

OFFERING MEMORANDUM

601 E CENTURY BLVD

LOS ANGELES, CA 90002



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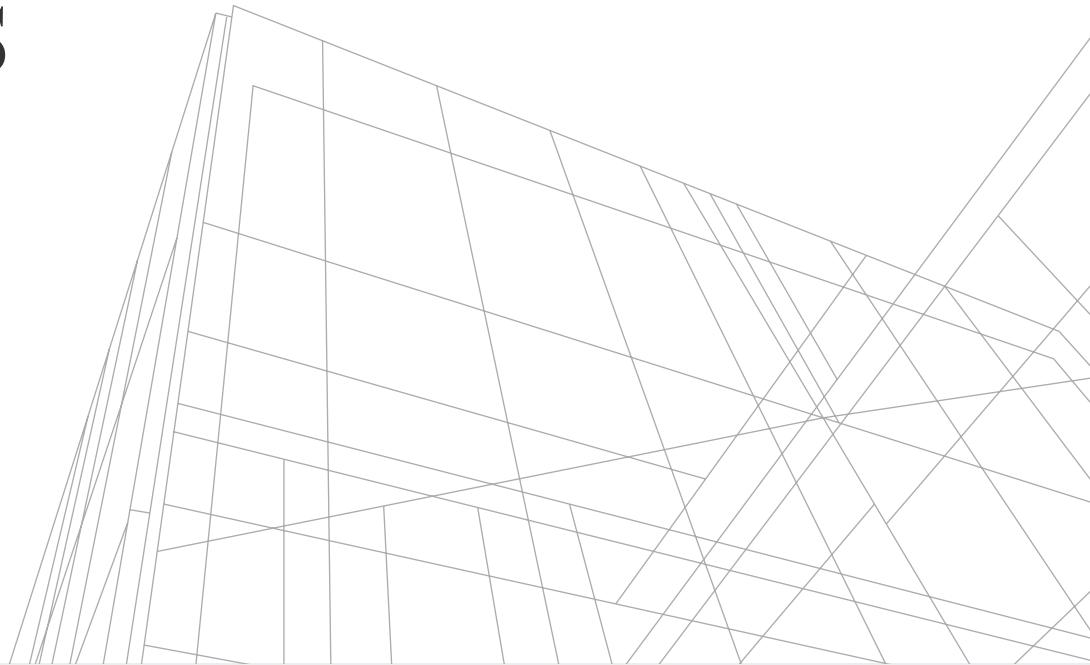
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PREMIER OFFERING IN LOS ANGELES

The property at 601 E Century Boulevard, Los Angeles, California is a multi-tenant neighborhood retail center located within a dense, infill trade area of the Los Angeles MSA. The center is positioned at the signalized intersection of Century Boulevard and Avalon Boulevard, offering prominent corner exposure, strong visibility, and direct access from two major thoroughfares. The property benefits from traffic volumes in excess of 40,000 vehicles per day and has historically remained near full occupancy.

The center is anchored by Tom's Jr. Burgers, which serves as the primary traffic generator for the property and has an established operating history within the immediate trade area. The remaining tenant lineup consists of local, service-oriented retailers that cater to daily consumer needs, contributing to consistent foot traffic and stable occupancy. The tenant mix is well-aligned with the surrounding demographics and daytime population.

The property is located in a highly developed, supply-constrained retail corridor with limited new construction and is supported by a strong concentration of national and regional retailers, including McDonald's, Taco Bell, Superior Grocers, Food 4 Less, Burger King, and Popeyes, reinforcing the corridor's role as a primary retail destination. These co-tenancies support tenant performance and long-term demand for well-located retail space.

From an investment standpoint, the asset offers a combination of current income and long-term positioning within the fully developed Mid-Cities submarket. The corner location, strong traffic exposure, and necessity-based tenant mix provide durable cash flow characteristics, while the constrained nature of the surrounding retail supply supports sustained leasing demand over time.



\$1.85M

LISTING PRICE

7%

CAP RATE

91%

OCCUPANCY

ADDRESS	601 E Century Blvd, Los Angeles, CA 90002
NET RENTABLE AREA	6,308 SF
GROSS LAND SIZE	0.29 Acres
LISTING PRICE	\$1,850,000
CAP RATE	7.00%
OCCUPANCY	91%
YEAR BUILT	1981

INVESTMENT HIGHLIGHTS



HIGH VISIBILITY, HIGH TRAFFIC LOCATION

The property is located on the busy corner of East Century Boulevard and South Avalon Boulevard which boasts a combined ±32,971 vehicles per day.



EXCEPTIONAL YIELD OPPORTUNITY

Attractive cap rate relative to comparable multi-tenant retail assets within the Mid Cities, delivering strong risk-adjusted returns.



VALUE-ADD & REDEVELOPMENT POTENTIAL

Existing tenant leases are short term, allowing for creative restructuring of the leases or complete redevelopment. Historical vacancy within the center has also remained low, with most of the existing tenants in place for over 10 years and current occupancy sitting at 91%.



FIRST TIME ON MARKET

Current ownership has held this asset since its original development in 1981, proving it to be a reliable and successful long-term investment.



DENSE INFILL LOS ANGELES DEMOGRAPHICS

More than 410,000 residents live within a 3-mile radius of the subject property, with an average household income of \$84,000.



STRONG RETAIL TRADE AREA

The immediate surrounding market is home to numerous national credit and well-known brands including McDonald's, Taco Bell, Superior Grocers, 7 Eleven, and CVS – among many others. The subject property is also positioned less than five miles east of SoFi stadium, which has led to significant revitalization and growth in this market over the last five years.

FINANCIAL OVERVIEW

SUMMARY

PROPERTY NAME	Century MTR
ADDRESS	601 E Century Blvd.
MSA	Los Angeles, CA
GROSS LEASABLE AREA (SF)	6,308
LOT SIZE (AC)	0.29 AC
LISTING PRICE	\$1,850,000
PRICE PER SF	\$293.60
CAP RATE	7.00%
OCCUPANCY	91%
YEAR BUILT / RENOVATED	1981

EXPENSES

	Current
REAL ESTATE TAXES	\$25,201
INSURANCE	\$3,887
MG NON-REIMBURSEMENT	\$6,277
MAINTENANCE & REPAIRS	\$7,254
MANAGEMENT FEE	\$10,425
Total Expenses	\$53,044

NET OPERATING INCOME

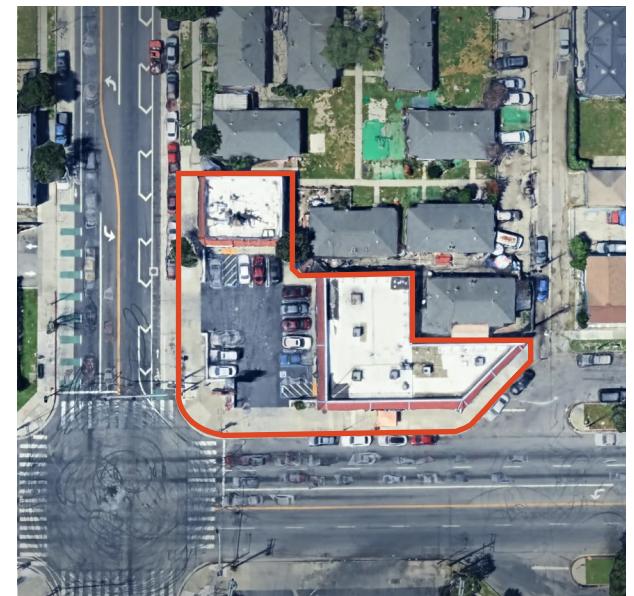
	Current
BASE RENT	\$182,883
EFFECTIVE GROSS INCOME	\$182,883
TOTAL EXPENSES	-\$53,044
Net Operating Income	\$129,839

RENT ROLL

Tenant	Suite	GLA	% GLA	Lease Start	Lease End	Monthly Rent	Annual Rent	Annual Rent/SF	Lease Type
ANASTACIOS POLITIS	601	1,428	22.6%	Jul-2018	Jun-2028	\$5,272	\$63,265	\$44.30	MG
ARACELI CORDERO	603	920	14.6%	Mar-2024	Mar-2025	\$2,025	\$24,300	\$26.41	IG
EUSEBIO MENDEZ RUIZ	605	920	14.6%	Feb-2014	Mar-2017	\$1,978	\$23,736	\$25.80	IG
ROQUE MATEO & EUSABIO R MENDEZ	607	750	11.9%	Aug-2011	Jul-2016	\$1,560	\$18,720	\$24.96	IG
VICTOR SANCHEZ	609	750	11.9%	Nov-2020	Oct-2023	\$1,989	\$23,870	\$31.83	IG
TAMER ATAALLA	611	960	15.2%	May-2024	May-2029	\$2,416	\$28,992	\$30.20	MG
VACANT	611A	580	9.2%	-	-	\$0	\$0	\$0.00	
TOTAL OCCUPIED		5,728	90.8%			\$15,240	\$182,883	\$31.93	
TOTAL VACANT		580	9.2%			\$0	\$0	\$0.00	
Total		6,308	100%			\$15,240	\$182,883	\$28.99	



PROPERTY OVERVIEW





THE *LOS ANGELES* MARKET IS RIPE FOR CHANGE

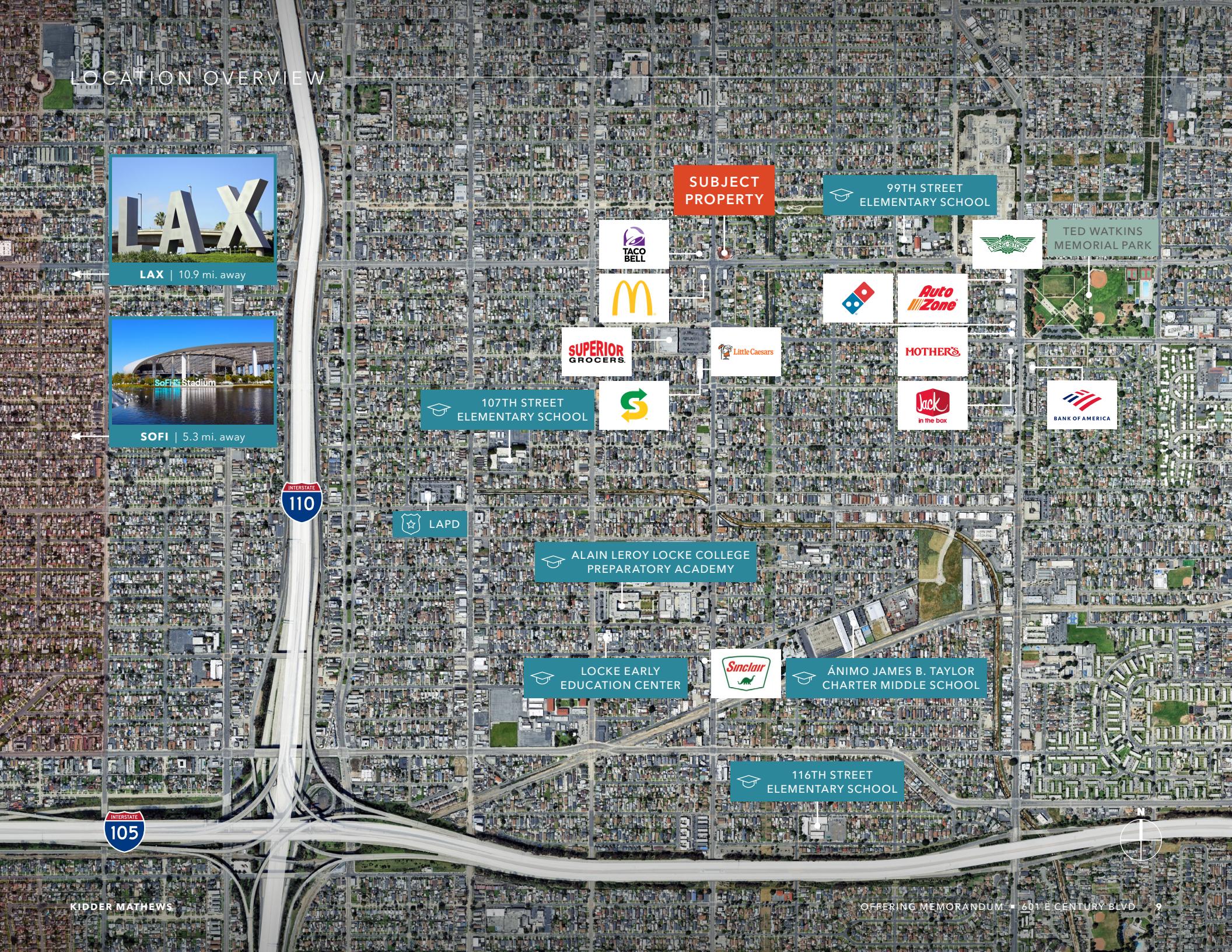
Los Angeles, CA is an internationally renowned metropolis known for its diverse economy, cultural influence, and status as the global epicenter of the entertainment industry.

The city has experienced significant revitalization, with transit expansions and high-density residential projects driving demand. Its role as a gateway to the Pacific Rim ensures a robust economic foundation, making it a prime destination for institutional and private capital.

This dynamic market features a mix of historic landmarks and modern skyscrapers. Major thoroughfares like Wilshire Boulevard serve as vital commercial corridors, hosting global corporate headquarters and luxury retail. Its strategic location and proximity to major ports solidify its role as a leader in trade, logistics, and the burgeoning tech sector.

Los Angeles's lifestyle appeal sustains property value appreciation, supported by consistent demand from innovative industries. The blend of character-rich spaces and new mixed-use developments provides opportunities for repositioning and ground-up construction. Recent initiatives like the 2028 Olympic infrastructure projects and transit-oriented zoning updates further promote a favorable long-term environment for investors.

LOCATION OVERVIEW



LAX | 10.9 mi. away



SOFI | 5.3 mi. away

SUBJECT
PROPERTY

99TH STREET
ELEMENTARY SCHOOL

TED WATKINS
MEMORIAL PARK



SUPERIOR
GROCERS



107TH STREET
ELEMENTARY SCHOOL

Little Caesars



AutoZone

MOTHER'S



INTERSTATE
110

ALAIN LEROY LOCKE COLLEGE
PREPARATORY ACADEMY

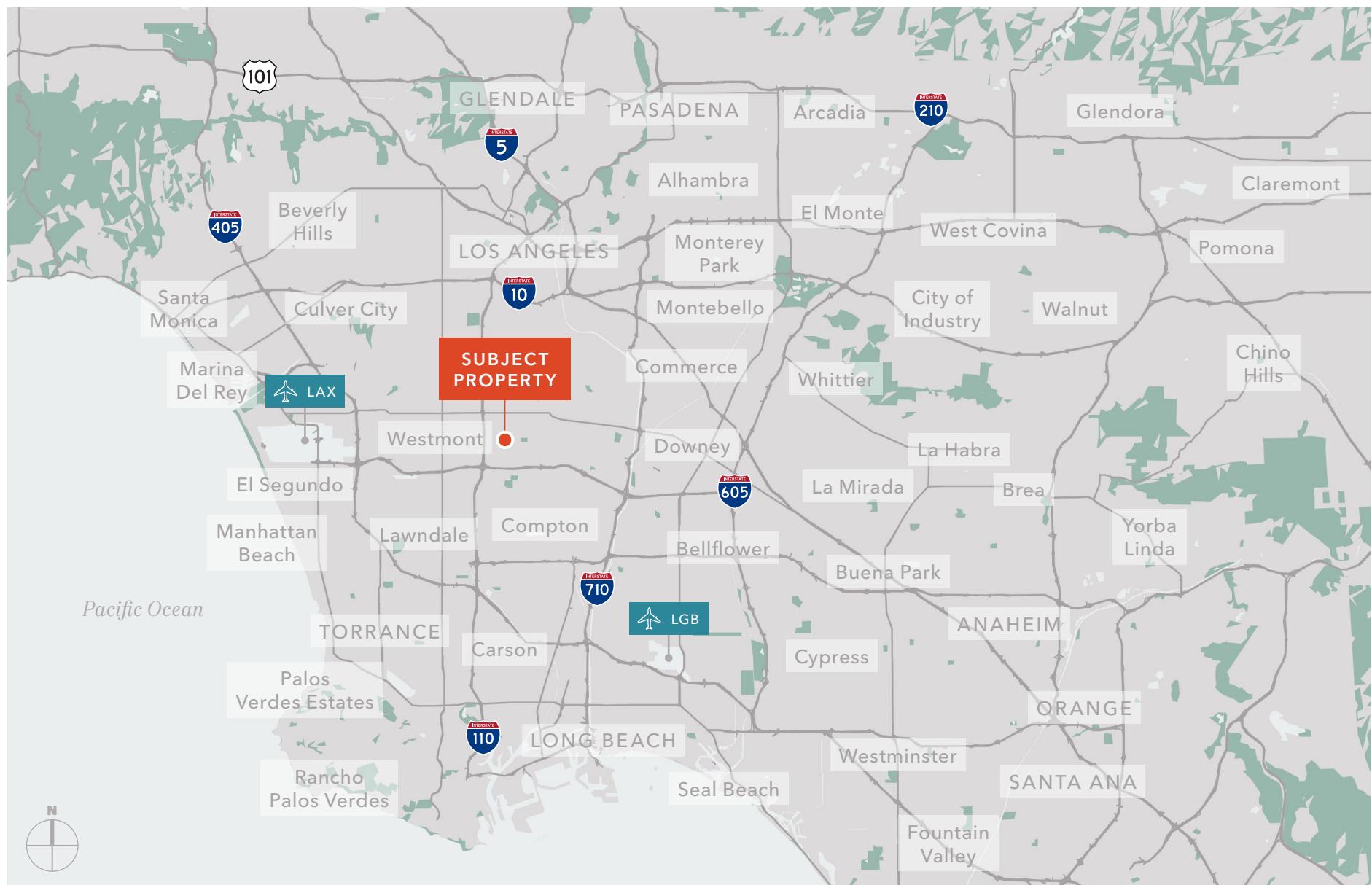


ÁNIMO JAMES B. TAYLOR
CHARTER MIDDLE SCHOOL

LOCKE EARLY
EDUCATION CENTER

116TH STREET
ELEMENTARY SCHOOL

LOCATION OVERVIEW



DEMOGRAPHICS



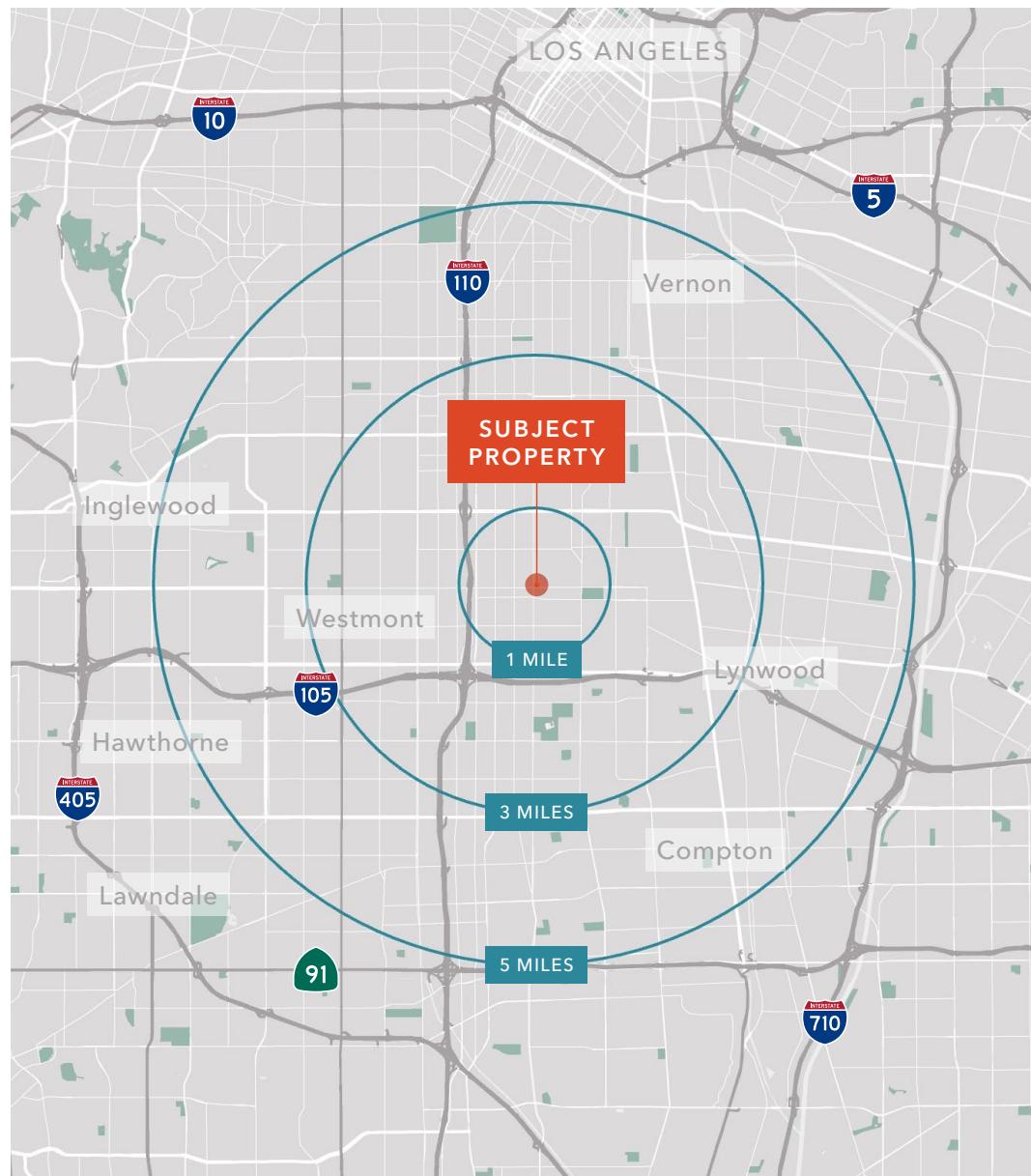
Population

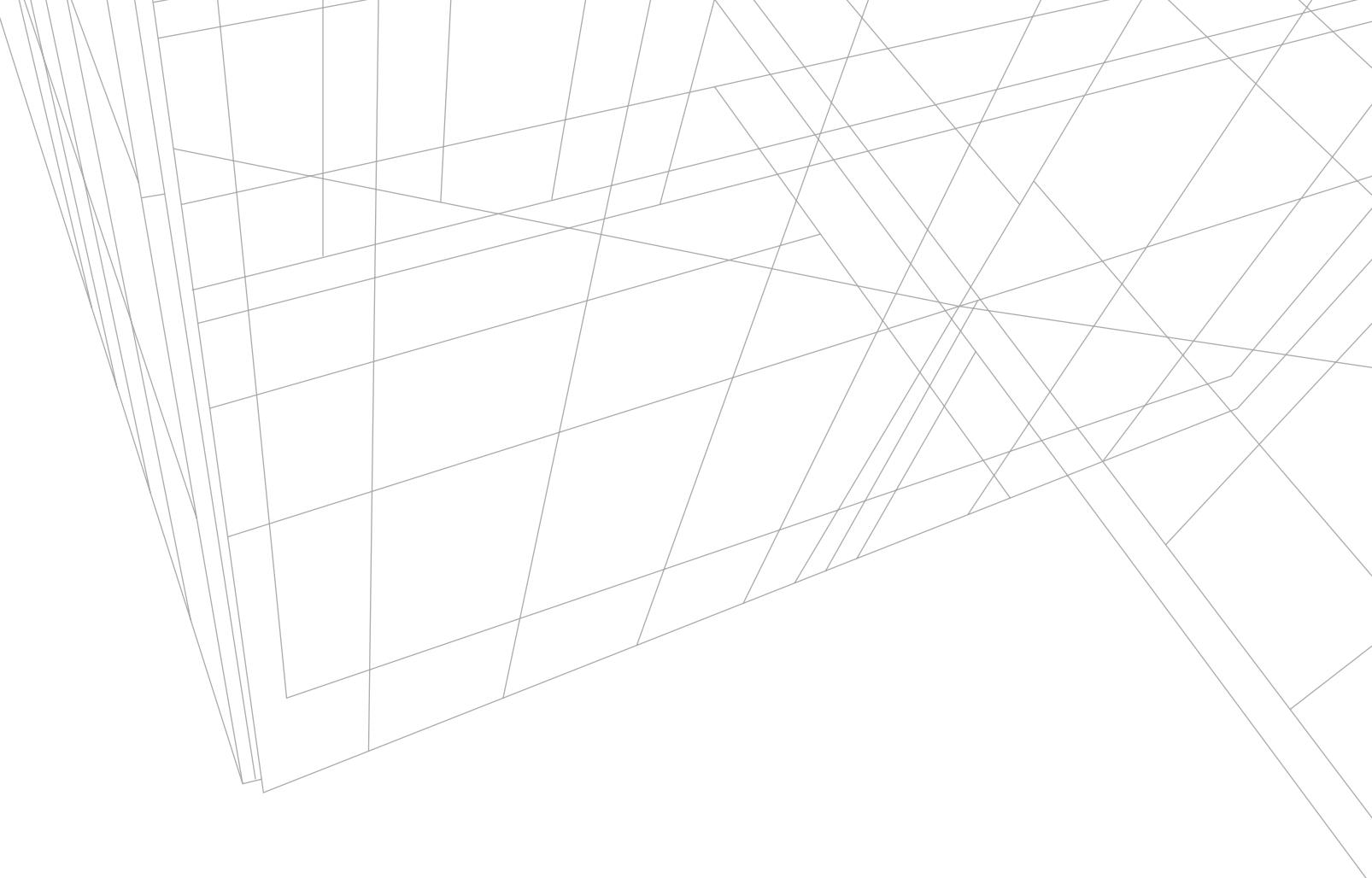
	1 Mile	3 Miles	5 Miles
2010 CENSUS	51,324	424,061	1.1 M
2020 CENSUS	51,802	430,282	1.11 M
2025 ESTIMATED	50,878	414,978	1.05 M
2030 PROJECTED	49,676	404,849	1.03 M



Household Income

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$70,237	\$66,741	\$71,542
2030 MEDIAN PROJECTED	\$70,262	\$66,813	\$71,703
2025 AVERAGE	\$84,726	\$83,936	\$89,327
2030 AVG PROJECTED	\$84,930	\$84,142	\$89,652





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