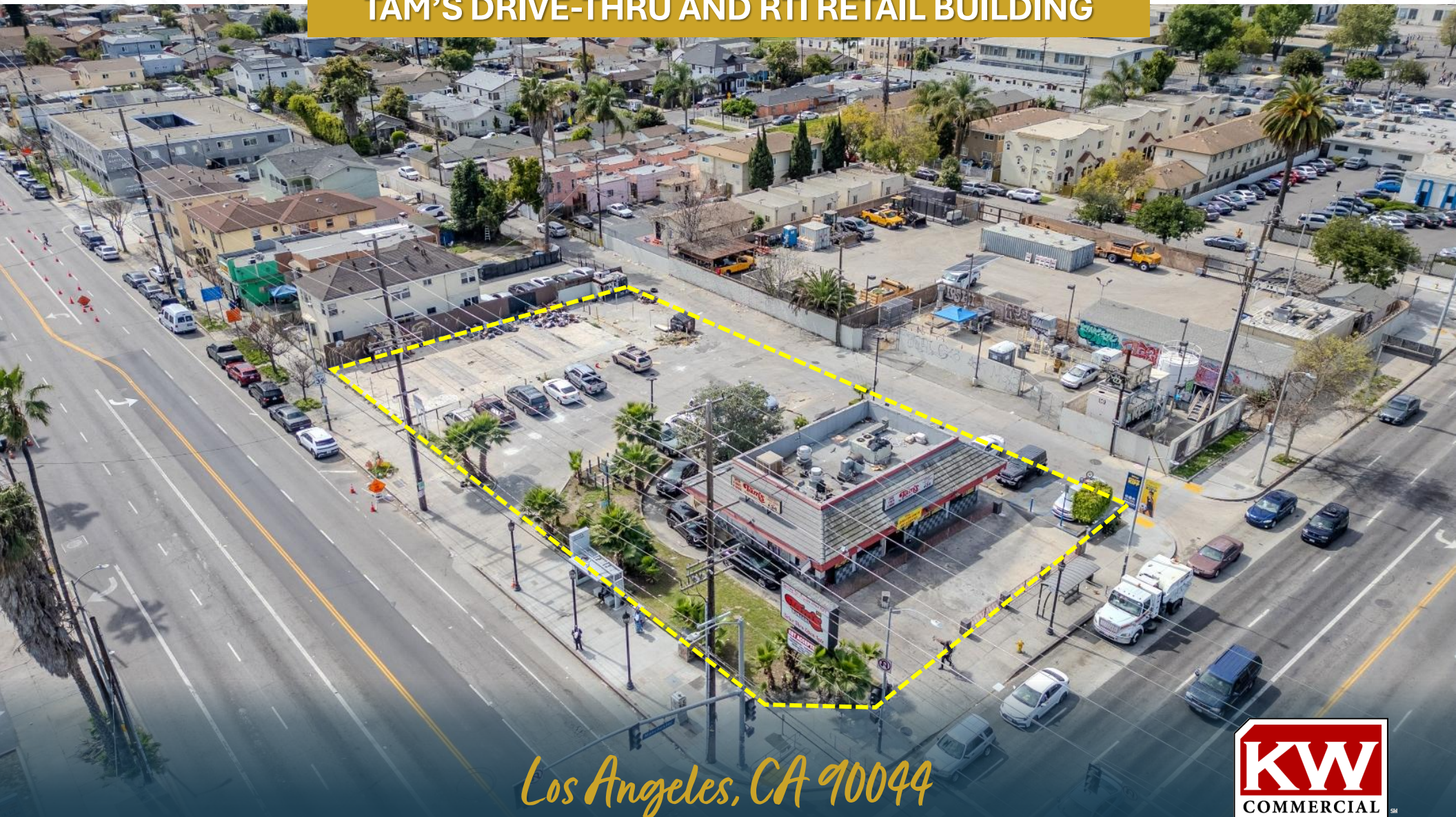


500 W. Manchester Avenue

TAM'S DRIVE-THRU AND RTI RETAIL BUILDING



Los Angeles, CA 90044



22,354 SF SIGNALIZED CORNER LOT

500 W. Manchester Avenue

Los Angeles, CA 90044

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Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Keller Williams makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

A nighttime photograph of a stone arch bridge, likely the Los Angeles River Bridge, with a city skyline in the background. The bridge features several large arches and is illuminated by streetlights. The city skyline includes several tall buildings, some of which are lit up. The sky is dark, and the overall scene is captured in a cinematic style with a blue and yellow color palette.

Executive Summary

500 W. Manchester Avenue



PROPERTY HIGHLIGHTS

- Approx. 1,900 SF Drive-Thru.
- Located at a Signalized hard corner location.
- TAM'S BURGERS IS A STRONG FRANCHISE WITH MANY LOCATIONS IN SOUTHERN CALIFORNIA!!!
- 100% Occupied: 1,900 SF Existing Tam's Drive-Thru Building on a NNN Lease + 8,500 SF of Land that is already leased!!!
- Just minutes from SoFi Stadium, USC, and Downtown Los Angeles
- Over 50,000 people reside within a 1-mile radius & over 400,000 people reside within a 3-mile radius.
- 22,354 SF Signalized Corner Lot
- Excellent frontage; approx. 110 feet along Manchester Ave. and 205 Feet along Figueroa St.
- Outstanding Car Traffic Counts; over 80,000 CPD at this major signalized Intersection.
- Just one 1 block west of the 110 Freeway.
- High-density residential area provides consistent local customer base

Property Summary

Price:	\$3,795,000
Year Built:	1986
SF:	1,900
Price / SF:	\$1,997.37
SF (Including RTI):	5,500
Price / SF:	\$690.00
Lot Size (SF):	22,354
Price/SF Lot:	\$169.77
Parking:	On-Site & Street
Zoning:	LA-C2
APN:	6038-001-017
Current Cap Rate:	5.3%
Proforma Cap Rate:	5.3%
Proforma Cap Rate: (RTI) with approx. \$1,000,000 cost of construction	6.9%

TENANT ANNUAL SCHEDULED INCOME

	Current	Proforma	Proforma (RTI)
Gross Rent	\$234,873	\$241,845	\$339,000
TOTALS	\$234,873	\$241,845	\$339,000

ANNUALIZED EXPENSES

	Current	Proforma	Proforma (RTI)
Gross Potential Rent	\$234,873	\$241,845	\$339,000
Less: Vacancy	\$0	(\$7,255)	(\$6,780)
Reimbursements	\$21,975	\$21,975	\$53,839
Effective Gross Income	\$256,776	\$256,565	\$386,059
Less: Expenses	(\$54,938)	(\$54,938)	(\$54,938)
Net Operating Income	\$201,839	\$201,628	\$331,122

ANNUALIZED EXPENSES

	Current	Proforma	Proforma (RTI)
Property Taxes	\$47,438	\$47,438	\$47,438
Insurance	\$7,500	\$7,500	\$7,500
Water & Sewer	Tenant	Tenant	Tenant
Electricity	Tenant	Tenant	Tenant
Total Expenses	\$54,938	\$54,938	\$54,938
Expenses Per RSF	\$28.91	\$28.91	\$9.99



Rent Roll

Current Rent Roll

Proforma

Proforma RTI

Suite	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Monthly Rent	Rent/S F	Type	Increases	Options	Proforma Rent	Proforma Rent/SF	Type	Proforma Rent	Proforma Rent/SF	Type
500	Tam's Drive Thru*	1,900	4/1/17	3/31/27	\$16,947.79	\$8.92	NNN	3% Yearly	2 - 5 year	\$17,450.04	\$9.18	NNN	\$17,450.04	\$1.03	NNN
8621	8,500 SF Lot / RTI**	3,600	12/1/25	5/30/27	\$2,625.00	\$0.31	Gross	3% Yearly		\$2,703.75	\$0.32	Gross	\$10,800.00	\$3.00	NNN
Total Square Feet		5,500			\$19,572.79					\$20,153.79			\$28,250.04		

Note:

* NNN is based on 40% of the Property Expenses

** Section is currently vacant but has RTI to develop 3,600 SF Retail Building

(i) SELLER DOES NOT GUARANTEE THE MEASUREMENTS OF THE BUILDING. BUYER IS RESPONSIBLE FOR MEASURING & VERIFYING THE SF OF THE BUILDING!!!

****DRIVE BY ONLY****



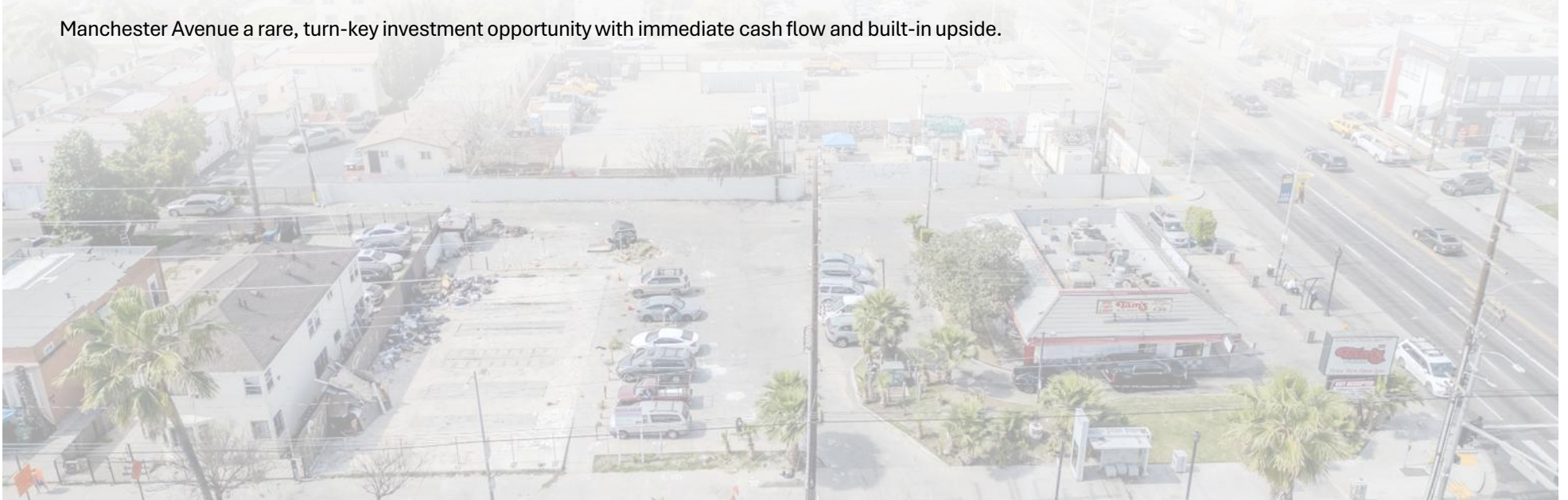
Investment Overview

500 W. Manchester Avenue is a fully leased commercial corner property featuring both stable income and strong future development potential. The asset is anchored by a 1,900 square foot Tam's Burgers drive-thru operating on a triple-net lease, a recognized Southern California franchise with multiple successful locations, ensuring reliable cash flow.

In addition to the drive-thru, the property includes 8,500 square feet of land leased separately, providing immediate income while offering significant upside. The land portion is RTI-approved to build a 3,600 square foot retail center, allowing an investor to expand the asset and increase long-term returns.

The property occupies a signalized corner with excellent exposure—approximately 110 feet along Manchester Avenue and 205 feet along Figueroa Street—and benefits from over 80,000 cars per day at this high-traffic intersection. Its location, just one block west of the 110 Freeway and minutes from SoFi Stadium, USC, and Downtown Los Angeles, offers both convenience and visibility for tenants and customers.

Surrounded by dense residential neighborhoods, the property draws from a local customer base of over 50,000 residents within a one-mile radius and more than 400,000 within three miles. The combination of a nationally recognized drive-thru tenant, income-producing land lease, and development potential makes 500 W. Manchester Avenue a rare, turn-key investment opportunity with immediate cash flow and built-in upside.





Drive Thru





Land at Rear





Algin Sutton
Recreation Center

Manchester Ave
Elementary School

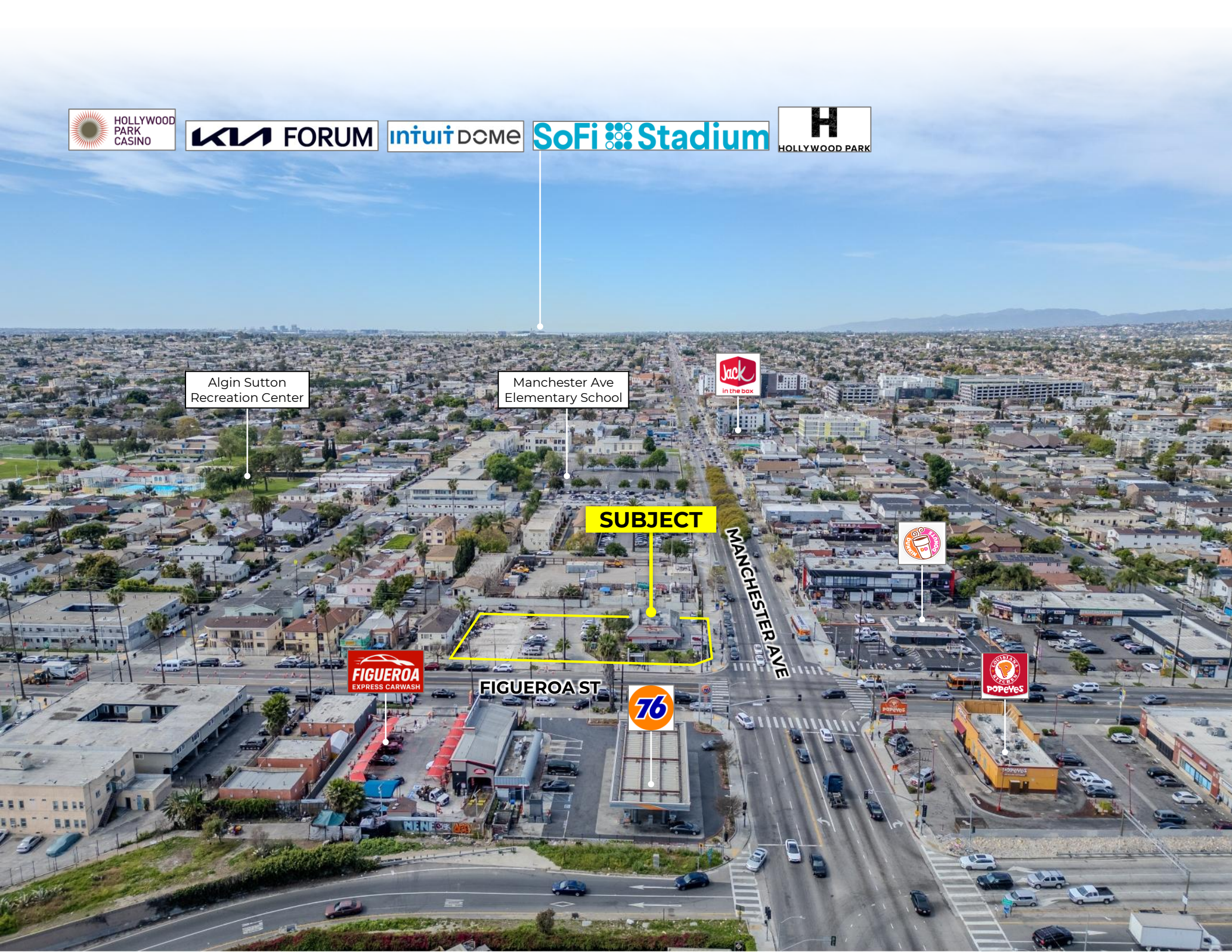
SUBJECT



FIGUEROA ST



MANCHESTER AVE





FIGUEROA ST





Location Overview

500 W. Manchester Avenue

The Neighborhood

SOUTH LA

500 W. Manchester Avenue sits at the signalized corner of Manchester Avenue and South Figueroa Street in the heart of South Los Angeles, along one of the area's most active commercial corridors. The intersection connects dense residential neighborhoods with major commuter routes, creating steady daily traffic from local residents and commuters traveling between Downtown Los Angeles and the South Bay.

The property is just one block from the Harbor Freeway (Interstate 110), providing quick access to University of Southern California, Downtown Los Angeles, and the region's broader freeway network. The surrounding area has a strong residential base, with more than 50,000 residents within one mile and over 400,000 within three miles, supporting consistent demand for neighborhood-serving retail and dining.

South Los Angeles continues to see growing public and private investment, fueled in part by the transformation of nearby Inglewood into a major sports and entertainment hub. Major destinations including SoFi Stadium, Intuit Dome, and Kia Forum attract millions of visitors each year and continue to drive economic activity throughout the area.

The property is also close to Exposition Park, home to the California Science Center and the Natural History Museum of Los Angeles County, adding another major regional draw.

With strong freeway access, a large surrounding population, and continued investment across South Los Angeles and Inglewood, the area provides a stable and growing environment for retail and commercial uses.

SOUTH LOS ANGELES



SUBJECT

World-Class

SPORTS DESTINATION



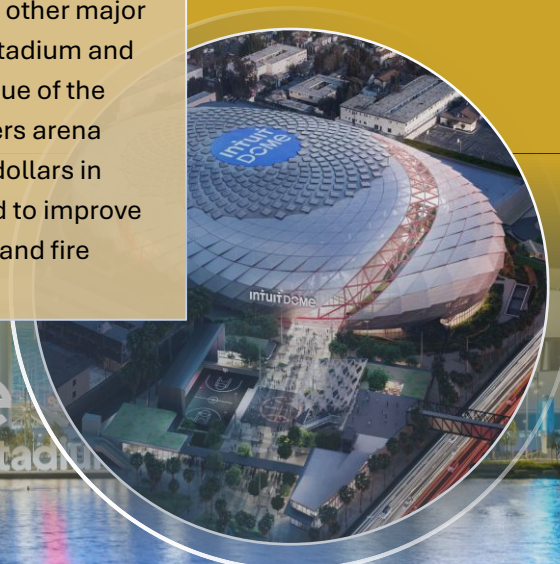
Area Landmarks



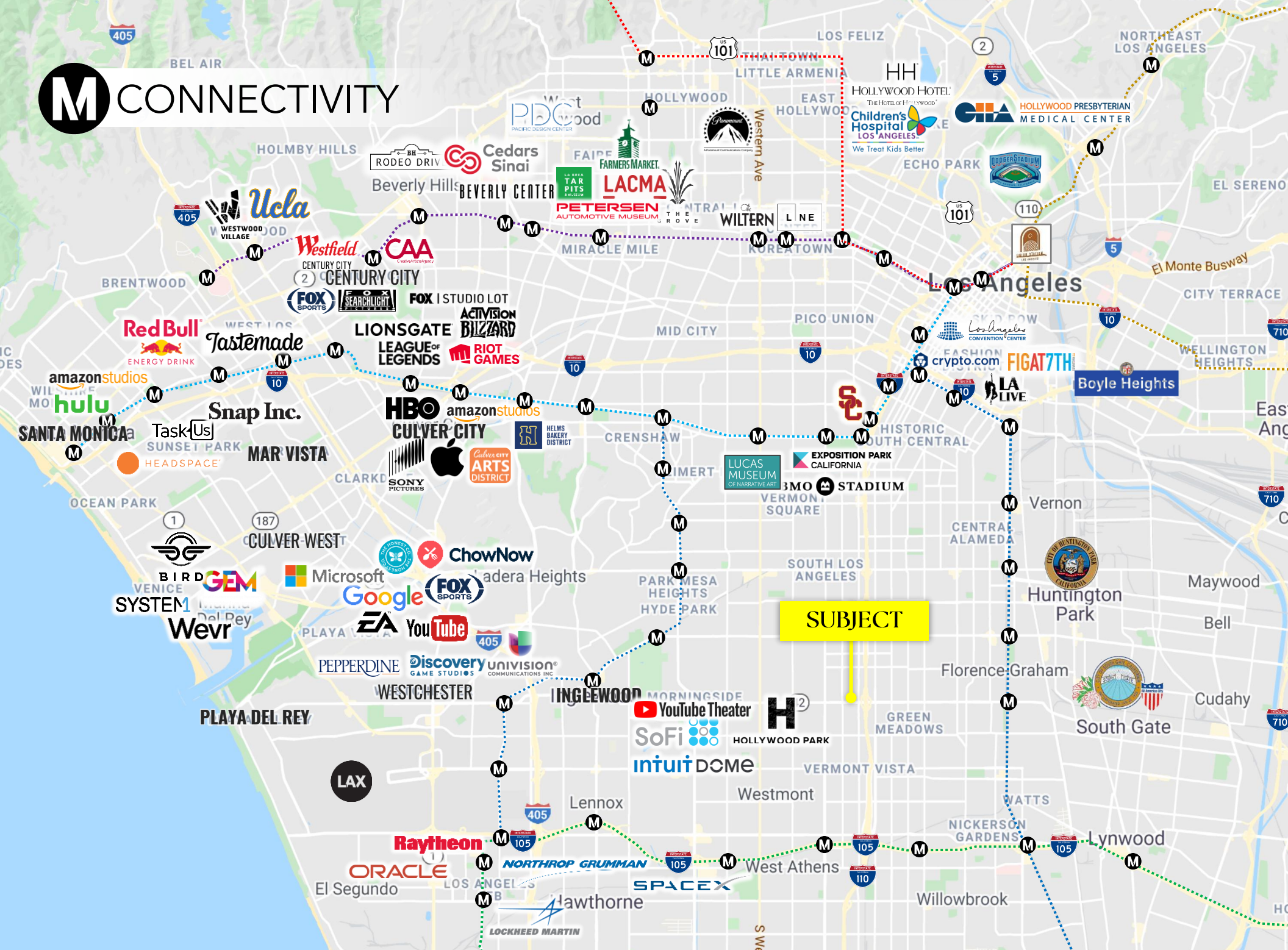
Opened in September 2020, the stadium is home to the National Football League (NFL)'s Los Angeles Chargers and Los Angeles Rams, as well as the annual LA Bowl in college football. Capacity is 70,240 to 100,240. Built 2016-2020. Cost \$5.65B

8 FIFA World Cup Matches in 2026, Superbowl 61 in 2027, the 2028 Olympic Games, and the NBA All-Star Game Weekend in 2026.

The arena is located south of the other major Inglewood sports venues, SoFi Stadium and the Kia Forum. It is the home venue of the Los Angeles Clippers. The Clippers arena project will generate millions of dollars in new tax revenue that will be used to improve local parks, libraries, and police and fire services.



M CONNECTIVITY



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