

3140-3154
W FLORENCE AVE
LOS ANGELES



ZACUTO GROUP
COMMERCIAL REAL ESTATE



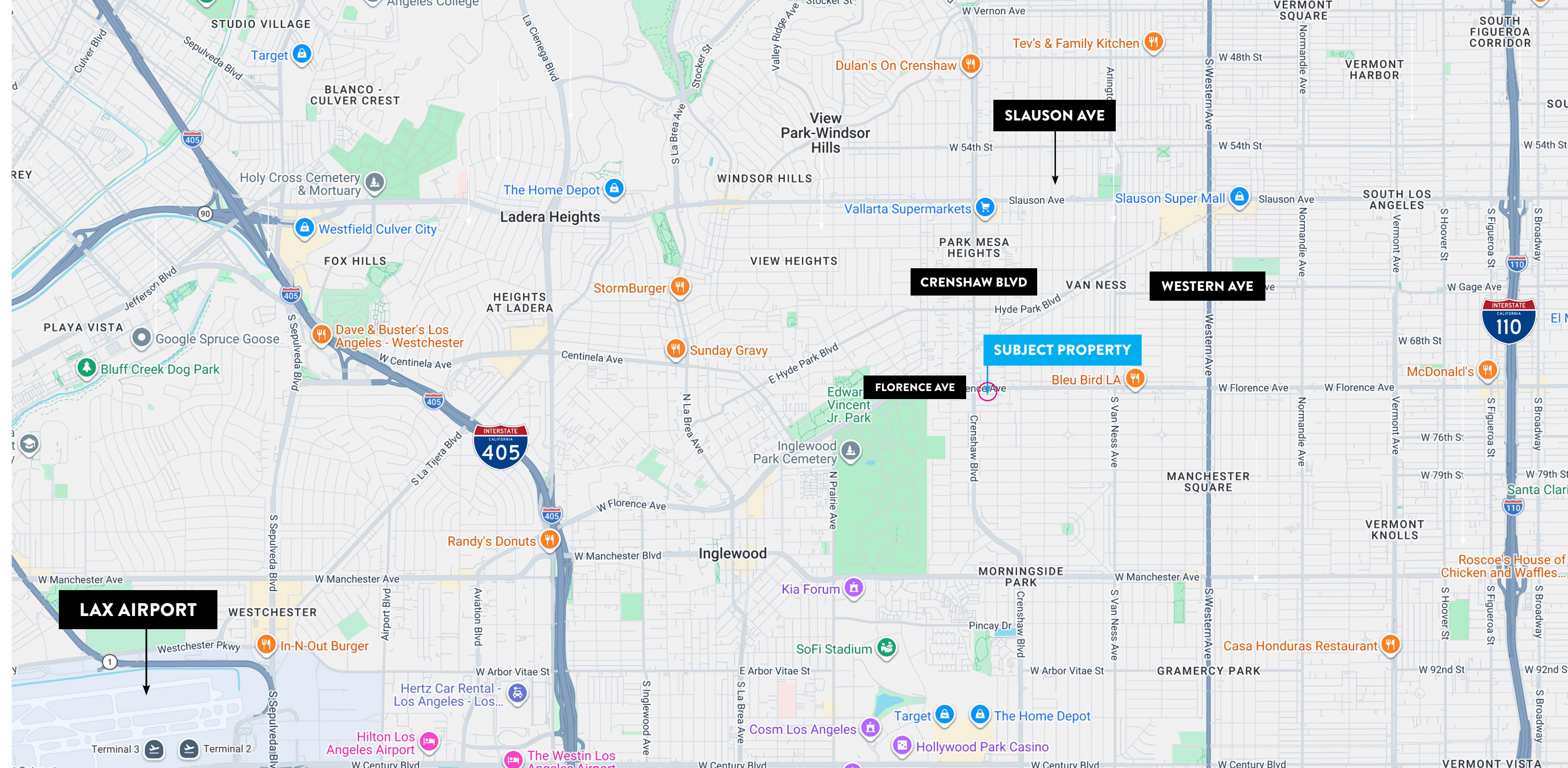
FOR SALE

INVESTMENT | OWNER-USER OPPORTUNITY

3140-3154 W FLORENCE AVE LOS ANGELES

Matthew Luchs and John Lally of Zacuto Group are pleased to exclusively present 3140-3154 W Florence Ave, a 100% occupied $\pm 5,032$ square foot retail strip center situated on $\pm 10,875$ square feet of land, just a few blocks East from the signalized intersection of W Florence Ave and S Crenshaw Blvd in Los Angeles, California.

The property consists of a highly visible single-story retail strip center along W Florence Avenue. The property benefits from strong street frontage, consistent consumer traffic, and a diverse and dense population base, making it well-suited for both local-serving retail and service-oriented tenants.



The background is a solid teal color with silhouettes of palm trees. The trees are dark against the teal, and some have a slight yellowish tint, suggesting a sunset or sunrise. The text is white and centered horizontally.

EXECUTIVE
SUMMARY

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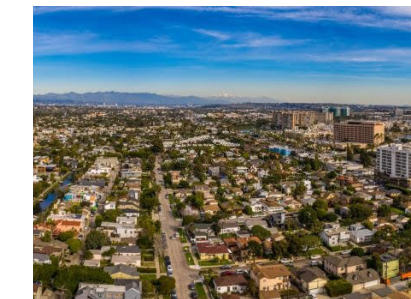
The opportunity is currently improved with a multi-tenant configured building. The asset is supported by 12 parking spots in front of property with easy egress and ingress and is currently 100% occupied with four retail tenants. Three of the four tenants are on short-term leases, providing investors and owner-users with significant near-term flexibility.

This lease structure creates a unique opportunity to increase rents to market, re-tenant the property, or reposition the tenant mix to maximize long-term income and asset value. With a weighted average lease remaining term of approximately 1.22 yrs, the asset is positioned for a fast path to income growth.

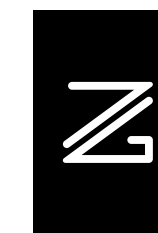


For owner-users, the short-term nature of the existing leases offers a rare ability to strategically occupy a portion of the property, while supplementing income from existing tenants to help offset any debt service and expenses.

This flexibility allows a buyer to tailor occupancy to their business needs while benefiting from the property's exposure and established location.



LISTING CONTACT



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EXECUTIVE SUMMARY

The property is currently occupied by a coin laundry operator, a locksmith, a mini market, and a dry cleaner operator. Several tenants have occupied their spaces for many years, reflecting the stability of the location and the surrounding customer base. The average time at the center is 16.95 years.

The property benefits from exposure to approximately 36,347 vehicles per day. The Fairview Heights stop on the Metro K Line is also walking distance from the subject property. Within a two-mile radius, average household income exceeds \$80,496, the population surpasses 139,594, and median home values exceed \$700,000.



PROPERTY DETAILS

ADDRESS	3140-3148 W Florence Ave, Los Angeles, CA 90043
PRICE	\$1,500,000
CURRENT CAP RATE	4.69%
PROFORMA CAP RATE	8.15%
BUILDING SF	5,032 SF
LOT SIZE	10,875 SF
PRICE/SF (BLDG)	\$298
PRICE/SF (LAND)	\$138
YEAR BUILT	1962
ZONING	LAC2
PARKING	12 Spaces
TRAFFIC COUNTS	36,347 VPD

**Environmental information is available upon request.
Prospective buyers are advised to consult with Broker for
additional details.*



Within a five-mile radius, the population approaches 1,000,000 with similar income demographics. Situated on Florence Avenue, a major east-west thoroughfare, the property offers convenient access to the dense surrounding neighborhood.



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*INVESTMENT
HIGHLIGHTS*

INVESTMENT HIGHLIGHTS

- **Ideal Owner-User Opportunity:** Perfectly suited for an owner-user. Currently positioned for a user to occupy over 51% of the property; allowing attractive SBA financing that offers as little as 10% down and increased purchasing power.
- **Fully Leased, Diverse Tenant Mix:** ±5,032 SF single-story retail building leased to four established local tenants. Several tenants have long operating histories at the property, reflecting strong location loyalty.
- **Inglewood Adjacent:** The property benefits from its proximity to Downtown Inglewood. It is minutes away from the Kia Forum, Sofi Stadium, and the Intuit Dome.



- **Public Transportation:** The Fairview Heights stop on the Metro K Line is walking distance from the building. The Florence / Crenshaw Bus Stop is also a block away.
- **High-Visibility Corridor:** Storefront exposure on W Florence Avenue with ±36,347 VPD.
- **Parking Advantage:** 12 on-site spaces for a 2.38/1,000 SF ratio, ideal for a retail center catering to patron needs.
- **Dense Trade Area:** Within a two-mile radius, the property is supported by approximately 140,000 residents. The five-mile radius population approaches 1,000,000 residents.

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LOCATION OVERVIEW

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The surrounding area is characterized by dense residential neighborhoods, providing a built-in customer base that supports a wide range of retail & service-oriented uses. This portion of LA continues to demonstrate demand for everyday goods and services, driven by population density & limited new retail development.

The property's central location offers convenient connectivity to major thoroughfares including Crenshaw Blvd, Western Ave, and the 110 & 405, allowing for efficient access to surrounding LA neighborhoods and employment hubs. Its proximity to major transit corridors enhances accessibility for customers and employees.

Additionally, the asset is situated within a well-established retail pocket featuring a mix of national and local tenants, reinforcing the corridor's role as a key destination for daily-needs shopping. The continued presence of long-standing businesses in the area underscores the stability and viability of the location.



MINUTES FROM SERVICES,
RESTAURANTS & AMENITIES



LEIMERT PARK





FINANCIAL
ANALYSIS

FINANCIAL OVERVIEW

PARKING & TRAFFIC

Available Spaces	12
Parking Ratio	2.38 Space(s) per 1000
Cross Streets	W Florence Ave & 10th Ave
Traffic Counts	36,347 VPD

OPERATING DATA				
	CURRENT		PRO-FORMA	
Monthly Rent:	\$6,694		\$10,832	
Annual Rent:	\$80,328		\$129,984	
Scheduled Lease Income:	\$80,328		\$129,984	
CAM Reimbursement:	\$24,689		\$29,710	
Additional Billboard Income:	\$300		\$300	
Effective Gross Income:	\$105,317		\$159,994	
Vacancy:	5%	\$5,266	5%	\$8,000
Expenses:		\$29,710		\$29,710
Net Operating Income:		\$70,341		\$122,284

ANNUAL OPERATING EXPENSES		
	Per Year	Per SF
Property Taxes @ 1.25%	\$18,750	\$3.73/SF
Insurance	\$5,960	\$1.18/SF
Repairs & Maintenance	\$5,000	\$1.50/SF
% of PF Gross Rent	31.9%	
Total Expenses	\$29,710	\$5.90
Expenses/SF/Month		\$0.49

TENANT INFORMATION

UNIT #	TENANT	SF	FLOOR	%	LEASE START	LEASE EXPIRATION	INCREASES	OPTIONS	RENT	RENT/SF	TIME AT CENTER	TERM REMAINING	LEASE TYPE	PF RENT	PF RENT/SF	PF LEASE TYPE
3144	Coin Laundry	2,300	1	46.06%	12/23/89	8/31/26	Annual CPI	None	\$2,544.00	\$1.11	36.27 Year(s)	0.44 Year(s)	NNN	\$4,600.00	\$2.00	NNN
3146	Locksmith	444	1	8.89%	12/5/25	12/4/28	Annual CPI	None	\$1,000.00	\$2.25	0.30 Year(s)	2.70 Year(s)	MG	\$1,332.00	\$3.00	NNN
3148	Wey Up Market	400	1	8.01%	9/1/16	M-T-M		None	\$950.00	\$2.38	9.56 Year(s)	-	MG	\$1,200.00	\$3.00	NNN
3154	Cotton Club Cleaners	1,850	1	37.04%	7/1/04	9/10/26	Annual CPI	None	\$2,200.00	\$1.19	21.74 Year(s)	0.46 Year(s)	NNN	\$3,700.00	\$2.00	NNN
									\$6,694.00	\$1.34	16.97 Year(s)	1.20 Year(s)		\$10,832.00	\$2.17	

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