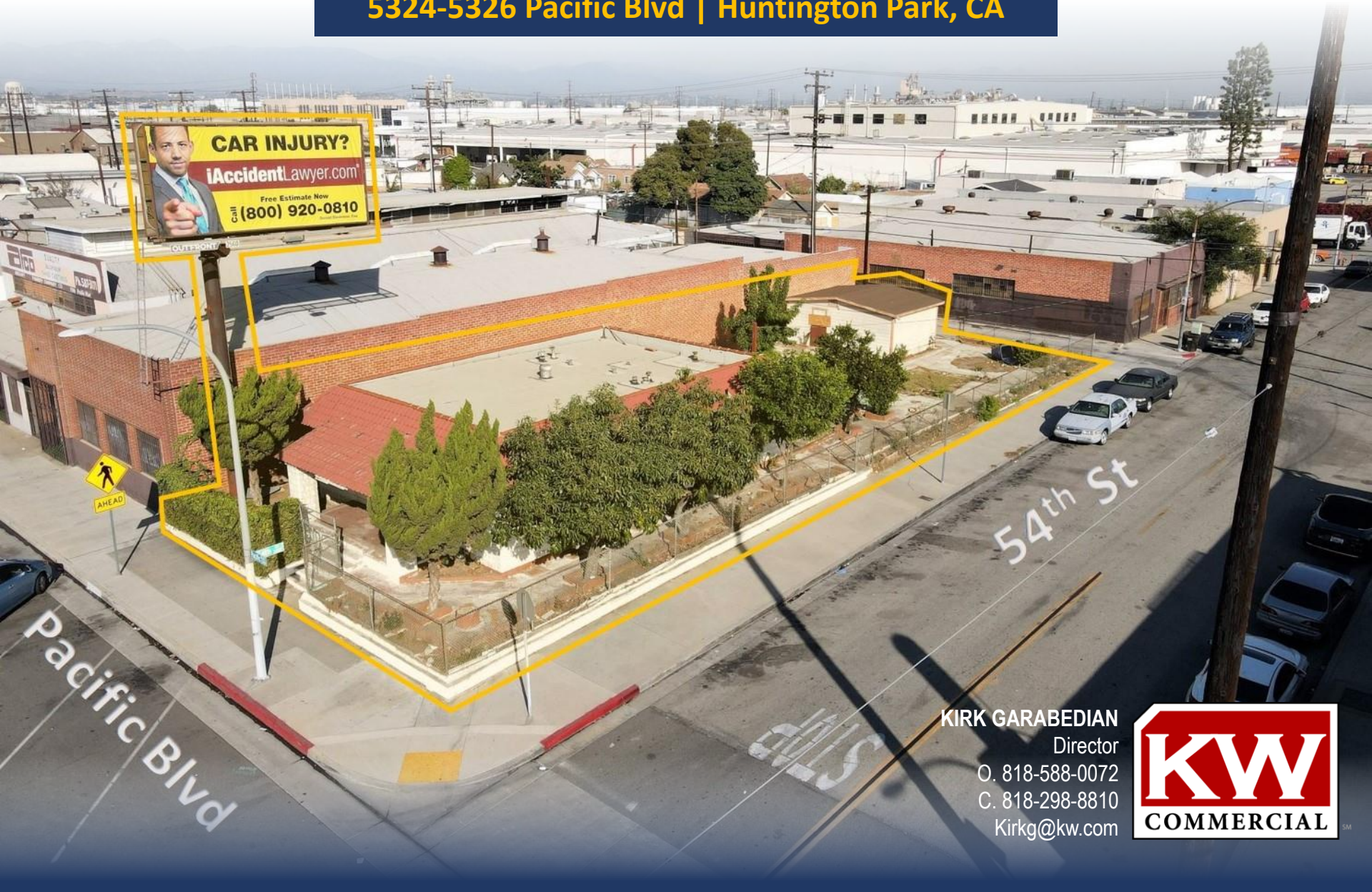


# Workshop with Yard & Billboard

5324-5326 Pacific Blvd | Huntington Park, CA



KIRK GARABEDIAN

Director

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## Workshop with Yard & Billboard

5324-5326 Pacific Blvd | Huntington Park, CA

### KIRK GARABEDIAN

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## Workshop with Yard & Billboard

5324-5326 Pacific Blvd | Huntington Park, CA

# PROPERTY SUMMARY

ADDRESS	5324-5326 Pacific Blvd, Huntington Park, CA
LIST PRICE	\$650,000
PROJECTED CAP RATE	6.0%
BUILDING AREA ±	1,749± SF TOTAL Workshop/Office 1,395 SF Storage Unit 354 SF
PRICE/SF BUILDING (INCLUDES BILLBOARD)	\$372
PRICE/SF LAND (INCLUDES BILLBOARD)	\$93
YEAR BUILT	1919
LAND AREA ±	7,000
YEAR BUILT	1919
PARCEL #	6309-020-001
ZONING	MPD (Manufacturing Planned Development)

## PROPERTY OVERVIEW

Corner Property with Workshop & Yard

Includes Large Billboard with \$266  
Monthly Income

Additional Storage & Warehouse Space

Access Property from Alley

MPD Zoning in Huntington Park  
(*Industrial Zoning*)

We are pleased to present a two-unit workshop-office building approximately 1,395 square feet in size along with a warehouse storage building measuring 354 square feet for a total building size of 1,795±, situated on 7,000± square feet of land in Huntington Park, California. The property is located on a corner and includes a large Billboard which pays \$266 per month.

The zoning is a Huntington Park specific zoning MPD (Manufacturing Planned Development) and is a general industrial zoned property. The property does need some work on the interior and exterior and is being sold in its as is where is condition. It will be delivered vacant.











Downtown Los Angeles



Pacific Blvd



54<sup>th</sup> St









## Workshop with Yard & Billboard

5324-5326 Pacific Blvd | Huntington Park, CA

# RENT ROLL

*(With Proposed Rents & Billboard Income)*

Suite	Tenant	Square Feet(1)	% of Property	Lease Term		CURRENT & PROFORMA RENT		
				Begin	End	Monthly	PSF	LEASE TYPE
WORKSHOP, STORAGE & YARD								
5324-5326	VACANT - Workshop	1,395	100%	-	-	\$3,500	\$2.51	Gross
	Storage Unit (2)	354	25%	-	-	\$500	\$1.41	Gross
BILLBOARD								
	Gannet Outdoor Billboard	-	-	09/01/87	07/31/30	\$266.67	-	
Totals/Averages		1,749	125%		Monthly	\$4,267	\$1.96	
Occupied		1,749	100%		Annual	\$51,200		
Vacant		0	0%					

Notes:

(1) Square Footage has not been verified by Seller or Brokers.

(2) Both the Workshop and Storage Unit are currently vacant.

All Proforma Rents and projections are estimates only and neither Broker nor Seller can guarantee such results.





# INCOME & EXPENSES

*(Includes Proposed Rents, Billboard Income and estimated expenses)*

		CURRENT & PROFORMA	
Revenue			
Scheduled Gross Income	\$	51,200	
Vacancy Factor	\$	-	0.00%
Total Gross Rental Income	\$	51,200	
Operating Expenses			
Real Estate Taxes (Estimated Tax Rate 1.2%)	\$	7,930	1.22%
Insurance	\$	2,000	
Utilities: Electric (Tenant Responsibility)	\$	-	
Utilities: Water (Tenant Responsibility)	\$	-	
Utilities: Gas (Tenant Responsibility)	\$	-	
Trash (Tenant Responsibility)	\$	-	
Repairs & Maintenance	\$	1,200	
Repairs & Maintenance	\$	800	
Total Operating Expenses	\$	11,930	
Expense Ratio (% of EGI)		23%	
Expense PPSF	\$	6.82	
NET OPERATING INCOME	\$	39,270	

[1] Expenses are estimates.

[2] Real Estate taxes assume a 1.22% tax rate

[3] Buyer should conduct his/her own investigation



## Workshop with Yard & Billboard

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# PRICING SUMMARY

*(Includes proposed rents, Billboard income and estimated expenses)*

PRICING SUMMARY		CURRENT & PROFORMA
List Price		\$ 650,000
Net Operating Income		\$ 39,270
Cap Rate		6.04%
Building Size		1,749
Lot Size		7,000
Price Per Square Foot (Building)		\$ 372
Price Per Square Foot (Lot)		\$ 93

PROPOSED FINANCING		
Down Payment	30%	\$ 195,000
Loan Balance		\$ 455,000
Interest Rate		4.50%
Term (Years)		25
Loan Due (Years)		5
Mortgage (Annual)		\$ 30,685
Mortgage (Monthly)		\$ 2,557
Cash on Cash Return	4.4%	\$ 8,585
Return on Investment		1.89%
Debt Coverage Ratio		1.28

[1] Building and Lot sizes have not been verified by Agent or Seller. Buyer to conduct its own investigation.

[2] Proposed Financing may be substantially different or unavailable to Buyer.

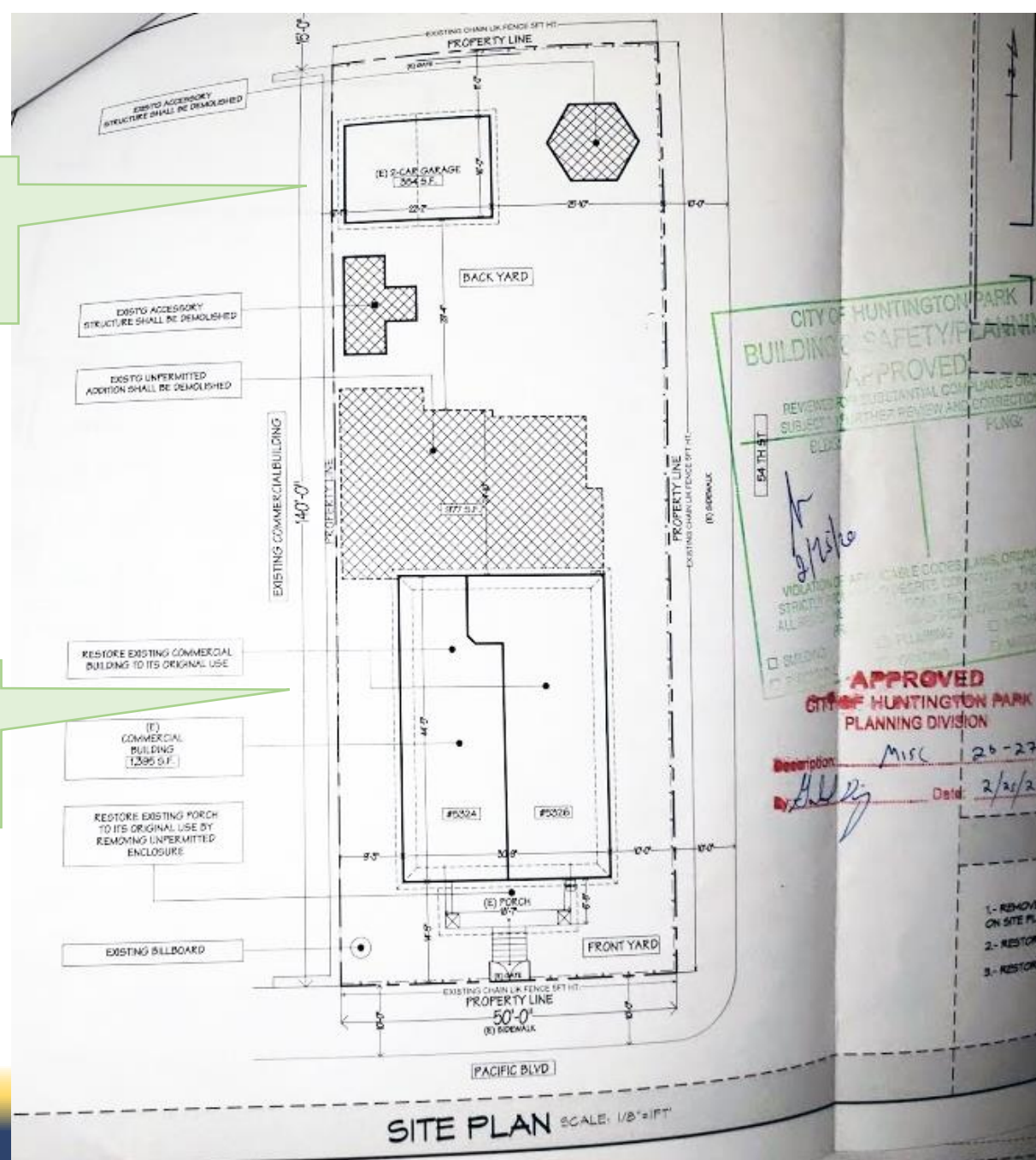




# SITE PLAN

Garage or Warehouse  
Unit 354 SF  
22'-2" x 16'-0"

2-Unit Workshop or  
Office 1,395 SF  
44'-5" X 30'-9"





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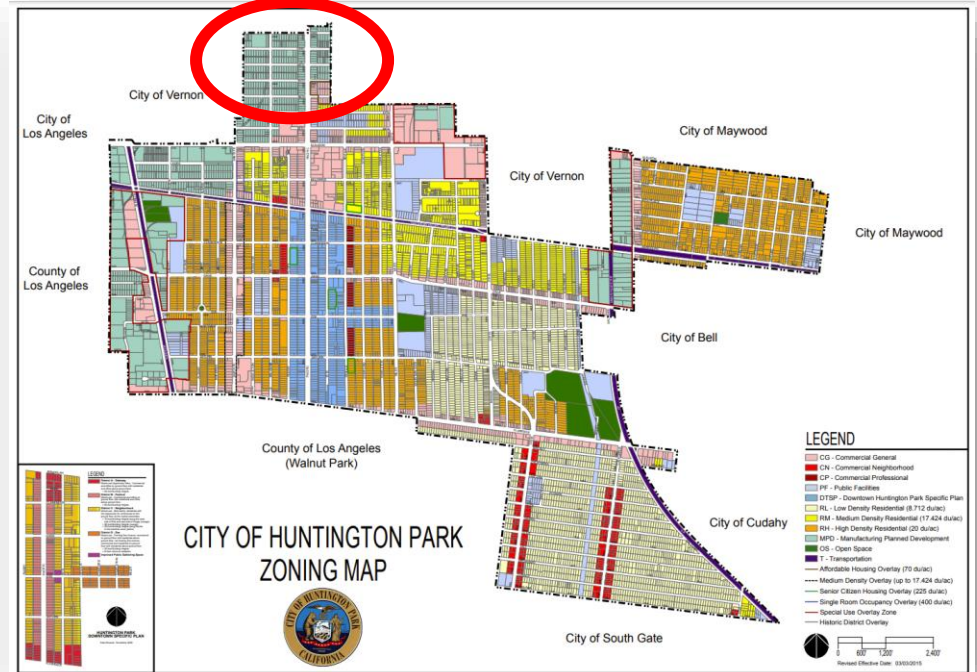
## ZONING

MPD – Manufacturing Planned Development



## LEGEND

- CG - Commercial General
- CN - Commercial Neighborhood
- CP - Commercial Professional
- PF - Public Facilities
- DTSP - Downtown Huntington Park Specific Plan
- RL - Low Density Residential (8.712 du/ac)
- RM - Medium Density Residential (17.424 du/ac)
- RH - High Density Residential (20 du/ac)
- MPD - Manufacturing Planned Development
- OS - Open Space
- T - Transportation



# Workshop with Yard & Billboard

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## ZONING – Allowed Uses

LAND USE ACTIVITY	MPD	NOTES
<b>Manufacturing:</b>		
Light manufacturing and assembly	P	Includes "light industrial/ manufacturing uses" not otherwise listed in this table such as jewelry, toys, clocks, musical instruments, optical goods (non-hazardous items)
Heavy manufacturing and assembly	C*	Includes "heavy industrial/ manufacturing uses" not otherwise listed in this table such as uses involving potentially toxic, hazardous and flammable items
Aluminum, sheet metal, steel, iron	C*	Includes foundries
Appliances and electronics (assembly only)	P	Includes electrical and related parts, appliances, devices, engines, motors, televisions, radios, computers
Appliances and electronics (manufacturing only)	C*	Includes electrical and related parts, appliances, devices, engines, motors, televisions, radios, computers
Clothing, shoes, textiles, leather	P	Includes garments, drapery, bedding, awnings, rope, baskets, linens and similar products
Ceramics and stone	C	Includes pottery, statuary, granite, tile, marble-cutting, edging and finishing
Concrete	C*	Includes blocks, brick, gravel, rock, cement products
Cosmetics and pharmaceutical	C	
Furniture (manufacturing only)	C*	Includes home furnishing, cabinetry and furniture restoration
Glass	P	Includes cutting, blowing, beveling, edging and silvering
Ink and paint	C	Includes polish, putty, enamel lacquer, polyurethane, ethylene glycol
Instruments	P	Includes electronic, musical, medical and dental tools, precision, measuring and scientific equipment
Machinery	C*	
Pallet manufacturing and storage	C*	No outdoor storage or stacking of pallets or associated materials
Petroleum	C*	Includes petroleum based cleaning products, tar, asphalt. Oil refining not allowed
Plastic	C*	Includes fiberglass, cellophane and cellulose
Rubber processing	P*	Raw rubber melting not allowed
Signs	P	Includes neon signs

Source: [https://qcode.us/codes/huntingtonpark/view.php?topic=9-4-3-9\\_4\\_302&frames=off](https://qcode.us/codes/huntingtonpark/view.php?topic=9-4-3-9_4_302&frames=off)

**BUYER TO CONDUCT THEIR OWN INVESTIGATION AND SHOULD NOT RELY ON THIS INFORMATION FOR THE PURCHASE OF THIS PROPERTY**

LAND USE ACTIVITY	MPD	NOTES
<b>Food and Beverage Processing:</b>		
Bakery (manufacturing and distributing)	P	
Brewery	C	
Candy, confectioneries, ice cream manufacturing and distributing	P	
Dairy products manufacturing and distribution	C	
Fruit and vegetable juices and soft drink manufacturing and distributing	P	
Fruit and vegetable cleaning, canning, packing, processing and distributing	P	
Meat processing and distributing	C*	Includes meat, poultry and seafood. Slaughtering not allowed
All other food processing and distributing	P	
<b>Sales, Services and Repairs:</b>		
Appliance and electronic repairs and service	P	Includes jewelry, clocks and other household goods repairs
Animal/pet sales	P	Includes grooming, feed and supplies
Animal hospitals	C	Includes veterinary clinics
Animal kennels	C*	For domestic animals only
Auction sales	C*	
Carpet and rug cleaning	P*	
Catering services	C	Includes commercial kitchens and commissaries
Convenience stores	D	Alcohol sales require a Conditional Use Permit in compliance with Table IV-7
Dyeing	C*	
Laundry and dry cleaning plants	P*	Includes linen, towels, uniforms cleaning
Linen and towel supply	P*	Includes wholesale and mobile service
Machine shops	P*	Includes tool repairs
Multiple tenant merchandise marts	C*	Includes indoor or outdoor swap meets
Packaging and parcel service	P*	Includes delivery service
Pest control operators and service	P*	Includes fumigation services
Pool maintenance services	C*	Includes on-site storage of tanks containing pool chemicals
Printing and publishing	P	Includes photographic and reproduction activities; book binding, engraving, and lithography
Refrigeration repairs and services	P	
Restaurants and cafés (less than 4,000 square feet)	P	Drive-thrus not allowed. Alcohol sales require a Conditional Use Permit in compliance with Table IV-7
Restaurants and cafés (greater than 4,000 square feet)	D	Drive-thrus not allowed. Alcohol sales require a Conditional Use Permit in compliance with Table IV-7
Retail sales and service	P	Only as incidental activity to a principally permitted use. Subject to the regulations set forth in HPM C Section 9-4.303(A)
Upholstery shops	P	
Wholesale outlets and businesses	P	





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## ZONING – Allowed Uses

LAND USE ACTIVITY	MPD	NOTES
<b>Vehicle-Related:</b>		
Sale or rental of automobiles, boats, motorcycles, recreation vehicles, trucks, trailers and other mechanical equipment or any combination thereof and repairs when the repairs are incidental to the sales and/or rentals	C	
Sale of new and used vehicle parts and other mechanical parts	P	
Car wash, self serve or full service including detailing	C	
Parking lots and parking structures	D*	
Vehicle audio and alarm sales and installation	P	Installations must be conducted within an enclosed structure
Vehicle muffler, radiator and other similar repairs	C	
Vehicle painting and body repair	C	
Vehicle service stations	C	Includes fuel stations and repair centers
Vehicle testing and diagnostics only	P	
Vehicle tow/impound yards	C*	
Vehicle upholstery	C	
Vehicle wheel and tire sales and installation	C	
Warehouse, Storage and Distribution:		
Cold storage facilities	C*	
Freight/truck terminals	C*	
Self-storage, mini-storage	C*	Includes recreational vehicle storage. Subject to the regulations set forth in HPM C Section 9-4.303(D)
Storage yards	C*	Includes building materials, contractor's storage yards, fleet storage, lumber yards, machinery rental, trucking yards, transit storage, road equipment, and portable restrooms
Warehousing	P*	General warehousing. Flammable, chemical, or other hazardous material storage requires Fire Department approval

Source: [https://qcode.us/codes/huntingtonpark/view.php?topic=9-4-3-9\\_4\\_302&frames=off](https://qcode.us/codes/huntingtonpark/view.php?topic=9-4-3-9_4_302&frames=off)

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LAND USE ACTIVITY	MPD	NOTES
<b>Other Uses:</b>		
Ambulance station	C*	Only permitted in the Special Use Overlay Zone and subject to the regulations set forth in HPM C Sections 5-20 and 9-4.303(C)
Adult businesses	C	
Audio and video recording studios	P	
Bus/commuter/rail facilities	D*	
Communication equipment buildings	P	
Educational institution, high-intensity	C*	Subject to the regulations set forth in HPM C Section 9-3.2403
Emergency shelters (up to 30 beds)	P*	Subject to the regulations set forth in HPM C Section 9-3.2002
Emergency shelters (more than 30 beds)	C*	Subject to the regulations set forth in HPM C Section 9-3.2002
Gymnasiums and health clubs	P	
Hospitals	C	Includes industrial medical facilities
Industrial business parks	D	Subject to the regulations set forth in HPM C Section 9-4.303(E)
Laboratories	P	Includes medical, research and product testing
Medical marijuana businesses (dispensaries and/or cultivation)	P	Subject to the regulations set forth in Article 19 of Title 4, Chapter 7; Article 24 of Title 3, Chapter 1 and Article 23 of Title 9, Chapter 3 of the HPM C
Medical offices	C	Includes offices for medical doctors, dentists, and optometrists
Membership organization facilities	P	Includes facilities for business associations; professional membership organizations; political organizations, labor unions and similar organizations
Mortuaries	C*	
Office, business and professional	P	Only in conjunction with the primary industrial use
Plant nurseries	P*	
Public utility facilities	P*	
Recycling facilities (reverse vending machines)	D*	Up to 5 reverse vending machines. Subject to the regulations set forth in HPM C Section 9-3.1002(2)(A)
Recycling facilities (small collection)	D*	Subject to the regulations set forth in HPM C Section 9-3.1002(2)(B)
Recycling facilities (large collection)	C*	Subject to the regulations set forth in HPM C Section 9-3.1002(2)(C)
Recycling facilities (light processing)	C*	Subject to the regulations set forth in HPM C Section 9-3.1002(2)(D)
Recycling facilities (heavy processing)	C*	Subject to the regulations set forth in HPM C Section 9-3.1002(2)(D)
Sports and recreational facilities	C	
Wireless communications facilities	C	Includes sites, antennas and monopoles. Subject to the regulations set forth in HPM C Section 9-3.103(2)(D)

\* Land use activity not allowed on properties fronting the westerly side of Alameda Street between Slauson Avenue and Gage Avenue.



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