

FOR SALE OR LEASE

2228 E CESAR CHAVEZ AVE LOS ANGELES, CA 90033

OWNER/USER, INVESTMENT & LEASE OPPORTUNITY

± 6,431 SF OF VACANT GROUND FLOOR RETAIL/OFFICE
± 3,000 SF OF VACANT BASEMENT RETAIL/ OFFICE SPACE

CURRENT BEAUTY & BARBER VOCATIONAL SCHOOL, ASSEMBLY LICENSE,
FORMER CHURCH AND COMMUNITY CENTER



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TIM STEUERNOL

D. 310.878.6892 | M. 310.406.9110
tsteuernol@naicapital.com
Cal DRE Lic. #01742766

NAI CAPITAL

970 W. 190th St.
Suite #100
Torrance, CA 90502
310.878.6900

NAI Capital
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE



PROPERTY DESCRIPTION

The subject property is located at 2228 E Cesar E Chavez Avenue, situated on the south side of the street between North Breed Street and North Chicago Street in the City of Los Angeles, Los Angeles County, California, in the Boyle Heights Neighborhood. The building is a prewar (circa 1927) two-story structure with a cellar and subcellar, serving mixed uses. The ground floor features a 6,431 square foot retail space, which, along with a $\pm 3,000$ square foot finished cellar, which is currently a Beauty and Barber vocational school that prepares Barbers, Cosmetologists, Estheticians, Nail Technicians and Permanent Make Up Artists for careers in their field. The second floor, which spans 6,347 square feet, is subdivided into six professional spaces ranging from 450 to 1,250 square feet. The assessor's total building size is 12,510 square feet, and a Gross Leasable Area (GLA) of $\pm 13,965$ square feet. The property sits on a 7,775 square foot lot zoned LAC2.

This property is situated in a prime location within Los Angeles, offering easy access to major highways, local amenities, and thriving community hubs. With its historic charm, sizable footprint, and versatile zoning, 2228 E Cesar Chavez Ave is an excellent opportunity for investors seeking to capitalize on the rapidly growing market in this vibrant area.

OFFERING DETAILS



Address

2228 E Cesar Chavez Ave,
Los Angeles, CA 90033



Units

7



Building Size

12,510 SF per assessor



Gross Leasable Area

$\pm 13,965$ SF



Land Size

7,775 SF



Year Built

1927



Number of Stories

2, plus Celler Space



Metering

Individually Metered for gas and electric, mastered metered for water/sewer



Zoning

LAC2



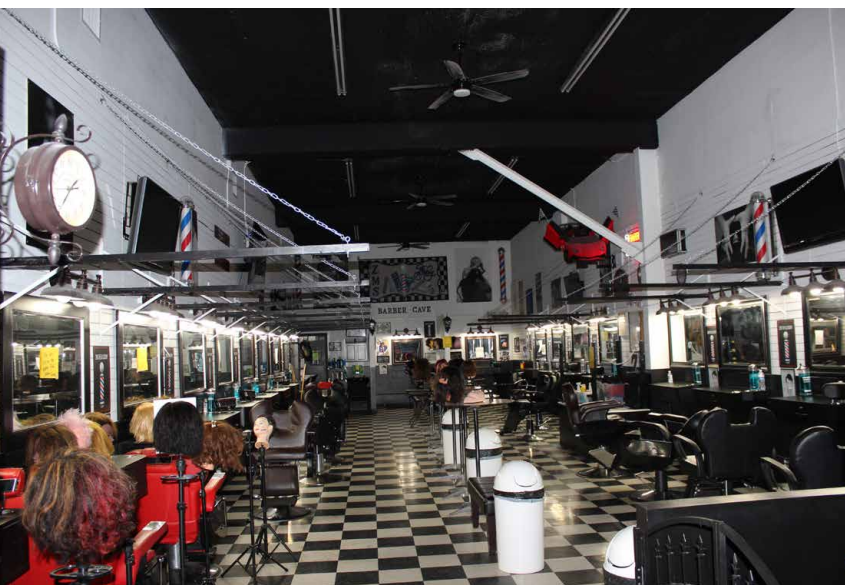
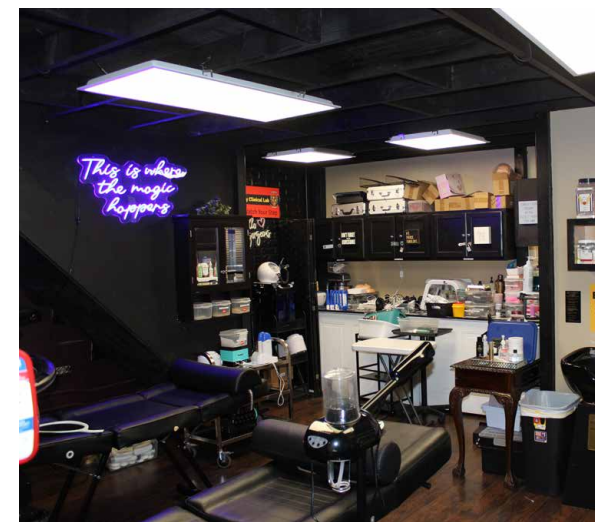
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5183-003-002



Vacant Former Beauty & Barber School

- 6,431 SF of Vacant Ground Floor Retail/Office Space
- $\pm 3,000$ SF of Vacant Basement Retail/Office Space



VACANT GROUND FLOOR AND CELLAR RETAIL/OFFICE SPACE:

9,431 SF of vacant space formerly leased to a private vocational school that prepared Barbers, Cosmetologists, Aestheticians, Nail Technicians and Permanent Make Up Artists for careers in their field. Formerly a Community Center and Church with an Assembly License.

**Ground Floor Available for Lease @ \$2 per SF, Cellar Space @ \$1 per SF
ZMS Academy Vacates 12/31/25.**



LOCATION OVERVIEW

Boyle Heights is a vibrant and historic neighborhood located just east of downtown Los Angeles. Known for its rich cultural heritage, diverse community, and central location, Boyle Heights has long been a focal point for the city's immigrant populations, particularly those of Latino descent. This area boasts a unique blend of residential, commercial, and industrial spaces, with a strong sense of community and a deep connection to the arts and local culture.

Boyle Heights is home to several important cultural landmarks, including the historic Mariachi Plaza and the East LA Interchange. Its proximity to major areas such as Downtown LA, the Arts District, and the Los Angeles River makes it an increasingly desirable location for both residential and commercial development. The neighborhood has seen revitalization efforts in recent years, with new restaurants, retail spaces, and businesses contributing to its evolving dynamic while preserving its rich cultural identity.

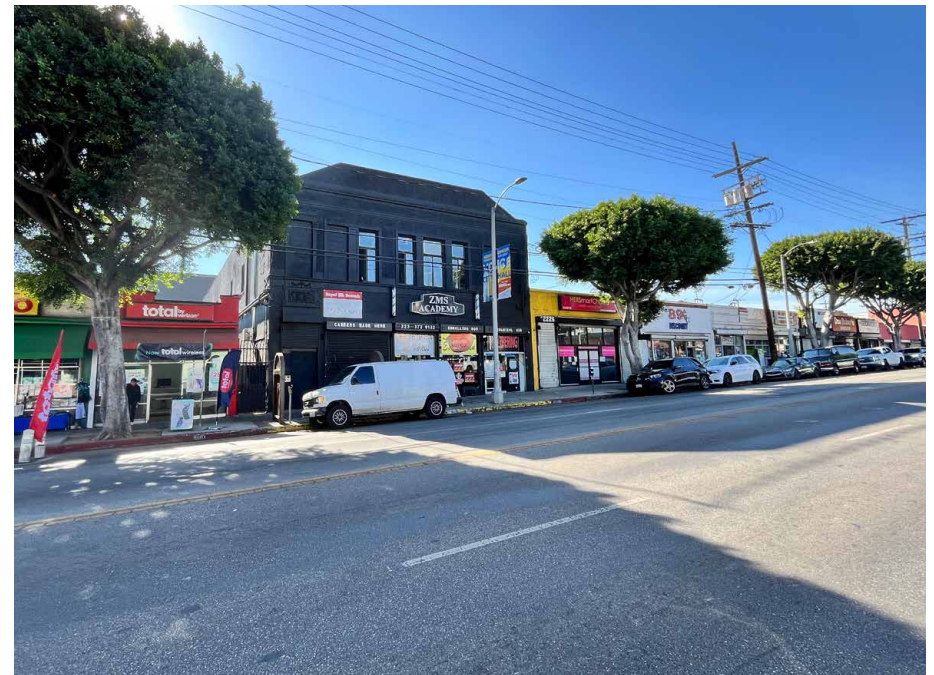
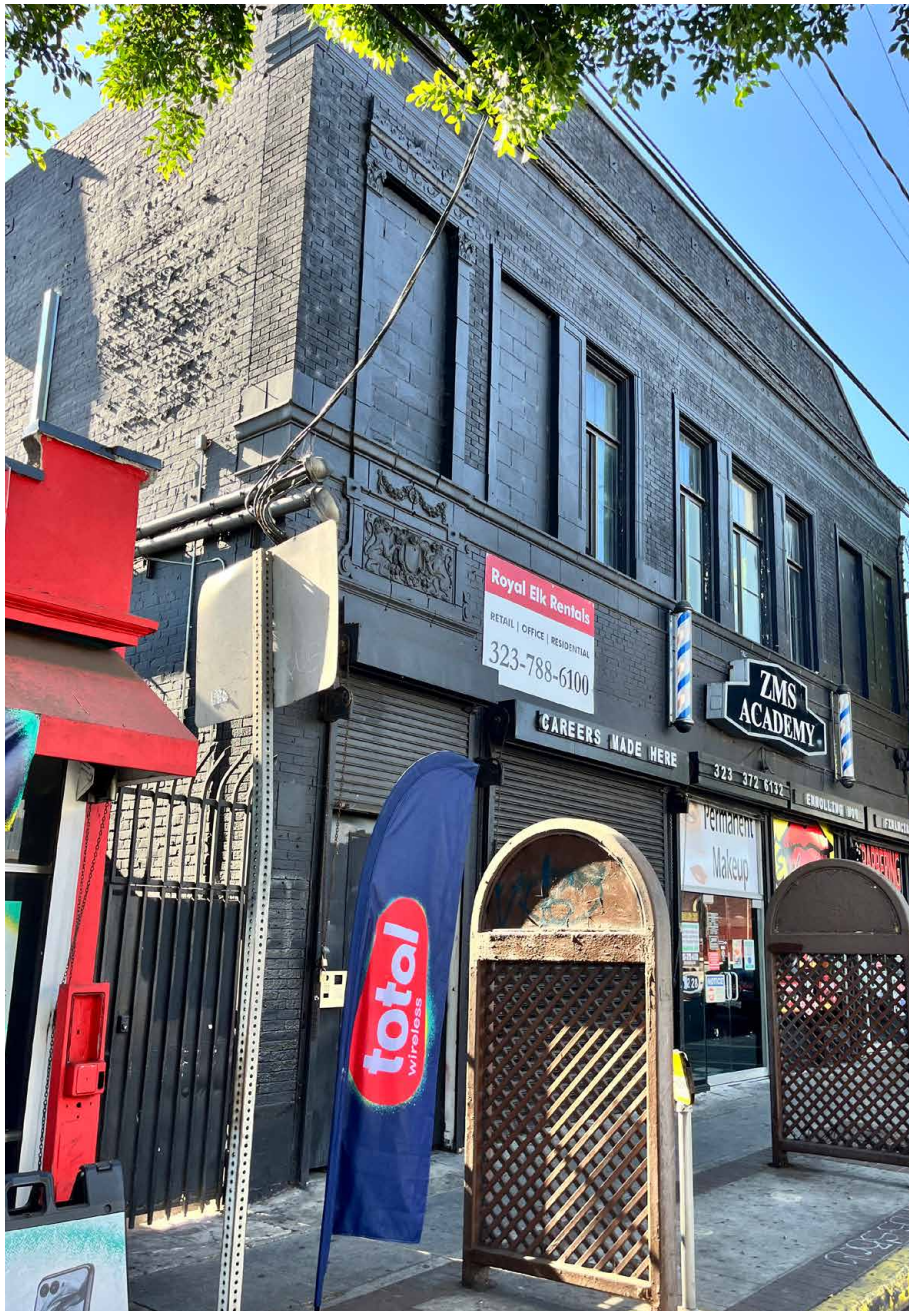
Cesar Chavez Ave runs through the heart of Boyle Heights, named after the influential civil rights leader and labor activist. This major east-west thoroughfare serves as a key commercial and transportation corridor, linking the area to other parts of Los Angeles. The boulevard is lined with a variety of businesses, ranging from local markets and eateries to retail shops, serving both the local community and visitors. The street's vibrant atmosphere reflects the area's diversity and its importance as a central hub for economic and cultural activity.

With easy access to public transportation, major highways, and a growing arts scene, the Boyle Heights neighborhood, including Cesar Chavez Ave, offers a unique blend of old and new, making it one of the most dynamic areas in Los Angeles today.

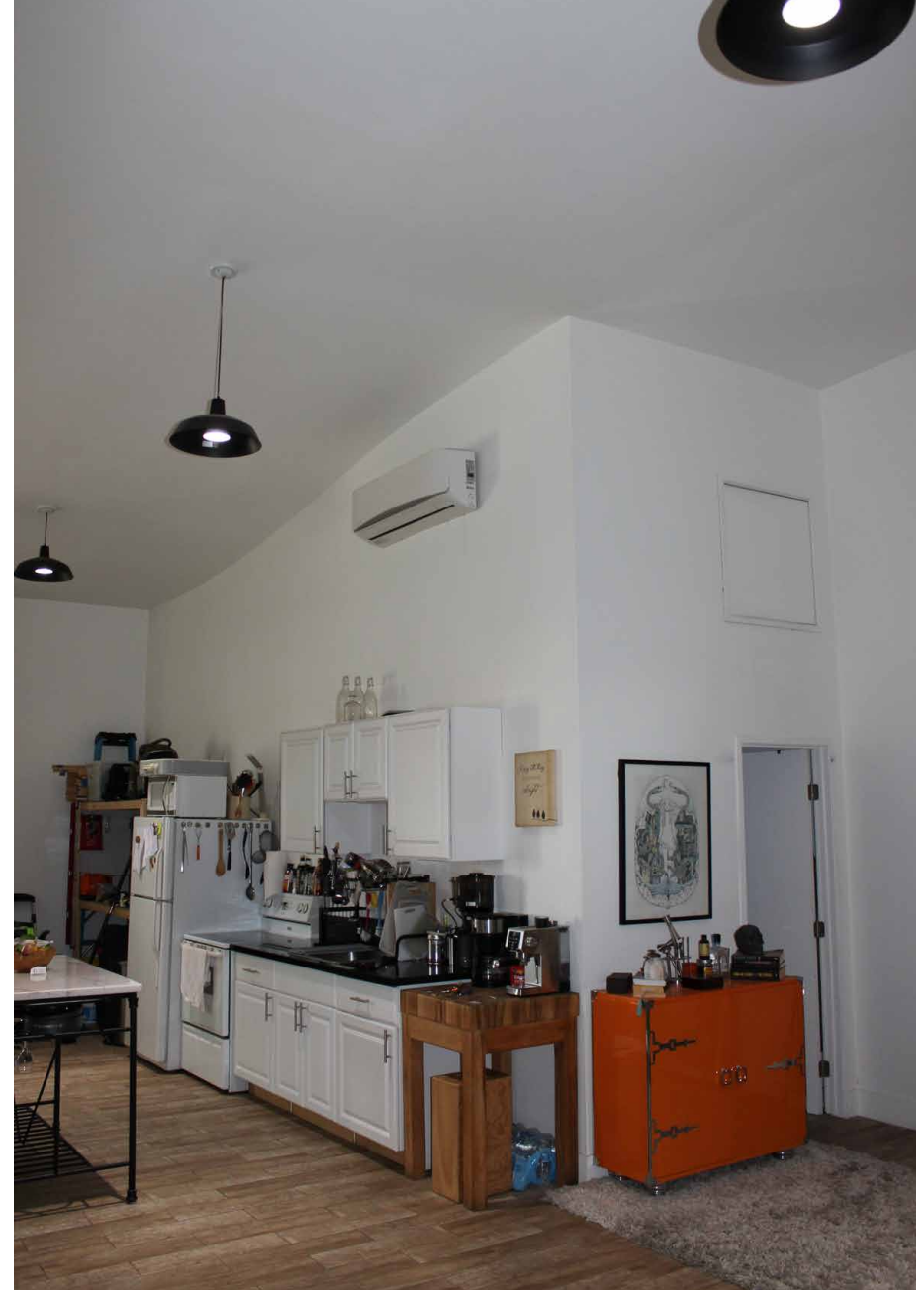
OFFERING HIGHLIGHTS

- Creative Commercial Building with Ground Floor Retail Located in the Heart of Boyle Heights
- 12,510 SF Building with ± 13,965 Gross Leasable SF
- Excellent Visibility on Cesar Chavez Ave with ± 22,733 Cars per Day
- Surrounded by restaurants, coffee shops, fitness, and shopping
- Current Beauty & Barber Vocational School, Assembly License, Former Church and Community Center
- Convenient access to I-10, 101, I-5, and 710 Freeway
- Adjacent to Downtown LA and the Art's District
- Very well-maintained creative building with stable tenants
- Approximately 20% Upside in Rents
- 9,431 SF of Vacant Ground Floor Retail and Cellar Space

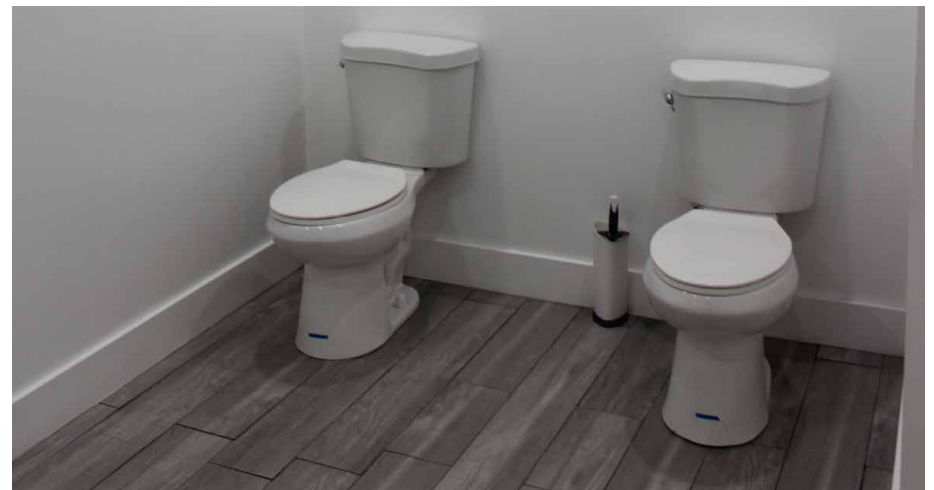
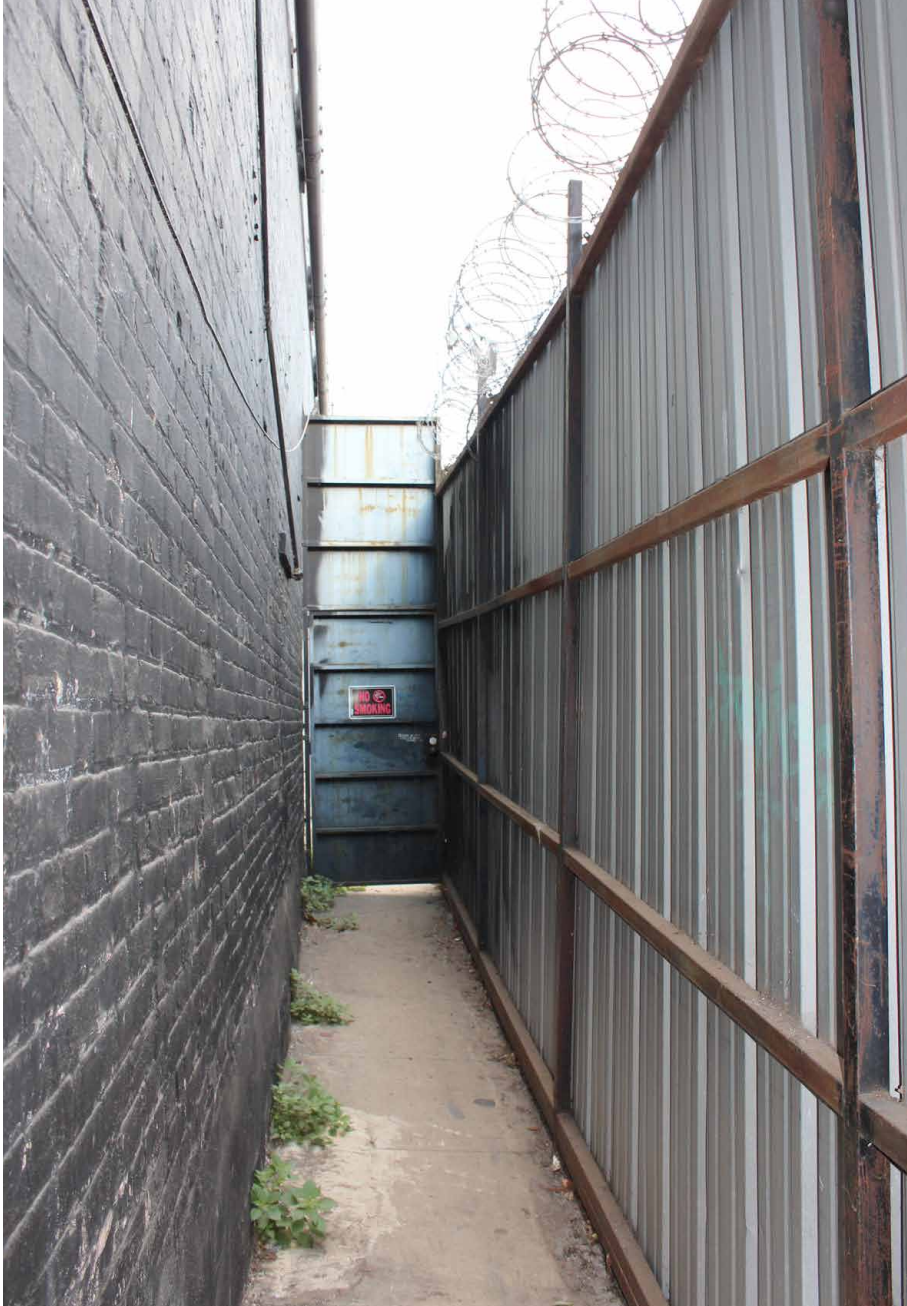
PROPERTY PHOTOS



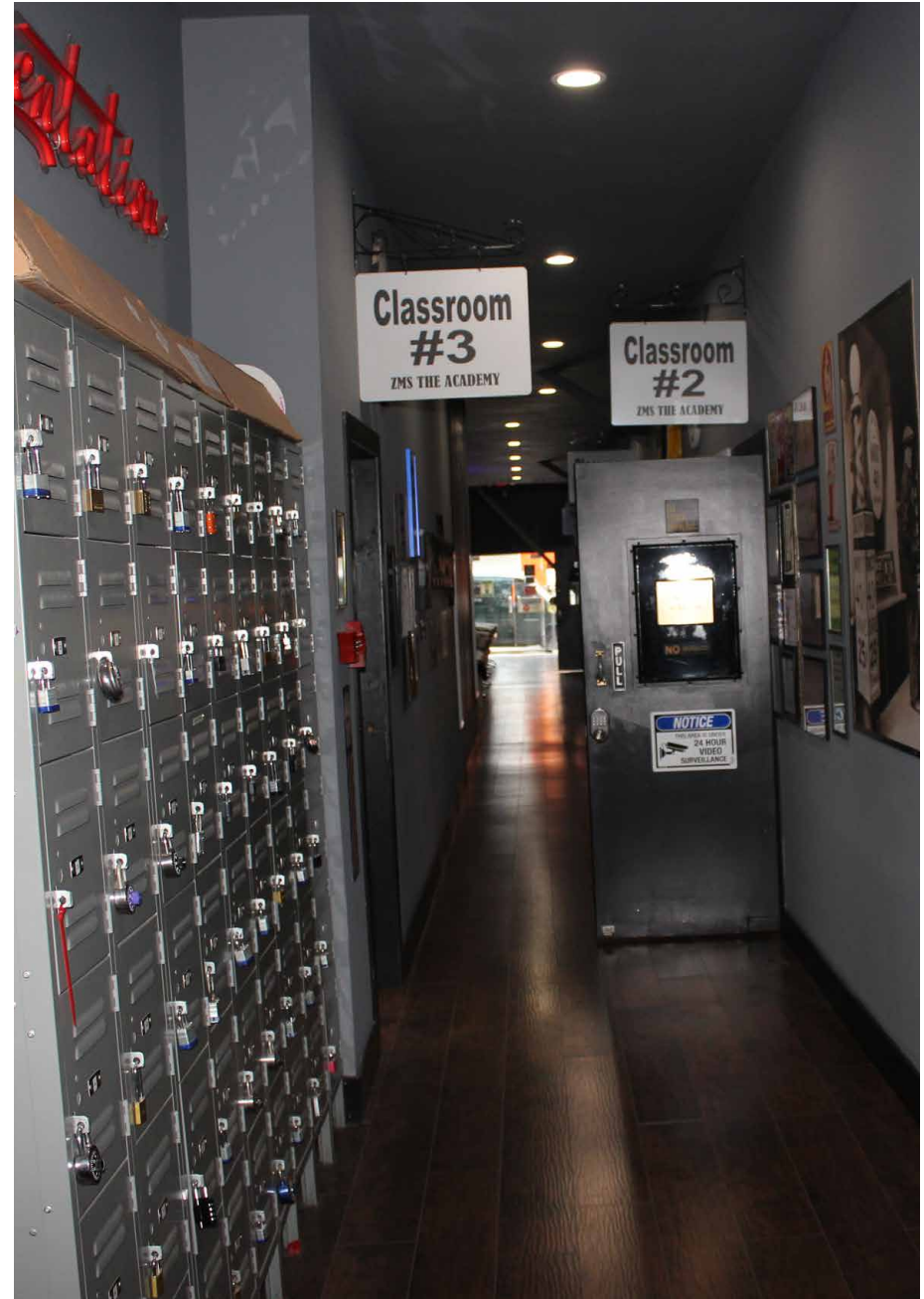
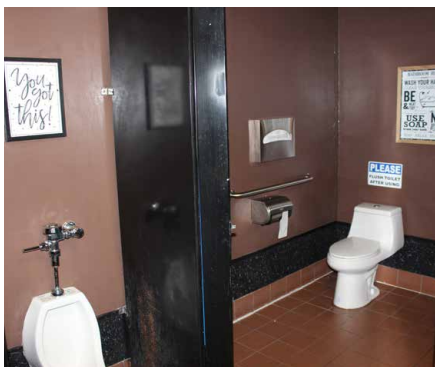
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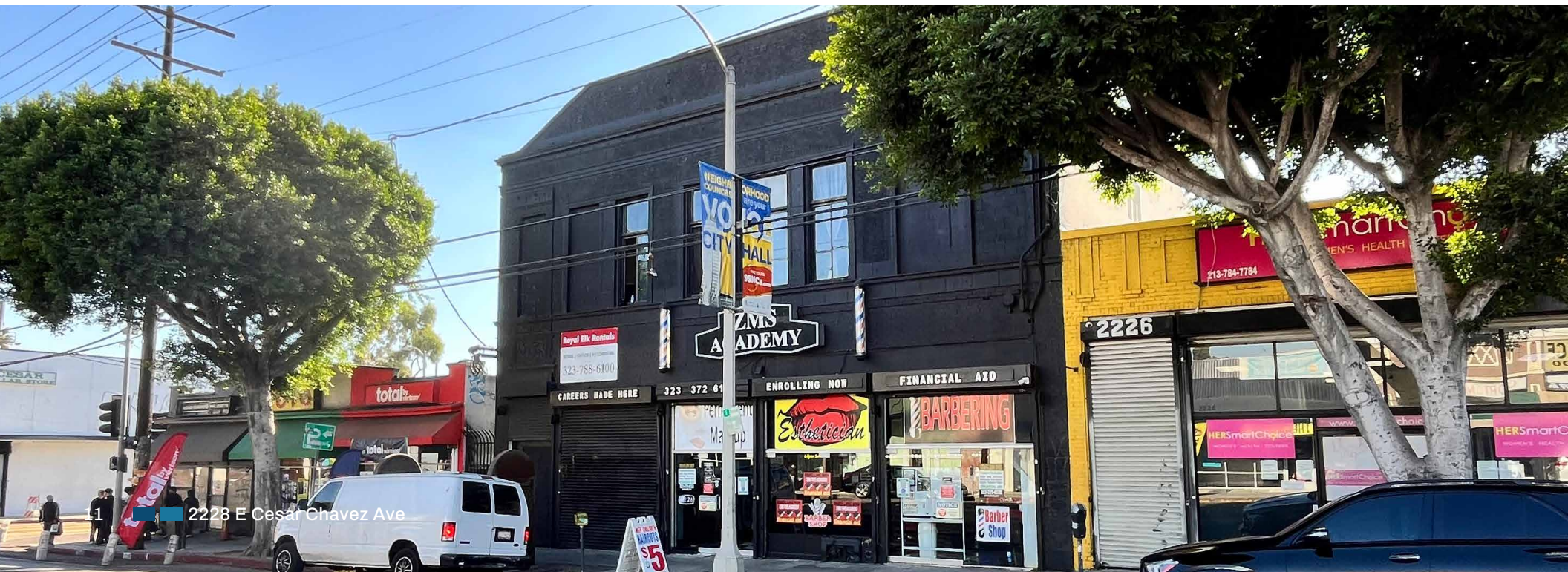


PROPERTY PHOTOS



RENT ROLL

Unit	Tenant	Est. SF	Lease Start	Lease Expire	Rent/Mo	Rent/SF	Rent/Mo	Rent/Sf
Ground Floor Retail & Basement							Market	Market
Ground Floor	ZMS Academy	6,431	1/1/19	12/31/25	\$19,083	\$2.00	\$12,862	\$2.00
Finished Cellar Space	ZMS Academy	3,000					\$4,500	\$1.50
2nd Level								
1		450	10/1/23	9/30/2024	\$1,000	\$2.22	\$1,200	\$2.67
2		544	10/1/23	9/30/24	\$1,000	\$1.84	\$1,275	\$2.34
3		840	6/1/00	5/31/22	\$2,067	\$2.46	\$2,400	\$2.86
4		1,000	3/1/21	2/1/22	\$2,100	\$2.10	\$2,500	\$2.50
5		1,250	3/1/21	2/28/26	\$2,600	\$2.08	\$3,100	\$2.48
6		450	10/1/23	9/30/24	\$1,000	\$2.22	\$1,200	\$2.67
Total		13,965			\$28,850	\$2.15	\$29,037	\$2.38



1 2228 E Cesar Chavez Ave

FINANCIAL SUMMARY

ESTIMATED ANNUALIZED OPERATING DATA

Pricing	Actual	Pro Forma
List Price	\$3,800,000	
Down Payment	\$1,900,000	
Year Built	1927	
Building SF	12,510	
Est. Lot SF	7,775	
Land Price/SF	\$489	
Price/SF	\$304	
Cap Rate	6.61%	6.67%
# of Tenants	7	

ESTIMATED ANNUALIZED EXPENSES

Taxes & Direct Assessments:	1.20%	\$50,059
Insurance:		\$9,118
Off-Site Management (4%):		\$13,433
Utilities Combined:		\$4,897
Maintenance & Repairs:		\$7,000
Total Expenses	24%	\$84,507

*3,000 SF of leased SF in Celler, not included in assessor SF
Assessor building SF: 12,510

INCOME AND EXPENSE

	Actual	Pro Forma
Scheduled Gross Income	\$346,200	\$348,444
NNN Reimbursement	\$0	\$0
Vacancy (3%)	\$10,386	\$10,453
Gross Operating Income	\$335,814	\$337,991
Expenses	\$84,507	\$84,507
Net Operating Income	\$251,307	\$253,484
Less Loan Payment	\$157,528	\$157,528
Pre Tax Cash Flow	\$93,779	\$95,956
Cash on Cash Return	4.94%	5.05%

PROPOSED FINANCING

Loan Amount	\$1,900,000
Terms	5-Year Fixed
Amortization	25-Year
Interest Rate	6.75%
Debt Coverage Ratio	1.60
Loan to Value:	50%

AMENITIES MAP



LOCATION MAP



AERIAL MAP



PARKING MAP



PARCEL MAP

5183 3
SCALE 1" = 80'

2001

L.N. BREED'S SUBDIVISION
OF THE EASTERLY PORTION OF LOT 1
BLOCK 60 HANCOCKS SURVEY

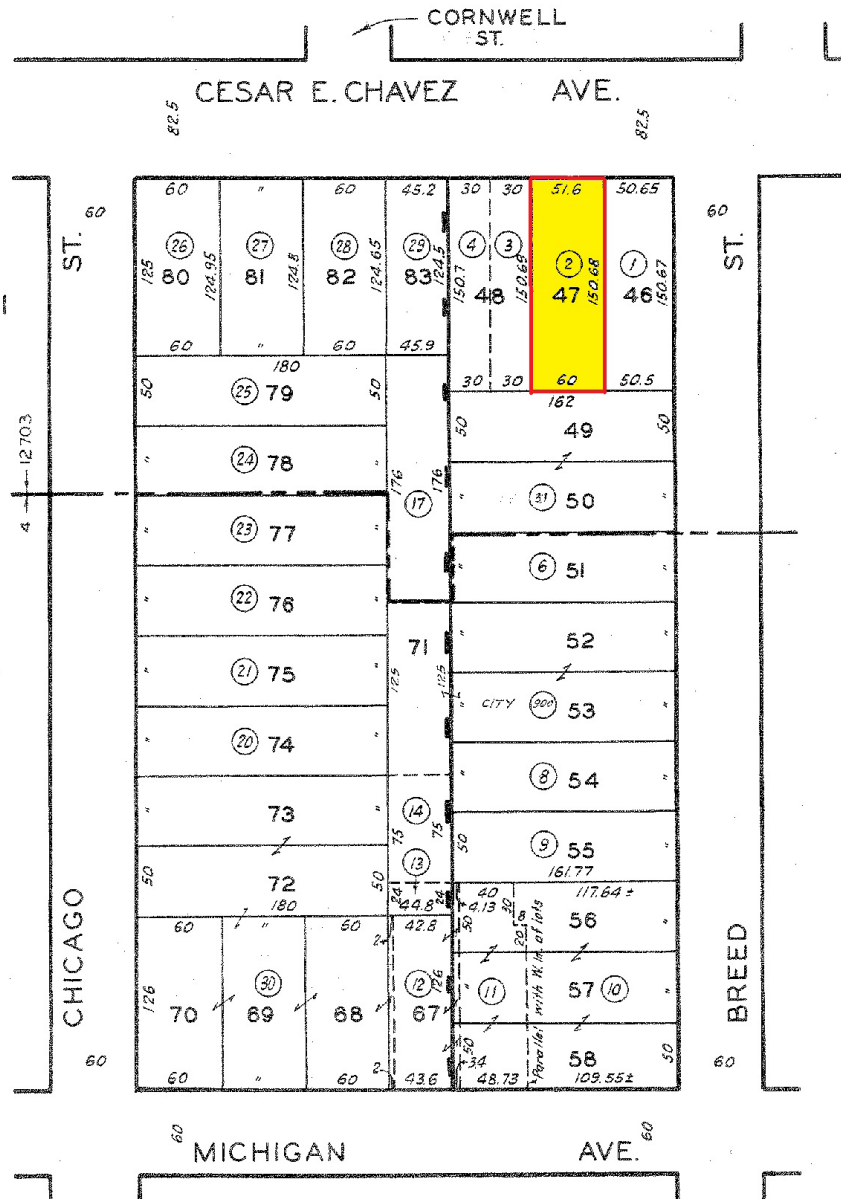
M.R. 6-37

SPENCE'S ADDITION TO
BOYLE HEIGHTS

M.R. 5-503

CODE
4
12703

FOR PREV. ASSM'T. SEE: 12-21 & 25



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ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

2228 E CESAR CHAVEZ AVE

LOS ANGELES, CA 90033

BOYLE HEIGHTS RETAIL

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TIM STEUERNOL
D. 310.878.6892
M. 310.406.9110
tsteuernol@naicapital.com
Cal DRE Lic. #01742766

NAI CAPITAL
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