

# FOR SALE

## FULLY OCCUPIED SIX UNIT RETAIL CENTER

**ASKING PRICE**  
**\$1,524,000**  
**6.25% CAP RATE**

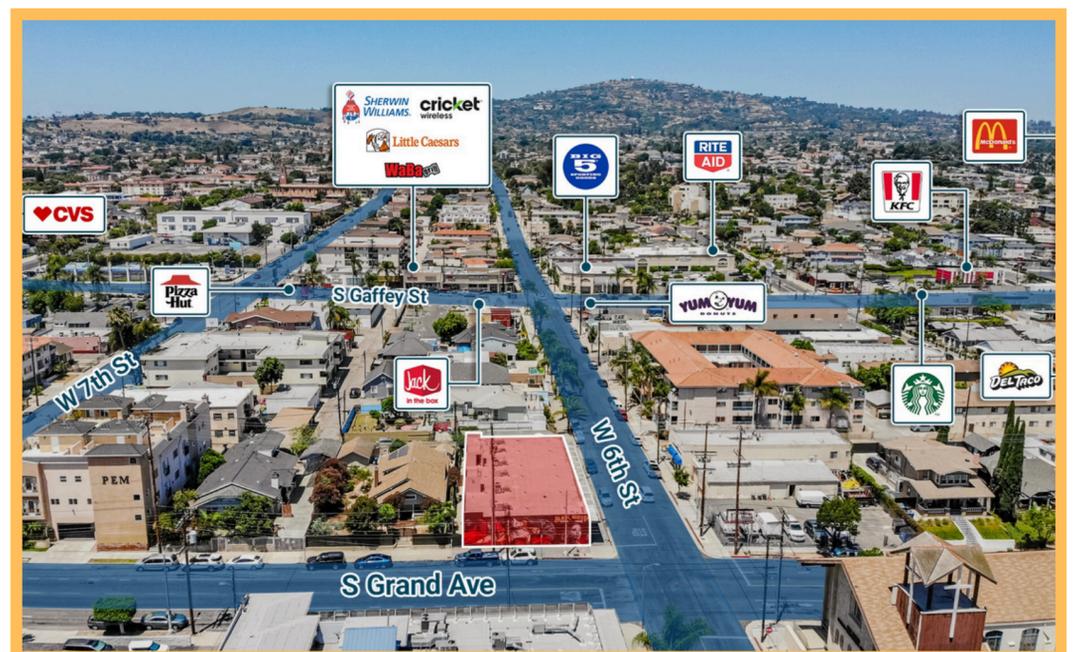


### 6 UNIT STORE FRONT RETAIL

- CORNER PARCEL.
- GATED PARKING LOT.
- 100% LEASED.
- SEPARATLY METERED UNITS.
- STRONG CAP RATE.
- LOW PRICE PSF (\$263)

- **Building Size:** 5,775 sf
- **Lot Size:** 8,408 sf
- **Zoning:** C2
- **NOI:** \$95,256
- **Cap Rate:** 6.25%

**601 - 611 W. 6<sup>TH</sup> ST.  
SAN PEDRO, CA 90731**



**Chris Comfort**  
**DRE: 01407997**

**424-293-8085**

**DRE: 01799409**

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## PROPERTY SUMMARY:

This fully occupied retail center is located in the vibrant neighborhood of San Pedro, CA. The property is situated on a commercial corner and includes a gated parking lot for tenant parking. The building is comprised of 6 commercial units averaging 964 sq. ft. each. The small unit sizes are very attractive to tenants and have always been easily rented. Current tenants are as follows: 1) Production studio. 2) Velvet Hair Salon. 3) Smoke Shop. 4) Fit Lab Gym. 5) Premiere Chiropractic. 6) Vuk Jiu-Jitsu. Each store is individually metered for electricity and gas. At an existing actual cap rate of 6.25%, this asset offers investors an attractive and reliable return on investment. All leases are NNN. The current NOI is \$95,256. The property has 6 parking stalls on site.

The property is located in the heart of San Pedro which boasts one of the strongest population densities in L.A. County. Within a one mile radius from the property, there is a population base of over 41,000 residents. In addition, within a 3 mile radius of the property the average household income is \$110,938. There are scores of national retailers in the area, including McDonald's, Starbucks, Jack & The Box, KFC, CVS, and Del Taco all within ¼ mile of the subject property. This strategic location facilitates international trade and logistics, making it a prime location for businesses involved in shipping, manufacturing, and distribution as well. Small businesses thrive in the area supported by a strong local community and initiatives to foster entrepreneurship.



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## RENT ROLL

#	TENANT	SIZE (SF)	MONTHLY BASE RENT	LEASE START	LEASE TERMINATION DATE	CURRENT CAM
601	TV Production Studio	880	\$1,373	10/7/2024	9/30/2026	\$330
603	Beuty Salon Skin Care	980	\$985	9/16/2025	11/30/2028	\$390
605	Smoke Shop	1,138	\$1,650	6/1/2025	5/31/2027	\$455
607	Fit Lab Gym	875	\$985	11/1/2025	12/31/2026	\$350
609	Chiropractor	1,114	\$1,735	9/10/2024	9/30/2026	\$390
611	Martial Arts	798	\$1,210	11/1/2024	10/31/2026	\$315
	<b>TOTALS</b>	<b>5,785</b>	<b>\$7,938</b>			<b>\$2,230</b>

## EXPENSES

Property Tax at \$1,524,000:	\$19,050	ANNUAL BASE RENT:	\$ 95,256
Insurance:	\$ 6,337	ADJUSTED CAM (\$0.52 psf)	\$ 36,399
Common Area Electricity:	\$ 900	<b>GROSS INCOME:</b>	<b>\$ 105,819</b>
Trash:	\$ 3,912	LESS EXPENSES:	\$(36,399)
Water & Sewer:	\$ 600	<b>NET OPERATING INCOME:</b>	<b>\$ 95,256</b>
Janitorial:	\$3,600	<b>CAP RATE:</b>	<b>6.25%</b>
Reparis and Maint.:	\$2,000		
<b>TOTAL:</b>	<b>\$36,399</b>		
	\$0.52 psf		