

Development Opportunity In South LA

5511-5519 S. CENTRAL AVE., LOS ANGELES, CA 90011



OFFERING MEMORANDUM

- APPROX. 3,650 SF MIXED-USED PROPERTY LOCATED ON 14,469 SF LA-C2 ZONED LOT; PRICED AT ONLY \$99/SF ON LAND!!!
- EXCELLENT FRONTAGE WITH ABOUT 105 FEET ALONG S. CENTRAL AVE.
- PERFECT FOR AN INVESTOR, OWNER/USER OR A DEVELOPER.
- LOCATED JUST 2.5 BLOCKS NORTH OF THE SIGNALIZED INTERSECTION OF SLAUSON & S. CENTRAL AVE.; JUST EAST OF THE 110 FREEWAY.
- STRONG DEMOGRAPHICS; OVER 55,000 PEOPLE RESIDE WITHIN A 1-MILE RADIUS & OVER 400,000 PEOPLE RESIDE WITHIN A 3-MILE RADIUS.

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Property Description



PROPERTY OVERVIEW

KW Commercial is pleased to present this 3 building mixed-use property totaling approximately 3,650 SF on 14,469 SF [Q]C2-1VL zoned lot. The property has excellent frontage with approximately 105 feet along S. Central Ave.

The offering is currently consists of 4 retail spaces and 2 residential spaces. The retail tenant are a Sewing Factory, a Barbershop, and 2 vacancies. One of the retail units is currently occupied and the other is vacant. The current ownership is also generating additional income by renting an RV on the property and the Lot just south of the Barbershop. The Lot is leased thru August 2019. All other tenants are on a month to month tenancy.

This offering will attract an investor/developer with tenant(s) in mind or an owner/user looking to take advantage of this infill location and great frontage along a commercial thoroughfare.

LOCATION OVERVIEW

The subject property is located mid-block just 2 parcels north of the intersection of 56th St & S. Central Ave. and 2.5 blocks north of the major signalized corner of S. Central & Slauson Ave. Central Ave. is a major commercial thoroughfare in South Los Angeles and provides great car traffic counts; approximately 26,000 cars per day.

This offering is centrally located in the greater Los Angeles area: approximately 1.5 miles east of the 110 FWY and 2.5 miles south of the 10 FWY.

Tenants in the immediate area include Subway, Oportun, Northgate Market, CVS, Wingstop, Chase Bank, Cricket Wireless, Waba Grill, Starbucks, Yogurtland Panda Express, Fatburger, Autozone and McDonald's, just to name a few.

The subject property is located in a densely populated area of Los Angeles, with over 55,000 people residing within a 1-mile radius and over 400,000 people residing within a 3-mile radius.

Property Details

STREET ADDRESS:	5511-5519 S. Central Ave.
CITY, STATE, ZIP:	Los Angeles, CA 90011
PROPERTY TYPE:	Mixed-Use / Land
SALES PRICE:	\$1,436,000
APN:	5103-019-010; 011; 016
LOT SIZE:	14,469
PRICE PER SF LAND:	\$99.25
GROSS BUILDING SIZE (PER SELLER):	3,650
ZONING:	[Q]C2-1VL
YEAR BUILT:	1920



Income Summary



INVESTMENT SUMMARY

Price:	\$1,436,000
Year Built:	1920
SF (Per Title):	1,750
Price / SF (Per Title):	\$820.57
SF (Per Seller):	3,650
Price / SF (Per Seller):	\$393.42
Lot Size (SF):	14,469
Price / SF Land:	\$99.25
Floors:	1
Parking:	Rear & Street
Zoning:	LAC2
APN:	5103-019-010; 011; 016
Current Cap Rate:	1.9%
Proforma Cap Rate:	4.9%

TENANT ANNUAL SCHEDULED INCOME

	Actual	Proforma
Gross Rent	\$88,200	\$93,690
TOTALS	\$88,200	\$93,690

ANNUALIZED INCOME

	Actual	Proforma
Gross Potential Rent	\$88,200	\$93,690
Less: Vacancy	(\$42,300)	(\$2,811)
*Additional Income	\$8,100	\$8,100
Effective Gross Income	\$54,000	\$98,979
Less: Expenses	(\$26,896)	(\$28,470)
Net Operating Income	\$27,104	\$70,509

ANNUALIZED EXPENSES

	Actual	Proforma
Property Taxes	\$17,232	\$17,232
Insurance	\$3,774	\$3,774
Utilities	TENANT	TENANT
Repairs & Maintenance	\$4,000	\$4,000
Management	\$1,890	\$3,464
Total Expenses	\$26,896	\$28,470
Expenses Per RSF	\$7.37	\$7.80

*Additional Income from RV rental in rear of property.

Rent Roll

Rent Roll

Suite	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Monthly Rent	Rent/SF	Proforma Monthly Rent	Rent/SF	Options	Lease Type
5511	Vacant	900			\$1,350.00	\$1.50	\$1,350.00	\$1.50		Gross
5513	Vacant	900			\$1,350.00	\$1.50	\$1,350.00	\$1.50		Gross
5513 A	Sewing Co.	600	7/1/13	M/M	\$675.00	\$1.13	\$900.00	\$1.50		Gross
5515.5	Barbershop	450	-	M/M	\$900.00	\$2.00	\$1,012.50	\$2.25		Gross
5515 A	Vacant - Studio	400	-		\$825.00		\$825.00			
5515 B	Studio	400	-	M/M	\$750.00		\$825.00			
5519	Land	n/a		8/31/19	\$1,500.00		\$1,545.00		(i)- 1yr @ 3%	Gross
Total Square Feet		3,650			\$7,350.00		\$7,807.50			

Note:

(i) SELLER & AGENT DO 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!!!

Additional Photos

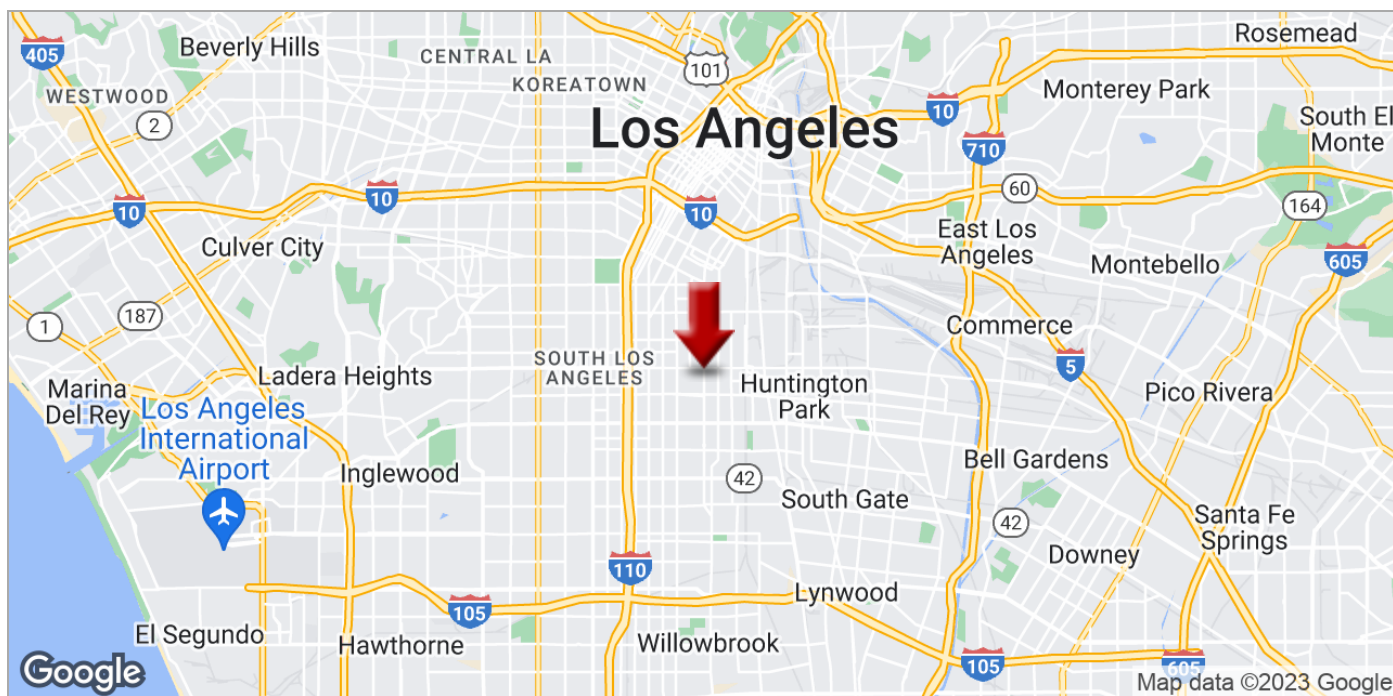


FACING SOUTH ON S. CENTRAL AVE.

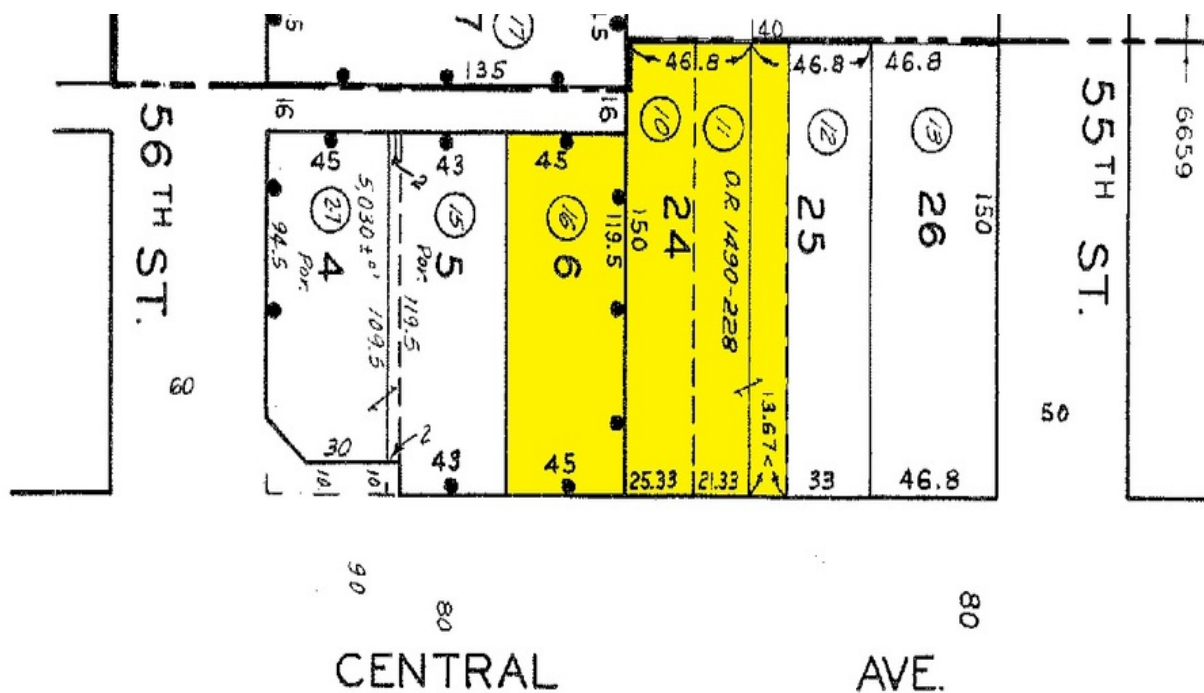
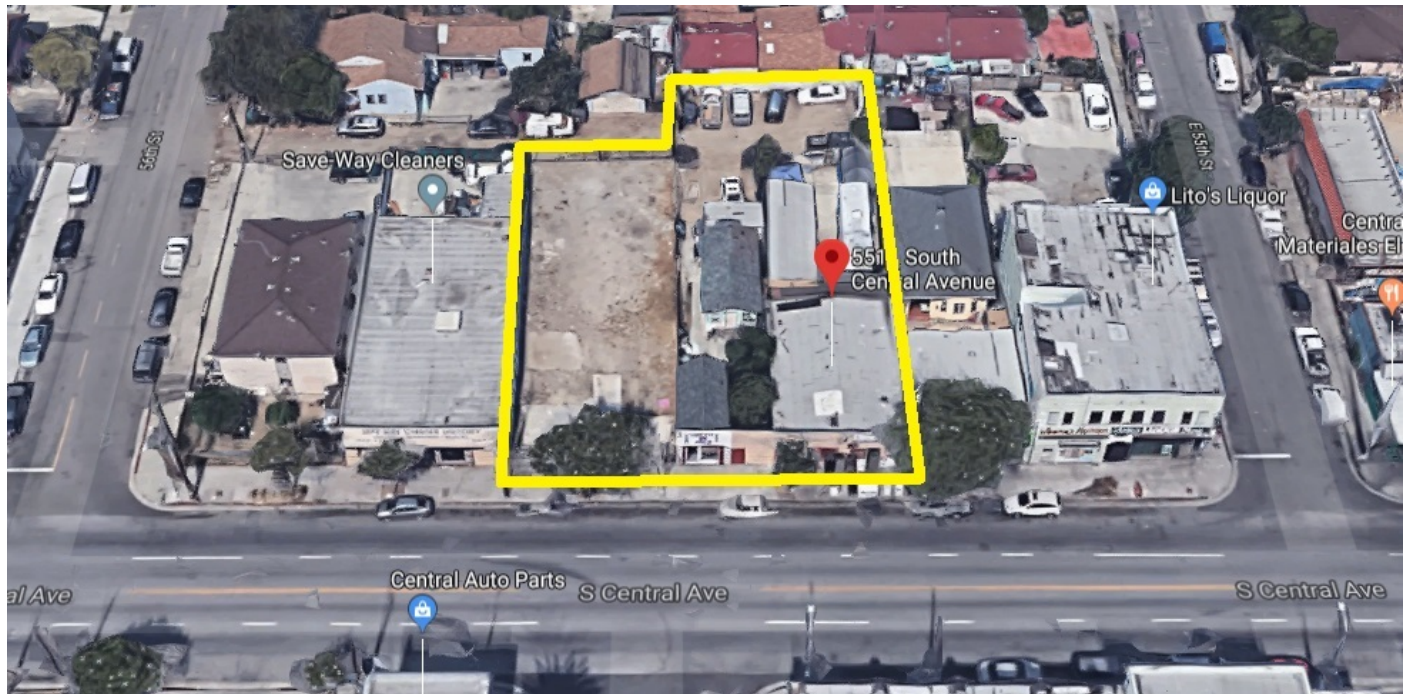


FACING NORTH ON S. CENTRAL AVE.

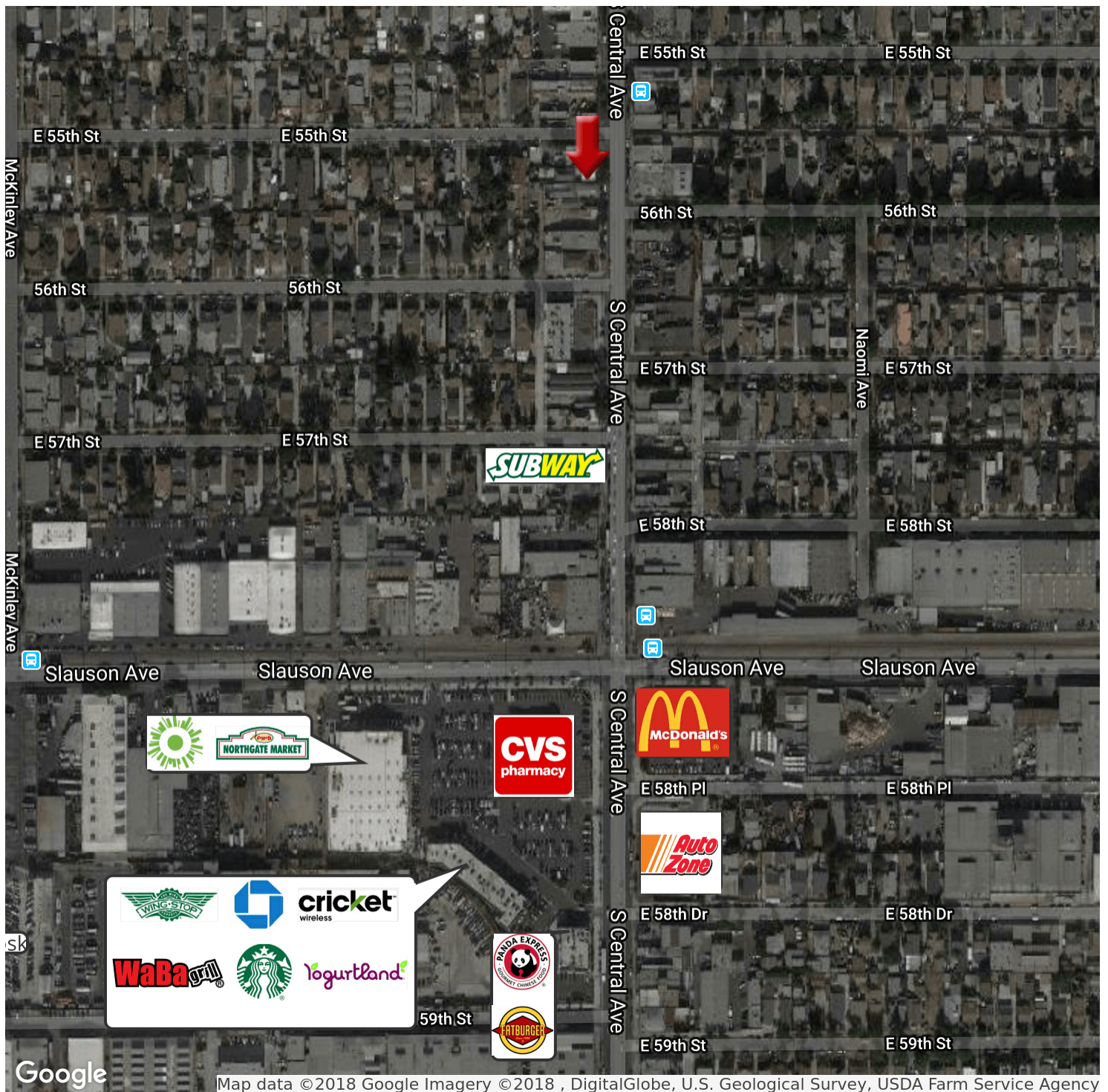
Location Maps



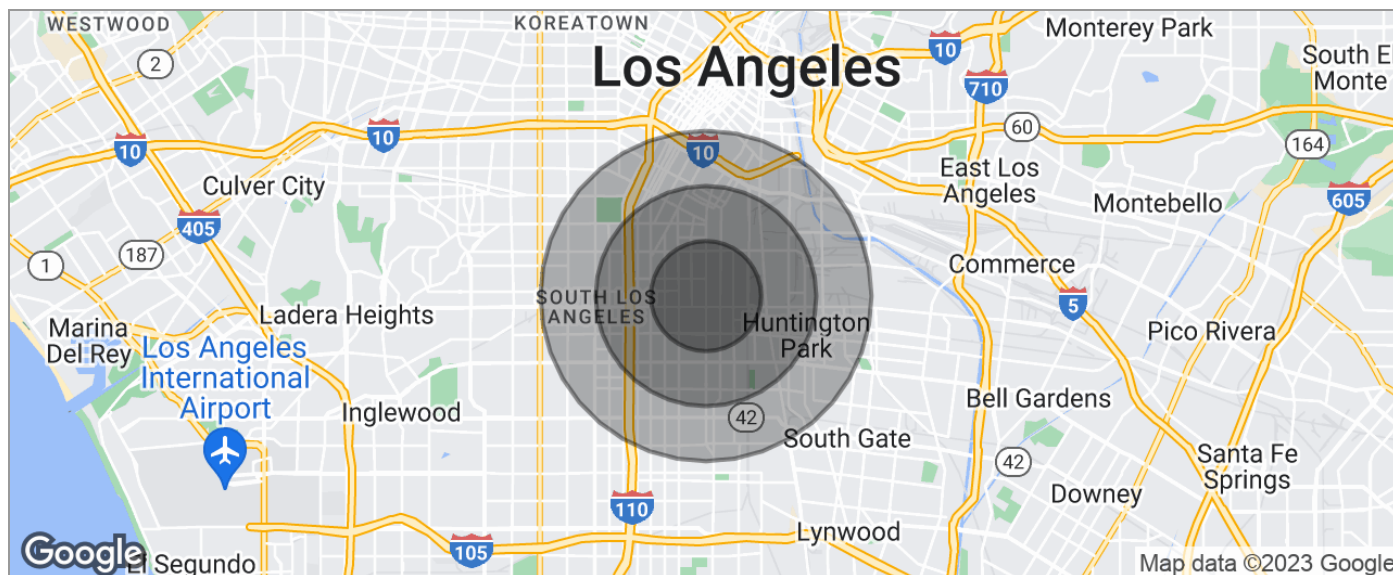
Aerial & Plat Map



Retailer Map



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	58,432	219,032	435,917
MEDIAN AGE	26.0	26.2	26.8
MEDIAN AGE (MALE)	25.1	25.3	25.9
MEDIAN AGE (FEMALE)	27.1	27.1	27.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	13,468	51,197	106,288
# OF PERSONS PER HH	4.3	4.3	4.1
AVERAGE HH INCOME	\$40,267	\$39,852	\$39,883
AVERAGE HOUSE VALUE	\$398,278	\$374,919	\$386,572
RACE	1 MILE	2 MILES	3 MILES
% WHITE	37.3%	40.5%	41.5%
% BLACK	12.3%	11.5%	14.2%
% ASIAN	0.3%	0.3%	1.0%
% HAWAIIAN	0.1%	0.1%	0.1%
% INDIAN	0.2%	0.4%	0.3%
% OTHER	48.9%	46.1%	41.7%
ETHNICITY	1 MILE	2 MILES	3 MILES
% HISPANIC	86.2%	87.2%	82.4%

* Demographic data derived from 2020 ACS - US Census