



SPERRY
COMMERCIAL GATEWAY GROUP

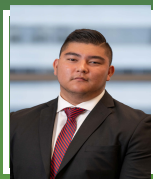
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3333 DIVISION ST
LOS ANGELES, CA 90065

Underperforming
Mixed-Use Asset |
Vacancy + Rent
Upside



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For Sale

Mixed Use Opportunity
2 Retail Units
3 Residential Units

2 Retail Units

3 Residential Units



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3 Residential Units



2 Retail Units



SECTION 1

PROPERTY INFORMATION

Property Summary



PROPERTY DESCRIPTION

Vacancy and below-market rents position the asset for immediate income growth through lease-up and rent increases to market.

The property is currently approximately 60% occupied, with vacancy in both retail and residential units contributing to below-market in-place income.

The financials presented reflect a stabilized (pro forma) scenario, assuming lease-up of vacant units and normalization of rents to market levels.

A new owner has the opportunity to increase income through lease-up and rent growth, capturing the spread between current performance and stabilized operations.

PRO FORMA INCOME

Sale Price:	\$899,000
Number of Units:	5
Lot Size:	3,577 SF
Building Size:	3,400 SF
Pro Forma NOI:	\$76,000.00
Pro Forma Cap Rate:	8%

DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,102	2,271	8,579
Total Population	3,212	6,581	24,582
Average HH Income	\$127,285	\$125,804	\$127,755

Property Description



PROPERTY DESCRIPTION

This mixed-use property offers a well-located retail and residential asset with multiple income streams and clear upside potential. The configuration of 2 street-front retail units and 3 residential units provides strong visibility along Division Street and supports both retail and residential demand.

The asset benefits from high-exposure frontage, consistent foot traffic, and proximity to surrounding amenities, positioning it well for long-term occupancy and rent growth.

At stabilization, the property is projected to generate approximately \$76,000 in NOI, representing an ~8%+ cap rate at the current pricing.

LOCATION DESCRIPTION

Situated in a dense, infill Los Angeles submarket, the property benefits from strong residential demand and consistent neighborhood retail traffic.

The immediate area is supported by surrounding housing, local businesses, and commuter access, driving demand for both residential units and street-front retail.

Proximity to major transportation corridors and nearby amenities further supports tenant retention and long-term rent growth.

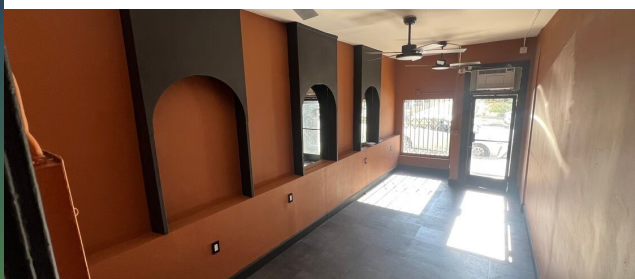
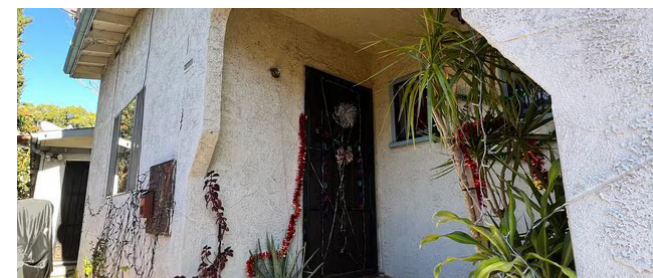
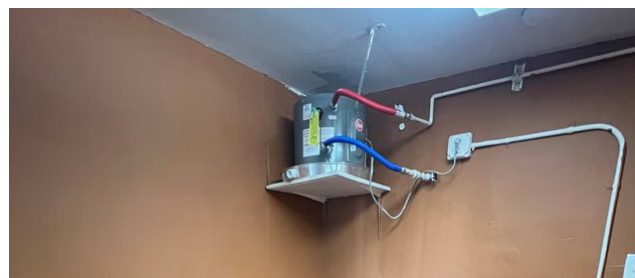
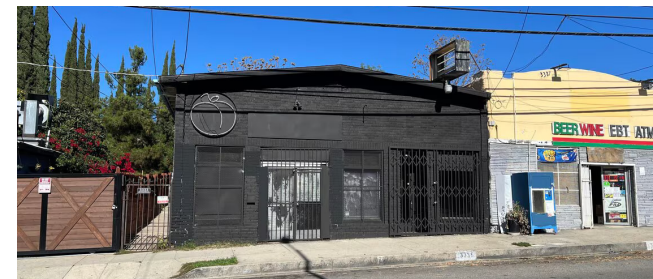
Complete Highlights



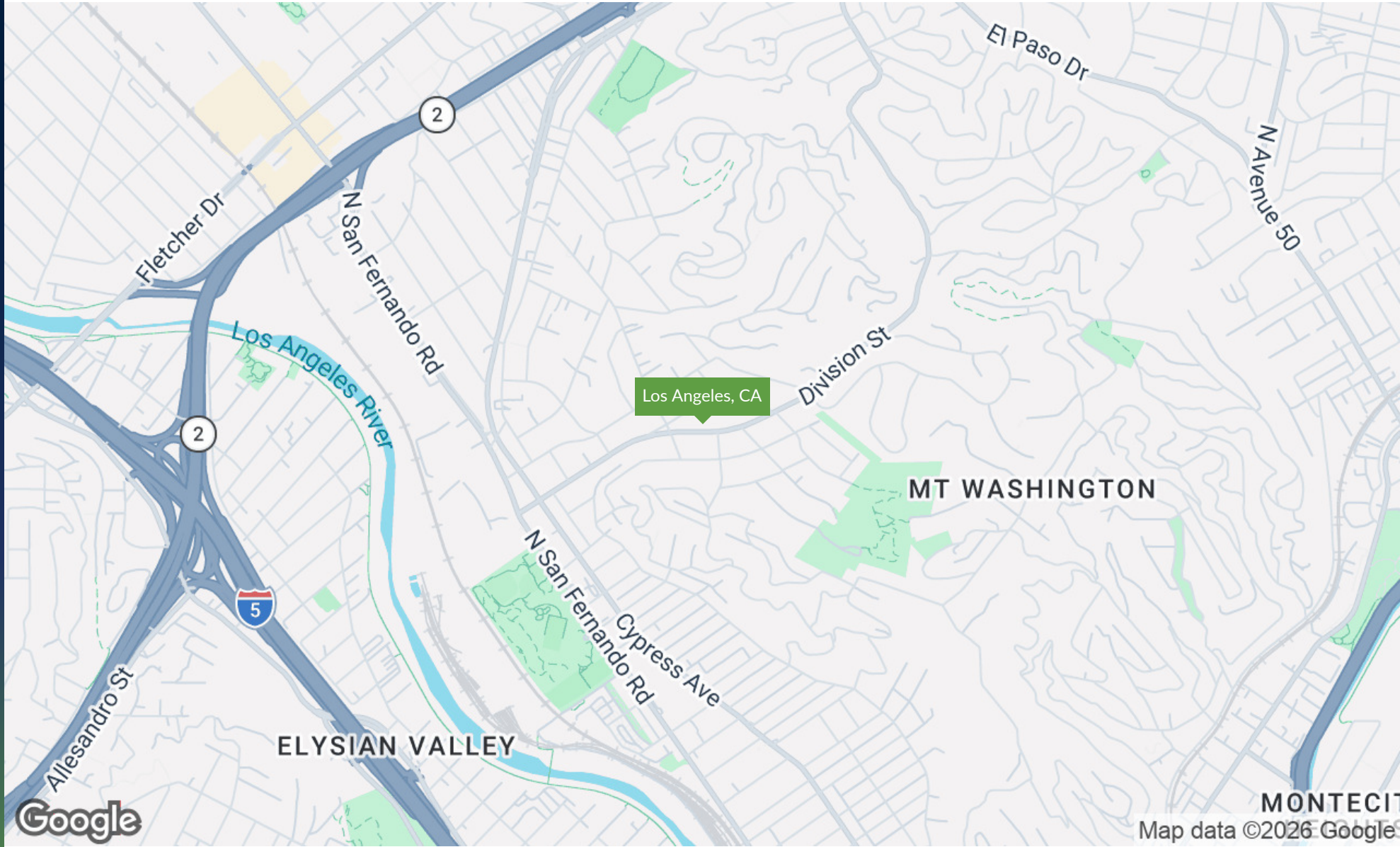
PROPERTY HIGHLIGHTS

- Price Reduced to \$899,000
- 5 Units Total (2 Retail + 3 Residential)
- ~60% Occupied – Immediate Lease-Up Opportunity
- Underperforming Asset with Below-Market Rents
- Retail Rent Upside (~\$1,100 → ~\$1,500/month)
- Residential Upside Through Turnover and Rent Growth
- Diversified Income Stream (Retail + Residential)
- Strong Street Visibility and Foot Traffic
- Infill Los Angeles Location with Consistent Tenant Demand
- Projected ~8%+ Stabilized Cap Rate

Additional Photos

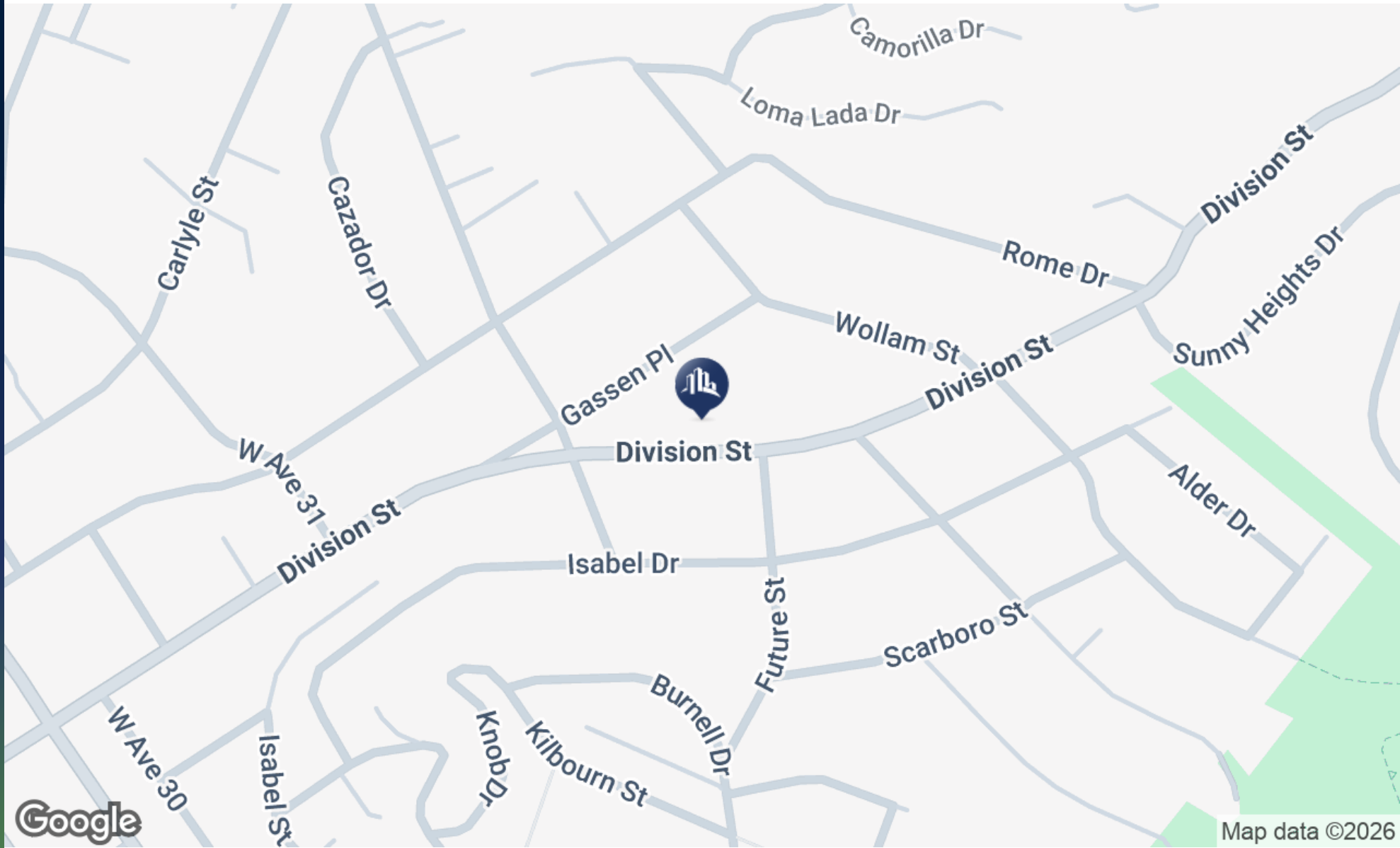


Regional Map



MONTECITO
Map data ©2026 Google

Location Map








Income & Expenses



Current vs. Stabilized Performance



Metric	Current (In-Place)	Stabilized (Pro Forma)
Occupancy	~60% 	100% 
Monthly Income	\$2,900	\$6,900 
Annual Income	\$34,800	\$82,800 
Operating Expenses	\$6,800	\$6,800
Net Operating Income	~28,000	\$76,000 
Cap Rate (at \$899K)	~3.1%	~8%+

- Financials shown represent stabilized (pro forma) performance



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Demographics Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	3,212	6,581	24,582
Average Age	41	41	41
Average Age (Male)	40	40	41
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,102	2,271	8,579
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$127,285	\$125,804	\$127,755
Average House Value	\$1,189,755	\$1,175,094	\$1,110,725

Demographics data derived from AlphaMap



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Advisor Bio 1



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PROFESSIONAL BACKGROUND

As Managing Director of Sperry Commercial Gateway Group, Mr. Henry Liu has over 30+ years of experience background in mortgage lending and commercial real estate in varying capacities including asset management, investment acquisition, and financing. Mr. Liu has represented foreign investors in acquisitions of multi-unit income properties, industrial warehouses, and other real estate assets throughout Southern California. The affiliation with SPERRY Commercial provides the opportunity to collaborate with a national and global commercial brokerage team of specialists.

EDUCATION

San Diego State University - Business Administration

Cal Poly Pomona - Finance, Real Estate, Law

CCIM - Certified Commercial Investment Member | The CCIM Institute

MEMBERSHIPS

CCIM - Certified Commercial Investment Member

NAR - National Association of REALTORS

CAR - California Association of REALTORS

ICSC - International Council of Shopping Centers

AREAA - Inland Empire Chapter / Board Member

SPERRY- Commercial
Gateway Group