

2228 E CESAR CHAVEZ AVE LOS ANGELES, CA 90033

BOYLE HEIGHTS RETAIL



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PROPERTY DESCRIPTION

The subject property is located at 2228 E Cesar E Chavez Avenue, situated on the south side of the street between North Breed Street and North Chicago Street in the City of Los Angeles, Los Angeles County, California, in the Boyle Heights Neighborhood. The building is a prewar (circa 1927) two-story structure with a cellar serving mixed uses. The ground floor features a 6,431 square foot retail space, along with a 6,431 square foot finished cellar, totaling 12,862 square feet which is fully occupied by the same tenant ZMS Academy. The second floor, which spans 6,347 square feet, is subdivided into six professional spaces ranging from 450 to 1,250 square feet. The assessor's total building size is 12,510 square feet, and a Gross Leasable Area (GLA) of 17,396 +/- square feet. The property sits on a 7,775square foot lot zoned LAC2.

This property is situated in a prime location within Los Angeles, offering easy access to major highways, local amenities, and thriving community hubs. With its historic charm, sizable footprint, and versatile zoning, 2228 E Cesar Chavez Ave is an excellent opportunity for investors seeking to capitalize on the rapidly growing market in this vibrant area.

OFFERING DETAILS



Address

2228 E Cesar Chavez Ave,
Los Angeles, CA 90033



Units

7



Building Size

12,510 SF per assessor



Gross Leasable Area

17,396 SF +/-



Land Size

7,775 SF



Year Built

1927



Number of Stories

2, plus Celler Space



Metering

Individually Metered for
gas and electric, mastered
metered for water/sewer



Zoning

LAC2



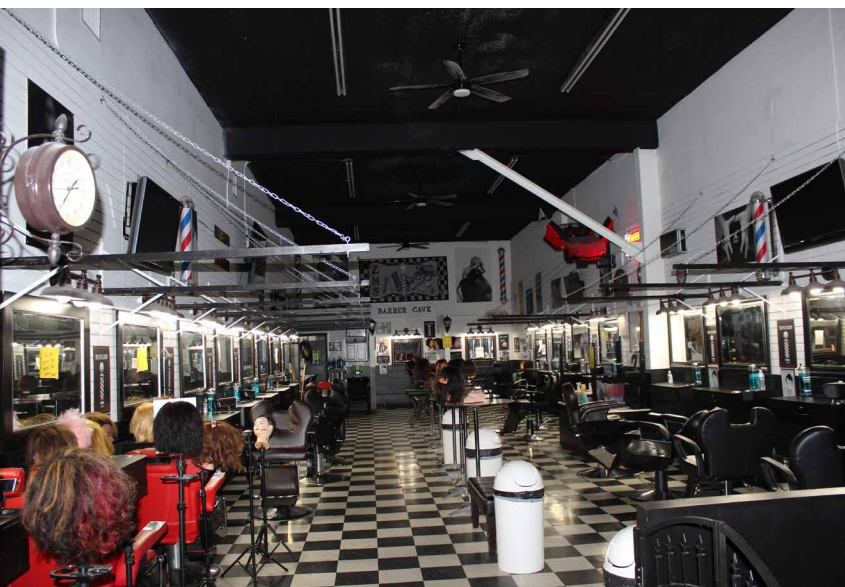
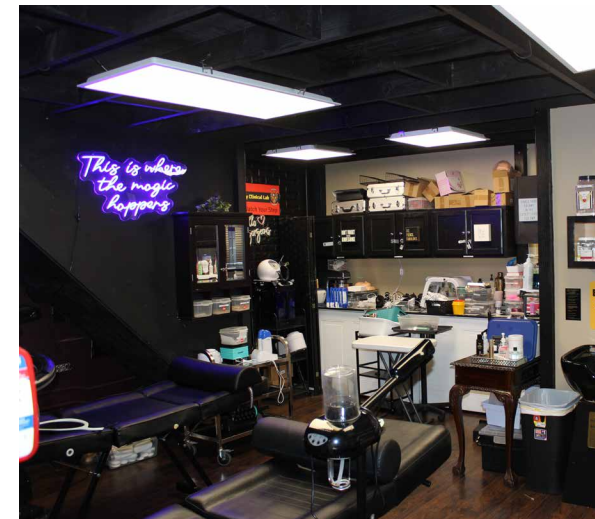
APN

5183-003-002



Major Tenant

ZMS Academy



MAJOR TENANT: ZMS ACADEMY

Established in 2008, ZMS The Academy is a private California Vocational School that has been preparing Barbers, Cosmetologists, Estheticians, Nail Technicians and Permanent Make Up Artists for careers in their field.



LOCATION OVERVIEW

Boyle Heights is a vibrant and historic neighborhood located just east of downtown Los Angeles. Known for its rich cultural heritage, diverse community, and central location, Boyle Heights has long been a focal point for the city’s immigrant populations, particularly those of Latino descent. This area boasts a unique blend of residential, commercial, and industrial spaces, with a strong sense of community and a deep connection to the arts and local culture.

Boyle Heights is home to several important cultural landmarks, including the historic Mariachi Plaza and the East LA Interchange. Its proximity to major areas such as Downtown LA, the Arts District, and the Los Angeles River makes it an increasingly desirable location for both residential and commercial development. The neighborhood has seen revitalization efforts in recent years, with new restaurants, retail spaces, and businesses contributing to its evolving dynamic while preserving its rich cultural identity.

Cesar Chavez Blvd runs through the heart of Boyle Heights, named after the influential civil rights leader and labor activist. This major east-west thoroughfare serves as a key commercial and transportation corridor, linking the area to other parts of Los Angeles. The boulevard is lined with a variety of businesses, ranging from local markets and eateries to retail shops, serving both the local community and visitors. The street’s vibrant atmosphere reflects the area’s diversity and its importance as a central hub for economic and cultural activity.

With easy access to public transportation, major highways, and a growing arts scene, the Boyle Heights neighborhood, including Cesar Chavez Blvd, offers a unique blend of old and new, making it one of the most dynamic areas in Los Angeles today. Its mix of residential, commercial, and cultural

An address here places you at the epicenter of LA’s vibrant pulse, offering an unmatched opportunity to thrive in the City of Angels.

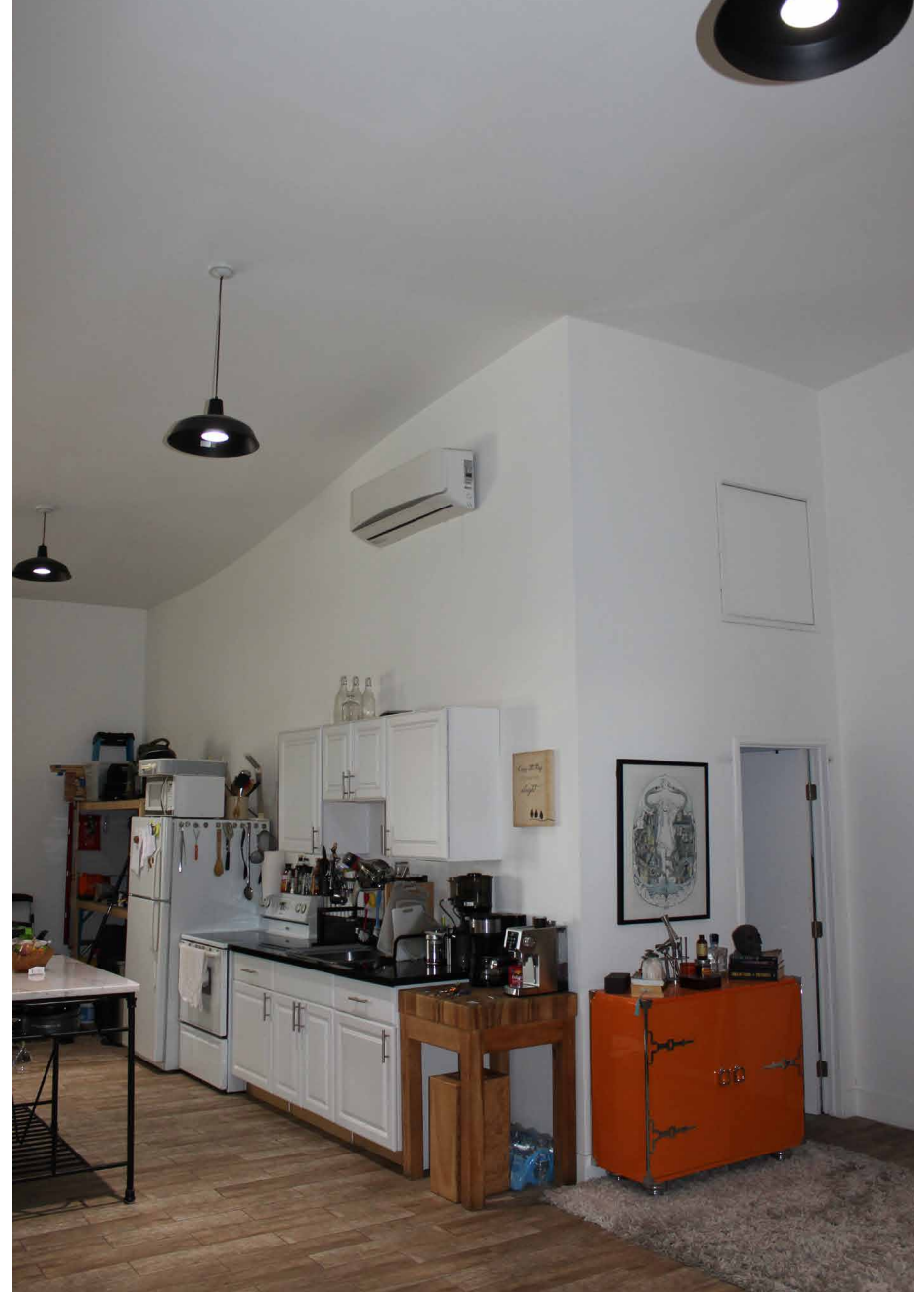
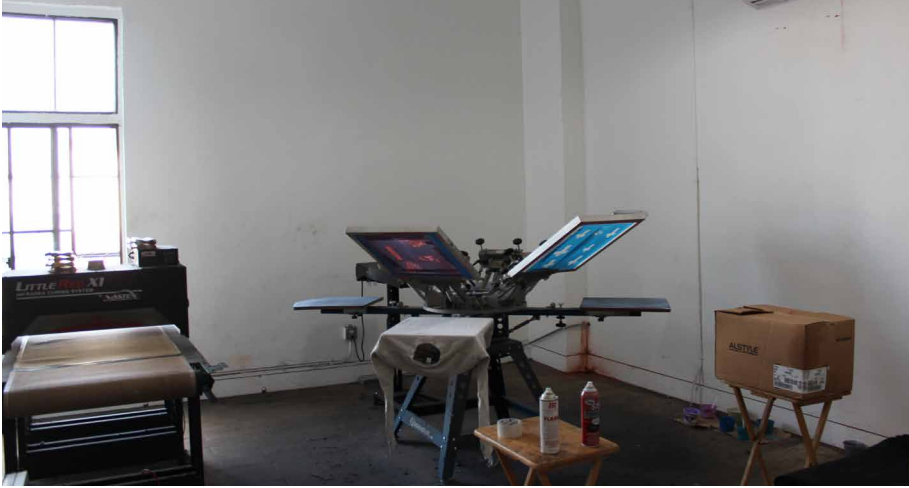
OFFERING HIGHLIGHTS

- Creative Commercial Building with Ground Floor Retail Located in the Heart of Boyle Heights
- 12,510 SF Building with 17,396 +/- Gross Leasable SF
- Excellent Visibility on Cesear Chavez Ave with +/- 22,733 Cars per Day
- Surrounded by restaurants, coffee shops, fitness, and shopping
- Convenient access to I-10, 101, I-5, and 710 Freeway
- Adjacent to Downtown LA and the Art’s District
- Very well-maintained creative building with stable tenants
- Approximately 20% Upside in Rents

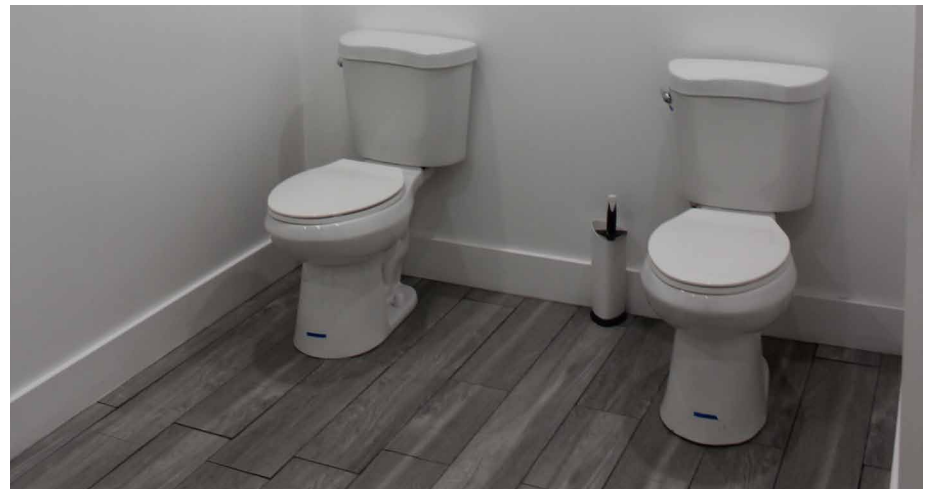
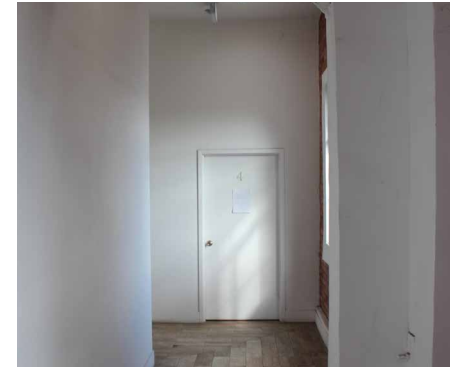
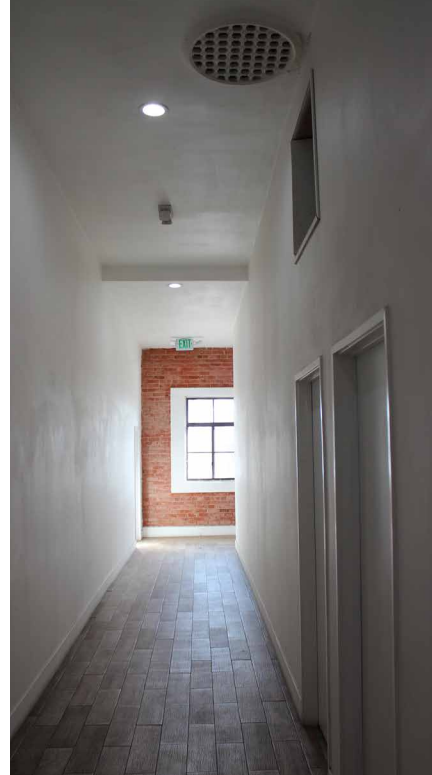
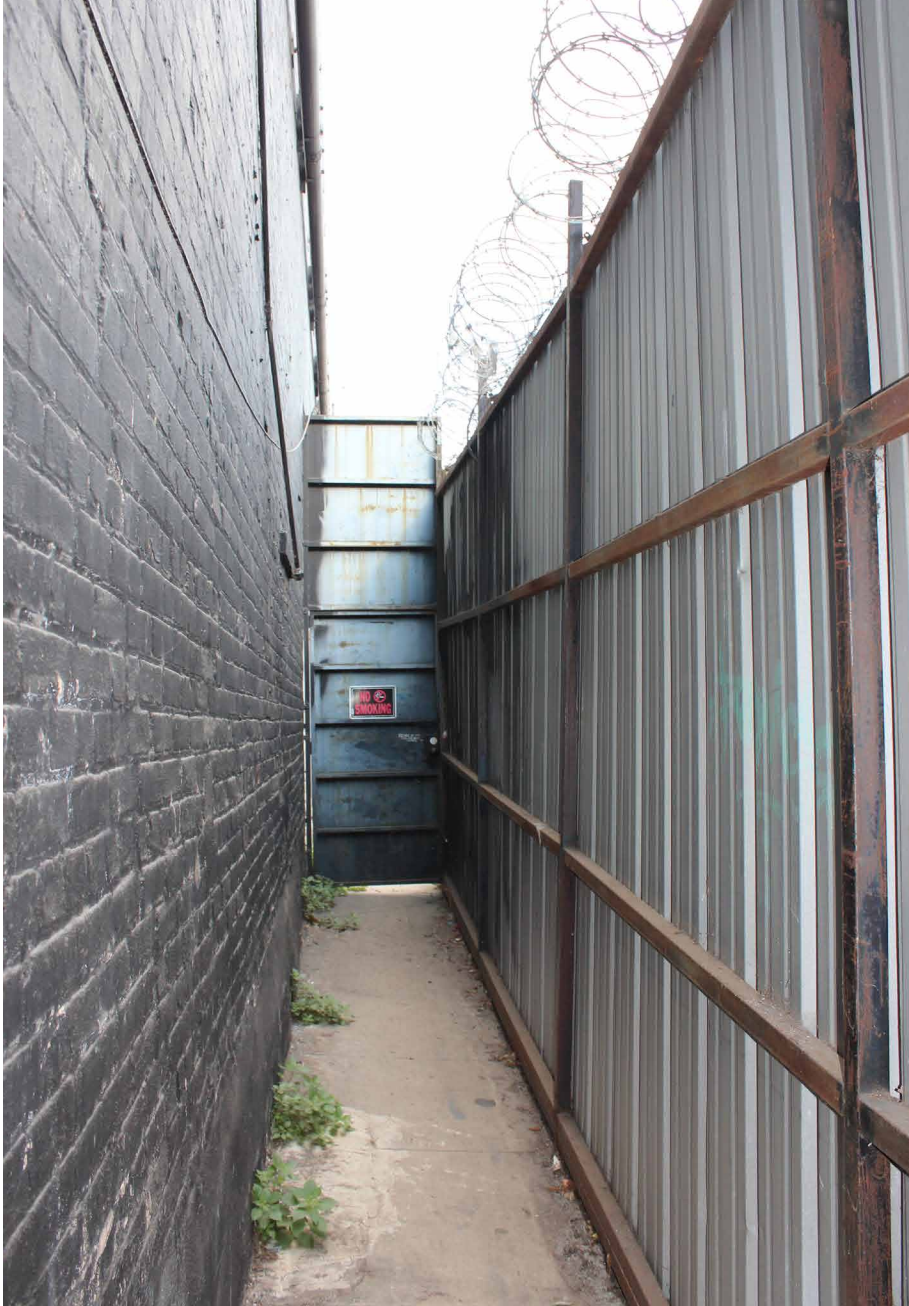
PROPERTY PHOTOS



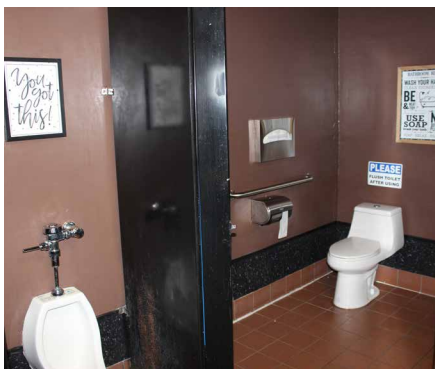
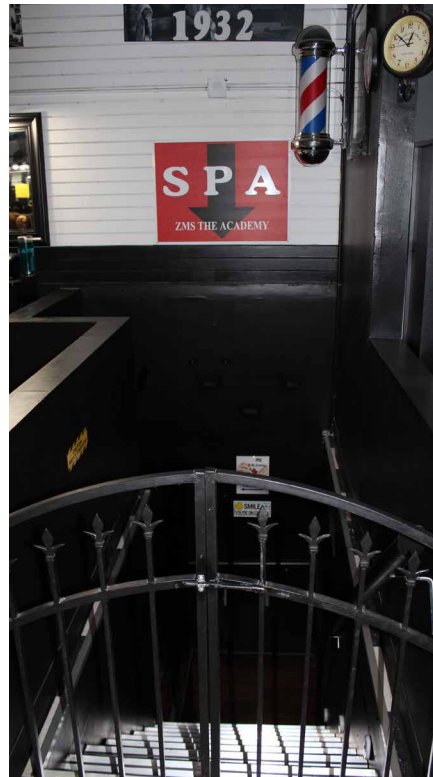
PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS

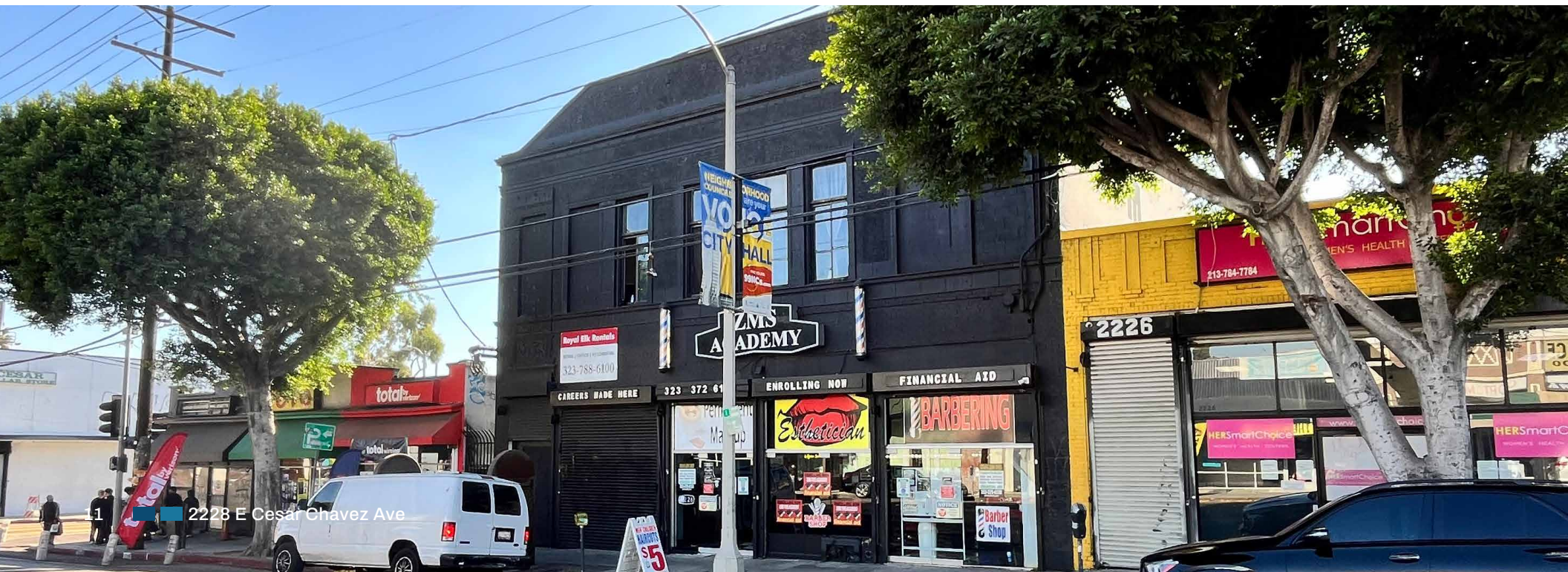


PROPERTY PHOTOS



RENT ROLL

| Unit | Tenant | Est. SF | Lease Start | Lease Expire | Rent/Mo | Rent/SF | Rent/Mo | Rent/Sf |
|---|-------------|---------------|-------------|--------------|-----------------|---------------|-----------------|---------------|
| Ground Floor Retail & Basement | | | | | | | Market | Market |
| Ground Floor | ZMS Academy | 6,431 | 1/1/19 | 11/30/28 | \$19,083 | \$1.48 | \$23,000 | \$1.79 |
| Finished Cellar Space | ZMS Academy | 6,431 | | | | | | |
| 2nd Level | | | | | | | | |
| 1 | | 450 | 10/1/23 | 9/30/24 | \$1,000 | \$2.22 | \$1,200 | \$2.67 |
| 2 | | 544 | 10/1/23 | 9/30/24 | \$1,000 | \$1.84 | \$1,275 | \$2.34 |
| 3 | | 840 | 6/1/00 | 5/31/22 | \$2,067 | \$2.46 | \$2,400 | \$2.86 |
| 4 | | 1,000 | 3/1/21 | 2/1/22 | \$2,100 | \$2.10 | \$2,500 | \$2.50 |
| 5 | | 1,250 | 3/1/21 | 2/28/26 | \$2,600 | \$2.08 | \$3,100 | \$2.48 |
| 6 | | 450 | 10/1/23 | 9/30/24 | \$1,000 | \$2.22 | \$1,200 | \$2.67 |
| Total | | 17,396 | | | \$28,850 | \$2.15 | \$34,675 | \$2.47 |



FINANCIAL SUMMARY

PROPERTY INFORMATION

| | Actual | Pro Forma |
|---------------|-------------|-----------|
| List Price | \$4,200,000 | |
| Down Payment | \$2,100,000 | |
| Year Built | 1927 | |
| Building SF | 17,396 | |
| Est. Lot SF | 7,775 | |
| Land Price/SF | \$540 | |
| Price/SF | \$241 | |
| Cap Rate | 5.87% | 7.48% |
| # of Tenants | 7 | |

ESTIMATED ANNUALIZED EXPENSES

| | | |
|----------------------------|------------|-----------------|
| Taxes & Direct Assessments | 1.20% | \$54,859 |
| Insurance | | \$9,118 |
| Off-Site Management (4%) | | \$13,433 |
| Utilities Combined | | \$4,897 |
| Maintenance & Repairs | | \$7,000 |
| Total Expenses | 26% | \$89,307 |

ESTIMATED ANNUALIZED OPERATING DATA

| | Actual | Pro Forma |
|-----------------------------|------------------|------------------|
| Scheduled Gross Income | \$346,200 | \$416,100 |
| NNN Reimbursement | \$0 | \$0 |
| Vacancy (3%) | \$10,386 | \$12,483 |
| Gross Operating Income | \$335,814 | \$403,617 |
| Expenses | \$89,307 | \$89,307 |
| Net Operating Income | \$246,507 | \$314,310 |
| Less Loan Payment | \$174,110 | \$174,110 |
| Pre Tax Cash Flow | \$72,397 | \$140,200 |
| Cash on Cash Return | 3.45% | 6.68% |
| Rental Upside | 20% | |

PROPOSED FINANCING

| | |
|---------------------|--------------|
| Loan Amount | \$2,100,000 |
| Terms | 5-Year Fixed |
| Ammortization | 25-Year |
| Interest Rate | 6.75% |
| Debt Coverage Ratio | 1.42 |

*6,431 SF of leased SF in Celler, not included in assessor building SF of: 12,510. Price/SF based on GLA.

AMENITIES MAP



LOCATION MAP



AERIAL MAP



PARCEL MAP

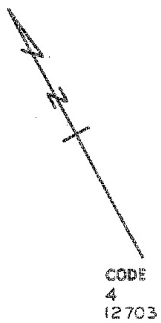
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SCALE 1" = 80'

2001

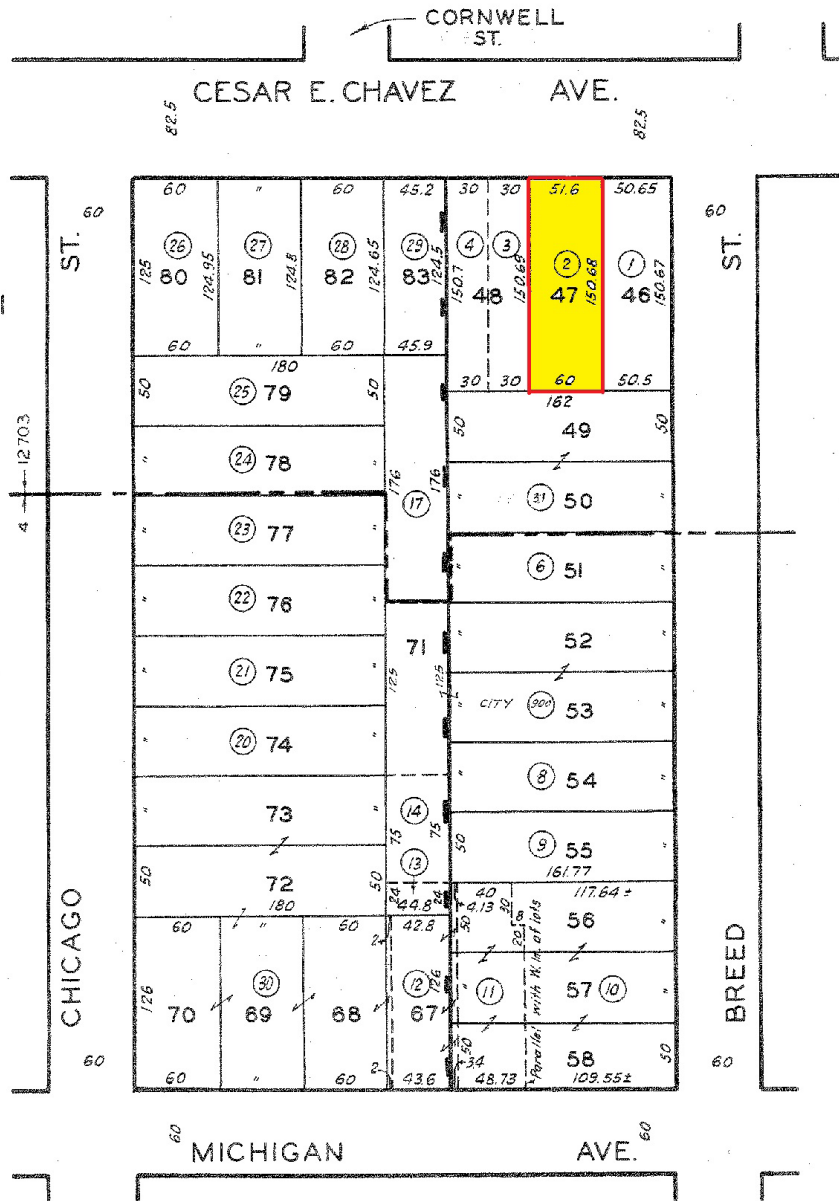
3-21-65
750516209
540125
591822
200104058900401-11
2001040529005901-11

L.N. BREED'S SUBDIVISION
OF THE EASTERLY PORTION OF LOT 1
BLOCK 60 HANCOCKS SURVEY
M.R. 6-37

SPENCE'S ADDITION TO
BOYLE HEIGHTS
M.R. 5-503



FOR PREV. ASSMT. SEE: 12-21 & 25



ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

2228 E CESAR CHAVEZ AVE

LOS ANGELES, CA 90033

BOYLE HEIGHTS RETAIL

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