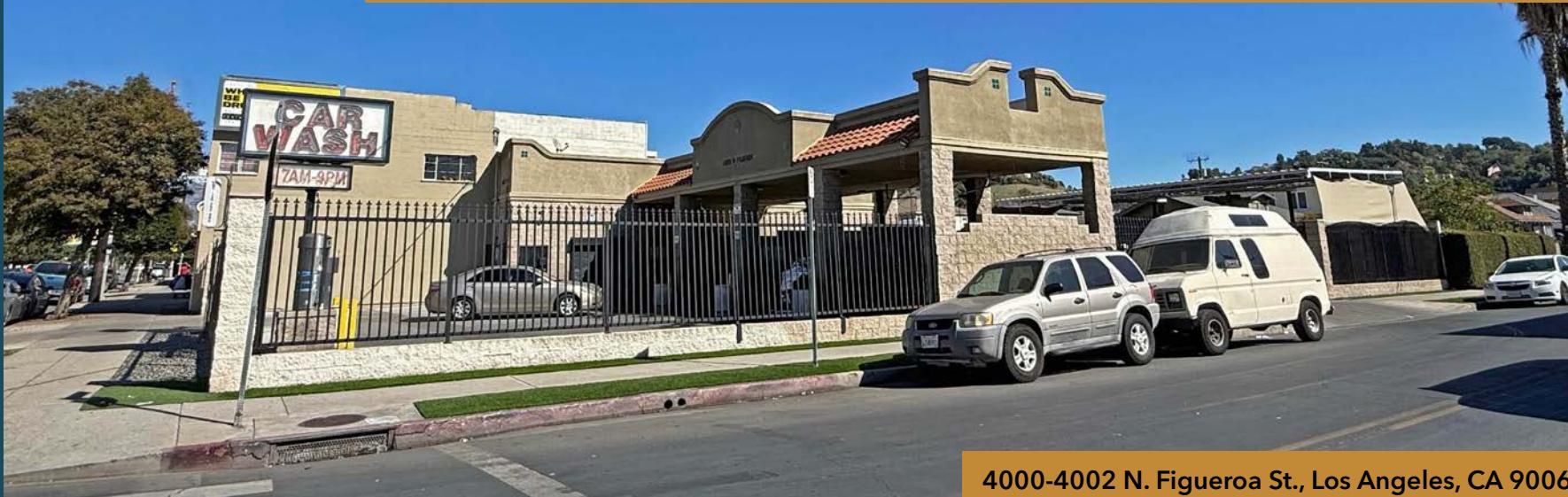


# SELF SERVICE CAR WASH, SMOG, & LUBE PORTFOLIO FOR SALE



4000-4002 N. Figueroa St., Los Angeles, CA 90065

JARED SMITS

PRINCIPAL | DRE #01839532

818.444.4986

jsmits@lee-re.com



LEE & ASSOCIATES  
COMMERCIAL REAL ESTATE SERVICES

DO NOT DISTURB TENANTS. ALL PROPERTY VISITS  
AND PROPERTY TOURS MUST BE SCHEDULED  
THROUGH THE LISTING AGENT.



29338 Roadside Dr., Agoura Hills, CA 91301

No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice.



# 4000-4002 N. FIGUEROA ST. Los Angeles, CA 90065

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## PRICING INFORMATION

ASKING PRICE	\$3,500,000
EST. CAP RATE	6.1%
EST NOI	\$213,258

## HIGHLIGHTS

- Opportunity to acquire fee simple interest in the property as well as acquisition of the operating on-site business.
- Located in the Highland Park/Mt. Washington area of Northeast Los Angeles, near SR-110 with light-rail access.
- Strong Street-Level Activity: walkable, dense neighborhood.
- Population ~58,000 in ZIP 90042, with density ~12,900/square mile
- Median Household Income: \$94,400
- Traffic counts for SR-110 near Ave 43–123,000 vehicles per day.
- Major employers within a 3-6-mile radius include key medical centers and colleges (e.g., Occidental College, Keck Medicine of USC, Children's Hospital Los Angeles).

## PROPERTY SPECIFICATIONS

BUILDING AREA	1,538 SF
LOT SIZE	8,280 SF (0.19 AC)
APN	5451-007-018
CAR WASH BAYS	4 Self-Serve Coin Operated
DRYER BAYS	6 Self-Serve Coin Operated
YEARS BUILT	1998
CONSTRUCTION TYPE	Wood Frame
ZONING	LAC2



# INCOME & EXPENSES

4000-4002 N. Figueroa St., Los Angeles, CA 90065

## INCOME

GROSS INCOME 2024	\$308,299
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## EXPENSES

WATER, SEWER, ELECTRICITY	\$33,718
GAS / HEATING	\$0
TRASH REMOVAL	\$3,912
PROPERTY TAXES	\$9,400
INSURANCE	\$3,353
REPAIRS & MAINTENANCE / EQUIPMENT REPLACEMENT / DEPRECIATION / SUPPLIES	\$37,507
CREDIT CARD FEES / PROCESSING	\$3,900
SECURITY / MONITORING	\$1,993
LANDSCAPE / GROUNDS MAINTENANCE	\$0
JANITORIAL / CLEANING	\$0
PERMITS & LICENSES	\$1,257
ADVERTISING / MARKETING	\$0
PROFESSIONAL FEES (ACCOUNTING, LEGAL, ETC.)	\$0
MANAGEMENT FEE	\$0
BANK CHARGES / MISCELLANEOUS FEES	\$0
<b>TOTAL EXPENSES</b>	<b>\$95,041</b>
<b>NET OPERATING INCOME</b>	<b>\$213,258</b>

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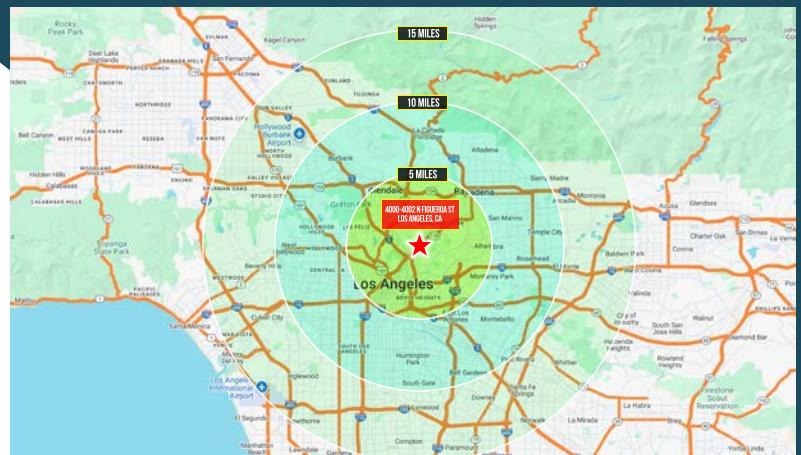
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# AMENITIES AERIAL & REGIONAL MAP

4000-4002 N. Figueroa St., Los Angeles, CA 90065

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**29338  
ROADSIDE DR.  
Agoura Hills, CA 91301**

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## PRICING INFORMATION

ASKING PRICE	\$6,500,000
EST. CAP RATE	15.42%
EST NOI	\$1,002,568

## HIGHLIGHTS

- Opportunity to acquire fee simple interest in the property as well as acquisition of the operating on-site businesses
- Rare Current Approved uses on site are "grandfathered" and include Auto Repair, Auto Parts Sales, Auto Smog, and self-serve car wash.
- Nearby +/- 280 unit apartment Development set for completion Q1 2027.
- Median Household Income: \$171,944
- Freeway-Visible: Located along the US-101 corridor between Kanan Rd and Reyes Adobe Rd, with freeway segments exceeding ~150,000 vehicles/day.
- Employment Base: Strong regional employment presence nearby with corporate HQs and major employers (life sciences, mortgage, insurance) within the Conejo/Calabasas/Agoura corridor.

## PROPERTY SPECIFICATIONS

BUILDING AREA	2,616 SF
LOT SIZE	26,567 SF (0.61 AC)
APN	2061-004-038
CAR WASH BAYS	3 Self-Serve Coin Operated
DRYER BAYS	4 Self-Serve Coin Operated (Expandable to 6)
AUTOMOTIVE REPAIR BAYS	2
SMOG BAYS	1
YEARS BUILT	1979
CONSTRUCTION TYPE	Wood Frame
ZONING	AH-BP-FC



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# INCOME & EXPENSES

29338 Roadside Dr., Agoura Hills, CA 91301

## INCOME

LUBE / AUTO REPAIR*	\$1,000,000
SMOG	\$310,000
CARWASH	\$90,000
<b>GROSS INCOME 2024</b>	<b>\$1,400,000</b>

*\*Current income from lube/auto repair is taken by a month to month tenant. Seller recommends taking in house to capture the income.*

## EXPENSES

EMPLOYEE LABOR (ESTIMATED)	\$300,000
WATER & SEWER	\$10,148
ELECTRICITY	\$5,954
GAS / HEATING	\$0
TRASH REMOVAL	\$2,196
PROPERTY TAXES	\$14,314
INSURANCE	\$3,353
REPAIRS & MAINT. EQUIPMENT REPLACEMENT / DEPRECIATION / SUPPLIES	\$8,710
CREDIT CARD FEES / PROCESSING	\$2,100
SECURITY / MONITORING	\$722
LANDSCAPE / GROUNDS MAINTENANCE	\$1,800
JANITORIAL / CLEANING	\$0
PERMITS & LICENSES	\$1,878
ADVERTISING / MARKETING	\$6,809
PROFESSIONAL FEES (ACCOUNTING, LEGAL, ETC.)	\$2,022
MANAGEMENT FEE	\$0
SMOG EQUIP. LEASE	\$9,377
CALIF. SMOG CERT. FEE	\$28,050
<b>TOTAL EXPENSES</b>	<b>\$397,432</b>
<b>NET OPERATING INCOME</b>	<b>\$1,002,568</b>

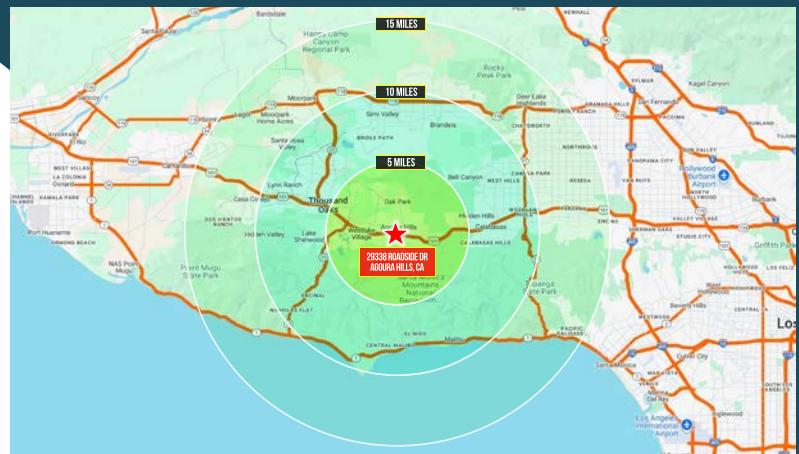
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# AMENITIES AERIAL & REGIONAL MAP

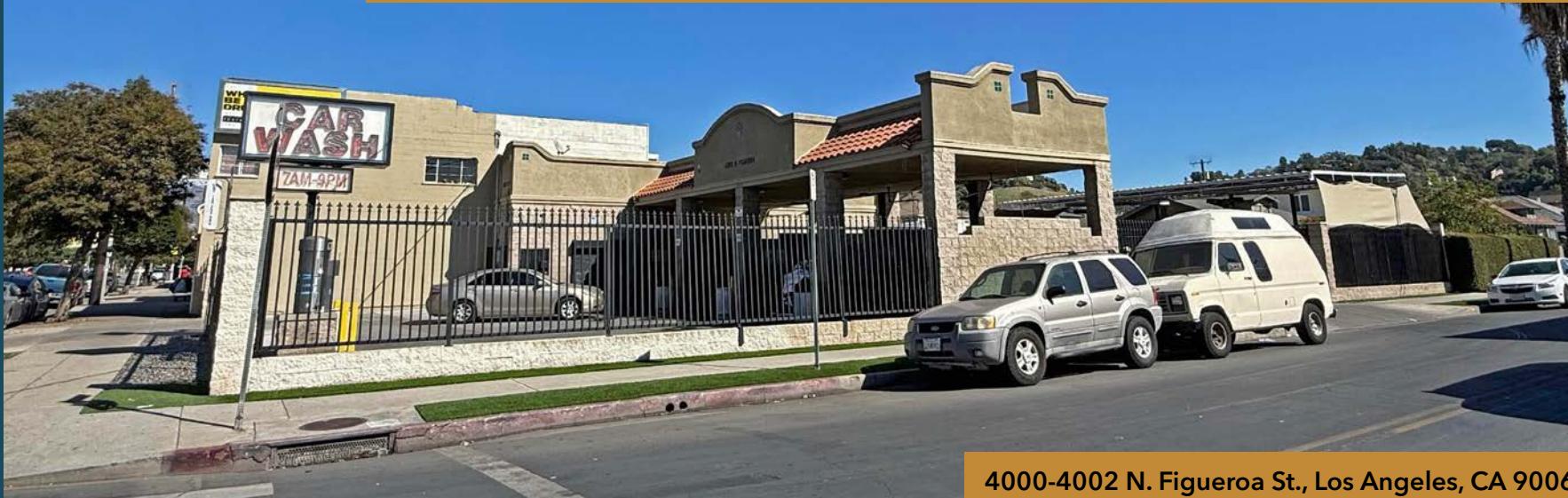
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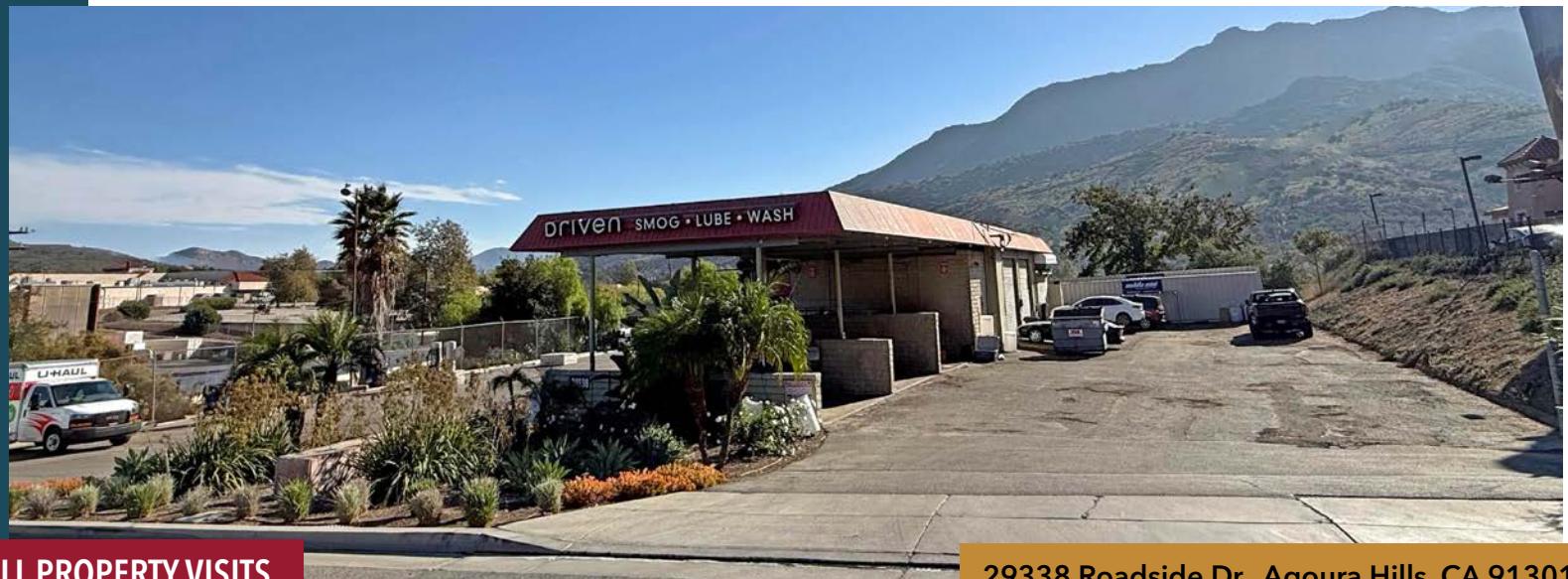
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