

11671-11685 ATLANTIC AVE

LYNWOOD, CA 90262

COMMERCIAL RETAIL AND RESIDENTIAL INCOME ▪ MIXED USE ▪ TOTAL 12 UNITS ▪ THE HEART OF LYNWOOD



AMY WANG ▪ 626.625.5575 ▪ amy@requeen.com ▪ DRE: 01349731

Property Summary

11671-11685 ATLANTIC AVE
LYNWOOD, CA 90262

OFFERING PRICE	▪ \$3,000,000
TYPE	▪ Mixed Use
COMMERCIAL RETAIL	▪ 7
RESIDENTIAL	▪ 5
BUILDING SF	▪ 10,774
LOT SF	▪ 14,986 + 4,947 totaling 19,993 SF
YEAR BUILT	▪ 1946
APN	▪ 6189-011-005, 6189-011-003
ZONING	▪ LYC3*

*DISCLAIMER: The information contained herein is not a substitute for a thorough due diligence investigation. The Broker has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, zoning & land use, and the size and square footage of the property and improvements.



OPPORTUNITY

Commercial Retail and Residential Income Mixed Use total 12 units in the heart of Lynwood.

Excellent income producing property and opportunity to own a mixed use 7 commercial retail spaces and 5 residential apartments. It is located on a very busy street with incredible visibility, heavy foot traffic and high walkability.

This property features a large parking lot and the apartment units have tandem parking. Fully occupied with room to increase rents and low maintenance. Two lots combined, a rare find and a must see. North of the 105 freeway and east of the 710 freeway

- 5 units 1 bedroom 1 bathroom apartment
- 7 units commercial retail include hair salon, accountant, tortilla and tacos, cabinet store, appliance store, etc.
- Cabinet store has an extra storage room, it's about 400 SF not included in the square footage.
- One of the apartment unit also has an extra storage room.





ALLEY ACCESS

ATLANTIC AVE

FERNWOOD AVE







PATRICIA'S
HAIR AFFAIR & CELLULAR

11685

Color, Highlights
& Hair Products

Lycamobile

COMMUNITY SOCIAL SERVICES
VIGILANT
INCOME TAX 11683

INCOME TAX
OPEN

TORTILLERIA PATILLAS
NOW OPEN

Fernwood Custom Cabinets

11679

HUERTA'S APPLIANCE

SALES & REPAIR

NO CREDIT CHECKS
NO DOWN PAYMENTS



HUERTA'S
APPLIANCES

11671

DISCOTECA SUNDAY

11671-11685 ATLANTIC AVE
FINANCIAL ANALYSIS

SALES & REPAIR

ALL WORK GUARANTEED (323) 323-3232

REFI

NO CREDIT NEEDED
FLEXIBLE PAYMENT OPTIONS

NECESITA CRÉDITO
OPCIONES DE PAGO FLEXIBLES

11671 B

NO CREDIT NEEDED
WASHERS
DRYERS
NEW USED

2018
Lycos

CARTE MALA
CURTE MALA

OTEGA STEREO



Rent Roll

11671-11685 ATLANTIC AVE

Tenant	Unit #	Unit Size (SF)	Type	Rent	Rent	Lease Term
Patricia's Hair Affair	11685	1500	gross	\$2,000.00	\$2,200.00	12/01/2020-11/30/2023
Virula's Income Tax	11683	1100	gross	\$1,192.00	\$1,311.00	12/01/2020-11/30/2023
Tortilleria	11681	1500	gross	\$1,730.00	\$1,930.00	10/01/2021-9/30/2024
Huerta's Appliances (1 storage)	11679	1100+400 storage	gross	\$1,450.00	\$1,595.00	01/01/2022-12/31/2024
Huerta's Appliances	11671 #B #C	1500+700	gross	\$2,909.92	\$3,200.00	10/01/2021-11/30-2024
Retail Store	11671 #A	1100	gross	\$1,263.60	\$1,390.00	month to month
Residential	11681 #A	500	1 bed 1 bath	\$1,550.00	\$1,705.00	month to month
Residential	11681 #B	500	1 bed 1 bath	\$1,450.00	\$1,595.00	month to month
Residential	11681 #C	500	1 bed 1 bath	\$1,450.00	\$1,595.00	month to month
Residential	11681 #D	500	1 bed 1 bath	\$1,550.00	\$1,705.00	10/01/2021-09/30/2022
Residential	11671 #D	500+small storage	1 bed 1 bath	\$1,600.00	\$1,760.00	month to month
				\$18,145.52	\$19,986.00	

Financial Analysis

11671-11685 ATLANTIC AVE

Offering Price: \$3,000,000

	Current	Market
Effective Gross Income	\$217,746	\$239,832.00
Expenses		
Property tax	\$40,000	\$44,000
Insurance	\$10,032	\$11,100
Repairs and Maintenance	\$2,000	\$2,200
Electricity	\$2,100	\$2,300
Water	\$3,726	\$4,100
Trash	\$3,348	\$3,700
Business License	\$500	\$550
Total Expense	\$61,706	\$67,950
Net Operating Income	\$156,040	\$148,456
Cap Rate	5.20%	5.37%

Effective as of November 2023

HUERTA'S APPLIANCES

11671

DISCOTECA SUNDAY

11671-11685 ATLANTIC AVE.
LOCATION OVERVIEW

SALES & REPAIR

ALL WORK GUARANTEED (323) 323-3232

REFRIG

NECESITA CRÉDITO
CON PLANES DE PAGO FLEXIBLES

CREDIT NEEDED
FLEXIBLE PAYMENT OPTIONS

11671 B

NO CREDIT NEEDED
WASHERS
DRYERS
NEW USED

OTEGA STEREO
THE BEST USED
SPEAKERS

2nd Location
Lyco





- ▶ University of Southern California is located only four miles to the North of Lynwood
- ▶ Lynwood is 14 miles south of Downtown Los Angeles
- ▶ Plaza Mexico in downtown area of Lynwood is known for its authentic and historic Mexican architecture

LOCATION

Less than fifteen miles from Los Angeles, Lynwood fosters strong community ties and celebrates its robust Latino culture. Produce markets and panaderias pepper the area's quiet streets while crowds tend to gather in Lynwood's commercial hub, Plaza Mexico. So long as you have a little time, getting into and out of LA is easy—catch the Lynwood Trolley to the nearest Metro station.

Lynwood founded in 1921, is a 4.9 square mile community within Los Angeles County, California, with a current population exceeding 71,000. Centrally located between major freeways, Interstate 105 and Interstate 710, Lynwood has tremendous exposure to the one-half million cars that pass through the city daily.



ACCESSIBILITY



Los Angeles County

CALIFORNIA



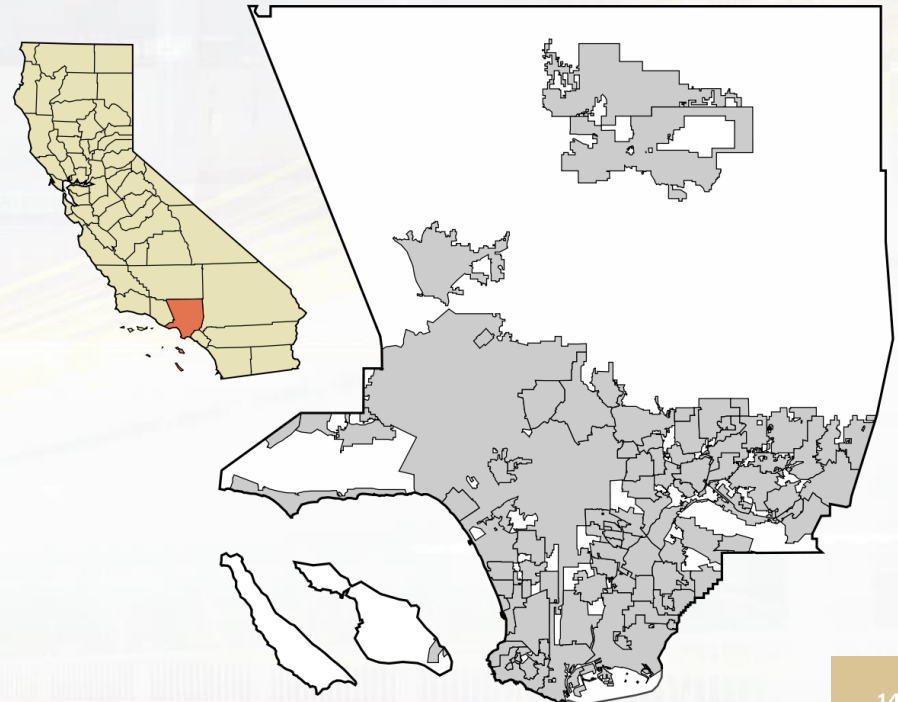
Los Angeles is on the leading edge of several growth industries. L.A. County, with more than 87,000 jobs in the fashion industry, has surpassed New York's fashion district workforce. The L.A. five-county area also has more than 700,000 people at work in health services/biomedical activities and 190,000 people in aerospace/technology.

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, 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. It is the only city in North America to have hosted the Summer Olympics twice. Downtown L.A. is the largest government center outside of Washington, D.C. Los Angeles has the only remaining wooden lighthouse in the state (located in San Pedro's Fermin Park) and the largest historical theater district on the National Register of Historic Places (located Downtown on Broadway).

TOP EMPLOYERS

OF EMPLOYEES

KAISER PERMANENTE	6,184
SONY PICTURES STUDIOS, INC.	4,600
CBS BROADCASTING	3,500
CALIFORNIA MEDICAL CENTER	3,000
HBO	1,650
CENTINELA HOSPITAL	1,500
TBWA/CHIAT/DAY	1,300
RALPHS	1,206
CEDARS-SINAI	1,201
JH DESIGN GROUP	1,000



LA County MSA



10,441,080

POPULATION



\$807B

2019 GROSS COUNTY PRODUCT



\$65,006

MEDIAN HH INCOME



\$3.31 MILLION

2019 HOUSEHOLDS



2.8%

GCP GROWTH

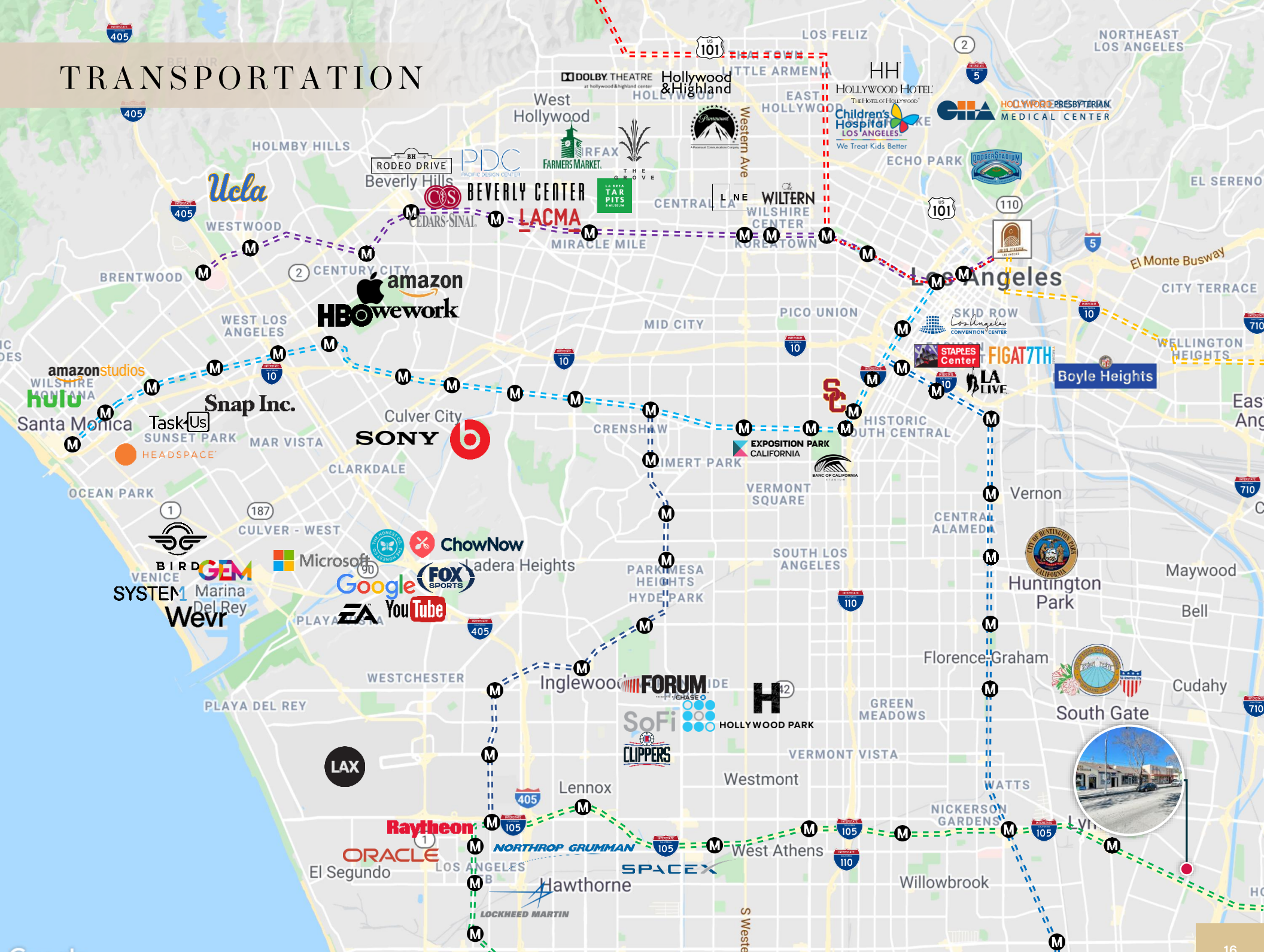


Management

TOP OCCUPATION

Los Angeles County, officially the County of Los Angeles, in the Los Angeles metropolitan area of the U.S. state of California, is the most populous county in the United States, with more than 10 million inhabitants as of 2020. As such, it is the largest non-state level government entity in the United States. Its population is larger than that of 41 individual U.S. states. It is the third-largest metropolitan economy in the world, with a Nominal GDP of over \$700 billion—larger than the GDPs of Belgium, Norway, and Taiwan. It has 88 incorporated cities and many unincorporated areas and, at 4,083 square miles (10,570 km²), it is larger than the combined areas of Delaware and Rhode Island. The county is home to more than one-quarter of California residents and is one of the most ethnically-diverse counties in the U.S. Its county seat, Los Angeles, is also California's most populous city and the second most populous city in the U.S., with about 4 million residents.

TRANSPORTATION



11671-11685 ATLANTIC AVE

LYNWOOD, CA 90262



AMY WANG
626.625.5575
amy@requeen.com
DRE: 01349731



BROKER ASSOCIATE

Affiliated Business Disclosure

The information contained in the following OFFERING MEMORANDUM is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Coldwell Banker and it should not be made available to any other person or entity without the written consent of Coldwell Banker. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the OFFERING MEMORANDUM. If you have no interest in the subject property at this time, please return this OFFERING MEMORANDUM to Coldwell Banker.

Confidentiality Agreement

This OFFERING MEMORANDUM has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Coldwell Banker has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this OFFERING MEMORANDUM has been obtained from sources we believe to be reliable; however, Coldwell Banker has not verified, and will not verify, any of the information contained herein, nor has Coldwell Banker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Coldwell Banker has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Coldwell Banker's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Coldwell Banker and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)