

SHOPPING CENTER - FOR SALE

2520 W 8TH ST, LOS ANGELES, CA 90057



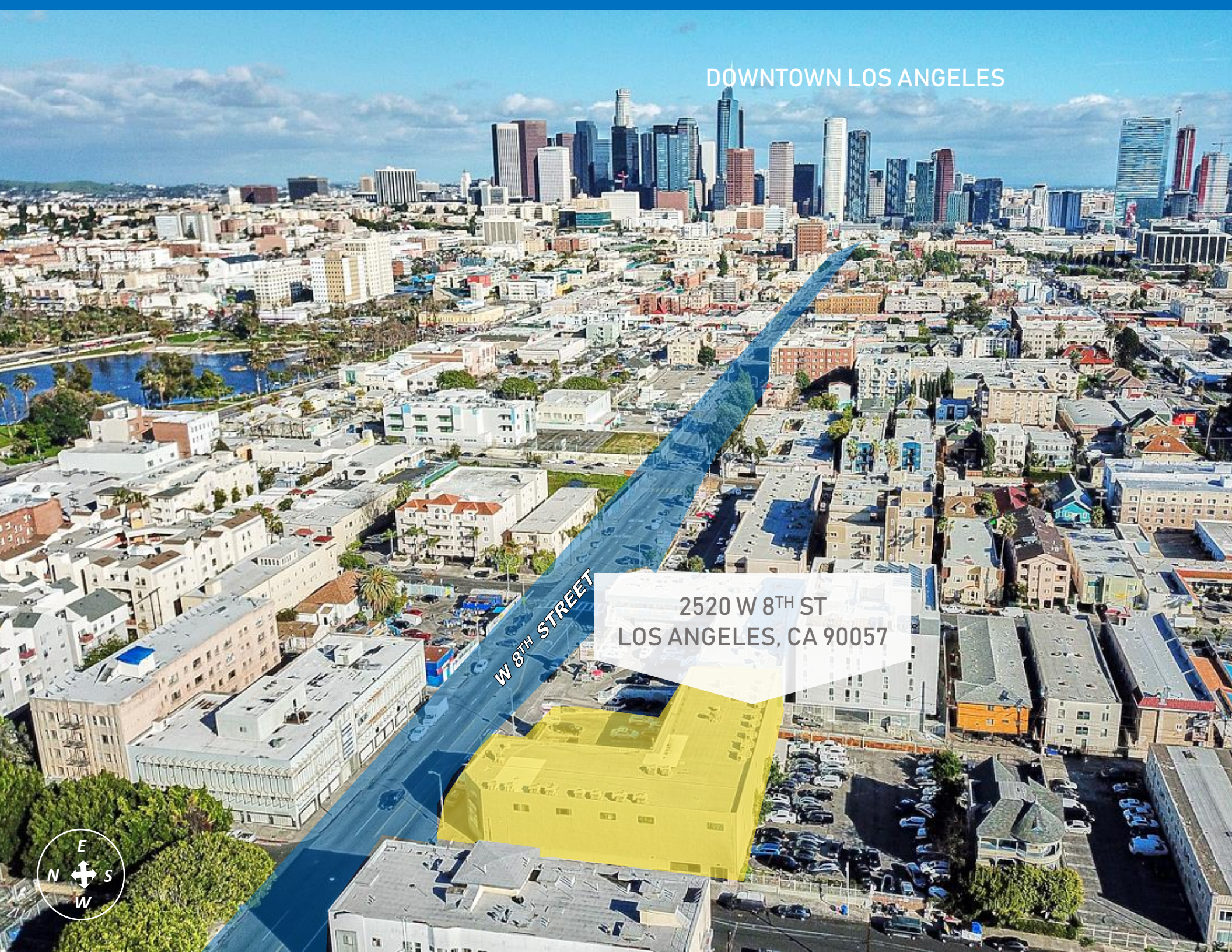
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DOWNTOWN LOS ANGELES

W 8TH STREET

2520 W 8TH ST
LOS ANGELES, CA 90057



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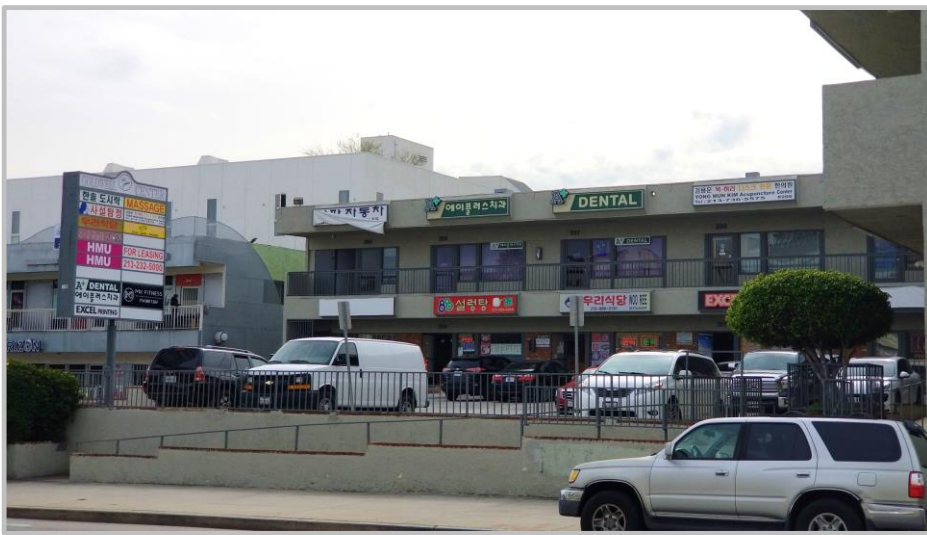
JAMES M WOOD BLVD

S CORONADO ST

S HOOVER ST

W 8TH ST





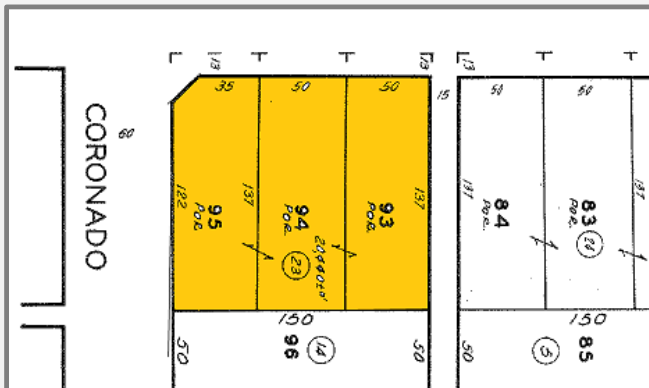
PROPERTY INFORMATION

Address:	2520 W 8 th Street Los Angeles, CA 90057
Sale Price:	\$8,000,000
Annual Gross Income:	\$454,428 (88% Occupancy)
Annual Expenses:	\$159,050 (35%)
Annual Net Income:	\$295,378
CAP Rate:	3.7%
APN:	5141-025-023
Building Size:	21,554 sq. ft. (\$371 per SF)
Land Size:	20,440 sq. ft. (\$391 per SF)
Built:	1984
Zoning:	C2-1
Parking:	25 Spaces (Street Level) 18 (Subterranean)
TOC:	Tier 3
Opportunity Zone:	Yes

INVESTMENT HIGHLIGHTS

- Two-Story Retail Center w/ Additional Subterranean Parking
- Westlake District of Los Angeles
- Dense population demographics
- Close proximity to Downtown Los Angeles
- Walk Score: Walker's Paradise (96)
- Transit Score: Excellent Transit (82)

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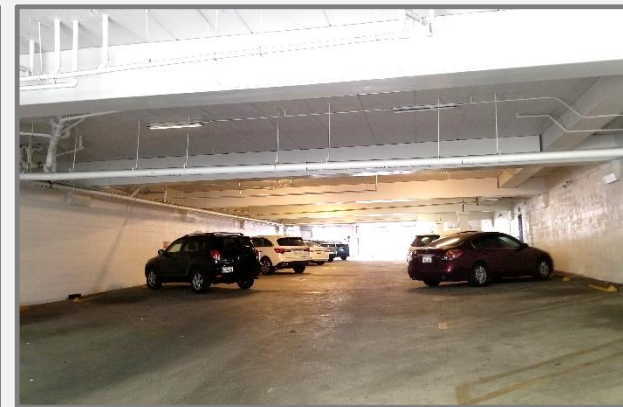
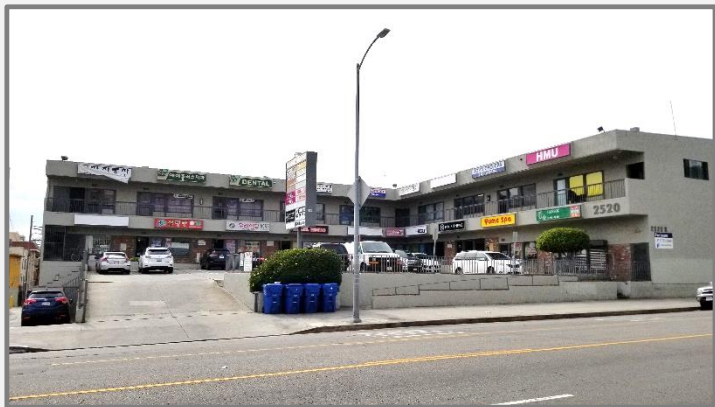
ZONING: C2-1



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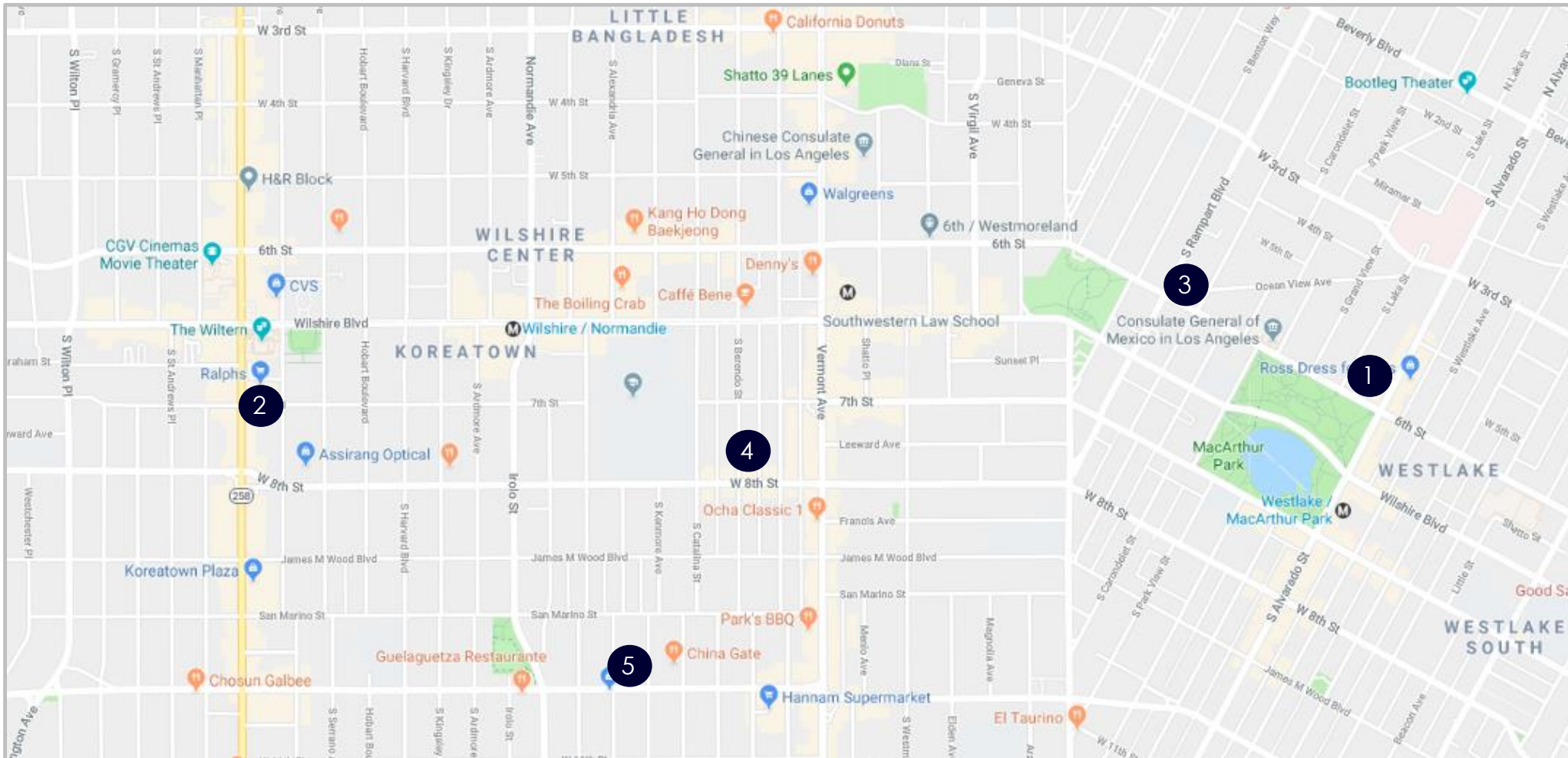
RENT ROLL

STE. NO.	TENANT NAME	SQ. FT	RENT/ SQ.FT	MONLY RENT	NNN	CURRENT LEASE	
						LEASE COMMENCEMENT	LEASE EXPIRATION
101	Hansol Lunch Box & Catering	846	\$2.10	\$ 1,776.60	\$465	03/01/18	02/28/23
102	Yume Spa	966	\$1.80	\$ 1,739.59	\$435	12/01/14	11/30/19
103	MK Fitness	1,350	\$2.00	\$ 2,781.00	N/A	04/01/17	03/31/22
104	Excel Printing USA, Inc.	1,010	\$1.50	\$ 1,515.00	N/A	05/01/18	04/30/19
105	En Ju Nail	790	\$1.75	\$ 1,382.50	\$435	05/01/18	04/30/21
106	Med Nation, Inc.	2,141	\$2.27	\$ 4,851.51	N/A	09/24/17	09/23/20
107	Excel Printing USA, Inc.	1,044	\$2.10	\$ 2,192.40	N/A	03/01/18	02/28/21
108	Woo Ree Restaurant	1,044	\$1.75	\$ 1,828.04	\$522	09/16/17	09/15/22
109	88 Soup	1,044	\$1.64	\$ 1,715.55	\$470	12/01/14	11/30/19
110	Cherovie Ann G Meijia	942	\$2.06	\$ 1,940.52	N/A	10/01/17	09/30/27
201	Vacant	789					
202	John Cho CPA	935	\$1.35	\$ 1,262.25	\$421	10/01/15	09/30/20
203	Vacant	935					
204	Church	2,994	\$0.85	\$ 2,541.07	\$1,347	12/01/16	11/30/19
205	Legal Services	975	\$1.42	\$ 1,385.03	\$439	02/01/15	01/31/21
206	Acupuncture	896	\$1.30	\$ 1,164.80	\$498	04/01/18	03/31/21
207/8	A Plus Dental	1,796	\$1.85	\$ 3,329.78	\$808	01/01/17	12/31/21
209	Vacant	851					
	Subterranean Parking				\$630		
	TOTAL	21,348		\$31,406	\$6,464		



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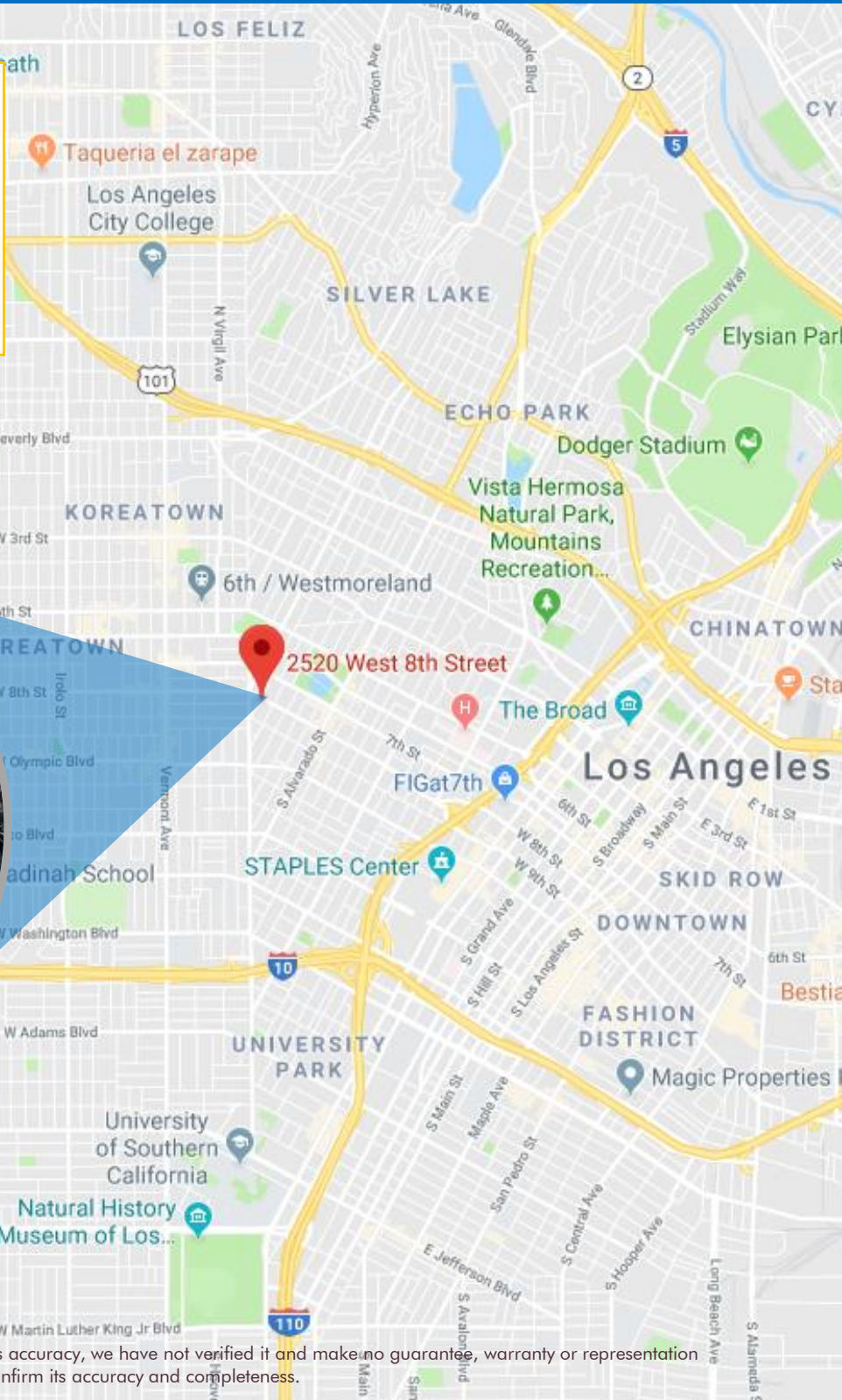
SALE COMPARABLES



MAP	SALE DATE	ADDRESS	SALE PRICE	BUILDING SIZE	BUILDING PRICE PER SQ. FT.	CAP RATE
1	1/9/2018	515 Alvarado St, Los Angeles, CA 90057	\$8,500,000	22,050 sq. ft.	\$385	5.2%
2	1/15/2018	700 S Western Ave, Los Angeles, CA 90005	\$5,500,000	6,170 sq. ft.	\$891	-
3	3/30/2018	264-280 S Rampart Blvd , Los Angeles, CA 90057	\$6,950,000	17,432 sq. ft.	\$398	5.0%
4	5/31/2018	3065 W 8 th St, Los Angeles, CA 90005	\$8,150,000	11,486 sq. ft.	\$709	-
5	7/17/2018	2897 W Olympic Blvd, Los Angeles, CA	\$10,200,000	21,483 sq. ft.	\$474	4.1%
		2520 W 8TH Street	\$8,000,000	21,554 sq. ft.	\$371	3.7%

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Demographics	1 Mile	3 Mile	5 Mile
2018 Total Population	142,593	635,181	1,306,693
2018 Households	49,797	224,858	461,228
% Population Growth 2018-2023	2.69%	2.37%	2.06%
% Household Growth 2018-2023	2.51%	2.35%	2.04%
2018 Household Income: Average	\$30,394	\$35,866	\$40,136



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2018 TOTAL POPULATION
WITHIN 3-MILE RADIUS
47,387



2018 HOUSEHOLD INCOME
WITHIN 3-MILE RADIUS
\$42,480



2018 HOUSEHOLDS
WITHIN 3-MILE RADIUS
15,442



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