

COIN LAUNDRY AND CAR WASH RETAIL BUILDING



COLDWELL BANKER
BEST REALTY

PRESENTED BY CNB TEAM



OFFERED AT \$7,750,000

10601 S VERMONT AVE | LOS ANGELES | CA | 90044

INVESTMENT HIGHLIGHTS

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5,016 SF Retail Freestanding

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PROPERTY FACTS



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FREESTANDING
TYPE

5,016 SF
BUILDING SIZE

0.49 ACRE
LOT SIZE

2018
YEAR BUILT

8.5
CAP RATE

WOOD FRAMES
CONSTRUCTION

0.24
BUILDING FAR

RATIO OF 0.00/1000 SF
PARKING

AIR CONDITIONING
FEATURE



VACANCY

0%
CURRENT

0%
LAST QUARTER

0%
YEAR AGO

44.9%
PEERS

5.1%
SUBMARKET

NNN
ASKING RENTS PER SF

\$24-29 (EST)
CURRENT

-
LAST QUARTER

-
YEAR AGO

\$28.86
PEERS (MARKET RENT)

-
SUBMARKET (MARKET RENT)

12 MO.
LEASING SF ACTIVITY

-
PROPERTY

-
PEERS TOTAL

7
PEERS COUNT

-
PEERS AVG

161,648
SUBMARKET

EXECUTIVE SUMMARY



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This coin laundry and car wash retail building, built in 2018, offers an excellent opportunity for investors seeking a recession-proof business. With \$1.3M in gross sales and a strong synergy between the coin laundry and car wash, this property stands out as a robust investment. Located in a 5,700 SF space, the business and real estate are being sold together for an asking price of \$7,750,000 (\$1,360/SF), with an attractive 8.45% cap rate. The property benefits from newer equipment and a well-established anchor business, and 85% SBA loans are available to qualified buyers. Positioned in Greater Los Angeles, this property offers a stable income stream in a market with limited new supply and continued demand for retail space.

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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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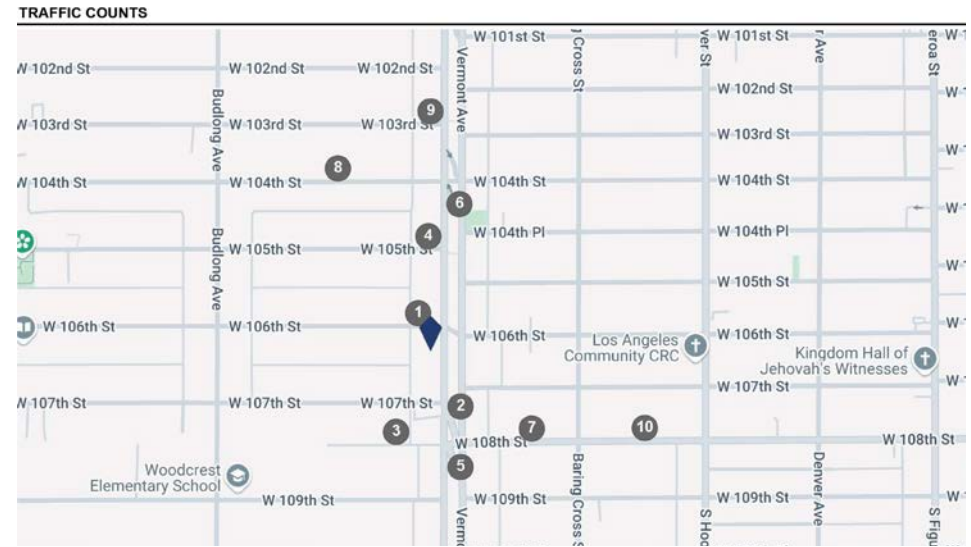
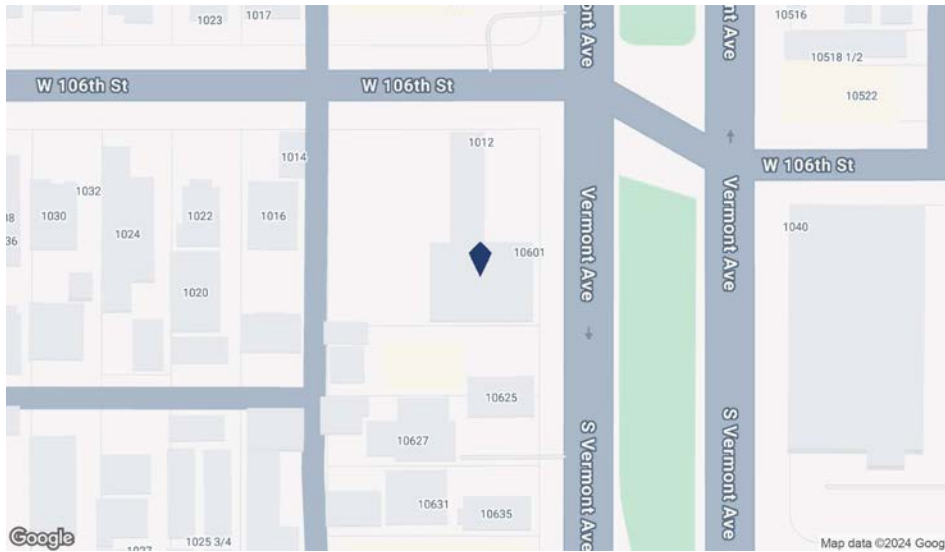
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LOCATION MAP & TRAFFIC COUNT



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COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 W 106th St	S Vermont Ave - E	2,363	2022	0.03 mi
2 S Vermont Ave	W 107th St - NW	33,704	2022	0.08 mi
3 W 108th St	S Vermont Ave - E	1,046	2022	0.11 mi
4 W 105th St	S Vermont Ave - E	990	2022	0.11 mi
5 S Vermont Ave	W 109th St - S	37,535	2022	0.14 mi
6 S Vermont Ave	W 104th Pl - S	25,982	2022	0.15 mi
7 W 108th St	Baring Cross St - E	3,971	2022	0.15 mi
8 W 104th St	S Vermont Ave - E	1,348	2022	0.21 mi
9 W 103rd St	S Vermont Ave - E	651	2022	0.25 mi
10 W 108th St	S Hoover St - E	4,955	2022	0.25 mi

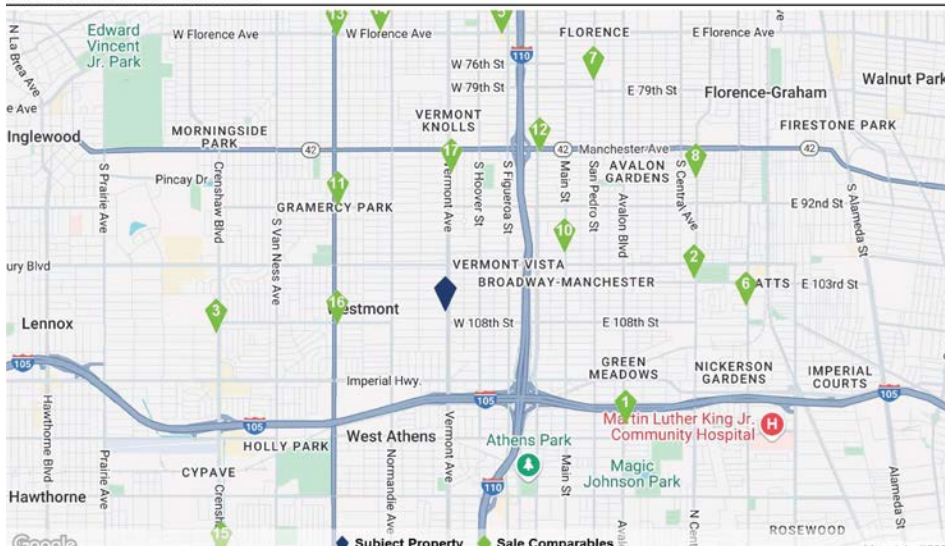
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INVESTMENT TRENDS



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Sale Comparables	Avg. Cap Rate	Avg. Price/SF	Avg. Vacancy At Sale
17	5.0%	\$387	6.0%

SALE COMPARABLES SUMMARY STATISTICS

Sales Attributes	Low	Average	Median	High
Sale Price	\$750,000	\$1,517,765	\$1,200,000	\$4,700,000
Price/SF	\$191	\$387	\$323	\$1,077
Cap Rate	4.4%	5.0%	5.0%	5.6%
Time Since Sale in Months	0.4	13.0	14.2	21.8
Property Attributes	Low	Average	Median	High
Building SF	2,533	3,924	3,920	7,268
Stories	1	1	1	2
Typical Floor SF	2,499	3,777	3,695	7,268
Vacancy Rate At Sale	0%	6.0%	0%	100%
Year Built	1916	1956	1952	2021
Star Rating	★★★★★	★★★★★ 2.4	★★★★★	★★★★★

Property Name - Address	Rating	Property			Sale			
		Yr Built	Bldg SF	Vacancy	Sale Date	Price	Price/SF	Cap Rate
1 11854 Avalon Blvd	★★★★★	1989	4,028	0%	9/20/2024	\$1,300,000	\$323	-
2 10209 S Central Ave	★★★★★	1949	3,500	0%	9/13/2024	\$795,000	\$227	-
3 3109-3115 W 109th St	★★★★★	1953	2,646	0%	7/22/2024	\$1,000,000	\$378	5.6%
4 New Anointing Deliveran... 7025-7027 S Western Ave	★★★★★	1938	4,100	0%	6/11/2024	\$1,635,000	\$399	-
5 522 W Florence Ave	★★★★★	-	3,076	0%	1/18/2024	\$1,000,000	\$325	-
6 10507 Compton Ave	★★★★★	1947	4,773	0%	11/22/2023	\$1,550,000	\$325	-
7 7801 S San Pedro St	★★★★★	1960	2,533	0%	9/22/2023	\$800,000	\$316	-
8 Nabor's Meat Market 1158 E 88th Pl	★★★★★	1931	2,891	0%	8/15/2023	\$789,000	\$273	-
9 6818-6822 S Western Ave	★★★★★	1965	4,598	0%	7/28/2023	\$1,200,000	\$261	-
10 9809 Main St	★★★★★	1951	3,990	100%	6/29/2023	\$920,000	\$231	-
11 9154-9156 S Western Ave	★★★★★	1979	3,600	0%	4/10/2023	\$2,750,000	\$764	-
12 8612 S Broadway	★★★★★	1921	4,998	0%	3/17/2023	\$1,545,000	\$309	-
13 7210 S Western Ave	★★★★★	1930	3,920	0%	3/9/2023	\$750,000	\$191	-
14 1451 W Florence Ave	★★★★★	1916	2,725	0%	1/26/2023	\$1,518,000	\$557	-
15 13500 Crenshaw Blvd	★★★★★	1978	7,268	0%	12/28/2022	\$2,650,000	\$365	-
16 10804 S Western Ave	★★★★★	2021	4,365	0%	12/12/2022	\$4,700,000	\$1,077	4.4%
17 8844 S Vermont Ave	★★★★★	1961	3,695	0%	12/8/2022	\$900,000	\$244	-

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OFFERING MEMORANDUM

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CALIFORNIA
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