

# COMMERCIAL INVESTMENT PURCHASE OPPORTUNITY

*Actual \$128,468 Net Annual Income — 4.35% Cap Rate*

6,430± SF 2-Story Building on 9,400± SF of Land

**MAJOR PROPERTIES**  
REAL ESTATE  
Commercial • Industrial • Residential

Offering Memorandum



4376 S WESTERN AVENUE, LOS ANGELES, CA 90062

4376 S WESTERN AVENUE  
LOS ANGELES, CA 90062

## Property Details

Building Area: 6,430± SF

Land Area: 9,400± SF

Stories: 2

Total Units: 10 (8 Occupied; 2 Vacant)

Year Built: 1991

Parking: 18 Shared Surface Spaces

Zoning: LA C2-2D-CPIO

Assessor's Parcel Number: 5021-024-040

TOC (Transit Oriented Communities): Tier 3

Designated Qualified Opportunity Zone: Yes

## Property Highlights

- Commercial investment purchase opportunity
- 2-story shopping center
- 4 ground floor retail stores and 6 second floor offices
- \$128,468 actual net annual income | 4.35% actual cap rate
- 1 vacant ground floor unit and 1 vacant second floor unit
- Heavy traffic location at the intersection of 2 major thoroughfares
- Northeast corner of Western Avenue and Vernon Avenue
- 116' frontage on Western Avenue; 94' on Vernon Avenue
- 1-1/3 miles west of the Harbor (110) Freeway and 2-1/4 miles south of the Santa Monica (I-10) Freeway

**Asking Price: \$2,950,000**  
**(\$458.79 Per SF Building)**

*Buyer to verify any and all information with the City and its licensed third-party experts*

# Rent Roll

## Actual Income & Expense

### INCOME

Total Monthly Income:	\$14,699.00
Gross Annual Income:	\$176,388.00

### ANNUAL EXPENSES

Property Tax	\$37,500.00
Insurance	5,500.00
Utilities/Water	1,800.00
Repairs & Maintenance	0
Gas	0
Trash	3,120.00
Total Annual Expenses:	<u>\$47,920.00</u>
Actual Net Annual Operating Income:	\$128,468.00
Actual Cap Rate:	4.35%

## Pro Forma Income Projection

### INCOME

Total Monthly Income:	\$16,999.00
Gross Annual Income:	\$203,988.00

### ANNUAL EXPENSES

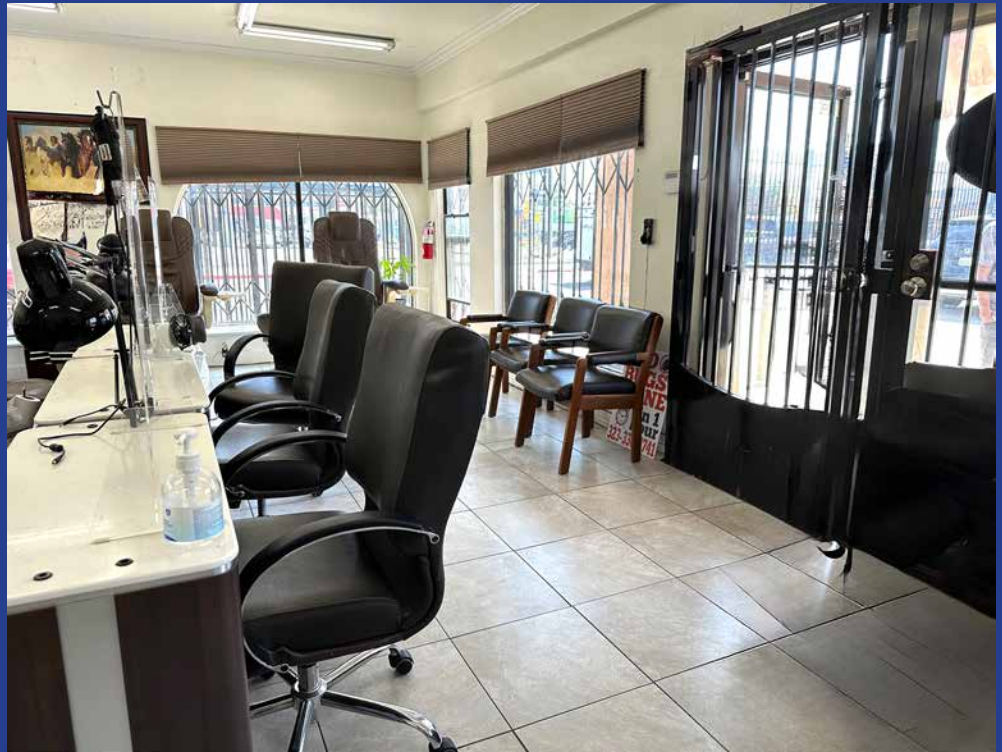
Property Tax	\$37,500.00
Insurance	5,500.00
Utilities/Water	1,800.00
Repairs & Maintenance	0
Gas	0
Trash	3,120.00
Vacancy Factor (3%)	\$5,291.64
Total Annual Expenses:	<u>\$53,211.64</u>
Pro Forma Net Annual Operating Income:	\$150,776.36
Pro Forma Cap Rate:	5.11%

Rent Roll Available Upon Request

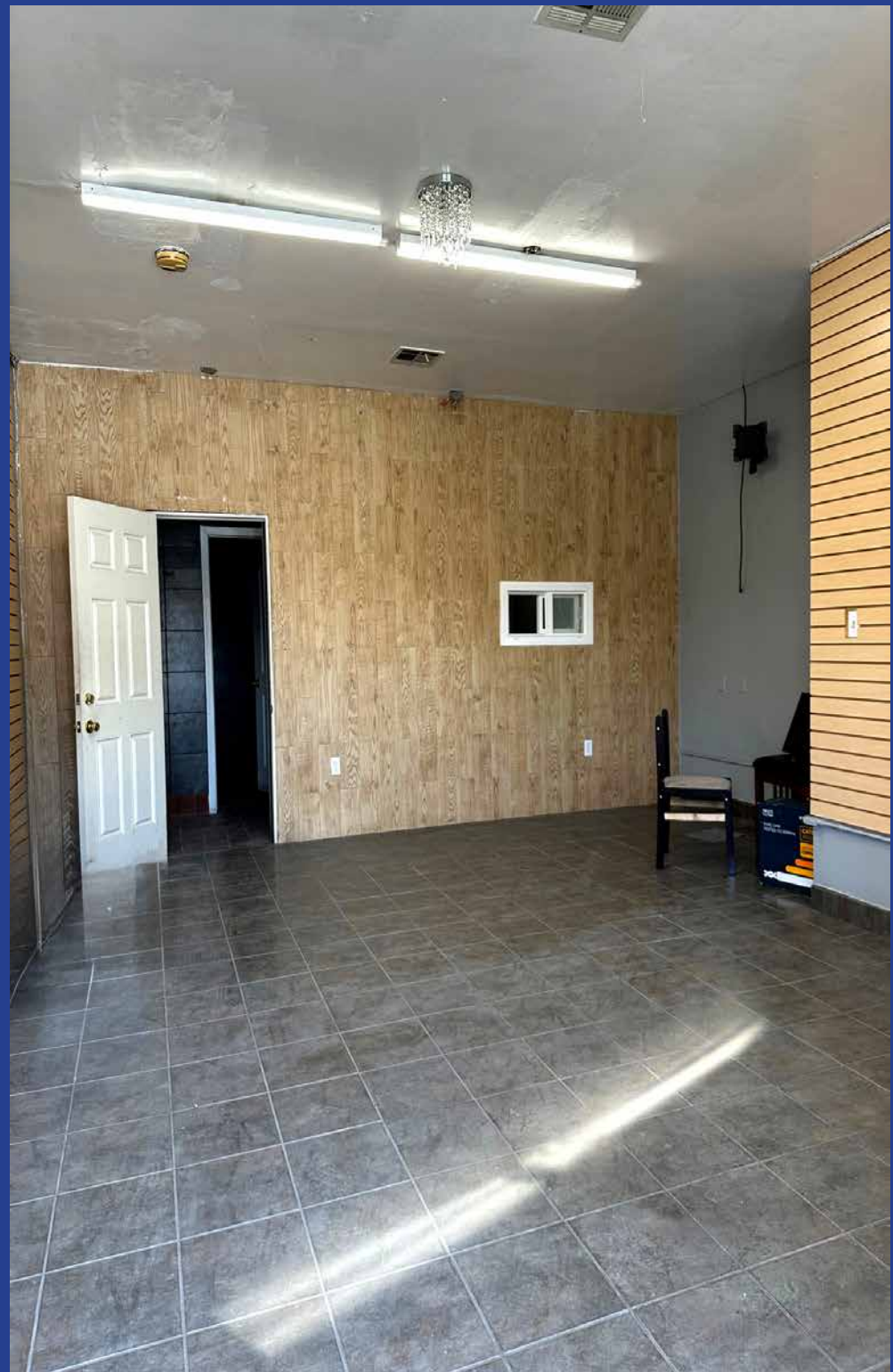










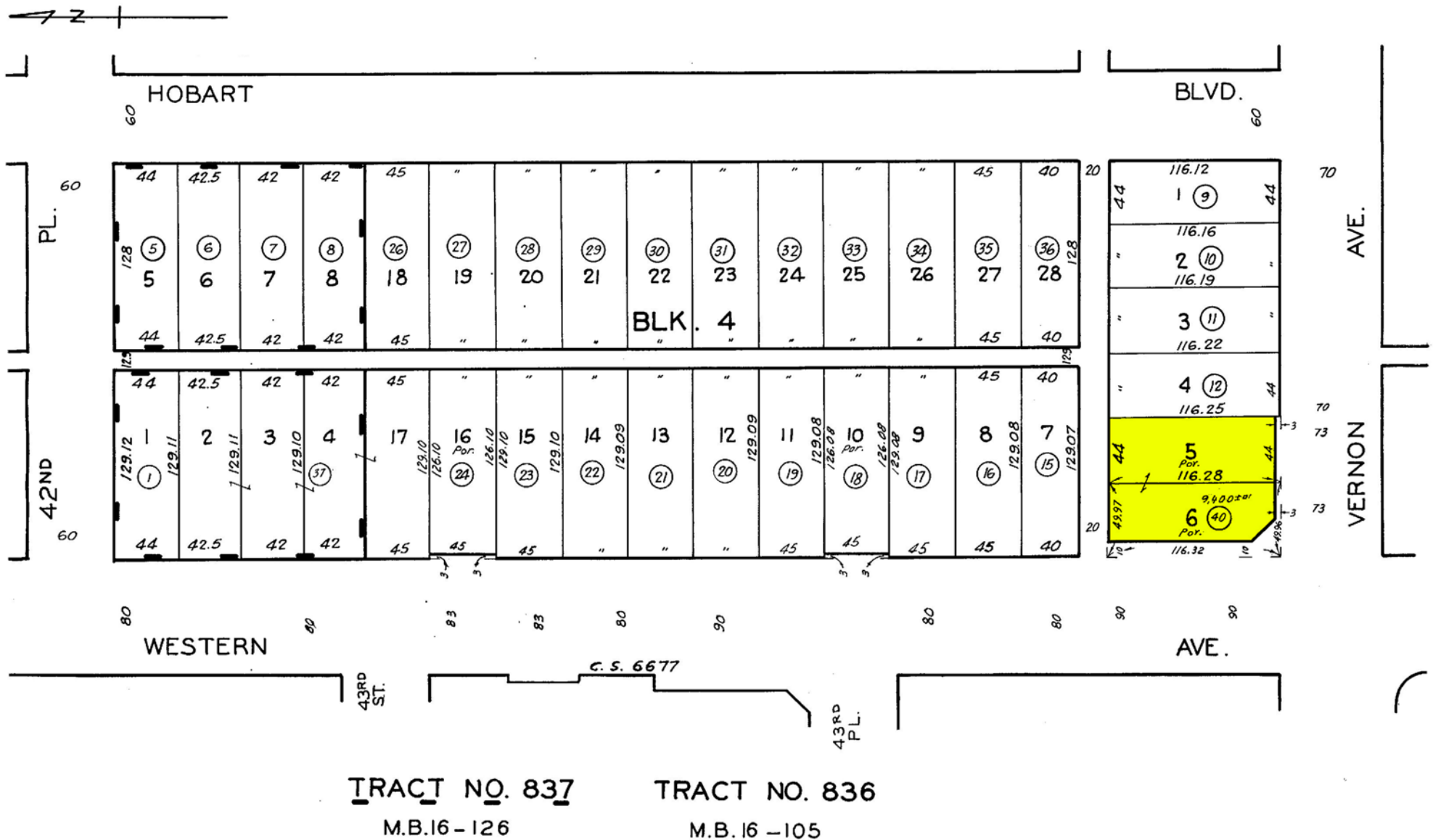




# Aerial Photo

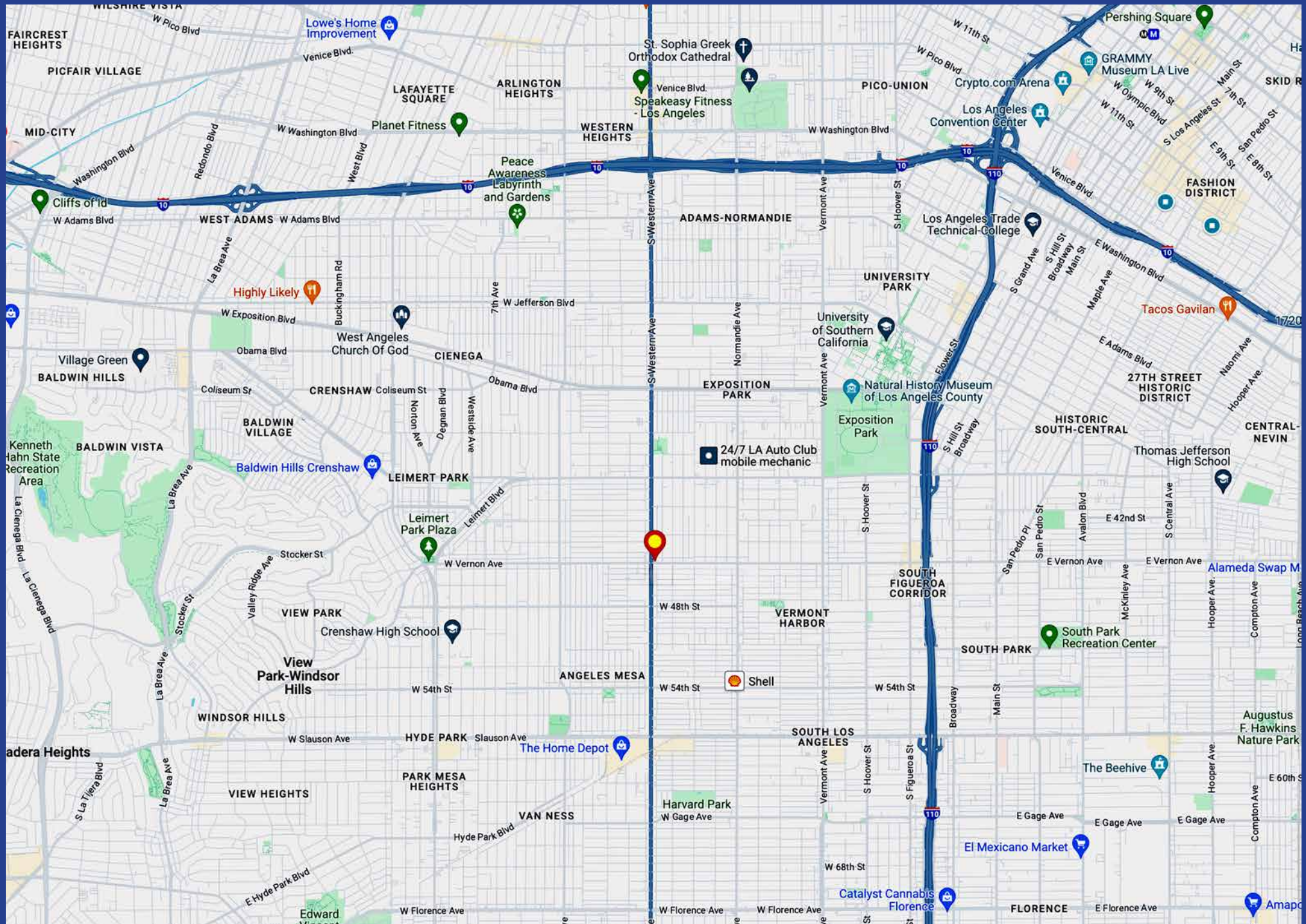


# Plat Map





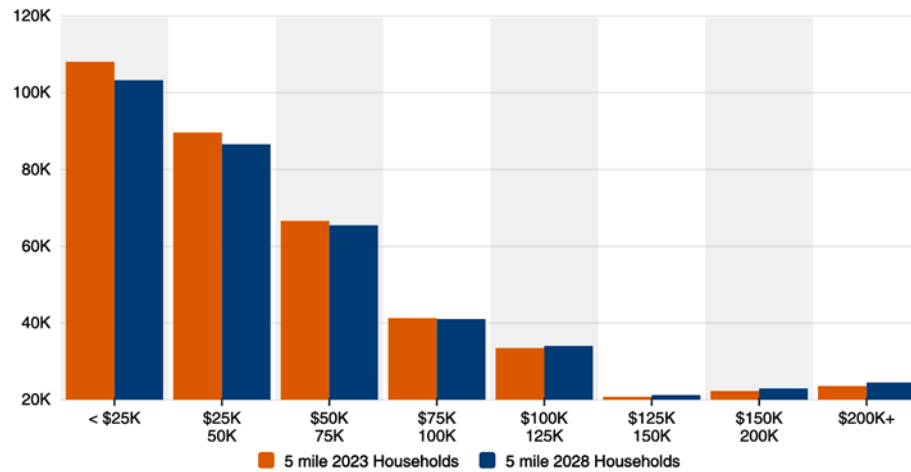
# Area Map



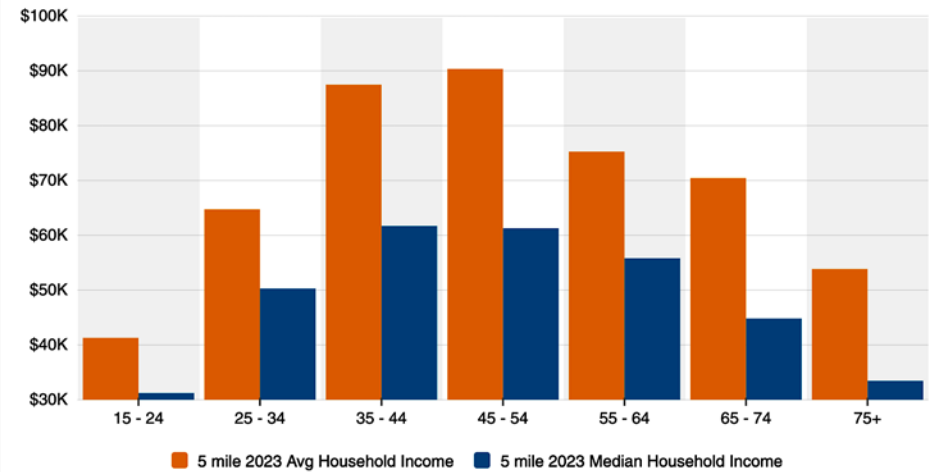


# Neighborhood Demographics

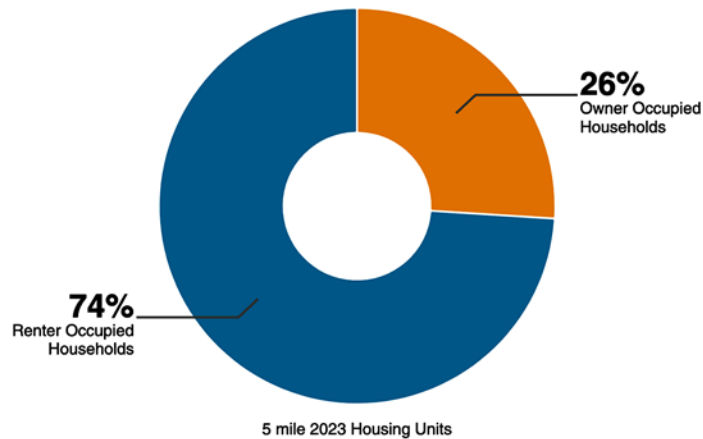
Household Income



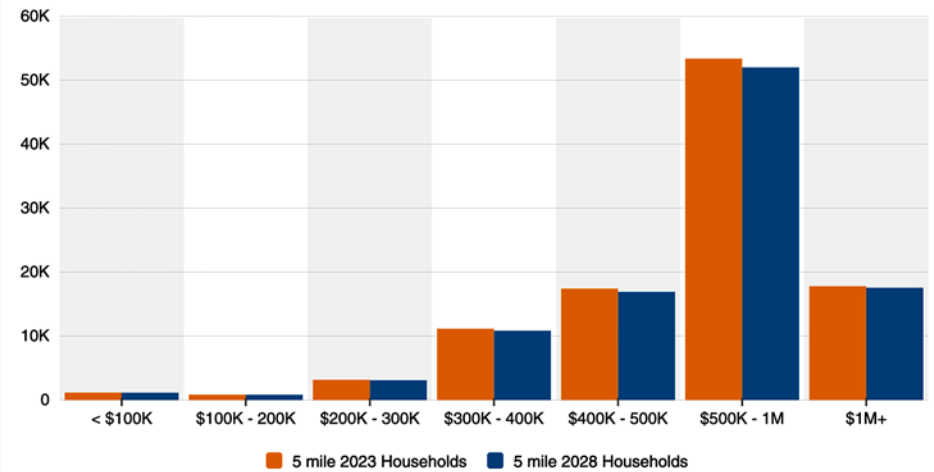
Household Income By Age



Housing Occupancy



Home Values





4376 S Western Avenue  
Los Angeles, CA 90062

Commercial Investment For Sale

2-Story Building With Gated Parking

6,430± SF Building  
9,400± SF of Land

*Exclusively offered by*



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**MAJOR PROPERTIES**

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