

5371
Alhambra Ave
Mixed Use Property

EL SERENO | FOR SALE





5371 ALHAMBRA AVE - EL SERENO

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5371 ALHAMBRA AVE - EL SERENO

Property Overview:

5371 Alhambra Ave, Los Angeles, CA is a mixed-use property occupied by a café in the front commercial portion of the building and a residential tenant in the rear residential unit, providing existing income for an investor.

The property is located along Alhambra Avenue, a well-traveled commercial corridor with easy access to major freeways, supporting strong visibility and customer accessibility. The site is minutes from California State University generating consistent traffic from students, faculty, and staff that benefits the café tenant.

The property also falls within the Restaurant Beverage Program designated area, allowing the commercial tenant to pursue expanded alcohol service with an over the counter expedited permit. This designation provides meaningful upside potential for food and beverage concepts seeking to enhance revenue through alcohol sales and increases the leasability of the property.

The residential component offers stable in-place income, further strengthening the asset's long-term investment profile. Under C2 zoning, an investor is also able to convert the 528 sf garage into an ADU (please verify city code to confirm) for additional income on the property.

5371 Alhambra Ave

Property Details:

- Building SF: 1,538 sf + garage
- Commercial SF: 623 sf + storage
- Residential SF: 915 sf
- Lot Size: 5,011 sf
- Year Built: 1926
- Zoning: LAC2
- APN: 5220-017-003
- Parking: One dedicated parking in the rear
- Usage: Mixed Use: Retail/Cafe + One 2 bed 1 bath Residential Unit



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Tenant Info: Holy Grounds Coffee & Tea

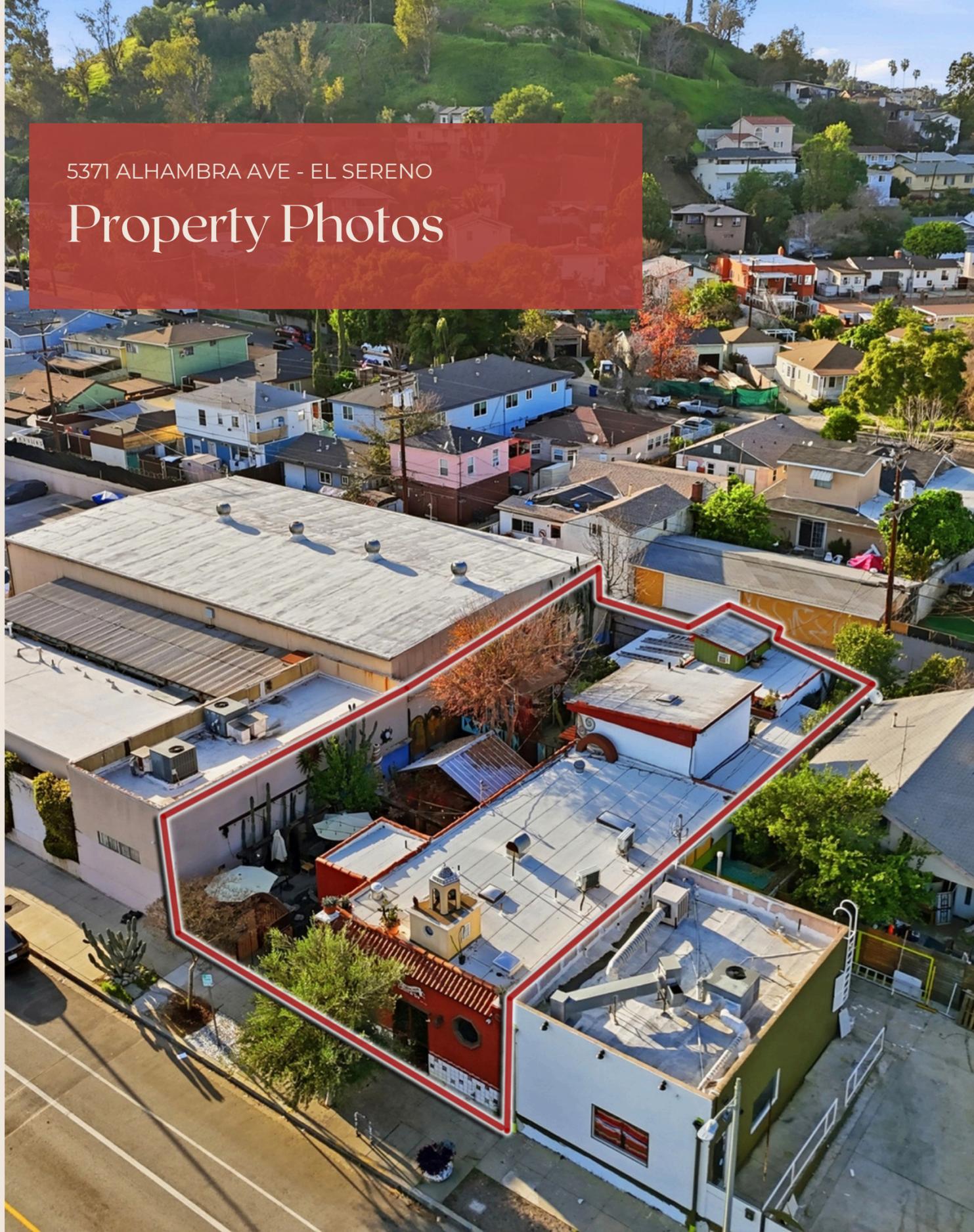
Holy Grounds Coffee & Tea, established in 2012, is a beloved “third space” and longstanding community hub serving Northeast Los Angeles. Founded by a local entrepreneur, the café began as a passion project catering to early morning commuters and quickly evolved into a vibrant gathering place where neighbors connect, local artists showcase their work, and community events bring people together—solidifying its reputation as a true Eastside institution.

The café offers a curated selection of coffee, tea, pastries, salads, and sandwiches, and is known for its welcoming atmosphere and beautiful outdoor patio with a relaxing fountain. Over the years, Holy Grounds has hosted open mic nights, live music, comedy, and community gatherings, reinforcing its role as a cultural anchor in the neighborhood.



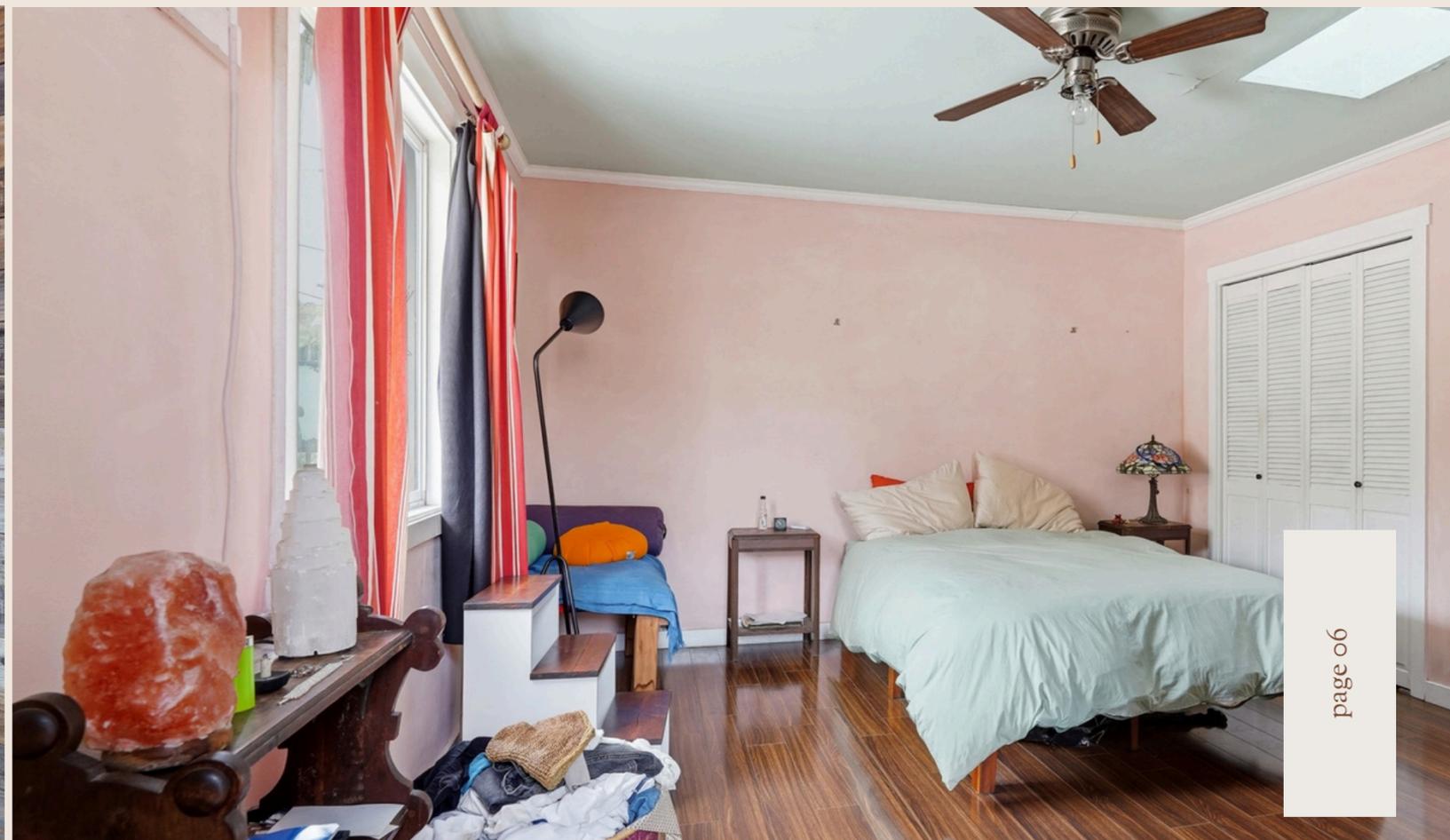
5371 ALHAMBRA AVE - EL SERENO

Property Photos





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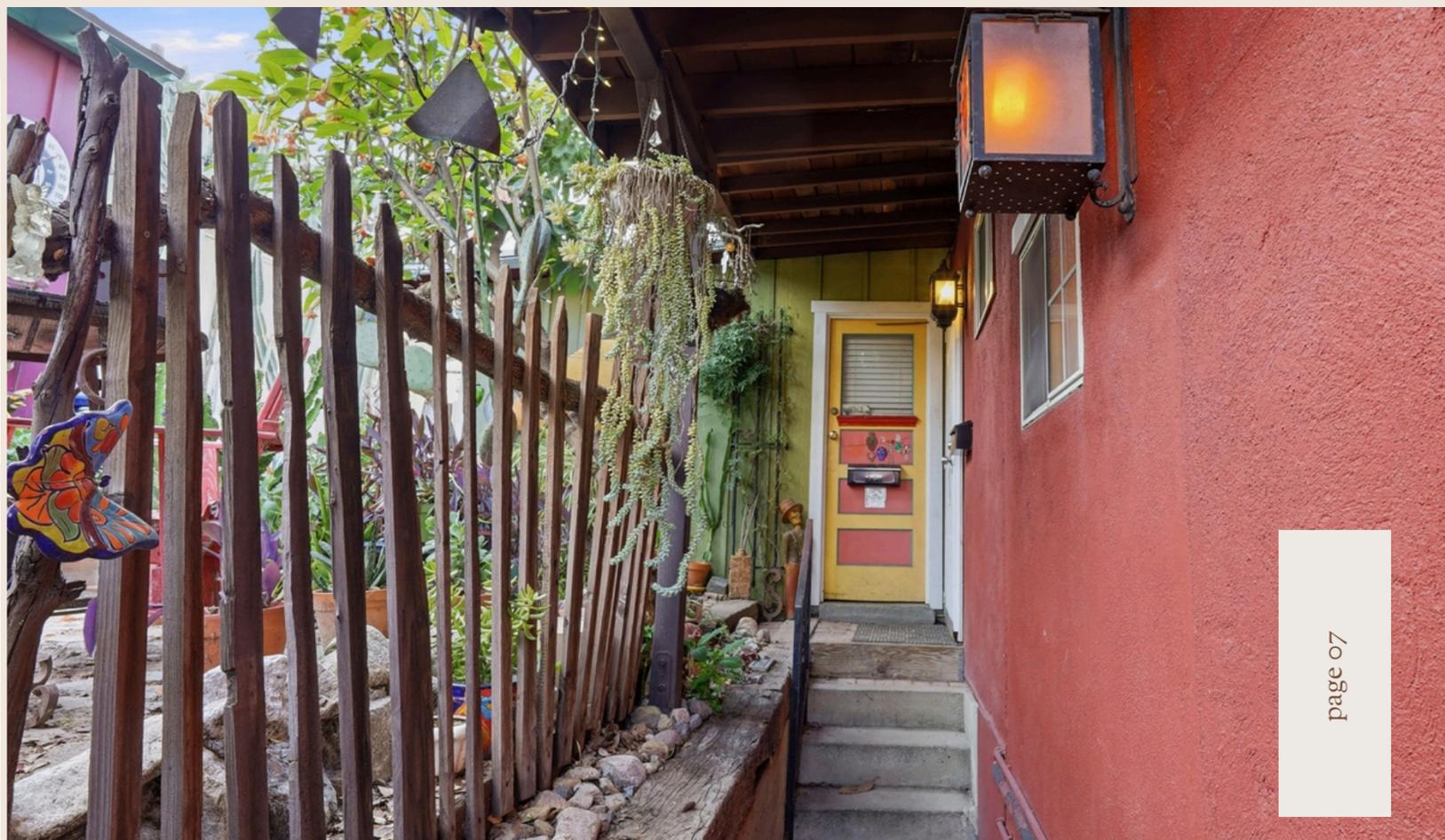




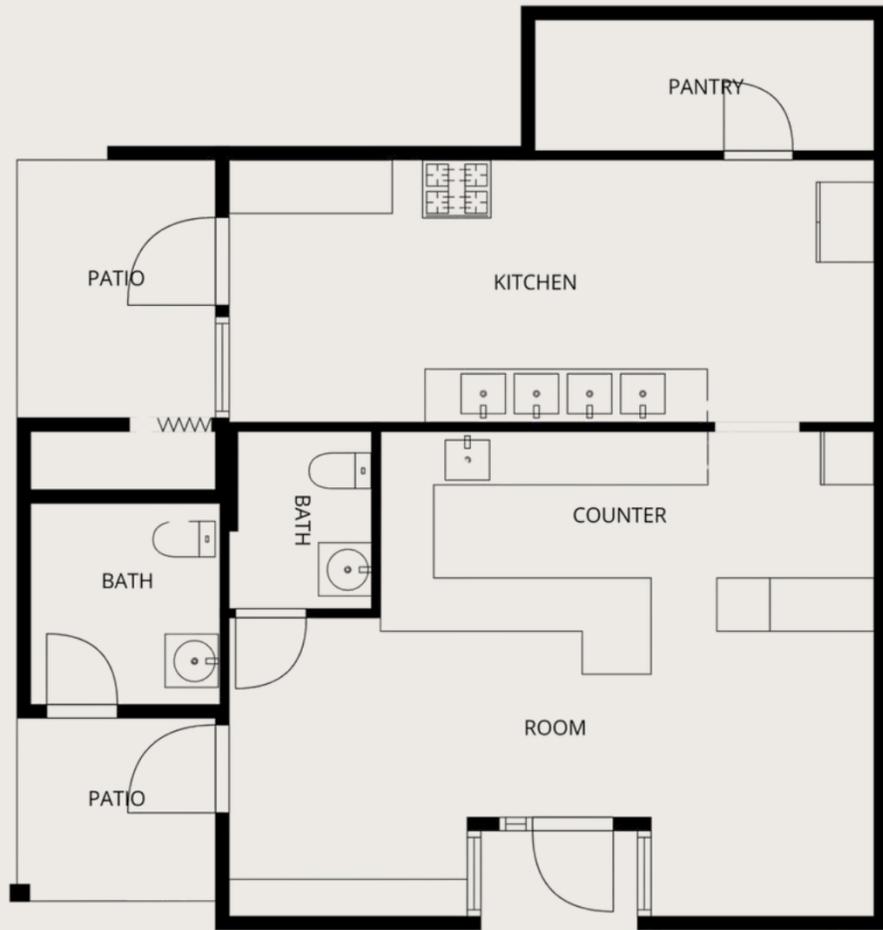
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Property Photos

GARAGE



FLOOR PLANS



***CAFE FLOOR PLAN**

***2 BED 1 BATH RESIDENTIAL UNIT FLOOR PLAN**



1st floor



2nd floor

5371 ALHAMBRA AVE - EL SERENO

Rent Roll

Rent Roll

| RETAIL RENT ROLL | | | | | | | |
|-----------------------|--------|-----------------|-----------------------|------------|-----------------|--------------|-----------|
| Unit | Size | Rent (\$/sf/mo) | Annual Rent (\$/year) | Lease Type | Increases | Lease Length | Utilities |
| Café | 623 sf | \$5,319.50 | \$63,834.00 | MG | 5% annual | 1/30/28 | Tenant |
| RESIDENTIAL RENT ROLL | | | | | | | |
| Unit | Size | Rent (\$/sf/mo) | Annual Rent (\$/year) | Lease Type | Increases | Lease Length | Utilities |
| 2 Bed 1 Bath | 915 sf | \$2,500.00 | \$30,000.00 | MG | No rent control | MTM | Landlord |

Pro Forma Rent Roll

| PRO FORMA RENT ROLL | | | | | | | |
|-----------------------|--------|-----------------|-----------------------|------------|-----------|--------------|-----------|
| Unit | Size | Rent (\$/sf/mo) | Annual Rent (\$/year) | Lease Type | Increases | Lease Length | Utilities |
| Café | 623 sf | \$6,000.00 | \$72,000.00 | MG | 5% annual | 1/30/28 | Tenant |
| Storage | | \$500.00 | \$6,000.00 | MG | | | |
| Garage potential ADU | 528 sf | \$1,500.00 | \$18,000.00 | MG | | | |
| RESIDENTIAL RENT ROLL | | | | | | | |
| Unit | Size | Rent (\$/sf/mo) | Annual Rent (\$/year) | Lease Type | Increases | Lease Length | Utilities |
| 2 Bed 1 Bath | 915 sf | \$2,500.00 | \$30,000.00 | MG | | | Landlord |

Income & Expense Statement Pro-forma

| Pro Forma: | | | |
|---------------------------|---------------|------------------|--------|
| | Monthly | Annual | SF |
| Pro Forma: Café | \$ 6,000.00 | \$ 72,000.00 | 623 sf |
| Residential | \$ 2,500.00 | \$ 30,000.00 | 915 sf |
| Storage | \$ 500.00 | \$ 6,000.00 | |
| Garage potential ADU | \$ 1,500.00 | \$ 18,000.00 | 528 sf |
| Total | | \$ 126,000.00 | |
| Gross Income | | \$ 126,000.00 | |
| Operating Expenses | | \$ (40,320.00) | 32% |
| Vacancy | | \$ (7,560.00) | 6% |
| Taxes | | \$ (12,500.00) | 1.25% |
| NOI | | \$ 65,620.00 | |
| Approximate value | Cap rate 5.5% | \$ 1,193,090.909 | |
| Approximate value | Cap rate 6.5% | \$ 1,009,538.46 | |



Contact Us:

Julie Chavez
(818) 749-2648
julie@urbanlimere.com
DRE#02053293

Ivan Robles
(323) 872-6319
Ivan@aspirelosangeles.com
DRE#02069431

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