

4610 - 4612 MANHATTAN BEACH BLVD

LAWNDALE, CA 90260

100% LEASED MIXED-USE PROPERTY

FOR SALE

List Price - \$2,750,000



SIGNALIZED CORNER

Welcome to a truly unique mixed-use investment opportunity located at the bustling, signalized corner of Manhattan Beach Blvd and Firmona Ave. This property, spanning two contiguous lots for a total of 18,668 sf, is a robust income-generating asset. Comprising five well-maintained buildings, it offers 5,509 sf of net rentable space, currently fully occupied by a stable mix of long-term commercial and residential tenants. The commercial wing is anchored by an established restaurant and a specialty upholstery shop, while the residential component features eight charming studio apartments. With the convenience of 18 on-site parking stalls and a prime location offering excellent visibility and access to major transport links, this property represents a highly desirable and secure investment in the vibrant Lawndale market.



List Price - \$2,750,000

APN - 4080002026, 4080002025

Total Bldg. Size - 5,509 sf

Lot Size - 18,668 sf

Number of Buildings - 5

Number of Units - 10 (2 Commercial, 8 Residential)

Year Built - 1955

Year Renovated - 2018

Property Type - Mixed-Use (Retail/Multifamily)

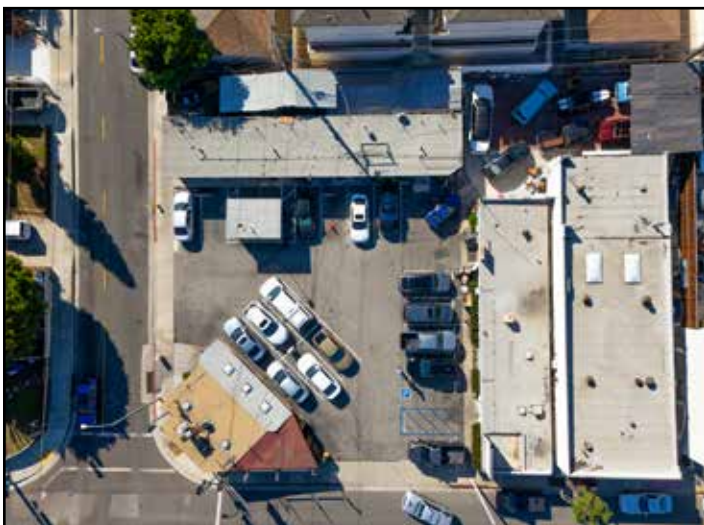
Occupancy - 100%

Parking - 18 Spaces

Zoning - LNM1

Cap Rate - 6.08%

Rent Control - California Tenant Protection Act (AB1482)



Easy to Schedule a Tour
24 Hour Notice Required - (Mon-Fri)

Contact Michael Talbot (310-422-4309)

Virtual Tour

<https://tour.caimagemaker.com/l/?id=183543>



Michael Talbot, License# 00645363
Residential & Commercial Investments
(310) 422-4309 cell

ESTATE
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TENANT OVERVIEW

The property features a diverse and stable tenant base, anchored by two long-term commercial tenants and supplemented by eight residential studio apartments. This ideal mix provides a consistent and reliable income stream, ensuring a secure and profitable investment for years to come.

COMMERCIAL ANCHORS

El Amigo Restaurant is a cherished local dining destination that has become a community staple. As a long-term tenant, it provides a steady income and attracts foot traffic. Amadeus Upholstery is a highly respected, specialized service business with deep community roots, offering a destination service that is resilient to e-commerce and economic shifts.

RESIDENTIAL STABILITY

Complementing the commercial tenants are eight recently updated residential studio apartments. This residential component provides a significant and reliable diversification of income. The high demand for affordable, well-located housing ensures consistent occupancy and rental growth potential, mitigating risk and enhancing the property's overall financial stability and appeal.

UNIT DESCRIPTION	SQUARE FOOTAGE	MONTHLY RENT
El Amigo Restaurant	1,360	\$5,700
Amadeus Upholstery	3,218	\$8,790
Studio Apartment #1	250	\$1,000
Studio Apartment #2	250	\$1,000
Studio Apartment #3	250	\$1,000
Studio Apartment #4	250	\$1,000
Studio Apartment #15	250	\$1,000
Studio Apartment #6	250	\$1,000
Studio Apartment #7	250	\$1,000
Studio Apartment #8	250	\$1,000
Total	5,509 SF	\$22,068



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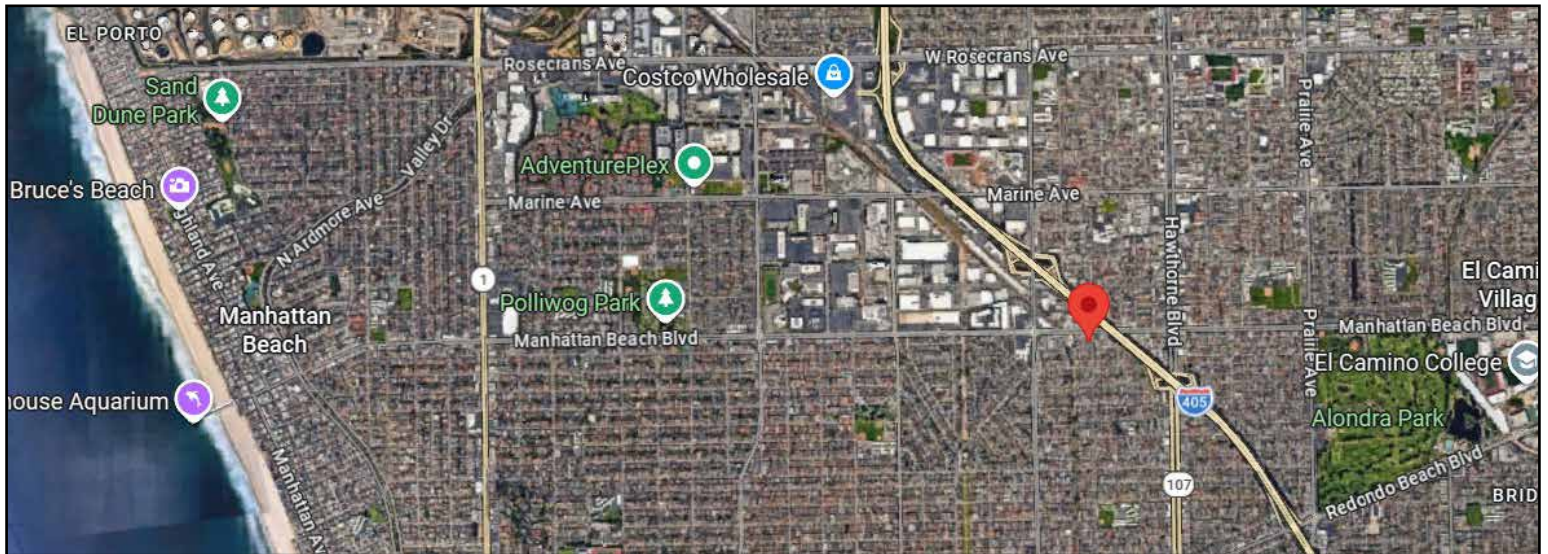
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ANNUAL OPERATING DATA

CATEGORY	AMOUNT
Gross Scheduled Income	\$269,880
Less: Vacancy Allowance (5%)	\$13,494
Effective Gross Income	\$256,386
Less: Total Operating Expenses	\$89,079
Net Operating Income (NOI)	\$167,300

Lawndale Rent Control - Statewide rent control - California Protection Act (AB 1482) (5% plus CPI - max at 10%).



"Your referrals are greatly appreciated"



Michael Talbot

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Email:

m.talbotre@gmail.com

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63 Malaga Cove Plaza,
Palos Verdes Estates, CA 90274



Information contained herein deemed to be reliable
but not guaranteed.