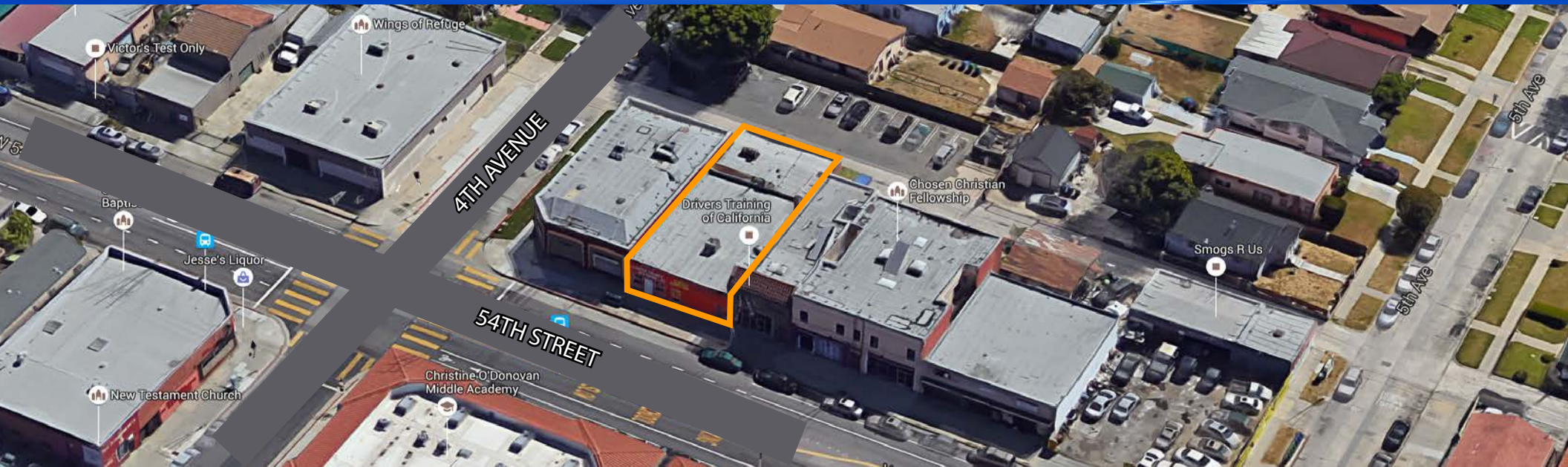


RETAIL INVESTMENT OR OWNER USER OPPORTUNITY

FOR SALE

2604 W 54Th Street., Los Angeles, CA 90043

3,496 Sq Ft Building Situated On A 3,845 Sq Ft LAC2 Zoned Lot



BUILDING: ±3,496 Square Feet

LOT SIZE: ±3,845 Square Feet

YEAR BUILT: 1924

ZONING: LAC2 (Buyer to Verify)

ASSESSORS PARCEL NUMBER: 5006-029-0367

PRICE: \$460,000.00 - All Cash

PROPERTY DESCRIPTION:

Centrally located, small four (4) Unit Commercial Building in mid-cities area of Los Angeles. Below market rents in place with existing month to month Tenants providing an opportunity to increase rents and immediately add value. Buy as an Investment or as an Owner User. Area is in a major growth mode with lots of new retail, multifamily and mixed use projects being developed.

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Los Angeles County - District 8

DO NOT DISTURB TENANTS!

Legendary Commercial | 1725 Camino Palmero Ste. 430, Los Angeles, CA 90046 | www.legendarycre.com

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FOR SALE

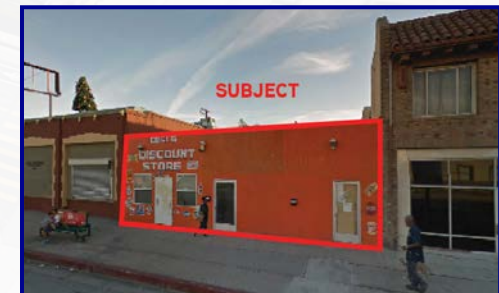
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3,496 Sq Ft Building Situated On A 3,845 Sq Ft LAC2 Zoned Lot



Property Details

Property Address:	2604 W 54Th St., Los Angeles, CA 90043
Units:	Four (4)
Assessor's ID No:	5006-029-037
Legal Discription:	Tract No: 1610 with 15.49 FT of Lot 289 and all of Lot 290 Map Ref: MB20 PG85
Property Type:	Commercial / Industrial
Zoning/Use:	LAC2 (Buyer to Verify)
Propery Type:	Commercial
Use Code:	Retail Stores (Personal Services, Photography, Travel)
Region / Cluster:	25 / 25650
Tax Rate Area (TRA):	0-212
BUILDING IMPROVEMENTS:	
Square Footage:	±3,496 Sq Ft Net \ ±3,600 Sq Ft Gross (*Buyer to Verify)
Lot Size:	±3,845 Sq Ft
Year Build / Effective Year Built:	1924 / 1928



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Rent Roll

Suite	Tenant Name	Sq. Ft. Occupied	Lease Commence	Lease Expire	Monthly Base Rent	NNN/ GROSS	Rent Increase	Increased Amount	Rent/SF	Annual Escalation	Options	Lease Type
2602	eBay Business Sales	±1000 SF	Mo to Mo		\$650.00	Gross	Mo to Mo		.65¢			Monthly
2604	Antiques and Designer Clothings Sales	±1000 SF	Mo to Mo		\$650.00	Gross	Mo to Mo		.65¢			Monthly
2606	Learning Equipment Supply Service (non-profit organization)	±1000 SF	Mo to Mo		\$650.00	Gross	Mo to Mo		.65¢			Monthly
2604 S	Small Apartment	±600 SF	Mo to Mo		\$400.00	Gross	Mo to Mo		.67¢			Monthly
Leased:		3,600 SF - 100%							Average: .65¢			
Available:		0 SF - 0%										
TOTAL GROSS		±3,600 SF	Gross Monthly Income:		\$2,350.00							
			Gross Annual Income:		\$28,200.00							
TOTAL NET		±3,600 SF	Net Monthly Income:		\$2,058.00							
			Net Annual Income:		\$22,700.00							

Property Expenses:

2016 Taxes:	\$3,500.00
2016 Insurance:	\$2,000.00
Utilities & Trash -	\$ 00.00 Paid by Tenants
Total Expenses -	\$5,500.00 / .127¢ PSF Monthly

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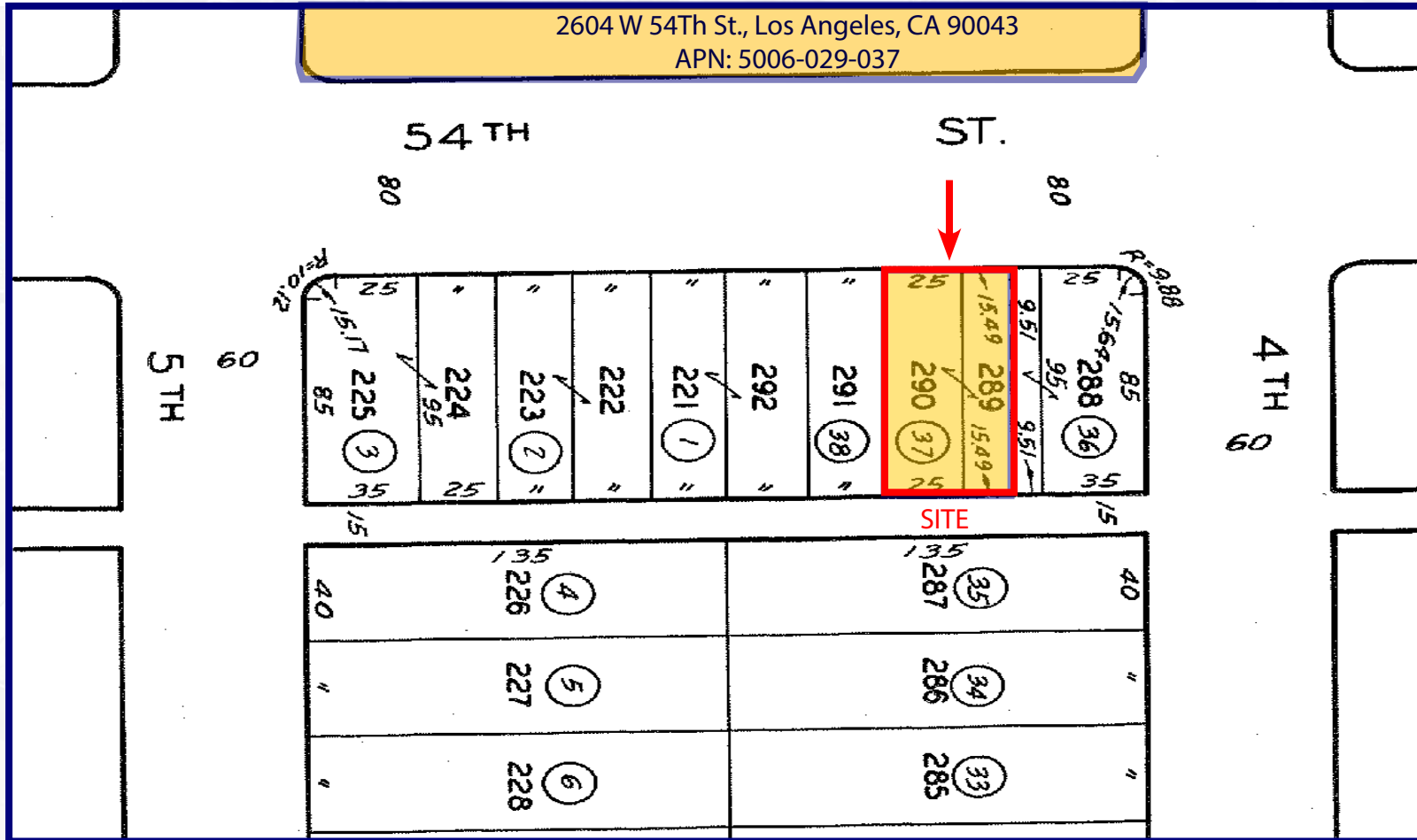
2604 W 54Th Street., Los Angeles, CA 90043

3,496 Sq Ft Building Situated On A 3,845 Sq Ft LAC2 Zoned Lot



Plat Map

Legal Discription: Tract No: 1610 with 15.49 FT of Lot 289 and all of Lot 290 Map Ref: MB20 PG85



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Building Photos



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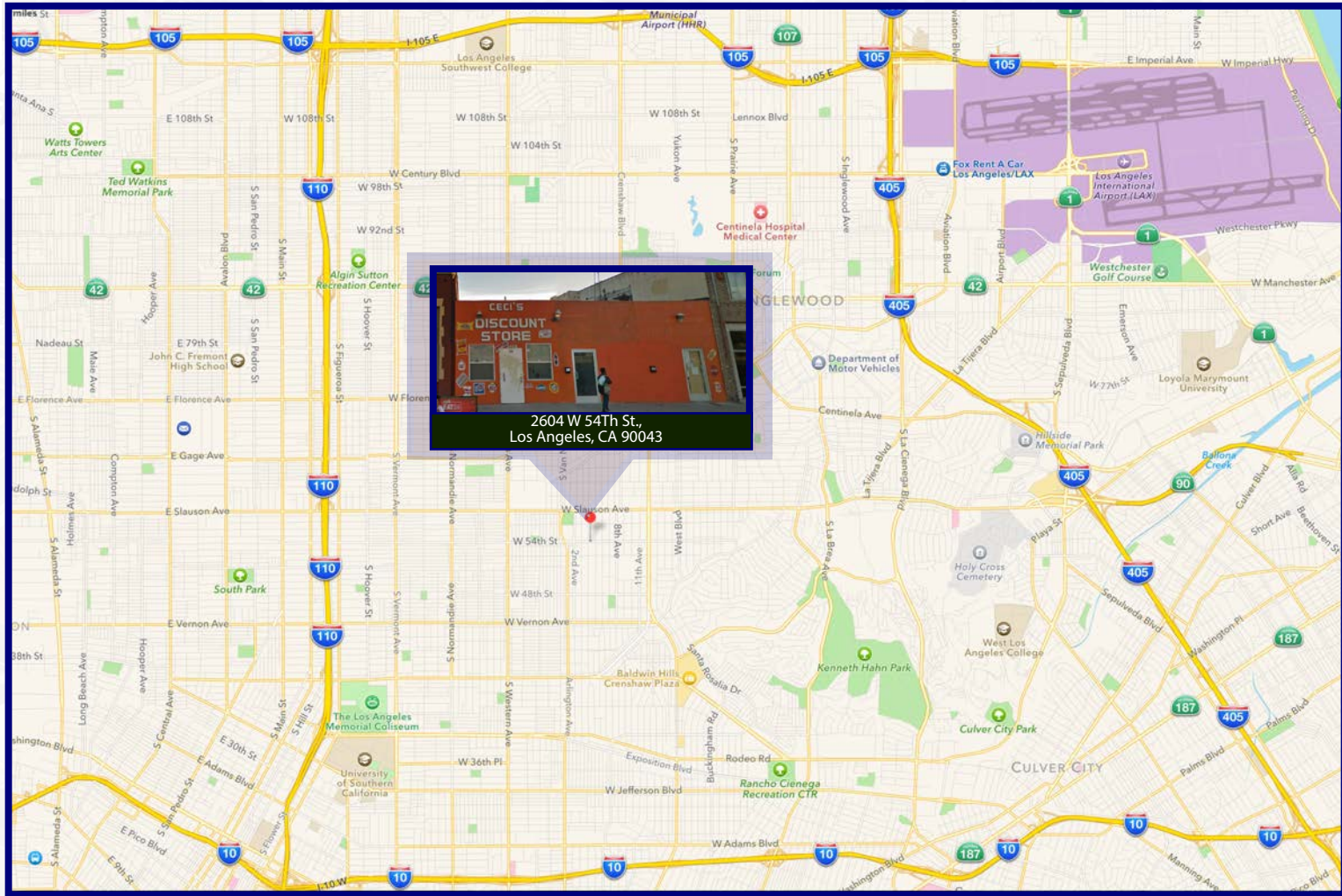
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Freeway Map



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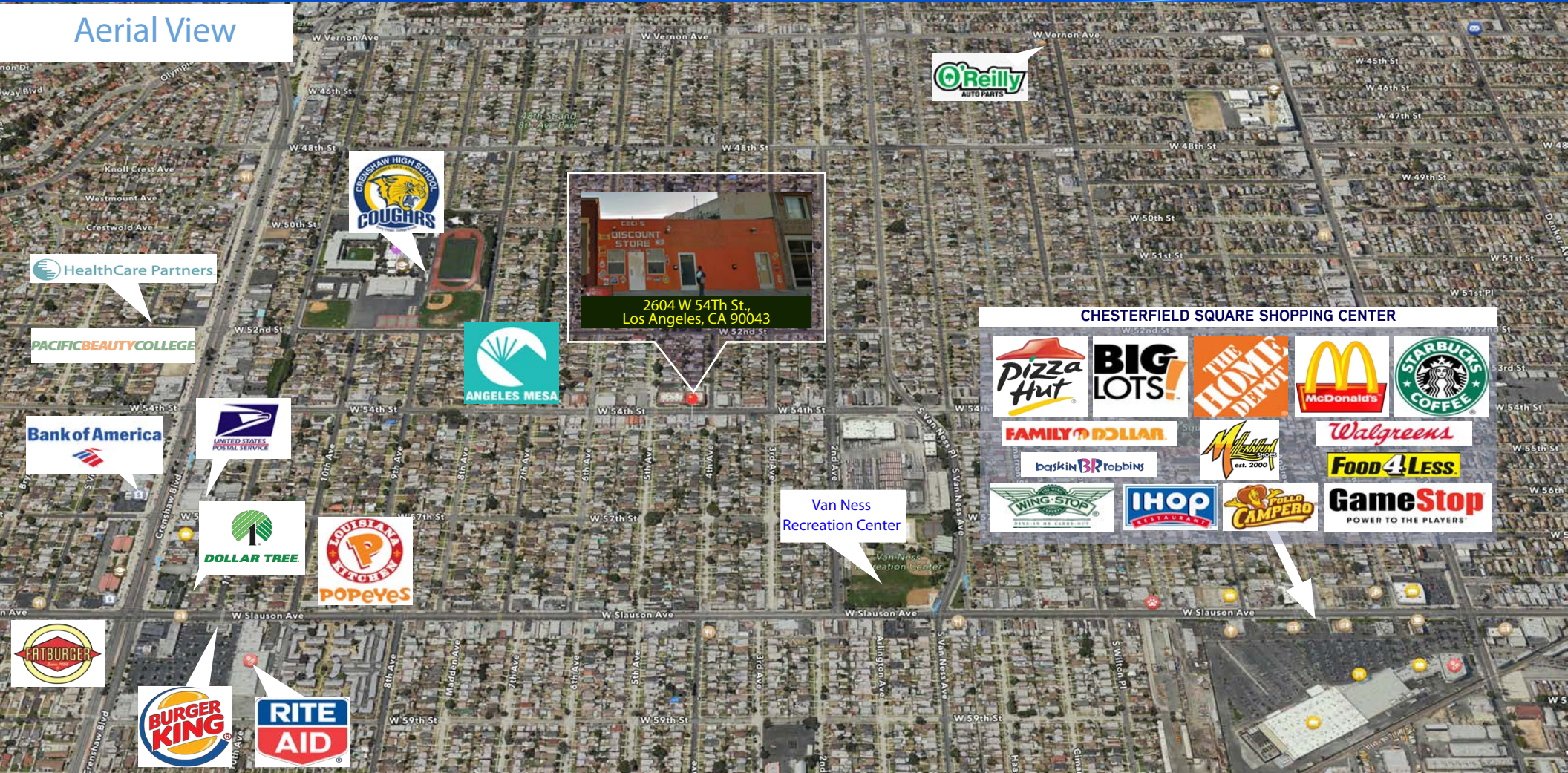
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Aerial View



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FOR SALE

2604 W 54th Street., Los Angeles, CA 90043

±19,500 Sq. Ft. Newly Remodeled Center with Anchor & In-Line Stores



Demographic and Income Comparison Profile

2604 W 54th St, Los Angeles, California, 90043

Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 33.99316

Longitude: -118.32160

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	39,773	389,493	1,120,202
Households	13,129	123,638	345,835
Families	8,900	84,063	235,554
Average Household Size	3.00	3.09	3.19
Owner Occupied Housing Units	5,751	46,025	112,019
Renter Occupied Housing Units	7,378	77,613	233,816
Median Age	34.9	32.4	31.3
2015 Summary			
Population	40,281	395,284	1,142,961
Households	13,223	124,828	352,006
Families	9,004	85,229	240,286
Average Household Size	3.02	3.11	3.19
Owner Occupied Housing Units	5,493	43,879	107,014
Renter Occupied Housing Units	7,729	80,949	244,992
Median Age	35.3	32.8	31.8
Median Household Income	\$34,552	\$34,014	\$34,738
Average Household Income	\$48,412	\$49,946	\$52,793
2020 Summary			
Population	41,060	403,503	1,171,492
Households	13,459	127,335	361,010
Families	9,193	87,174	246,794
Average Household Size	3.02	3.11	3.19
Owner Occupied Housing Units	5,547	44,251	108,425
Renter Occupied Housing Units	7,912	83,083	252,586
Median Age	36.6	34.3	33.1
Median Household Income	\$38,022	\$37,807	\$38,764
Average Household Income	\$54,798	\$56,459	\$60,031
Trends: 2015-2020 Annual Rate			
Population	0.38%	0.41%	0.49%
Households	0.35%	0.40%	0.51%
Families	0.42%	0.45%	0.54%
Owner Households	0.20%	0.17%	0.26%
Median Household Income	1.93%	2.14%	2.22%

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2010 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,652	14.2%	79,462	20.4%	319,971	28.6%
Black Alone	22,081	55.5%	168,724	43.3%	309,762	27.7%
American Indian Alone	289	0.7%	2,924	0.8%	9,199	0.8%
Asian Alone	272	0.7%	7,332	1.9%	67,839	6.1%
Pacific Islander Alone	31	0.1%	444	0.1%	1,732	0.2%
Some Other Race Alone	9,772	24.6%	114,124	29.3%	362,527	32.4%
Two or More Races	1,676	4.2%	16,483	4.2%	49,172	4.4%
Hispanic Origin (Any Race)	16,357	41.1%	198,360	50.9%	656,020	58.6%

2015 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,895	14.6%	81,632	20.7%	326,294	28.5%
Black Alone	21,634	53.7%	165,640	41.9%	304,008	26.6%
American Indian Alone	298	0.7%	2,960	0.7%	9,342	0.8%
Asian Alone	285	0.7%	7,716	2.0%	71,574	6.3%
Pacific Islander Alone	31	0.1%	453	0.1%	1,782	0.2%
Some Other Race Alone	10,361	25.7%	119,493	30.2%	378,250	33.1%
Two or More Races	1,776	4.4%	17,390	4.4%	51,710	4.5%
Hispanic Origin (Any Race)	17,318	43.0%	207,379	52.5%	683,286	59.8%

2020 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	6,313	15.4%	85,999	21.3%	339,863	29.0%
Black Alone	21,329	51.9%	163,406	40.5%	299,158	25.5%
American Indian Alone	308	0.8%	3,011	0.7%	9,505	0.8%
Asian Alone	304	0.7%	8,217	2.0%	75,983	6.5%
Pacific Islander Alone	31	0.1%	458	0.1%	1,811	0.2%
Some Other Race Alone	10,911	26.6%	124,243	30.8%	391,399	33.4%
Two or More Races	1,864	4.5%	18,170	4.5%	53,772	4.6%
Hispanic Origin (Any Race)	18,413	44.8%	217,889	54.0%	714,903	61.0%

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Demographic and Income Comparison Profile

2604 W 54th St, Los Angeles, California, 90043

Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 33.99316

Longitude: -118.32160

2015 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	3,165	23.9%	30,095	24.1%	78,497	22.3%
\$15,000 - \$24,999	1,793	13.6%	16,827	13.5%	50,537	14.4%
\$25,000 - \$34,999	1,712	12.9%	16,763	13.4%	47,916	13.6%
\$35,000 - \$49,999	2,002	15.1%	17,720	14.2%	49,465	14.1%
\$50,000 - \$74,999	2,054	15.5%	18,322	14.7%	50,646	14.4%
\$75,000 - \$99,999	993	7.5%	10,052	8.1%	28,442	8.1%
\$100,000 - \$149,999	970	7.3%	9,394	7.5%	27,095	7.7%
\$150,000 - \$199,999	357	2.7%	3,360	2.7%	10,553	3.0%
\$200,000+	177	1.3%	2,295	1.8%	8,855	2.5%
Median Household Income	\$34,552		\$34,014		\$34,738	
Average Household Income	\$48,412		\$49,946		\$52,793	
Per Capita Income	\$16,119		\$16,125		\$16,622	

2020 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	3,121	23.2%	29,885	23.5%	78,347	21.7%
\$15,000 - \$24,999	1,465	10.9%	13,742	10.8%	41,422	11.5%
\$25,000 - \$34,999	1,634	12.1%	15,802	12.4%	45,083	12.5%
\$35,000 - \$49,999	1,954	14.5%	17,498	13.7%	49,434	13.7%
\$50,000 - \$74,999	2,205	16.4%	19,399	15.2%	53,465	14.8%
\$75,000 - \$99,999	1,240	9.2%	12,436	9.8%	35,868	9.9%
\$100,000 - \$149,999	1,160	8.6%	11,478	9.0%	33,020	9.1%
\$150,000 - \$199,999	462	3.4%	4,296	3.4%	13,488	3.7%
\$200,000+	219	1.6%	2,799	2.2%	10,883	3.0%
Median Household Income	\$38,022		\$37,807		\$38,764	
Average Household Income	\$54,798		\$56,459		\$60,031	
Per Capita Income	\$18,193		\$18,167		\$18,863	

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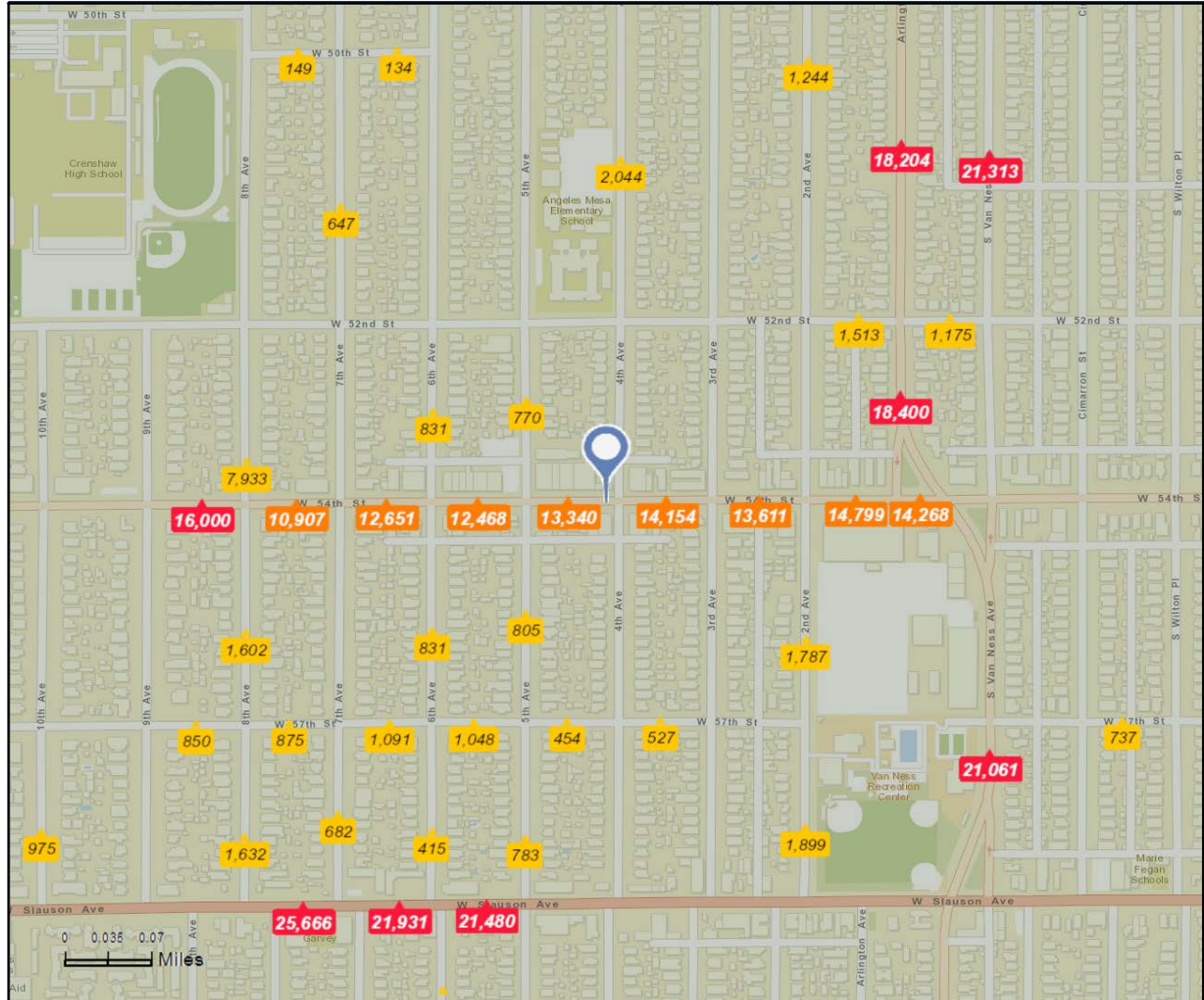
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Traffic Count Map - Close Up

2604 W 54th St, Los Angeles, California, 90043
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.99316
Longitude: -118.32160



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



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