

OFFERING MEMORANDUM

5221 E BEVERLY BLVD



EAST LOS ANGELES, CA 90022

TABLE OF CONTENTS

01

EXECUTIVE
SUMMARY

02

PROPERTY
OVERVIEW

03

LOCATION
OVERVIEW

*Exclusively
Listed by*

KELLY BETPOLICE
Senior Vice President
424.653.1842
kelly.betpolice@kidder.com
LIC N° 01470894

KIDDER.COM



The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.



EXECUTIVE SUMMARY

MIXED-USE RETAIL/ RESIDENTIAL BUILDING IN EAST LA

Kidder Mathews, as exclusive advisor, is pleased to present the opportunity to acquire 5221 E Beverly Blvd, East Los Angeles, CA 90022.

5221 E Beverly Blvd is a retail building and residential mixed-use property. The property is comprised of a retail space on the ground floor and 3-bedroom one bath apartment unit above (total square footage for ground floor and second floor is 3,617 SF). The property is currently occupied by a recording studio on the ground floor. Both units, the retail and the apartment unit, will be delivered vacant at the close of escrow.



ADDRESS	5221 E Beverly Blvd, Los Angeles, CA 90022
TOTAL BUILDING SIZE	3,617 SF
TOTAL LOT SIZE	5,516 SF
PRICE	\$1,550,000
LAND PRICE/SF	\$269.59
BUILDING PRICE/SF	\$428.53

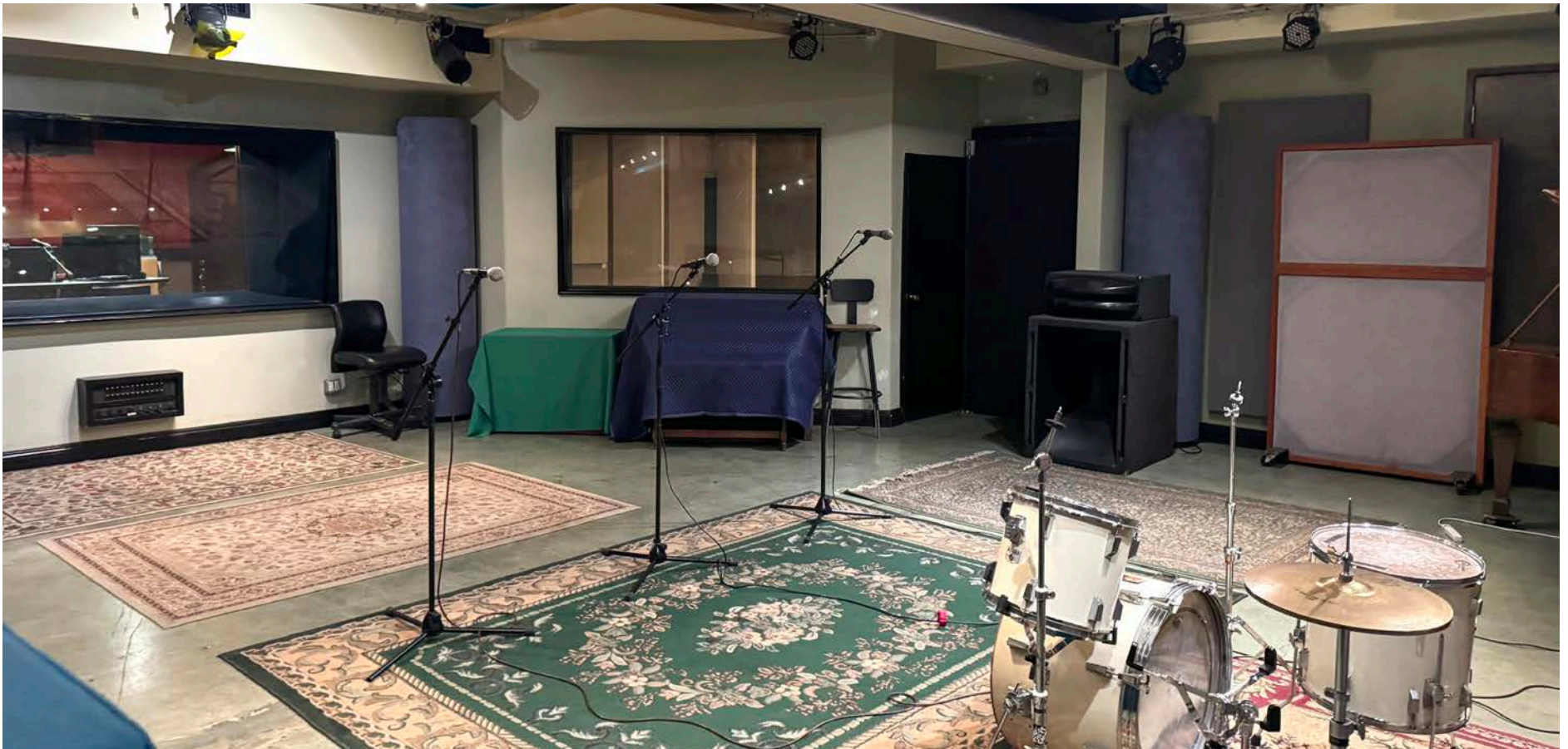
INVESTMENT HIGHLIGHTS

Mixed -Use Retail + Residential

Spacious Ground Floor Retail Space

Ideal for a variety of Commercial Uses

Up to 90% SBA Financing Available for an Owner User



An abstract graphic composed of thin, light-colored lines forming a complex, overlapping grid or wireframe structure. The lines are arranged in a way that creates a sense of depth and perspective, resembling a stylized architectural or structural framework. The graphic is positioned on the left side of the page, extending from the top left towards the bottom right.

PROPERTY OVERVIEW

PROPERTY INFORMATION

PROPERTY OVERVIEW

ADDRESS	5221 E Beverly Blvd, Los Angeles, CA 90022
PRICE	\$1,550,000
BUILDING SF	3,617 SF
LOT SF	5,516 SF
ZONING	C3
YEAR BUILT	1949
APN	5249-031-001
PROPERTY USE	Mixed-Use Retail + Residential

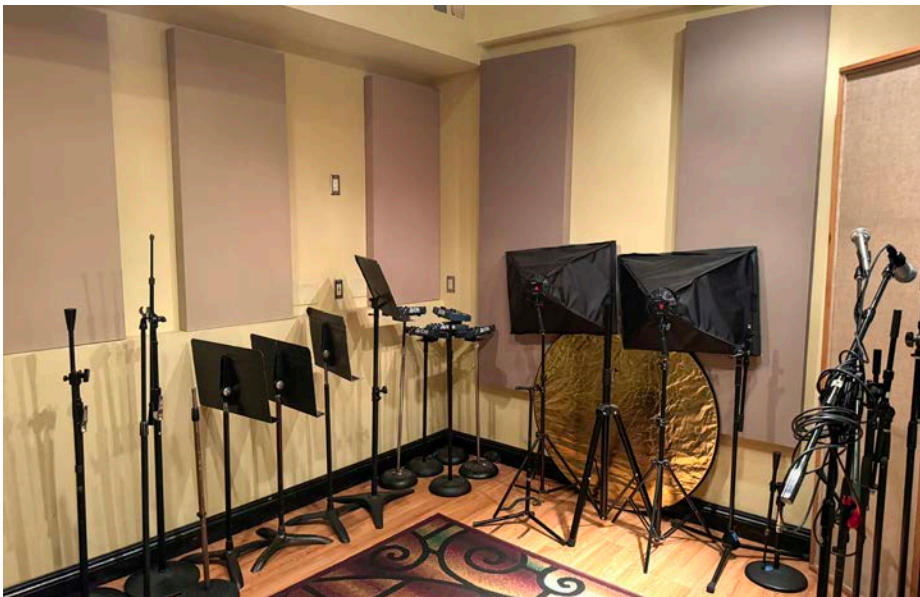


SUMMARY

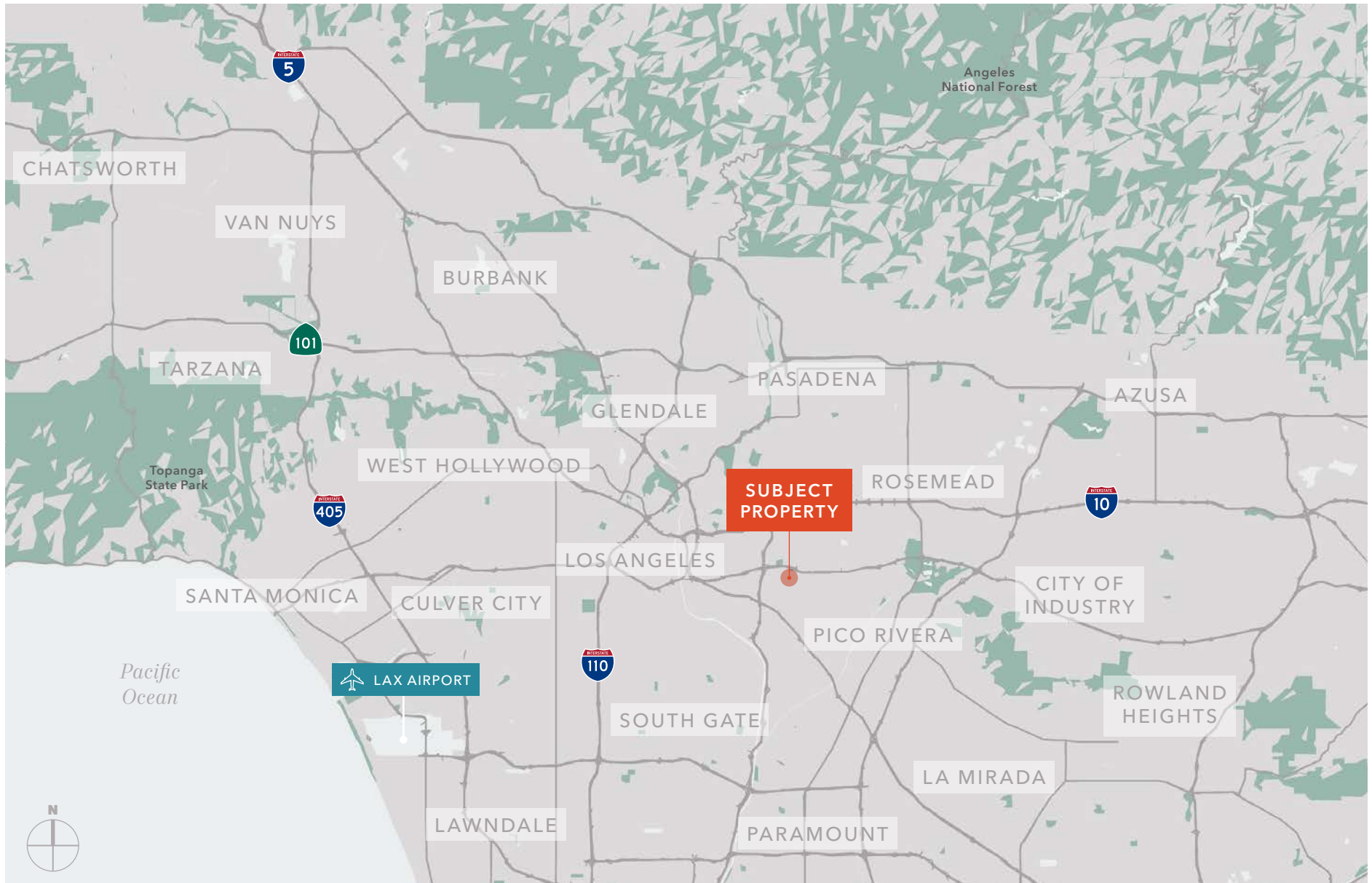
TOTAL BUILDING SF	3,617
TOTAL LAND SF	5,516
PRICE	\$1,550,000
LAND PRICE/SF	\$269.57
BLDG PRICE/SF	\$428.53



PROPERTY OVERVIEW

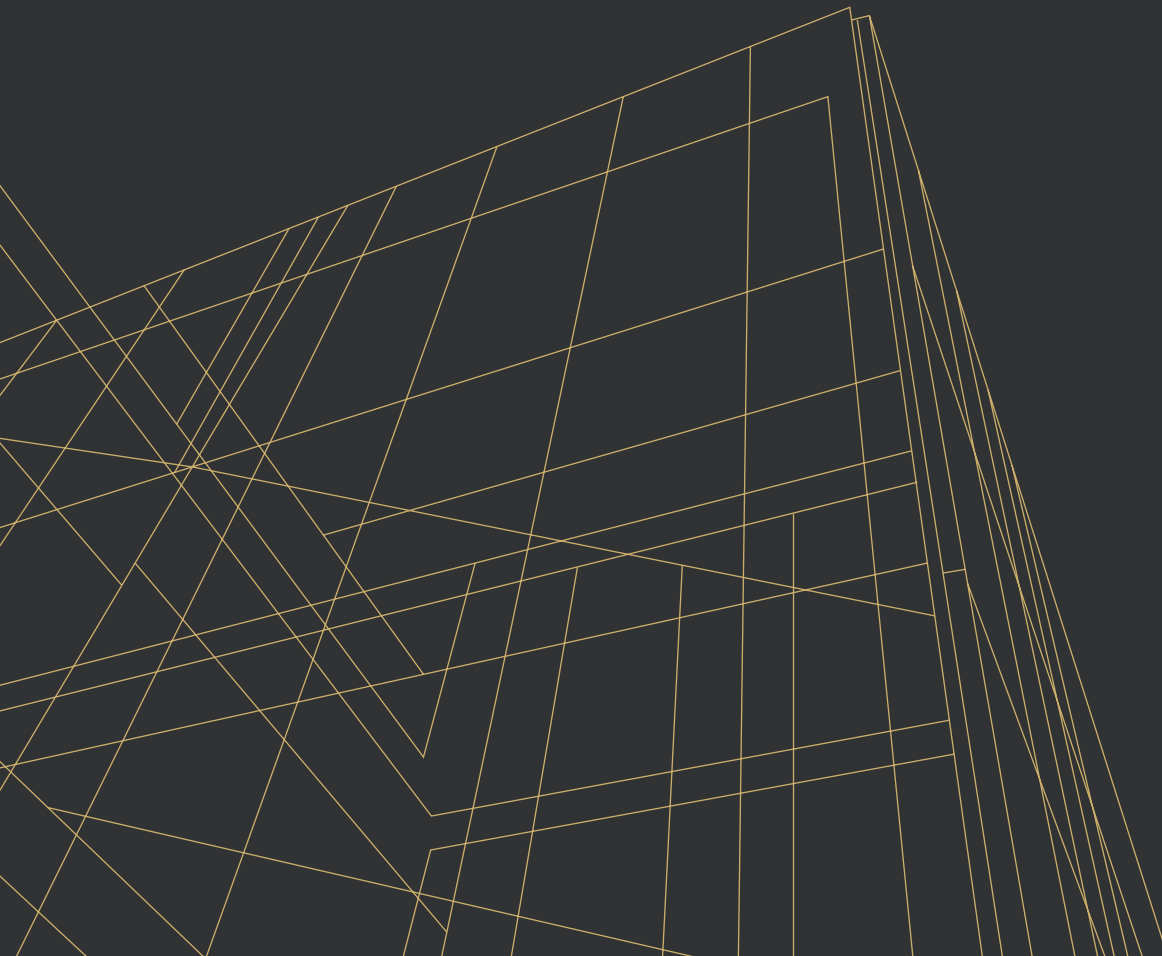


PROPERTY OVERVIEW



PROPERTY OVERVIEW





LOCATION OVERVIEW



EAST LA — VIBRANT, DIVERSE CULTURE IN LOS ANGELES COUNTY

East Los Angeles is a thriving and active suburban neighborhood that is tucked away in Los Angeles County and offers both residents and companies economic opportunities.

This densely populated region has a unique blend of rich history and vibrant culture that pervades everything from the local cuisine to the celebrations held by the community. This area is unique because it has a mix of more modern shops and traditional family-run businesses. With bustling marketplaces and market vendors, the streets themselves are alive with the noises of daily life, offering a flavor of authentic Latin culture and a strong feeling of community.

712K

POPULATION
5 MI RADIUS

\$67K

AVG HH INCOME
5 MI RADIUS

\$752K

MEDIAN HOME VALUE
5 MI RADIUS

EAST LOS ANGELES

Businesses might discover a special combination of different markets and prospects in East Los Angeles. The neighborhood's expanding population and rising living standards create a solid foundation for businesses that cater to a variety of demands, encompassing both contemporary retail and services, and traditional Mexican products. In the retail, food service, and small-scale manufacturing industries in particular, companies can reach a close-knit consumer base with strong community ties. The area's high population density and strategic

location ensure a steady stream of customers, while its proximity to major highways and downtown Los Angeles allows access to larger markets and business connections. The neighborhood remains attractive for anybody who can appreciate East Los Angeles's vibrant, diverse culture while mastering its hurdles.

East Los Angeles offers the best of both worlds: urban excitement and strong community spirit. The community is made up of many young, energetic people who are deeply devoted to their families. They

are passionate about supporting local efforts and cherish their cultural heritage. The close proximity of commercial, residential, and industrial areas fosters a sense of community, encouraging residents to live nearby and actively participate in efforts to improve living conditions.





MARKET OVERVIEW

The great Los Angeles market area, commonly abbreviated as L.A., is the largest market in California and serves as the center of the second-largest metropolitan area in the United States. It is located on the state's southern coast, with a land area of 503 square miles, and is home to more than 4.0 million diverse people. Los Angeles draws millions of tourists annually and has a significant economic impact on the world because of its thriving entertainment sector, prominent buildings, and vibrant culture.

INTERSTATES SUMMARY

Interstate-5 (I-5)

The Golden State Highway, a significant north-south highway that runs through Orange County's eastern border and connects East Los Angeles to Orange County, is an essential route for commuters, freight, and tourists.

Interstate-10 (I-10)

The Santa Monica Freeway connects downtown and the western part of Los Angeles to the east and west over the southern part of the city.

California State Route 60 (SR 60)

The Pomona Freeway travels east-west across the area, connects it to the Inland Empire, and offers direct access to both I-10 and I-5. It also links freight and commuter traffic between the eastern suburbs and downtown Los Angeles. .

Interstate-405 (I-405)

The San Diego Freeway, one of the busiest in the country, runs north-south and crosses the region to the west.

Interstate-710 (I-710)

The Long Beach Freeway is a vital route for commercial and industrial freight as it travels north-south across the city, paralleling I-5. It is mostly utilized toward Long Beach and the ports of Southern California.

Exclusively listed by

KELLY BETPOLICE

Senior Vice President

424.653.1842

kelly.betpolice@kidder.com

LIC N° 01470894

KIDDER.COM

