

Turn-Key Water & Lottery Convenience Store

2310 Pasadena Avenue, Los Angeles, CA 90031

FOR SALE



VIDEO

PROPERTY DESCRIPTION

Introducing Luong Hao Drinking Water at 2310 Pasadena Avenue; a prime business opportunity. Located within a 20,029 SF building, constructed in 1985, is situated in the sought-after Los Angeles area and boasts a favorable occupancy rate of 92.2%. The property, zoned LAC2, with income from both Water Sales and Lottery/Scratchers commission, this store has significant historical numbers of lottery winners.

PROPERTY HIGHLIGHTS

- Corner High Visibility Unit
- 1,246 SF
- \$44.30 MG
- Ample parking
- Convenient location
- Easy access to transportation routes
- Gross Income \$275K

OFFERING SUMMARY

| | |
|----------------|--------------------|
| Sale Price: | \$388,000 |
| Lease Rate: | \$44.30 SF/yr (MG) |
| Available SF: | 1,246 SF |
| Lot Size: | 0.58 Acres |
| Building Size: | 20,029 SF |
| NOI: Business | \$142,272 |
| Gross Income | \$275,000 |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|----------|
| Total Households | 1,358 | 4,123 | 10,033 |
| Total Population | 4,242 | 12,491 | 30,559 |
| Average HH Income | \$72,794 | \$79,953 | \$85,526 |

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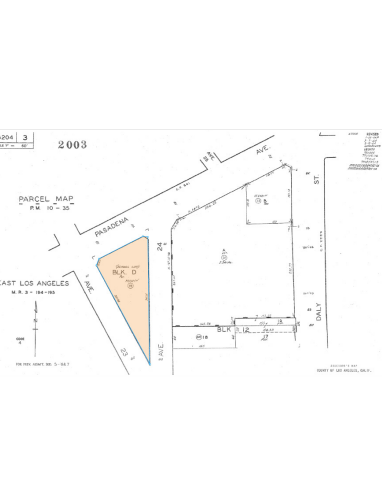
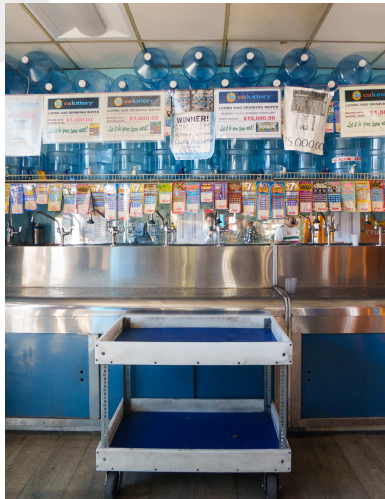


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Additional Photos

2310 Pasadena Avenue, Los Angeles, CA 90031

FOR SALE / LEASE



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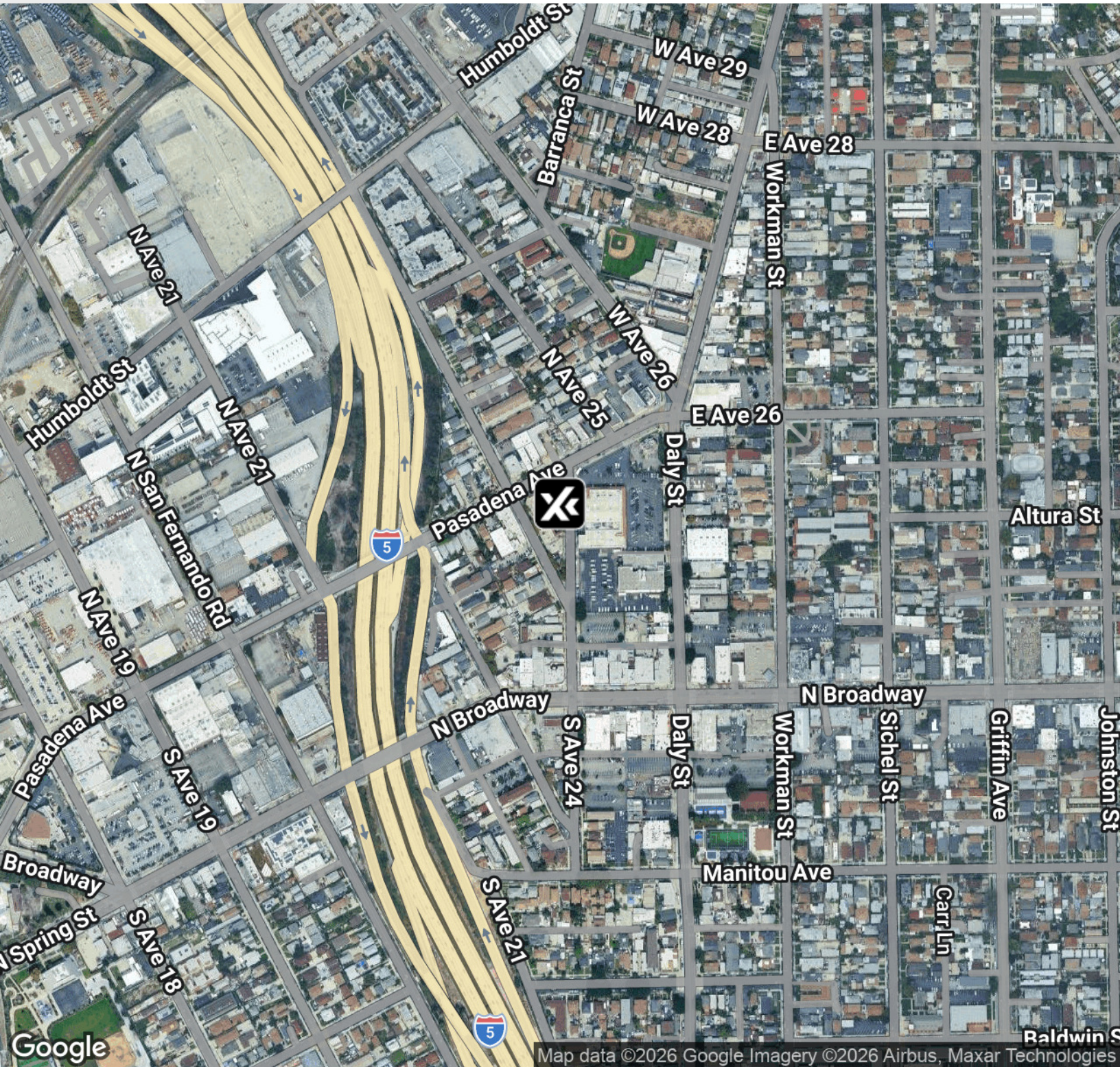


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Location Map

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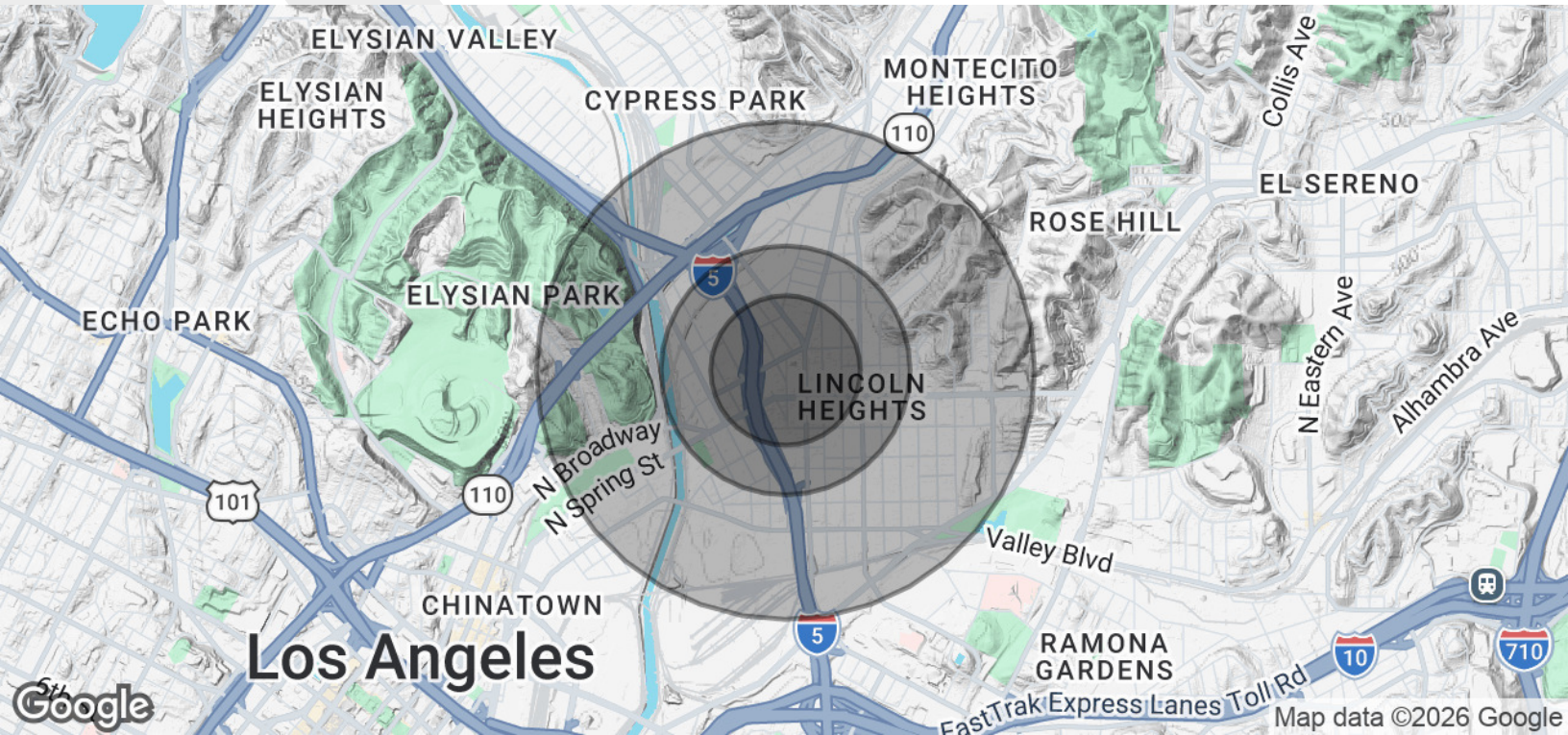


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Demographics Map & Report

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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|-----------|
| Total Population | 4,242 | 12,491 | 30,559 |
| Average Age | 38 | 39 | 40 |
| Average Age (Male) | 38 | 38 | 39 |
| Average Age (Female) | 39 | 40 | 40 |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
| Total Households | 1,358 | 4,123 | 10,033 |
| # of Persons per HH | 3.1 | 3 | 3 |
| Average HH Income | \$72,794 | \$79,953 | \$85,526 |
| Average House Value | \$940,555 | \$872,920 | \$883,185 |

Demographics data derived from AlphaMap

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