

1456 S BONNIE BEACH PL, COMMERCE

MIXED-USE INDUSTRIAL/RESIDENTIAL SPACE | \$223.76/SF | \$795,000

OFFERING MEMORANDUM

Exclusively Marketed by:

Josh Barut

Lyon Stahl | Senior Associate

Direct: (562) 457-8126

Josh.Barut@LyonStahl.com

Daniel Hopkins

TNG Real Estate

Direct: (949) 627-7673

listwithdannow@gmail.com

LYONSTAHLL
INVESTMENT REAL ESTATE

1456 S BONNIE BEACH PL | COMMERCE

TABLE OF CONTENTS

01 Property Description		03 Property Photos	9	05 Area Overview	
Executive Summary	3	Exterior Photos	10	Los Angeles County	16
Investment Highlights	4				
Investment Summary	5				
02 Unit Information		04 Sales Comparables		06 Confidentiality & Disclaimer	17
Rent Roll	6	Sales Comparables Map	12		
Rent Comparables (Residential)	7	Sales Comparables	13		
		Sales Comparables Summary	15		

Josh Barut
Lyon Stahl | Senior Associate
Direct: (562) 457-8126
Josh.Barut@LyonStahl.com

Daniel Hopkins
TNG Real Estate
Direct: (949) 627-7673
listwithdanno@gmail.com



EXECUTIVE SUMMARY

We are pleased to present 1456 S Bonnie Beach Pl, a Mixed-Use Opportunity featuring approximately 600 SF of Residential/Office Space up front and approximately 2,600 SF of Industrial Space behind. Zoned for Light Industrial (LCM2), this offering provides ample opportunity for the Owner/User looking to grow and/or expand their business. Built in 1965, the Industrial/Warehouse features 15' High Ceilings and (2) Street-Level Doors. Further, the Residential/Office Space features (2) Bedrooms/Rooms and is rehabbed to Move-In Ready condition. There are (2) restrooms on site: (1) in the Front Structure and (1) with Exterior Access in front of the Warehouse. The property is secured by a High-Security Fence and features (5) Parking Spaces within. This 6,517 SF Lot is Strategically Positioned near the confluence of the 5 and 710 freeways, which reinforces this offering as an excellent opportunity for an Owner/User and/or Investor.



INVESTMENT HIGHLIGHTS



- **Zoned LCM2:** The property is zoned Light Industrial, and thus provides ample opportunity for the Owner/User looking to grow and/or expand their business
- **Mixed Use:** There is approximately 600 SF of Residential/Office Space and approximately 2,800 of Industrial/Warehouse Space
- **Excellent Condition:** Residential/Office Space is in Turnkey Condition & the Industrial/Warehouse Space is ready to operate
- **Secured Access:** The property is secured by a High Security Fence
- **Ample Parking:** There are at least (5) Parking Spaces on site
- **Strategic Location:** Positioned near the confluence of the 5 & 710 Freeways

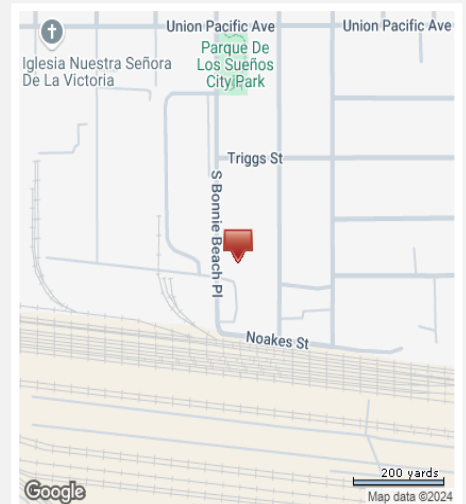
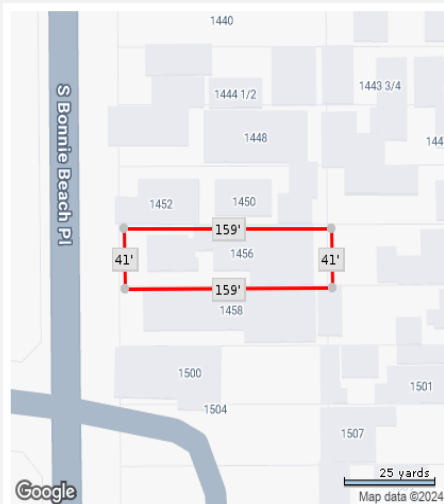
INVESTMENT SUMMARY

OFFERING SUMMARY

STREET ADDRESS	1456 S BONNIE BEACH PL COMMERCE, CA 90023
APN	7256-008-025
PROPERTY TYPE	MIXED USE
YEAR BUILT	1923
NUMBER OF UNITS	2
BUILDING SIZE	3,553
LOT SIZE	6,517

FINANCIAL SUMMARY

OFFERING PRICE	\$795,000
PRICE/UNIT	N/A
PRICE/SF	\$223.76
PRICE/LOT SF	\$128.99
NOI (CURRENT)	N/A
CAP RATE (CURRENT)	N/A
CAP RATE (PRO FORMA)	N/A
GRM (CURRENT)	N/A
GRM (PRO FORMA)	N/A
RENT UPSIDE	N/A



RENT ROLL



UNIT	BED/BATH	UNIT SIZE	CURRENT RENT	MARKET RENT	STATUS	NEXT RENT INCREASE	UTILITIES PAID	USE
FRONT	2 Bed/1 Bath	600 SF <i>(approx)</i>	Vacant	\$2,395	N/A	N/A	Gas & Electricity	Residential/Office
REAR	IND	2,800 SF <i>(approx)</i>	Vacant	\$2,095	N/A	N/A	Gas & Electricity	Industrial/Warehouse



1

1212 S Hicks Ave
Los Angeles

RENT	\$2,500
BED/BATH	2 Bed/1 Bath
SIZE	728 SF
DISTANCE	0.77 mi



2

1248 S McBride Ave
East Los Angeles

RENT	\$2,100
BED/BATH	2 Bed/1 Bath
SIZE	800 SF
DISTANCE	0.81 mi



3

5251 Jillson St
Commerce

RENT	\$2,100
BED/BATH	2 Bed/1 Bath
SIZE	773 SF
DISTANCE	1.38 mi



4

469 S Gage Ave
Los Angeles

RENT	\$2,045
BED/BATH	2 Bed/1 Bath
SIZE	700 SF
DISTANCE	1.45 mi

RENT COMPARABLES SUMMARY

	PROPERTY	DISTANCE	RENT	SIZE	BED/BATH	RENT/SF
1	1212 S Hicks Ave, Los Angeles	0.77 mi	\$2,500	728 SF	2 Bed/1 Bath	\$3.43/SF
2	1248 S McBride Ave, East Los Angeles	0.81 mi	\$2,391	800 SF	2 Bed/1 Bath	\$2.99/SF
3	5251 Jillson St, Commerce	1.38 mi	\$2,500	773 SF	2 Bed/1 Bath	\$3.23/SF
4	469 S Gage Ave, Los Angeles	1.45 mi	\$2,300	700 SF	2 Bed/1 Bath	\$3.29/SF
AVERAGES			\$2,423	750 SF		\$3.24/SF

PROPERTY PHOTOS



EXTERIOR PHOTOS



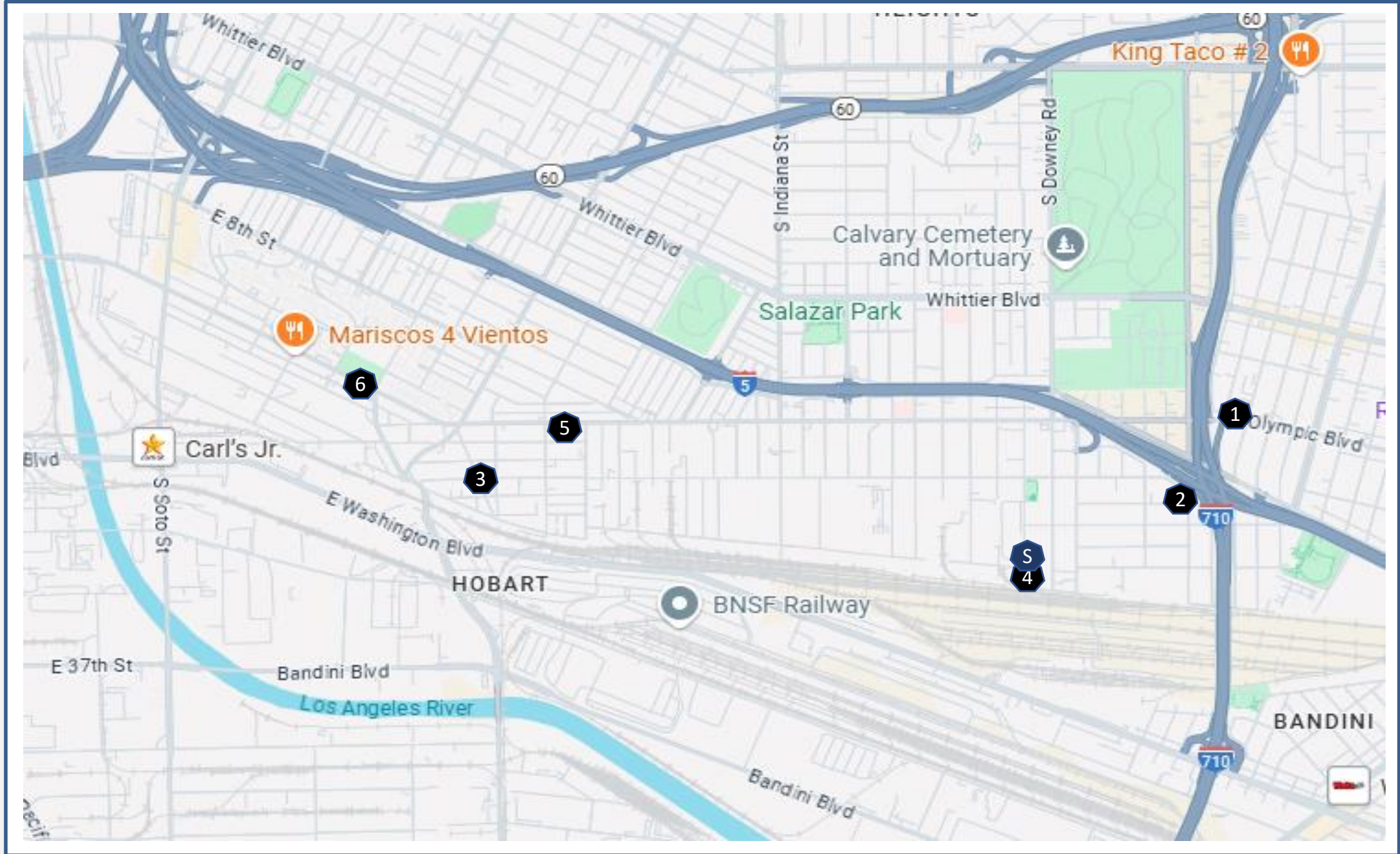
EXTERIOR PHOTOS



EXTERIOR PHOTOS



SOLD COMPARABLES MAP



SOLD COMPARABLES



1145 S Ford Blvd
Los Angeles

1309 S Eastern Ave
Commerce

3422 Union Pacific Ave
Los Angeles

COE	11/4/2024
Sale Price	\$1,050,000
Year Built	1973
Units	N/A
Price/Unit	N/A
Building SF	2,030
Price/SF	\$517.24
Lot SF	6,247
CAP Rate	N/A
GRM	N/A

COE	8/20/2024
Sale Price	\$1,600,000
Year Built	1955
Units	N/A
Price/Unit	N/A
Building SF	4,900
Price/SF	\$326.53
Lot SF	11,683
CAP Rate	N/A
GRM	N/A

COE	9/17/2024
Sale Price	\$872,000
Year Built	1934
Units	N/A
Price/Unit	N/A
Building SF	3,466
Price/SF	\$251.59
Lot SF	12,937
CAP Rate	N/A
GRM	N/A

SOLD COMPARABLES



4
1460 S Bonnie Beach Pl
Commerce

5
3526 E Olympic Blvd
Los Angeles

6
3130 E Olympic Blvd
Los Angeles

COE	11/4/2024
Sale Price	\$1,150,000
Year Built	1947
Units	N/A
Price/Unit	N/A
Building SF	3,930
Price/SF	\$292.62
Lot SF	6,534
CAP Rate	N/A
GRM	N/A

COE	7/6/2023
Sale Price	\$1,300,000
Year Built	1951
Units	N/A
Price/Unit	N/A
Building SF	2,609
Price/SF	\$498.28
Lot SF	12,632
CAP Rate	N/A
GRM	N/A

COE	2/7/2023
Sale Price	\$800,000
Year Built	1935
Units	N/A
Price/Unit	N/A
Building SF	2,073
Price/SF	\$385.91
Lot SF	10,454
CAP Rate	N/A
GRM	N/A

SOLD COMPARABLES SUMMARY

	PROPERTY	COE	SALE PRICE	YEAR BUILT	UNITS	\$/UNIT	SF	\$/SF	LOT SF	CAP RATE	GRM
1	1145 S Ford Blvd, Los Angeles	11/4/24	\$1,050,000	1973	N/A	N/A	2,030	\$517.24	6,247	N/A	N/A
2	1309 S Eastern Ave, Commerce	8/20/24	\$1,600,000	1955	N/A	N/A	4,900	\$326.53	11,683	N/A	N/A
3	3422 Union Pacific Ave, Los Angeles	9/17/24	\$872,000	1934	N/A	N/A	3,466	\$251.59	12,937	N/A	N/A
4	1460 S Bonnie Beach Pl, Commerce	9/29/23	\$1,150,000	1947	N/A	N/A	3,930	\$292.62	6,534	N/A	N/A
5	3526 E Olympic Blvd, Los Angeles	7/6/23	\$1,300,000	1951	N/A	N/A	2,609	\$498.28	12,632	N/A	N/A
6	3130 E Olympic Blvd, Los Angeles	2/7/23	\$800,000	1935	N/A	N/A	2,073	\$385.91	10,454	N/A	N/A
AVERAGES						N/A		\$378.69		N/A	N/A
S	1456 S Bonnie Beach Pl, Commerce		\$795,000	1923	N/A	N/A	3,553	\$223.75	6,517	N/A	N/A

AREA OVERVIEW

Los Angeles County



The most heavily populated county in the country is Los Angeles County with approximately 9.9 million people, including about 1 million that live in unincorporated areas of the county. The metropolis—formed by the six neighboring counties of Los Angeles, Ventura, Kern, San Bernardino,

Riverside, and Orange—is home to approximately 19 million residents. Los Angeles County is home to one of the most educated labor pools in the country and offers a labor force of more than 4.7 million, of which more than 1.5 million are college graduates. According to the United States Conference of Mayors, Los Angeles County boasts a GDP among the twenty largest in the world. Los Angeles County's continued economic growth, in contrast to other areas of the state and nation, is due to its diversified economy and abundant, well-trained workforce.

Los Angeles County is well located on the Southern Coast of the California, and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. The County is comprised of approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments—the greatest concentration in the state. Los Angeles County has a Gross Domestic Product (GDP) of approximately \$446 billion—placing it among the top 20 economies in the world.

Los Angeles County is home to more than 244,000 businesses, with more minority and women owned businesses than any other in the nation and is the nation's top international trade center and manufacturing center. Los Angeles is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace and international trade. While Hollywood and the Los Angeles beach culture are part of our collective image of Los Angeles, the city also has more museums than any other city and some of the best hotels in the world are located in Los Angeles. Los Angeles County has developed a diverse economic base, supported by a number of Fortune 500 companies with headquarters in the area, including Hilton Hotels, Walt Disney, Occidental Petroleum, DirecTV Group, Northrop Grumman, Computer Sciences, KB Home, Health Net, Mattel, and Avery Dennison.

CONFIDENTIALITY AND DISCLAIMER

The information contained in this Offering Memorandum (“Memorandum”) is proprietary and strictly confidential; it is intended to be reviewed only by the party receiving it from Broker and should not be made available to anyone else without the written consent of Broker. By retention or use of this Memorandum, you agree that its contents are confidential, that you will hold it in the strictest confidence, and that you will not disclose any of its contents contrary to these terms.

This Memorandum has been prepared to provide summary, unverified information to establish a preliminary level of interest in the subject property (“Property”). The information in this Memorandum has been obtained from sources Broker believes to be reliable; however, Broker has not conducted sufficient investigation to make any warranty or representation whatsoever including but not limited to the accuracy or completeness of the information, veracity or accuracy of the information, condition of the Property or its compliance or lack of compliance with applicable governmental requirements, developability, suitability or financial performance of the Property, income or expenses for 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 or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business Property and does not purport to be an all - inclusive representation regarding the Property or to contain all or part of the information which prospective investors may require to evaluate the purchase of the Property. Additional information and an opportunity to investigate the Property will be made available to interested and qualified prospective purchasers. All information is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Broker, therefore, all information is subject to material variation. The information contained herein is not a substitute for a thorough due diligence investigation. Interested parties are expected to review all information of whatever nature independently and not rely on the contents of this Memorandum in any manner.

The Property owner (“Owner”) expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/ or to terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

PROPERTY TOURS ARE BY APPOINTMENT ONLY

THERE IS NO AUTHORIZED ACCESS TO THE PROPERTY WITHOUT THE PHYSICAL PRESENCE OR WRITTEN CONSENT OF LISTING BROKER



1456 S BONNIE BEACH PL, COMMERCE

Exclusively Marketed by:

Josh Barut

Lyon Stahl | Senior Associate

Direct: (562) 457-8126

Josh.Barut@LyonStahl.com

Daniel Hopkins

TNG Real Estate

Direct: (949) 627-7673

listwithdannow@gmail.com

LYON STAHL
INVESTMENT REAL ESTATE