

# Signalized Corner Retail Building

4751 WHITTIER BLVD., LOS ANGELES, CA 90022



## OFFERING MEMORANDUM

- APPROXIMATELY 9,000 SF LCM1 ZONED STRIP RETAIL BUILDING; 2 STORES.
- LOCATED AT THE SIGNALIZED CORNER OF WHITTIER BLVD. & KERN AVE., WITH APPROX. 60 FEET OF FRONTAGE ALONG WHITTIER BLVD.
- LOCATED ON A MAJOR COMMERCIAL THOROUGHFARE WITH GREAT FOOT & CAR TRAFFIC COUNTS; 26,000 CARS PER DAY.
- GOOD DEMOGRAPHICS: OVER 45,000 PEOPLE RESIDE WITHIN A 1-MILE RADIUS & OVER 280,000 PEOPLE RESIDE WITHIN A 3-MILE RADIUS.
- GREAT OPPORTUNITY FOR AN OWNER/USER OR AN INVESTOR WITH TENANT(S) IN MIND.

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4751 WHITTIER BLVD., LOS ANGELES, CA 90022

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## Property Description



### PROPERTY OVERVIEW

KW Commercial is pleased to present this 9,000 SF retail building on a signalized corner lot. It has great frontage with 60 feet along Whittier Blvd. and 150 feet along Kern Ave.

The building is currently vacant and divided into 2 retail units; approximately 4,500 SF each. The unit at the corner of the property also has a mezzanine that offers additional square footage.

This offering will attract an investor with tenant(s) in mind or an owner/user looking to operate their business at an excellent signalized corner location on one of East Los Angeles' busiest thoroughfares.

### LOCATION OVERVIEW

It is located at the northeast signalized corner of Kern St & Whittier Blvd just one block east of Arizona Ave. Whittier Blvd is considered one of the major commercial thoroughfares in East Los Angeles, with a daily traffic count of over 26,000 cars per day.

The property has great freeway access; less than 1/2 a mile east of the 710 Freeway, just south of the 60 Freeway and approximately 1/2 a mile north of the 5 Freeway. It is situated less than 1/4 of a mile from the Nike East Los Angeles Store and less than 3/4 of a mile from the Target Shopping Center on Whittier Blvd. It is also approximately 1.5 miles from the Citadel Outlet Mall and Commerce Casino.

The area offers good demographics; over 45,000 people reside within a 1-mile radius and over 280,000 people reside within a 3-mile radius.

# Income Summary



## INVESTMENT SUMMARY

Price:	\$1,450,000
Year Built:	1933
SF (Per Title):	9,000
Price / SF (Per Title):	\$161.11
Lot Size (SF):	9,115
Floors:	1
Parking:	Street
Zoning:	LCM1
APN:	5240-003-012
Proforma Cap Rate:	7.3%

## TENANT ANNUAL SCHEDULED INCOME

	<b>Proforma</b>
Gross Rent	\$108,000
<b>TOTALS</b>	<b>\$108,000</b>

## ANNUALIZED INCOME

	<b>Proforma</b>
Gross Potential Rent	\$108,000
Less: Vacancy	(\$3,240)
Reimbursement	\$24,100
<b>Effective Gross Income</b>	<b>\$128,860</b>
Less: Expenses	(\$22,600)
<b>Net Operating Income</b>	<b>\$106,260</b>

## ANNUALIZED EXPENSES

	<b>Proforma</b>
Property Taxes	\$17,400
Insurance	\$4,000
Utilities	TENANT
Repairs & Maintenance	\$1,200
<b>Total Expenses</b>	<b>\$22,600</b>
<b>Expenses Per RSF</b>	<b>\$2.51</b>



# Rent Roll

## Rent Roll

Suite	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Proforma Monthly Rent	Rent/SF	Increases	Options	Lease Type
	Vacant	4,500			\$4,500.00	\$1.00			NNN
	Vacant	4,500			\$4,500.00	\$1.00			NNN
Total Square Feet		9,000			\$9,000.00				

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\*\*

## Additional Photos





## Additional Photos





## Additional Photos



Facing West on Whittier Blvd.



Facing East on Whittier Blvd.

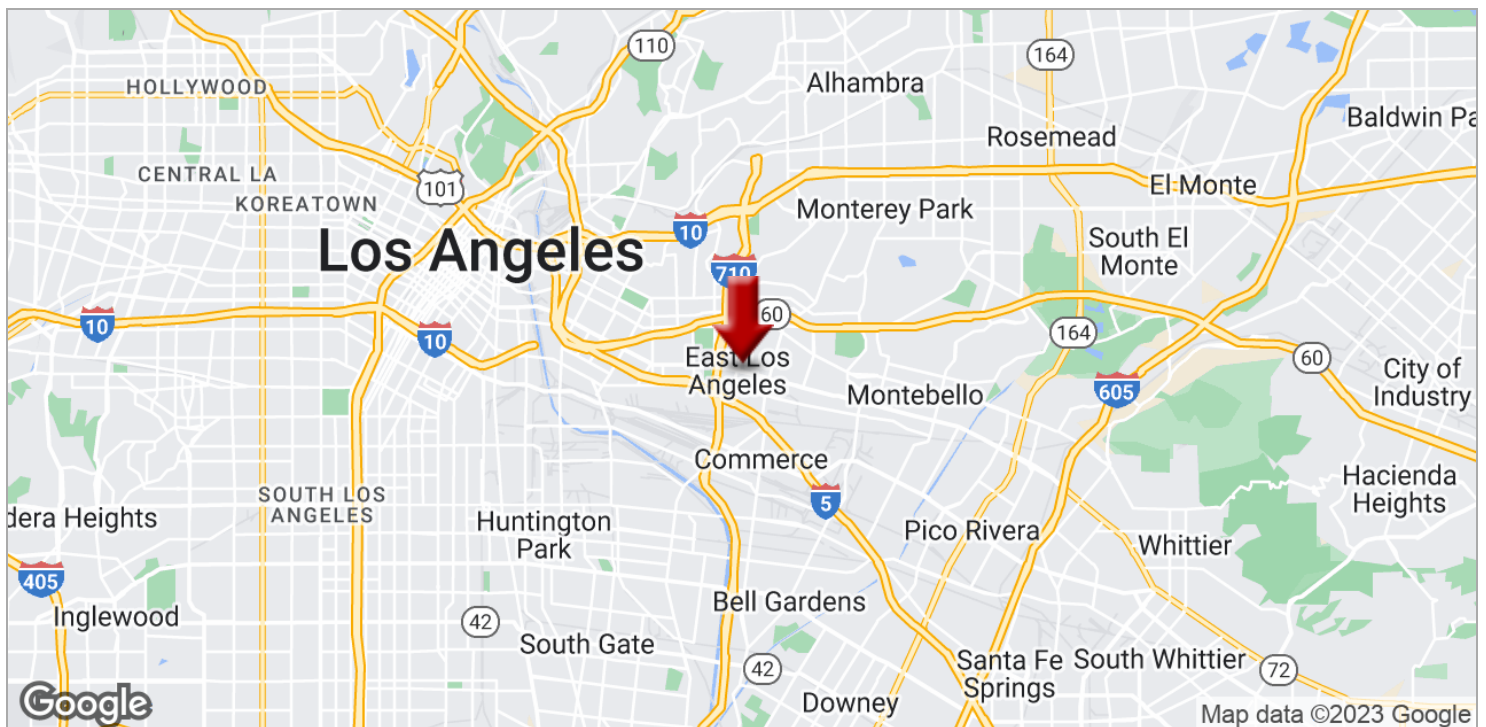
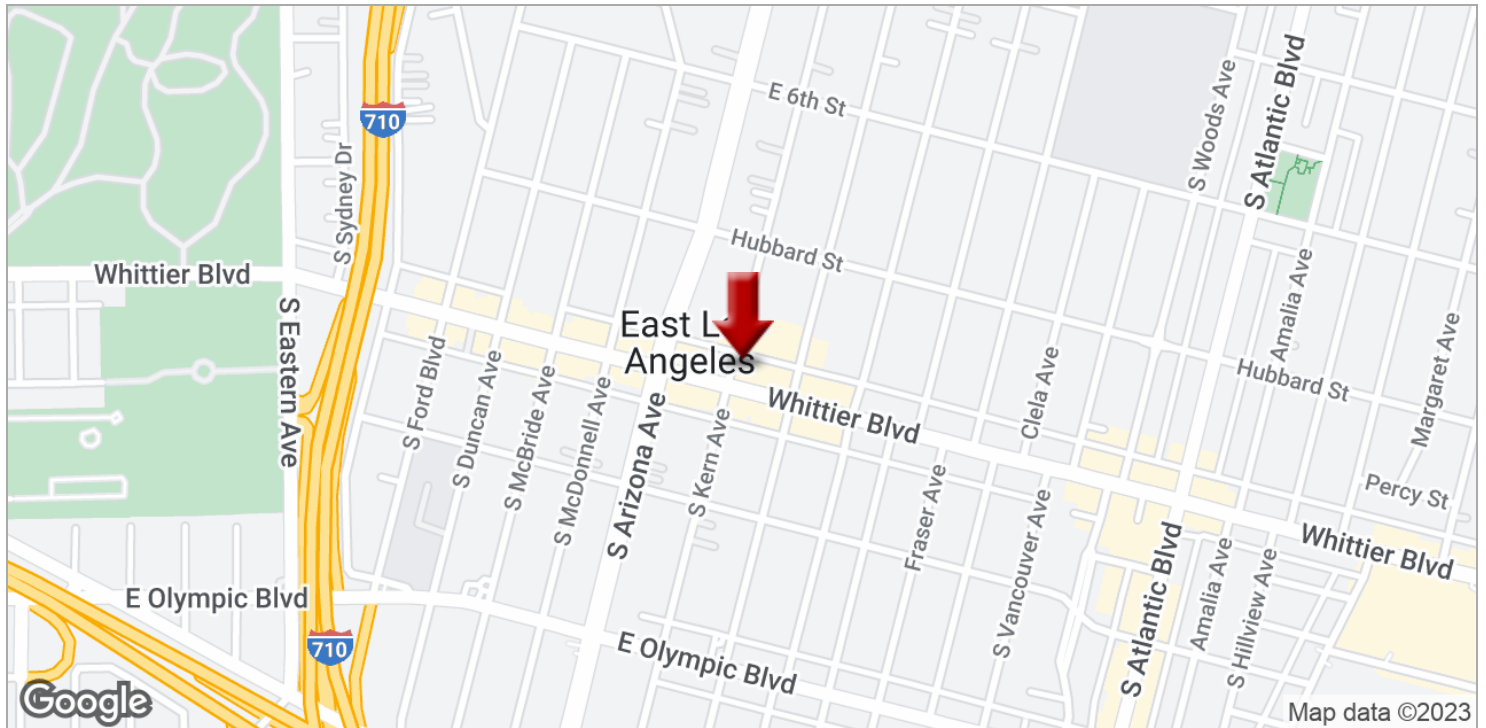


## Additional Photos





## Location Maps



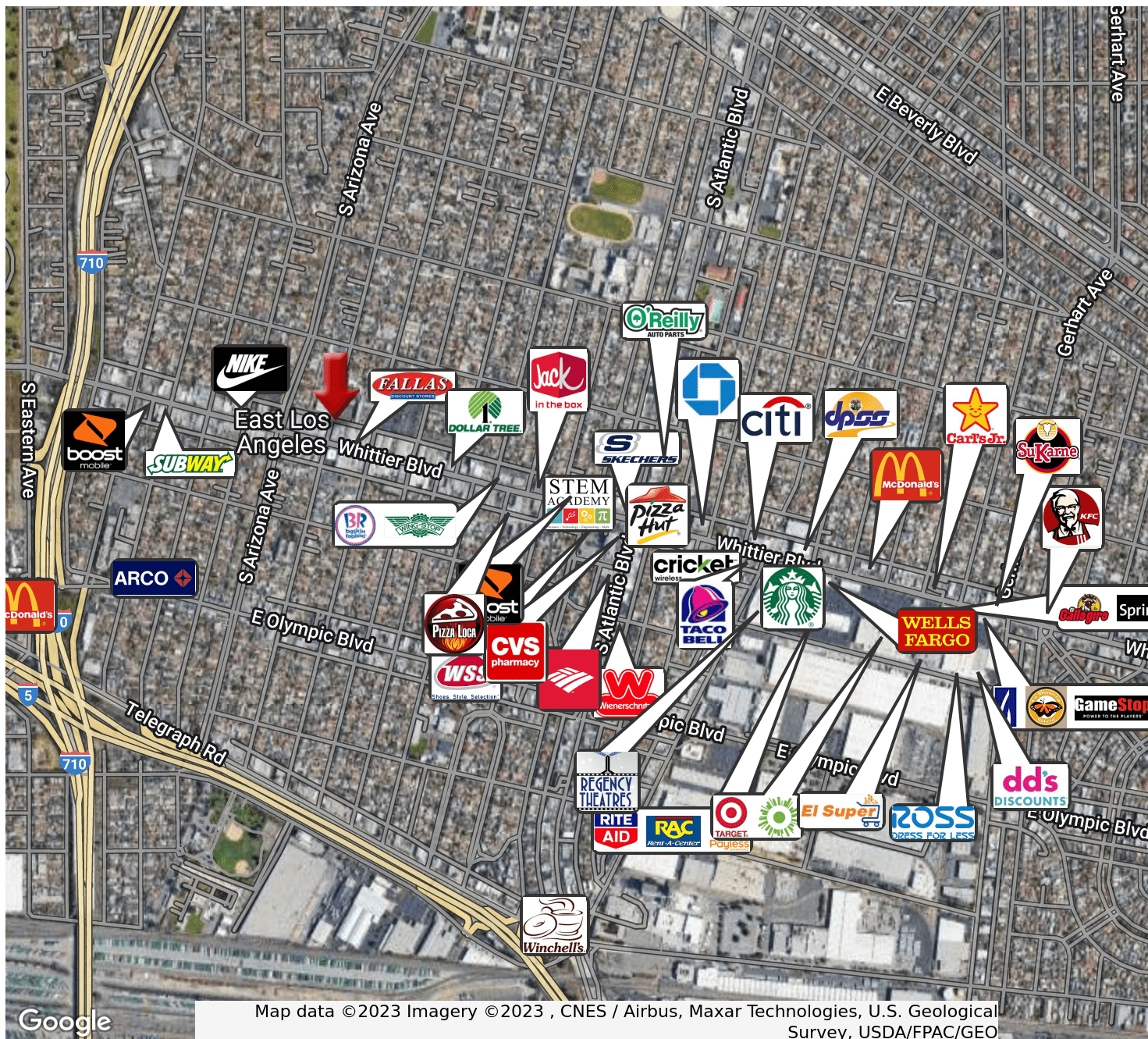


## Aerial & Plat Map



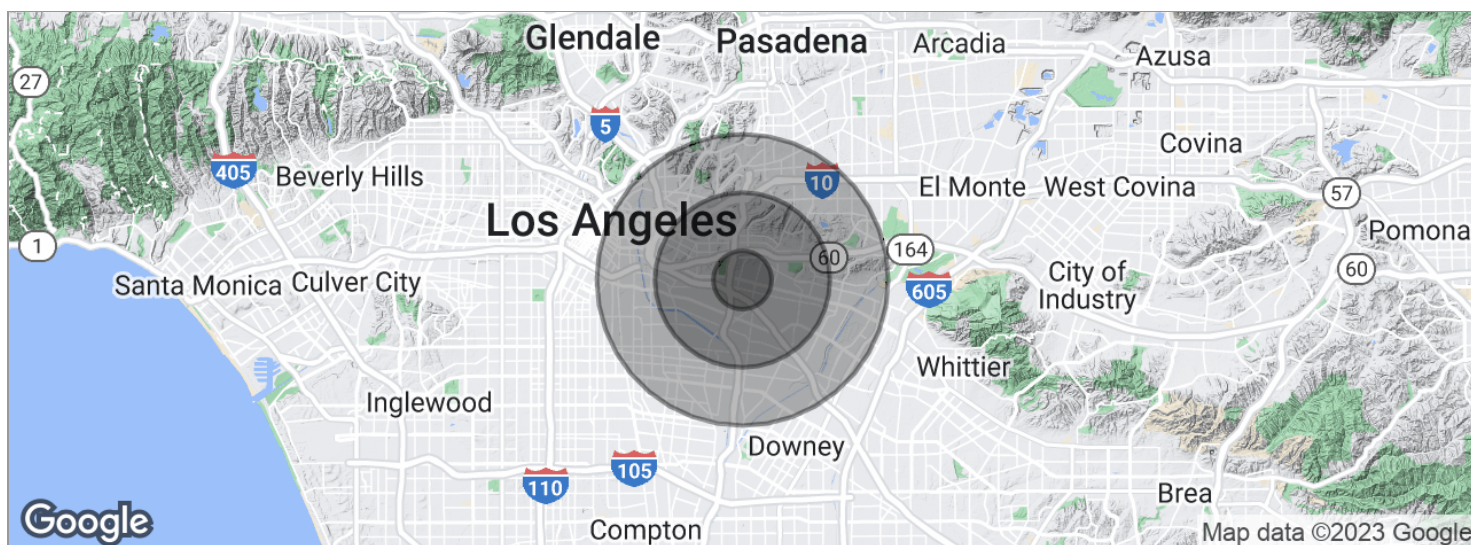


## Retailer Map





# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	46,597	267,186	779,259
Median age	28.8	30.5	31.3
Median age (male)	28.3	29.5	30.3
Median age (Female)	29.4	31.4	32.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	11,632	69,514	208,766
# of persons per HH	4.0	3.8	3.7
Average HH income	\$46,370	\$52,503	\$54,127
Average house value	\$429,102	\$403,055	\$454,126
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	98.4%	90.0%	81.6%
RACE (%)	1 MILE	3 MILES	5 MILES
White	56.3%	52.5%	49.1%
Black	0.4%	0.7%	1.0%
Asian	0.4%	6.7%	13.0%
Hawaiian	0.3%	0.2%	0.1%
American Indian	0.9%	0.8%	0.7%
Other	40.9%	37.4%	34.3%

\* Demographic data derived from 2020 ACS - US Census