



# SUPERIOR CENTER

7100-7112 S Compton Ave  
Los Angeles CA 90001

## For Sale

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**NAICapital**  
COMMERCIAL REAL ESTATE SERVICES, WORLDWIDE

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# Executive Summary

- Superior Center is situated on Compton Avenue (26,665 cars per day) and adjacent to Florence Avenue (31,567 cars per day), offering excellent ingress and egress points.
- 100% leased with all original tenants. For over 25 years tenancy, all run very successful businesses.
- Unique opportunity to own a prime retail building and a well-established coin laundry business together.
- Highly visible retail building with prominent signage and ample parking, offering excellent ingress and egress points.
- Located in an area with an extremely dense population, at the heart of a prime retail hub.
- Ideal for investors seeking stable cash flow.



# Property Overview

This property offers an excellent investment opportunity for those seeking stable cash flow. It includes an irreplaceable retail building and a well-established Coin Laundry business.

WALK SCORE  
89

TRANSIT SCORE  
60

BIKE SCORE  
60

LOS ANGELES

SITE



31,892 ATC

19,464 ATC

E 70TH ST

COMPTON AVE

E FLORENCE AVE





# Investment Summary

Offering Memorandum  
801 S HOOVER ST  
LOS ANGELES CA 90005





# The Offering

<b>Property:</b>	Superior Center
<b>Property Address:</b>	7106-7112 Compton Ave, Los Angeles, CA 90001
<b>Price:</b>	\$6,942,188
<b>CAP:</b>	8.0
<b>Offering:</b>	Building and Coin Laundry
<b>GLA:</b>	9,802SF
<b>Zoning:</b>	LCC3
<b>Lot Size:</b>	25,421 SF
<b>Tenants:</b>	3
<b>Year Built:</b>	1995
<b>Type of Ownership:</b>	Fee Simple
<b>Sale Type:</b>	Owner User
<b>Right of First Refusal:</b>	NO
<b>APN:</b>	6010-041-025, 6010-041-026, 6010-041-027
<b>Price / Square Foot:</b>	\$724.34
<b>Lease Type:</b>	NNN
<b>Rent Increase:</b>	3% annual



# Financial Data

## Superior Coin Laundry

Gross Sale	\$842,096
Cost of Goods	
Payroll	
Workers Com	
Payroll Service	
Tax & Licenses	
Rent	
NNN Charges	
Tax-payroll	
Tax-property (NNN at 5M)	
TV/Internet	
Utilities	
Part & Maintenance	
Miscellaneous	
Total Expenses	\$597,188
<b>Business Net</b>	<b>\$242,908</b>
<b>Income</b>	
Net Business Income:	\$242,908
Rent Income:	\$312,466
<b>Total Net Income:</b>	<b>\$555,375</b>

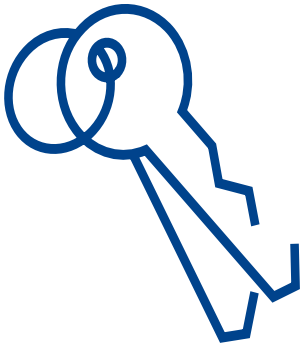




# Rent Roll

Tenant	GLA	Start	End	Option	Rent/Mo	Rent/Yr	Increase	Type	Prorate Share
Lava Laundry	5,120	1995	7/2/2025	1-10 yr	12,942	155,306	N/A	NNN	52%
Family Dentist	2,600	1995	6/1/2025	1-5 yr	6,818	81,812	3%	NNN	27%
Donut and Water	2,100	2001	3/31/2031	1-5 yr	6,279	75,348	3%	NNN	21%
<b>Total</b>	<b>9,820 SF</b>				<b>27,237</b>	<b>312,466</b>			<b>100%</b>

Rent Income: \$312,466





# Tenant Overview



Offering Memorandum  
801 S HOOVER ST  
LOS ANGELES CA 90005





# Tenant Summary

## Superior Coin Laundry

- Established at this location over 30 years
- High-revenue, cash-generating business
- Top of line washers, WASCOMAT
- Easy to operate with low maintenance requirements

# Tenant Summary



## Family Dentist

- Original tenant at this location for over 30 years
- Well-known dental clinic in the area with a large, loyal patient base
- They own multiple dental clinics



## Hola Donuts & Water Store

- Established at this location for over 25 years
- Extremely high revenue Store
- One of the highest Lotto selling store in the district



# Property Photos



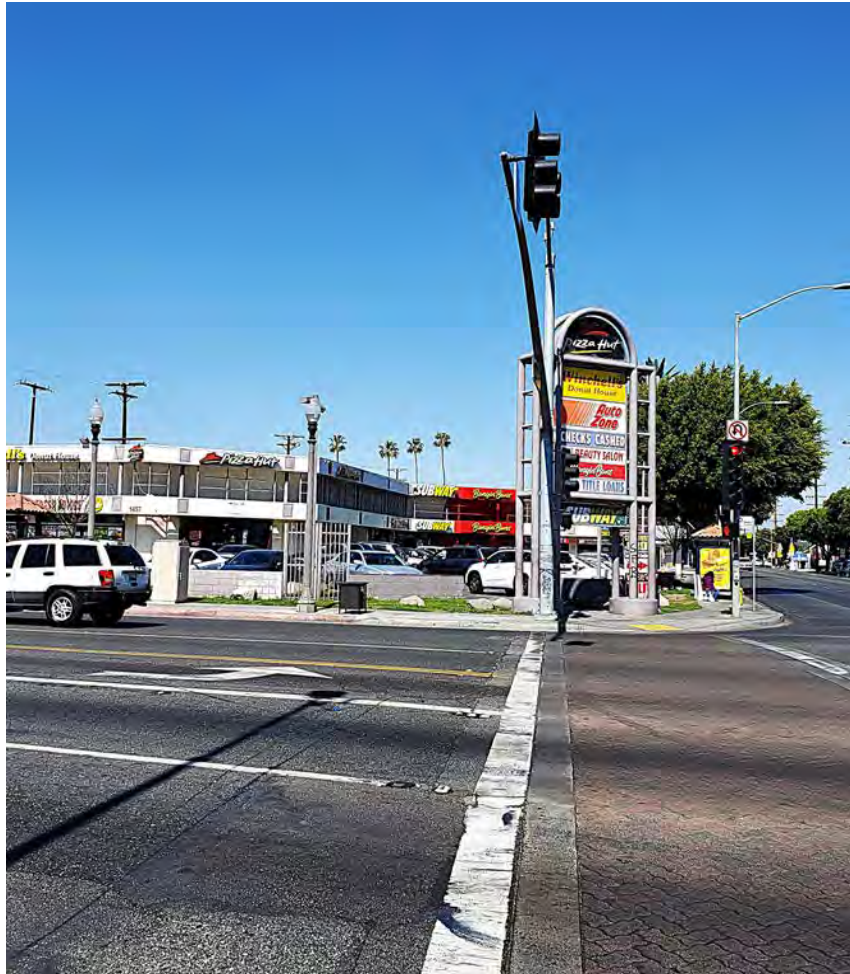
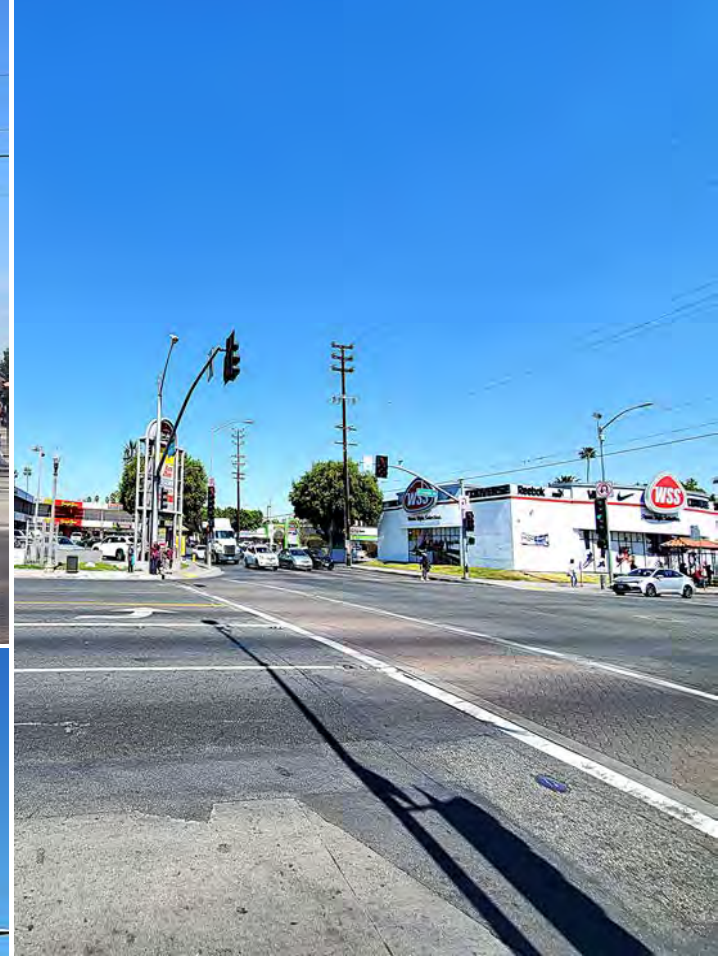


# Property Photos





# Florence & Compton Photos





# Property Aerial



DTLA

LOS ANGELES

19,464 ATC

SITE



31,892 ATC

COMPTON AVE

E FLORENCE AVE

COMPTON AVE

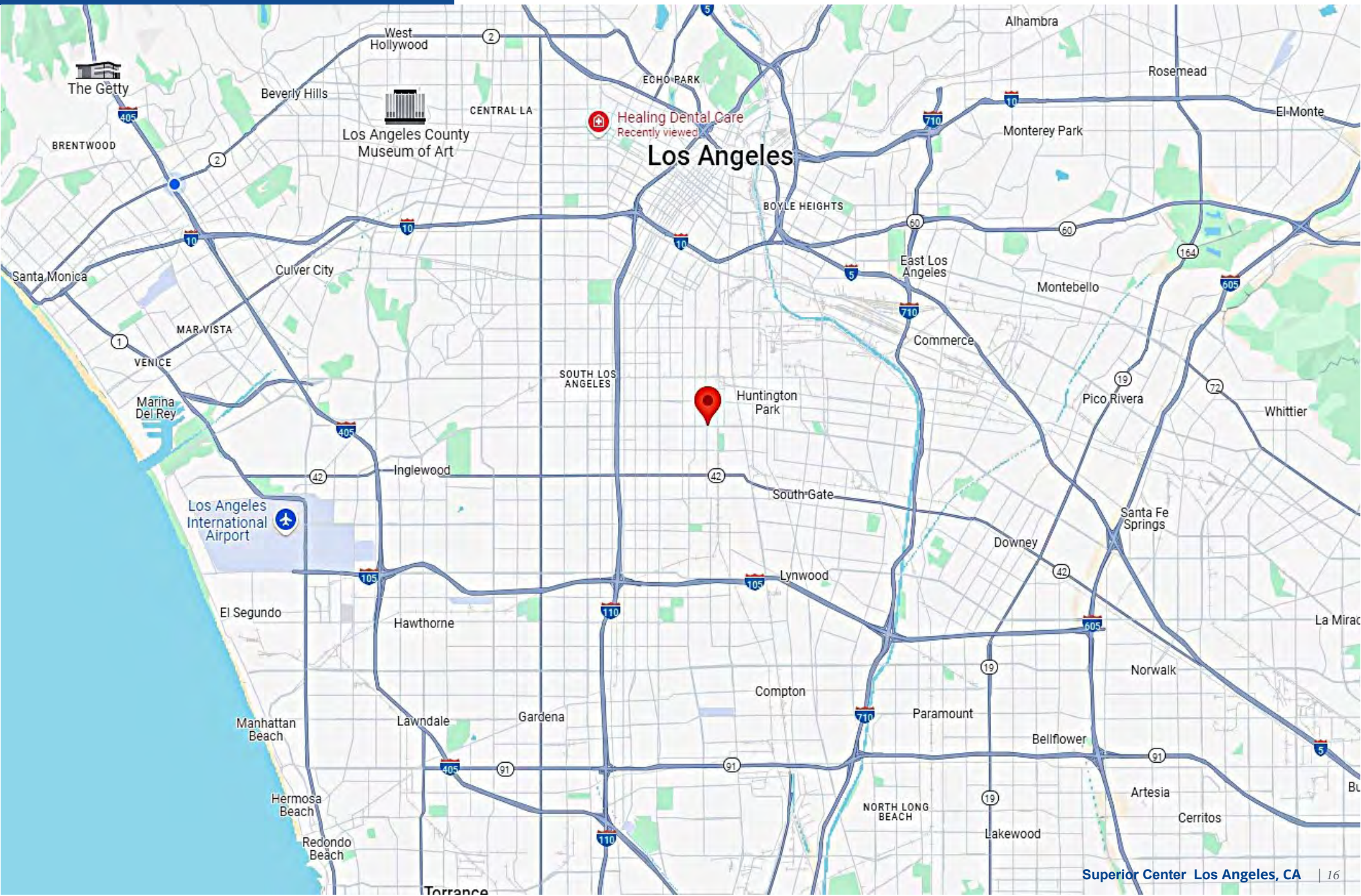
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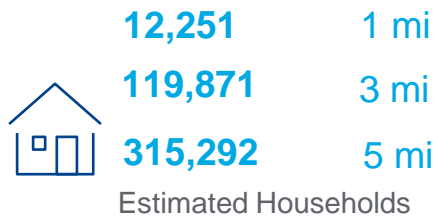
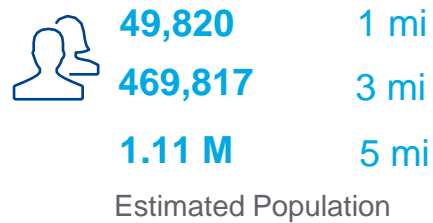


# Property Map

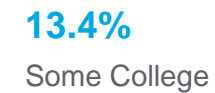
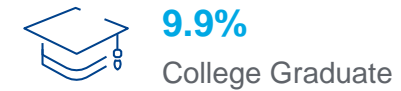


# Area Overview

## Household & Population Characteristics



## Education





Offering Memorandum

# Superior Center

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