

900 N. SOTO STREET

LOS ANGELES, CA 90033



G & S GROUP
COMMERCIAL REAL ESTATE SERVICES

Mixed-Use Retail | Apartment | Single-Family Residence

BOYLE HEIGHTS, LOS ANGELES, CA

Property Summary

PROPERTY LAYOUT

List Price	Submit
Price/SF	TBD
Property Type	Commercial (Mixed-Use: Retail, Apartment & SFR)
Zoning	LAC2
Land Use	Commercial / Office / Residential (Mixed Use)
Building Size	3,620 SF
Lot Size	5,046 SF (0.12 acres)
Year Built	1905
Stories	1
Buildings	2
Net Income	\$38,470 annually
(APN)	5177-015-014

Total Units ▪ 3 (Retail, Apartment, SFR)

**Tenants
(Retail)** ▪ Soto St. Market
 ▪ Beauty Shop

**Residential
Units** ▪ Long-term tenants, month-to-month, below-market rents, subject to LA
Rent Control

Current Use ▪ Retail (NNN Lease ±4 years remaining), Apartment, and SFR

Investment Overview

900 N. SOTO STREET

900 N. Soto Street is a mixed-use investment opportunity located in the vibrant neighborhood of **Boyle Heights**, just one block from the **10 Freeway** and **Soto Street**. Situated on a **high-visibility, signalized corner**, the property features three distinct income streams — a **retail unit**, an **apartment**, and a **single-family residence (SFR)**.

The **retail component** is secured by a **NNN lease** with approximately **four years remaining**, providing stable, predictable income. The **apartment** and **SFR** are occupied by long-term, **month-to-month tenants** at **below-market rents**, offering immediate cash flow with significant **value-add potential** as units turn over. Both residential units are subject to **Los Angeles rent control**.

This property presents a rare opportunity to **collect steady income today** while positioning for **future upside through rent increases or potential redevelopment** in one of Los Angeles' most dynamic and evolving communities.



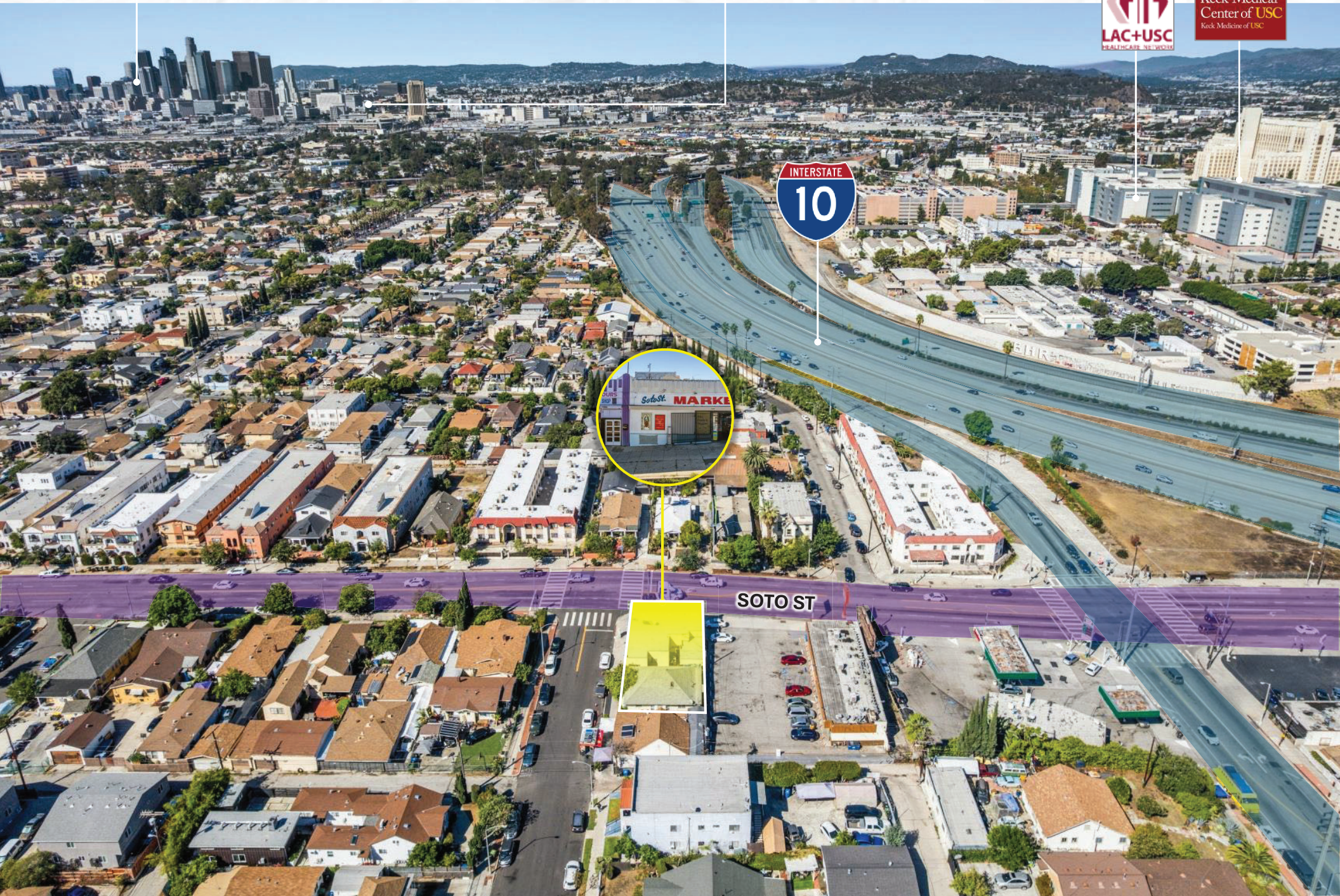
Financial Analysis

Rent Roll

Unit	Square Feet	Base Rent	NNN	Start Date	End Date	Notes
900	1,568	\$2,157.00	675	4/1/2024	3/31/2029	3% increases per year
900 1/2		\$590.00	N/A			Month to Month
House		\$810.00	N/A			Month to Month
Total Income		\$3,557.50	\$675.00	Annual	\$50,790.00	

Expenses

Current Property Taxes	\$4,100.00
Insurance	\$5,200.00
Maintenance/Supplies	\$1,900.00
LAHD County Fees	\$130.00
Annual	\$11,330
NOI	\$39,460.00



SOTO ST

Signalized Corner



Street View



Street Apt and SFR



Recently Boyle Heights has seen a lot of interests and is a place for residents looking to escape high rents elsewhere. Boyle Heights is undergoing a real estate boom and property values have trended upward.

Boyle Heights

A charming, historic, and walkable working-class neighborhood of almost 100,000 residents just a few miles east of downtown Los Angeles. Located just across the river from the arts district, the neighborhood is in a highly dense area of Los Angeles with over 75% of residents being renters.



79,029

POPULATION



\$665,000

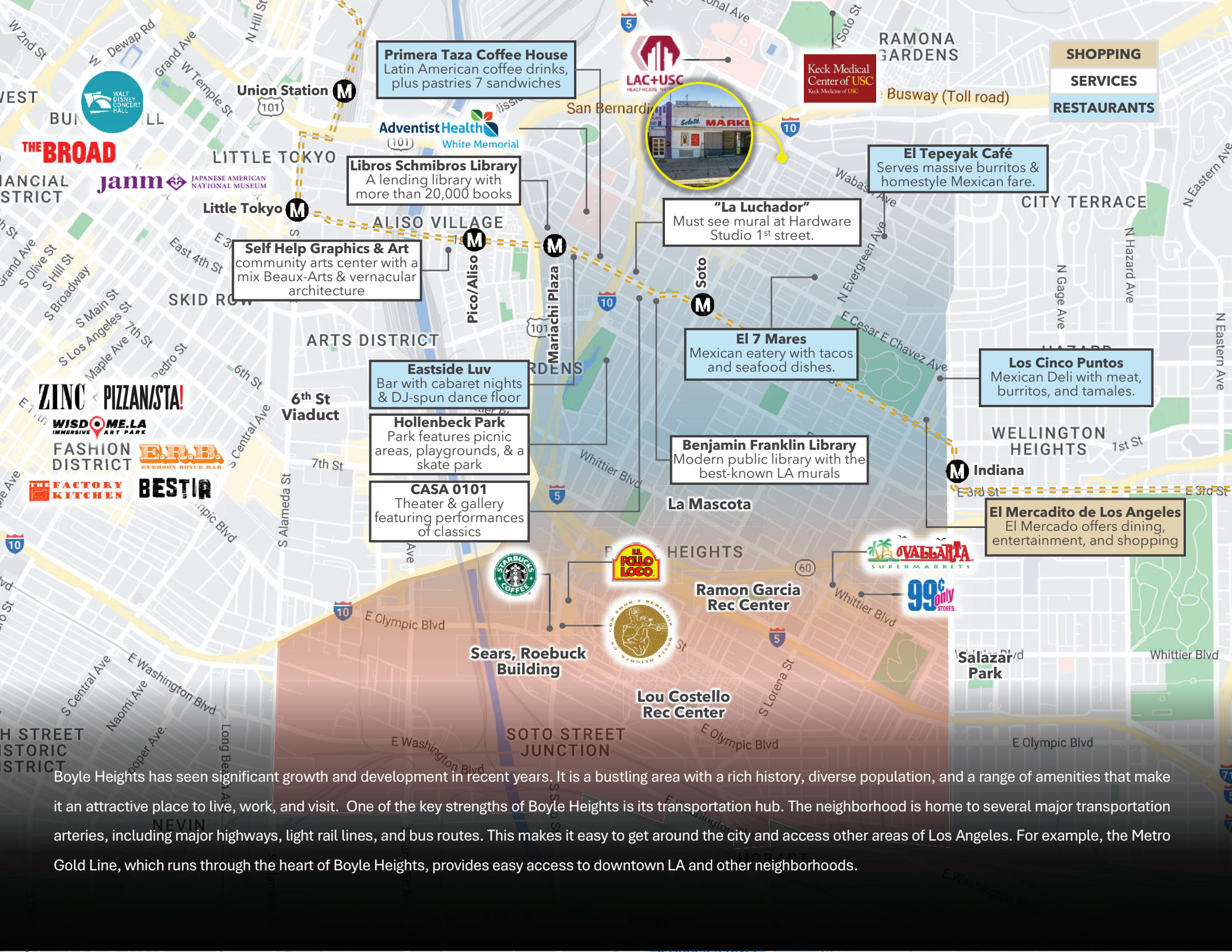
MEDIAN HOME PRICE



\$41,783

AVG HH INCOME

The community is undergoing a renaissance due to its proximity to Downtown and accessibility to public transportation. Future residents will benefit from outstanding access to retail, entertainment, and cultural venues within the immediate submarket as well as nearby neighborhoods like Downtown LA, Silverlake, Echo Park, and Hollywood. The Metro Gold Line now extends through Boyle Heights, providing light rail transit service in the Eastside.



- SHOPPING
- SERVICES
- RESTAURANTS

Primera Taza Coffee House
Latin American coffee drinks,
plus pastries 7 sandwiches

Libros Schimbros Library
A lending library with
more than 20,000 books

Self Help Graphics & Art
community arts center with a
mix Beaux-Arts & vernacular
architecture

Eastside Luv
Bar with cabaret nights
& DJ-spun dance floor

Hollenbeck Park
Park features picnic
areas, playgrounds, & a
skate park

CASA 0101
Theater & gallery
featuring performances
of classics

"La Luchador"
Must see mural at Hardware
Studio 1st street.

El 7 Mares
Mexican eatery with tacos
and seafood dishes.

Benjamin Franklin Library
Modern public library with the
best-known LA murals

El Tepeyak Café
Serves massive burritos &
homestyle Mexican fare.

Los Cinco Puntos
Mexican Deli with meat,
burritos, and tamales.

El Mercadito de Los Angeles
El Mercado offers dining,
entertainment, and shopping

Boyle Heights has seen significant growth and development in recent years. It is a bustling area with a rich history, diverse population, and a range of amenities that make it an attractive place to live, work, and visit. One of the key strengths of Boyle Heights is its transportation hub. The neighborhood is home to several major transportation arteries, including major highways, light rail lines, and bus routes. This makes it easy to get around the city and access other areas of Los Angeles. For example, the Metro Gold Line, which runs through the heart of Boyle Heights, provides easy access to downtown LA and other neighborhoods.

Boyle Heights Community Plan

14,000

HOUSING UNITS

38,000

NEW RESIDENTS

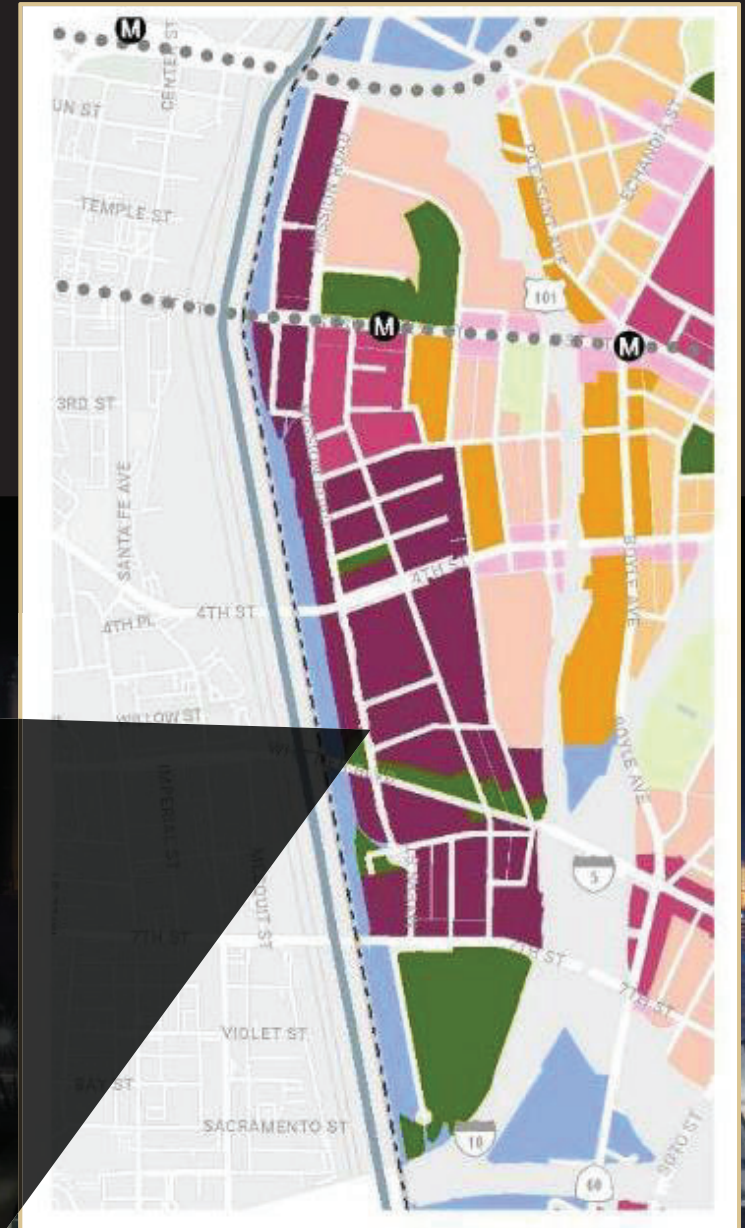
12,000

NEW JOBS

The Boyle Heights Community Plan update impacts roughly 6.7 miles of land area, bounded by the Los Angeles River to the west and the unincorporated community of East Los Angeles to the east. Planning officials estimate that the new regulations will accommodate the development of up to 14,000 housing units - with 38,000 new residents - and 12,000 jobs by 2040.

- Community Center
- Neighborhood Center
- Medium Neighborhood Center
- Medium Residential
- Low Neighborhood Residential
- Low Medium Residential
- Low Residential
- Light Industrial
- Industrial
- Hybrid Industrial
- Open Space
- Public Facility
- Freeway

Paving the way for 14,000 new homes





LOS ANGELES CONSERVANCY

1 EL MERCADO

El Mercado represents a traditional Latin American marketplace providing a space in Boyle Heights for the sale of traditional Mexican goods, religious relics, live mariachi music, and authentic Mexican food.

2 LOS CINCO PUNTOS

The southern side of the intersection contains a butcher shop, or *carnicería*, and its Memorial contains two plots honoring Mexican American veterans of World War II, the Korean War, and the Vietnam War.

3 EL TEPEYAC CAFÉ

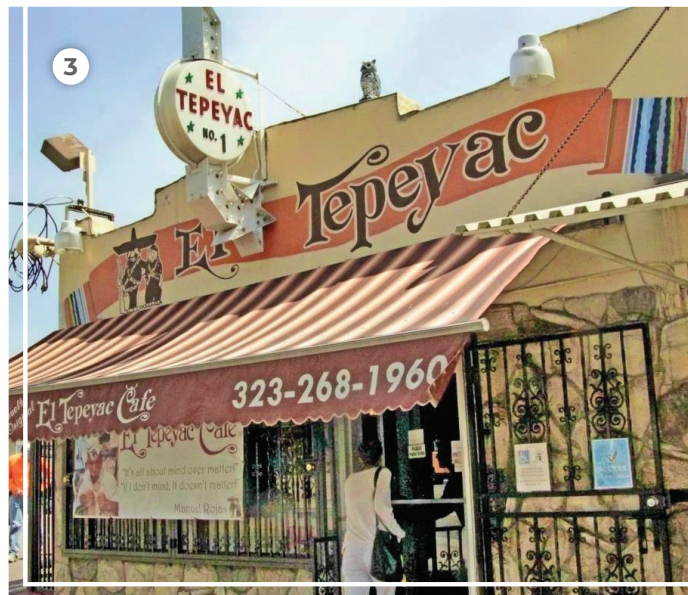
El Tepeyac Cafe has become a Boyle Heights staple in the years since its original conception in 1952. Home to authentic Mexican dishes including *chile verde*, *fajitas*, *tacos*, *rice*, *beans*, and many more.

4 7 MARES

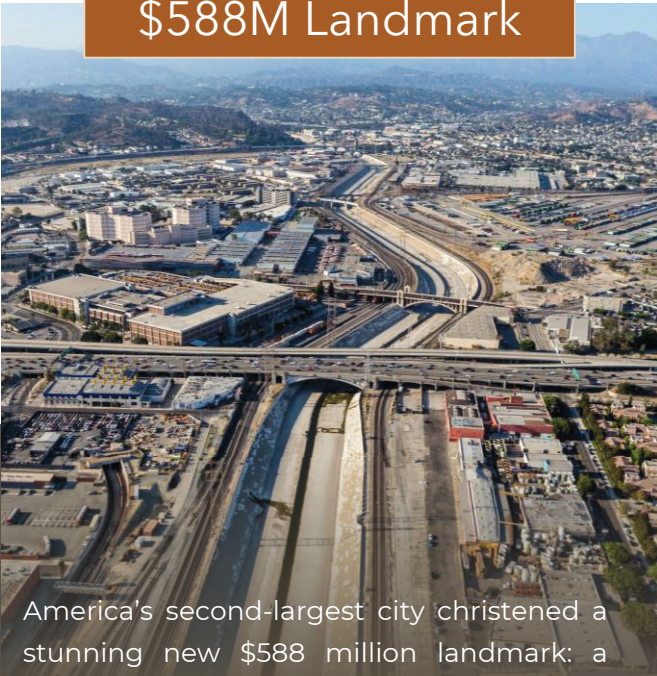
Famed seafood restaurant and walk-up shack in the heart of Boyle Heights, 7 Mares has been serving delicious zesty seafood in a relaxed safe atmosphere since 1968

Historical Landmarks

Dedicated to the preservation of postwar architecture as well as a Historic Theaters Committee that produces the annual "Last Remaining Seats" film series of classic films in the historic movie palaces in downtown Los Angeles. The Conservancy hosts an annual preservation awards ceremony at the Millennium Biltmore Hotel and works closely with the business, political and development communities to find preservation solutions for historic buildings.

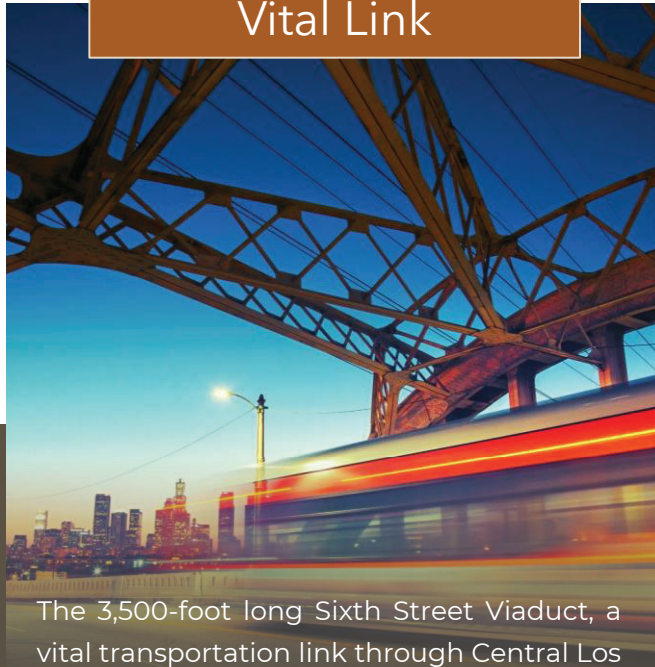


\$588M Landmark



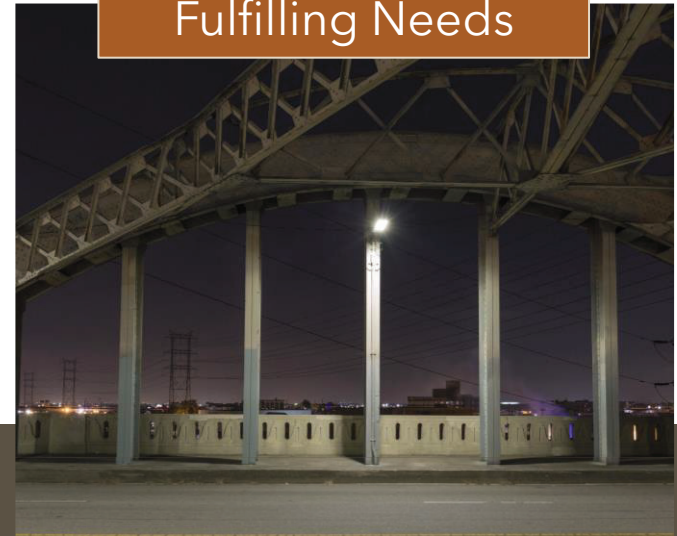
America's second-largest city christened a stunning new \$588 million landmark: a bridge that would create a "ribbon of light" between the downtown arts district and the historic bungalows of East Los Angeles.

Vital Link



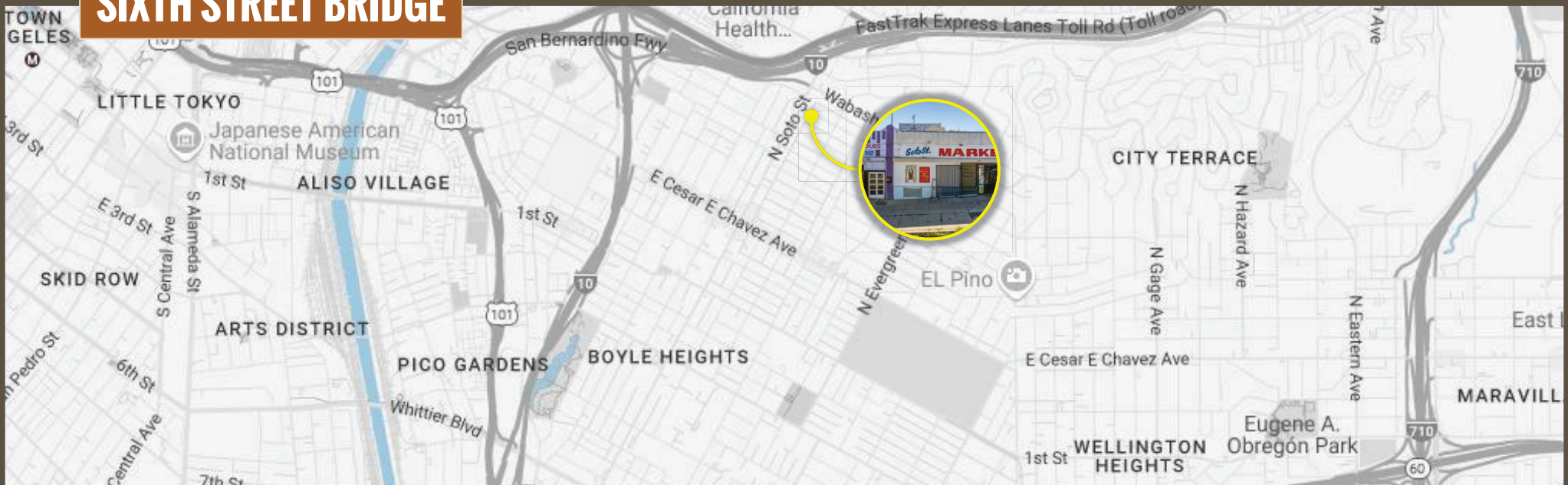
The 3,500-foot long Sixth Street Viaduct, a vital transportation link through Central Los Angeles, connecting the neighborhoods of Boyle Heights and the Arts District, across the Los Angeles River.

Fulfilling Needs



In its short life, the 6th Street Viaduct has turned into so many competing things to so many people: Soaring civic landmark or roadway to decongestion. Altar to the city's car culture and a playground for the social media generation.

SIXTH STREET BRIDGE



900 N. SOTO STREET

LOS ANGELES, CA 90033



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