



OFFERING MEMORANDUM  
**2500-2514 E CESAR CHAVEZ AVE**

LOS ANGELES, CA 90033     \$3,500,000

**CAMERON SAMIMI**  
310.259.7556  
cameron@lyonstahl.com

**CHRIS BALD**  
310.463.4575  
Chris.Bald@LyonStahl.com

# TABLE OF CONTENTS

## CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Samimi Investment Real Estate, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Samimi Investment Real Estate, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Samimi Investment Real Estate, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Samimi Investment Real Estate, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Samimi Investment Real Estate, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Samimi Investment Real Estate, LLC in compliance with all applicable fair housing and equal opportunity laws.

## TABLE OF CONTENTS

PROPERTY INFORMATION	3
PROPERTY PHOTOS	5
RENT ROLL	7
SALE COMPARABLES	9
LOCATION OVERVIEW	14

# PROPERTY INFORMATION



2500-2514 E Cesar Chavez Ave - Los Angeles, CA 90033

# PROPERTY INFORMATION

## PROPERTY DETAILS

Total Building Sqft.	12,133 SF
Total Lot Size	17,003 SF
Year Built	1947
Zoning	LAC2
APN	5180-008-024 & 5180-008-023



### INVESTMENT HIGHLIGHTS

- Retail strip in desirable part of Boyle Heights
- 12,133 sqft building on 17,003 sqft corner lot
- Tenants all MTM with significant upside
- TOC Tier 3
- Motivated Seller
- Development potential - lot spans entire block

# DENSITY + FLOOR AREA + LIMITATIONS

ACTUAL NUMBER OF UNITS WILL BE DETERMINED AFTER CONCEPTUAL DESIGN

## DENSITY & FAR CALCULATIONS

Property Zoned: C2-1-CUGU

Density: 1 unit per 400 sq.ft.

Total Lot Area: 17,002.2 sq.ft. + (10 X 100)

Buildable Area: 17,002 sq.ft.

Base Floor Area Ratio: The base FAR for the subject property is 1.5:1 which allows construction of 1.5 times the buildable area of lot.

Total Floor Area Allowed by Zoning Code: 17,002 sq.ft. x 1.5 = 25,503 sq.ft.

## MARKET RATE

Density Allowed :  $18,002.2/400 \approx 45$  units  
(rounddown per code)

FAR Allowed : 25,503 sq.ft.

## TOC

TOC Tier 3 if Qualified: Up to 70% Density Bonus, and increase in FAR to 3.75:1

Density Allowed (Mixed Income):  $46 \times 1.7 \approx 79$  units  
(roundup per the zoning code)

FAR Allowed (Mixed Income):  $17,002 \times 3.75 = 63,757$  Sq.ft.

Density Allowed (100% TOC):  $46 \times 1.8 \approx 83$  units

FAR Allowed (100% TOC):  $17,002 \times 4.25 = 72,258$  Sq.ft. (ED1 not allowed)

## AB2097 + TOC

Density Allowed (Mixed Income): 79 units

FAR Allowed (Mixed Income): 63,757 sq.ft.

No Parking Required

## AB2345 (State Density)

Density Allowed (100% Affordable) : Unlimited

FAR Allowed (100% Affordable): 25,503 sq.ft.

No Parking Required

3 Story or 33 Feet Height increase

(ED1 not allowed)

## LIMITATIONS

Height: Not Restricted.

(ED1 not allowed)

Setbacks:

- Front Yard Setback Required is at least 0 ft.
- Side Yard Setbacks Required at least 5 ft and add 1 ft for every story above 2nd story.
- Rear Setback Required at least 15 ft and add 1 ft for every story above 3rd story.

Required Parking:

- 1 Space Per Unit < 3 Habitable Rooms.
- 1.5 Space Per Unit = 3 Habitable Rooms.
- 2 Space Per Unit > 3 Habitable Rooms.
- If TOC TIER 3 Qualified, 0.5 space per unit Required Parking.

\*\*\*TOC incentives require city planning Approval.

Actual number of units that can be constructed on the property depends on number of parking spaces requirement, amount of open space requirement, hallways requirement, dedications, etc. and will be determined after the initial design.

## EXISTING USE

Per LA County Assessor's, 12,133 sq.ft. commercial buildings.

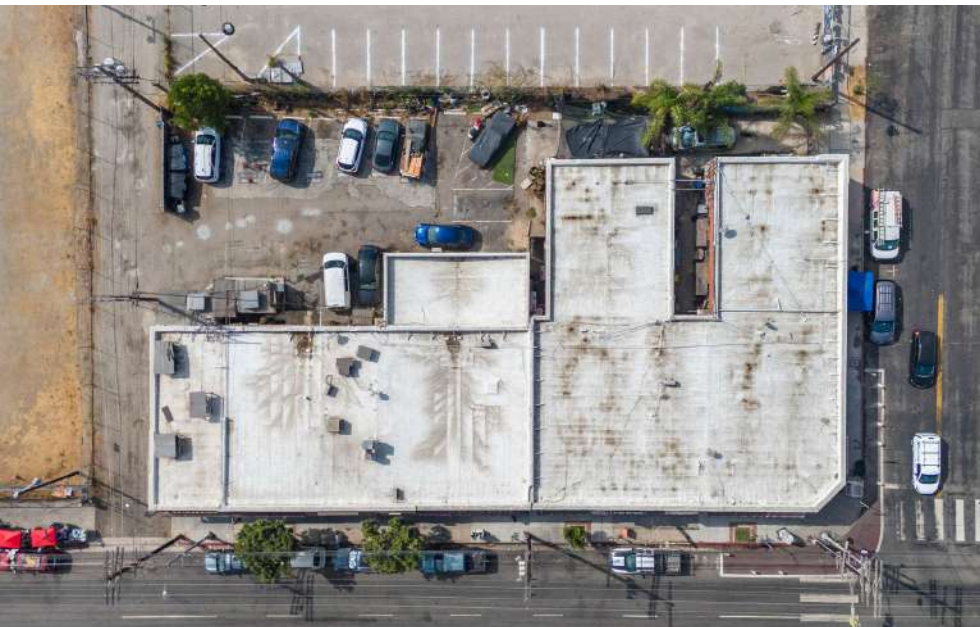
## NOTES

# PROPERTY PHOTOS



2500-2514 E Cesar Chavez Ave - Los Angeles, CA 90033

PROPERTY PHOTOS  
**PROPERTY PHOTOS**



# RENT ROLL





**2500-2514 Cesar E Chavez Rent Roll**

<b>Unit</b>	<b>Tenant</b>	<b>Base Rent</b>	<b>Proforma Rent</b>	<b>Note</b>
2514	Market	\$1,500	\$2,250	Month to Month
2512	Clothing Store	\$1,200	\$1,800	Month to Month
2510 - B	Restaurant	\$1,490	\$2,235	Month to Month
2510 - A	Travel	\$940	\$1,410	Month to Month
2508	Storage	\$650	\$975	Month to Month
2506 - B	Market	\$1,040	\$1,560	Month to Month
2506 - A	Cell	\$1,415	\$2,123	Month to Month
2504	Insurance	\$1,545	\$2,318	Month to Month
2502	Salon	\$1,100	\$1,650	Month to Month
2500	Pet Store	\$1,520	\$2,280	Month to Month
2500 1/2	Apartment	\$1,300	\$1,625	Apartment MTM
Unit 1	Office/Resi	\$1,300	\$1,300	Vacant
Unit 2	Office/Resi	\$1,300	\$1,300	Vacant
<b>TOTAL</b>		<b>\$16,300</b>	<b>\$22,825</b>	

# SALE COMPARABLES



# SALE COMPARABLES

# SALE COMPS



**2500-2514 E CESAR CHAVEZ AVE**

Los Angeles, CA 90033

**Subject Property**

Price:	\$3,500,000	Bldg Size:	12,133 SF
Lot Size:	17,003 SF	Year Built:	1947
Price/SF:	\$288.47		



**4115-4121 CITY TERRACE DR**

Los Angeles, CA 90063

Sold 12/15/2022

Price:	\$2,390,000	Bldg Size:	6,750 SF
Lot Size:	6,970 SF	Year Built:	1938
Price/SF:	\$354.07		

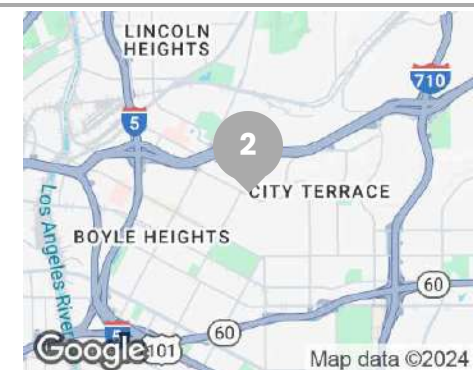


**3051 WABASH AVE**

Los Angeles, CA 90063

Sold 8/23/2023

Price:	\$950,000	Bldg Size:	5,618 SF
Lot Size:	14,810 SF	Year Built:	1947
Price/SF:	\$169.10		



# SALE COMPARABLES

# SALE COMPS



**3937 E CESAR CHAVEZ**  
Los Angeles, CA 90063

Sold 12/8/2023

Price: \$1,600,000 Bldg Size: 4,900 SF  
 Lot Size: 12,049 SF Year Built: 1973  
 Price/SF: \$326.53



**3259 E CESAR CHAVEZ**  
Los Angeles, CA 90063

Sold 3/13/2023

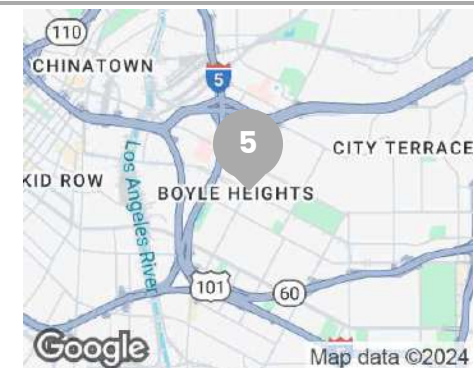
Price: \$1,770,000 Bldg Size: 4,500 SF  
 Lot Size: 13,068 SF Year Built: 1926  
 Price/SF: \$393.33



**2403 E 1ST ST**  
Los Angeles, CA 90033

Sold 8/16/2024

Price: \$1,610,000 Bldg Size: 5,572 SF  
 Lot Size: 8,712 SF Year Built: 1924  
 Price/SF: \$288.94



# SALE COMPARABLES

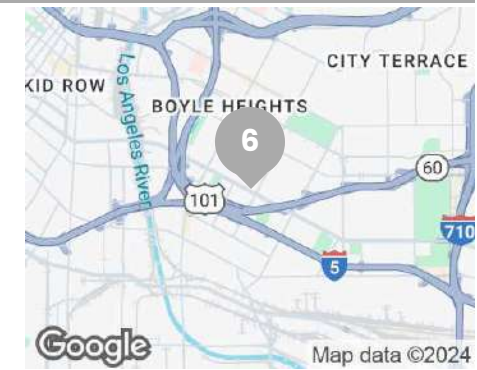
# SALE COMPS



**2901 WHITTIER BLVD**  
Los Angeles, CA 90023

Sold 3/29/2023

Price: \$3,600,000 Bldg Size: 4,469 SF  
 Lot Size: 11,835 SF Year Built: 1988  
 Price/SF: \$805.55



**2838-2844 WABASH AVE**  
Los Angeles, CA 90033

Sold 11/21/2022

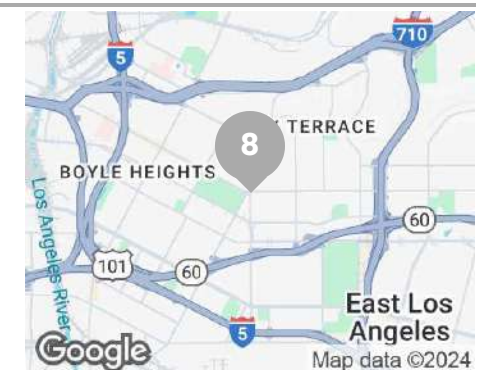
Price: \$1,400,000 Bldg Size: 4,469 SF  
 Lot Size: 11,835 SF Year Built: 1933  
 Price/SF: \$313.27



**3400 E CESAR CHAVEZ**  
Los Angeles, CA 90063

Sold 12/16/2022

Price: \$1,350,000 Bldg Size: 3,761 SF  
 Lot Size: 13,692 SF Year Built: 1935  
 Price/SF: \$358.95



SALE COMPARABLES  
**SALE COMPS ANALYSIS**

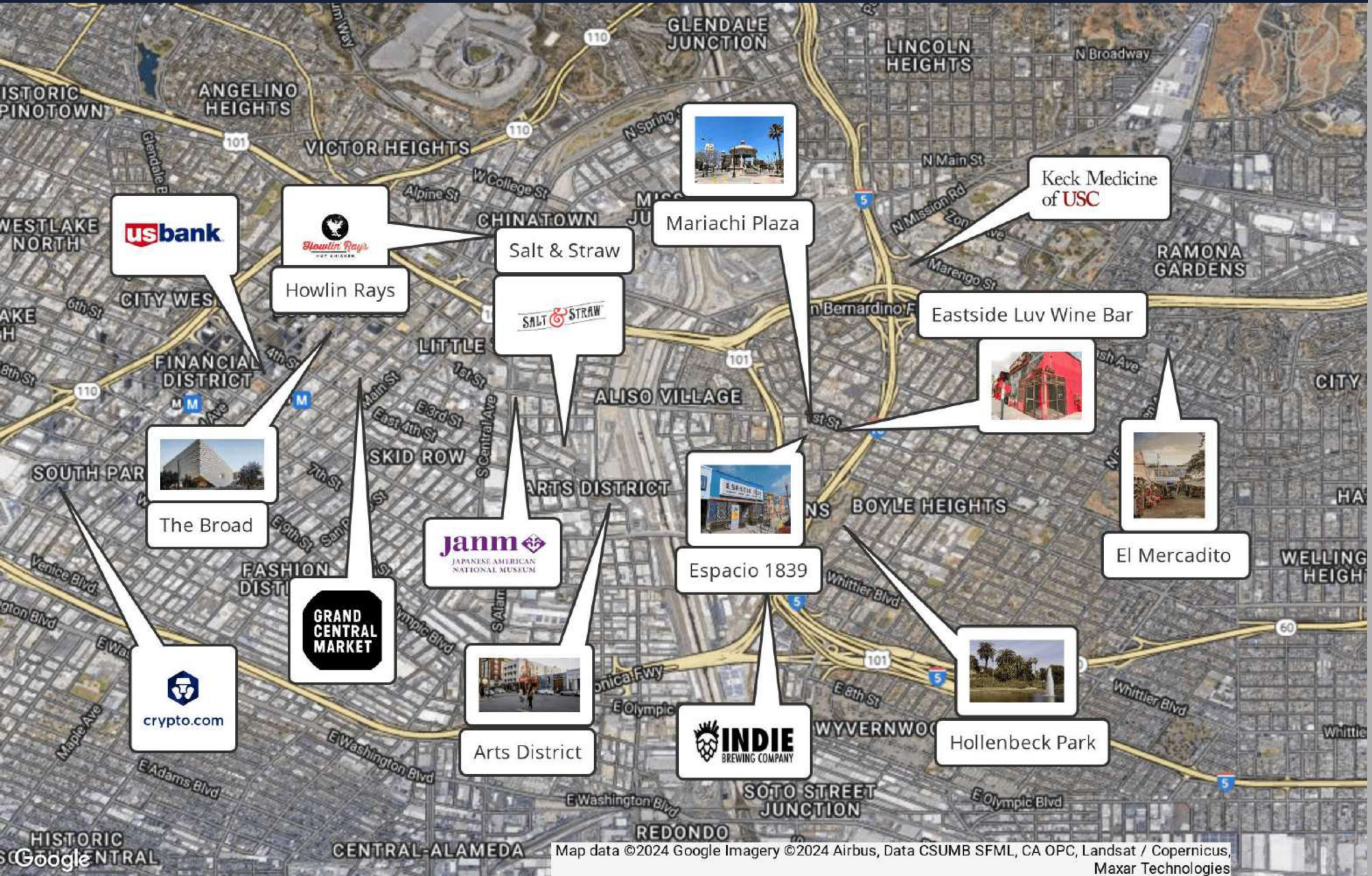
*Closed*

<u>Address</u>	<u>Price</u>	<u>Yr. Built</u>	<u>RSF</u>	<u>Lot</u>	<u>\$/SF</u>	<u>\$/SF Land</u>	<u>COE</u>	<u>NOTES</u>
4115-4121 City Terrace Dr	\$2,390,000	1938	6,750	6,970	\$354.07	\$342.90	12/15/2022	Investment
3051 Wabash Ave	\$950,000	1947	5,618	14,810	\$169.10	\$64.15	8/23/2023	Investment
3937 E Cesar Chavez	\$1,600,000	1973	4,900	12,049	\$326.53	\$132.79	12/8/2023	Owner/User
3259 E Cesar Chavez	\$1,770,000	1926	4,500	13,068	\$393.33	\$135.45	3/13/2023	
2403 E 1st St	\$1,610,000	194	5,572	8,712	\$288.94	\$184.80	8/16/2024	Owner/User
2901 Whittier Blvd	\$3,600,000	1988	19,305	33,106	\$186.48	\$108.74	3/29/2023	Owner/User
2838-2844 Wabash Ave	\$1,400,000	1933	4,469	11,835	\$313.27	\$118.29	11/21/2022	Development
3400 E Cesar Chavez	\$1,350,000	1935	3,761	13,692	\$358.95	\$98.60	12/16/2022	Investment
<b>Average</b>					<b>\$298.83</b>	<b>\$148.21</b>		
<b>2500-2508 E Cesar Chavez</b>	<b>\$3,500,000</b>	<b>1947</b>	<b>12,133</b>	<b>17,003</b>	<b>\$288.47</b>	<b>\$205.85</b>		

# LOCATION OVERVIEW



# LOCATION OVERVIEW RETAILER MAP



Map data ©2024 Google Imagery ©2024 Airbus, Data CSUMB SFML, CA OPC, Landsat / Copernicus, Maxar Technologies

2500-2514 E Cesar Chavez Ave - Los Angeles, CA 90033

**LYONSTAHLL**  
INVESTMENT REAL ESTATE



## LOS ANGELES

Los Angeles officially the City of Los Angeles and often known by its initials L.A., is the most populous city in California; the second most populous city in the United States, after New York City; and the third most populous city in North America, after Mexico City and New York City. With an estimated population of nearly four million people, Los Angeles is the cultural, financial, and commercial center of Southern California.



The city of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, many of them world-class, and a paradise of idyllic weather.

From tourist attractions like the Walk of Fame's collection of stars (numbering more than 2,614 and growing by one or two a month) to career opportunities like those presented in the expanding tech industry, Los Angeles is the place to be. Los Angeles is on the leading edge of several growth industries.

The Los Angeles metropolitan area, with more than 23,000 art jobs, is the country's leading artistic center, surpassing the previous champion, New York. In other words, Los Angeles has both a larger concentration and an absolute number of artists than New York. The L.A. five-county area is also a major tech center, with more than 700,000 people at work in health services/biomedical activities and 190,000 people in aerospace.



The Arts District is a neighborhood on the eastern edge of Downtown Los Angeles, California in the United States. The city community planning boundaries are Alameda Street on the west which blends into Little Tokyo, First Street on the north, the Los Angeles River to the east, and Violet Street on the south.

LOCATION OVERVIEW  
**MARIACHI PLAZA**



Mariachi Plaza is a plaza located in the Boyle Heights district of the city of Los Angeles, California. The plaza is known for its history as a center for mariachi music. Since the 1950s, mariachi musicians have gathered in hopes of being hired by visitors who are looking for a full band, trio or solo singer. The plaza resembles Mexico's famed Plaza Garibaldi in both form and function and is also a historic gateway to the neighborhood.

# KECK MEDICINE OF USC



Keck Medical Center of USC in Los Angeles, CA is nationally ranked in 8 adult specialties and rated high performing in 2 adult specialties and 16 procedures and conditions. It is a general medical and surgical facility. It is a teaching hospital. This hospital does not provide maternity care. Patients give birth at USC Verdugo Hills Hospital.

EXCLUSIVELY MARKETED BY

**SAMIMI**  
INVESTMENTS

**LYON STAHL**  
INVESTMENT REAL ESTATE

**CAMERON SAMIMI**

310.259.7556  
cameron@lyonstahl.com  
BRE. 02035763

**CHRIS BALD**

310.463.4575  
Chris.Bald@LyonStahl.com  
BRE. 01909867