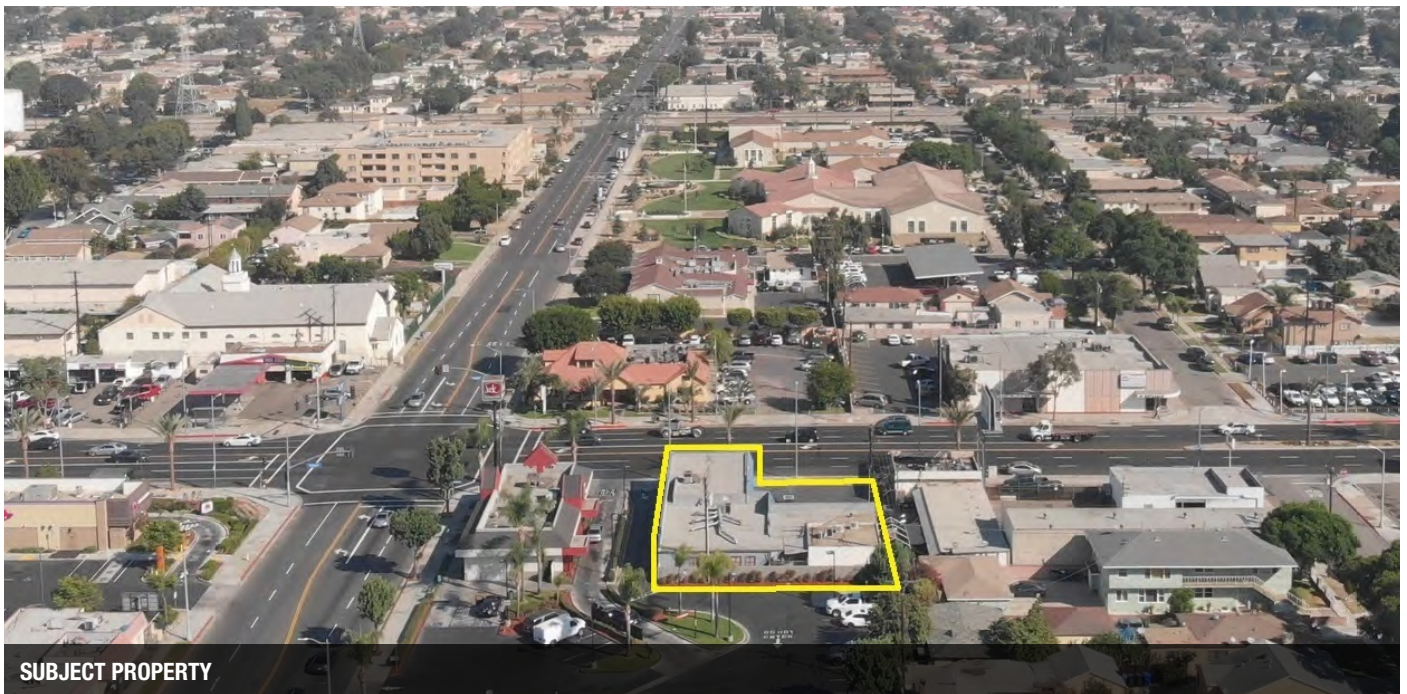
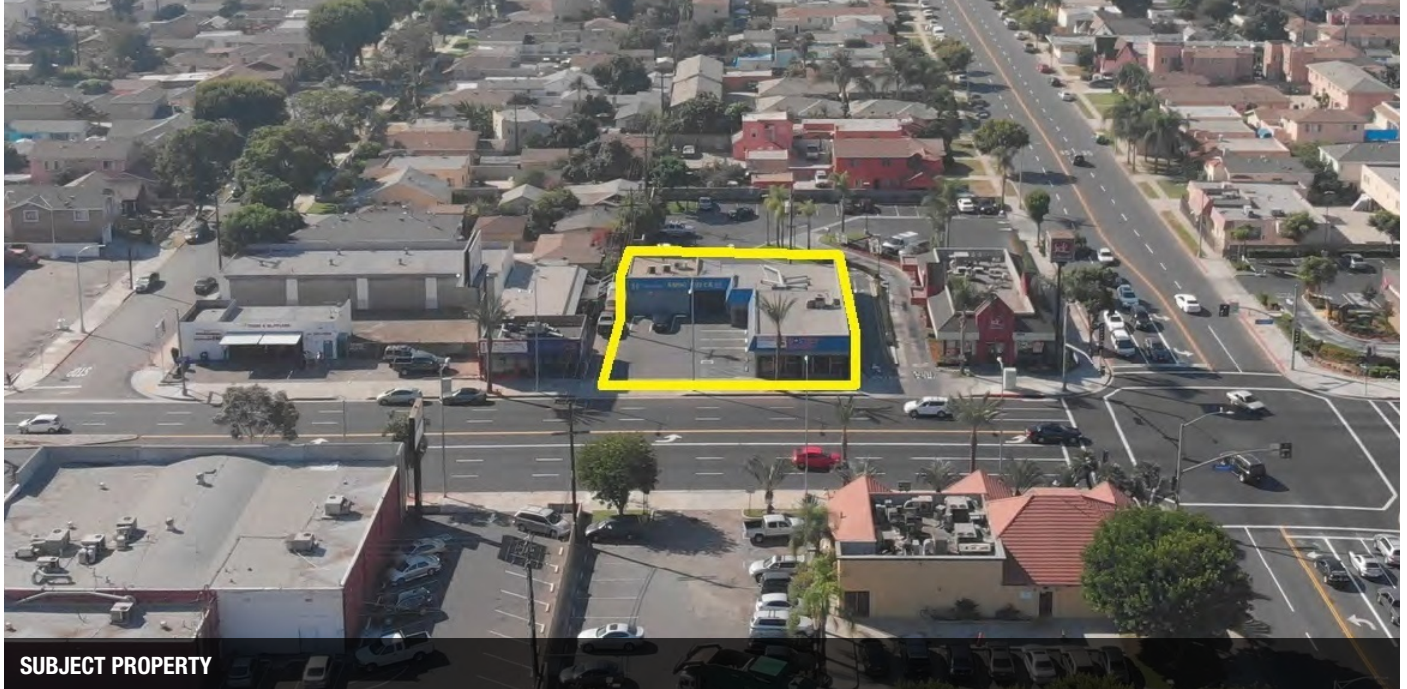
- (i) SELLER DOES NOT GUARANTEE THE MEASUREMENTS OF EACH UNIT. BUYER IS RESPONSIBLE FOR MEASURING & VERIFYING THE SF FOR EACH/ALL UNITS!!!

DRIVE BY ONLY

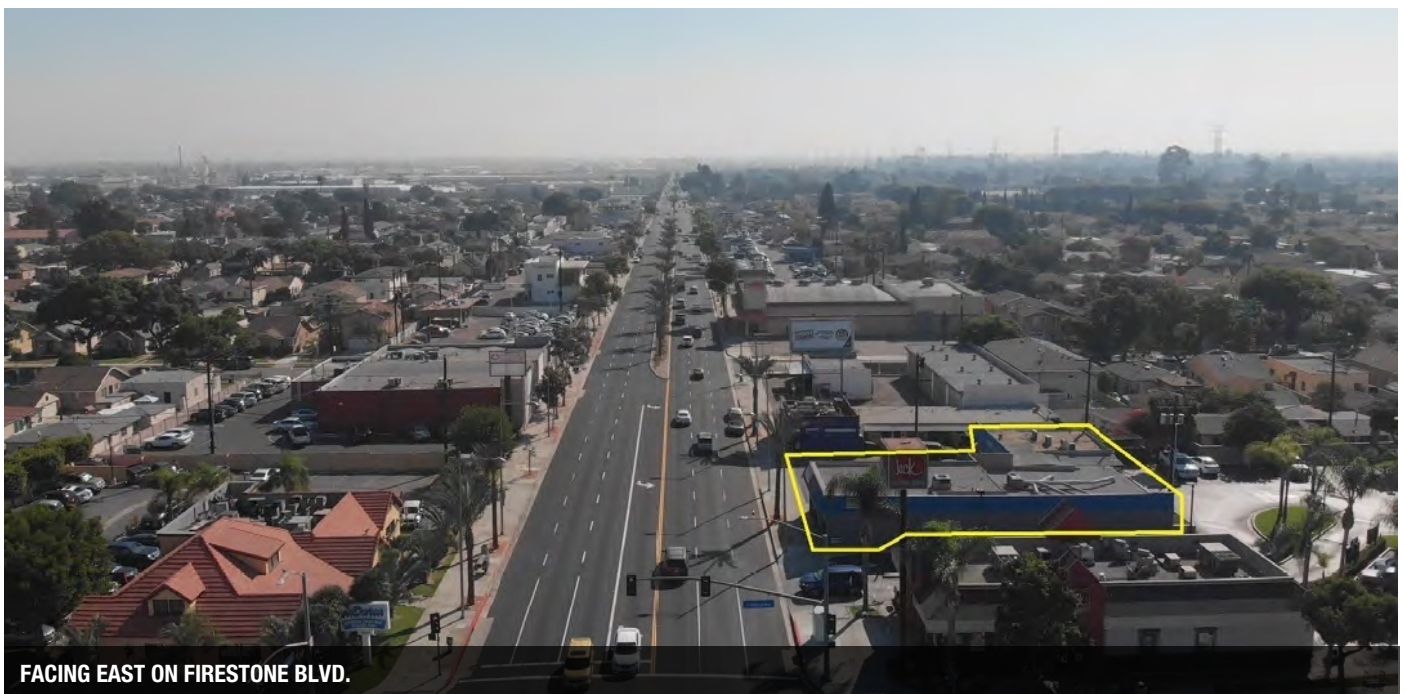
Site Plan



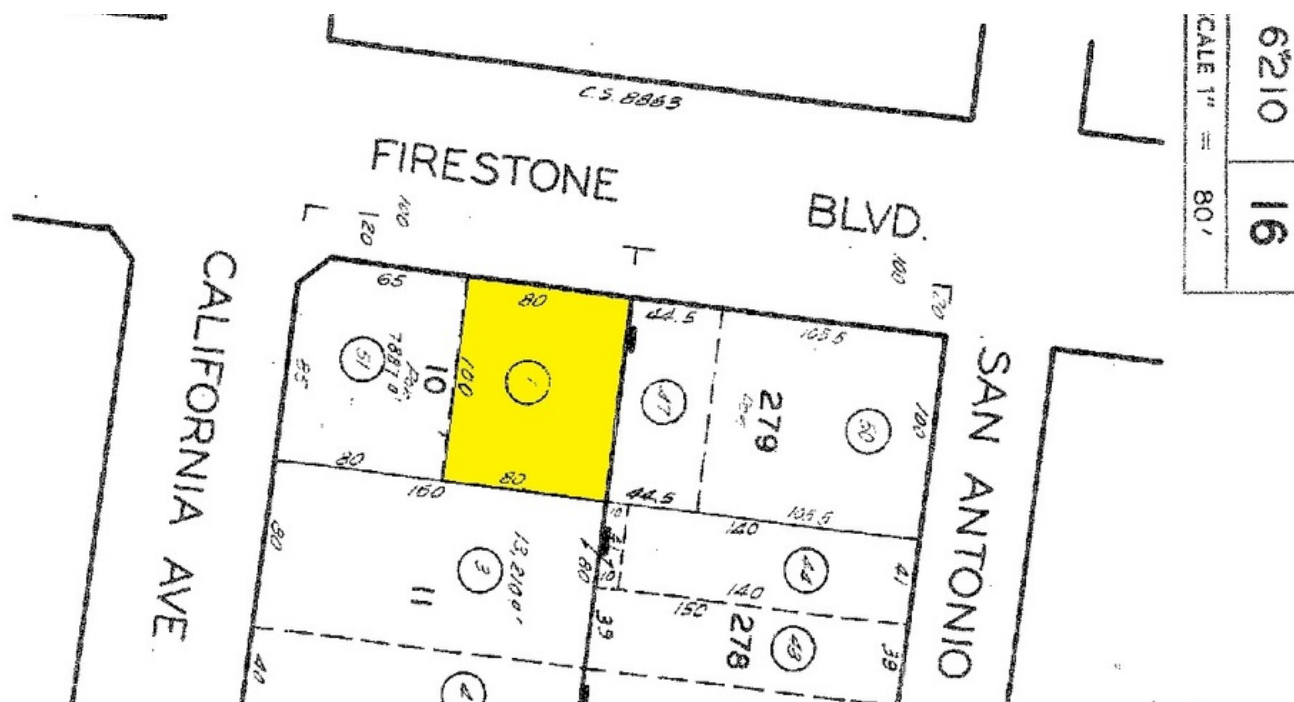
Additional Photos



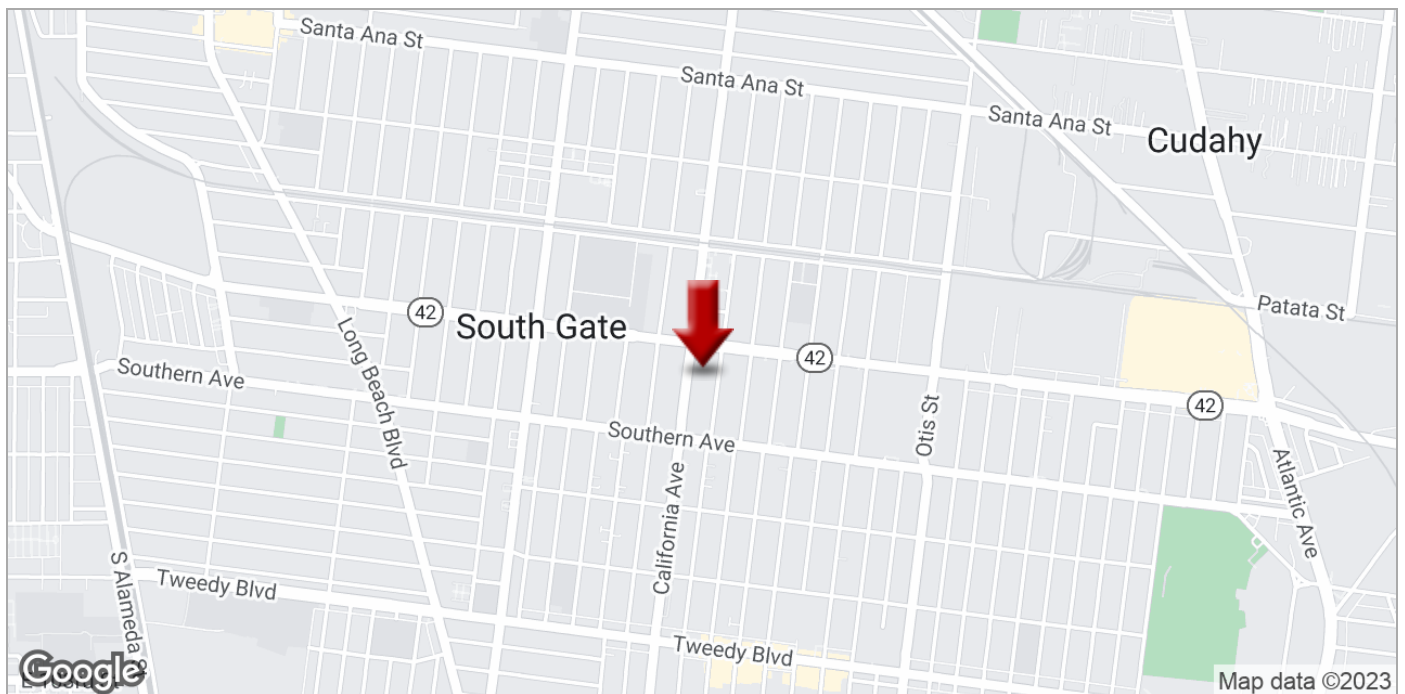
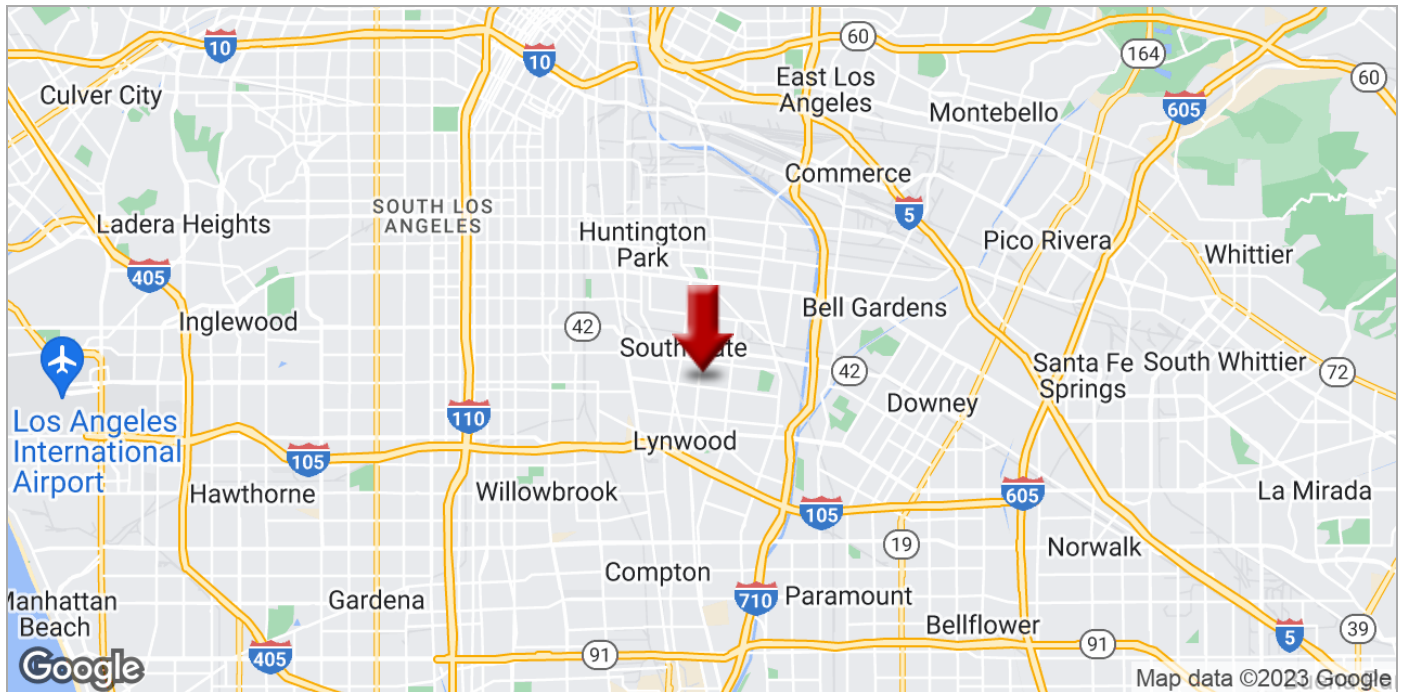
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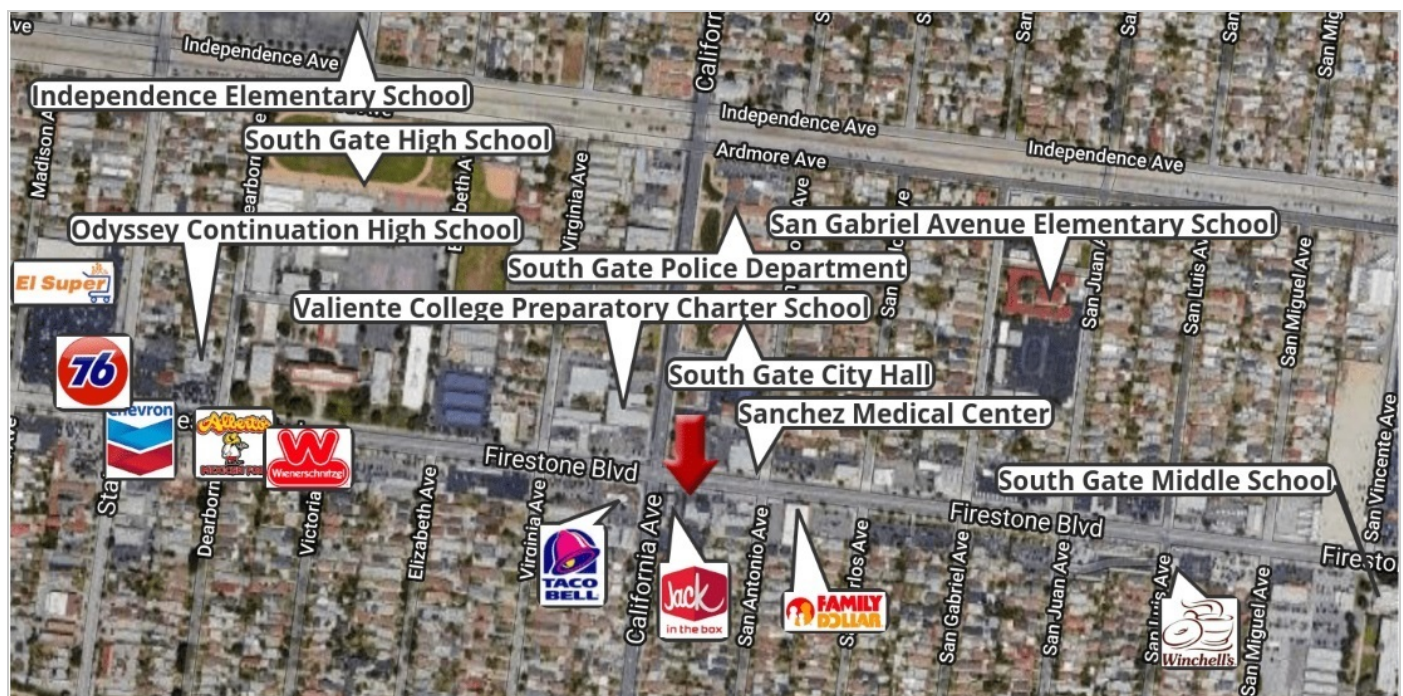
Aerial & Plat Map



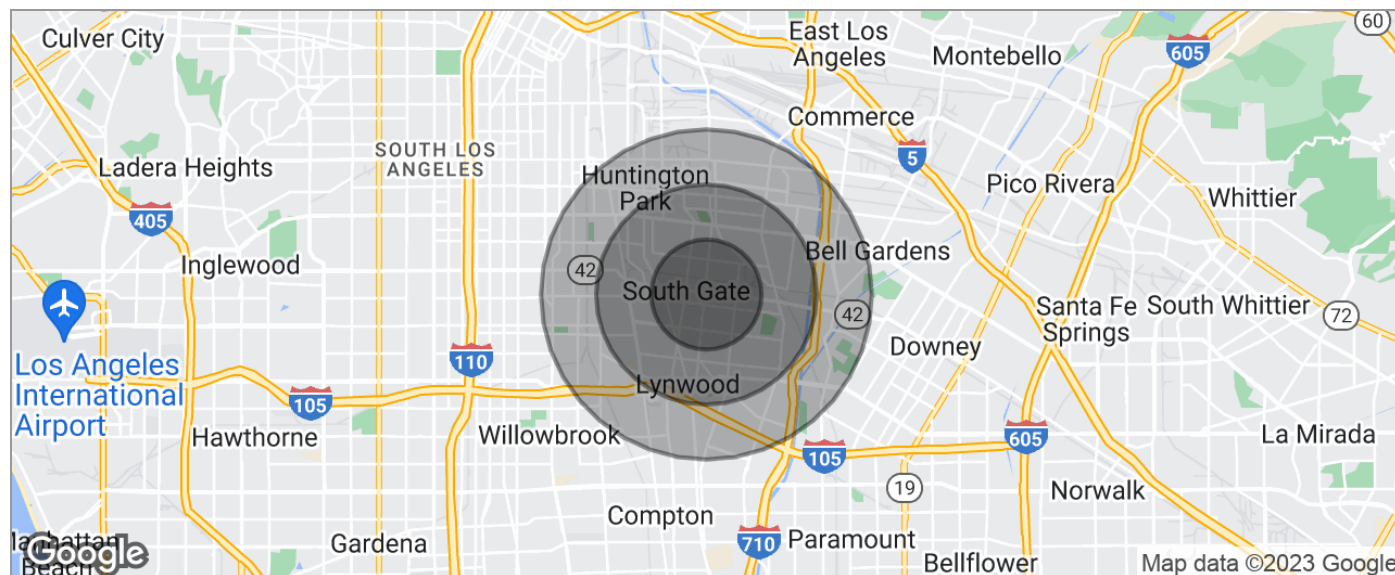
Location Maps



Aerial Map



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	60,813	217,506	451,713
MEDIAN AGE	28.8	28.4	27.8
MEDIAN AGE (MALE)	27.1	27.0	26.8
MEDIAN AGE (FEMALE)	30.3	29.7	28.8
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	14,940	52,593	107,788
# OF PERSONS PER HH	4.1	4.1	4.2
AVERAGE HH INCOME	\$49,618	\$49,416	\$48,048
AVERAGE HOUSE VALUE	\$383,586	\$401,221	\$390,954
RACE	1 MILE	2 MILES	3 MILES
% WHITE	47.0%	49.1%	50.4%
% BLACK	0.7%	1.8%	5.6%
% ASIAN	0.6%	0.6%	0.6%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	0.2%	0.3%	0.4%
% OTHER	50.1%	46.8%	41.4%
ETHNICITY	1 MILE	2 MILES	3 MILES
% HISPANIC	97.0%	95.1%	91.2%

* Demographic data derived from 2020 ACS - US Census