

3600 W. OLYMPIC BLVD

LOS ANGELES, CALIFORNIA 90019

Retail Investment Opportunity



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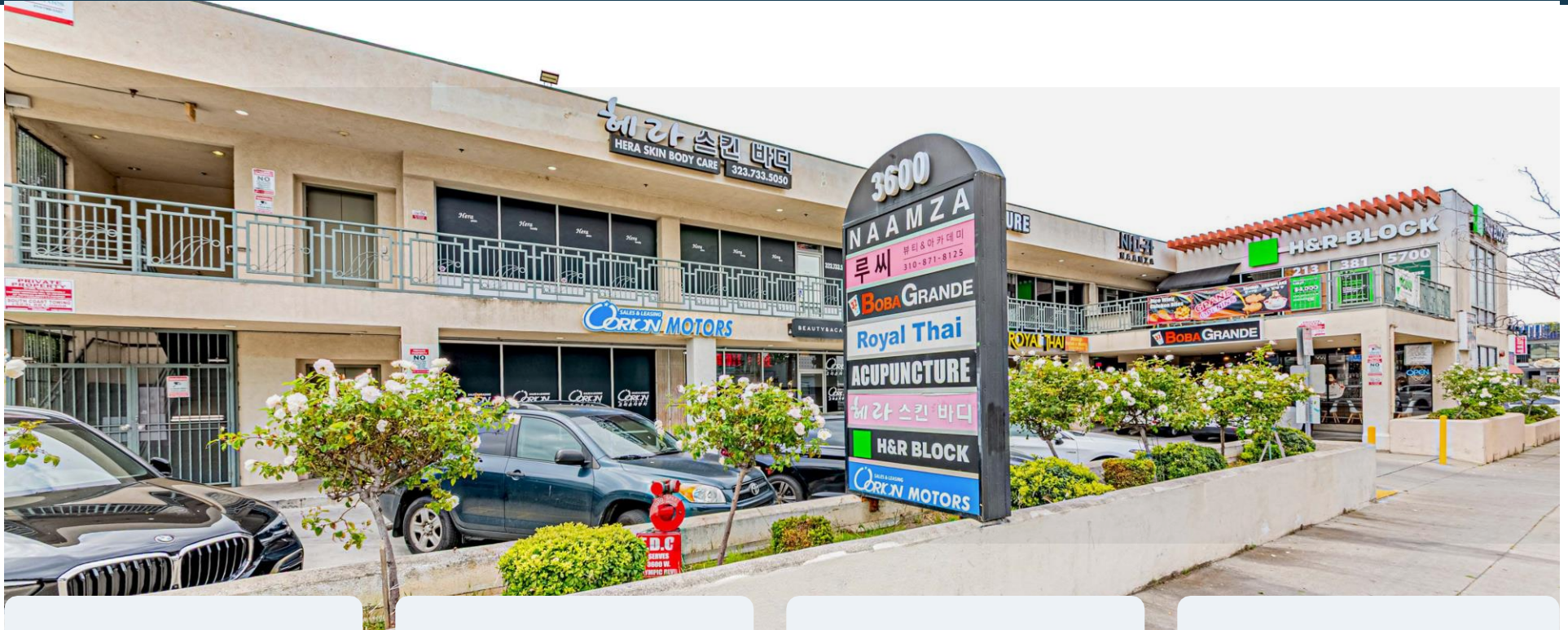
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INVESTMENT SNAPSHOT



\$5,740,000

LISTING PRICE

8,686 SF

GROSS LEASABLE AREA

100%

OCCUPANCY

\$246,933

ANNUAL NET INCOME

2007

YEAR BUILT

8

NUMBER OF UNITS

4.30%

CURRENT CAP RATE

2.76 / 1,000 SF

PARKING RATIO

Positioned for income today - with flexible C2 use potential.

INVESTMENT HIGHLIGHTS

01 PRIME MID-WILSHIRE / PARK MILE LOCATION

Strategically situated along Olympic Boulevard with proximity to Koreatown, Hancock Park, and Downtown Los Angeles.

03 MIXED-USE FLEXIBILITY

A modern two-story retail and office complex with 8,686 SF of gross leasable area. C2 zoning provides flexible use potential.

05 CONTEMPORARY CONSTRUCTION

Built in 2007 with Class B quality construction, concrete masonry structure, attractive storefronts, and upstairs suites.

02 HIGH-TRAFFIC EXPOSURE

Near Olympic Blvd and 3rd Avenue, the property benefits from daily traffic volume exceeding 40,000 vehicles.

04 IN-PLACE INCOME

Solid monthly rental income plus CAM/NNN collections, supported by staggered lease expirations and tenant performance.

06 AMPLE ON-SITE PARKING

24 parking spaces - 18 covered and 6 surface - equal to a 2.76 spaces per 1,000 SF parking ratio.

PROPERTY & FINANCING

PROPERTY

PROPERTY TYPE / CLASS	Retail
GROSS LEASABLE AREA	8,686 SF
YEAR BUILT	2007
PARKING RATIO	2.76 / 1,000 SF
RENT TYPE	NNN
ZONING	C2
OCCUPANCY RATE	100%
LISTING PRICE	\$5,740,000
NUMBER OF UNITS	8
COST PER UNIT	\$717,500
CURRENT GRM	15.50
CURRENT CAP	4.30%
COST PER RSF	\$660.83



RENT ROLL

Current monthly income composition

\$20,577.74

MONTHLY BASE RENT

\$10,284.22

MONTHLY NNN CHARGE

\$30,861.96

MONTHLY RENT COLLECTION

UNIT	SF	BASE RENT	NNN CHARGE	TOTAL RENT
1	641	\$1,815.37	\$705.10	\$2,520.47
2	1,051	\$3,258.10	\$1,261.20	\$4,519.20
3	979	\$3,189.19	\$1,510.00	\$4,699.19
4	713	\$2,317.00	\$1,100.00	\$3,419.00
5	1,157	\$3,068.66	\$1,785.00	\$4,853.66
6	1,049	\$2,727.40	\$1,132.92	\$3,859.92
7	972	\$2,082.41	\$1,500.00	\$3,582.41
8	837	\$2,119.61	\$1,290.00	\$3,409.61
TOTAL	8,686	\$20,577.74	\$10,284.22	\$30,861.96



Annualized Operating Data

GROSS ACTUAL INCOME

\$370,343.52

\$370,344

GROSS ACTUAL INCOME

\$246,933

NET OPERATING INCOME

4.30%

CURRENT CAP RATE

Income Profile

100% occupancy with NNN rent structure and total scheduled monthly rent collection of \$30,862.16.

Valuation Profile

LISTING PRICE	\$5,740,000
COST PER UNIT	\$717,500
COST PER RSF	\$661
CURRENT GRM	15.50
CURRENT CAP	4.30%

MARKET DEMOGRAPHICS

1,237,480

5-MILE POPULATION

\$61,131

5-MILE AVG. HH INCOME

\$973,681

5-MILE MEDIAN HOME VALUE

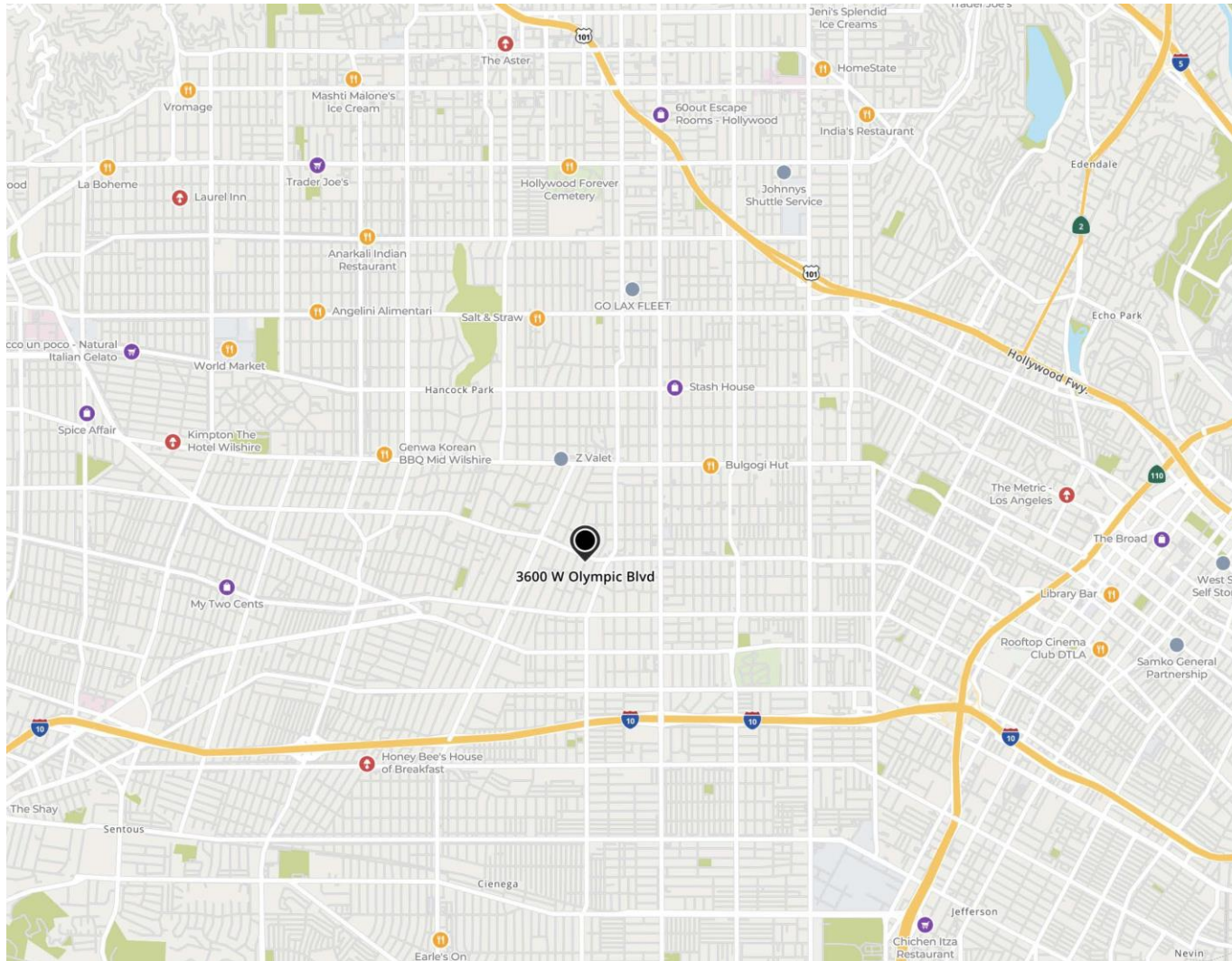
METRIC	1 MILE	3 MILES	5 MILES
2024 Total Population	67,114	582,142	1,237,480
2029 Population	65,622	568,141	1,205,531
Pop Growth 2024-2029	(2.22%)	(2.41%)	(2.58%)
Average Age	40	39	39
2024 Total Households	26,661	226,911	507,390
HH Growth 2024-2029	(2.36%)	(2.50%)	(2.51%)
Median Household Inc	\$50,852	\$52,859	\$61,131
Avg Household Size	2.40	2.40	2.30
Median Home Value	\$1,037,141	\$941,042	\$973,681
Median Year Built	1959	1956	1959

PROPERTY GALLERY

Exterior, storefront and site perspectives



AERIAL & LOCATION



Strategic Location

0.9 MILES

Koreatown

5.5 MILES

Downtown Los Angeles

3.4 MILES

Los Angeles County Museum of Art

OLYMPIC BLVD

High-visibility commercial corridor

C2 ZONING

Flexible commercial use potential

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