

Turn-Key Water & Lottery Convenience Store

2310 Pasadena Avenue, Los Angeles, CA 90031

FOR SALE



VIDEO

PROPERTY DESCRIPTION

Introducing Luong Hao Drinking Water at 2310 Pasadena Avenue; a prime business opportunity. Located within a 20,029 SF building, constructed in 1985, is situated in the sought-after Los Angeles area and boasts a favorable occupancy rate of 92.2%. The property, zoned LAC2, with income from both Water Sales and Lottery/Scratchers commission, this store has significant historical numbers of lottery winners.

PROPERTY HIGHLIGHTS

- Corner High Visibility Unit
- 1,246 SF
- \$44.30 MG
- Ample parking
- Convenient location
- Easy access to transportation routes
- Gross Income \$275K

OFFERING SUMMARY

Sale Price:	\$150,000
Lease Rate:	\$44.30 SF/yr (MG)
Available SF:	1,246 SF
Lot Size:	0.58 Acres
Building Size:	20,029 SF
NOI: Business	\$142,272
Gross Income	\$275,000

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,358	4,123	10,033
Total Population	4,242	12,491	30,559
Average HH Income	\$72,794	\$79,953	\$85,526

Charles Swanberg

310.406.6767

charles.swanberg@expcommercial.com
CalDRE #00973712

Michael Mak

626.329.1070

michael.mak@exprealty.com
CalDRE #02069152

Debbie Tran

512.698.0133

debbie.tran@expcommercial.com
TX Lic #698576

Claire Salvador

562.537.6067

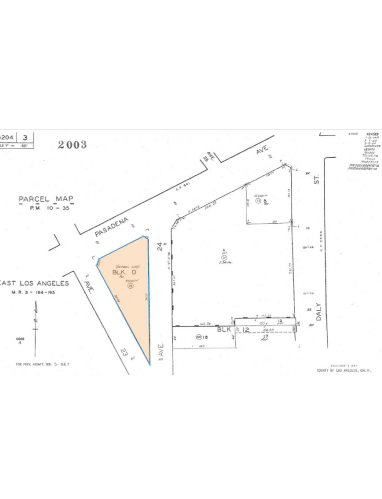
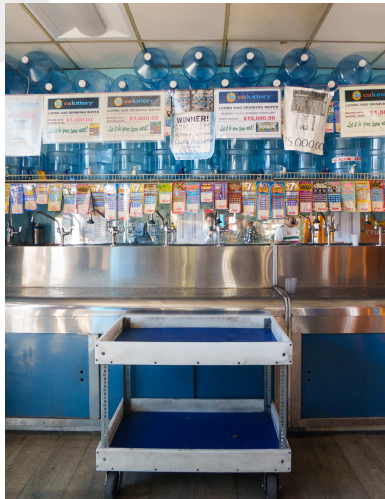
claire.salvador@expcommercial.com
CalDRE #02212074



Additional Photos

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Charles Swanberg
 310.406.6767
 charles.swanberg@expcommercial.com
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Michael Mak
 626.329.1070
 michael.mak@exprealty.com
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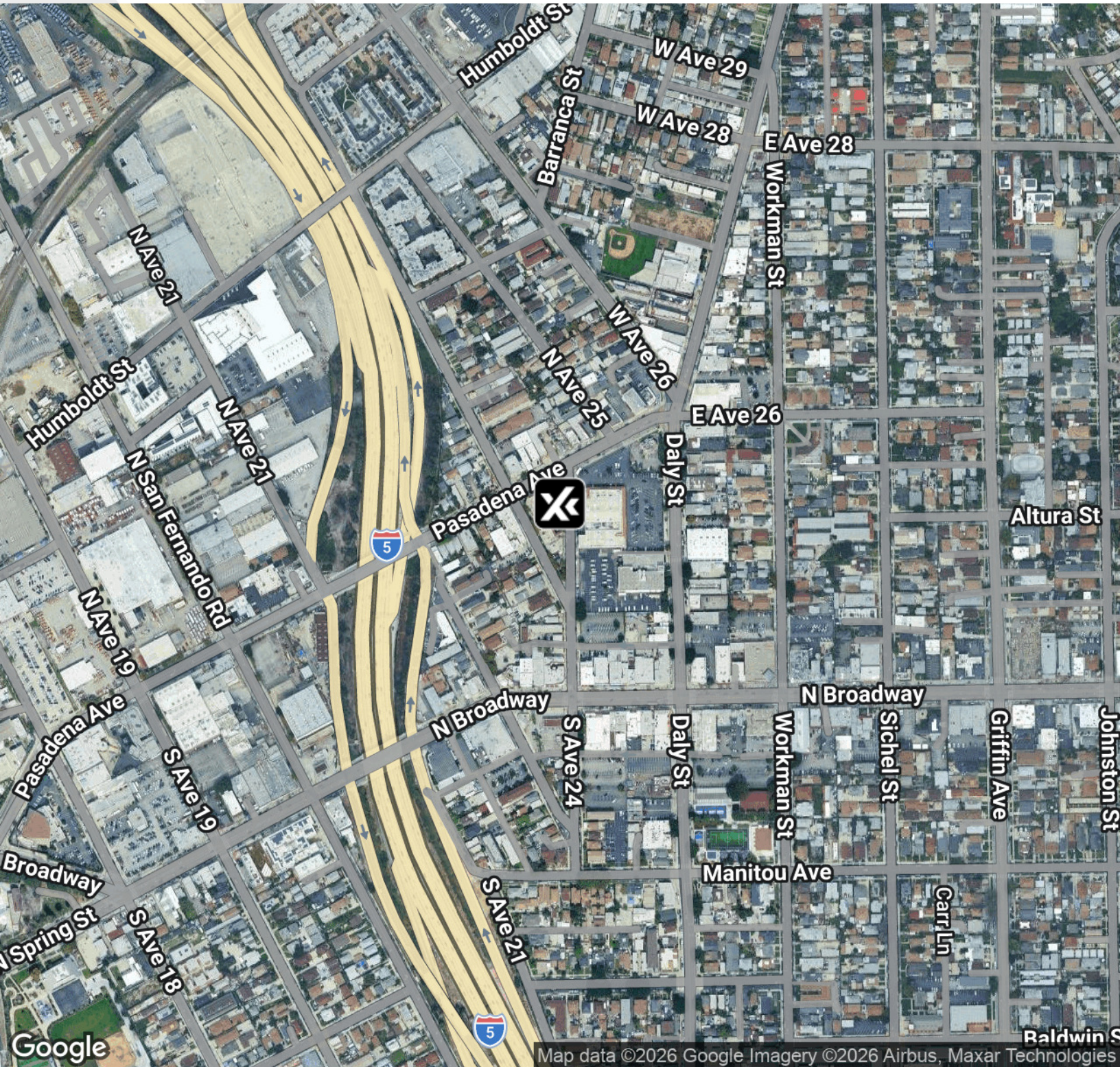


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Location Map

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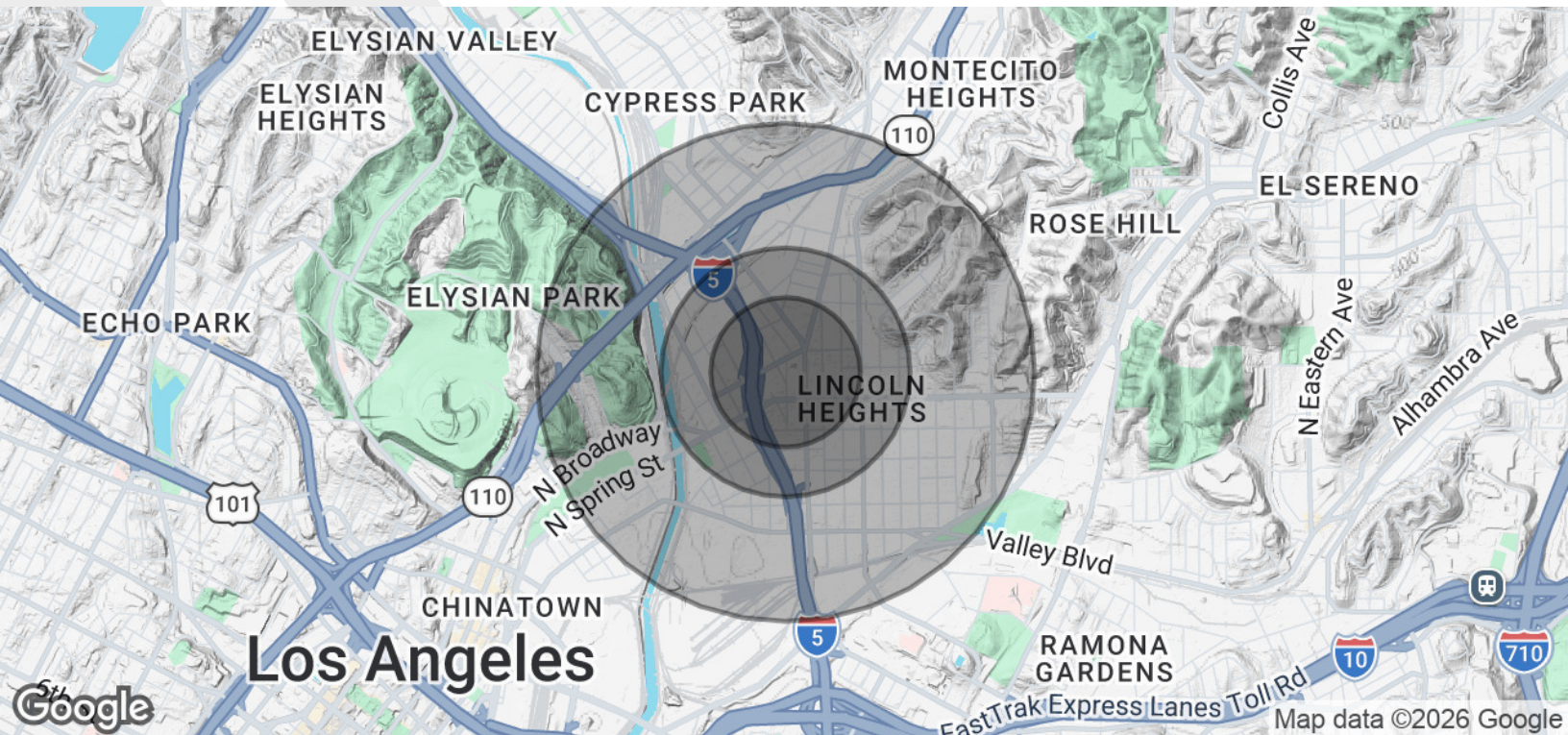


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Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	4,242	12,491	30,559
Average Age	38	39	40
Average Age (Male)	38	38	39
Average Age (Female)	39	40	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,358	4,123	10,033
# of Persons per HH	3.1	3	3
Average HH Income	\$72,794	\$79,953	\$85,526
Average House Value	\$940,555	\$872,920	\$883,185

Demographics data derived from AlphaMap

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310.406.6767
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