

FOR SALE OR LEASE

# 2228 E CESAR CHAVEZ AVE LOS ANGELES, CA 90033

## OWNER/USER, INVESTMENT & LEASE OPPORTUNITY

± 6,431 SF OF VACANT (12/31/25) GROUND FLOOR RETAIL/OFFICE  
± 3,000 SF OF VACANT (12/31/25) BASEMENT RETAIL/ OFFICE SPACE

CURRENT BEAUTY & BARBER VOCATIONAL SCHOOL, ASSEMBLY LICENSE,  
FORMER CHURCH AND COMMUNITY CENTER



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## PROPERTY DESCRIPTION

The subject property is located at 2228 E Cesar E Chavez Avenue, situated on the south side of the street between North Breed Street and North Chicago Street in the City of Los Angeles, Los Angeles County, California, in the Boyle Heights Neighborhood. The building is a prewar (circa 1927) two-story structure with a cellar and subcellar, serving mixed uses. The ground floor features a 6,431 square foot retail space, which, along with a  $\pm 3,000$  square foot finished cellar, which is currently a Beauty and Barber vocational school that prepares Barbers, Cosmetologists, Estheticians, Nail Technicians and Permanent Make Up Artists for careers in their field. The second floor, which spans 6,347 square feet, is subdivided into six professional spaces ranging from 450 to 1,250 square feet. The assessor's total building size is 12,510 square feet, and a Gross Leasable Area (GLA) of  $\pm 13,965$  square feet. The property sits on a 7,775 square foot lot zoned LAC2.

This property is situated in a prime location within Los Angeles, offering easy access to major highways, local amenities, and thriving community hubs. With its historic charm, sizable footprint, and versatile zoning, 2228 E Cesar Chavez Ave is an excellent opportunity for investors seeking to capitalize on the rapidly growing market in this vibrant area.

## OFFERING DETAILS



### Address

2228 E Cesar Chavez Ave,  
Los Angeles, CA 90033



### Units

7



### Building Size

12,510 SF per assessor



### Gross Leasable Area

$\pm 13,965$  SF



### Land Size

7,775 SF



### Year Built

1927



### Number of Stories

2, plus Celler Space



### Metering

Individually Metered for gas and electric, mastered metered for water/sewer



### Zoning

LAC2



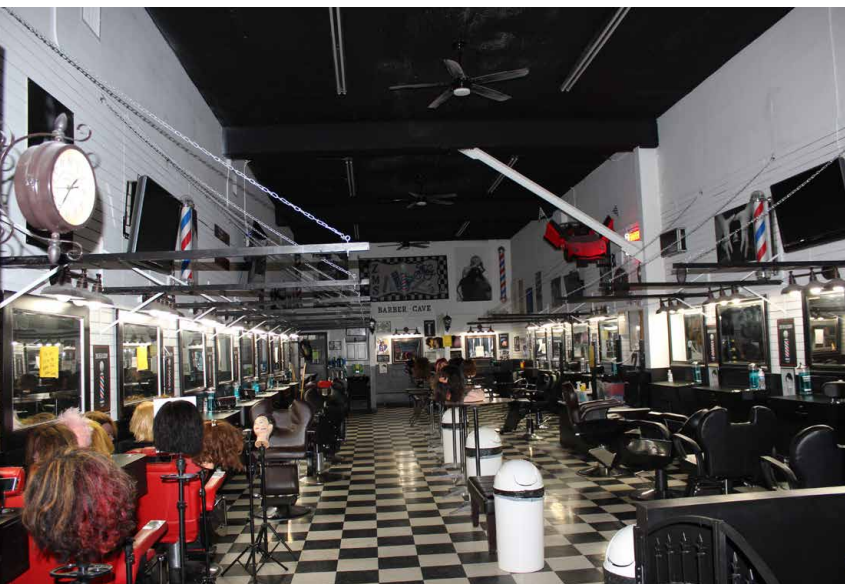
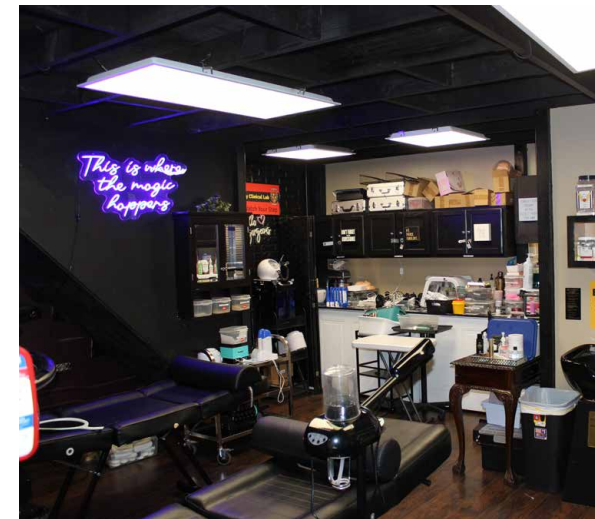
### APN

5183-003-002



### Vacant 12/31/25 Former Beauty & Barber School

- 6,431 SF of Vacant Ground Floor Retail/Office Space
- $\pm 3,000$  SF of Vacant Basement Retail/Office Space



## VACANT GROUND FLOOR AND CELLAR RETAIL/OFFICE SPACE:

9,431 SF of vacant space formerly leased to a private vocational school that prepared Barbers, Cosmetologists, Aestheticians, Nail Technicians and Permanent Make Up Artists for careers in their field. Formerly a Community Center and Church with an Assembly License.

**Ground Floor Available for Lease @ \$2 per SF, Cellar Space @ \$1.50 per SF ZMS Academy Vacates 12/31/25.**



## LOCATION OVERVIEW

**Boyle Heights** is a vibrant and historic neighborhood located just east of downtown Los Angeles. Known for its rich cultural heritage, diverse community, and central location, Boyle Heights has long been a focal point for the city's immigrant populations, particularly those of Latino descent. This area boasts a unique blend of residential, commercial, and industrial spaces, with a strong sense of community and a deep connection to the arts and local culture.

Boyle Heights is home to several important cultural landmarks, including the historic Mariachi Plaza and the East LA Interchange. Its proximity to major areas such as Downtown LA, the Arts District, and the Los Angeles River makes it an increasingly desirable location for both residential and commercial development. The neighborhood has seen revitalization efforts in recent years, with new restaurants, retail spaces, and businesses contributing to its evolving dynamic while preserving its rich cultural identity.

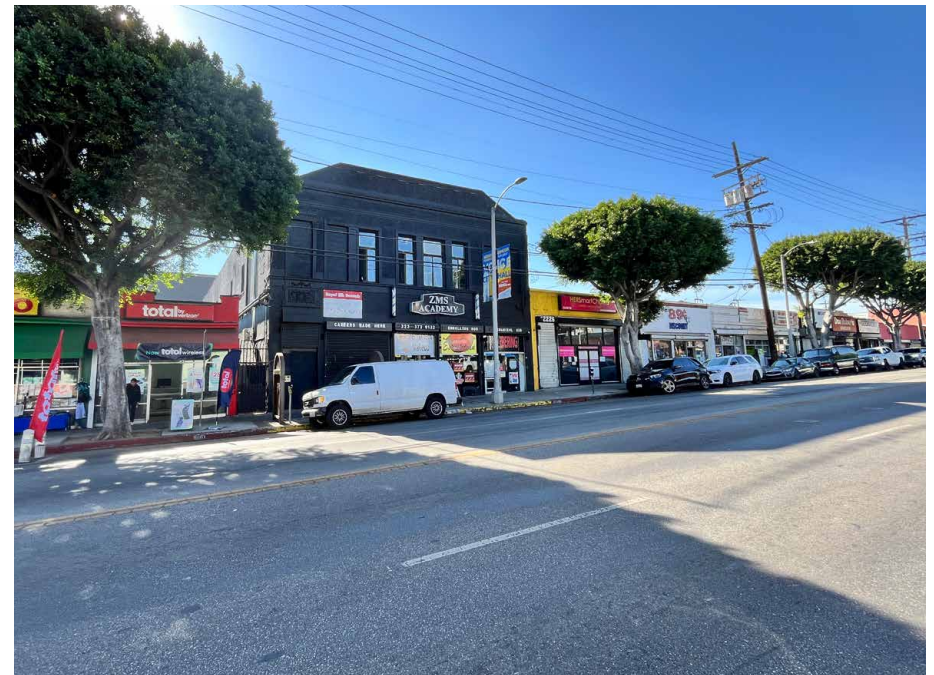
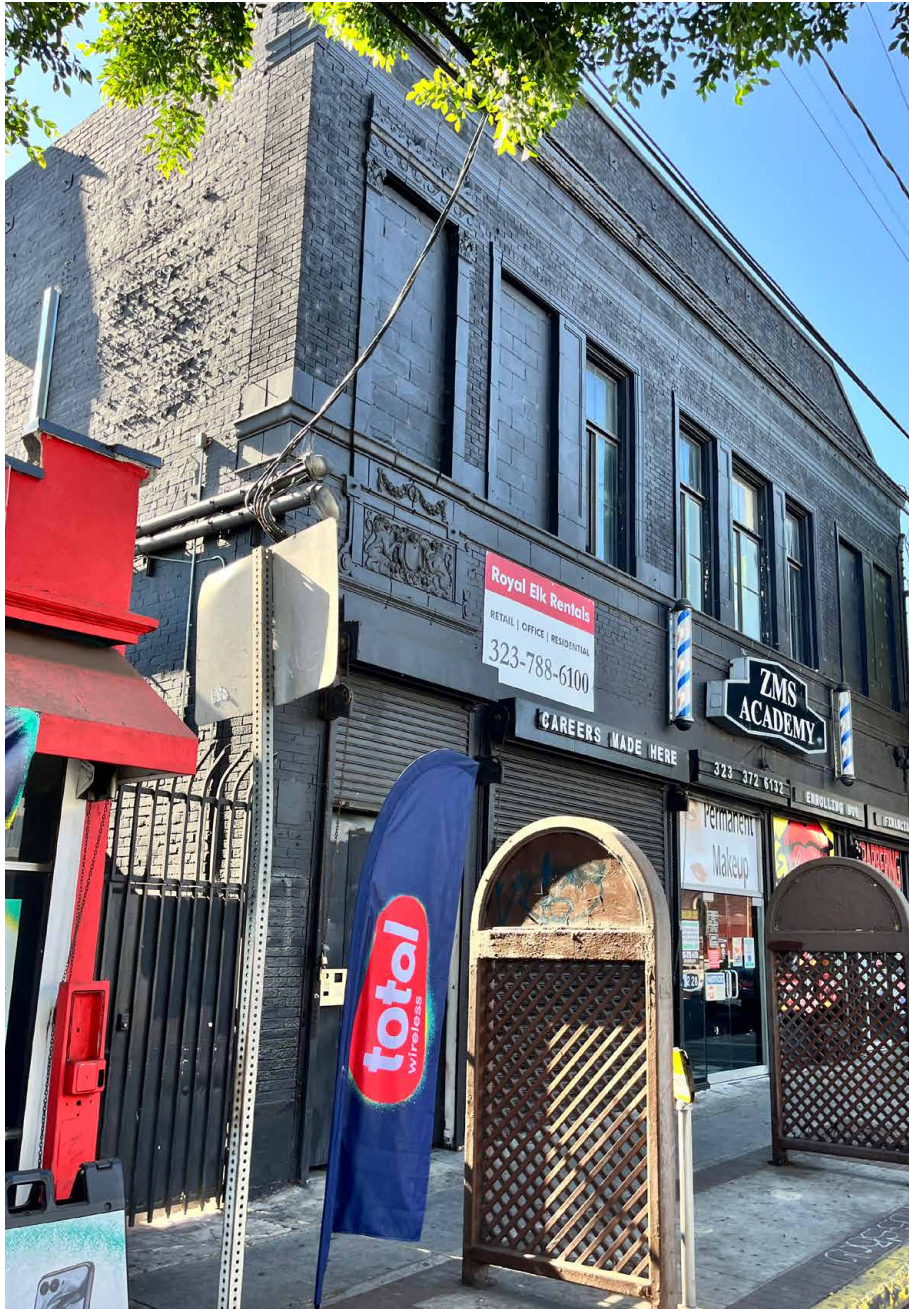
**Cesar Chavez Ave** runs through the heart of Boyle Heights, named after the influential civil rights leader and labor activist. This major east-west thoroughfare serves as a key commercial and transportation corridor, linking the area to other parts of Los Angeles. The boulevard is lined with a variety of businesses, ranging from local markets and eateries to retail shops, serving both the local community and visitors. The street's vibrant atmosphere reflects the area's diversity and its importance as a central hub for economic and cultural activity.

With easy access to public transportation, major highways, and a growing arts scene, the Boyle Heights neighborhood, including Cesar Chavez Ave, offers a unique blend of old and new, making it one of the most dynamic areas in Los Angeles today.

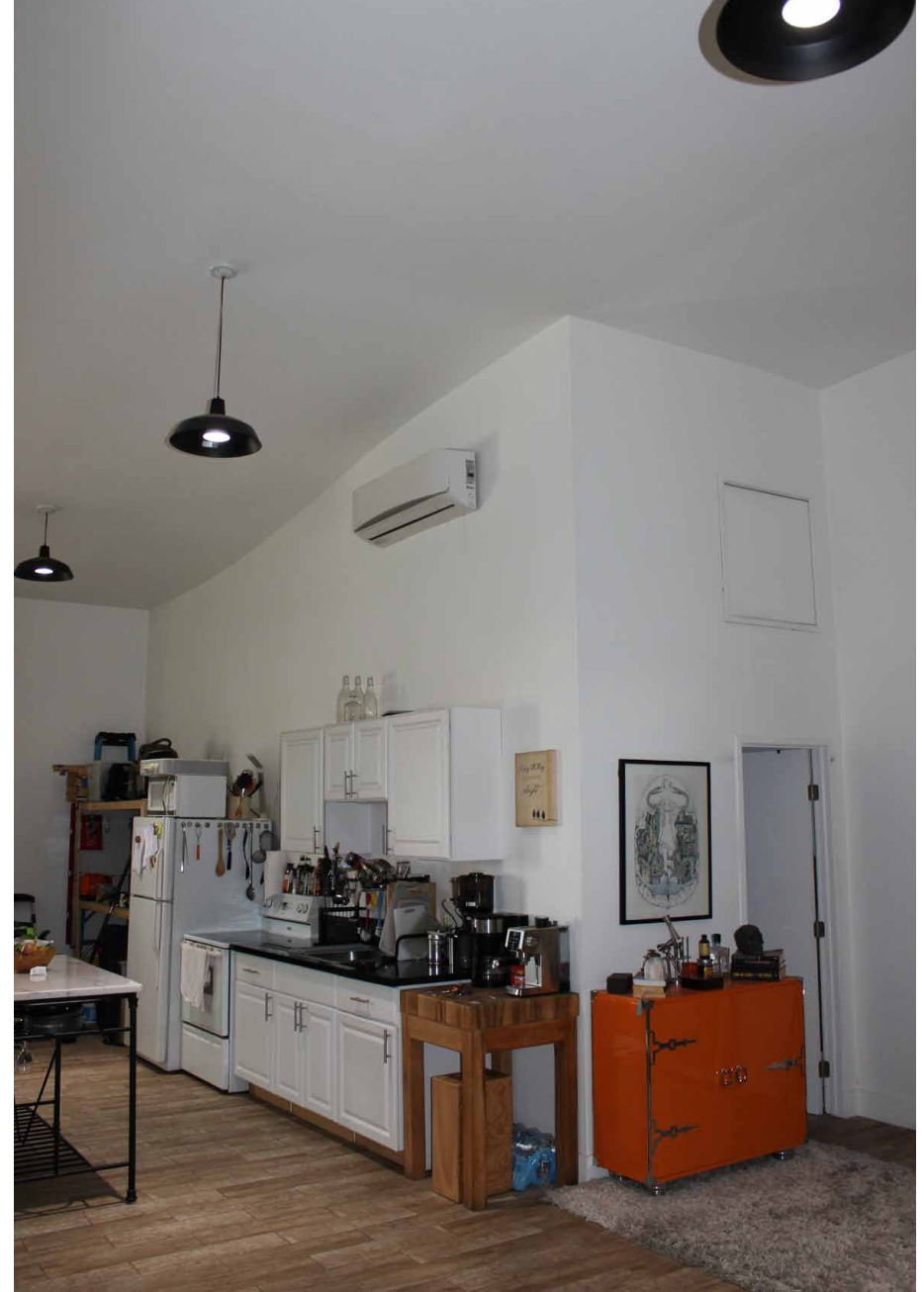
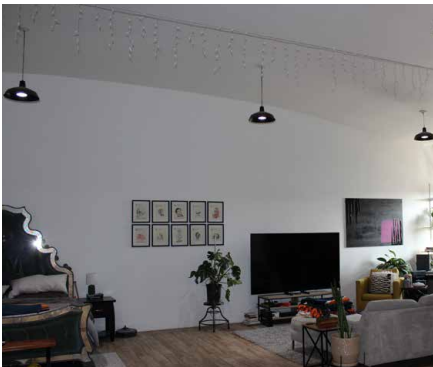
## OFFERING HIGHLIGHTS

- Creative Commercial Building with Ground Floor Retail Located in the Heart of Boyle Heights
- 12,510 SF Building with ± 13,965 Gross Leasable SF
- Excellent Visibility on Cesar Chavez Ave with ± 22,733 Cars per Day
- Surrounded by restaurants, coffee shops, fitness, and shopping
- Current Beauty & Barber Vocational School, Assembly License, Former Church and Community Center
- Convenient access to I-10, 101, I-5, and 710 Freeway
- Adjacent to Downtown LA and the Art's District
- Very well-maintained creative building with stable tenants
- Approximately 20% Upside in Rents
- 9,431 SF of Vacant Ground Floor Retail and Cellar Space

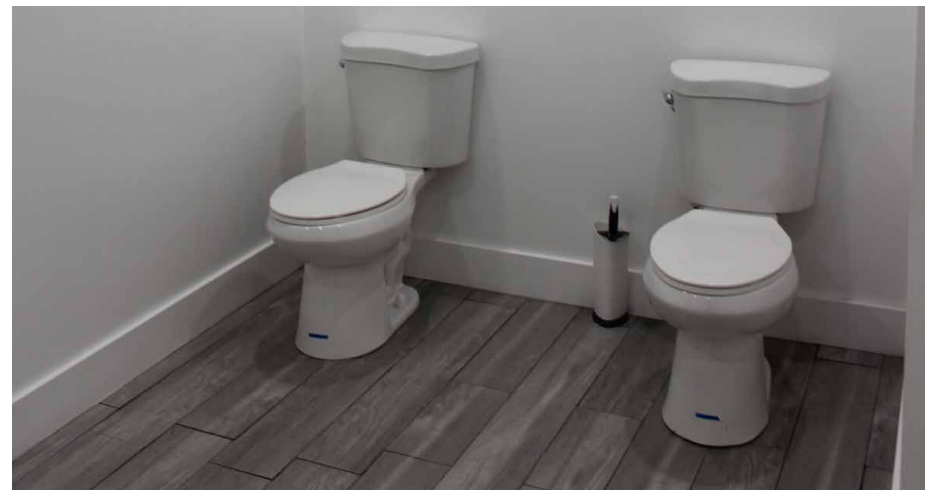
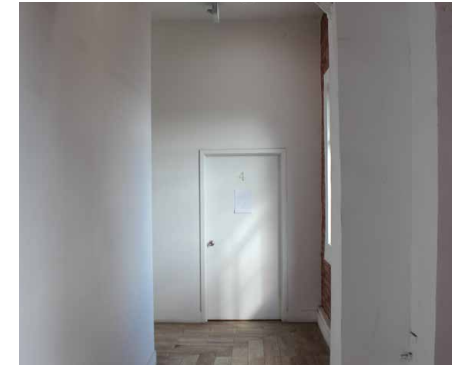
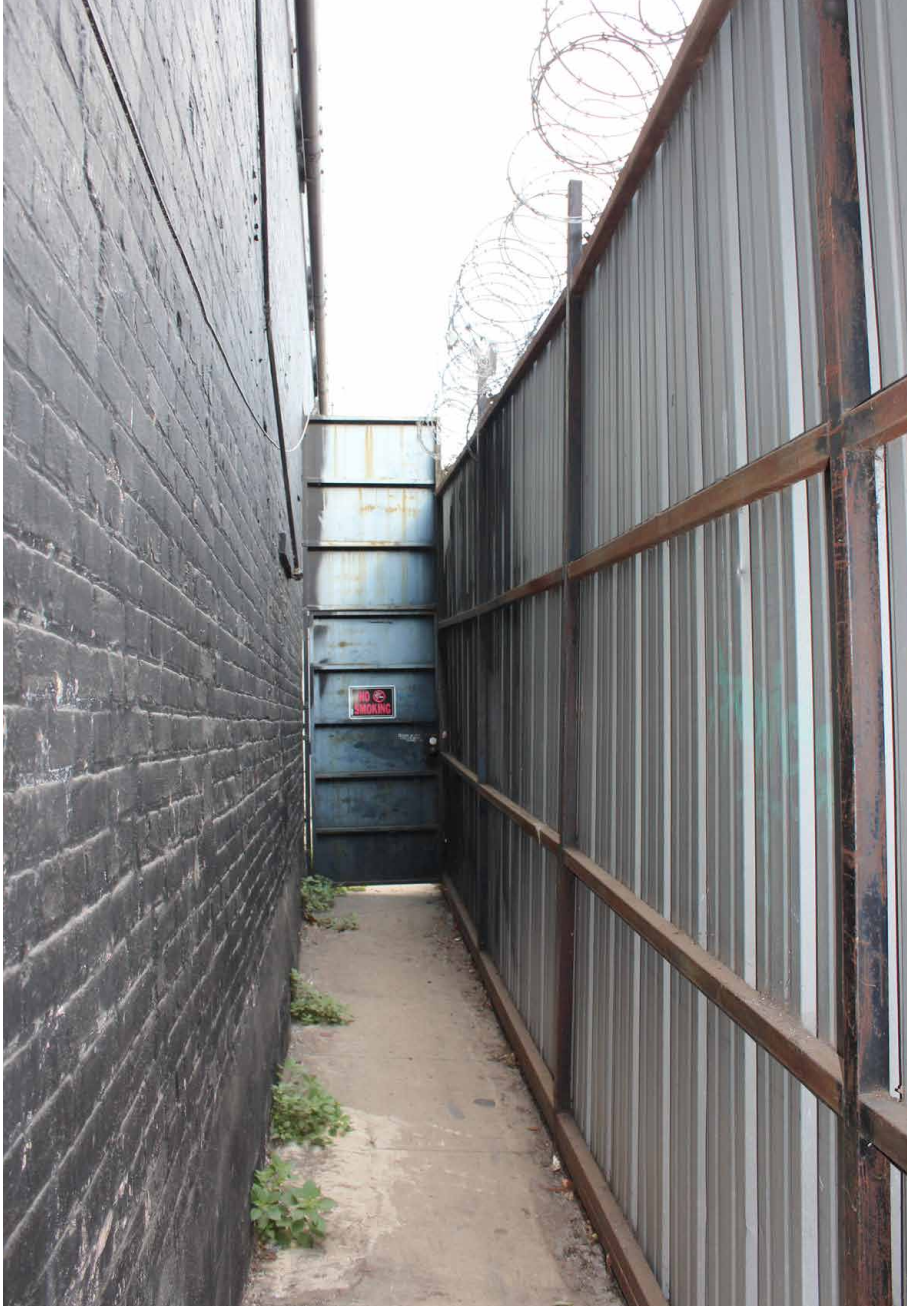
## PROPERTY PHOTOS



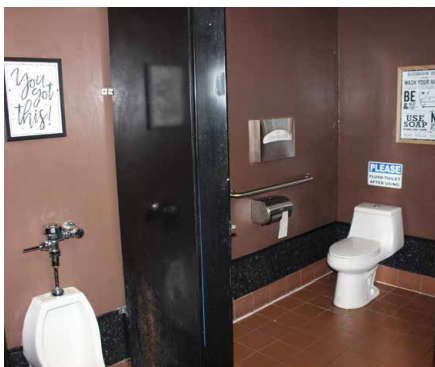
## PROPERTY PHOTOS



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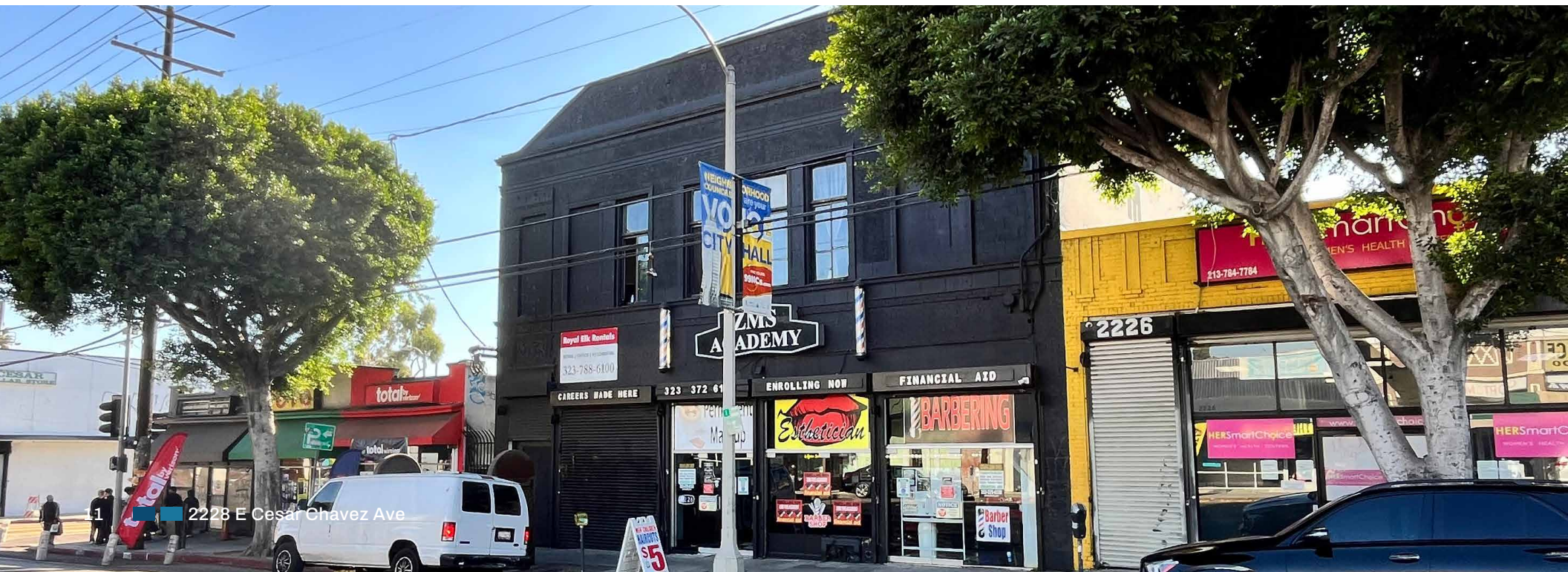


## PROPERTY PHOTOS



# RENT ROLL

| Unit                           | Tenant      | Est. SF | Lease Start | Lease Expire | Rent/Mo  | Rent/SF | Rent/Mo  | Rent/Sf |
|--------------------------------|-------------|---------|-------------|--------------|----------|---------|----------|---------|
| Ground Floor Retail & Basement |             |         |             |              |          |         | Market   | Market  |
| Ground Floor                   | ZMS Academy | 6,431   | 1/1/19      | 12/31/25     | \$19,083 | \$2.00  | \$12,862 | \$2.00  |
| Finished Cellar Space          | ZMS Academy | 3,000   |             |              |          |         | \$4,500  | \$1.50  |
| 2nd Level                      |             |         |             |              |          |         |          |         |
| 1                              |             | 450     | 10/1/23     | 9/30/2024    | \$1,000  | \$2.22  | \$1,200  | \$2.67  |
| 2                              |             | 544     | 10/1/23     | 9/30/24      | \$1,000  | \$1.84  | \$1,275  | \$2.34  |
| 3                              |             | 840     | 6/1/00      | 5/31/22      | \$2,067  | \$2.46  | \$2,400  | \$2.86  |
| 4                              |             | 1,000   | 3/1/21      | 2/1/22       | \$2,100  | \$2.10  | \$2,500  | \$2.50  |
| 5                              |             | 1,250   | 3/1/21      | 2/28/26      | \$2,600  | \$2.08  | \$3,100  | \$2.48  |
| 6                              |             | 450     | 10/1/23     | 9/30/24      | \$1,000  | \$2.22  | \$1,200  | \$2.67  |
| Total                          |             | 13,965  |             |              | \$28,850 | \$2.15  | \$29,037 | \$2.38  |



1 2228 E Cesar Chavez Ave

# FINANCIAL SUMMARY

## ESTIMATED ANNUALIZED OPERATING DATA

| Pricing       | Actual      | Pro Forma |
|---------------|-------------|-----------|
| List Price    | \$3,800,000 |           |
| Down Payment  | \$1,900,000 |           |
| Year Built    | 1927        |           |
| Building SF   | 12,510      |           |
| Est. Lot SF   | 7,775       |           |
| Land Price/SF | \$489       |           |
| Price/SF      | \$304       |           |
| Cap Rate      | 6.61%       | 6.67%     |
| # of Tenants  | 7           |           |

## ESTIMATED ANNUALIZED EXPENSES

|                             |            |                 |
|-----------------------------|------------|-----------------|
| Taxes & Direct Assessments: | 1.20%      | \$50,059        |
| Insurance:                  |            | \$9,118         |
| Off-Site Management (4%):   |            | \$13,433        |
| Utilities Combined:         |            | \$4,897         |
| Maintenance & Repairs:      |            | \$7,000         |
| <b>Total Expenses</b>       | <b>24%</b> | <b>\$84,507</b> |

\*3,000 SF of leased SF in Celler, not included in assessor SF  
Assessor building SF: 12,510

## INCOME AND EXPENSE

|                             | Actual           | Pro Forma        |
|-----------------------------|------------------|------------------|
| Scheduled Gross Income      | \$346,200        | \$348,444        |
| NNN Reimbursement           | \$0              | \$0              |
| Vacancy (3%)                | <b>\$10,386</b>  | <b>\$10,453</b>  |
| Gross Operating Income      | \$335,814        | \$337,991        |
| Expenses                    | <b>\$84,507</b>  | <b>\$84,507</b>  |
| <b>Net Operating Income</b> | <b>\$251,307</b> | <b>\$253,484</b> |
| <b>Less Loan Payment</b>    | <b>\$157,528</b> | <b>\$157,528</b> |
| Pre Tax Cash Flow           | \$93,779         | \$95,956         |
| <b>Cash on Cash Return</b>  | <b>4.94%</b>     | <b>5.05%</b>     |

## PROPOSED FINANCING

|                       |              |
|-----------------------|--------------|
| Loan Amount           | \$1,900,000  |
| Terms                 | 5-Year Fixed |
| Amortization          | 25-Year      |
| Interest Rate         | 6.75%        |
| Debt Coverage Ratio   | 1.60         |
| <b>Loan to Value:</b> | <b>50%</b>   |

# AMENITIES MAP



## LOCATION MAP



# AERIAL MAP



# PARKING MAP



# PARCEL MAP

5183 3  
SCALE 1" = 80'

2001

L.N. BREED'S SUBDIVISION  
OF THE EASTERLY PORTION OF LOT 1  
BLOCK 60 HANCOCKS SURVEY

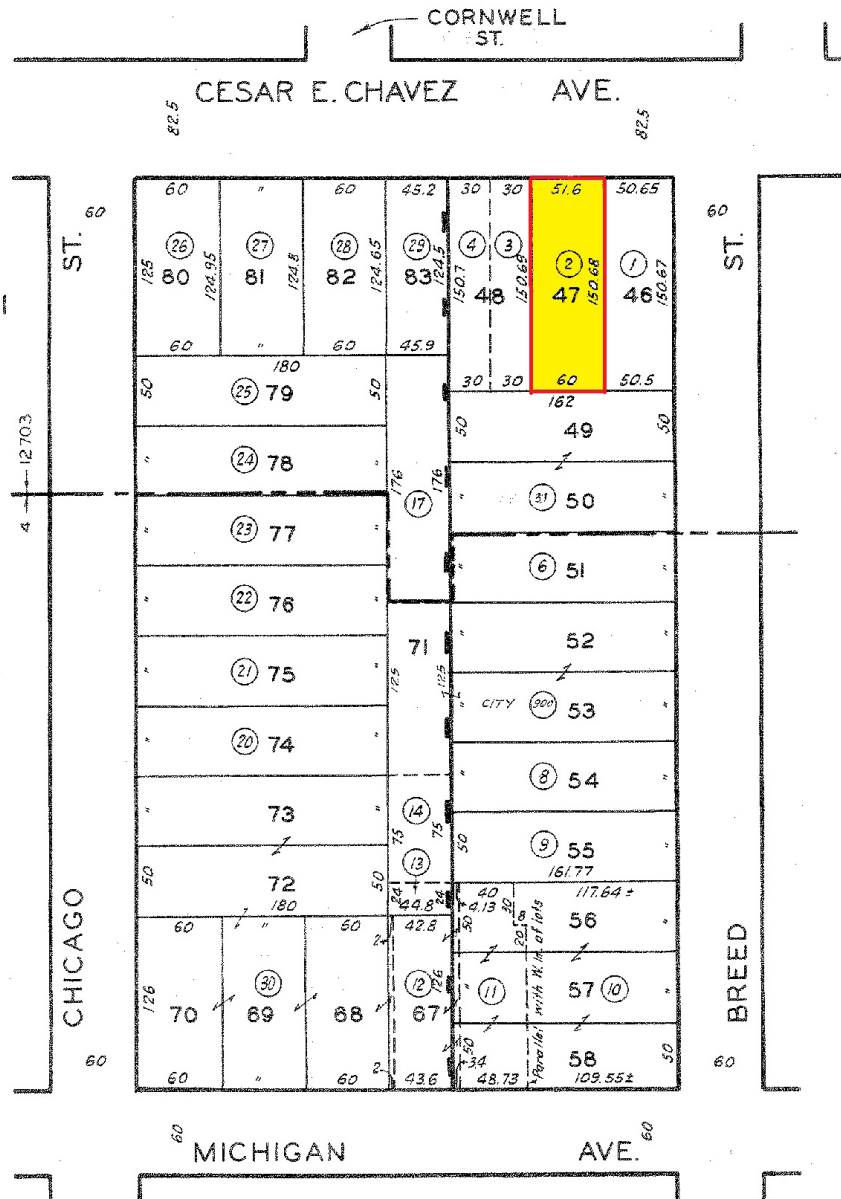
M.R. 6-37

SPENCE'S ADDITION TO  
BOYLE HEIGHTS

M.R. 5-503

CODE  
4  
12703

FOR PREV. ASSM'T. SEE: 12-21 & 25



3-21-63  
750516209  
540125  
591822  
200104052900401-11  
200104052900501-11

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.

# 2228 E CESAR CHAVEZ AVE LOS ANGELES, CA 90033

BOYLE HEIGHTS RETAIL

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