

REAL ESTATE AND BUSINESS FOR SALE



9,979± SF Food Processing Building on 74,566± SF Land

5503 & 5625 AVALON BLVD | 427-431 E 57TH ST | 442 E 57TH ST

LOS ANGELES, CA 90011 — AVALON FOODS



Offering Memorandum

Property Details

5625 Avalon Blvd	Food Processing
Building Area:	9,979± SF
Land Area:	52,666± SF
Year Built:	1938
Construction:	Wood Frame/Stucco & Block
Floor Cover:	Vinyl & Cement Slab
Clear Height:	14'-20'
Ground Level Loading Door:	8' x 10'
Power:	2000A/120-280V/3-Phase
Zoning:	LA C2-1VL-CPIO
Assessor's Parcel Number:	5101-004-026

427 E 57th Street	Parking Lot
Land Area:	5,100± SF
Zoning:	LA R2-1-CPIO
Assessor's Parcel Number:	5101-004-006

431 E 57th Street	Parking Lot
Land Area:	5,100± SF
Zoning:	LA R2-1-CPIO
Assessor's Parcel Number:	5101-004-005

The following may be purchased separately together:

5503 Avalon Blvd	Parking Lot
Land Area:	6,600± SF
Zoning:	LA C2-1VL-CPIO
Assessor's Parcel Number:	5101-003-001

442 E 57th Street	Parking Lot
Land Area:	5,100± SF
Zoning:	LA R2-1-CPIO
Assessor's Parcel Number:	5101-005-023

Property Highlights

- Purchase opportunity for food companies, catering firms, ghost kitchens, food truck routes, etc.
- 9,979± SF warehouse with various freezer & refrigerator storage on 74,556± SF of land
- Avalon Foods has \$3,600,000 annual gross income from food trucks and catering business — 35% margins
Food truck parking brings in \$100,000 per month
Commissary/wholesale food brings in \$200,000 per month
- 112 food truck stalls with wash hoses; 10 ice machines (5 ton each); 4 walk-in refrigerators; 1 freezer; dry warehouse storage; heavy power (buyer to verify); propane gas on site
- Main parcel's are located on the west side of Avalon Blvd block-to-block between 56th Street and 57th Street
- Main parcel's frontage on 3 streets: 255' on Avalon Blvd, 366' on 57th St, and 169' on 56th St
- Easy access in/out of greater Los Angeles — 5 blocks east of the Harbor (110) Freeway
- TOC: Tier 2 — C2/R2 zoning allows for future development
- Non-contiguous parcels at 5503 Avalon Blvd and 442 E 57th St may be purchased separately together (total of 11,700 SF)

Real Estate: \$9,000,000 (\$120.70 Per SF Land)

Business: \$4,000,000 (Includes Equipment)

Real Estate and Business Must Be Purchased Together

Seller Financing Available: \$5,000,000 | 5 Years | 4.5% Interest

About Avalon Foods

Avalon Foods is a licensed food service commissary that provides a one-stop shopping venue where business owners and aspiring entrepreneurs can choose from a wide variety of products and services for their food venture needs.

What sets us apart from our competitors is our commitment to delivering a highly versatile service that goes beyond client expectations.

We boast over 200 catering trucks on our lot, each complete with first-rate facilities to ensure that the freshness and quality of the products are maintained. Our facilities include a fully stocked warehouse, a section exclusively for meat and produce, a propane station and a 24-hour security and surveillance team. We likewise offer a huge assortment of products ranging from meat and produce to bakery goods.

To top it off, apart from our food business products and equipment, we do designing and printing services to help you out on your brand's advertising requirements. Indeed, a well-rounded assistance is the core purpose that continuously motivates Avalon Foods.

ACCREDITED BY THE LOS ANGELES COUNTY HEALTH DEPARTMENT

Committed to providing quality and dependable service and a sanitary storage for all your food supplies, Avalon Foods works hard to consistently obtain positive reviews and a stellar A-grade from the local health department.

OUR FOOD SERVICE PACKAGE INCLUDES

24-hour Security and Surveillance

We ensure that your products and all the supplies you need for your food business is kept secure at all times.

Competitive Product Pricing

Unlike our top competitors, our services are offered at affordable rates that fit well with your budget.

Electricity, Ice, and Water Supply

The freshness of your food products, kitchen utensils, and machinery are sustained thanks to our continuous supply of clean water, ice, and electricity.

Garbage and Grease Disposal

Our garbage and grease disposal systems ensure that sanitation and safety is practiced and maintained.

On-Call Mechanics

Should your facilities need repairing, we have mechanics on standby to help fix any damage on the facilities or equipment being used.

Permit and Licensing Assistance

We help you in processing the necessary documents so you can get started with running your own food venture.

FOOD TRUCK LEASING

We offer food trucks and trailers for lease available in different styles and sizes

At present, the demand for more original, fresh, and cutting edge food concepts makes this particular industry a real challenge to take on. As such, with the assistance of Avalon Foods, we help convert challenging customer demands into opportunities to strategize your marketing plans and help you introduce your up-and-coming food venture more effectively.

The world of catering and food truck business has dramatically changed in the last few years, and now is your time to seize the chance to grow your own competitive business. By helping you start your own food truck enterprise, you become the boss of your own company and you are also given the freedom to customize your own menu and choose your office hours.

FOOD TRUCK SALES

We sell both used and brand new food trucks so you are guaranteed to find a mobile kitchen that fits your business demands. Want to stand out among your competitors? You can customize the food truck of your desire to help attract more customers and enhance your branding as well as your food and catering services.

From the design and overall look to additional equipment such as dishwashers, flattop griddles, fryers, induction burners, grills, ovens, along with portable and walk-in refrigerators, you can get the upgrade that you need at a price that won't hurt your budget.

Avalon Foods Assets | Inventory

President's Office

8 Monitors for cameras
1 Large aquarium
1 Liberty safe
2 Guest chairs
1 Executive chair
1 File cabinet
1 Hutch
2 Side tables
1 Computer

Office

2 Monitors for cameras
1 Server
6 Computers
6 Calculators
5 Printers
10 Filing cabinets
7 Desk
7 Chairs
1 Hutch
7 Picture frames
1 Radio

Back Office

1 Safe
4 Filing cabinets

Back Warehouse

1 Host freezer
1 Veggie Freezer
1 Safe
7 Cabinets

Warehouse Office

2 Computers
1 Printer
3 Chair
3 Desk
4 Filing cabinets
2 Hutches

Warehouse Store

2 Computers
2 Printers
14 Shelves
1 Freezer
1 Refrigerator
1 Walk-in reach-in
1 Aquarium

Lunch Area

2 Mini refrigerators
1 Microwave oven
1 Coffee pot
1 Oven toaster
1 Time card machine
1 Table
14 Chairs

Cash Room

1 Money counting machine
2 Calculators
1 Money cart
1 Safe
1 Desk
3 Stand up shelves for storage

Additional Items

52 security cameras
12 Ice machines
2 Pallet jacks
2 Forklifts
1 Electric fork stacker
15 Large shopping carts
24 Small shopping carts
10 Ice carts
3 Cargo carts
2 Dollies
1 Ladder (inside)
2 Large ladders (outside)
2 Sinks for washing (outside)
1 Picnic table (outside)
1 Power washer
1 Compressor

Outside electrical plugs upgraded in 2023

Roof done in 2022



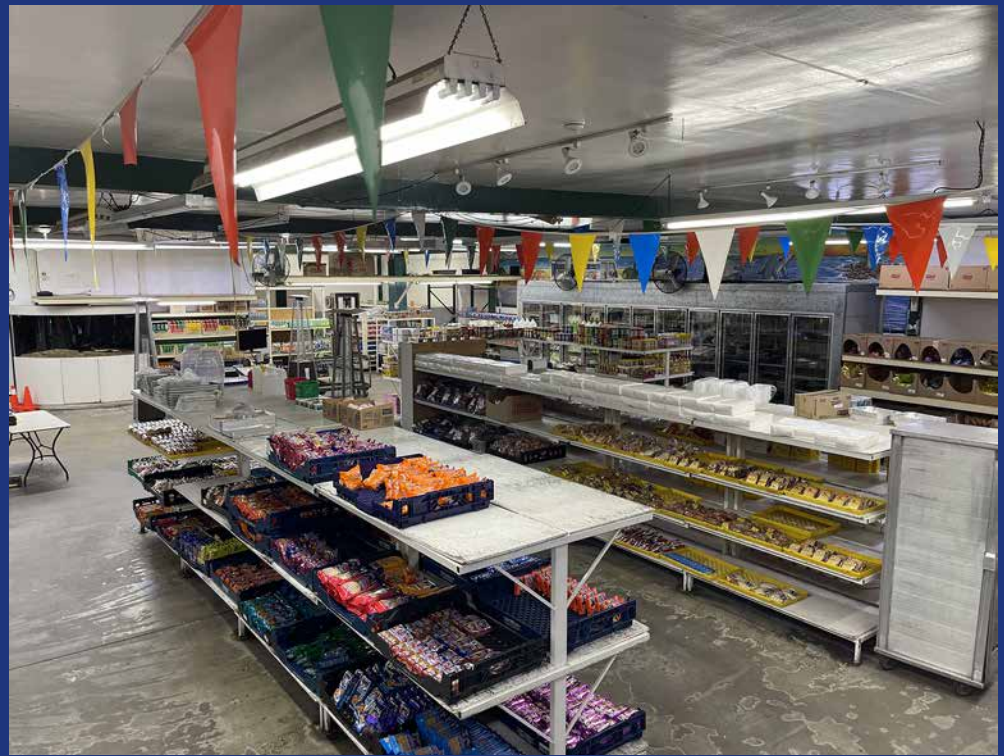
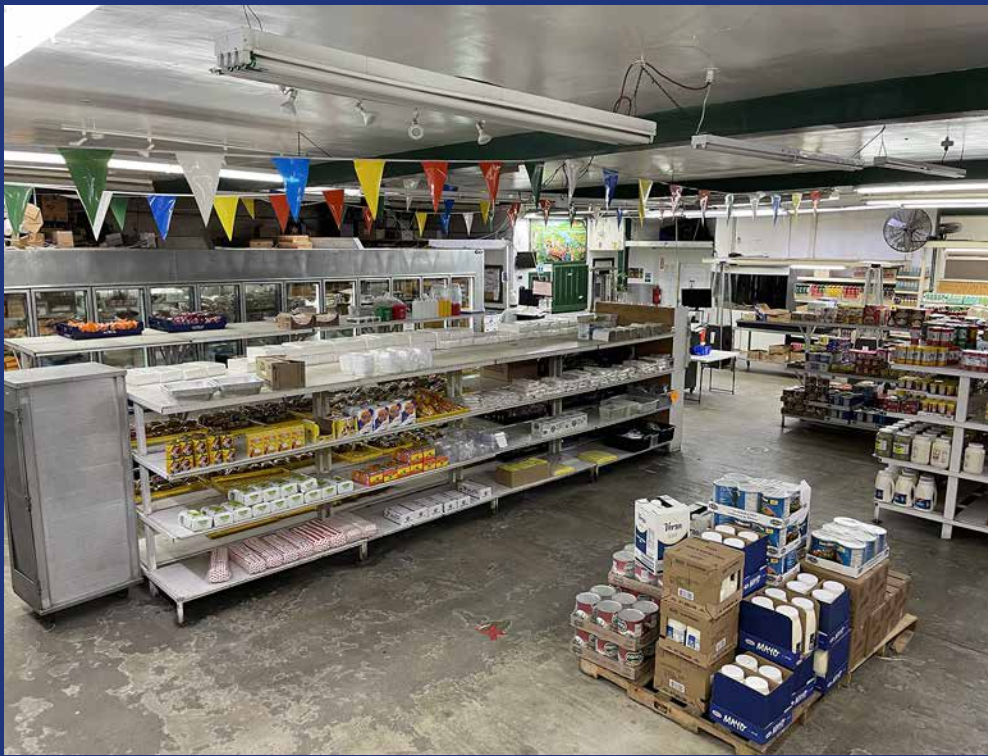
57th Street Entrance





Ice Machine





E 55th St

5503 Avalon Blvd
6,600 SF of Land
Available Separately



E 56th St



Avalon Blvd

Towne Ave

E 57th St

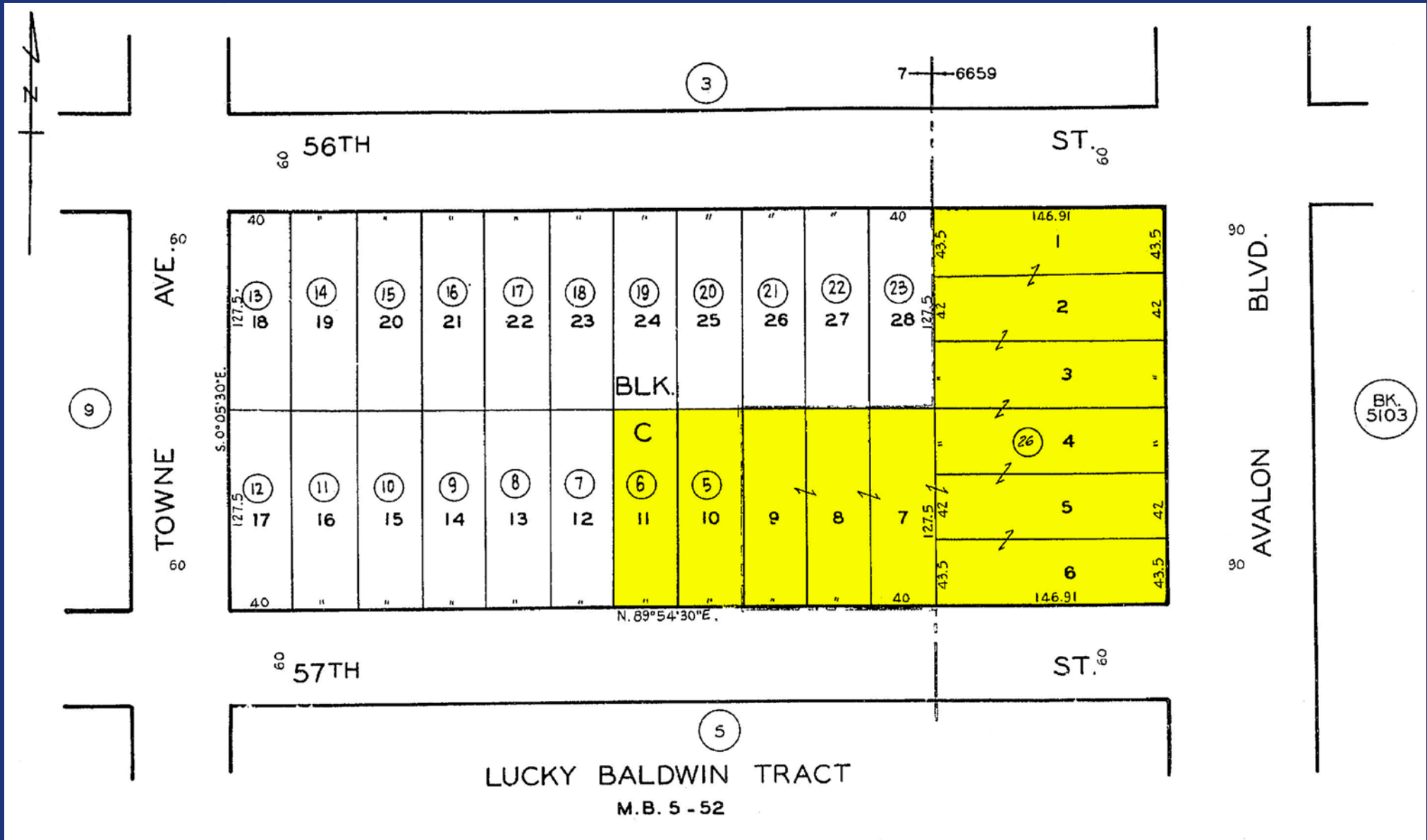
442 E 57th St
5,100 SF of Land
Available Separately



E 58th St



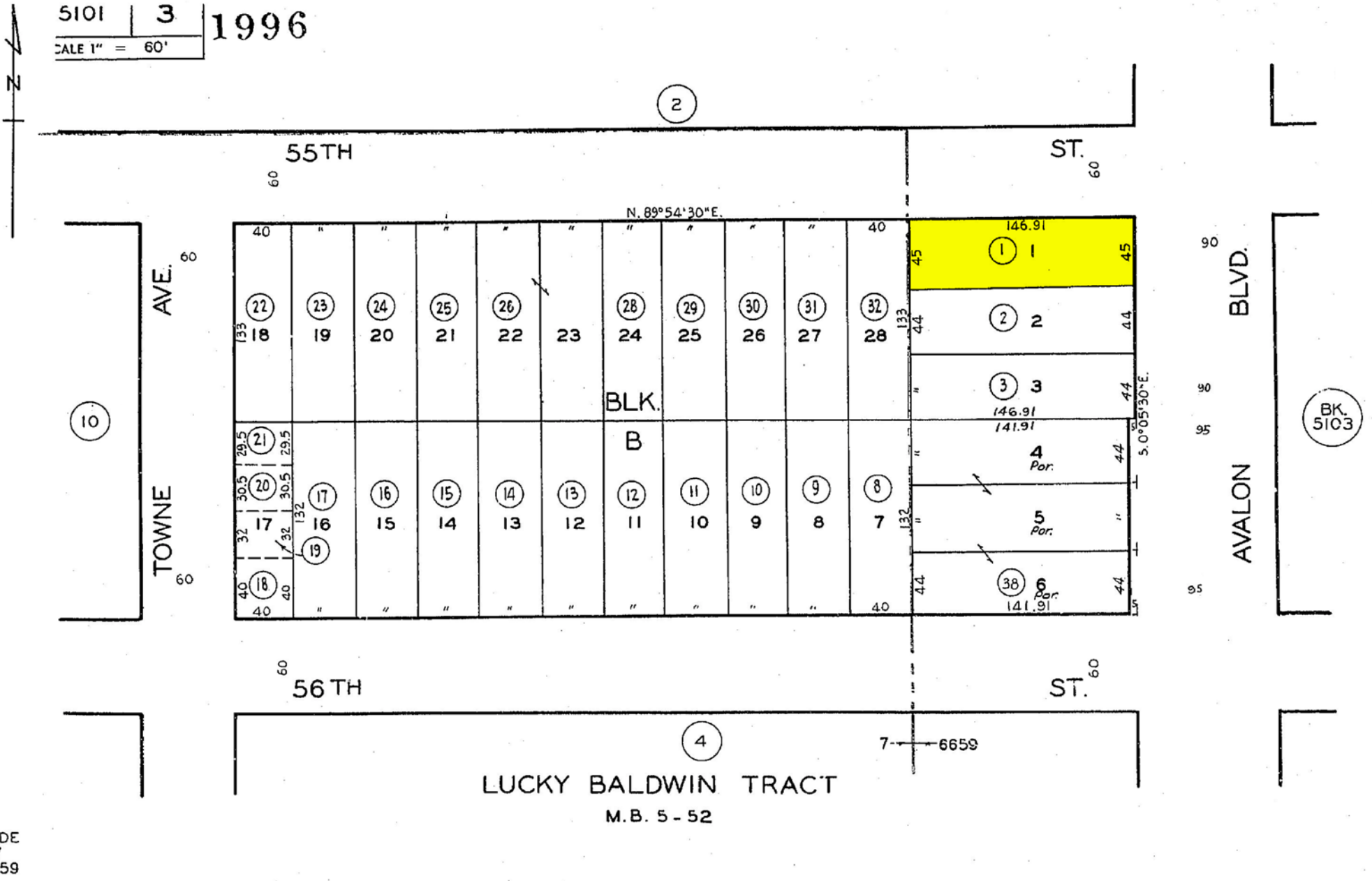
Plat Map: 5625 Avalon Blvd | 427 E 57th St | 431 E 57th St



Plat Map: 5503 Avalon Blvd

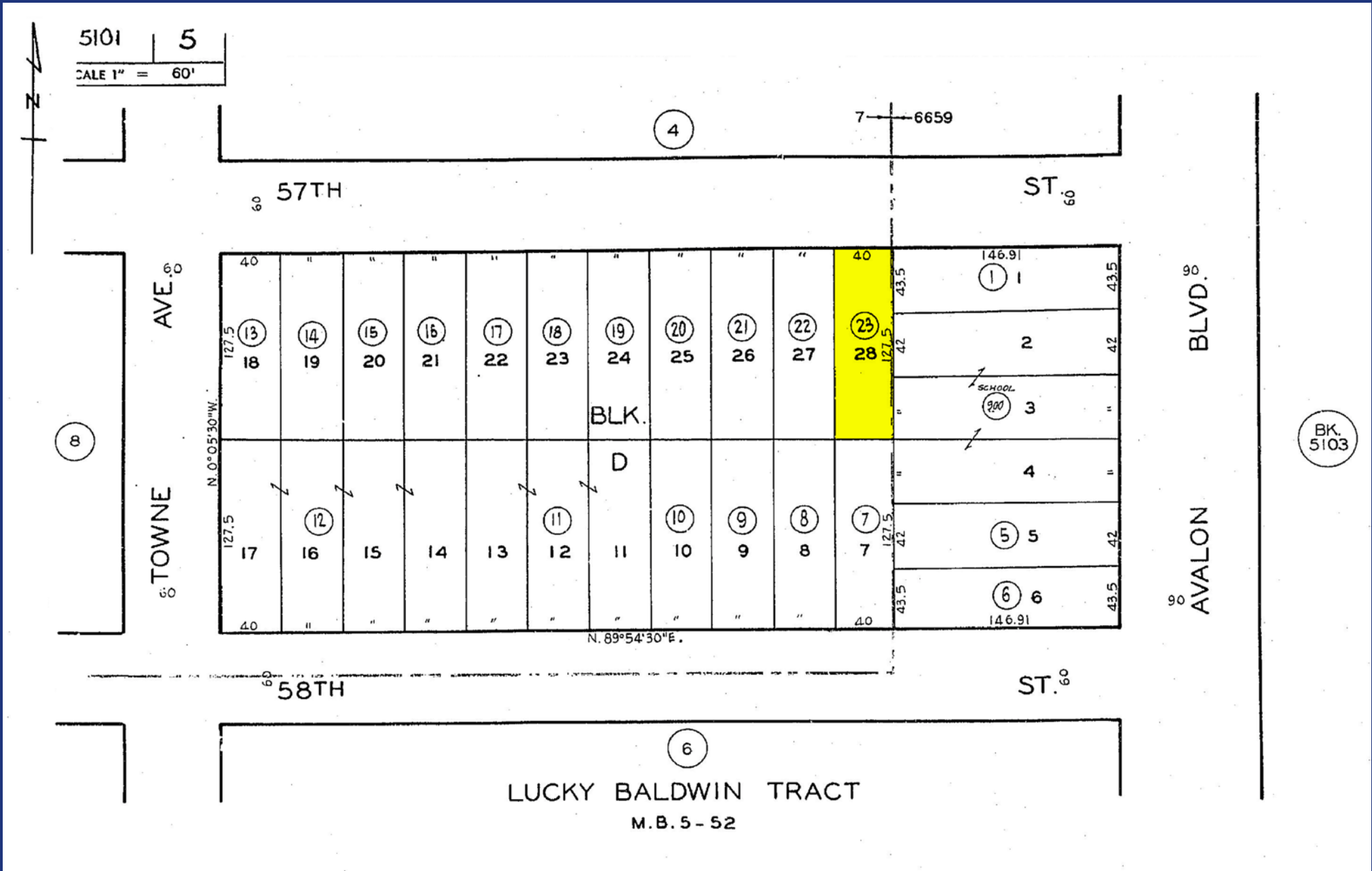
5101 | 3
SCALE 1" = 60'

1996

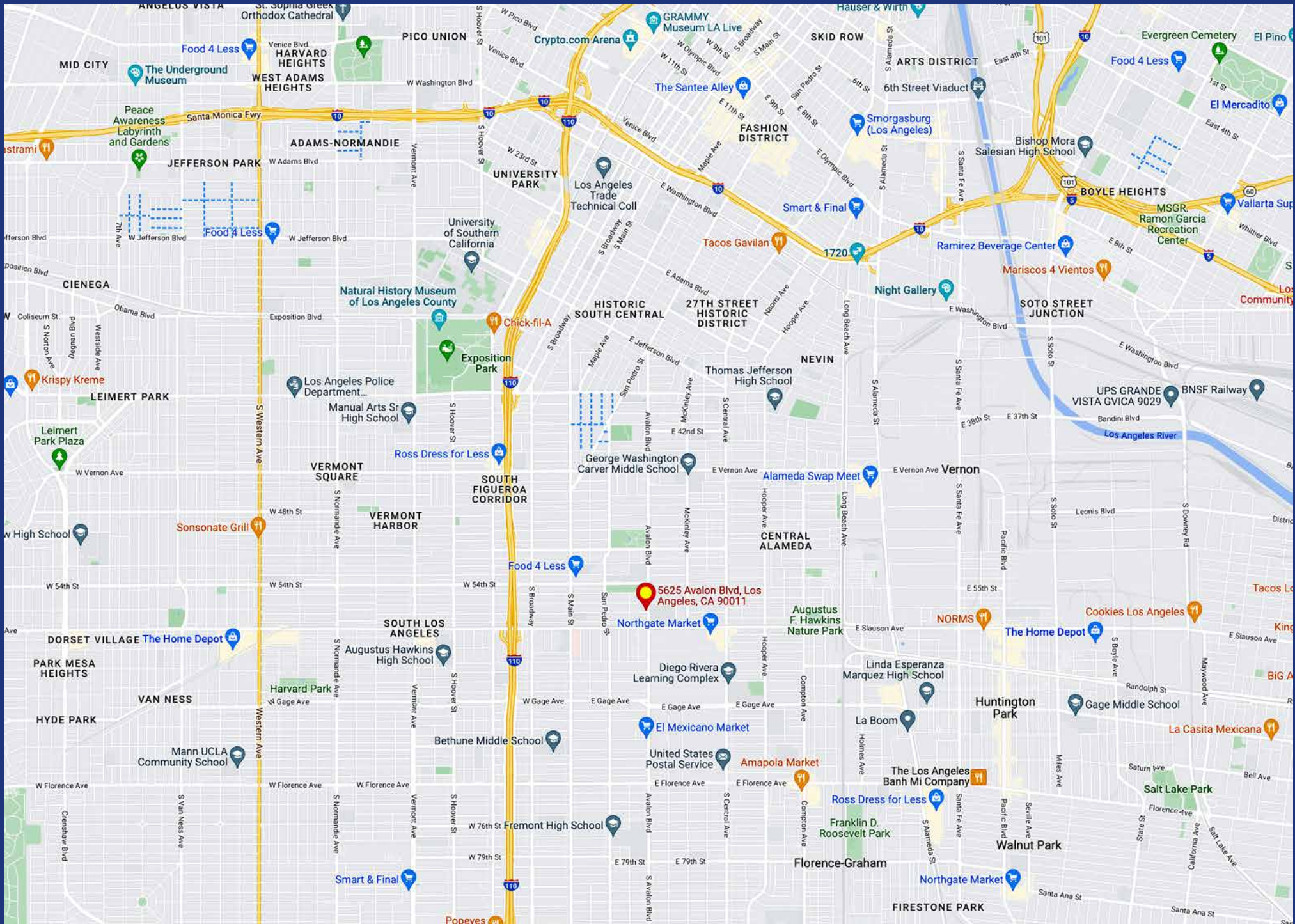


CODE
7
6659

Plat Map: 442 E 57th St



Area Map



Comparable Land Sale Values

5625 Avalon Blvd & 427-431 E 57th St, Los Angeles, CA 90011

Comparable Land Properties Sold Within a 2-Mile Radius During the Past 24 Months

Address	City	ZIP	Land Use	Bldg SF	Land SF	Sale Date	Sale Price	Per SF Land
3971-3977 Flower Dr	Los Angeles	90037	Commercial Land		13,939	02/20/2023	\$2,850,000	\$204.46
4420 S Broadway	Los Angeles	90037	Commercial Land		24,710	01/13/2023	\$3,150,000	\$127.48
7320 Broadway	Los Angeles	90003	Commercial Land	2,326	6,098	09/09/2022	\$795,000	\$130.37
6500 Avalon Blvd	Los Angeles	90003	Industrial Land		64,904	06/30/2022	\$8,500,000	\$130.96
135 E Vernon Ave	Los Angeles	90011	Auto Repair	156	5,739	12/13/2020	\$900,000	\$156.82

Average Price Per SF Land Value:

\$150.02

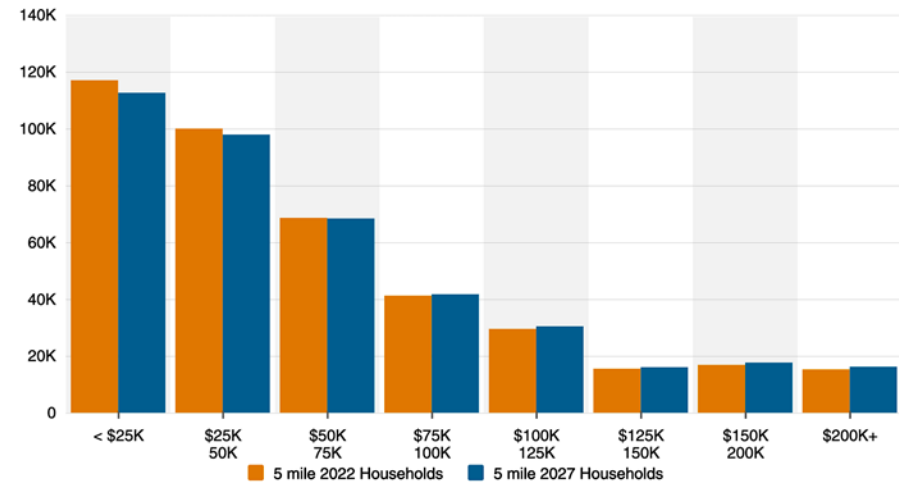
5625 Avalon Blvd & 427-431 E 57th St Comparable Sale Value:

\$9,431,108

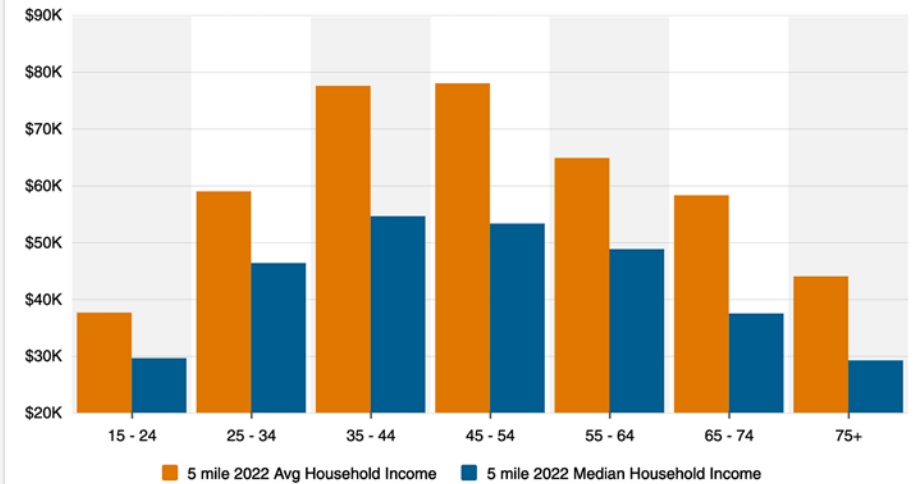
(Based Upon 62,866 SF of Land)

Neighborhood Demographics

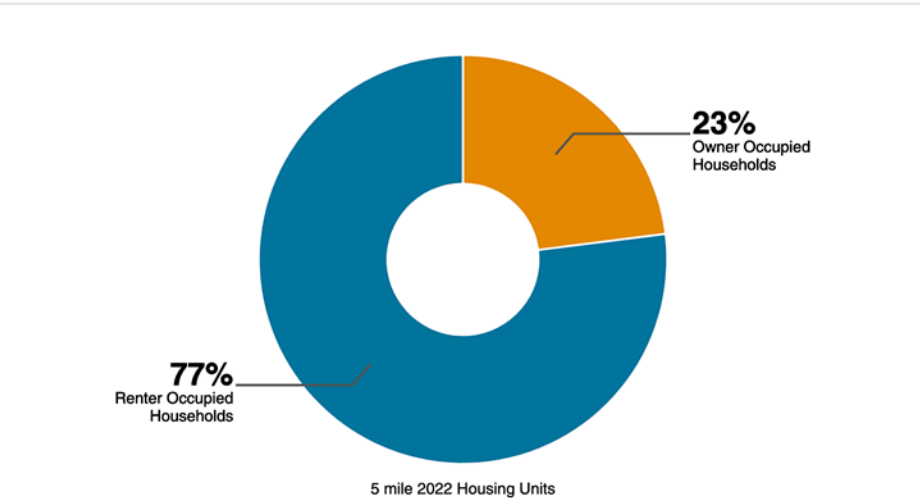
Household Income



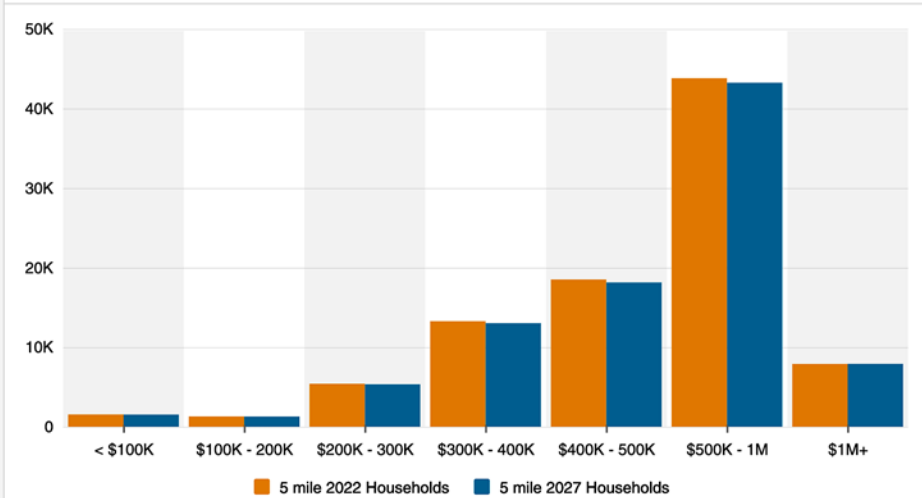
Household Income By Age



Housing Occupancy



Home Values



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442 E 57th Street
Los Angeles, CA 90011

9,979± SF Food Processing Building
74,566± SF of Land

Real Estate and Business Purchase
Opportunity — Avalon Foods



Exclusively offered by

Anthony S Behar

Executive Vice President

213.747.8426 office

310.880.2329 mobile

anthony@majorproperties.com

Lic. 01368565



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