



SIGNALIZED CORNER · LAWDALE, CA · 100% LEASED MIXED-USE · 6.07% CAP RATE

OFFERING MEMORANDUM

ASKING PRICE

\$2,750,000

CAP RATE

6.07%

100% Leased Mixed-Use Property at a 6.07% CAP Rate

4610 - 4612 MANHATTAN BEACH BLVD.

Lawndale, CA 90260

Presented by Michael Talbot
Estate Properties

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PRIME MIXED-USE

South Bay, California

ASKING PRICE

\$2,750,000

CAP RATE

6.07%

NOI

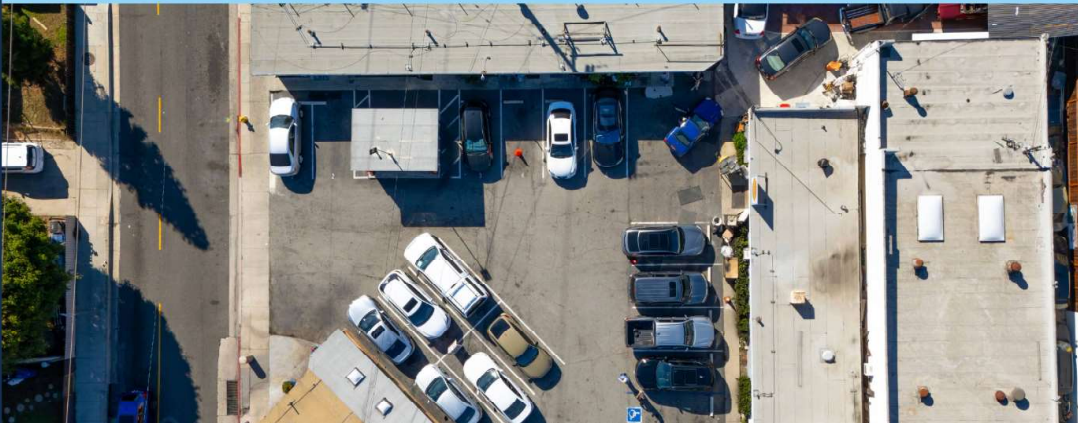
\$167,056

INVESTMENT SUMMARY

Occupancy	100%
Building Area	5,509 SF
Lot Size	18,668 SF









INVESTMENT HIGHLIGHTS

- ★ **100% LEASED WITH LONG-TERM TENANTS**
Secure cash flow from a stable and diverse tenant mix, including a restaurant, an upholstery shop, and eight studio apartments.
- ★ **PRIME SIGNALIZED CORNER LOCATION**
High-visibility location in the South Bay, serving the Beach Cities and surrounding communities.
- ★ **EXCELLENT FREEWAY ACCESS**
Situated just blocks from the 405 freeway, providing immediate access to the 91 and 105 freeways.
- ★ **STABLE MIXED-USE ASSET**
Diversified income stream from both commercial and residential units, mitigating risk and ensuring financial stability.
- ★ **ON-SITE PARKING**
Ample parking with 18 on-site spaces, including one ADA compliant spot, a rare and valuable amenity for the area.
- ★ **VALUE-ADD POTENTIAL**
Opportunity to improve returns through upcoming rental renewals and market adjustments.



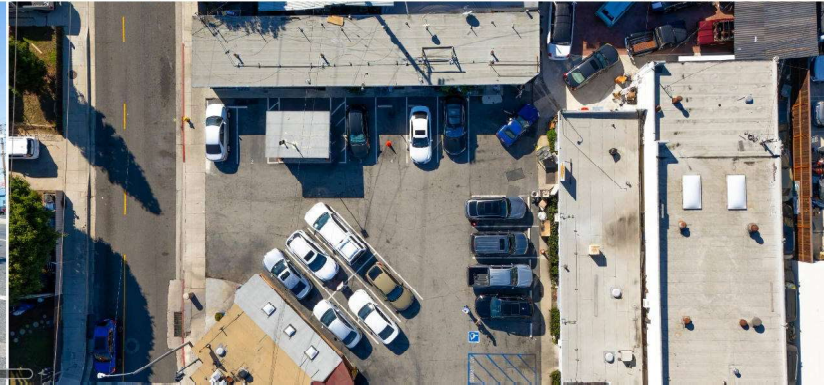
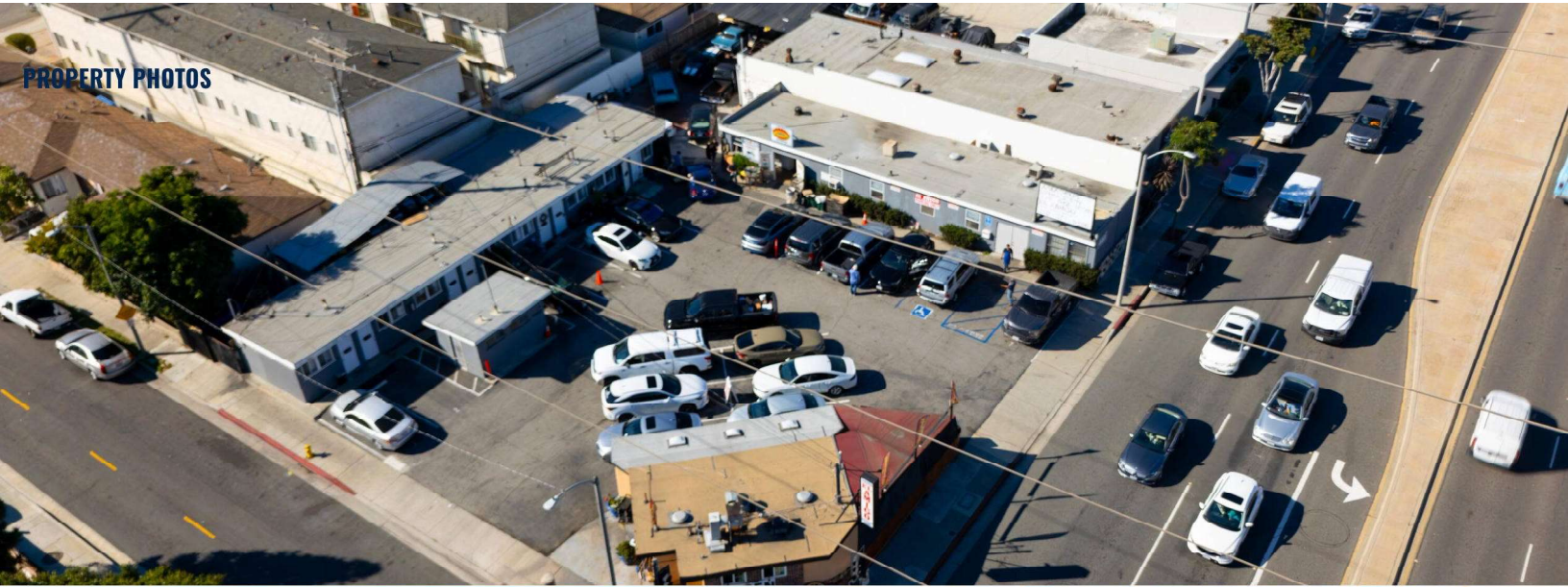
PROPERTY OVERVIEW

Welcome to a truly unique mixed-use investment opportunity located at the bustling, signalized corner of Manhattan Beach Blvd. and Firmona Ave. This property, spanning two contiguous lots for a total of 18,668 sq. ft., is a robust income-generating asset. Comprising five well-maintained buildings, it offers 5,509 sq. ft. of net rentable space, currently fully occupied by a stable mix of long-term commercial and residential tenants. The commercial wing is anchored by an established restaurant and a specialty upholstery shop, while the residential component features eight charming studio apartments. With the convenience of 18 on-site parking stalls and a prime location offering excellent visibility and access to major transport links, this property represents a highly desirable and secure investment in the vibrant Lawndale market.

-  **Property Type**
Mixed-Use (Retail/Multifamily)
-  **Year Built / Renovated**
1955 / 2018
-  **Total Building Size**
5,509 SF
-  **Total Lot Size**
18,668 SF (0.43 Acres)
-  **Number of Buildings**
5
-  **Number of Units**
10 (2 Commercial, 8 Residential)
-  **Parking**
18 Spaces
-  **Zoning**
LNM1
-  **APNs**
4080002026, 4080002025



PROPERTY PHOTOS



Annual Operating Data

Category	Amount
Gross Scheduled Income	\$269,616
Less: Vacancy Allowance (5%)	(\$13,481)
Effective Gross Income	\$256,135
Less: Total Operating Expenses	(\$89,079)
Net Operating Income (NOI)	\$167,056

Operating Expenses

Expense	Amount
Real Estate Taxes	\$36,875
Insurance	\$8,000
Electricity	\$26,204
Trash	\$11,000
Maintenance & Repairs	\$7,000
Total Expenses	\$89,079

FINANCIAL ANALYSIS

This financial summary provides a clear and comprehensive look at the property's strong performance and attractive investment metrics. The following figures are based on our current analysis, demonstrating a stable and profitable asset poised for continued success.

Asking Price

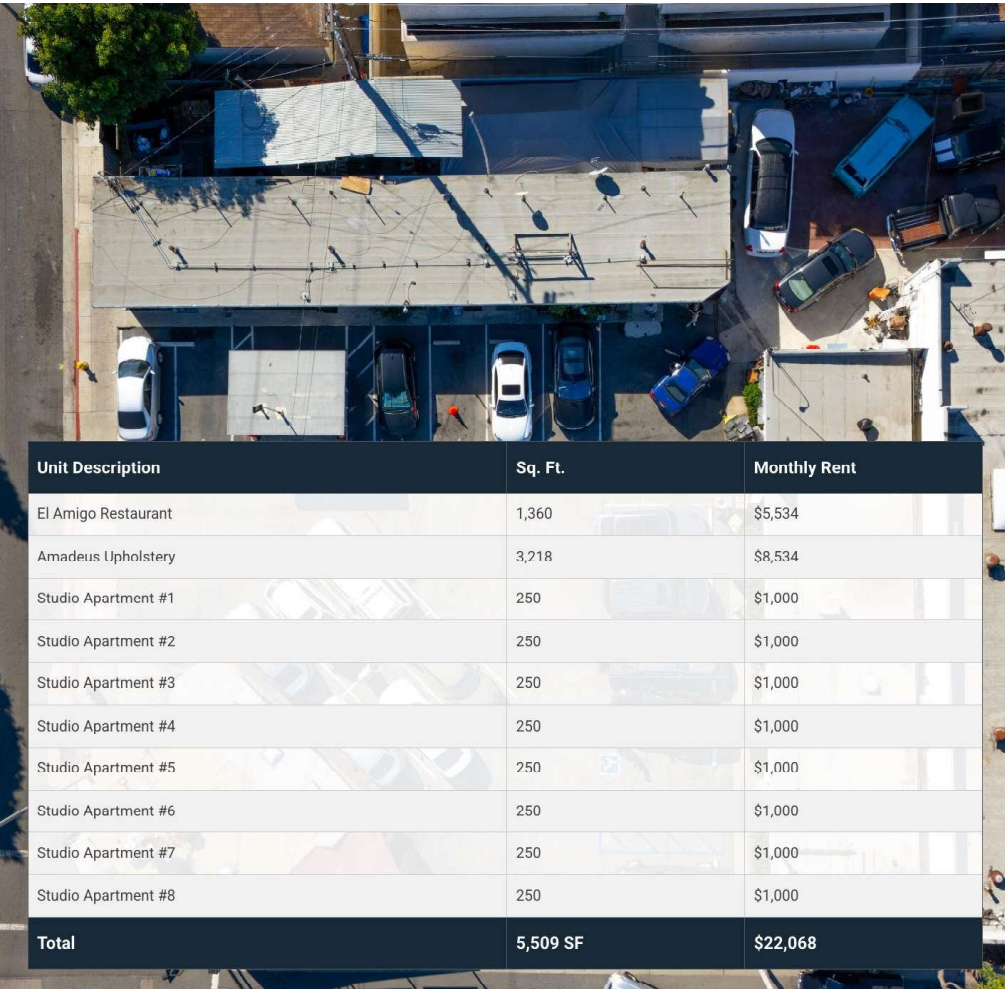
\$2,750,000

Price/SF

\$499.18

Cap Rate

6.07%



Unit Description	Sq. Ft.	Monthly Rent
El Amigo Restaurant	1,360	\$5,534
Amadeus Upholstery	3,218	\$8,534
Studio Apartment #1	250	\$1,000
Studio Apartment #2	250	\$1,000
Studio Apartment #3	250	\$1,000
Studio Apartment #4	250	\$1,000
Studio Apartment #5	250	\$1,000
Studio Apartment #6	250	\$1,000
Studio Apartment #7	250	\$1,000
Studio Apartment #8	250	\$1,000
Total	5,509 SF	\$22,068

TENANT OVERVIEW

The property features a diverse and stable tenant base, anchored by two long-term commercial tenants and supplemented by eight residential studio apartments. This ideal mix provides a consistent and reliable income stream, ensuring a secure and profitable investment for years to come.

COMMERCIAL ANCHORS

El Amigo Restaurant is a cherished local dining destination that has become a community staple. As a long-term tenant, it provides a steady income and attracts consistent foot traffic. **Amadeus Upholstery** is a highly respected, specialized service business with deep community roots, offering a destination service that is resilient to e-commerce and economic shifts.

RESIDENTIAL STABILITY

Complementing the commercial tenants are eight recently updated residential studio apartments. This residential component provides a significant and reliable diversification of income. The high demand for affordable, well-located housing ensures consistent occupancy and rental growth potential, mitigating risk and enhancing the property's overall financial stability and appeal.

LAWNDALE, CA

A PRIME SOUTH BAY LOCATION

Welcome to Lawndale, a city strategically positioned in the heart of Los Angeles County's dynamic South Bay. This property boasts an unparalleled location on Manhattan Beach Boulevard, a major thoroughfare offering incredible visibility and access. It is perfectly situated to serve the affluent neighboring Beach Cities—Manhattan Beach, Hermosa Beach, and Redondo Beach—while also catering to the dense local communities. The immediate proximity to the I-405 Freeway provides exceptional regional connectivity, linking the area to LAX, the Ports of LA/Long Beach, and major employment hubs like the booming aerospace and tech sectors in Hawthorne and El Segundo. This is truly a premier investment opportunity in a thriving Southern California market.

MAJOR ECONOMIC DRIVERS

-  Aerospace & Tech Hub (SpaceX, Northrop)
-  Minutes from Los Angeles Int'l Airport (LAX)
-  Gateway to Affluent Beach Cities
-  Proximity to Ports of LA & Long Beach

LOS ANGELES COUNTY BOASTS A TRILLION-DOLLAR REGIONAL ECONOMY



35,000+

VPD ON MANHATTAN
BEACH BLVD

\$120K+

AVG. HHI
(3-MILE RADIUS)

300,000+

VPD ON
I-405 FREEWAY

< 5 MILES

TO LAX &
MANHATTAN BEACH



MARKET

DEMOGRAPHICS

LAWNDALE, CA | SOUTH BAY

Nestled in the vibrant South Bay, the property at 4610 Mahattan Beach Blvd. is surrounded by a dense, affluent, and diverse community. With a population approaching 600,000 within a five-mile radius and median household incomes exceeding \$107,000, the area demonstrates exceptional economic strength. This robust demographic foundation provides a consistent consumer base, ensuring sustained demand for both retail and residential spaces. The region's consistent growth and economic stability create an ideal environment for long-term investment success and future appreciation.

DEMOGRAPHIC HIGHLIGHTS

- **599,431**
Total Population (5-Mile Radius)
- **\$114,271**
Median HH Income (3-Mile Radius)
- **204,621**
Residents with College Degrees (5-Mile)

1-MILE

Est. Population (2025):
39,686

Median HH Income:
\$105,855

Higher Education:
10,629

Top Ethnicities:
Hispanic: 56.5%
White: 21.9%
Asian: 12.2%

3-MILE

Est. Population (2025):
291,460

Median HH Income:
\$114,271

Higher Education:
103,917

Top Ethnicities:
Hispanic: 36.9%
White: 29.0%
Asian: 17.0%

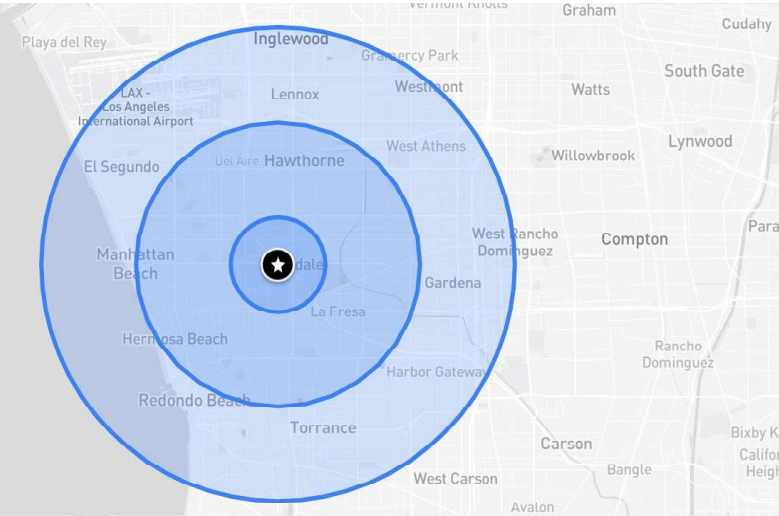
5-MILE

Est. Population (2025):
599,431

Median HH Income:
\$107,207

Higher Education:
204,621

Top Ethnicities:
Hispanic: 39.3%
White: 24.2%
Asian: 16.6%



CONFIDENTIALITY & DISCLAIMER

This Offering contains privileged and confidential information, and unauthorized use of this information in any manner is strictly prohibited. The Offering Memorandum is for informational purposes only, and shall not be relied upon in lieu of Buyer's own investigation and verification. The information contained herein is from sources believed to be reliable; however, no representation by the Seller, or its representatives (collectively, "Brokers"), either expressed or implied, is made as to the accuracy of any information, and all prospective purchasers should conduct their own research to determine the accuracy of any statements made. Buyer to verify all information including any zoning and use questions with the City of Lawndale governing agencies. Interior inspection is subject to an accepted offer. We welcome your inquiries and look forward to assisting you with this premier investment opportunity. Please feel free to reach out to us for more details or to schedule a property tour.



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