

For Sale

INVESTMENT OPPORTUNITY

PRICE REDUCTION



6229 and 6235
W. 87TH STREET



FOR MORE **INFORMATION**

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WESTMAC

Commercial Brokerage Company

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EXECUTIVE SUMMARY

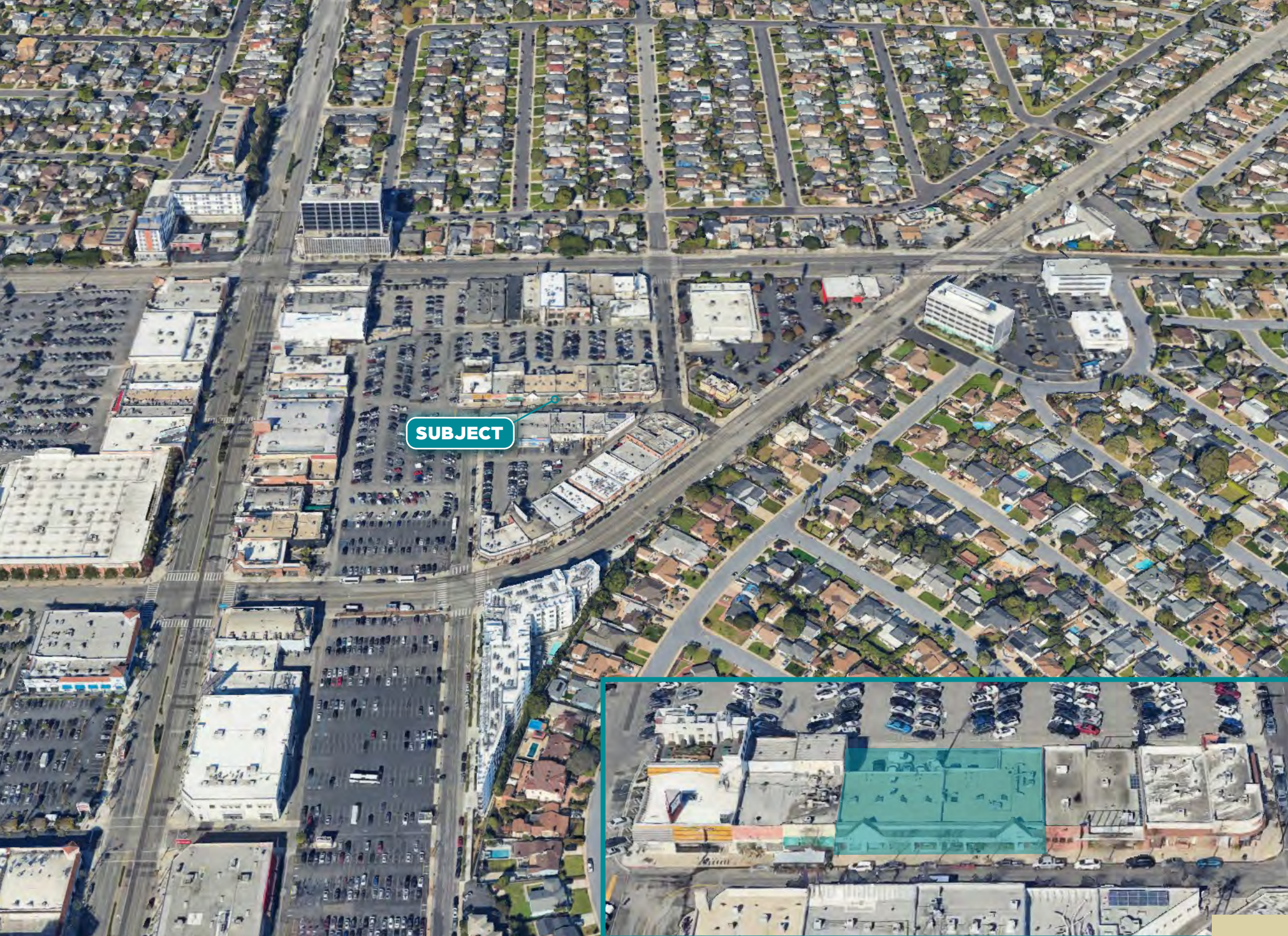
WESTMAC Commercial Brokerage Company is pleased to present the opportunity to acquire 6229 & 6235 W. 87th Street in Westchester, CA. The property is a multi-tenant triple net (NNN) leased retail property located along highly trafficked 87th Street in an area known as the triangle.

6229 & 6235 W. 87th Street was built in 1948 and recently renovated. The property is approximately 8,410 rentable square feet of storefront retail building situated on approximately 12,00 square feet of land. It is located in the densely populated Westchester neighborhood.

The property is currently leased to eight (8) tenants.

Situated in the heart of Westchester, 6229 and 6235 W. 87th Street benefit from a prime location within one of Los Angeles's most stable and established commercial corridors. This area is highly accessible, serving as a key connector between the dense residential neighborhoods of the Westside and major regional employment hubs. The property is positioned to take advantage of steady local traffic and excellent arterial connectivity, providing streamlined access to major thoroughfares like Sepulveda Boulevard, as well as proximity to the I-405 freeway and the Los Angeles International Airport. Its strategic placement offers the dual benefit of a quiet, professional atmosphere while remaining deeply integrated into the broader Los Angeles metropolitan transportation network.

The immediate vicinity of 87th Street is defined by a dense concentration of lifestyle and daily-needs amenities, making it a highly desirable hub for businesses and employees alike. Within walking distance or a very short drive, the area features well-established retail centers that house major grocery staples such as Ralphs, Trader Joe's, and Bristol Farms, along with popular national retailers and service providers. This vibrant neighborhood infrastructure is further supported by proximity to the Westchester business district, various professional medical and health services, and numerous local eateries. With a high walkability score and a focus on community-oriented commerce, the location provides a convenient, well-serviced environment that fosters both daily productivity and long-term tenant appeal.



SUBJECT





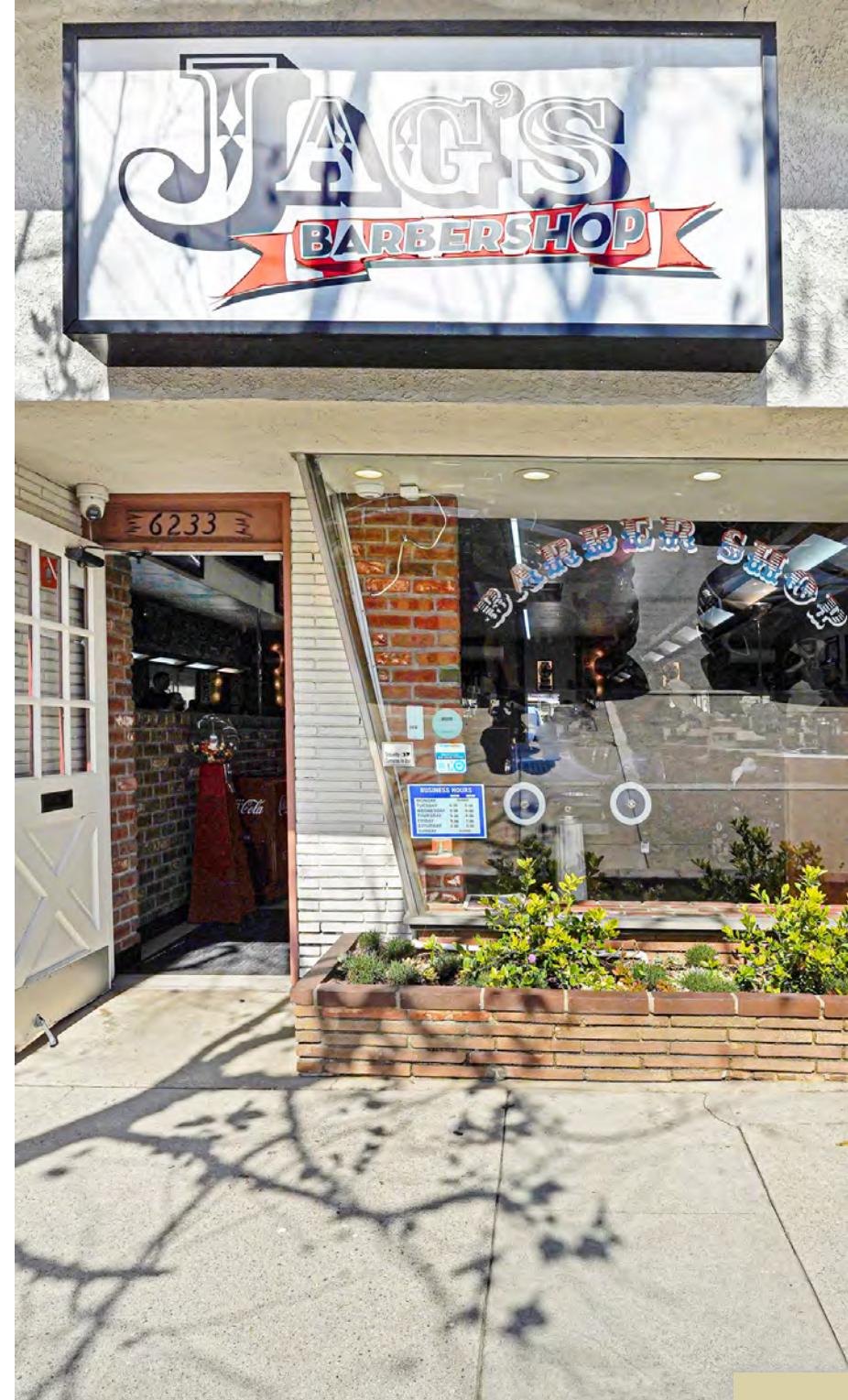
PROPERTY PROFILE

ADDRESS:	6229 & 6235 W. 87th Street, Westchester, CA
APN:	4123 - 003 - 024 , 025
BUILDING SIZE:	± 8,410 rentable square feet
LAND SIZE:	± 12,000 square feet
TYPE / USE:	Retail
BUILT/RENOVATED:	1948 / (Recently Renovated)
ZONING:	[Q] C2 - 1 - CDO
STORIES:	One [1]
TENANCY:	Eight [8]
OCCUPANCY:	100%
FRONTAGE:	Approximately 120 feet along W. 87th Street
PARKING:	18 spaces
NOI:	\$308,315
PRICE:	\$4,750,000 \$5,295,000
CAP RATE:	5.8% *

* See Rent Roll

INVESTMENT HIGHLIGHTS

- **Multi-Tenant NNN Investment Opportunity** – Low management property, highly maintained asset, and guaranteed lease.
- **Excellent 1031 Exchange Up-Leg Property** – Remaining Lease terms, annual 3% increases, and options to extend lease terms.
- **Passive NNN Lease** – The Tenant is financially responsible for Taxes, Utilities, Insurance and CAM charges relating to the property.
- **Excellent Building Condition** – The building was recently renovated.



RENT ROLL

Property Address	Tenant	Monthly Rent	Square Feet	Lease Commencement	Lease Termination
6227	Brooklyn Project	\$4,171.50	1,328 SF	Dec 15th, 2024	May 31st, 2029
6229	American Hearing and Balance	\$3,495.00	950 SF	Sep 1st, 2024	Aug 1st, 2029
6231	Olive It	\$1,797.00	950 SF	Month - to - Month	Month - to - Month
6233	Jags Barber Shop	\$3,300.00	950 SF	March 1st, 2025	Feb 28th, 2030
6235	Triangle Wines	\$3,713.15	950 SF	Dec 1st, 2022	Nov 30th, 2027
6237	Beyond Vegan	\$3,240.00	950 SF	July 1st, 2025	June 30th, 2030
6239	Trans Port Station	\$3,467.25	950 SF	Feb 1st, 2025	May 31st, 2029
6241	Alicia Hernandez & Mario Hernandez	\$2,500.00	950 SF	March 1st, 2025	Feb 28th, 2030

Total: \$25,692.90

*Olive It tenancy is on a Modified Gross basis



MANCHESTER

AVE.

BLVD.

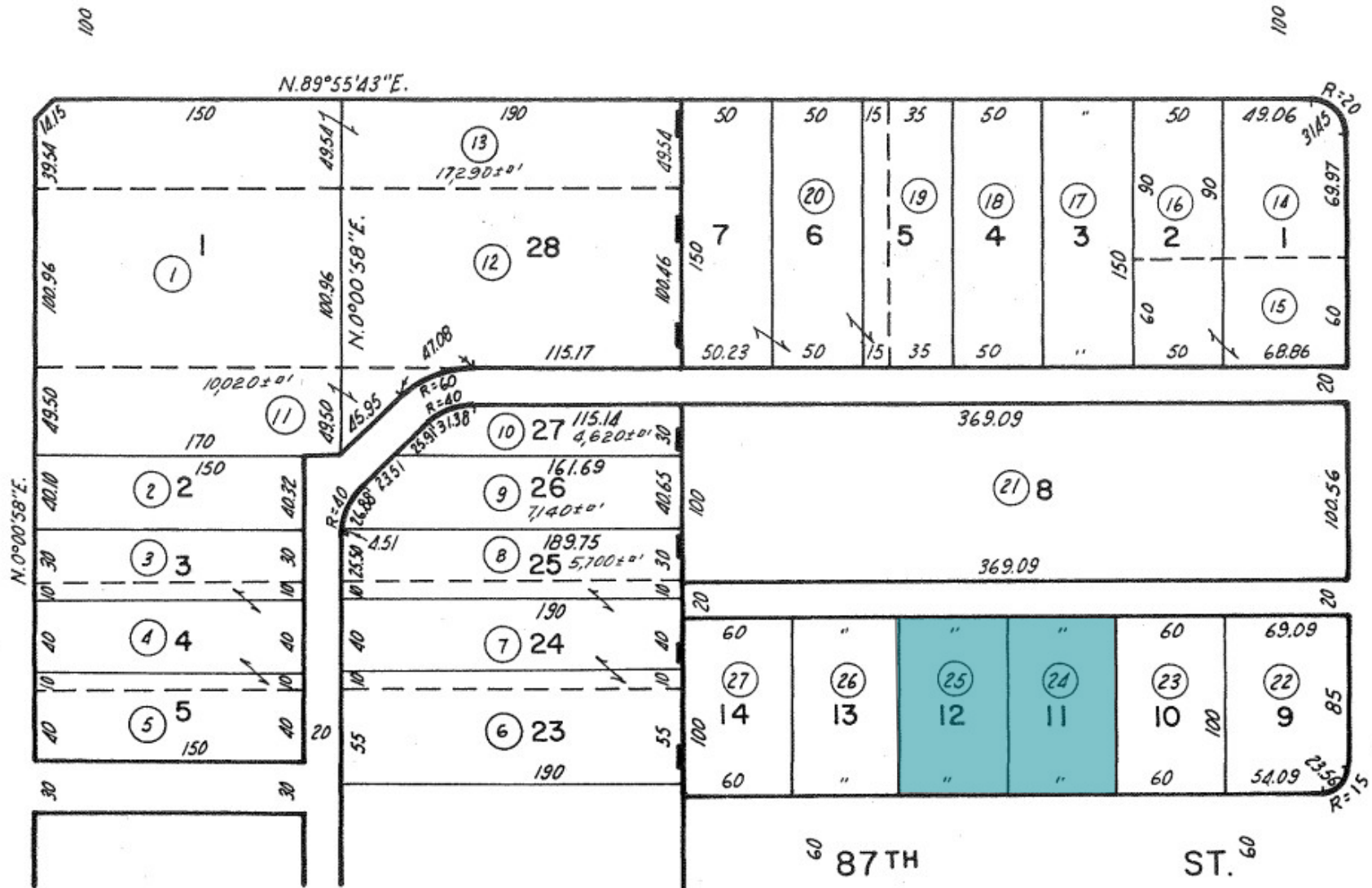
SEPULVEDA

AVE.

TRUXTON

SEPULVEDA
EASTWAY

87TH
ST.



AMENITY MAP

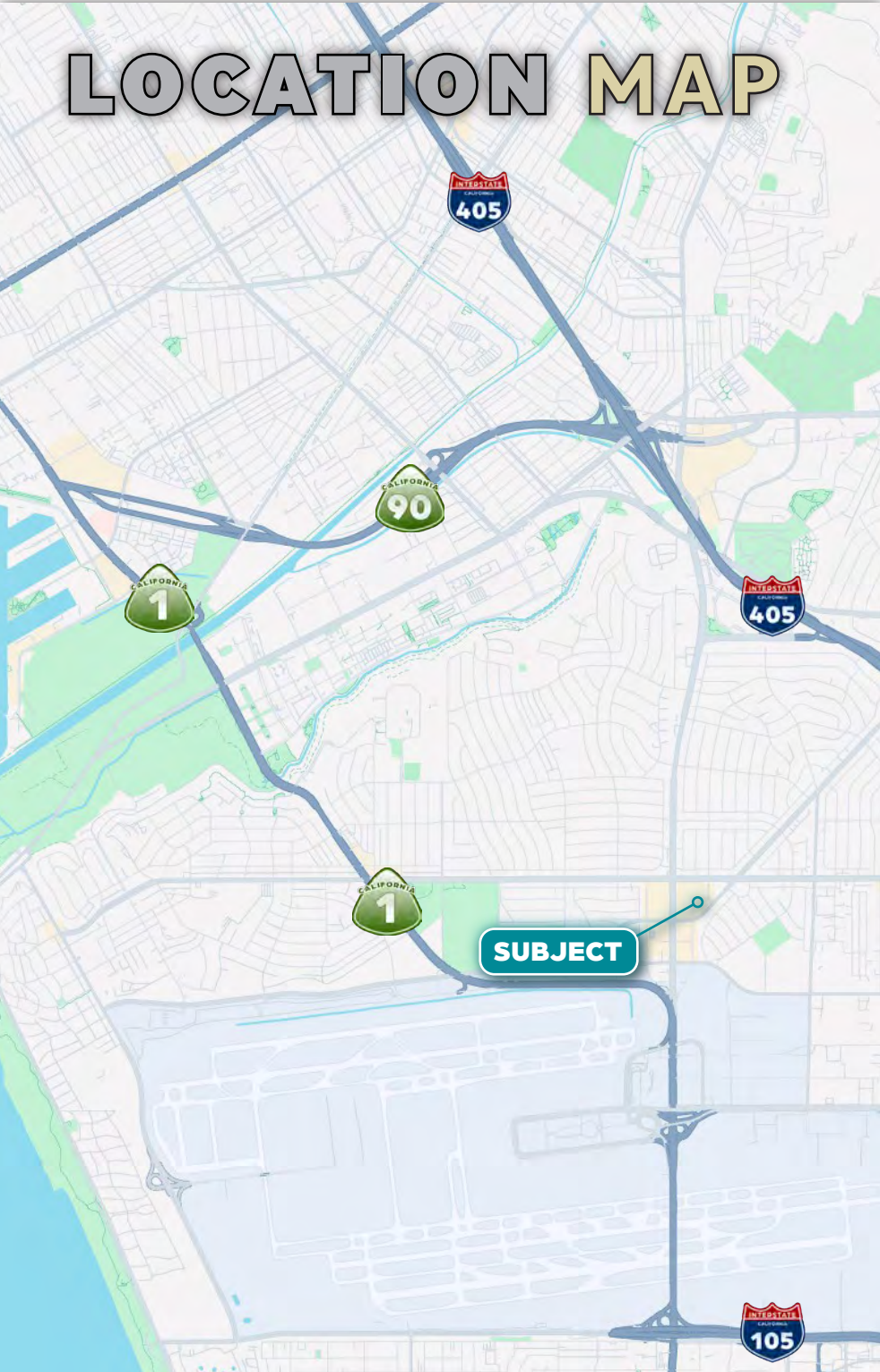


DEMOGRAPHICS: 2-5-10 MILE RADIUS

POPULATION	2-Mile	5-Mile	10-Mile
Total Population	77,172	609,520	2,563,491
Median Age	38.4	39.2	37.7
Bachelor's Degree	52%	42%	37%
HOUSEHOLD	2-Mile	5-Mile	10-Mile
Total Households	31,851	243,625	960,380
Median Home Value	\$1,044,174	\$985,916	\$929,158
Owner Occupied	12,549	88,605	305,243
Renter Occupied	18,604	148,220	628,594
Average H.H. Income	\$136,147	\$117,726	\$106,237
Median H.H. Income	\$106,936	\$88,271	\$74,992
BUSINESS	2-Mile	5-Mile	10-Mile
Total Businesses	6,556	34,558	172,475
Total Employees	60,070	297,057	1,367,932
Total Consumer Spending	\$1.18 B	\$8.37B	\$31.20B



LOCATION MAP



CITYVIEW INFO

This Property is near a major new development – Cityview, a vertically integrated real estate investment manager specializing in multifamily, today announced its plan to develop a highly amenitized mixed-use project featuring 489 units of multifamily housing and 16,120 square feet of ground-floor retail in the heart of the Westchester neighborhood of Los Angeles. Located at 6136 West Manchester Ave., the project is fully entitled and Cityview recently closed on the land for the project. The development is expected to break ground in 2026 and complete in late 2028.

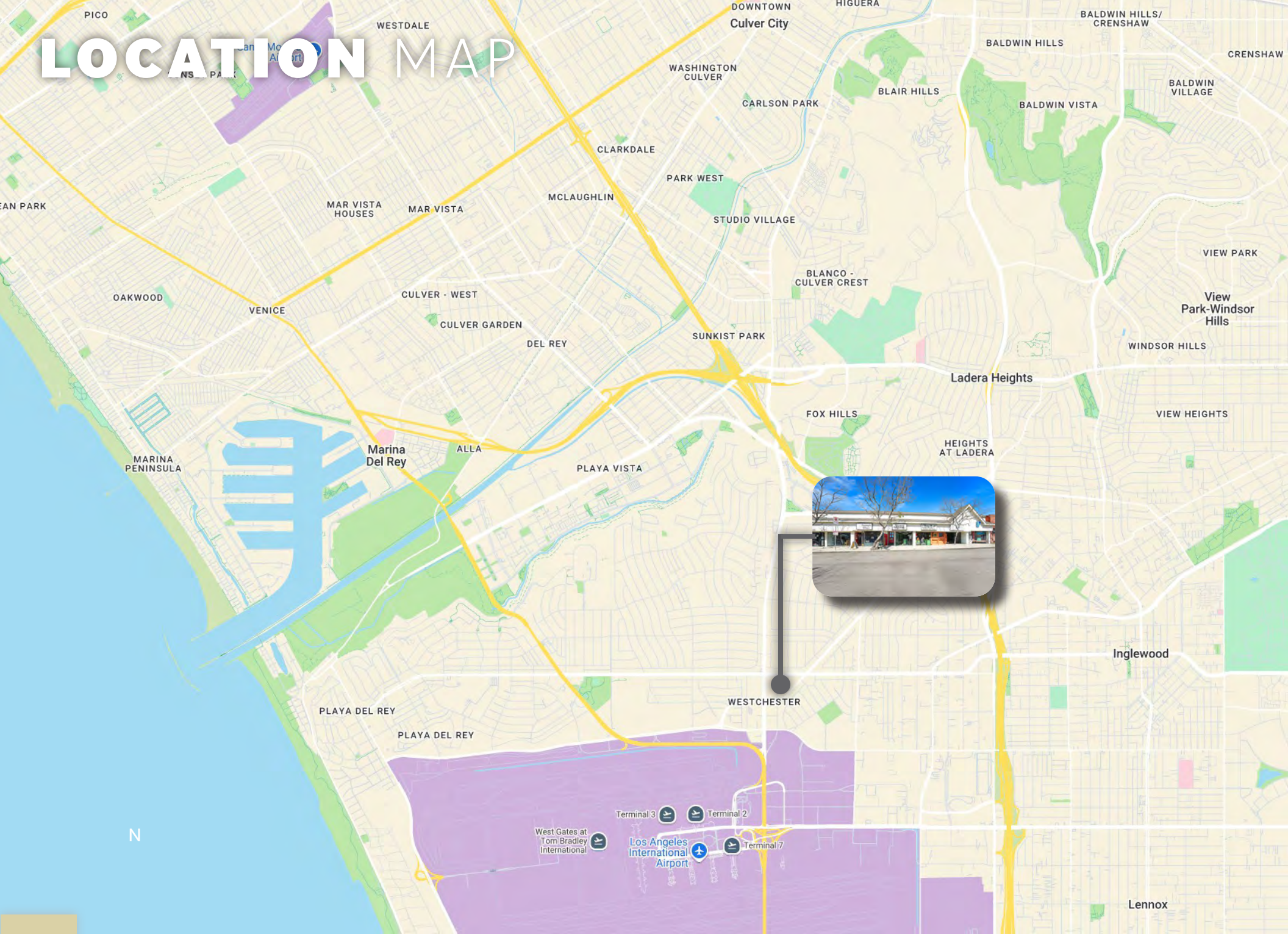
“6136 Manchester is one of the largest projects to be entitled in Los Angeles in many years,” said Sean Burton, CEO of Cityview. “We leveraged our experience navigating complex entitlements and working with the community, city staff and elected leaders to bring the highly anticipated project to fruition. We are looking forward to delivering nearly 500 units of much-needed housing to this fast-growing and vibrant area of Los Angeles.”

The project will feature spacious studio, one- and two-bedroom apartments and 549 parking spaces. Sixty-four of the units will be leased exclusively to households earning no more than 50% of the area median income.

The project’s extensive amenities will include a resort-style pool and spa, garden courtyard, fitness studio, club room, CV Works coworking space, several rooftop lounges and a pet park and spa.

*Info from Cityview.com

LOCATION MAP



SANDWICHES • SALADS • CATERING



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