

600 E. Imperial Hwy

Corporate 7-Eleven (Dollar Hub) Anchored NNN Center



Los Angeles, CA 90059



APPROXIMATELY 4,000 SF RETAIL SHOPPING CENTER ON 10,893 SF LA-C2 ZONED CORNER LOT.

600 E. Imperial Hwy

Los Angeles, CA 90059

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A nighttime photograph of a bridge with multiple arches, illuminated by streetlights. In the background, a city skyline is visible with several tall buildings, some of which are lit up. The sky is dark blue, and the overall scene is dimly lit, with the primary light sources being the bridge's streetlights and the city's lights.

Executive Summary

600 E. Imperial Hwy



PROPERTY HIGHLIGHTS

- APPROXIMATELY 4,000 SF RETAIL SHOPPING CENTER ON 10,893 SF LA-C2 ZONED CORNER LOT.
- SUBJECT PROPERTY OFFERS 2 POINTS OF INGRESS & EGRESS WITH A MONUMENT SIGN LOCATED AT THE SIGNALIZED CORNER.
- GREAT ACCESSIBILITY; CONVENIENTLY LOCATED JUST NORTH OF THE 105 FREEWAY & EAST OF THE 110 FREEWAY
- GOOD CAR TRAFFIC COUNTS; APPROX. 50,000 CARS PER DAY AT THIS SIGNALIZED INTERSECTION.
- 7-ELEVEN CORPORATE GUARANTEED LEASE THROUGH DECEMBER 2026
- PROPERTY PROVIDES GOOD ON-SITE PARKING, IN ADDITION TO AMPLE STREET PARKING.
- ADDITIONAL INCOME FROM A DOUBLE SIDED BILLBOARD
- OUTSTANDING DEMOGRAPHICS; OVER 40,000 PEOPLE RESIDE WITHIN A 1-MILE RADIUS & OVER 400,000 PEOPLE RESIDE WITHIN A 3-MILE RADIUS.

Property Summary

PRICE ▪ 2,295,000

YEAR BUILT ▪ 1987

BUILDING SF ▪ 4,000

LOT SF ▪ 10,893

UNITS ▪ 3

PARKING ▪ On-Site

ZONING ▪ LA-C2

APN ▪ 6072-004-026

*Buyer to do their own Due Diligence



Investment Highlights

- ±4,000 SF shopping center on a 10,893 SF signalized corner lot
- Prime visibility with approx. 50,000 vehicles per day
- **Corporate Guaranteed Lease by 7-Eleven through December 2026!!!**
- Additional income from double-sided billboard in the parking lot
- Parking: Approx. 13 on-site spaces + 1 handicap space
- Access: Two points of ingress/egress + monument sign at corner
- Excellent connectivity near 105 & 110 Freeways
- Ideal NNN investment with strong credit tenancy & minimal management
- Attractive opportunity in a high-traffic, high-visibility location

Investment Overview

This approximately 4,000-square-foot retail shopping center is strategically positioned on a 10,893-square-foot signalized corner lot, offering a versatile space suitable for a variety of business ventures. The property boasts a prime location at a bustling signalized intersection with impressive traffic counts of approximately 50,000 vehicles per day, ensuring high visibility and steady customer flow.

The center is currently leased to two tenants: Dollar Hub (a Subleasee of 7-Eleven Corporate) and Spacetel LLC, a wireless retailer. Additional income is generated from a double-sided billboard.

Spacetel LLC brings strong, proven retail presence to your property. As a premium authorized retailer for Cricket Wireless, Spacetel operates more than 200 stores across California, Oregon, Colorado and Arizona, supported by a team of 200–500 employees. Their business model centers on essential wireless services, monthly plans and device/accessory sales, offerings that tend to generate recurring customer traffic. That means consistent foot traffic, dependable lease payments and a tenant with a history of managing multiple retail locations successfully.

The property features approximately 13 on-site parking spaces plus one handicap space, two points of ingress and egress, and a monument sign at the signalized corner. Its proximity to the 105 and 110 Freeways provides convenient access for commuters.

This offering is ideal for an investor seeking a NNN property with a strong international credit tenant and a national tenant with over 200 locations. With minimal management requirements, this well-located center presents a compelling opportunity in a high-traffic area.



Financial Analysis

Current Rent Roll									Proforma		
Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Monthly Rent	Rent/SF	Increases	Options	Lease Type	Proforma Rent	Proforma Rent/SF	Proforma Lease Type
7-Eleven (Dollar Hub)	3,300	8/1/14	12/31/26	\$8,530.50	\$2.59	10% on Option	(2)-5yr	NNN	\$9,383.55	\$2.84	NNN
Spacetel LA, Inc.*	700	10/1/20	12/31/30	\$3,475.00	\$4.96	3%/yr	(1)-5yr	NNN	\$3,686.63	\$5.27	NNN
Billboard**		2/1/92	m-m	\$150.00					\$150.00		
Total Square Feet	4,000			\$12,155.50					\$13,220.18		

* Flat rent thru 12/31/2027 followed by 3% yearly increases & 1 (5) year Option at 3% increase

** Billboard Pays Yearly in August

INVESTMENT SUMMARY

Price:	\$2,295,000
Year Built:	1987
SF	4,000
Price / SF:	\$573.75
Lot Size (SF):	10,893
Price/SF (Lot):	\$210.69
Units:	3
Parking:	On-Site
Zoning:	LA-C2
APN:	6072-004-026
Current Cap Rate:	6.4%
Proforma Cap Rate:	6.8%

	Current	Proforma
Gross Rent	\$145,866	\$158,642
TOTALS	\$145,866	\$158,642
Annualized Income	Current	Proforma
Gross Potential Rent	\$145,866	\$158,642
Less: Vacancy	\$0	(\$3,173)
Reimbursements	\$41,488	\$41,488
Effective Gross Income	\$187,354	\$196,957
Less: Expenses	(\$41,488)	(\$41,488)
Net Operating Income	\$145,866	\$155,469
Annualized Expenses	Current	Proforma
Property Taxes	\$28,688	\$28,688
Insurance	\$6,000	\$6,000
Utilities	TENANT	TENANT
Repairs & Maintenance	\$1,800	\$1,800
Management	\$5,000	\$5,000
Total Expenses	\$41,488	\$41,488
Expenses Per RSF	\$10.37	\$10.37





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PRIME CENTRAL LOCATION





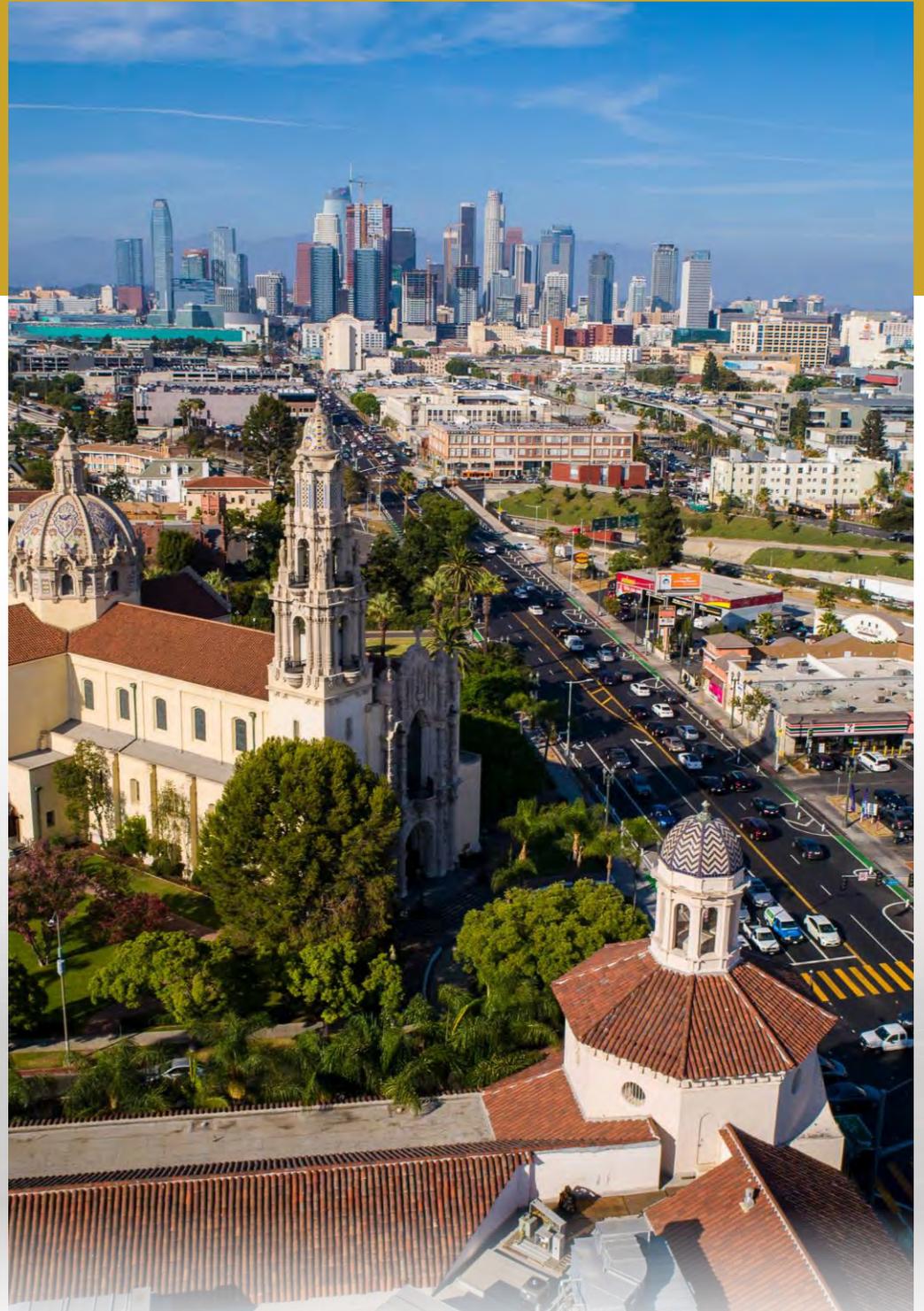
Location Overview

600 E. Imperial Hwy

SOUTH Los Angeles

South Los Angeles is a densely populated and economically active trade area with an estimated 790,000 to 800,000 residents and population densities reaching more than 17,000 people per square mile, creating consistent foot and vehicle traffic throughout the day. The region supports a broad mix of employers across retail, services, manufacturing, wholesale, and transportation, which contributes to a strong daytime population and steady customer flow for neighborhood retail centers.

With major arteries like the 105 and 110 freeways feeding into the area and a large base of small and mid-sized businesses, well-located properties along established corridors such as Imperial Highway benefit from both local demand and commuter activity, making this pocket of South Los Angeles a reliable environment for daily-needs and service-oriented tenants.



SOUTH LOS ANGELES



The Neighborhood

SOUTH LA



Located along Imperial Highway in South Los Angeles, this property benefits from a highly connected urban setting with proximity to major employment, transit, and redevelopment zones. Residents enjoy convenient access to the rapidly transforming Inglewood area, home to SoFi Stadium and the Intuit Dome, as well as growing commercial investment along the Century Boulevard and Crenshaw corridors. The property is minutes from USC and Exposition Park, featuring cultural landmarks such as the California Science Center and the Natural History Museum, and benefits from connectivity to LAX and major freeway systems including I-105 and I-110. Positioned on a residential street within an evolving urban environment, the location offers a balance of neighborhood stability with excellent access to regional job centers, transit networks, and ongoing revitalization efforts in South Los Angeles.



World-Class

SPORTS DESTINATION



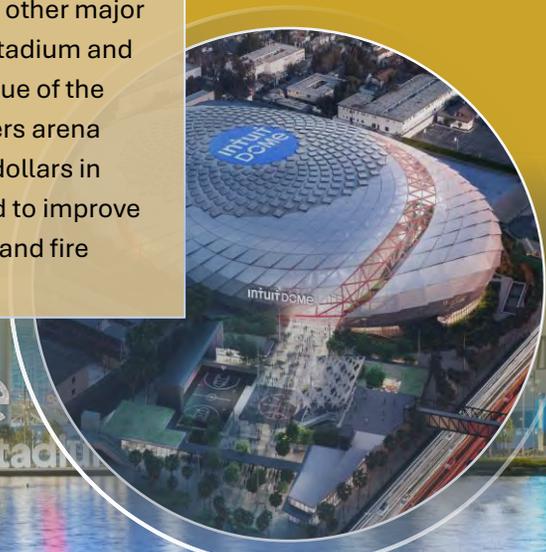
Area Landmarks



Opened in September 2020, the stadium is home to the National Football League (NFL)'s Los Angeles Chargers and Los Angeles Rams, as well as the annual LA Bowl in college football. Capacity is 70,240 to 100,240. Built 2016-2020. Cost \$5.65B

8 FIFA World Cup Matches in 2026, Superbowl 61 in 2027, the 2028 Olympic Games, and the NBA All-Star Game Weekend in 2026.

The arena is located south of the other major Inglewood sports venues, SoFi Stadium and the Kia Forum. It is the home venue of the Los Angeles Clippers. The Clippers arena project will generate millions of dollars in new tax revenue that will be used to improve local parks, libraries, and police and fire services.



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