

3200 City Terrace Dr, Los Angeles, CA 90063

ASKING PRICE: \$1,200,000

SUBJECT PROPERTY
2,936 SF BUILDING | 9,121 SF LOT



**THREE UNIT STRIP CENTER
WITH SMALL STORES & UPSIDE**

For More Information, Please Contact:

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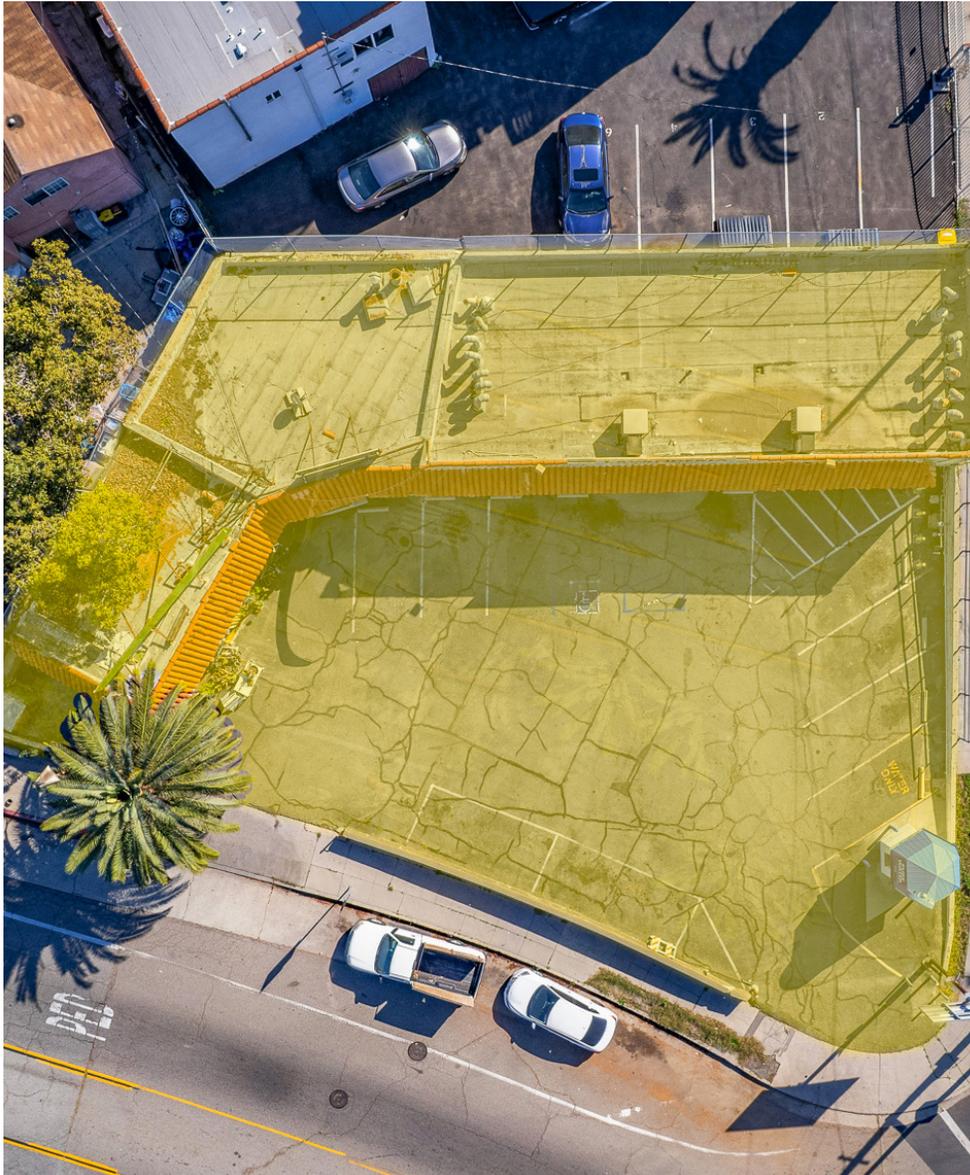
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3200 CITY TERRACE DRIVE

LOS ANGELES, CA 90063



PROPERTY DESCRIPTION

This 3 unit strip center is located in the dense infill neighborhood of City Terrace in East Los Angeles. The property consists of a laundromat tenant, a nutrition tenant, and one small vacancy of 638 sq. ft. The property is well located at a signalized intersection and has major upside potential. Small unit sizes make them easy to rent at a higher rent per sq. ft. than larger units would lease for. The lot has 12 parking stalls to provide easy access to tenants and customers. The property also has the potential for an owner user to operate one of the units or the laundromat.

LOCATION DESCRIPTION

City Terrace is a well-established residential and commercial submarket located in unincorporated East Los Angeles, just east of Downtown LA and minutes from the Arts District, Boyle Heights, and USC Health Sciences Campus. The area is characterized by dense infill neighborhoods, strong local retail demand, and consistent traffic driven by a large, multi-generational population base.

Positioned along key east-west corridors such as City Terrace Drive, 1st Street, and Olympic Boulevard, the neighborhood provides efficient access to Downtown Los Angeles (10 minutes), the I-5, SR-60, and I-710 freeways, making it a strategic location for neighborhood retail, medical, service, and last-mile commercial uses.

PROPERTY AERIAL VIEW



- Great for Owner User - Potential to take over laundromat business.
- Short term tenants w/ Major rental upside.
- Excellent corner location.
- High-demand retail property with small unit sizes and low all-in rent costs for tenants.
- 12 on site parking spaces.
- High Density East Los Angeles Neighborhood.



INVESTMENT HIGHLIGHTS



Occupancy:
78%



Parking Spaces:
12



Total Building Size:
2,936 Sq. Ft.



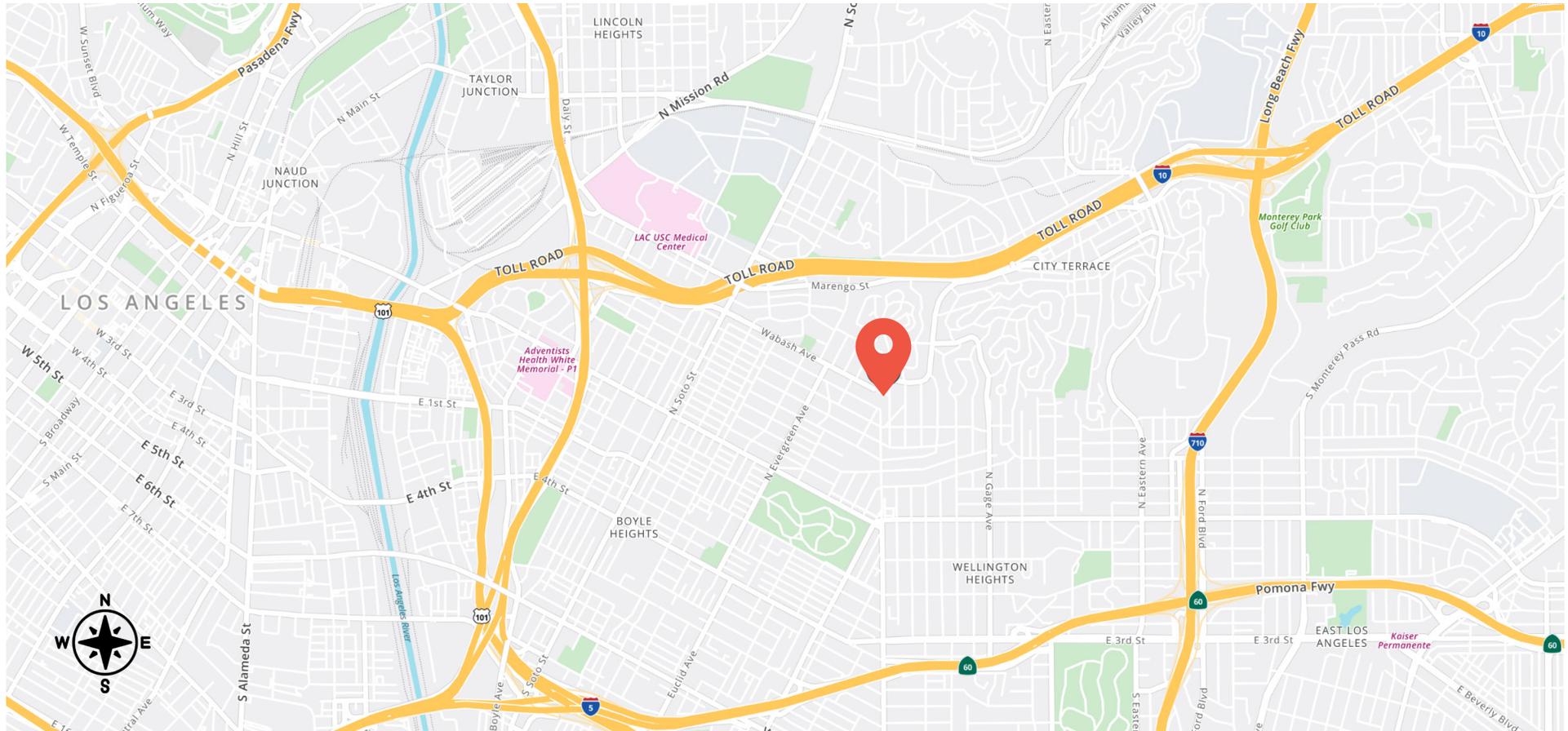
Average Unit Size:
978 Sq. Ft.



Number of Units:
3



Lot Size:
9,121 Sq. Ft.



INCOME AND EXPENSE SUMMARY

Unit	Tenant	Unit Size (sf)	Base Rent	Base Rent per sf	Lease Type	Lease End Date	Pro Forma Rent	
1	Laundromat	1,575	\$2,307	\$1.46	NNN	M-M	\$3,200	NNN
2	VACANT	638					\$1,300	NNN
3	Nutrition Store	723	\$800	\$1.11	NNN	M-M	\$1,500	NNN
4	Water Kioks	Lot	\$600	NA	Gross	M-M	\$800	GROSS
	Sign	NA	\$12	NA	Gross	M-M	\$12	GROSS
TOTALS:		2,936	\$3,719				\$6,812	NNN

EXPENSES	
New Property Tax:	\$15,000
Insurance:	\$4,162
Repairs & Maintenance	\$3,000
Trash	\$2,400
TOTAL:	\$24,562

	NOI	Cap Rate
Current	\$44,628	3.7%
Pro Forma	\$81,744	6.8%





Address:	3200 City Terrace Dr, Los Angeles, CA 90063
Building Size:	2,936 sq. ft.
Lot Size:	9,121 sq. ft.
Year Built:	1933

Zoning:	R2-Unincorporated Los Angeles County
Number of Units:	3
Occupancy:	78%
Parking:	12 Spaces
Average Unit Size:	978 sq. ft.

APN:	5231-017-002 5231-017-003 5231-017-001
Population within 1 mile radius:	52,000
Population within 3 mile radius:	275,000
Avg. Household income in 3 mi radius:	\$69,885

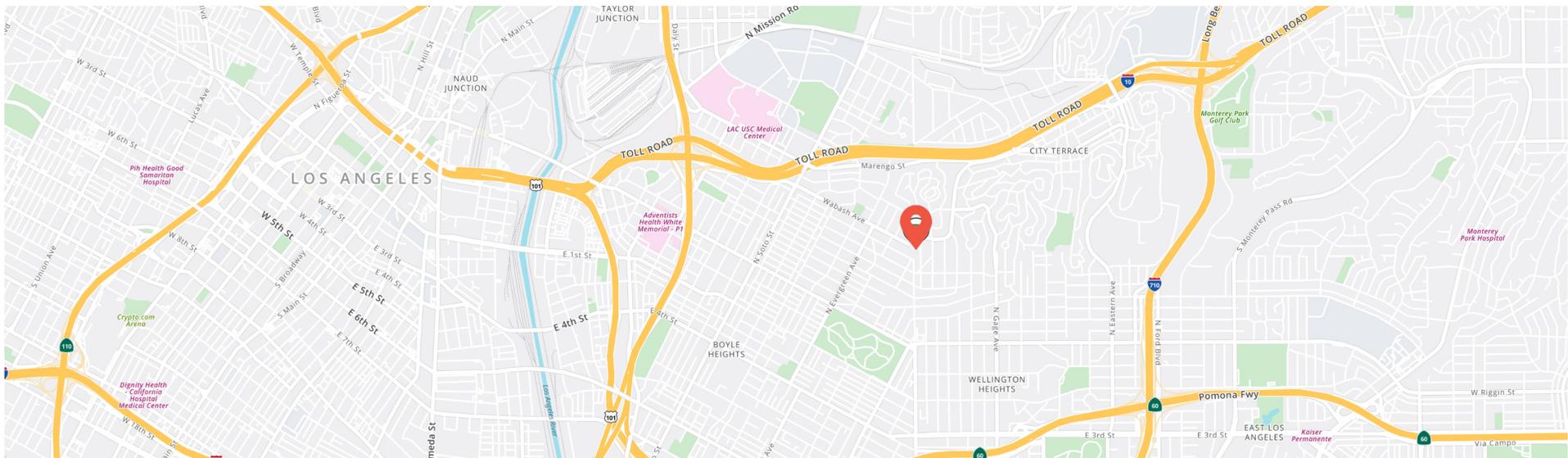
DEMOGRAPHICS: 3200 CITY TERRACE DR, LOS ANGELES, CA



POPULATION BY RACE	1 MILE	3 MILE	5 MILE
Whites	5,662	35,467	124,309
Black	563	7,716	30,842
American Indian/Alaskan Native	1,287	5,966	16,692
Asian	1,143	29,949	143,353
Hawaiian & Pacific Islander	53	326	899
Two or More Races	43,297	195,450	486,543
Hispanic Origin	48,664	219,542	537,305

INCOME	1 MILE	3 MILE	5 MILE
Avg Household Income	\$69,885	\$78,735	\$84,765
Median Household Income	\$55,418	\$58,324	\$61,268

POPULATION	1 MILE	3 MILE	5 MILE
2020 Population	56,080	298,335	862,117
2024 Population	52,003	274,874	802,638
2029 Population Projection	49,944	263,707	771,625
Annual Growth 2020-2024	-1.8%	-2.0%	-1.7%
Annual Growth 2024-2029	-0.8%	-0.8%	-0.8%
Median Age	34.1	36.4	37.4
Bachelor's Degree or Higher	12%	18%	25%
U.S. Armed Forces	0	87	182





CITY TERRACE | EAST LOS ANGELES – AREA OVERVIEW

City Terrace benefits from stable demographics, high occupancy, and limited new supply, supporting resilient demand for essential-use commercial properties. The surrounding area is anchored by schools, community facilities, medical offices, and small business retail that serve the daily needs of residents. Proximity to major employment centers, transit routes, and ongoing reinvestment in East LA continues to support long-term fundamentals.

With its close-in location, dense population, and strong neighborhood identity, City Terrace offers investors exposure to a high-barrier-to-entry infill market with durable tenant demand and long-term growth potential as East Los Angeles continues to evolve.



EXCLUSIVELY PRESENTED BY :



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