

Offering Memorandum

Strip Retail on Whittier Blvd
4729 E. Whittier Blvd. Los Angeles, CA 90022

Steve Park
Direct: 213-220-7788
Office: 888-999-2098
pacific311@gmail.com
DRE# 01100307



7342 Orangethorpe Ave. #A214
Buena Park, CA 90621



- APPROXIMATELY 9,000 SF LCM1 ZONED STRIP RETAIL BUILDING.
LOCATED AT THE SIGNALIZED CORNER OF WHITTIER BLVD. & KERN AVE., WITH
APPROX. 60 FT OF FRONTAGE ALONG WHITTIER BLVD.
- LOCATED ON A MAJOR COMMERCIAL THOROUGHFARE WITH GREAT FOOT & CAR
TRAFFIC COUNTS; 26,000 CARS PER DAY.
- GOOD DEMOGRAPHICS: OVER 45,000 PEOPLE RESIDE WITHIN A 1-MILE RADIUS &
OVER 280,000 PEOPLE RESIDE WITHIN A 3-MILE RADIUS.
- GREAT OPPORTUNITY FOR AN OWNER/USER OR INVESTOR WITH A TENANT(S) IN
MIND AND UPSIDE IN RENTS. 200 FEET FROM PUBLIC PARKING.

Property Summary



4729 Whittier Blvd. (100% Occupied)

Building Size	9,000 SF
Lot Size	8,869 SF
Zoning	LC-M1
Parcel Number	5240-002-014
Use Code	Commercial
Unit 4729	4,650 SF (Occupied)
Unit 4735	2,600 SF (Occupied)
Unit 767	875 SF (Occupied)
Unit 769	875 SF (Occupied)
Banner	Billboard

Asking: \$1,998,000

Rent Roll

**** DRIVE BY ONLY!!! ****
**** DO NOT DISTURB TENANTS!!! ****

TENANT	ADDRESS	MONTHLY RENT	START	END	
Araceli Perez	769 Kern Ave	\$1,100	6/15/2020	MTM	
One Stop	4729 Whitter Blvd	\$3,500	10/1/2019	MTM	
Martha Segovio	4735 Whitter Blvd	\$2,700	7/10/2017	MTM	
Luise Flores	767 Kern Ave	\$1,400	7/10/2017	MTM	
CPLA LLC	Banner Ad	\$225		MTM	

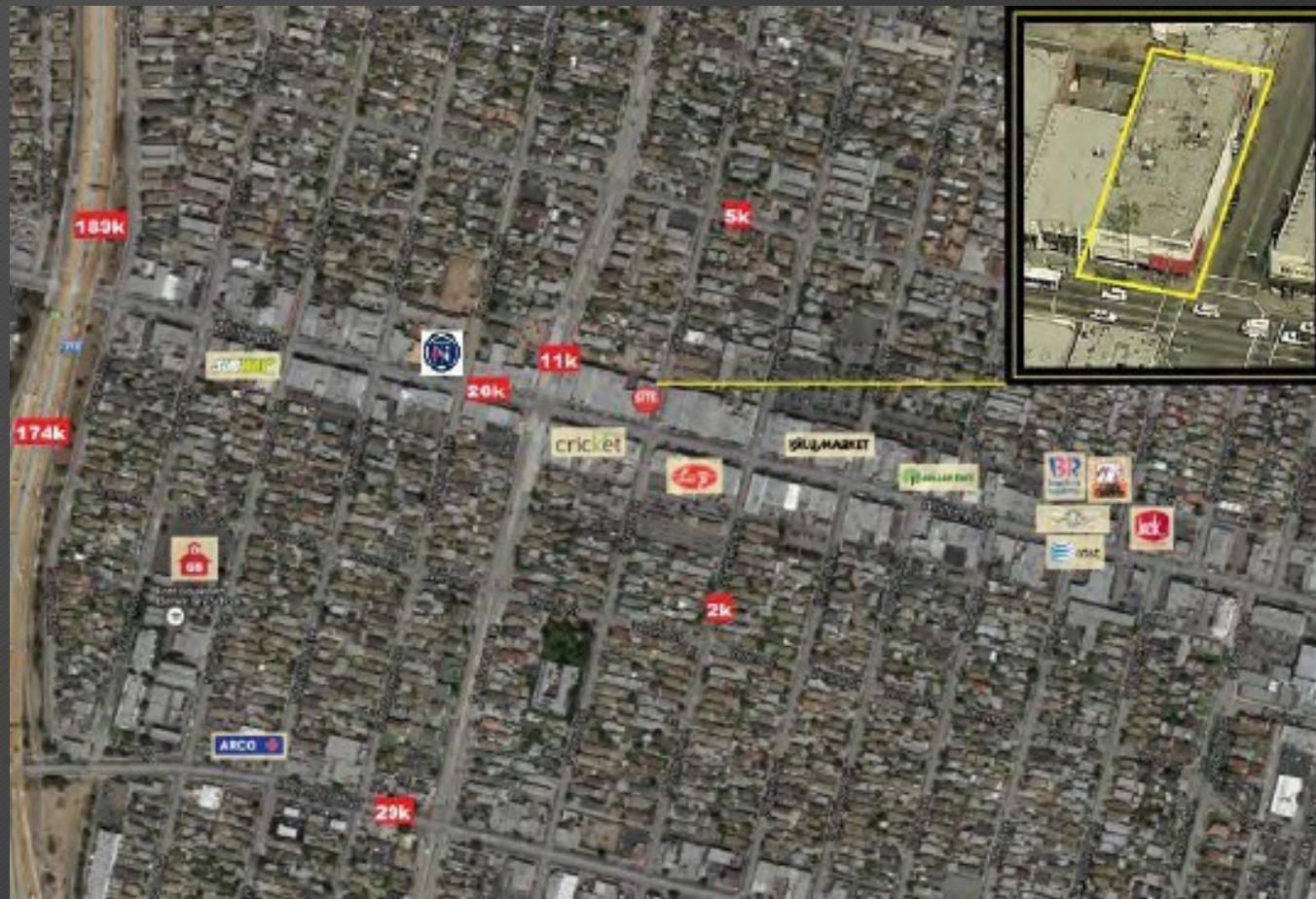
- Note: Billboard is located on Kern Ave.
- Great potential. The rent rate is lower than the current market rate.
- **SELLER DOES NOT GUARANTEE THE MEASUREMENTS OF EACH UNITS.**
BUYER IS RESPONSIBLE FOR MEASURING AND VERIFYING THE SQUARE FOOTAGE FOR EACH/ALL UNITS.

Pacific Investment Group has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

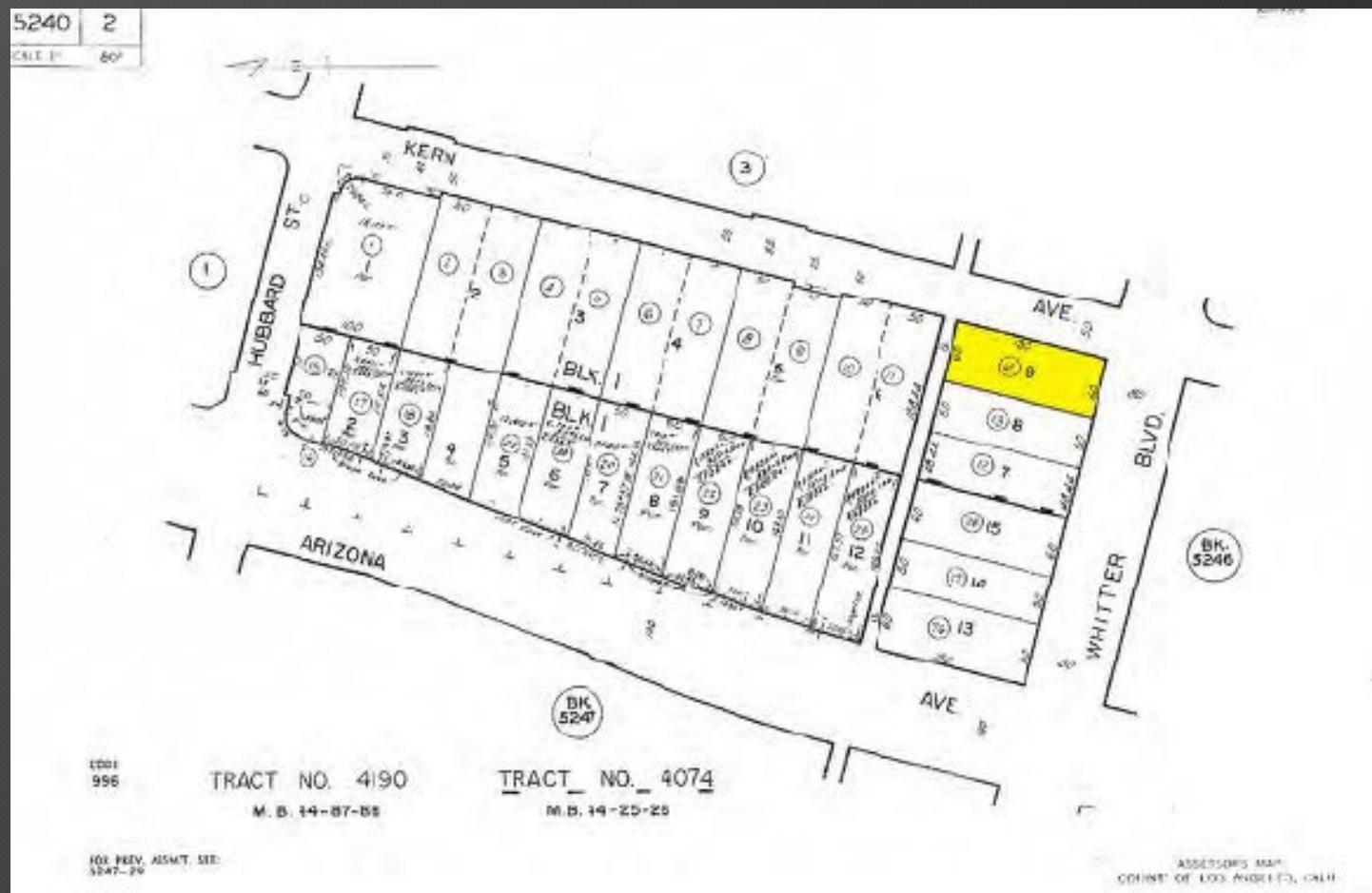
Photos



Aerial Map



Parcel Map



996

TRACT NO. 4190

M. 恩·哥·一·恩·一·恩

TRACT NO. 4074

附.四.34-25-25

FOR PRED. ALSMIT. SH.
4547-29

ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

PACIFIC
investment group
INDUSTRIAL & COMMERCIAL REAL ESTATE

Demographic Profile

SUMMARY PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 34.0225/-118.1658

4729 Whittier Blvd

East Los Angeles, CA 90022-3021

1 mi radius 3 mi radius

		1 mi radius	3 mi radius	
POPULATION	2015 Estimated Population	46,063	282,246	
	2020 Projected Population	47,848	293,433	
	2010 Census Population	45,386	277,123	
	2000 Census Population	45,563	280,131	
	Projected Annual Growth 2015 to 2020	0.8%	0.8%	
	Historical Annual Growth 2000 to 2015	0.1%	0.1%	
HOUSEHOLDS	2015 Median Age	30.1	32	
	2015 Estimated Households	11,261	73,767	
	2020 Projected Households	11,655	76,421	
	2010 Census Households	11,028	72,055	
	2000 Census Households	10,950	71,424	
	Projected Annual Growth 2015 to 2020	0.7%	0.7%	
RACE AND ETHNICITY	Historical Annual Growth 2000 to 2015	0.2%	0.2%	
	2015 Estimated White	50.5%	48.2%	
	2015 Estimated Black or African American	0.9%	1.1%	
	2015 Estimated Asian or Pacific Islander	1.5%	8.0%	
	2015 Estimated American Indian or Native Alaskan	1.1%	1.0%	
	2015 Estimated Other Races	46.0%	41.7%	
INCOME	2015 Estimated Hispanic	95.4%	87.5%	
	2015 Estimated Average Household Income	\$45,066	\$52,067	
	2015 Estimated Median Household Income	\$38,873	\$42,748	
	2015 Estimated Per Capita Income	\$11,050	\$13,642	
	EDUCATION (AGE 25+)	2015 Estimated Elementary (Grade Level 0 to 8)	46.7%	40.4%
		2015 Estimated Some High School (Grade Level 9 to 11)	24.0%	21.5%
2015 Estimated High School Graduate		14.3%	15.6%	
2015 Estimated Some College		7.2%	9.5%	
2015 Estimated Associates Degree Only		2.6%	3.3%	
2015 Estimated Bachelors Degree Only		3.0%	5.3%	
BUSINESS	2015 Estimated Graduate Degree	2.3%	4.3%	
	2015 Estimated Total Businesses	1,068	8,834	
	2015 Estimated Total Employees	9,398	143,785	
	2015 Estimated Employee Population per Business	8.8	16.3	
	2015 Estimated Residential Population per Business	43.1	31.9	

Disclaimer

The information contained herein does not purport to provide a complete or fully accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective buyers may need or desire. All financial projections are based on assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and Broker and, therefore, are subject to material variation. This Marketing Package does not constitute an indication that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the information herein. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective buyers.

Neither Owner nor Broker any of their respective officers, Agents or principals has made or will make any representations or warranties, express or implied, as to the accuracy or completeness of this Marketing Package or any of its contents, and no legal commitment or obligation shall arise by reason of the Marketing Package or its contents. Analysis and verification of the information contained in the Marketing Package is solely the responsibility of the prospective buyer, with the Property to be sold on an as is, where-is basis without any representations as to the physical, financial or environmental condition of the Property.

Owner and Broker expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Owner has no legal commitment or obligations to any entity reviewing this Marketing Package or making an offer to purchase the Property unless and until such sale of the Property is approved by Owner in its sole discretion, a written agreement for purchase of the Property has been fully delivered, and approved by Owner, its legal counsel and any conditions to the Owner's obligations thereunder have been satisfied or waived.

This Marketing Package and its contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the Contents), are of a confidential nature. By accepting this Marketing Package, you unconditionally agree that you will hold and treat the Marketing Package and the Contents in the strictest confidence, that you will not photocopy or duplicate the Marketing Package or any part thereof, that you will not disclose the Marketing Package or any of the Contents to any other entity (except in the case of a principal, who shall be permitted to disclose to your employees, contractors, investors and outside advisors retained by you, or to third-party institutional lenders for financing sought by you, if necessary, in your opinion, to assist in your determination of whether or not to make a proposal) without the prior authorization of the Owner or Broker, and that you will not use the Marketing Package or any of the Contents in any fashion or manner detrimental to the interest of the Owner or Broker.