

An aerial photograph of the Rico Plaza Shopping Center, a large commercial building with a flat roof and numerous air conditioning units. The building is surrounded by a parking lot filled with cars and a few trucks. In the background, there are residential houses and a church with a prominent steeple. The sky is clear and blue.

INVESTMENT
RICO PLAZA / SHOPPING CENTER
11802-11820 Centralia St.
Lakewood, CA 90715

**CONFIDENTIAL
OFFERING
MEMORANDUM**



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INFORMATION DEEMED RELIABLE BUT CANNOT BE GUARANTEED.



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HIGHLIGHTS

- Corner Lot at Signalized Intersection
- Close Proximity to 605,91 Fwys
- Pylon and Monument Signage Available
- Abundant Parking
- Strong Tenant Mix



PRICE	\$7,500,000.00
PRICE / SF	\$417 / SF
PROPERTY TYPE	Investment
LAND ACRES	1.48 AC
BUILDING SIZE	18,000 SF
CAP RATE	5.03%
GROSS INCOME	\$410,649.24
PERCENT LEASED	84%
TENANT	Multiple
ZONING	LK C3
YEAR BUILT	1979
BUILDING HEIGHT	1 story
SLAB TO SLAB	10'
BUILDING FAR	0.28
FRONTAGE	198 FT on Pioneer
PARKING SPACES	83 spaces (4.33 spaces / 1,000sf Leased)
APN	7065-004-037

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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	33,609	222,088	577,693
WHITE ALONE	5,501	64,387	162,345
BLACK ALONE	1,953	8,730	28,897
ASIAN ALONE	7,013	56,380	115,938
HISPANIC	12,792	44,509	152,837
MEDIAN AGE	37.6	42.1	40.7

HOUSING	1 MILE	1 MILE	1 MILE
HOUSING UNITS	10,124	73,215	189,871
OWNER OCCUPIED HOUSING UNITS	5,422	49,123	116,134
RENTER OCCUPIED HOUSING UNITS	4,364	21,880	67,573
VACANT HOUSING UNITS	338	2,212	6,164

INCOME	1 MILE	1 MILE	1 MILE
MEDIAN HOUSEHOLD INCOME	\$90,150	\$115,596	\$103,962
PER CAPITA INCOME	\$33,616	\$49,837	\$45,674
MEDIAN NET WORTH	\$181,801	\$502,551	\$345,054

BUSINESS	1 MILE	1 MILE	1 MILE
TOTAL BUSINESSES	777	8,634	22,756
TOTAL EMPLOYEES	7,648	79,586	251,201

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ADD'L PICTURES



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NEIGHBORHOOD



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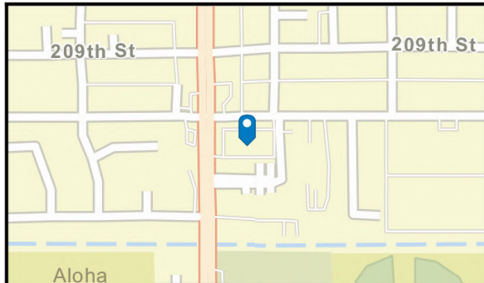
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TRAFFIC COUNT



Average Daily Traffic Volume

▲ Up to 6,000 vehicles per day

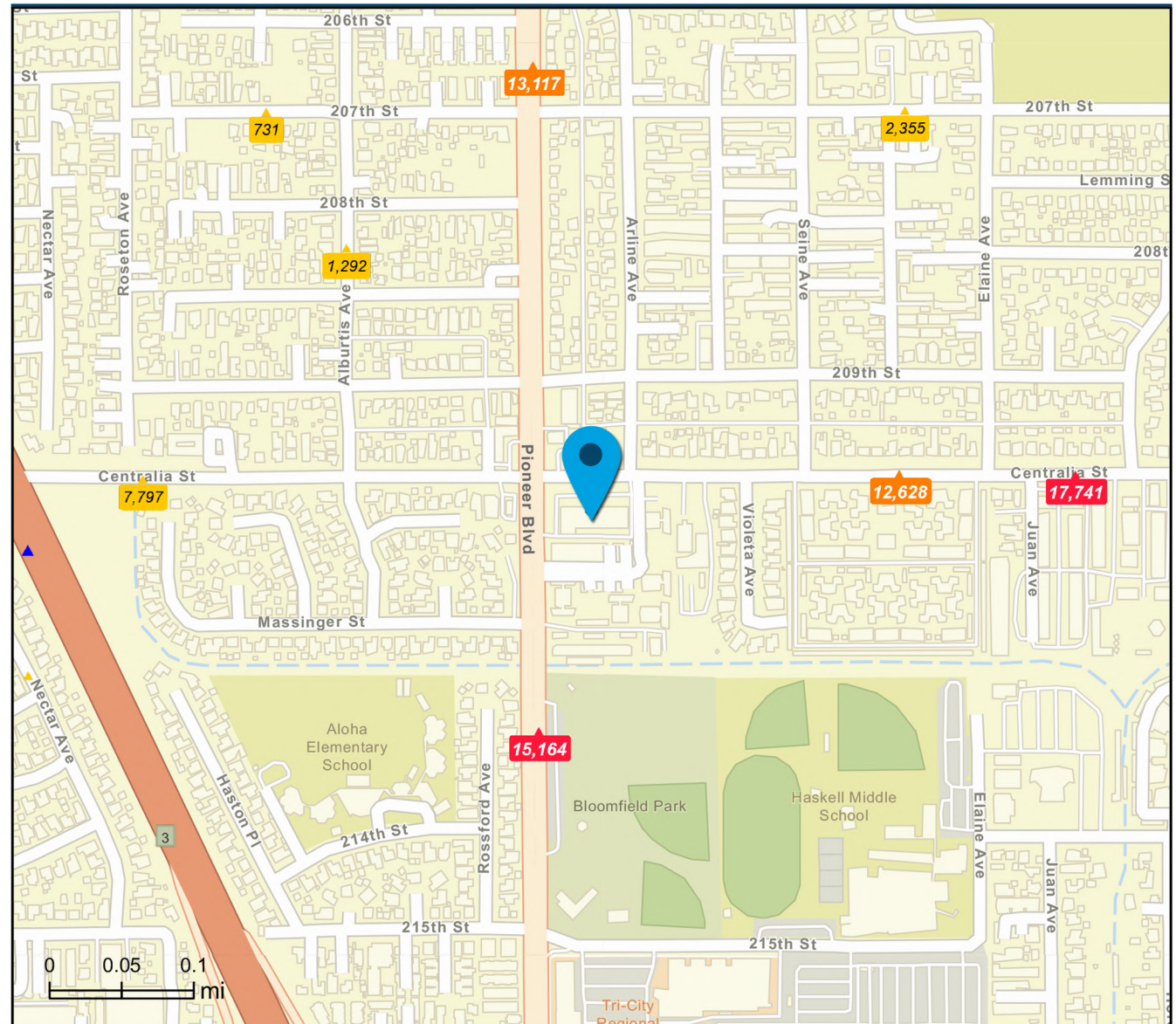
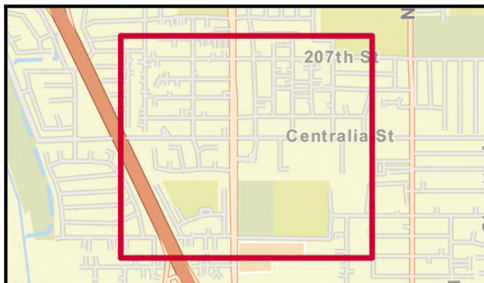
▲ 6,001 - 15,000

▲ 15,001 - 30,000

▲ 30,001 - 50,000

▲ 50,001 - 100,000

▲ More than 100,000 per day



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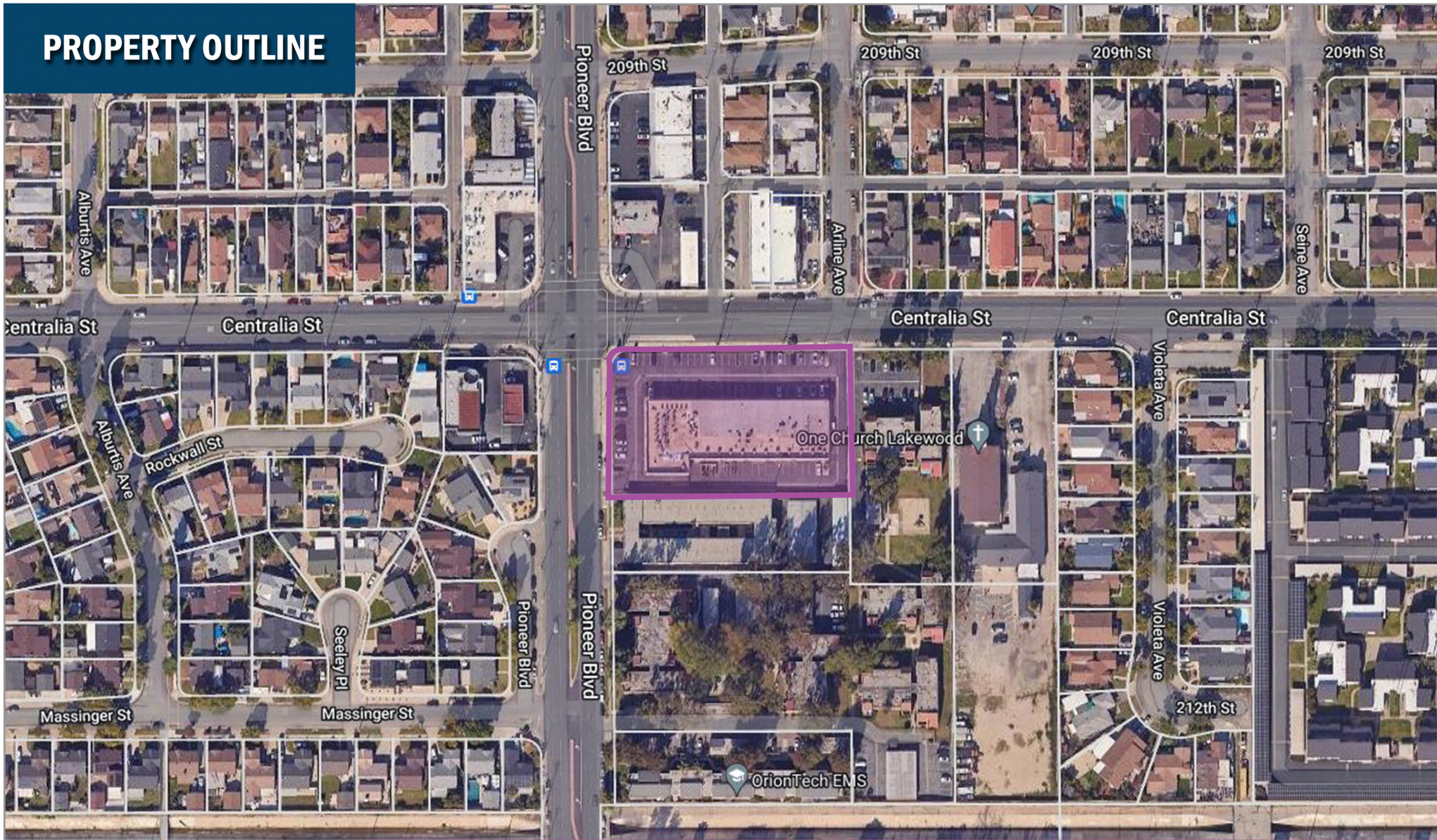
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PROPERTY OUTLINE



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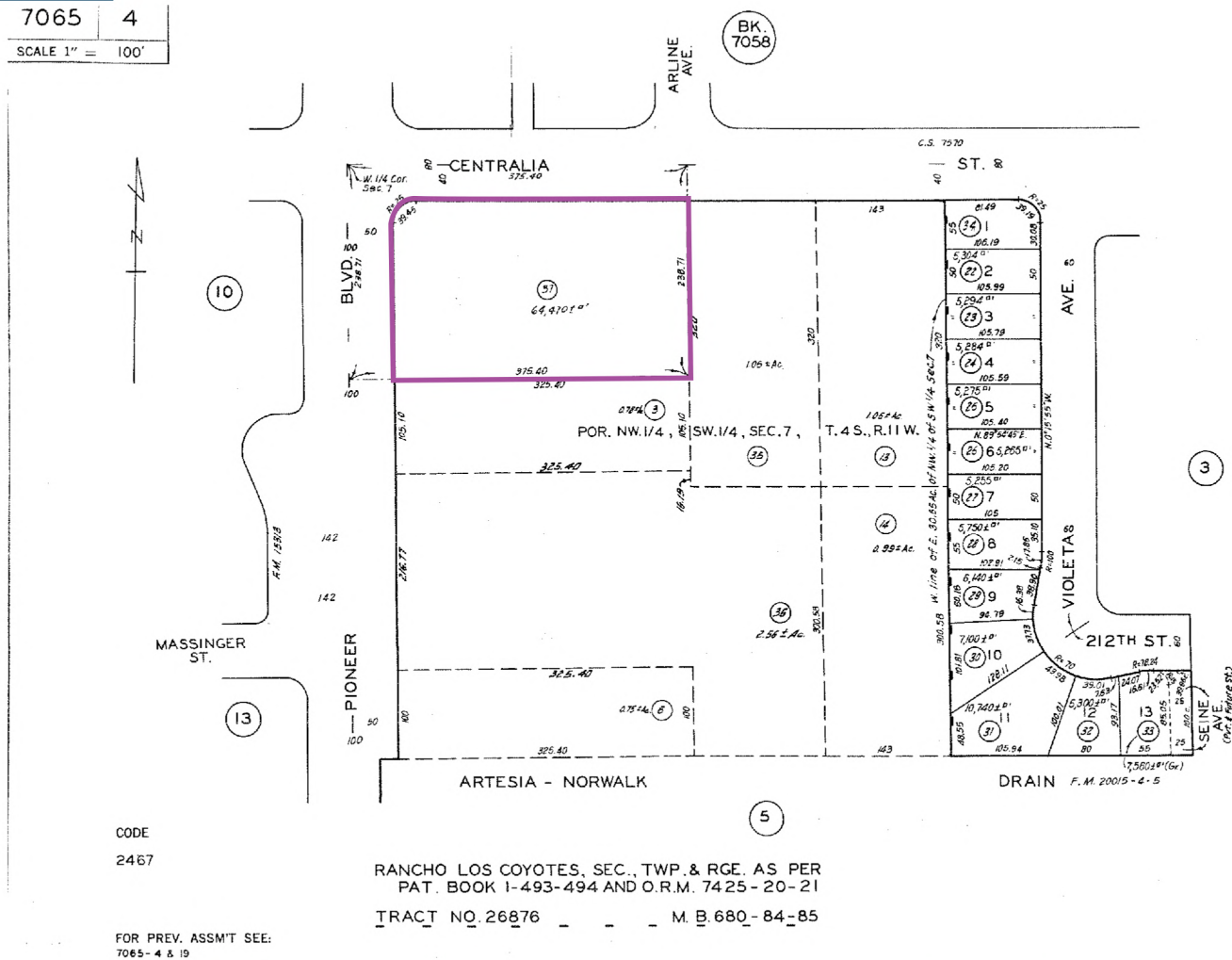
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7065	4
SCALE 1" = 100'	

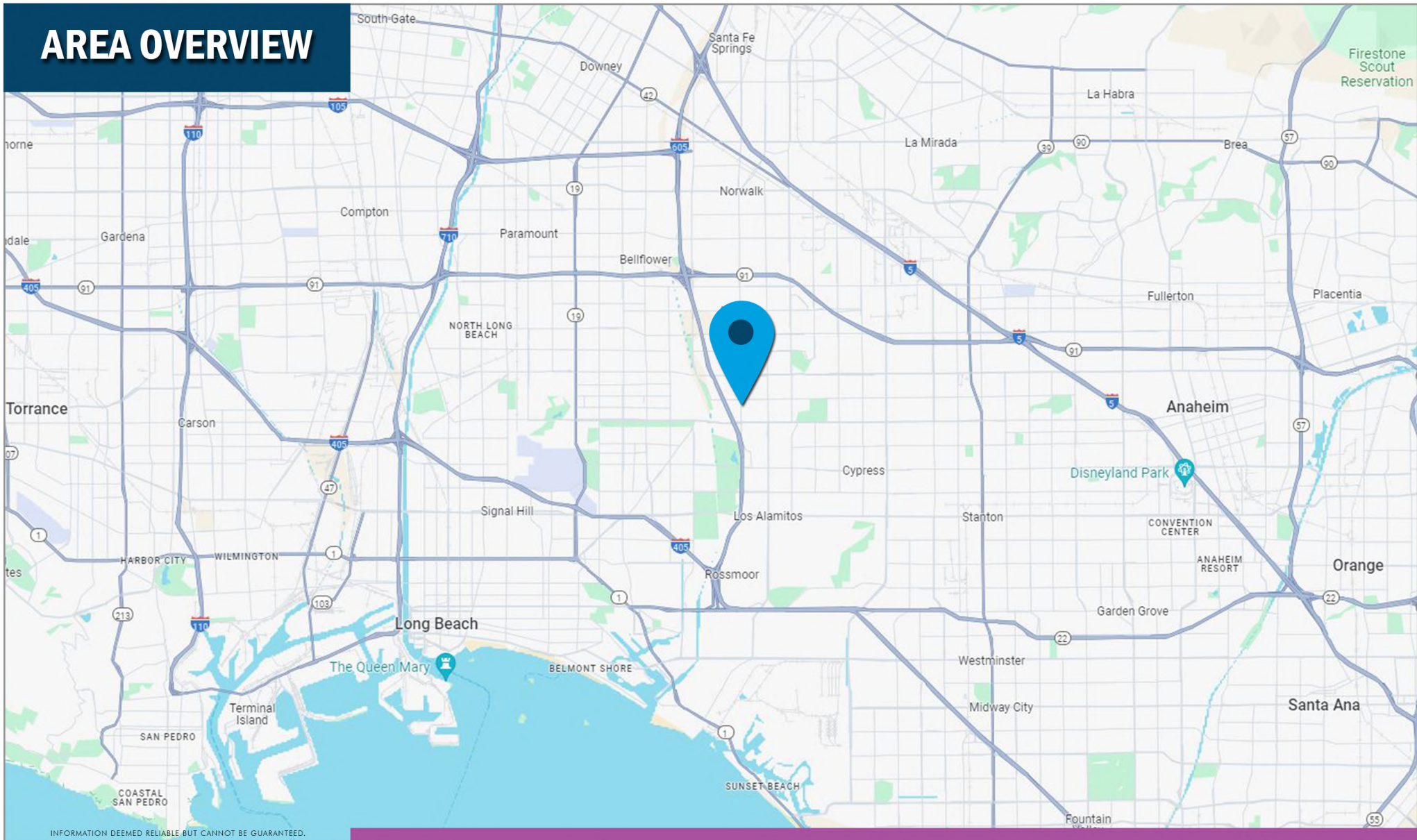


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AREA OVERVIEW



DREAM ERE

Dream ERE, Commercial Expert Real Estate - SoCal Team,

as exclusive advisor, is pleased to present the opportunity to acquire 2123-2125 S. West View St., Los Angeles, CA 90016. The information contained in the following marketing brochure is strictly confidential. This marketing brochure has been prepared to provide a summary, unverified information to prospective purchasers and to establish interest in the subject property. The information contained in this marketing brochure has been obtained from sources we believe to be reliable, however, Dream ERE do not guarantee its accuracy and assume no liability in it.

Southern California Professionals

Dream ERE is a professional real estate services and investment firm that has been assisting our local communities and global investors since 2013. Our agents share a collective passion for real estate and show the utmost integrity, knowledge, and professionalism while undertaking each task. We strive to set the highest industry standard and become the pinnacle of real estate.

LOCATIONS & SERVICES

Fullerton

Orange County

1901 N. Euclid St
Fullerton, CA 92835

Buena Park

Orange County

8112 Orangethorpe Ave.
Buena Park, CA 90621

- **Residential Commercial**
- **Property Management**
- **Investment-Business Purposed**

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