



**ASKING PRICE \$775,000**

**2602-2606 W. 54th St.  
Los Angeles CA 90043**

**OWNER USER / INVESTMENT PROPERTY**

# Beverly & Co.

Luxury Properties

9350 Wilshire Blvd. #250,  
Beverly Hills, CA 90212

EXCLUSIVELY LISTED BY

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# TABLE OF CONTENTS

- 1 EXECUTIVE SUMMARY
- 2 INVESTMENT HIGHLIGHTS
- 3 FINANCIALS
- 4 MARKET OVERVIEW
- 5 PROPERTY IMAGES
- 6 CONFIDENTIALITY & CONDITIONS



1

# EXECUTIVE SUMMARY



**2602-2604-2606 W. 54th St.**  
Los Angeles, CA., 90043

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## IDEAL INVESTMENT OPPORTUNITY

Unlock the potential of this versatile commercial property ideally located on 54th Street in a well-established, high-demand area. The property features **three storefront units** and **two more private units** offering flexibility for a wide range of business uses or investment strategies.

Perfect for an **owner-user** looking to create and operate their dream business, or for an **investor** seeking a strong presence in a well-known and continually growing neighborhood. The property is situated in a **safe, high-visibility location directly across from a middle school**, providing consistent foot traffic and community engagement. Recent infrastructure investments and heightened developer interest have been associated with rising property values compared to prior decades. If the market continues to grow, early investment could yield strong long-term appreciation.

This location benefits from close proximity to the **City of Inglewood**, the **Metro line**, and major destinations including **SoFi Stadium, Intuit Dome**, and **The Forum**. Expanded connectivity from the Crenshaw/LAX Line has significantly improved access for workers and shoppers. This enhanced transit infrastructure increases the area's appeal for mixed-use developments, particularly retail and residential combinations. Convenient access to **Downtown Los Angeles** further enhances its appeal for both tenants and customers. Crenshaw Boulevard is a major thoroughfare with high vehicle and pedestrian traffic, making it ideal for retail and service businesses. 54th Street extends into established residential neighborhoods, providing both a reliable local customer base and valuable pass-through traffic.

This is a rare opportunity to own in an area experiencing rapid growth, strong demand, and long-term upside.





2

# INVESTMENT HIGHLIGHTS



# INVESTMENT HIGHLIGHTS

## PROPERTY HIGHLIGHTS

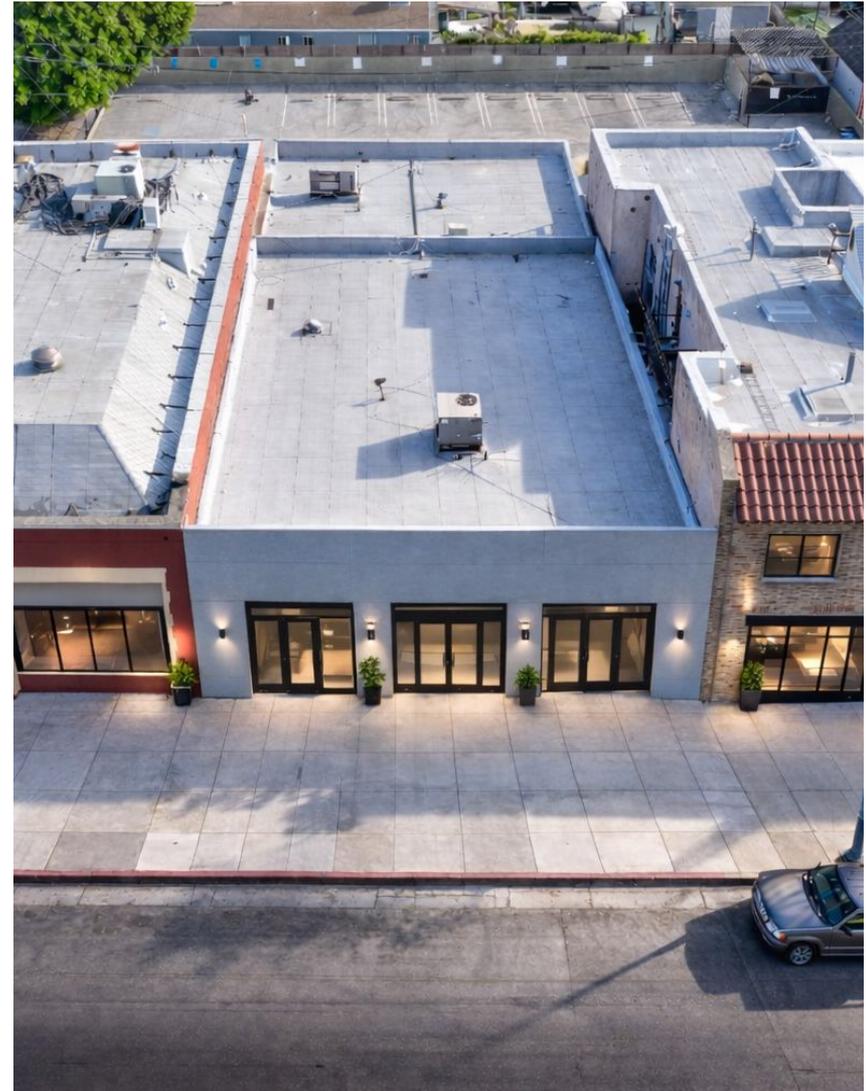
- Prime 54th Street Location in a Well-Established Area
- Three (3) Storefront Units with Excellent Street Visibility
- Two (2) Additional Private Storage/Utility Units
- Large Shared Common Area Offering Flexible Use
- Safe Location Directly Across from a Elementary and Middle School
- Crenshaw revitalization projects just a few blocks from the property.

## INVESTOR OPPORTUNITY

- Owner-User possible with SBA Loan
- Current Leases are Month-Month
- Ideal for Owner-User to Establish or Expand Their Business
- Strong Investment Potential in a High-Demand, Well-Known Area
- Flexible Layout Suitable for Retail, Service or Restaurant and Food Industry

## PROPOSED LOCATION

- Close Proximity to the City of Inglewood and Crenshaw District
- Near Metro Line and Major Transportation Corridors
- Minutes from SoFi Stadium, Intuit Dome, and The Forum
- Convenient Access to Downtown Los Angeles
- Located in an Active, Growing Community with Strong Foot Traffic



3

# FINANCIALS



# FINANCIALS

## Current Income and Expenses

Number of Units: 5 units

	2602	\$1,700
Proj.	2604	~\$1,700
Proj.	2606	~\$1,700
	2602 #B	\$700
	2604 #B	\$650

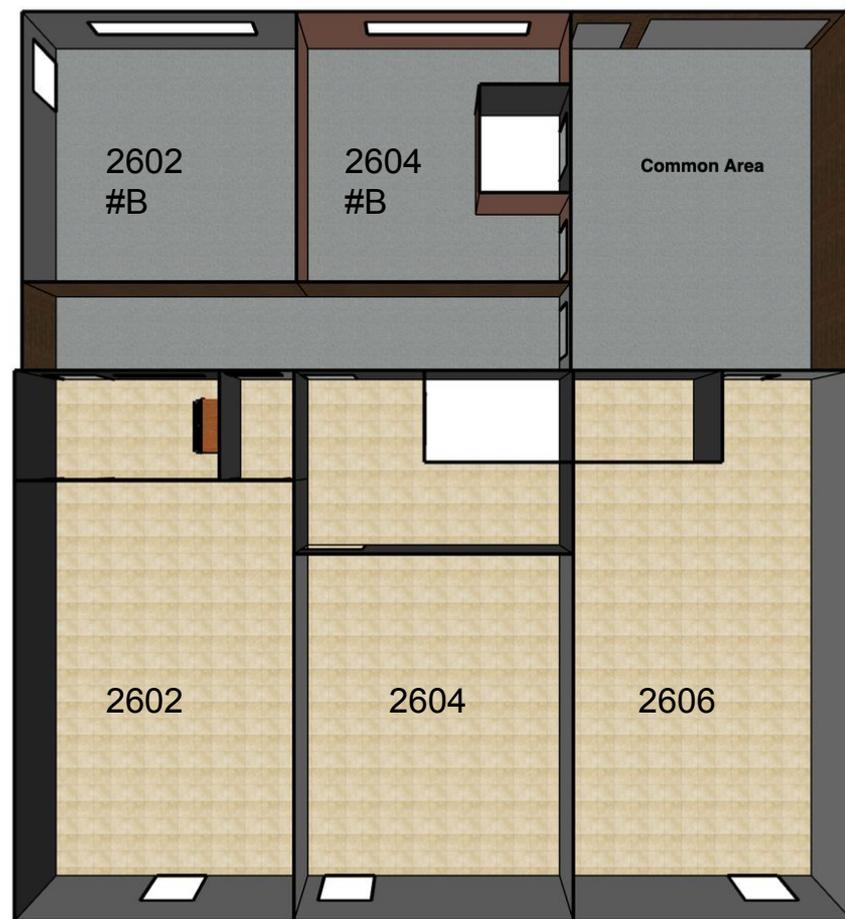
Current Income : \$3,050/mo  
 Projected Income: \$6,450 /mo

### Expenses

Insurance	\$316/mo
Trash	\$298/mo
Electricity	~\$175/mo
Water	~\$25/mo

Current Expenses ~\$814/mo

**NOI: \$77,400 - \$19,536 = \$57,864**



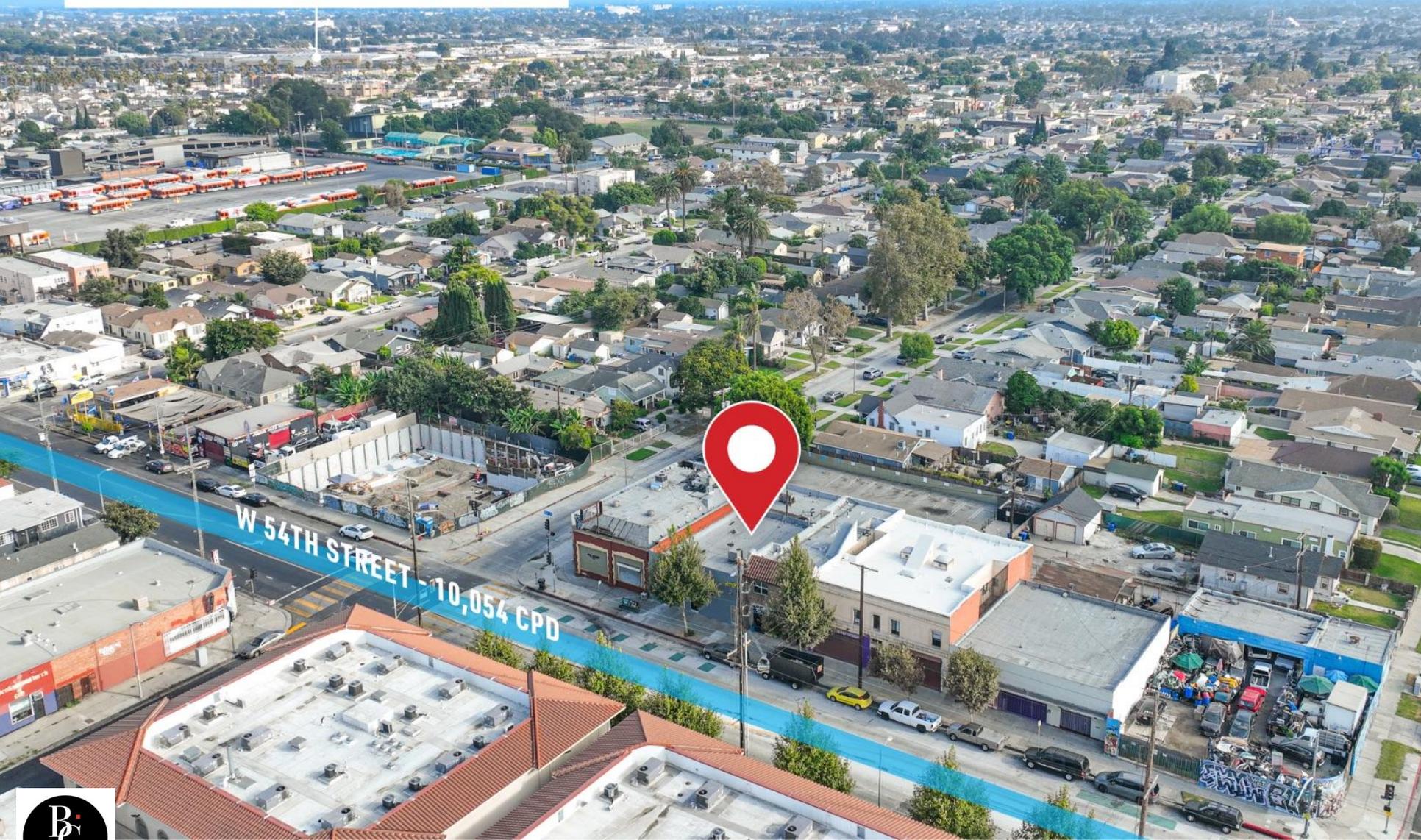
W. 54th St



4

# MARKET OVERVIEW





# CURRENT / PROPOSED DEVELOPMENT PROJECTS

## THE CLARK ON 54TH



**The Clark on 54th** is a proposed six-story, mixed-use residential development planned for the northwest corner of 54th Street and Crenshaw Boulevard in the Crenshaw neighborhood of Los Angeles. The project will replace an existing single-story retail strip with a higher-density building featuring 48 studio through three-bedroom apartments above 1,224 square feet of ground-floor commercial space and semi-subterranean parking for 26 vehicles.

The development is being advanced by 5365 Crenshaw, LLC, an affiliate of Praxis Development Group, which is pursuing density bonus incentives and related entitlements to allow for increased height and unit count beyond base zoning. In exchange, six units will be reserved as deed-restricted affordable housing at the very low-income level.

The site benefits from strong transit connectivity, located approximately two blocks from the Slauson Avenue station on the Crenshaw/LAX Line, enhancing its appeal as a transit-oriented development. The project also sits directly across from a \$24 million senior affordable housing community delivered by Related California in 2019, and one block north of another mixed-income development planned at 53rd Street and Crenshaw Boulevard—highlighting continued residential investment momentum along the corridor.

# CURRENT / PROPOSED DEVELOPMENT PROJECTS

## ALLIANCE OUCHI-O'DONOVAN GYMNASIUM



**Alliance Ouchi-O'Donovan 6-12 Complex** is developing a new two-story, multi-purpose gymnasium and classroom facility featuring a full-size basketball court and subterranean parking. The expansion represents continued capital investment in educational infrastructure within the Crenshaw corridor.

Located approximately a 30-second walk from the property at 2602 54th Street currently offered for sale, the project enhances the immediate neighborhood environment through increased institutional presence, daily foot traffic, and on-site activity. In addition to modernized facilities for students, the investment contributes to overall community stability, added security, and long-term neighborhood strengthening—key drivers supporting surrounding residential and mixed-use property values.

# CURRENT / PROPOSED DEVELOPMENT PROJECTS

## DESTINATION CRENSHAW



**Destination Crenshaw** is a transformative 1.3-mile open-air museum currently under construction along Crenshaw Boulevard in Los Angeles. Designed to celebrate and preserve African American history and culture, the project introduces a series of new pocket parks, landscaped public spaces, outdoor sculptures, murals, and enhanced streetscape improvements that elevate the overall pedestrian experience along the corridor.

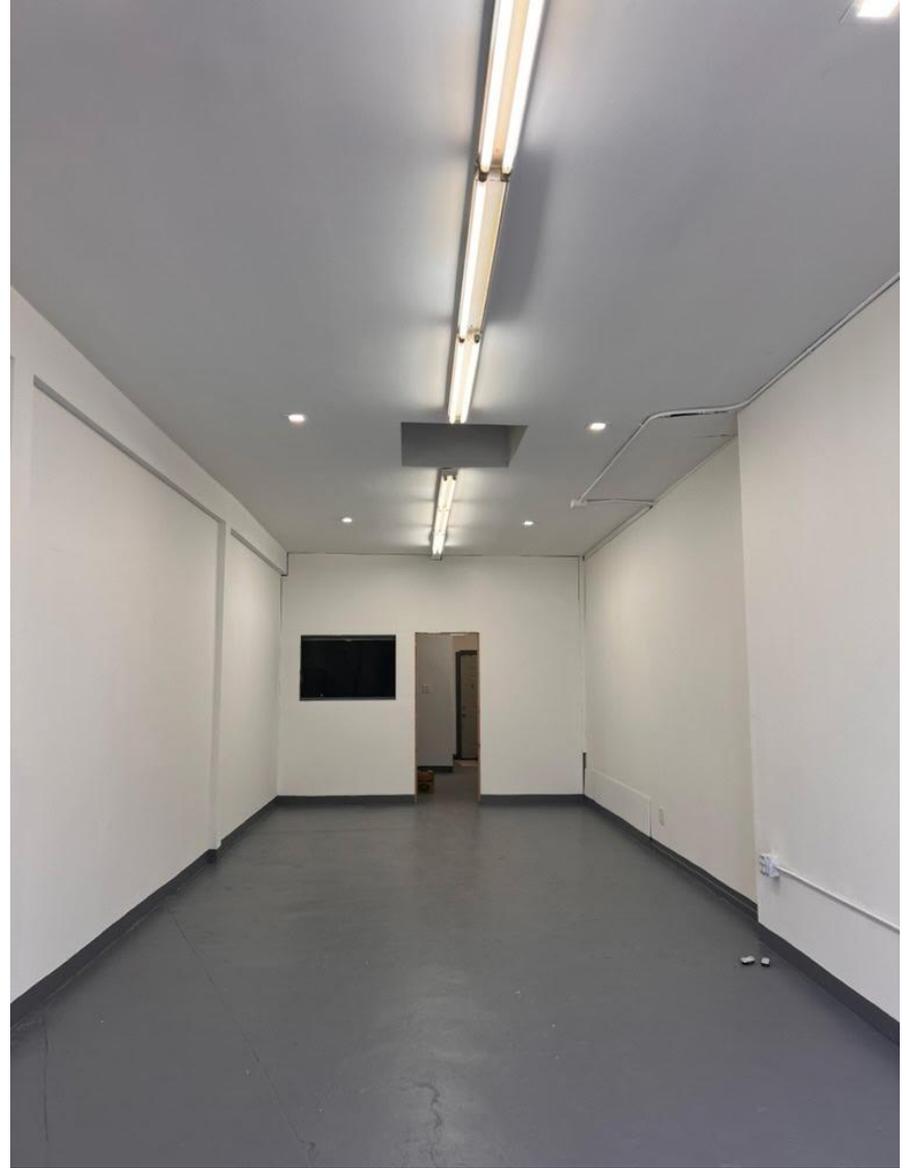
The master plan organizes the boulevard into four thematic nodes highlighting the area's artistic and cultural heritage. The project is led by global design firm Perkins and Will, with architectural leadership from Zena Howard, whose portfolio includes nationally significant cultural institutions such as the National Museum of African American History and Culture, the Motown Museum expansion, and the International Civil Rights Center and Museum.

Upon completion, Destination Crenshaw will feature approximately 100 permanent and rotating public artworks, positioning the corridor as a nationally recognized cultural destination. Once delivered, the project is expected to significantly enhance placemaking, tourism appeal, pedestrian activity, and long-term investment fundamentals throughout the surrounding neighborhood.

5

# PROPERTY IMAGES







6

# CONFIDENTIALITY & CONDITIONS



## CONFIDENTIALITY AND CONDITIONS

The seller and listing Broker make no guarantees or warranties regarding the development potential of this property. The information provided about the possibility of developing up to 81 residential units is based on allegations and has not been verified through official plans or permits. Prospective Buyers are advised to conduct their own due diligence and consult with the appropriate city departments to determine the feasibility of their intended use. The property is being sold "as is," without any warranty for development potential. All development is at the buyer's own risk and expense.

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Parties must evaluate any applicable contractual and governmental limitations, as well as market conditions, vacancy factors, and other issues to determine rents from or for the property. Any estimates of market rents and/or projected rents provided do not necessarily mean that rents can be established or increased to that level. Legal questions should be discussed with an attorney, tax questions with a certified public accountant or tax attorney, title questions with a title officer or attorney, and questions regarding the condition of the property and compliance with governmental requirements with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

