

3 Freestanding Bungalows - Income Property

2922-2944 S. REDONDO BLVD.

LOS ANGELES, CA 90016

AVAILABLE FOR SALE



OFFERING MEMORANDUM



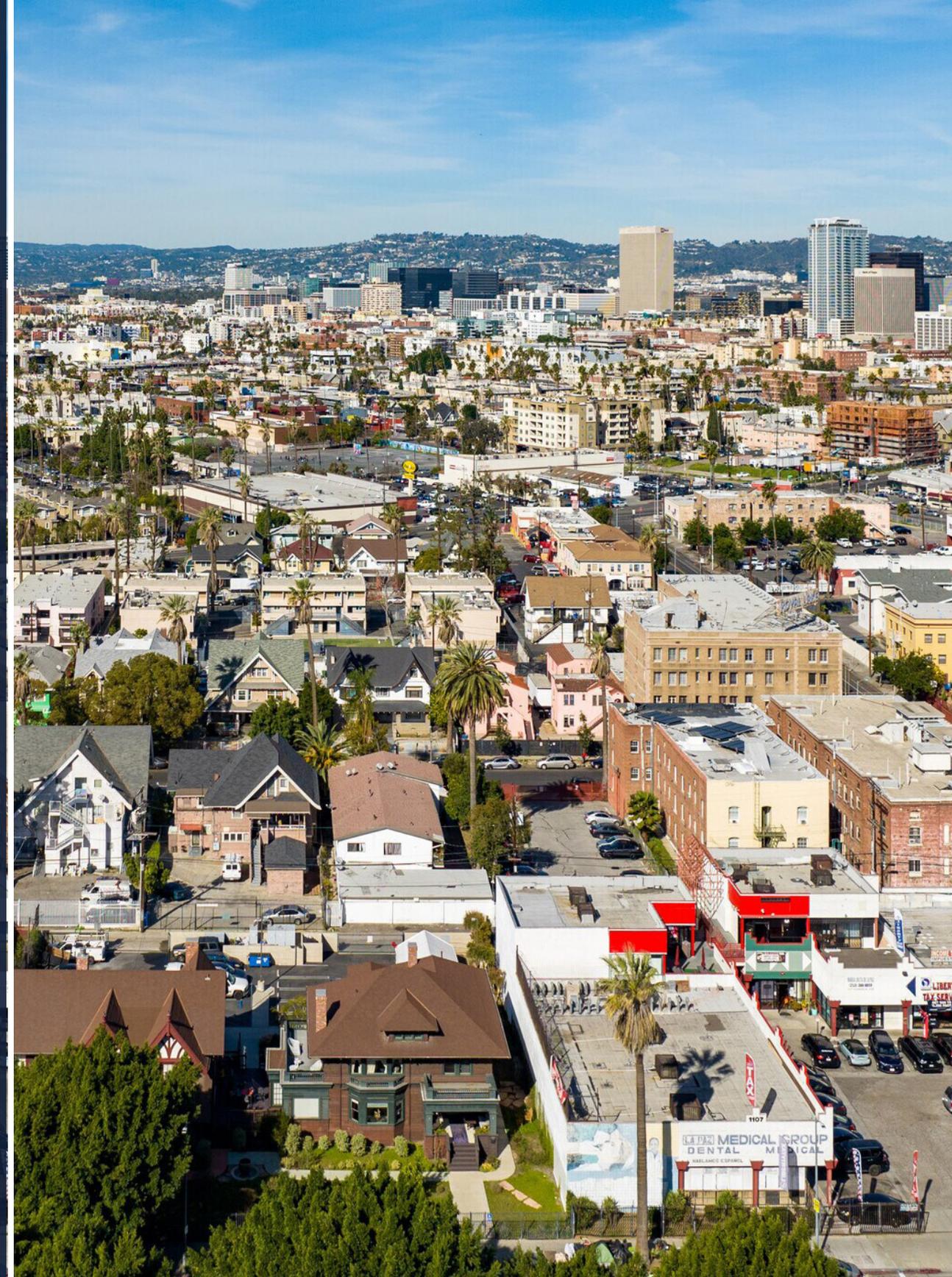
Area Highlights



CityStreet Commercial is proud to present **2922-2944 S. Redondo Beach Blvd.** — 3 freestanding individually metered bungalows located in the heart of West Adams, one of LA's most up-and-coming and trend-forward neighborhoods. Surrounded by popular restaurants, boutique hotels, and a thriving creative scene, this area offers a vibrant, walkable lifestyle with strong investment upside secured by stable gentrification.

Deal Points

- + Asking Price: \$688,000.00
- + Gross Building Area: Appx 1,784 SF
- + Lot Size: Appx 5,750 SF
- + Hip and Trendy West Adams Enclave
- + Separately Metered Units
- + Low Operating Expenses
- + Possible Owner-Occupant Opportunity
- + Potential Redevelopment Site
- + Huge Market Upside
- + Transit-Oriented Location
- + Blocks from Expo Line
- + APN - 5049-023-043





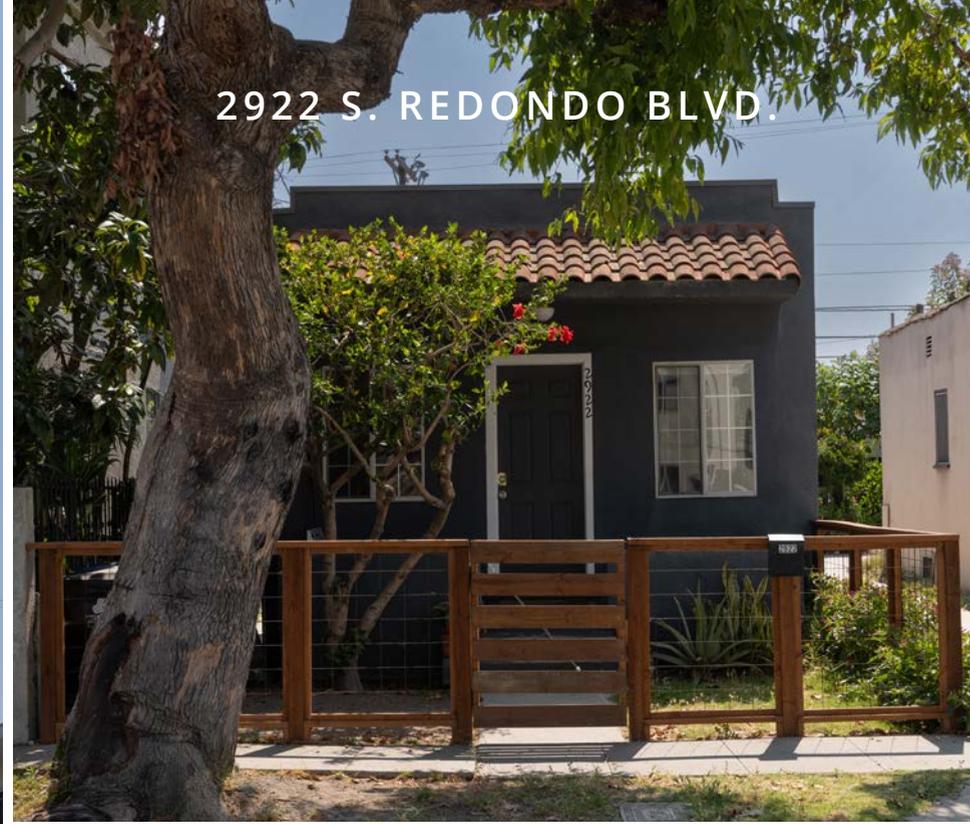
Market Rent

| Unit | SF | Unit Type | Monthly Rent | Annual Rent |
|------------------------|-----------|----------------|-------------------|--------------------|
| 2922 S Redondo Blvd. | Appx. 650 | 2 Bed / 1 Bath | \$2,450.00 | \$29,400.00 |
| 2922.5 S Redondo Blvd. | Appx. 650 | 2 Bed / 1 Bath | \$2,450.00 | \$29,400.00 |
| 2924 S. Redondo Blvd. | Appx. 550 | 2 Bed / 1 Bath | \$2,200.00 | \$26,400.00 |
| Appx. 1,850 | | | \$7,100.00 | \$85,200.00 |

Current Rent

| Unit | SF | Unit Type | Monthly Rent | Annual Rent |
|------------------------|-----------|----------------|-------------------|--------------------|
| 2922 S Redondo Blvd. | Appx. 650 | 2 Bed / 1 Bath | \$2,093.00 | \$25,116.00 |
| 2922.5 S Redondo Blvd. | Appx. 650 | 2 Bed / 1 Bath | \$790.00 | \$9,480.00 |
| 2924 S. Redondo Blvd. | Appx. 550 | 2 Bed / 1 Bath | \$850.00 | \$10,200.00 |
| Appx. 1,850 | | | \$3,733.00 | \$44,796.00 |

Property Photos



2922 S. REDONDO BLVD.

2924 S. REDONDO BLVD.

2922

2924

2922.5

2922.5 S. REDONDO BLVD

West Adams Hot Spots



TARTINE
WEST ADAMS

highly
likely

MIZ
LA
LA



Vicky's

ALSACE LA

JOHNNY'S



Adams
Wine
Shop

CENTO

alta



ALSACE LA



HIGHLY LIKELY

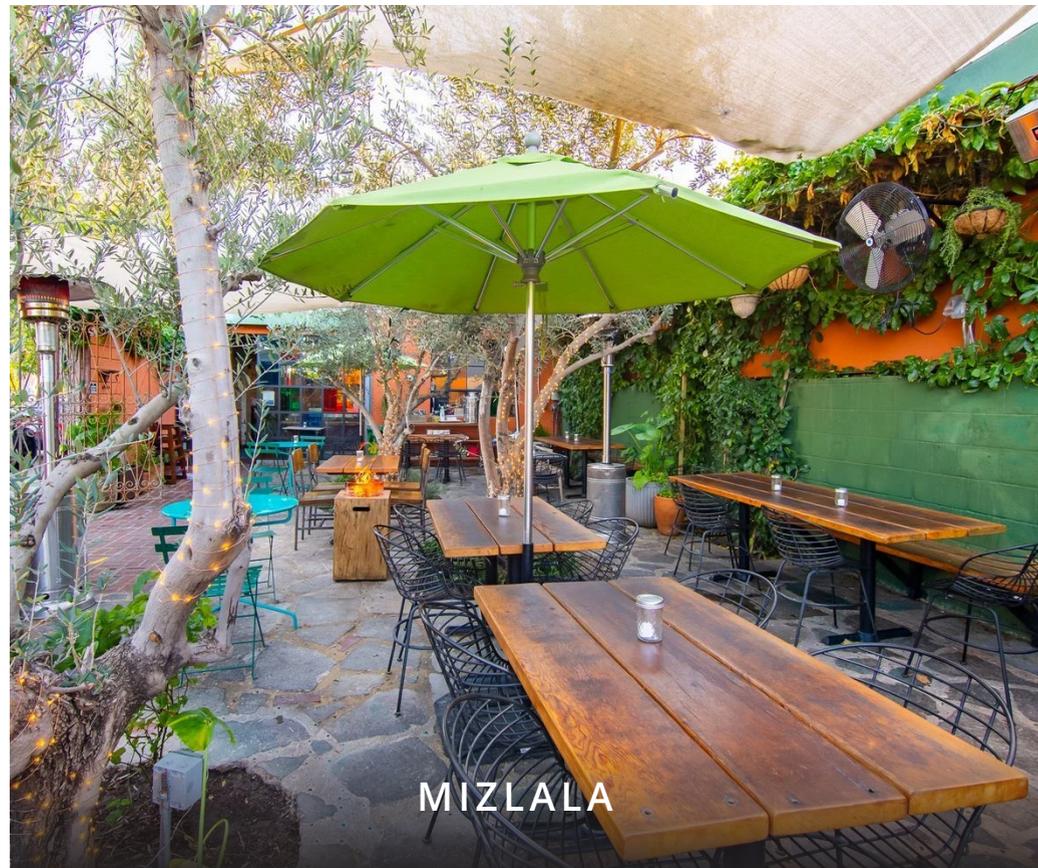


CITY STREET
COMMERCIAL

CENTO RAW BAR



TARTINE



MIZLALA

West Adams Demographics



1 Mile

2 Miles

3 Miles



Total Population

47,483

159,788

343,914



Median Age

37.7

39

39.1



Total Spending on Restaurants

\$137.9 M

\$523.3 M

\$1.29 B



Average Household Income

\$80,526

\$92,569

\$103,263



Aerial Map

2922 S Redondo Blvd.

Cloverdale Ave

Cloverdale Ave

Blackwelder St

Blackwelder St

Blackwelder St

Redondo Blvd

Redondo Blvd

Alsace Ave

Alsace Ave

Sycamore Ave

Sycamore Ave

W Jefferson Blvd

S Orange Dr



Metro

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