



CHANG
INVESTMENT
GROUP

719-723

kw PASADENA
KELLERWILLIAMS
COMMERCIAL

S. ATLANTIC BOULEVARD



LOS ANGELES, CA 90022

Office Building & Parking Lot with Multifamily Redevelopment Potential ♦ 2 Adjoining Parcels

719-723 S. ATLANTIC BOULEVARD ■ LOS ANGELES, CA 90022



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The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Keller Williams. The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Keller Williams and it should not be made available to any other person or entity without the written consent of Keller Williams. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the Offering Memorandum. If you have no interest in the subject property at this time, please return this Offering Memorandum to Keller Williams.

This Offering Memorandum has been prepared to provide summary, unverified financial and physical 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. Keller Williams 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, PCBs or asbestos, the compliance with local, 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 Offering Memorandum has been obtained from sources we believe to be reliable; however, Keller Williams has not verified, and will not verify, any of the information contained herein, nor has Keller Williams 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Keller Williams has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Keller Williams's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Keller Williams and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Keller Williams makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

A nighttime photograph of a city skyline, likely New York City, with numerous skyscrapers illuminated against a dark blue sky. The foreground shows a residential area with houses and trees, partially obscured by a semi-transparent white banner.

SECTION 1

EXECUTIVE SUMMARY

719-723 S. ATLANTIC BOULEVARD

PROPERTY SUMMARY

Property Address	<ul style="list-style-type: none"> 719-723 Atlantic Blvd
Price	<ul style="list-style-type: none"> \$ 1,100,000
Property Type	<ul style="list-style-type: none"> Retail / Commercial (Two Adjoining Properties)
APN	<ul style="list-style-type: none"> 719: 5240-018-027 723: 5240-018-026
Parcels	<ul style="list-style-type: none"> 2
Zoning	<ul style="list-style-type: none"> MXD
Permitted Uses	<ul style="list-style-type: none"> Multifamily, Mixed-Use, Retail, Medical, Limited Light Industrial
Lot Size – 719	<ul style="list-style-type: none"> ± 5,307 SF
Lot Size – 723	<ul style="list-style-type: none"> ± 5,344 SF
Building Size – 723	<ul style="list-style-type: none"> ± 868 SF (Single-Story)



PROPERTY OVERVIEW

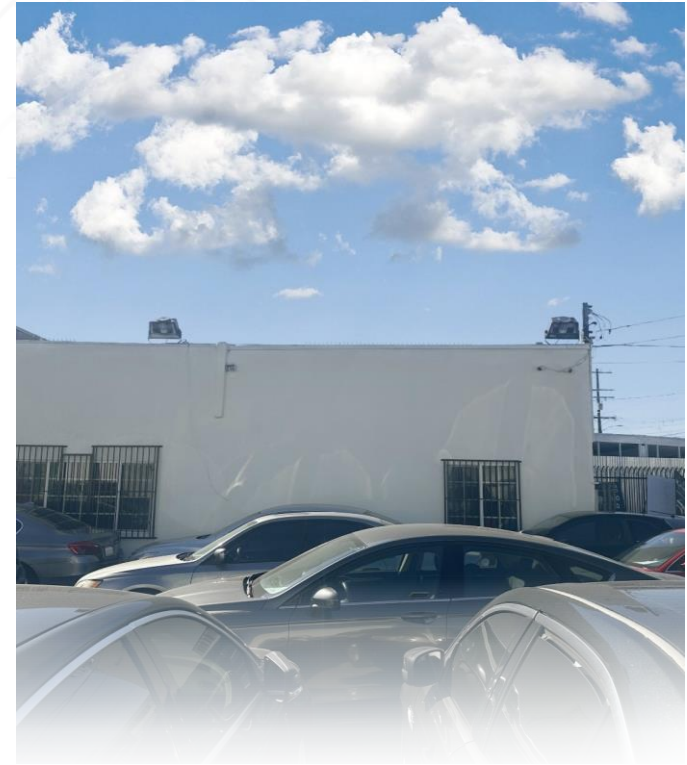
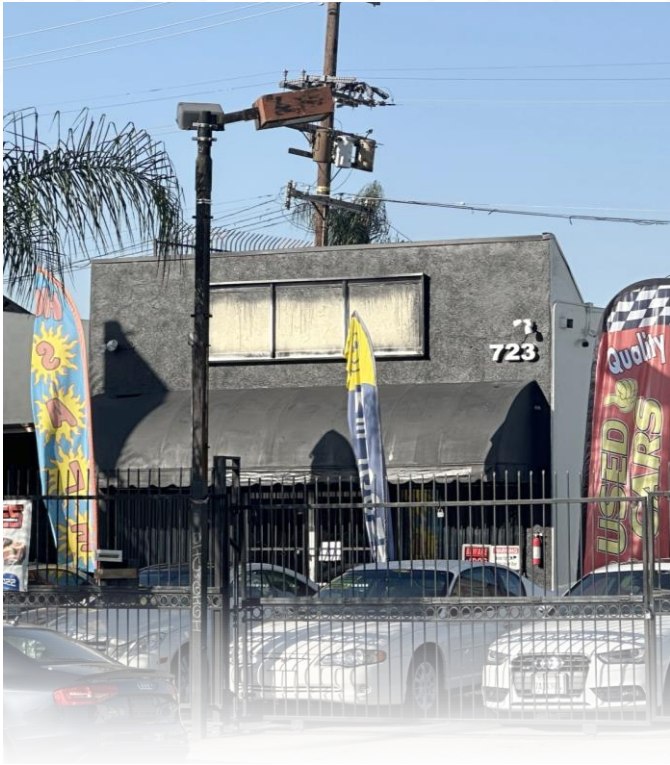
KW COMMERCIAL AND CHANG INVESTMENT GROUP are proud to exclusively present the opportunity to purchase 719 – 723 Atlantic Blvd, consisting of two (2) adjoining retail/commercial properties. This property is zoned MXD; possible uses include multifamily, mixed use, retail, medical, light industrial, etc. Well located in East Los Angeles, just east of Downtown LA adjacent to Commerce and Montebello, with easy access to the 5, 60 and 710 freeways. 719-723 Atlantic Blvd. is perfect for investment to recognize upside potential for retail and commercial use. 719 sits on ±5,307 SF, and 723 sits on ±5,344 SF (incl. ±868 SF single story building). The total lot size of ±10,651 SF & zoning may present opportunity to redevelop up to 54 or more multifamily units with density bonus (Buyer to verify with County of Los Angeles).

INVESTMENT HIGHLIGHTS

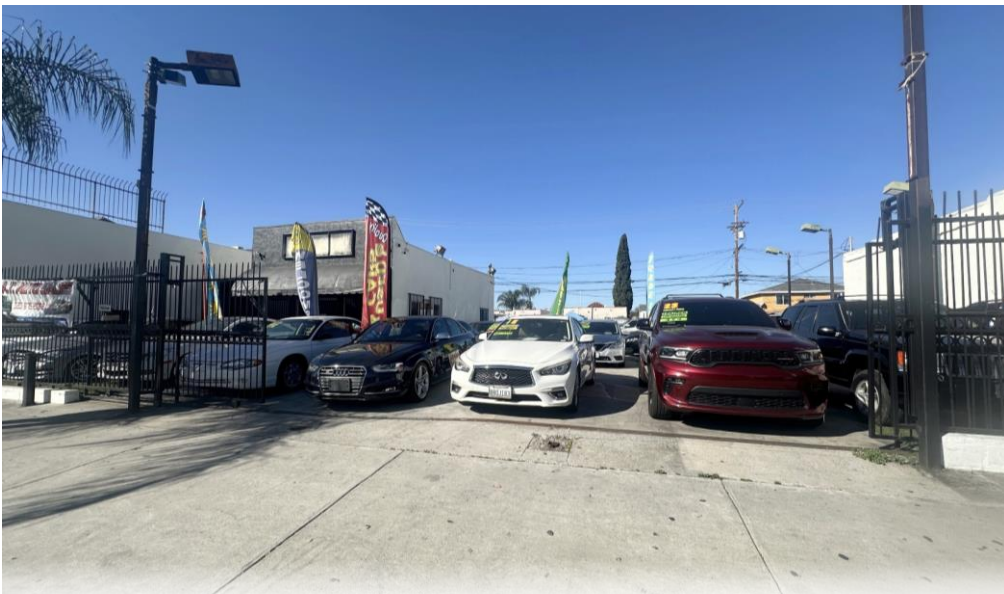
- Value Added Retail Opportunity: The location and available building area offer significant upside potential for investors seeking to add value through improvements and management.
- 719 sits on ± 5,307 SF, and 723 sits on ± 5,344 SF with an existing ± 868 SF building. Fenced front and rear yard. Combined lots ± 10,651 SF.
- Easy access to services, shopping, restaurants, and markets, along Atlantic Blvd and Whittier Blvd.
- Multifamily Development Potential: MXD Zoning Allows 150 DUs/Acre, Therefore May Allow Up to 54 Units or More to be Redeveloped (Buyer Verify with County).
- Contact listing agents to schedule a tour of the properties. Do not disturb the tenants or walk onsite. Buyer to verify all information herein, Broker/Agent and Seller do not guarantee its accuracy.

FINANCIAL SUMMARY

Price	\$1,100,000
Annual Rent (\$6,000 per Month)	\$72,000
Property Taxes	(\$15,538)
Insurance	(\$1,000)
Net Operating Income (NOI)	\$55,462
Cap Rate	5.04%
Tax Rate	1.175148%
Direct Assessments (2 parcels)	\$2,611.68



PROPERTY LAYOUT



719-723 S. ATLANTIC BOULEVARD



OFFICE BUILDING & PARKING LOT









SECTION 2

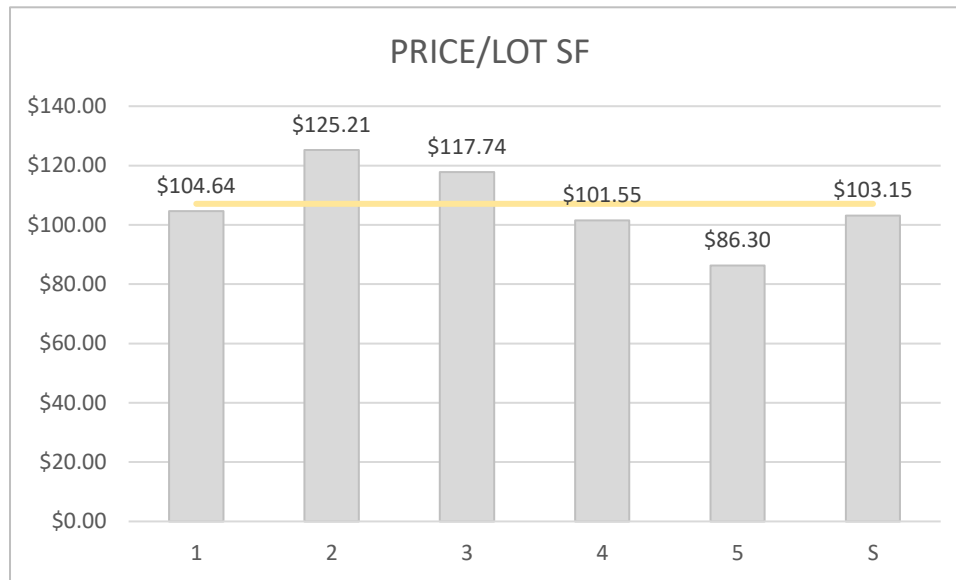
MARKET COMPARABLES

719-723 S. ATLANTIC BOULEVARD

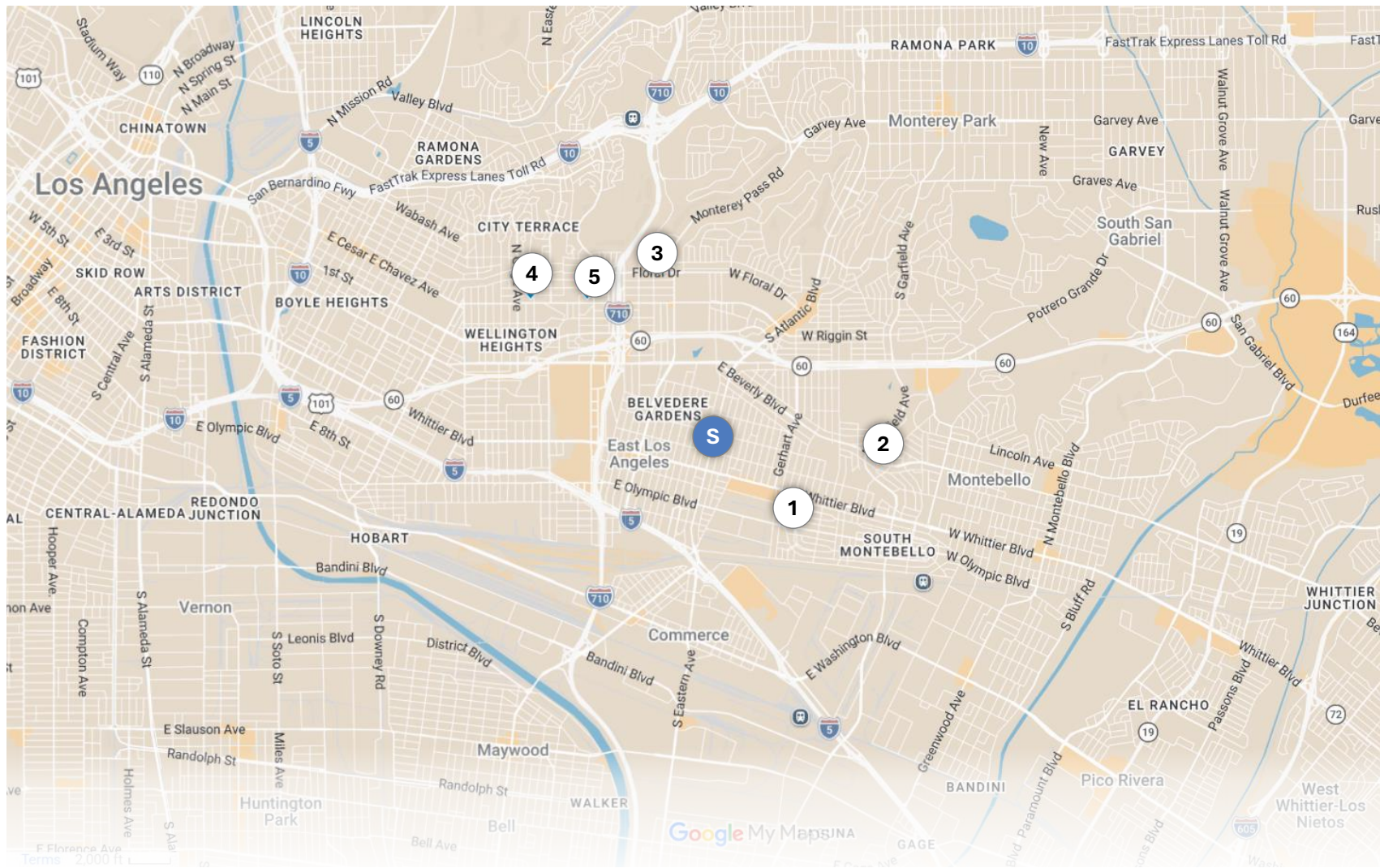
SALES COMPARABLES

	Sold Comps with Small Bldg.	City	Zipcode	Zoning	Sold Price	Bldg SF	Price/SF	Lot Size	Price/LSF
1	 5921-5925 E Olympic Blvd	East Los Angeles	90022	LCC3	\$775,000	4,885	\$158.65	7,406	\$104.64
2	 2637 W Beverly Blvd	Montebello	90640	C2 (Montebello)	\$600,000	600	\$1,000.00	4,792	\$125.21
3	 4726 Floral Dr	East Los Angeles	90022	LCM1	\$590,000	1,000	\$590.00	5,011	\$117.74
4	 3853 E Cesar E Chavez Ave	Los Angeles	90063	LCC3	\$525,000	1,456	\$360.58	5,170	\$101.55
5	 4237-4245 E Cesar E Chavez Ave	Los Angeles	90063	LCC3	\$1,300,000	3,144	\$413.49	15,063	\$86.30
Average:					\$758,000	2,217	\$504.54	7,488	\$107.09
S	 719-723 S Atlantic Blvd	East Los Angeles	90022	MXD	\$1,100,000	868	\$1,267.28	10,664	\$103.15

SALES COMPARABLES



SALES COMPARABLES



A nighttime photograph of a city skyline with illuminated skyscrapers. A semi-transparent white horizontal banner is overlaid across the middle of the image, containing text. The foreground shows a residential area with houses and trees.

SECTION 3

LOCATION OVERVIEW

719-723 S. ATLANTIC BOULEVARD



EAST LOS ANGELES

East Los Angeles is an unincorporated area and census-designated place (CDP) in Los Angeles County, California. It is located immediately east of the Boyle Heights district of the City of Los Angeles, south of the El Sereno district of Los Angeles, north of the city of Commerce, and west of the cities of Monterey Park and Montebello.

118,964
EST. POPULATION

\$54,629
MEDIAN HH INCOME

\$476,200
MEDIAN HOME VALUE

East Los Angeles is notable for being the most populous CDP in California, as the area had a total population of over 126,000, up from 124,283 at the 2000 census. The area's population density is approximately 16,973.5 people per square mile, and there are over 32,000 housing units at an average density of 4,320.8 per square mile.

AREA SNAPSHOT

East Los Angeles is a unique environment, not just within context of the Southern California region, but as a national focus of growth, change, challenges and opportunities. Its history is a reflection of the multicultural growth pattern of the City of Los Angeles. From its modern founding in the late 1880s to the present, it has been home to waves of immigration, and many different ethnic and cultural groups have at one time or another settled, lived, and moved through East Los Angeles.



EAST LA LIBRARY

719-723 S. ATLANTIC BOULEVARD



ATLANTIC STATION



CIVIC CENTER PARK

OFFICE BUILDING & PARKING LOT



1st Street & Rowan Ave

- 61 Units
- Veteran & Low Income
- 7,000 SF Retail

3rd Street & Dangler Ave

- 78 Units
- Affordable Housing

Los Cinco Puntos



Atlantic Square



Monterey Park Village



719-723 S. ATLANTIC BLVD



4101 Whittier Blvd

- \$23 Million
- 34 Units
- Veteran Use

Whittier Blvd & Downey Rd

- 3 Stories
- 42 Units
- 1,161 SF Retail

82

WALK SCORE

56

TRANSIT SCORE

58

BIKE SCORE



L.A. COUNTY OVERVIEW

Los Angeles is on the leading edge of several growth industries. L.A. County, with more than 87,000 jobs in the fashion industry, has surpassed New York's fashion district workforce. The L.A. five-county area also has more than 700,000 people at work in health services/biomedical activities and 190,000 people in aerospace/technology.

The City of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, and a paradise of idyllic weather. From tourist attractions like the Walk of Fame's collection of stars (numbering more than 2,614 and growing by one or two a month) to career opportunities like those presented in the expanding tech industry, Los Angeles is the place to be.

It is the only city in North America to have hosted the Summer Olympics twice. Downtown L.A. is the largest government center outside of Washington, D.C. Los Angeles has the only remaining wooden lighthouse in the state (located in San Pedro's Fermin Park) and the largest historical theater district on the National Register of Historic Places (located Downtown on Broadway).

TOP EMPLOYERS

OF EMPLOYEES

KAISER PERMANENTE	6,184
SONY PICTURES STUDIOS, INC.	4,600
CBS BROADCASTING	3,500
CALIFORNIA MEDICAL CENTER	3,000
HBO	1,650
CENTINELA HOSPITAL	1,500
TBWA/CHIAT/DAY	1,300
RALPHS	1,206
CEDARS-SINAI	1,201
JH DESIGN GROUP	1,000

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