

# Strip Retail On Norwalk Blvd. In Hawaiian Gardens

21509 NORWALK BLVD., HAWAIIAN GARDENS, CA 90716



## OFFERING MEMORANDUM

- Approx. 1,486 SF Freestanding Retail Building located on 7,548 SF C2 zoned Lot with On-Site parking.
- Convenient access to 605 Freeway and less than 1 mile from The Garden Casino & Long Beach Towne Center and less than 3 miles from The Cerritos Center.
- Excellent exposure along Norwalk Blvd.; approx. 75 FT of frontage along Norwalk Blvd. with a Daily car count of over 20,000 cars per day.
- Perfect for an owner/user, investor with a tenant(s) in mind, or a developer!
- Great Demographics; Over 35,000 people reside within a 1-mile radius & over 200,000 people reside within a 3-mile radius.

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21509 NORWALK BLVD., HAWAIIAN GARDENS, CA 90716

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## Property Description



### PROPERTY OVERVIEW

The subject property is an approximate 1,486 SF vacant 1-story freestanding retail building situated on 7,548 SF of HGC2 Downtown Commercial zoned land.

The property has 2 points of ingress and egress; one along Norwalk Blvd. and one thru the alley in the rear. The property has ample on-site parking in addition to plenty of street parking.

This offering will attract an owner/user, an investor with a tenant(s) in mind, or a developer looking to take advantage of the properties excellent location and frontage.

### LOCATION OVERVIEW

This retail property is located on the west side of Norwalk Blvd., just 1 parcel south of 215th St and 2 blocks north of the major signalized corner of Norwalk Blvd and Carson St.

The property has good freeway access; approx. 3/4 of a mile from the 605 freeway and less than 3 miles from the 91 freeway.

It is situated less than a mile from the Long Beach Towne Center & The Gardens Casino and less than 3 miles from the Los Cerritos Center & Cerritos Auto Square.

Tenants in the immediate area include; Autozone, Bank of America, Subway, 99 Cent Store, Wingstop, Check into Cash, Sketchers Outlet, Starbucks, Little Caesars, CVS, Food 4 Less, Jack in the Box, McDonald's, Popeyes, and Wienerschnitzel, just to name a few.

The immediate area provides good demographics with over 35,000 people residing within a 1-mile radius and over 200,000 people residing within a 3-mile radius.



## Property Details

<b>STREET ADDRESS:</b>	21509 Norwalk blvd.
<b>CITY, STATE, ZIP:</b>	Hawaiian Gardens, CA 90716
<b>PRICE:</b>	\$418,888
<b>APN:</b>	7065-017-018; 019; 020
<b>GROSS LEASABLE AREA:</b>	1,486 SF
<b>PRICE PER SF:</b>	\$281.89
<b>LOT SIZE:</b>	7,548 SF
<b>PRICE PER SF (LOT):</b>	\$55.50
<b>ZONING:</b>	HGC2 Downtown Commercial
<b>YEAR BUILT:</b>	1947
<b>FRONTAGE:</b>	75 Feet along Norwalk Blvd.



# Income Summary



## INVESTMENT SUMMARY

Price:	\$418,888
Year Built:	1947
SF Per Title:	1,486
Price / SF (Per Seller):	\$281.89
Lot Size (SF):	7,548
Price / SF lot:	\$55.50
Floors:	1
Parking:	On-Site
Zoning:	HGC2
APN:	7086-017-018; 019; 020
Proforma Cap Rate:	6.2%

## TENANT ANNUAL SCHEDULED INCOME

### Proforma

Gross Rent	\$35,400
<b>TOTALS</b>	<b>\$35,400</b>

## ANNUALIZED INCOME

### Proforma

Gross Potential Rent	\$35,400
Less: Vacancy	(\$708)
<b>Effective Gross Income</b>	<b>\$34,692</b>
Less: Expenses	(\$8,527)
<b>Net Operating Income</b>	<b>\$26,165</b>

## ANNUALIZED EXPENSES

### Proforma

Property Taxes	\$5,027
Insurance	\$2,000
Utilities	TENANT
Trash	TENANT
Repairs & Maintenance	\$1,500
<b>Total Expenses</b>	<b>\$8,527</b>
<b>Expenses Per RSF</b>	<b>\$5.74</b>

# Rent Roll

## Rent Roll

Suite	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Proforma Monthly Rent	Rent/SF	Proforma Lease Type
21509	Vacant	1,486	TBD	TBD	\$2,950.00	\$1.99	GROSS
Total Square Feet		1,486			\$2,950.00		

(i) SELLER DOES NOT GUARANTEE THE MEASUREMENTS OF THE BUILDING.  
BUYER IS RESPONSIBLE FOR MEASURING & VERIFYING THE SF OF THE  
BUILDING!!!

\*\*DRIVE BY ONLY\*\*



## Additional Photos





## Additional Photos



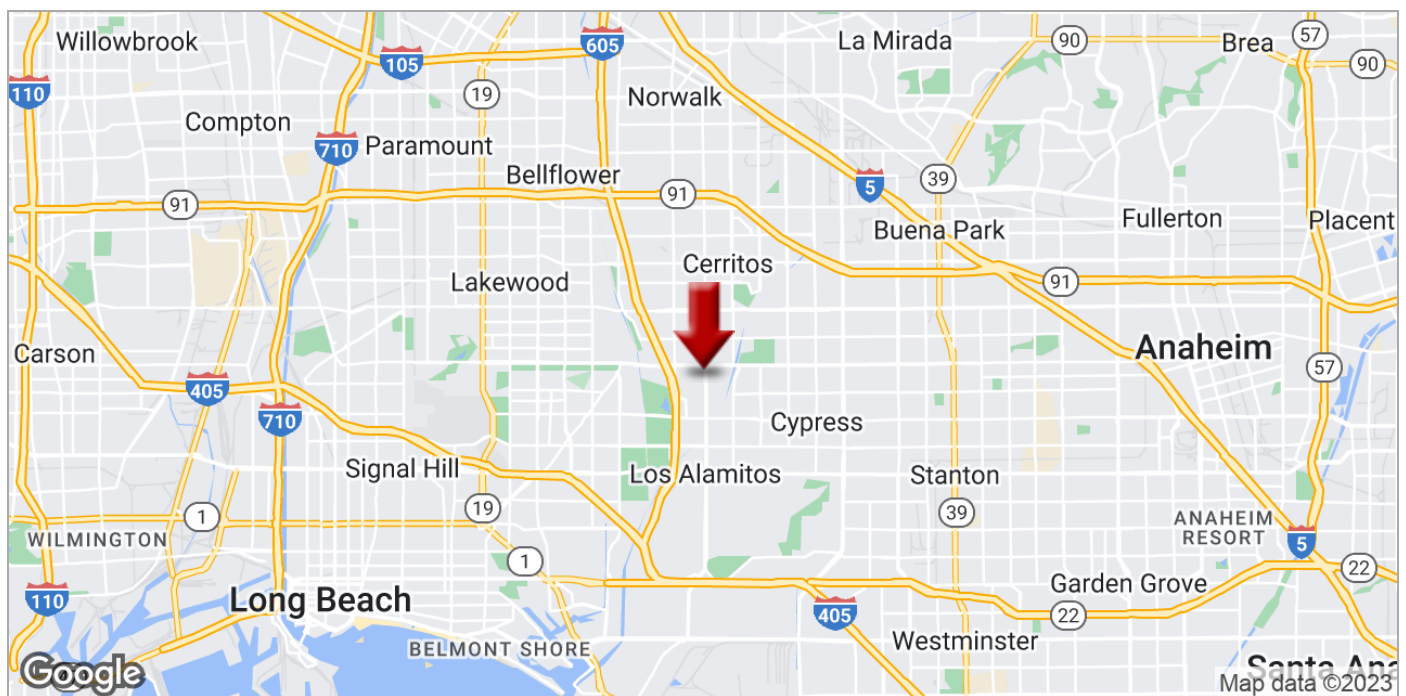
FACING NORTH ON NORWALK BLVD.



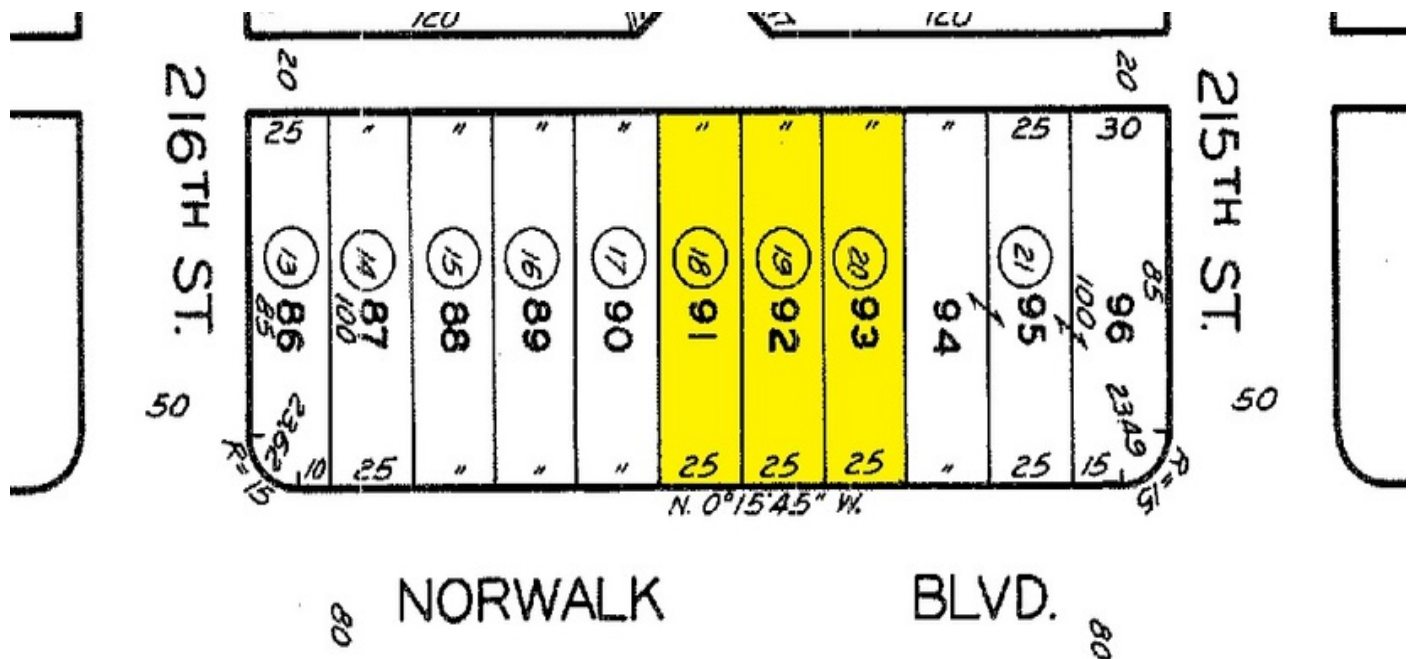
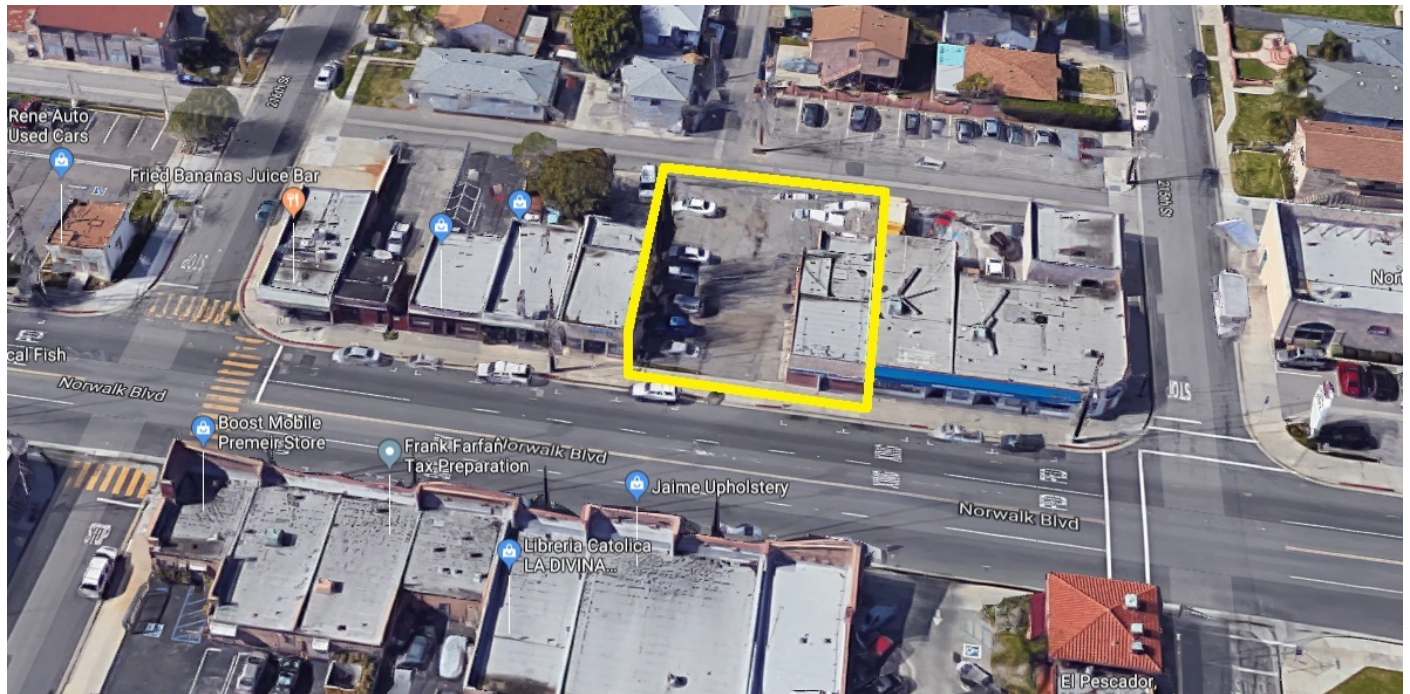
FACING SOUTH ON NORWALK BLVD.



## Location Maps

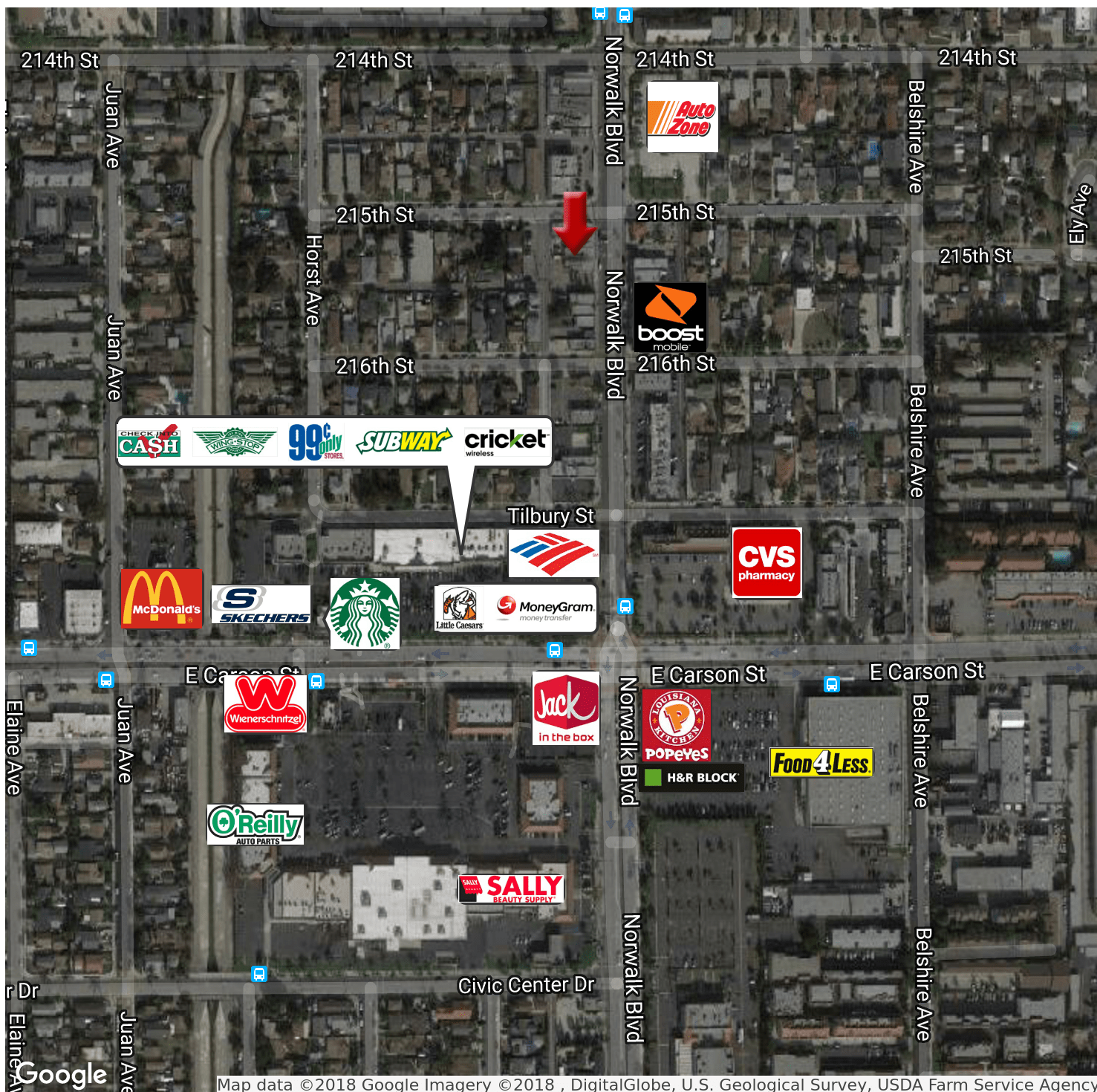


# Aerial & Plat Map

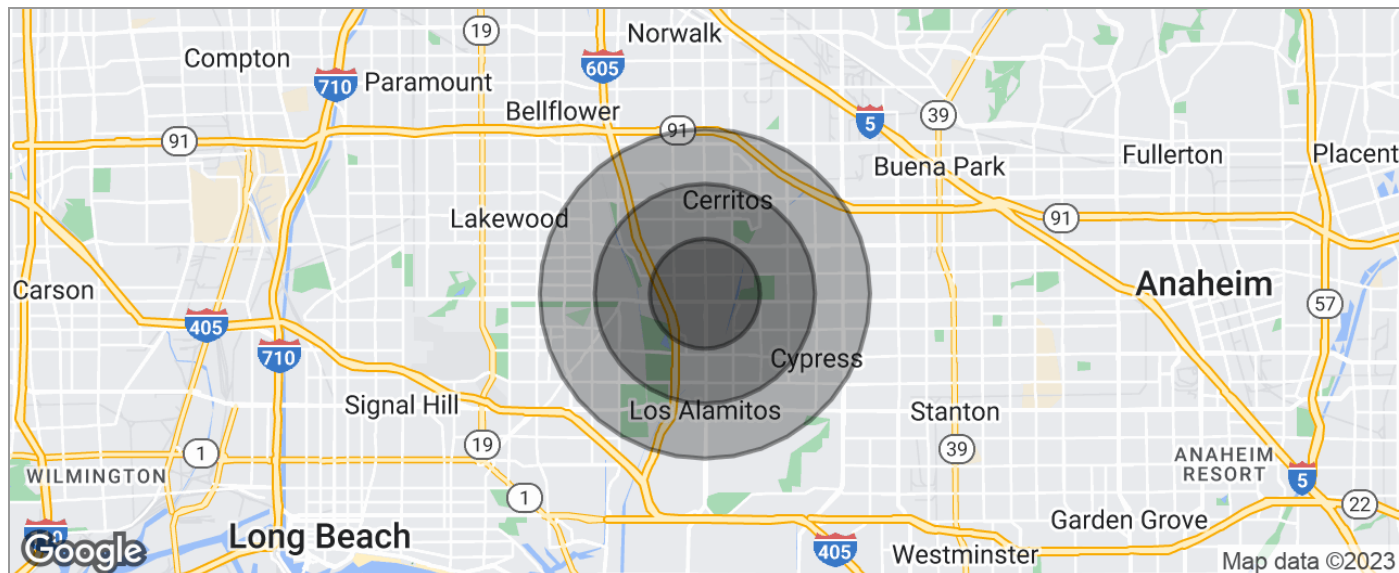




## Retailer Map



# Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
TOTAL POPULATION	38,897	104,482	209,608
MEDIAN AGE	32.7	37.2	38.6
MEDIAN AGE (MALE)	32.5	36.0	37.4
MEDIAN AGE (FEMALE)	32.9	38.1	39.6
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
TOTAL HOUSEHOLDS	10,944	31,790	65,822
# OF PERSONS PER HH	3.6	3.3	3.2
AVERAGE HH INCOME	\$75,611	\$92,731	\$94,083
AVERAGE HOUSE VALUE	\$482,963	\$561,193	\$567,857
RACE	1 MILE	2 MILES	3 MILES
% WHITE	39.9%	43.3%	47.7%
% BLACK	6.9%	5.4%	4.9%
% ASIAN	22.0%	30.0%	30.3%
% HAWAIIAN	0.6%	0.5%	0.7%
% INDIAN	0.5%	0.5%	0.5%
% OTHER	26.3%	16.0%	11.7%
ETHNICITY	1 MILE	2 MILES	3 MILES
% HISPANIC	49.8%	30.8%	24.5%

\* Demographic data derived from 2020 ACS - US Census