

# 2315 E 4th

LOS ANGELES, CA 90033

# STREET

Offering Memorandum

99¢ SOTO DISCOUNT 99¢



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Standalone Street  
Retail In Boyle Heights

# Soto & 4th Retail

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01

## Executive Summary

Investment Summary

# SOTO & 4TH RETAIL

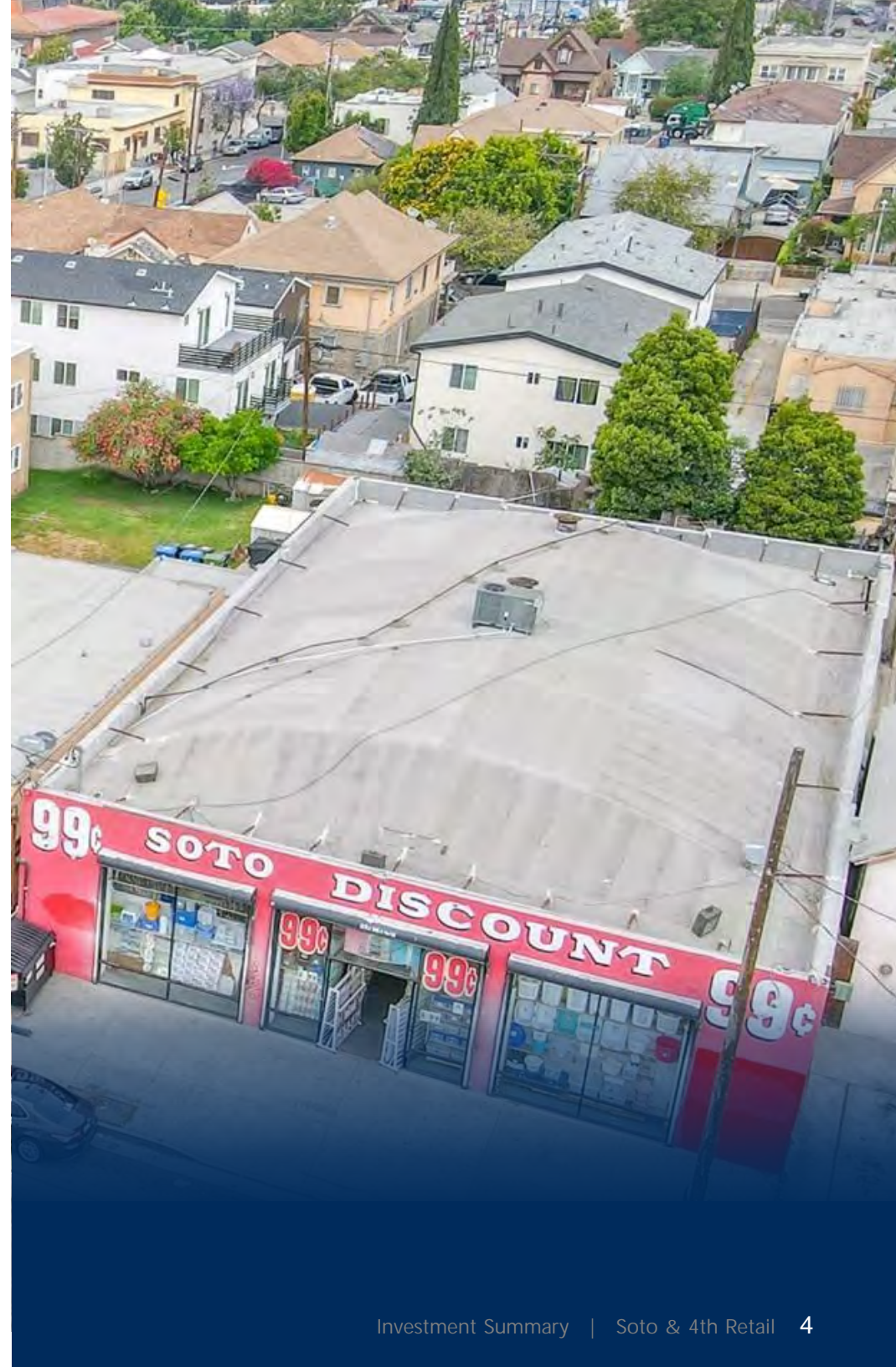
## OFFERING SUMMARY

ADDRESS	2315 E 4th St Los Angeles CA 90033
COUNTY	Los Angeles
MARKET	Boyle Heights
SUBMARKET	Downtown Los Angeles
BUILDING SF	7,000 SF
GLA (SF)	6,000
LAND ACRES	.20
LAND SF	8,890 SF
YEAR BUILT	1929
APN	5183013007
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

PRICE	\$1,800,000
PRICE PSF	\$300.00
OCCUPANCY	100%
NOI (CURRENT)	\$119,200
NOI (PRO FORMA)	\$119,200
CAP RATE (CURRENT)	6.62%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	49,378	303,053	981,297
2025 Median HH Income	\$63,203	\$67,329	\$66,169
2025 Average HH Income	\$80,229	\$94,462	\$93,987



# Boyle Heights Retail

Global Platinum Properties is proud to present an exceptional opportunity to acquire a standalone retail building in the heart of Boyle Heights. This offering consists of a 7,000 square foot, single-story building situated on an 8,900 square foot lot. Currently owner-occupied and operating as a discount store, the business can be transferred at no additional cost.

Strategically located just one plot west of the signalized corner of 4th St. & Soto St., this building boasts excellent visibility. Key features include 60 feet of frontage along 4th St., upgraded 400 AMP Phase 3 power, central AC, 16-foot ceilings, and potential room for expansion at the rear. The property is situated on a C2 lot with TOC Tier 3 and ED-1 eligibility, presenting a lucrative development opportunity for developers.

The prime location places you moments from Downtown LA, just off the 4th St. exit from the 10 freeway. Directly across the street from Smart & Final, Carl's Jr., Northgate Market, and other credit tenants.



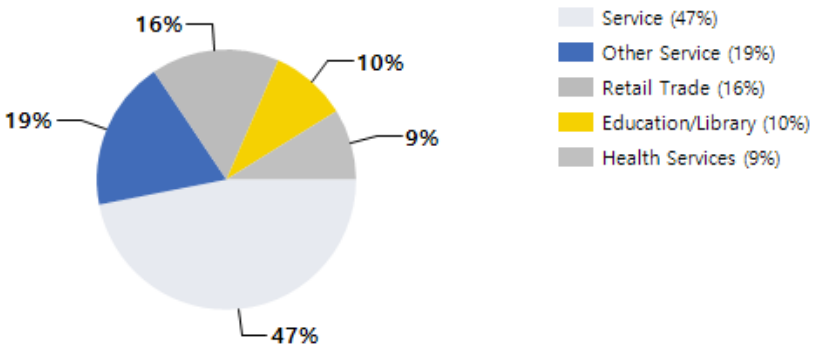
02

# Location

Location Summary Local  
Business Map

The prime location situates you within moments of Downtown Los Angeles, accessible via the 4th Street exit from the 10 Freeway. Situated directly opposite Smart & Final, Carl's Jr., Northgate Market, and other reputable tenants, the area is characterized by significant vehicular and pedestrian activity. Furthermore, five public transit stations are located within 100 yards of the property entrance. This represents an exceptional opportunity for owner-users, investors, and developers alike.

Major Industries by Employee Count



Largest Employers

County of Los Angeles	106,200
Los Angeles Unified School District	73,800
City of Los Angeles	61,600
University of California, Los Angeles	50,200
Federal Government - All Agencies Except Defense & State	44,700
Kaiser Permanente	40,800
State of California (non-education)	32,300
University of Southern California	22,400



BOYLE HEIGHTS





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## Property Description

Property Features

## PROPERTY FEATURES

NUMBER OF TENANTS	1
BUILDING SF	7,000
LAND SF	8,890
GLA (SF)	6,000
LAND ACRES	.20
YEAR BUILT	1929
# OF PARCELS	1
ZONING TYPE	C2-1-CUGU
TOPOGRAPHY	Flat
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
LOT DIMENSION	148 X 60
NUMBER OF PARKING SPACES	1
STREET FRONTAGE	60"
TRAFFIC COUNTS	Heavy
NUMBER OF INGRESSES	1

## NEIGHBORING PROPERTIES

NORTH	MULTIFAMILY
SOUTH	RETAIL
EAST	MULTIFAMILY
WEST	RETAIL

## MECHANICAL

HVAC	CENTRAL
ELECTRICAL / POWER	400 AMP SERVICE (3 PHASE)

## CONSTRUCTION

FOUNDATION	SLAB
FRAMING	BRICK
EXTERIOR	BRICK/STUCCO





Soto & 4th Retail | Rent Roll

04

**Rent Roll**  
Rent Roll

SOTO & 4TH RETAIL

				Lease Term		Rental Rates							
Suite	Tenant Name	Square Feet	% of GLA	Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF	CAM Revenue Annual	Lease Type	Options/Notes
	Soto 98 Cent Store	7,000	116.67%			CURRENT	\$12,250	\$1.75	\$147,000	\$21.00			Owner Occupied
	Totals:	7,000					\$12,250						



05

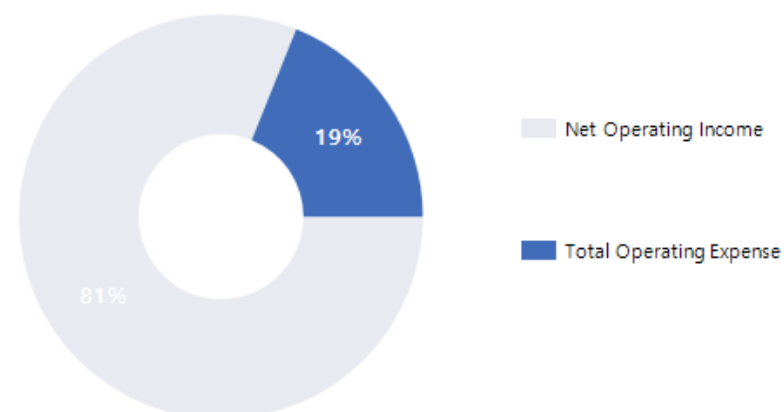
## Financial Analysis

Income & Expense Analysis

## REVENUE ALLOCATION

CURRENT

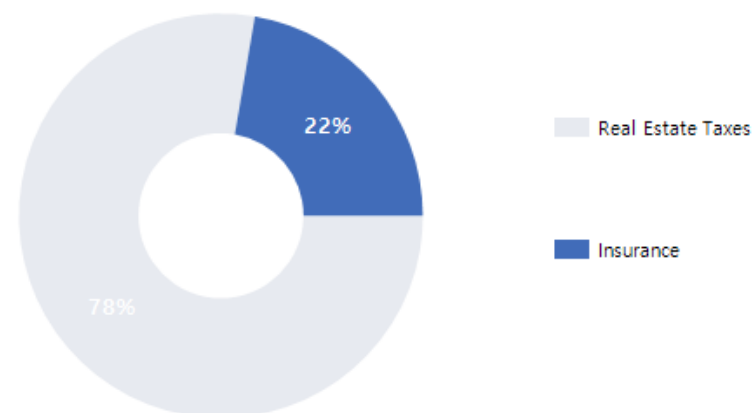
INCOME	CURRENT	PRO FORMA
Gross Scheduled Rent	\$147,000	\$147,000
<b>Effective Gross Income</b>	<b>\$147,000</b>	<b>\$147,000</b>
Less Expenses	\$27,800 18.91%	\$27,800 18.91%
<b>Net Operating Income</b>	<b>\$119,200</b>	<b>\$119,200</b>



EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$21,600	\$21,600
Insurance	\$6,200	\$6,200
<b>Total Operating Expense</b>	<b>\$27,800</b>	<b>\$27,800</b>
Expense / SF	\$4.63	\$4.63
% of EGI	18.91%	18.91%

## DISTRIBUTION OF EXPENSES

CURRENT





06

**Demographi**

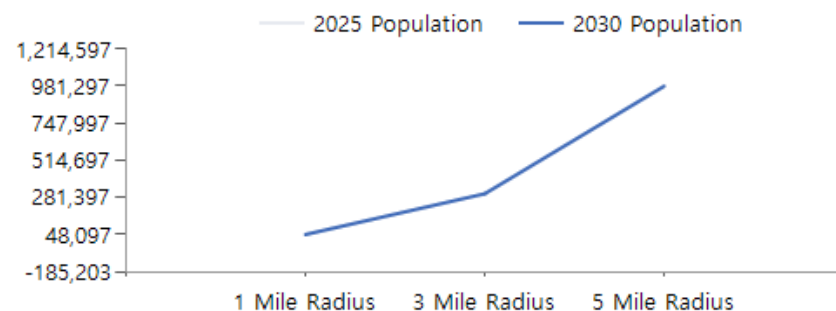
**CS**

General Demographics

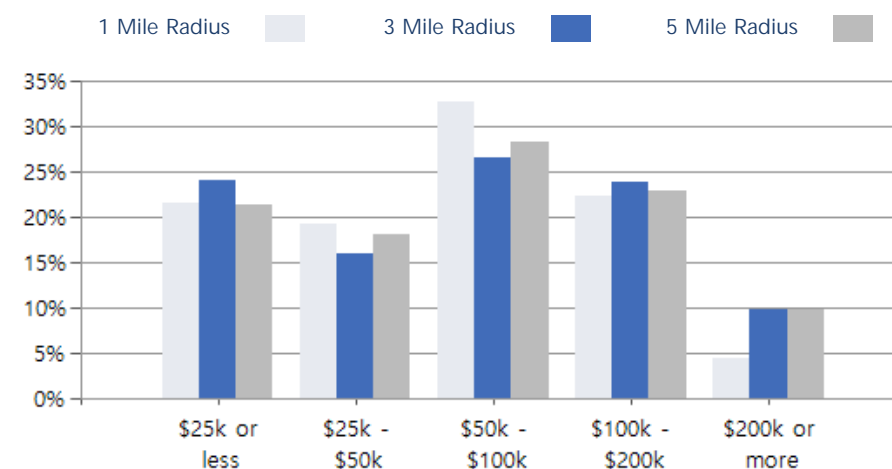
**Mariachi  
Plaza**

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	55,364	285,328	1,006,960
2010 Population	53,757	297,342	1,008,024
2025 Population	49,378	303,053	981,297
2030 Population	48,097	304,716	980,881
2025 African American	776	18,268	48,024
2025 American Indian	1,460	7,325	26,826
2025 Asian	1,902	37,172	130,000
2025 Hispanic	44,944	212,738	699,057
2025 Other Race	29,352	133,950	447,506
2025 White	6,855	57,676	172,240
2025 Multiracial	8,954	48,268	155,647
2025-2030: Population: Growth Rate	-2.60%	0.55%	-0.05%

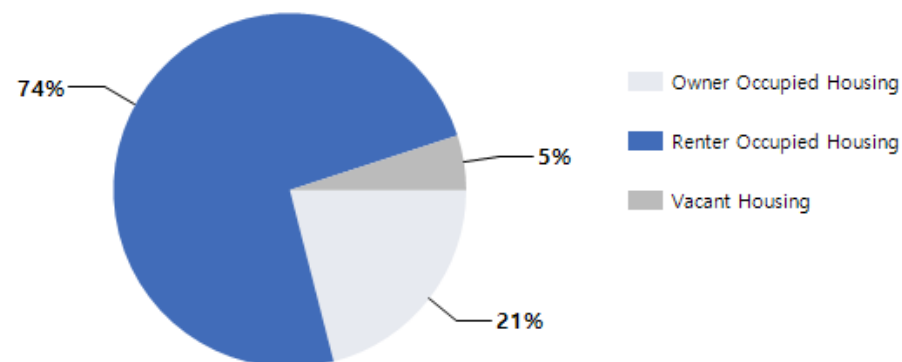
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,041	17,197	45,080
\$15,000-\$24,999	1,139	8,300	26,225
\$25,000-\$34,999	1,281	7,192	26,374
\$35,000-\$49,999	1,548	9,873	33,824
\$50,000-\$74,999	2,642	14,987	53,084
\$75,000-\$99,999	2,189	13,287	41,557
\$100,000-\$149,999	2,225	16,255	49,422
\$150,000-\$199,999	1,080	9,220	26,713
\$200,000 or greater	660	10,384	32,629
Median HH Income	\$63,203	\$67,329	\$66,169
Average HH Income	\$80,229	\$94,462	\$93,987



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri

# 1703 SOUTH STONER

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