

Alameda Corridor Redevelopment

7619 South Alameda
Los Angeles CA 90001



HIGHLIGHTS:

- » Highly Desirable Retail/Car Service Corridor
- » Proven Location-Surrounded By Major Traffic Drivers
- » Fully Entitled Site-Ready To Install a 3,000SF Pre-Fab Metal Structure (Included In Sale)
- » High Barriers To Entry- Car Related Service sites in huge demand
- » Contact Agent For Details-Edwin Mariscal (562) 822- 3891
- » 7919 S. Alameda St. Los Angeles CA 90001
- » Asking Price: BEST OFFER

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	57,955	453,733	1,056,919
2024 Average HH Income	\$77,203	\$74,467	\$78,227

Exclusively Marketed by

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PROPERTY SUMMARY

Net Rentable Area (SF)	3,000
Land SF	11,810
Land Acres	.27
Year Built	2025
# of parcels	1
Zoning Type	LCM2
Building Class	INDUSTRIAL
Location Class	C
NOTES	Proposed Redevelopment

INVESTMENT SUMMARY

Price	BEST OFFER
Occupancy	100%
NOI (CURRENT)	\$180,000
NOI (Pro Forma)	\$184,500
CASH ON CASH (CURRENT)	5.77%
CASH ON CASH (Pro Forma)	6.26%

INCOME	CURRENT	PRO FORMA
Gross Scheduled Rent	\$180,000 82.8%	\$184,500 82.6%
Expense Reimbursement Revenue	\$37,500 17.2%	\$39,000 17.4%
Total Gross Revenue	\$217,500	\$223,500
Occupancy	100.00%	100.00%
Income - Additional Deduction	-\$37,500 17.2%	-\$39,000 17.4%
Effective Gross Income	\$180,000	\$184,500
Net Operating Income	\$180,000	\$184,500
Annual Debt Service	\$126,903	\$126,903
Cash flow	\$53,097	\$57,597
Debt Coverage Ratio	1.42	1.45

EXPENSES	CURRENT	PRO FORMA
Annual Debt Service	\$126,903	\$126,903

INDUSTRIAL-VACANT LAND

Highly desirable Land on the Alameda Corridor.

Hard to find properties for sale in this Area of LA.

First time in the market in over 20 years

Vacant Industrial Land ideal for a variety of commercial uses.

Added value opportunity.