

FOR SALE!

23700 Western Ave. Harbor City, CA 90710



Call Sep for more information: (310) 346-4666



SEP EBRAHIMI

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Top 1% Nationwide - Chairman's Circle Platinum Award Winner

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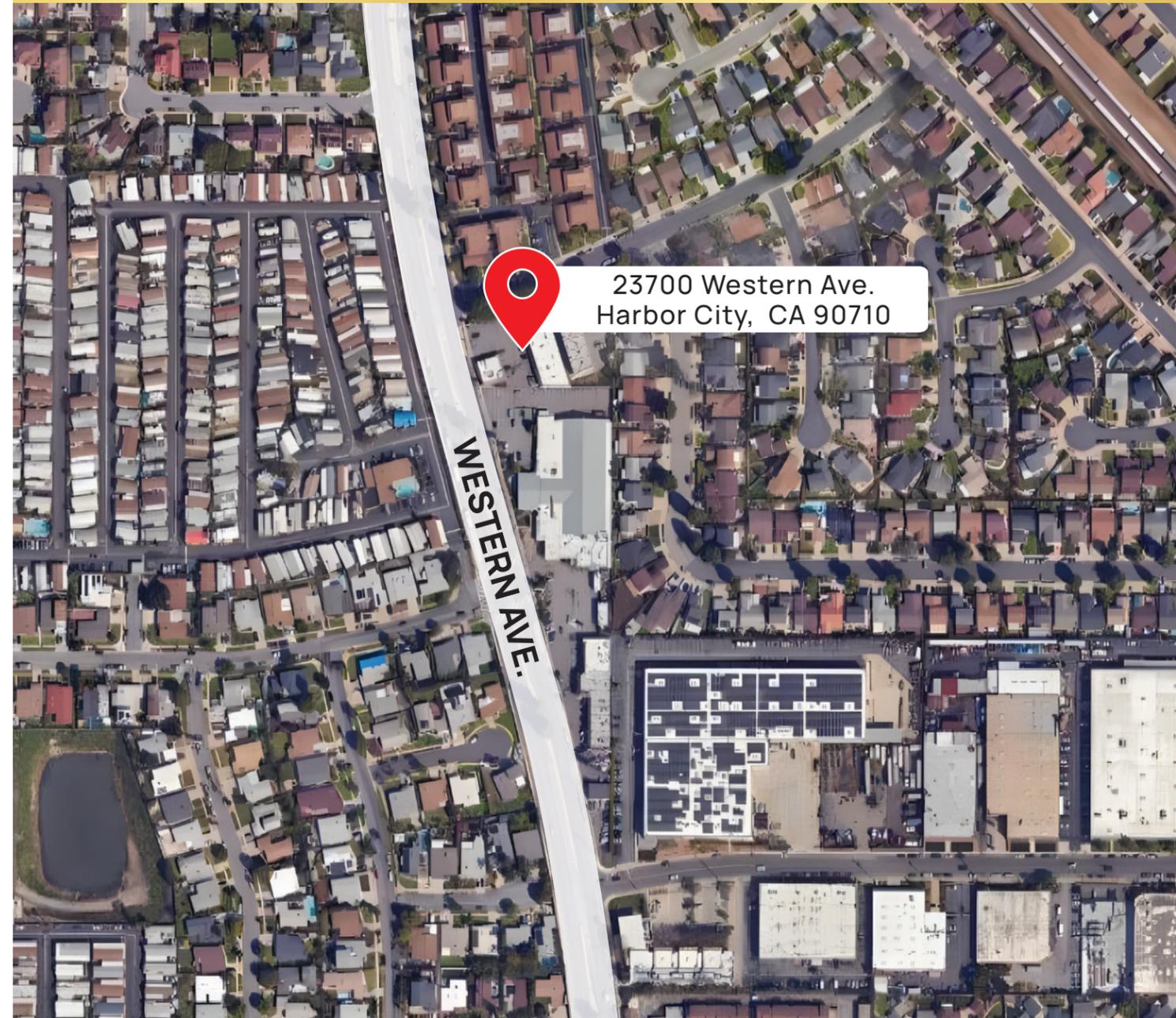
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BERKSHIRE
HATHAWAY
HOMESERVICES
CALIFORNIA
PROPERTIES

FOR SALE!

\$2,250,000

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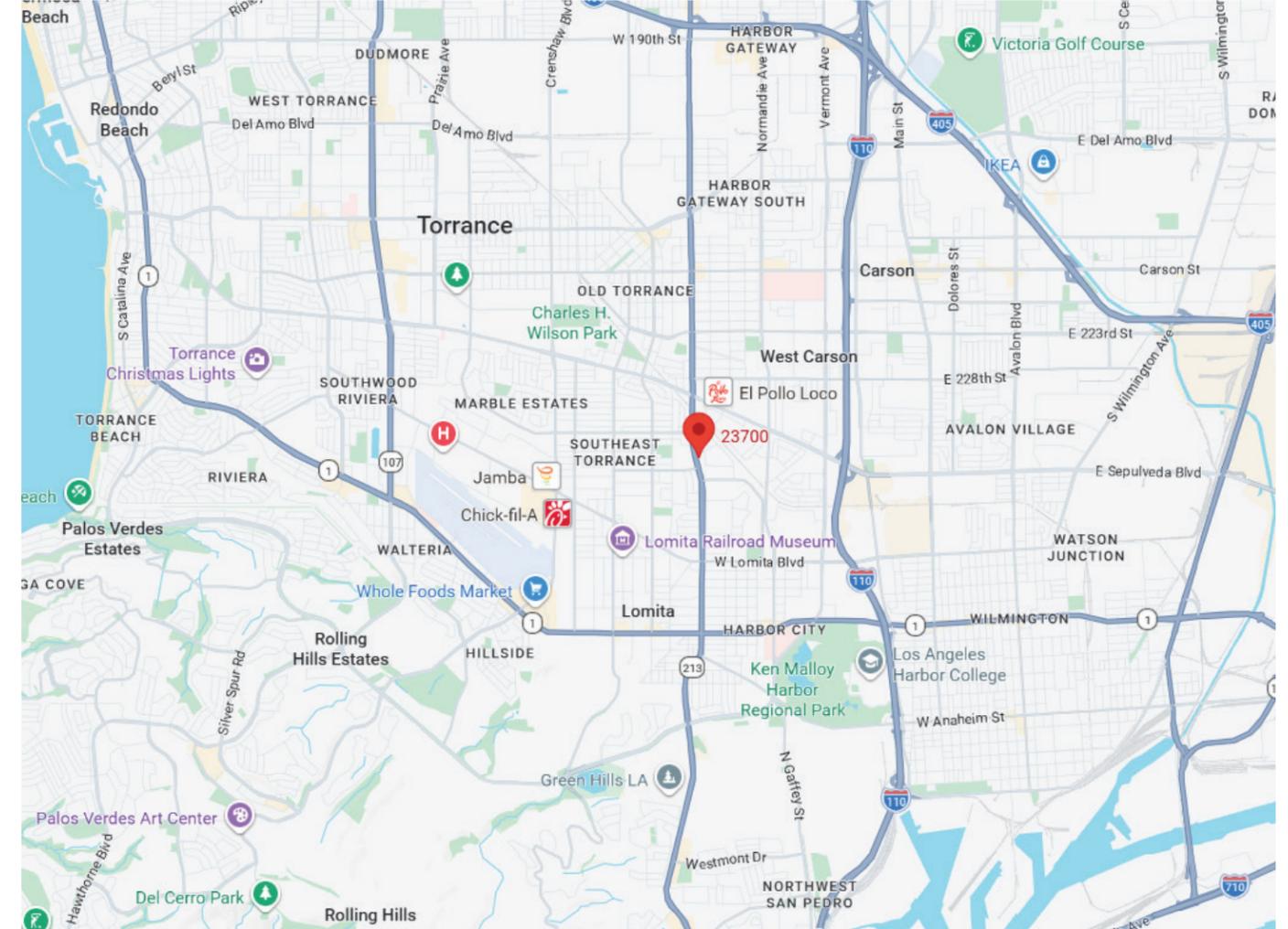


EXECUTIVE SUMMARY

FOR SALE!



PRICING AND PROPERTY DETAILS	
Address	23700 Western Ave. Harbor City, CA 90710
Price	\$2,250,000
SQFT(SRC):	9,783 ft2
SQFT LOT:	25,224 (A) ft2
ACRES:	0.579
YEAR BUILT:	1976
SLC:	Standard, Trust
LEVELS:	1
ACTUAL RENT:	\$7,183
PRO-FORMA RENT	\$18,315
NUMBER OF UNITS	7
ENTRY LEVEL	1
BUILDING STATUS	Existing
OCCUPANCY	4 out of 7
BUILDING \$/PER SQFT:	\$229.99



RENT ROLL

UNIT #	SQFT	RENT	PRO FORMA RENT	DESCRIPTION
1	1,694	\$0	\$3,049	Vacant
2	2,000	\$0	\$3,600	Vacant
3	1,000	\$1,573	\$1,800	Beauty Salon
4	1,000	\$0	\$1,800	Vacant
5	1,000	\$1,100	\$1,800	Culver Ice Production
6	1,325	\$1,760	\$2,385	Happy Hounds Olea
7	1,764	\$2,750	\$3,881	Restaurant
TOTAL	9,783	\$7,183	\$18,315	

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Value-added retail investment opportunity on Western Ave with significant upside potential. Per Los Angeles County Tax Assessor records, the property consists of approximately 9,783 SF of gross building area across two separate buildings. The front building is approximately 1,764 SF and is currently improved as a casual dine-in / takeout restaurant with excellent street exposure and its own pylon signage. The rear building contains approximately 8,019 SF and is configured as a multi-tenant retail building with multiple storefront entrances, offering flexible suite layouts for a variety of retail or service uses. Three units are currently vacant, the occupied units are below market rent, and all existing tenants are on month-to-month leases, creating exceptional repositioning and income-growth potential. This gives a new owner the rare flexibility to adjust rents to market, re-tenant the vacant spaces, and optimize the overall tenant mix. The property includes a common asphalt-paved parking lot with approximately 29 standard parking spaces plus 2 handicap spaces, along with separate pylon signage for both the retail and restaurant buildings. Excellent opportunity for an investor or owner-user seeking strong upside, leasing flexibility, and long-term value growth in a high-visibility commercial corridor.