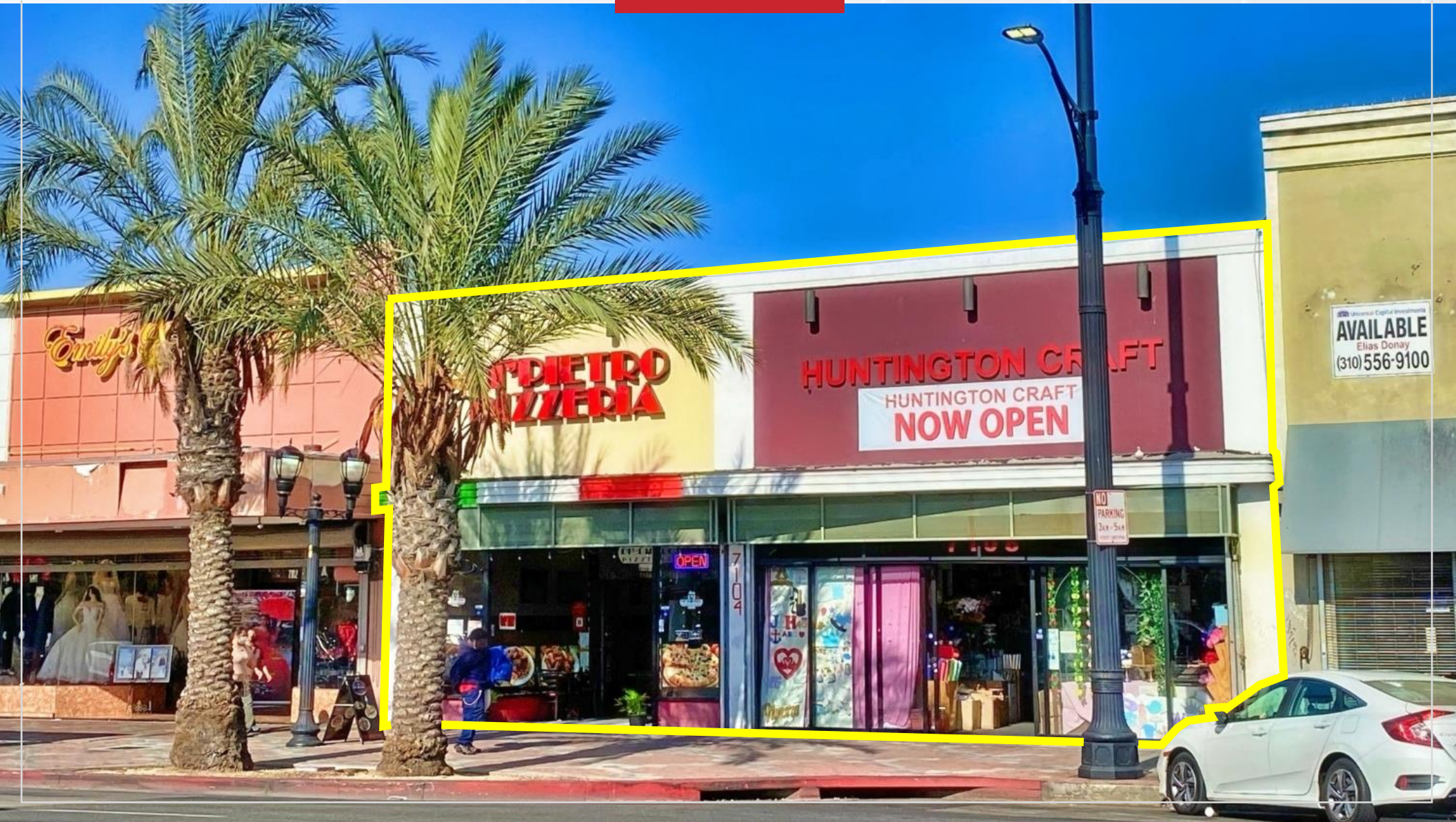


7104-7108

2-Tenant Retail
Premiere Downtown
Location

PACIFIC BOULEVARD

Huntington Park, CA 90255





EXECUTIVE *Summary*

SUMMARY

7104-7108 Pacific Boulevard

OFFERING PRICE \$1,995,000

TYPE 2-Tenant Retail

YEAR BUILT 1948

GROSS SF 5,520

LOT SF 6,689

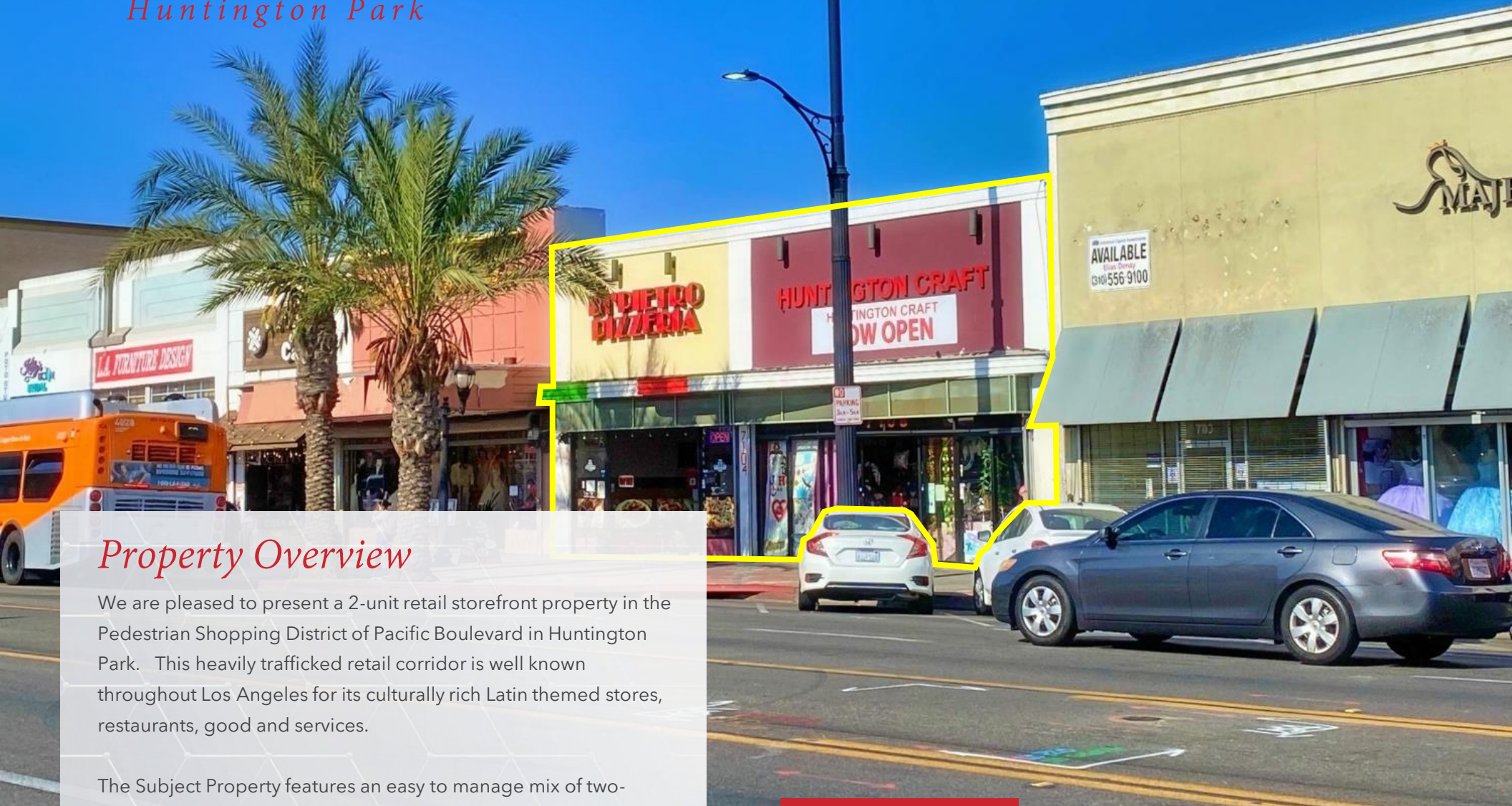
PARCEL NUMBER 6322-024-032

ZONING Huntington Park
Downtown Specific
Plan



7104-7108 Pacific Blvd

Huntington Park



Property Overview

We are pleased to present a 2-unit retail storefront property in the Pedestrian Shopping District of Pacific Boulevard in Huntington Park. This heavily trafficked retail corridor is well known throughout Los Angeles for its culturally rich Latin themed stores, restaurants, good and services.

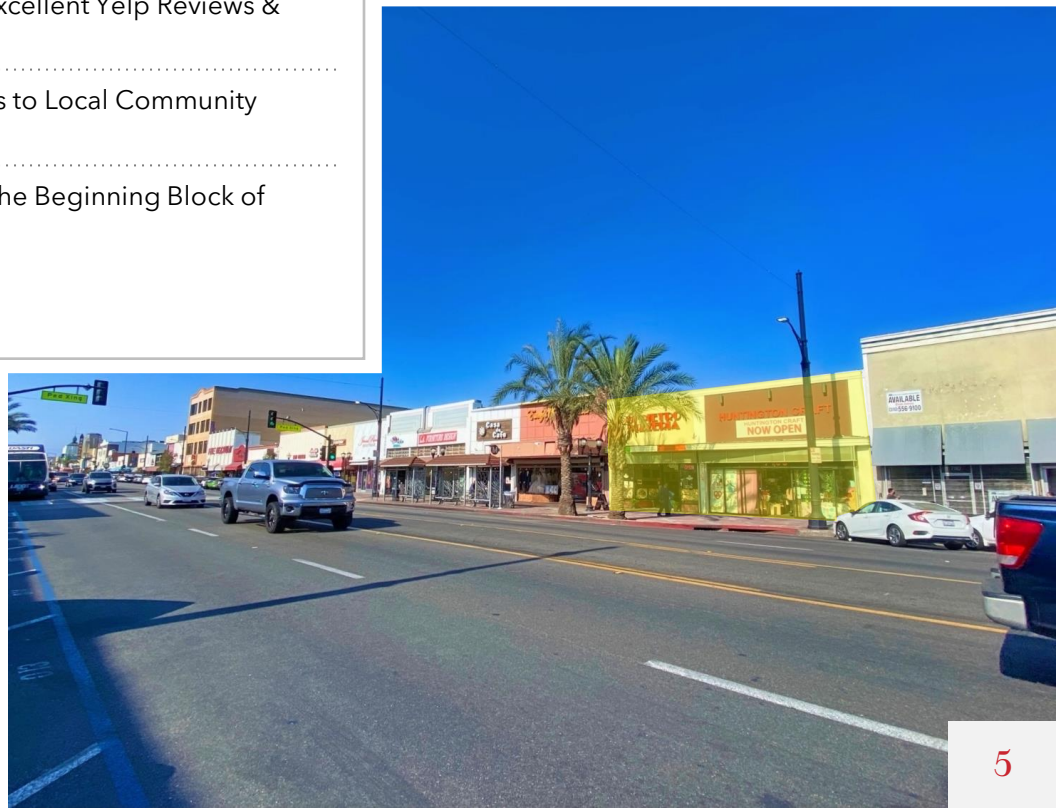
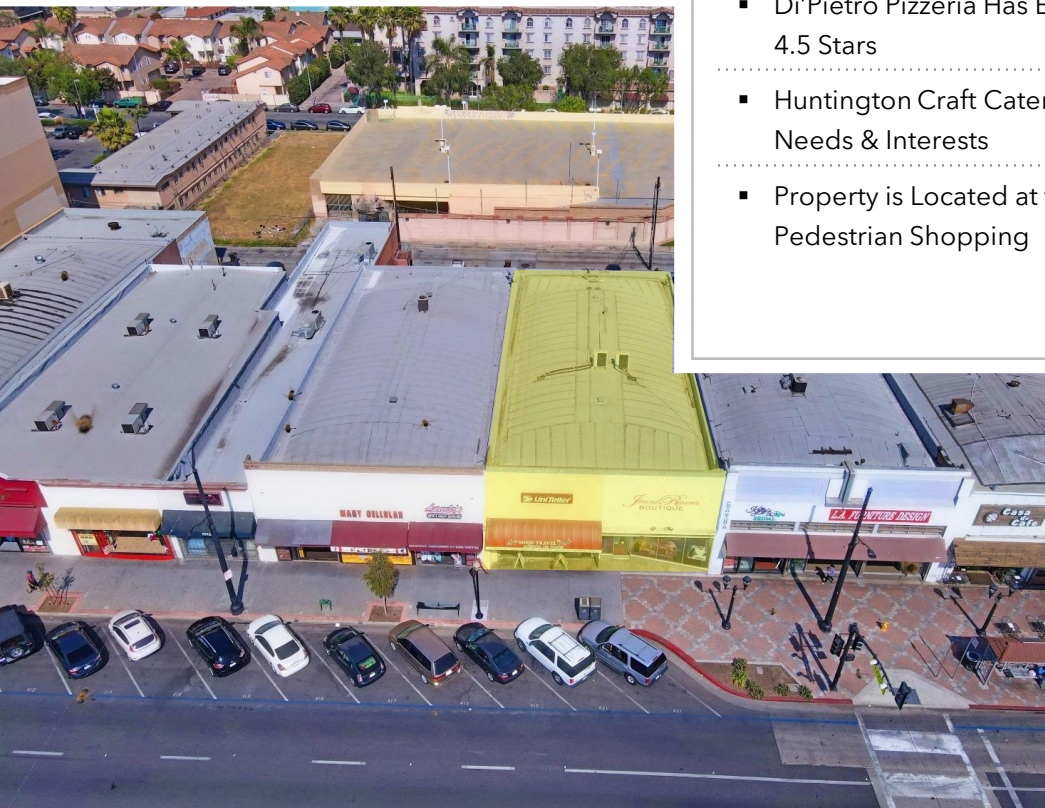
The Subject Property features an easy to manage mix of two-tenants, both of which have proven to be internet & covid resilient tenants. Di’Pietro Pizzeria has 4.5 stars on Yelp and excellent reviews. The second tenant, Huntington Craft Store specializes in craft goods catering to the specific needs of the local community; working with centerpieces, foam frames, baby shower items, weddings, quinceneras and other specialty craft goods.

The property is approximately 5,520 square feet in size and is situated on nearly 6,689 square feet of land. There is an alley in the rear of the Property as well as a substantial City Parking structure. There is abundant street parking as well as city parking lots in the immediate vicinity.



Opportunity Highlights

- A 2-Tenant Retail Property on Pacific Blvd in Huntington Park
- Covid & Internet Resilient Tenants – Pizza & Craft Store
- Di'Pietro Pizzeria Has Excellent Yelp Reviews & 4.5 Stars
- Huntington Craft Caters to Local Community Needs & Interests
- Property is Located at the Beginning Block of Pedestrian Shopping



Pacific BOULEVARD

96 Walkscore

- Pacific Boulevard is a street and principal commercial thoroughfare in the city of Huntington Park, California. It runs from Vernon and Santa Fe Avenues in Vernon to Cudahy Street in Walnut Park before changing to Long Beach Boulevard.
- The Pacific Boulevard commercial district is the third highest grossing commercial district in the County of Los Angeles.
- Pacific Boulevard is well known to Latino residents of the L.A. area, and a magnet for commerce, culture, and night life.



4 DISTRICTS

The Specific Plan divides the downtown area into four Districts (refer to figure 1.10). Within each District there is particular vision for future development. Land use and development standards, as well as design guidelines, give direction for each of these Districts to achieve the future state envisioned by the community. The four Districts are as follows:

District A - Gateway: District A encompasses parcels at the intersections of Randolph Street with Pacific Boulevard and Rita Avenue and Florence Avenue with Rugby Avenue, Pacific Boulevard, Rita Avenue and Seville Avenue.

District B - Festival: District B encompasses all parcels fronting on Pacific Boulevard, except those parcels at the intersections with Randolph Street and Florence Avenue contained in District A as described above.

District C - Neighborhood: All parcels between Rugby Avenue and Seville Avenue that are not included in District A or District B are part of District C, except for select parcels at the intersection of Seville Avenue and Zoe Avenue.

District D - Zoe: District D encompasses those parcels bordering Zoe Avenue from the alley separating Rita Avenue and Seville Avenue to the intersection with Miles Avenue.

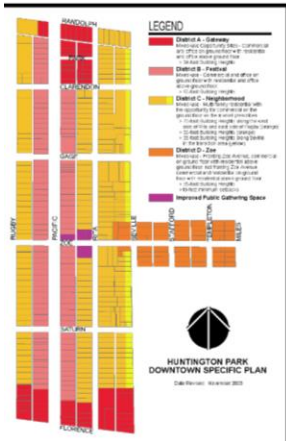
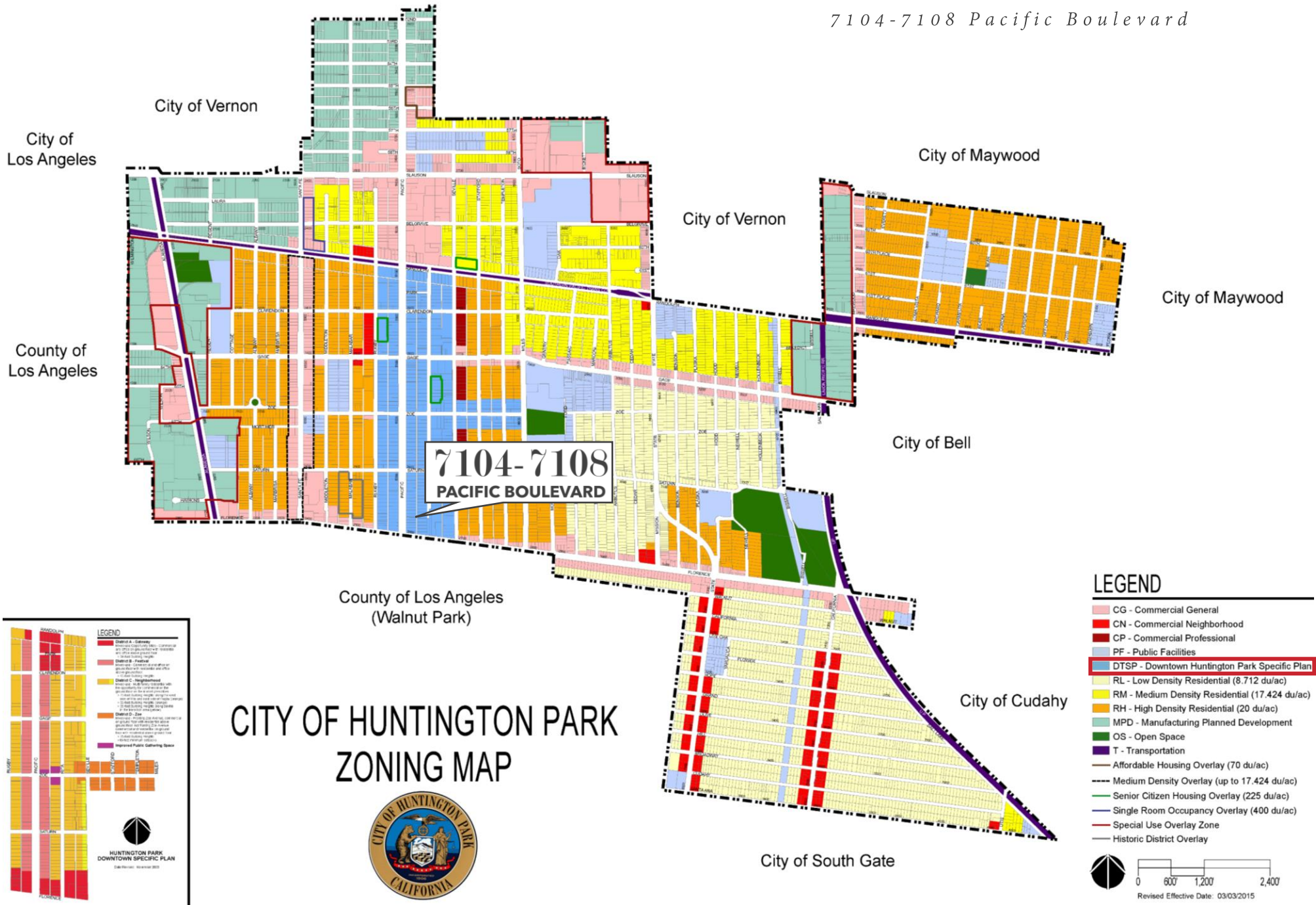
Downtown Specific Plan

The Specific Plan covers an area of approximately 85 acres in the City of Huntington Park's Downtown. The Specific Plan area extends from Randolph Street in the north to Florence Avenue in the south. The eastern boundary is generally Seville Avenue, except for an extension along Zoe Avenue to Miles Avenue, and the western boundary is Rugby Avenue. Pacific Boulevard occupies the central portion of the Specific Plan area and is considered the Central Business District for the City of Huntington Park.

7104-7108
PACIFIC BOULEVARD

ZONING

7104-7108 Pacific Boulevard



CITY OF HUNTINGTON PARK ZONING MAP



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
- Affordable Housing Overlay (70 du/ac)
- Medium Density Overlay (up to 17,424 du/ac)
- Senior Citizen Housing Overlay (225 du/ac)
- Single Room Occupancy Overlay (400 du/ac)
- Special Use Overlay Zone
- Historic District Overlay

0 600 1,200 2,400
Revised Effective Date: 03/03/2015



FINANCIAL *Analysis*

FINANCIAL ANALYSIS

7104-7108 Pacific Boulevard

PRICING SUMMARY

List Price	\$1,995,000
Net Operating Income	\$84,861
Cap Rate	4.25%
Building Size	5,520
Lot Size	6,689
Price Per Square Foot (Building)	\$361
Price Per Square Foot (Lot)	\$298

PROPOSED FINANCING

Down Payment	50%	\$997,500
Loan Balance		\$997,500
Interest Rate		4.00%
Term (Years)		25
Loan Due (Years)		5
Mortgage (Annual)		\$63,852
Mortgage (Monthly)		\$5,321
Cash on Cash Return	2.1%	\$21,009
Return on Investment		2.11%
Debt Coverage Ratio		1.33

[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.



OPERATING EXPENSES

Real Estate Taxes (Estimated Tax Rate 1.22%)	\$24,339
Insurance	\$2,800
Utilities: Electric (Tenant Expense)	-
Utilities: Water (Tenant Pays Prorata Share)	-
Utilities: Gas (Tenant Expense)	-
Trash (Tenant Expense)	-
Repairs & Maintenance	\$2,000
Management Expense (Self Managed)	-
Total Operating Expenses	\$29,139
Expense Ratio (% of EGI)	26%
Expense PPSF	\$5.28

NET OPERATING INCOME \$ 84,861

[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.

RENT ROLL

Suite	Tenant	Square	% of	Lease Term		CURRENT RENT		CURRENT
		Feet(1)	Property	Begin	End	Monthly	PSF	LEASE TYPE
7104	Di'Pietro Pizzeria	1,500	27%	05/01/18	04/30/23	\$4,000	\$2.67	Gross
7108	Huntington Craft	4,000	72%	09/07/19	09/06/22	\$6,000	\$1.50	Gross
Totals/Averages		5,500	100%		Monthly	\$10,000	\$2.08	
Occupied		5,500	100%		Annual	\$120,000	\$25.00	
Vacant		0	0%					

Notes: (1) Square Footage has not been verified by Seller or Brokers and may be approximated.

The background of the slide features a photograph of a storefront, likely a restaurant or cafe, with a large palm tree in the foreground on the left. The storefront has large glass windows and doors, and a sign above the entrance. A person is visible standing near the entrance. The entire image is overlaid with a light gray geometric pattern of interconnected lines forming a series of triangles and hexagons. The text "LOCATION" is in a large, bold, black sans-serif font, and "Overview" is in a smaller, italicized black serif font, both centered on the left side of the slide.

LOCATION

Overview

1 Mile Demographic Overview



58,993

POPULATION



\$54,795

MEDIAN INCOME

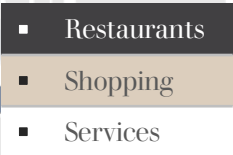


96

AVG. WALKSCORE

Huntington PARK

Huntington Park maintains one of the most vibrant downtown shopping districts for Latino shoppers in the Los Angeles County region. For decades, this retail area has served as a regional shopping district for the Hispanic population of Los Angeles County and is known throughout Mexico, Central America and other parts of Latin America.





HUNTINGTON PARK
THE CITY OF PERFECT BALANCE *California*

Snapshot —

The city has more than 600 retail businesses in their downtown area. Lively business activity is enhanced with a large population of new and repeat customers. The steady growth in sales tax signifies the city's prominence as a regional merchandising center. The well-defined downtown focuses on pedestrian shopping along Pacific Boulevard and adjacent streets. This stretch of Pacific Boulevard in downtown Huntington Park is a major commercial district serving the city's largely working-class residents, as well as those of neighboring cities such as Bell, Cudahy, and South Gate.

Named for prominent industrialist Henry E. Huntington, Huntington Park was incorporated in 1906 as a streetcar suburb for workers in the rapidly expanding industries to the southeast of downtown Los Angeles. Today, about 30% of its residents still work at factories in nearby Vernon and Commerce. The City has a variety of business activity and is not dependent on one large source tax revenue. Huntington Park has a varied manufacturing and industrial base that adds to the relative stability of the unemployment rate which has aided in the discernible trend toward steady residential growth.

EMPLOYERS



400
Employees



300
Employees

TODD RUTKIN, INC.



200
Employees



200
Employees



HPPD
HUNTINGTON PARK
POLICE DEPARTMENT

190
Employees



SAROYAN
170
Employees

2-Tenant Retail
Premiere Downtown
Location

7104-7108

PACIFIC BOULEVARD

Huntington Park, CA 90255



KIRK GARABEDIAN

Director

818-588-0072

818-298-8810

Kirkg@kw.com

DRE# 01216376

All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.