

**JAIME'S GENERAL UPHOLSTERY**

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**21512-21516 Norwalk Blvd**  
**HAWAIIAN GARDENS, CA 90716**

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# Investment Overview





# Executive Summary

We're proud to present 21512-21516 Norwalk Boulevard in Hawaiian Gardens, California — a rare chance for an owner-user or small retail investor to acquire three contiguous, recently improved retail units in a highly visible, traffic-oriented location. Together, the units total approximately 4,440 square feet on a 7,476 square foot lot and are part of a larger strip of neighborhood retail.

Originally constructed in 1955, the property has benefited from recent upgrades including remodeled bathrooms and fresh paint, making it ready for immediate occupancy. The asset will be delivered completely vacant, allowing a buyer to fully control leasing strategy or immediately occupy the property to operate their own business.

The property enjoys strong visibility and access along Norwalk Boulevard with both ample street parking and rear parking available for tenants and customers. The surrounding neighborhood is supported by major traffic drivers, including the Hawaiian Gardens Casino and Bingo Club just around the corner, as well as a concentration of national retailers nearby such as Starbucks, Wingstop, CVS, Skechers, and Food4Less. This mix of daily needs retail and entertainment destinations creates steady foot and vehicle traffic and supports long-term tenant demand.

This offering is ideal for an owner-user looking for a well-located site to run their business, or for a small retail investor seeking a value-add opportunity with multiple pathways to increase cash flow. With its prime location, recent improvements, and delivery in vacant condition, 21512-21516 Norwalk Boulevard provides a flexible and compelling opportunity to create value in one of Hawaiian Gardens' most active retail corridors.

\*Please call Jack (310) 382-1063 for potential leasing options







## Investment Overview

### Pricing Metrics

Offering Price	\$1,150,000
Price/Sq Ft	\$259
CAP Rate (Current)	6.41%
GRM (Current)	11.77
CAP Rate (Market)	9.35%
GRM (Market)	10.37

### Property Details

Units	3
Year Built	1955
Rentable Square Feet	4,440
Lot Size	7,476
APN	7066-020-032
Zoning	C2

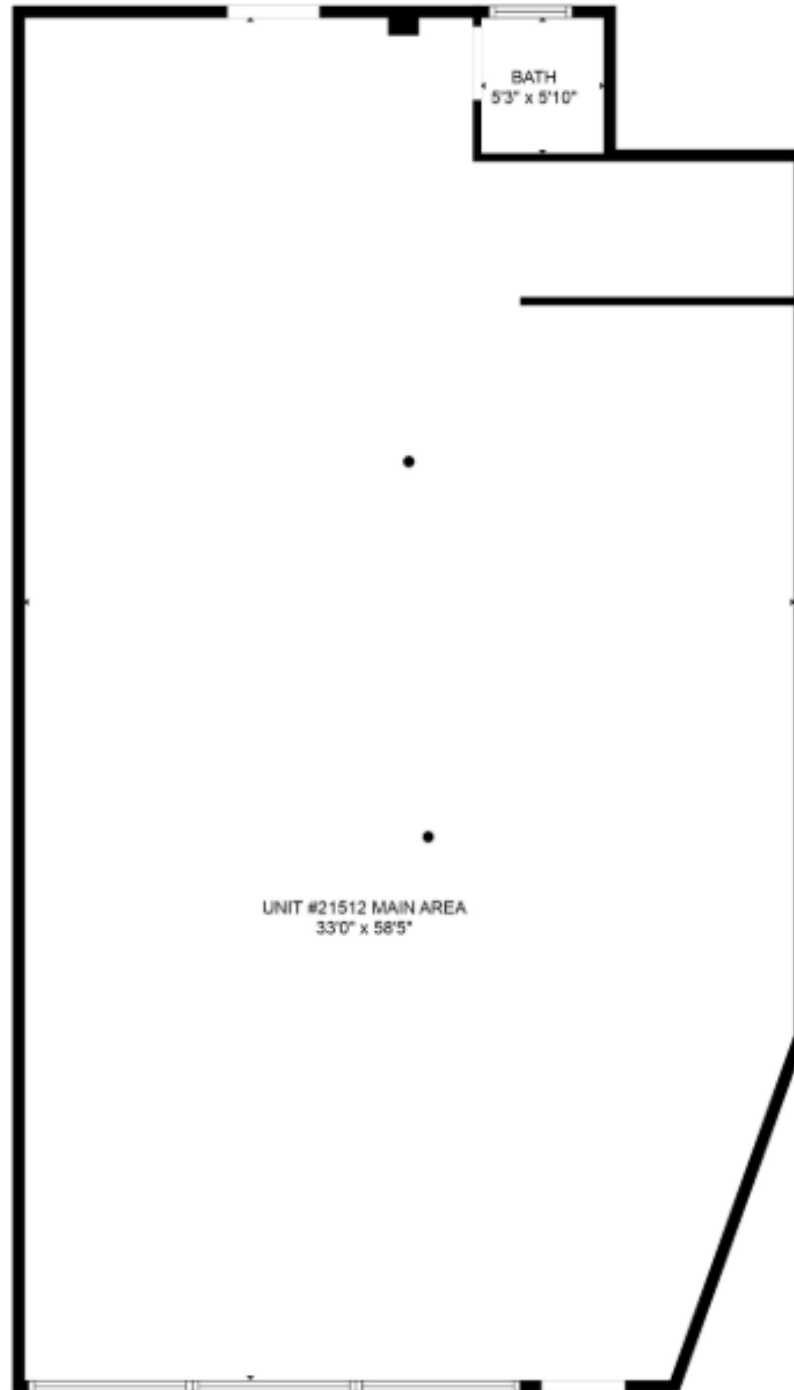


# Property Photos

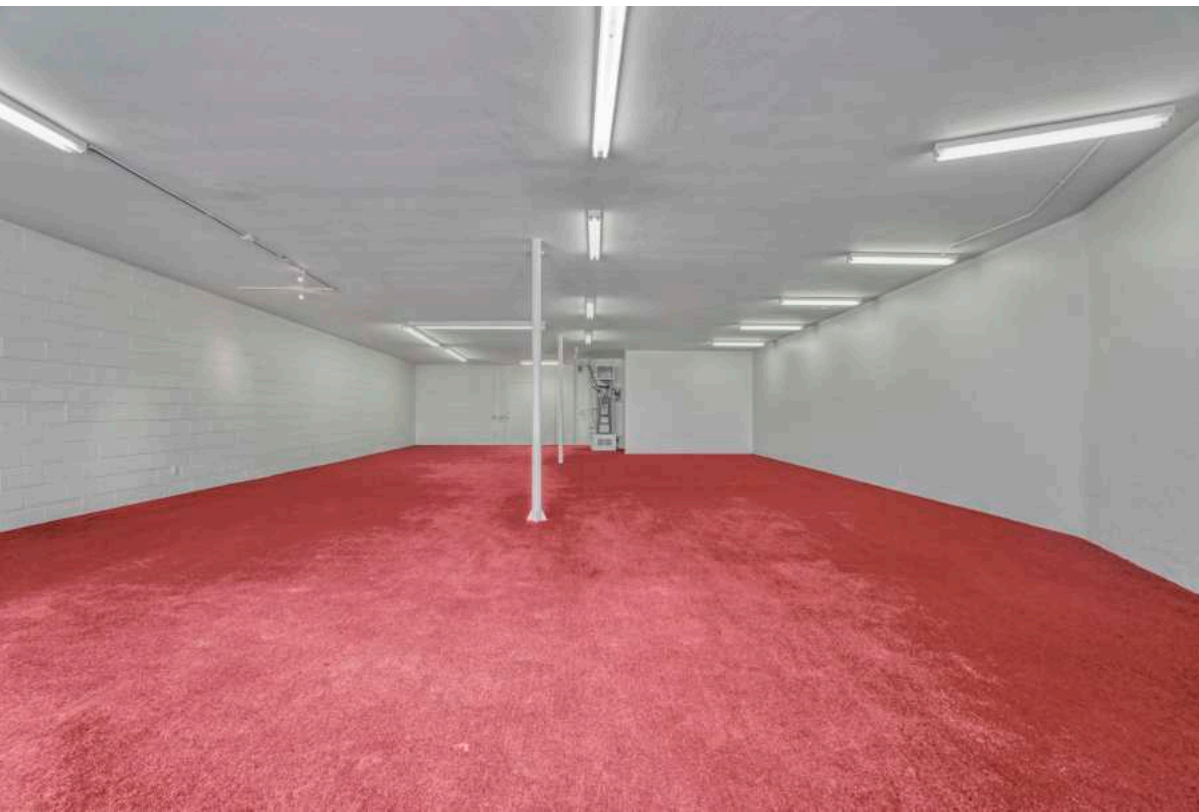
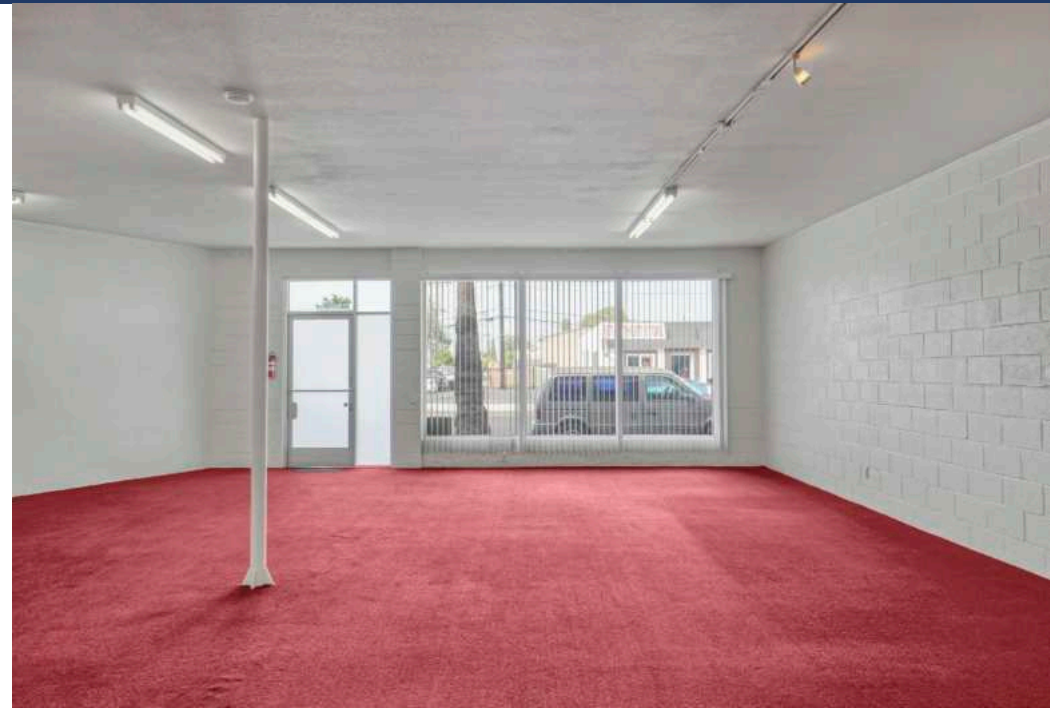




## Property Photos: *Unit # 21512 Layout*



## Property Photos: *Unit # 21512 Interior / Exterior*



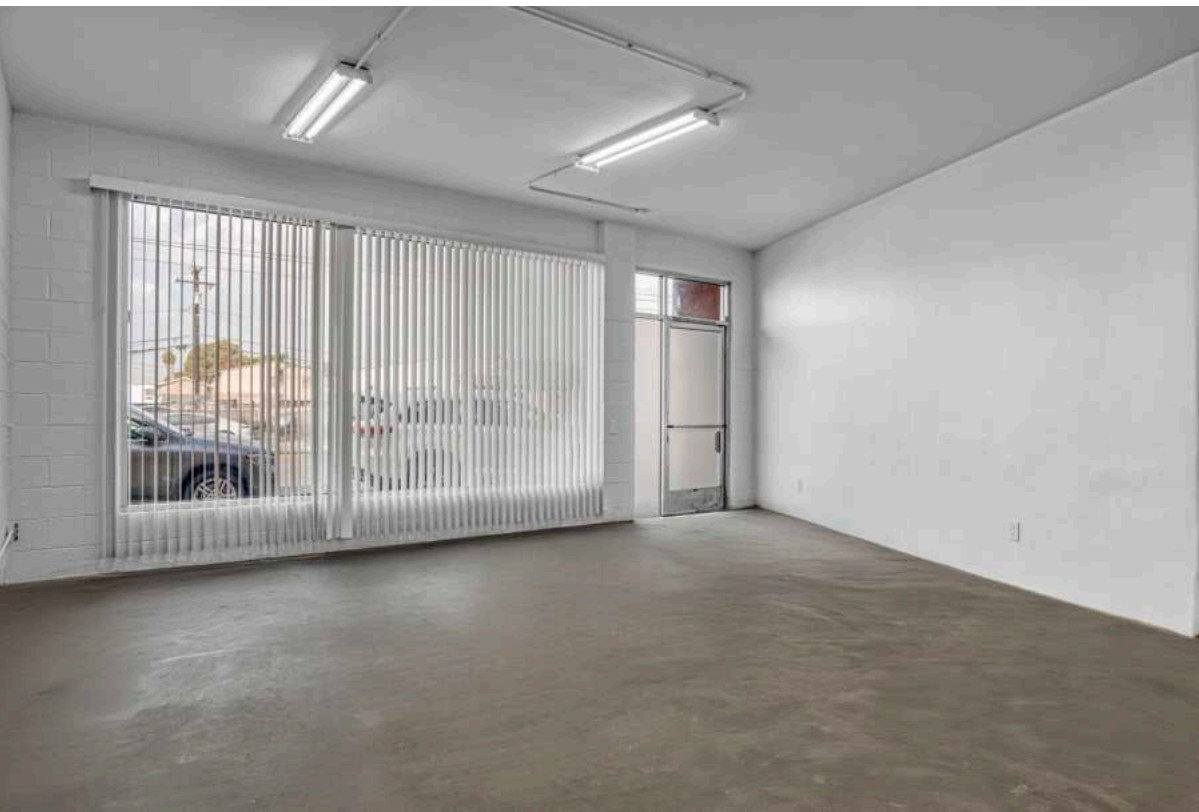
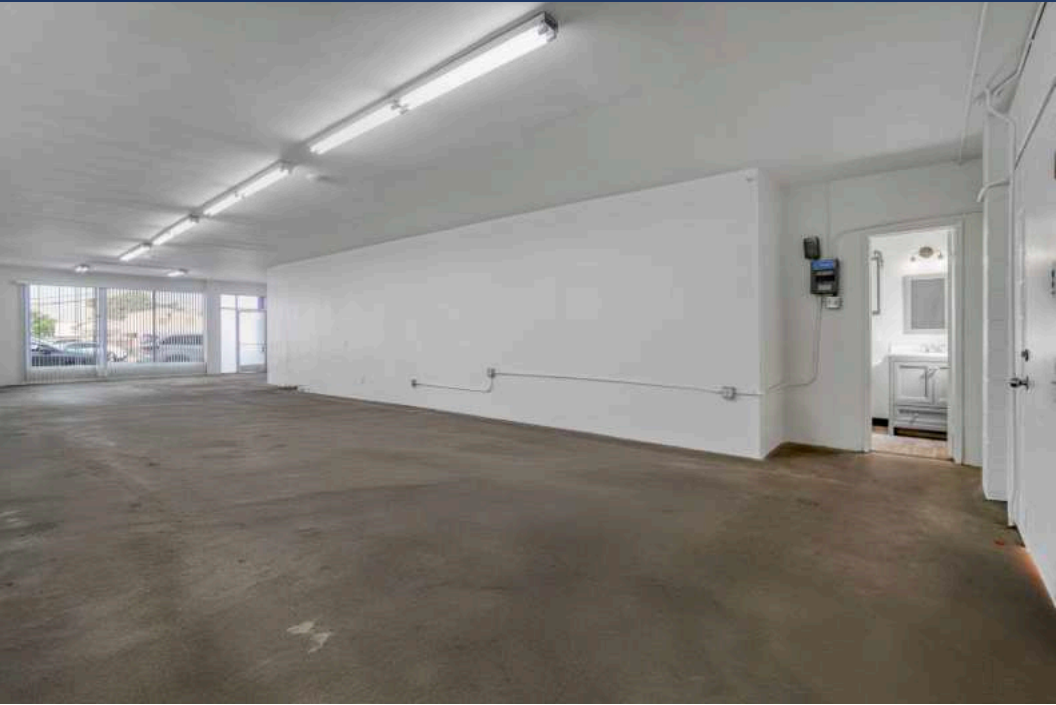


## Property Photos: *Unit # 21514 Layout*



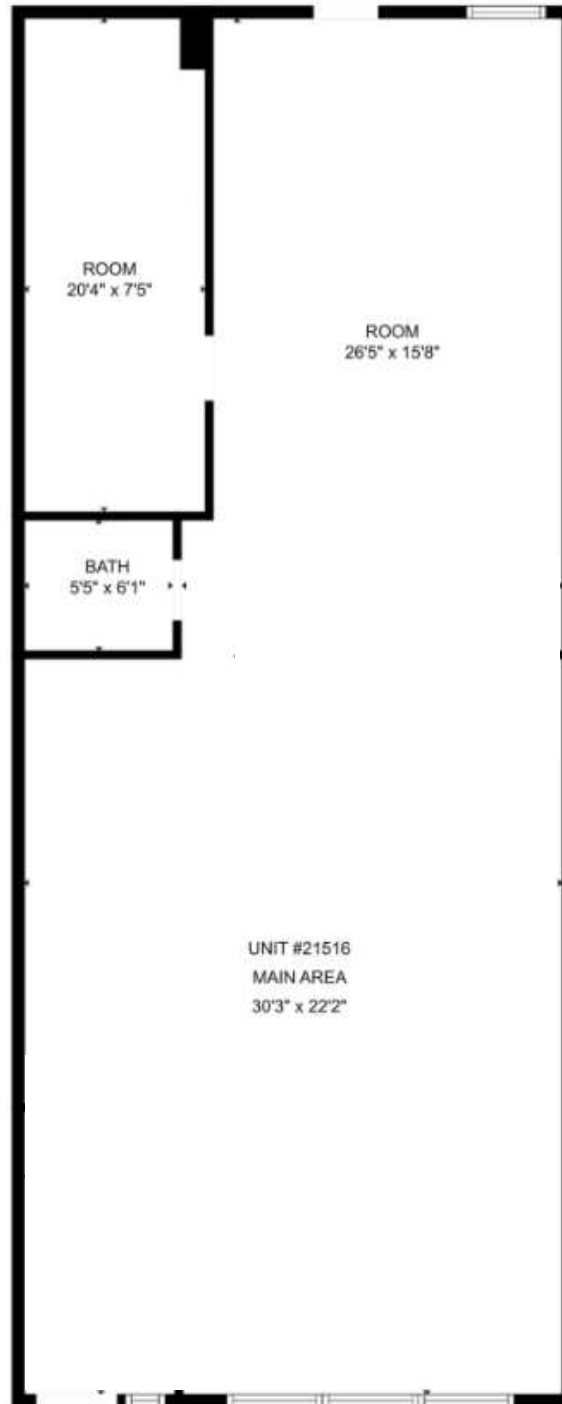


## Property Photos: *Unit # 21514 Interior / Exterior*





## Property Photos: *Unit # 21516 Layout*





## Property Photos: Unit # 21516 Interior/ Exterior





# Property Analysis





# Rent Roll

## RENT ROLL

UNIT	TENANT	UNIT SQFT	RENT/SQFT	PRO FORMA	RENT/SQFT (HIGH)	PRO FORMA (HIGH)
21512	BUYER'S CHOICE	1850	\$1.89	\$3,495	\$2.11	\$3,895
21514	BUYER'S CHOICE	1040	\$1.97	\$2,050	\$2.36	\$2,450
21516	BUYER'S CHOICE	1550	\$1.67	\$2,595	\$1.87	\$2,895
TOTAL		4440	\$1.84	\$8,140	\$2.11	\$9,240

## LEASES

UNIT	TENANT	PARKING	MAINTENANCE PAID	NOTES	UTILITIES PAID	EXPIRATION
21512	BUYER'S CHOICE	STREET / ON-SITE	TBD	VACANT	TBD	N/A
21514	BUYER'S CHOICE	STREET / ON-SITE	TBD	VACANT	TBD	N/A
21516	BUYER'S CHOICE	STREET / ON-SITE	TBD	VACANT	TBD	N/A



# Financials

## OFFERING PRICE

\$1,150,000

14% RENTAL UPSIDE

\$259 PRICE PER SQFT

1955 YEAR BUILT

\$/SQFT	\$259
TOTAL LOT SQFT	7,476
TOTAL SQFT	4,440
TOTAL UNITS	3

CURRENT METRICS

CAP RATE 6.41%

GRM 11.77

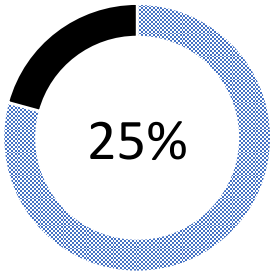
PRO FORMA METRICS

CAP RATE 9.35%

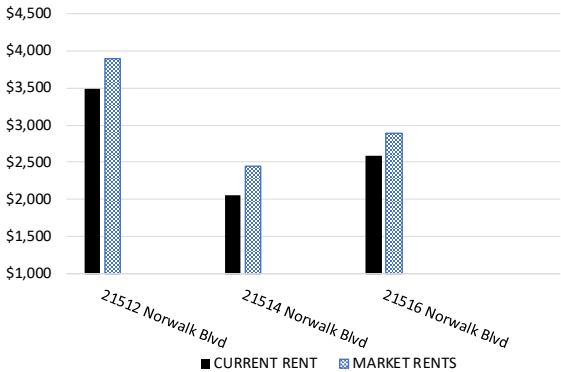
GRM 10.37

INCOME	CURRENT	PRO FORMA
Gross Potential Income	\$97,680	\$110,880
Vacancy Reserve	(\$2,930)	(\$3,326)
Effective Gross Income	\$94,750	\$107,554
EXPENSES	CURRENT	PRO FORMA
Property Taxes	\$14,375	
Insurance	\$6,660	

## EXPENSE RATIO



## UPSIDE ANALYSIS



## PROPOSED DEBT

LOAN AMOUNT	\$690,000	INTEREST RATE	7.10%
DOWN PAYMENT	40% \$460,000	FIXED (YRS)	5
DEBT COVERAGE RATIO	1.32	AMORTIZATION (YRS)	30
MONTHLY LOAN PAYMENT	\$4,637		

Total Expenses	(\$21,035)	\$0
Net Operating Income	\$73,715	\$107,554

UNIT MIX ANALYSIS			
TYPE	% OF TOTAL	TOTAL	AVG. RENT
21512 Norwalk Blvd	33%	1	\$3,495
21514 Norwalk Blvd	33%	1	\$2,050
21516 Norwalk Blvd	33%	1	\$2,595

## AGENT CONTACT

JACK MCCANN	(310) 382-1063	<a href="mailto:JACK@LYONSTAHL.COM">JACK@LYONSTAHL.COM</a>
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# ***Hawaiian Gardens (C2) Downtown District: Zoning Information***

## **C2 Zoning Permitted Uses:**

- Mixed Use Development (residential and commercial)
- Pawn Shops
- Pharmacies
- Photo Studios
- Permanent Real Estate Offices (2+ year leases / holding period)
- Retail Stores
- Supermarkets
- Administrative/Professional Offices
- General Offices
- Financial Institutions (mortgage, real estate, tax, bookkeeping, credit, insurance, brokers etc...)
- Antique Stores
- Auto Accessories, without installation / repair
- Bakeries
- Barbers
- Beauty Shop
- Book Stores
- Coffee Shops
- Computer Sales and Repair
- Dance Studios
- Delicatessen Stores
- Drug Stores
- Dry Cleaners
- Eating/Drinking Establishments
- Flower Shops
- Furniture Stores
- Hair Salons
- Hobby and Craft Stores
- Laundromats
- Massage Parlors (with state license)
- Nail Salons
- Optometrist / Optical Stores



## 21512-21516 Norwalk Blvd: *Loan Information*

Loan Options	Option 1 Floating Rate Bridge	
Purchase Price	\$1,150,000	
Loan Amount	\$690,000	
Loan-to-Value	60%	
Debt Coverage Ratio (DCR)	1.25	
Current Interest Rate	<b>7.10%</b>	
Index	1 Month SOFR	
Margin	3.00%	
Floor / Ceiling	5.67% / None	
Loan Term	10	
Amortization in Years	30	
I/O Monthly Payment*	<b>\$4,083</b>	
Monthly Payment	<b>\$4,637</b>	
Recourse	Yes	
Impounds	TBD	
Pre-Payment Penalty	Year 1	
	1%	
Loan Fee	1%	
Appraisal/Due Diligence	\$6,500	
Closing/Processing/Underwriting	Included Above	

# 21512-21516 Norwalk Blvd: *Loan Information*

**Tyler Bradford**

*Principal*

(310) 850-7197 (Mobile)

[tyler@convoy-cap.com](mailto:tyler@convoy-cap.com)

DRE #01860008



**CONVOY  
CAPITAL**

**Nate Toomey**

*Loan Associate*

(213) 291-7737 (Office)

[nate@convoy-cap.com](mailto:nate@convoy-cap.com)

DRE #02283747

Prepared for:

C/O Jack McCann

9/29/2025

Property Address:

21512-21516 Norwalk Blvd  
Hawaiian Gardens, CA 90716

Quote #1

Loan Options	Option 1 Floating Rate Bridge	Option 2 3-Year Fixed Bridge
Purchase Price	\$1,150,000	\$1,150,000
Loan Amount	\$690,000	\$690,000
Loan-to-Value	60%	60%
Debt Coverage Ratio (DCR)	1.25	1.25
Current Interest Rate	<b>7.10%</b>	<b>6.58%</b>
Index	1 Month SOFR	1 Month SOFR
Margin	3.00%	3.00%
Floor / Ceiling	5.67% / None	6.00% / 13.00%
Loan Term	10	3
Amortization in Years	30	30
I/O Monthly Payment*	<b>\$4,083</b>	<b>\$3,784</b>
Monthly Payment	<b>\$4,637</b>	<b>N/A</b>
Recourse	Yes	Yes
Impounds	TBD	TBD
Pre-Payment Penalty	Year 1	Years 1-2
	1%	3-2%
Loan Fee	1%	1%
Appraisal/Due Diligence	\$6,500	\$6,500
Closing/Processing/Underwriting	Included Above	Included Above

\*Both options provide 3 years interest only



# Location Overview







NORWALK BLVD  
± 26,000 VPD

DEL AMO BLVD  
± 23,000 VPD

ABRIEL RIVER FWY  
203,000 VPD

CENTRALIA ST  
± 14,000 VPD

CARSON T  
± 28,100 VPD

ORANGE AVE  
± 13,300 VPD

MOODY ST  
± 18,500 VPD

BALL RD  
± 22,000 VPD

**SUBJECT  
PROPERTY**



# WALKABILITY

21512 Norwalk Boulevard has a Walk Score of 88 out of 100. This location is Very Walkable so most errands can be accomplished on foot. This location is in Hawaiian Gardens. Nearby parks include Bloomfield Park, Clarkdale Park and Lee Ware Park.

Walk Score

88

**Very Walkable**

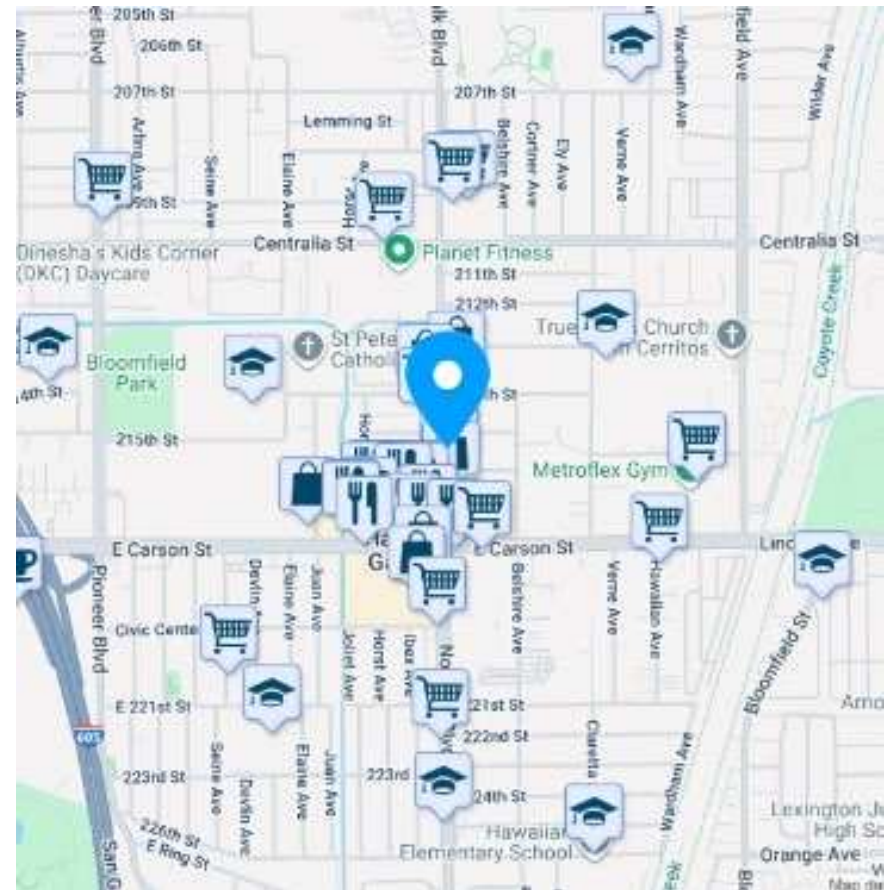
Most errands can be accomplished on foot.

Bike Score

76

**Very Bikeable**

Biking is convenient for most trips.





# Hawaiian Gardens

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*THE GARDENS CASINO*

Hawaiian Gardens, located in Los Angeles County, California, is a vibrant city known for its diverse community and strategic location. Situated along major thoroughfares like Norwalk Blvd, the city enjoys a steady flow of vehicular traffic, making it an ideal location for businesses seeking visibility and accessibility. Norwalk Blvd serves as a crucial artery connecting various neighborhoods and commercial districts, ensuring a constant stream of potential customers and clients.

One of the cornerstones of the economy in Hawaiian Gardens is the Hawaiian Gardens Casino. As a prominent fixture in the city, the casino attracts visitors from across the region, contributing significantly to local commerce and tourism. The presence of the casino provides a boost to the economy, creating employment opportunities and stimulating ancillary businesses such as restaurants, hotels, and entertainment venues.



*THE BINGO CLUB*

The economy of Hawaiian Gardens demonstrates resilience and growth, with a diverse range of businesses thriving in the area. The strategic location along Norwalk Blvd contributes significantly to the economic vitality of the city, attracting both local residents and visitors passing through. This bustling thoroughfare serves as a hub for commerce, providing opportunities for retail establishments, restaurants, and service-oriented businesses to flourish.

Moreover, Hawaiian Gardens benefits from its proximity to other major cities and transportation hubs, enhancing its connectivity and accessibility within the broader region. With its favorable economic indicators and the presence of the casino, Hawaiian Gardens presents a promising environment for businesses to thrive and investors to capitalize on lucrative opportunities.



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