

# 600 E. Imperial Hwy

7-Eleven Anchored Retail Center



Los Angeles, CA 90059



APPROXIMATELY 4,000 SF RETAIL BUILDING ON 10,893 SF LAC2 ZONED CORNER LOT.

# 600 E. Imperial Hwy

*Los Angeles, CA 90059*

## DAVID YASHAR

Director  
(310) 724-8043  
dyashar@kw.com  
DRE# 01102638

## OMID SALEH

Agent  
(818) 384-4111  
osaleh@kw.com  
DRE# 01980838

## ERIC SIMONYAN

Agent  
(310) 724-8066  
esimonyan@kw.com  
DRE# 01984661



The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Keller Williams and it should not be made available to any other person or entity without the written consent of Keller Williams. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the Offering Memorandum. If you have no interest in the subject property at this time, please return this Offering Memorandum to Keller Williams.

This Offering Memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Keller Williams has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Keller Williams has not verified, and will not verify, any of the information contained herein, nor has Keller Williams conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Keller Williams has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Keller Williams's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Keller Williams and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook.

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 bridge over a river. The bridge has large, dark arches and is illuminated by streetlights. In the background, a city skyline with many lit skyscrapers is visible under a dark sky.

# Executive Summary

600 E. Imperial Hwy



## PROPERTY HIGHLIGHTS

- APPROXIMATELY 4,000 SF RETAIL BUILDING ON 10,893 SF LAC2 ZONED CORNER LOT.
- LOT FEATURES 2 POINTS OF INGRESS & EGRESS WITH A MONUMENT SIGN LOCATED AT THE SIGNALIZED CORNER.
- GREAT ACCESSIBILITY; CONVENIENTLY LOCATED JUST NORTH OF THE 105 FREEWAY & EAST OF THE 110 FREEWAY
- OUTSTANDING DEMOGRAPHICS; OVER 40,000 PEOPLE RESIDE WITHIN A 1-MILE RADIUS & OVER 400,000 PEOPLE RESIDE WITHIN A 3-MILE RADIUS.
- GREAT CAR TRAFFIC COUNTS; APPROX. 50,000 CARS PER DAY AT THIS SIGNALIZED INTERSECTION.
- PROPERTY PROVIDES GOOD ON-SITE PARKING, IN ADDITION TO AMPLE STREET PARKING.
- ADDITIONAL INCOME FROM A DOUBLE SIDED BILLBOARD!!!

# Property Summary

**PRICE** ■ 2,300,000

**YEAR BUILT** ■ 1987

**BUILDING SF** ■ 4,000

**LOT SF** ■ 10,893

**UNITS** ■ 3

**PARKING** ■ On-Site

**ZONING** ■ LA-C2

**APN** ■ 6072-004-026

\*Buyer to do their own Due Diligence



## Investment Highlights

- ±4,000 SF retail building on a 10,893 SF signalized corner lot
- Prime visibility with approx. 50,000 vehicles per day
- Additional income from double-sided billboard in parking lot
- Parking: ~13 on-site spaces + 1 handicap space
- Access: Two points of ingress/egress + monument sign at corner
- Excellent connectivity near 105 & 110 Freeways
- Ideal NNN investment with strong credit tenancy & minimal management
- Attractive opportunity in a high-traffic, high-visibility location

# Investment Overview

This approximately 4,000-square-foot retail building is strategically positioned on a 10,893-square-foot signalized corner lot, offering a versatile space suitable for a variety of business ventures. The property boasts a prime location at a bustling signalized intersection with impressive traffic counts of approximately 50,000 vehicles per day, ensuring high visibility and steady customer flow.

The center is currently leased to two tenants: a 7-Eleven (which has been subleased) and Spacetel LLC, a wireless retailer. Additional income is generated from a double-sided billboard located in the parking lot.

Spacetel LLC brings strong, proven retail presence to your property. As a premium authorized retailer for Cricket Wireless, Spacetel operates more than 200 stores across California, Oregon, Colorado and Arizona, supported by a team of 200–500 employees. Their business model centers on essential wireless services, monthly plans and device/accessory sales, offerings that tend to generate recurring customer traffic. That means consistent foot traffic, dependable lease payments and a tenant with a history of managing multiple retail locations successfully.

The property features approximately 13 on-site parking spaces plus one handicap space, two points of ingress and egress, and a monument sign at the signalized corner. Its proximity to the 105 and 110 Freeways provides convenient access for commuters.

This offering is ideal for an investor seeking a NNN property with a strong international credit tenant and a national tenant with over 200 locations. With minimal management requirements, this well-located center presents a compelling opportunity in a high-traffic area.



# Financial Analysis

Current Rent Roll										Proforma		
Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Monthly Rent	Rent/SF	Increases	Options	Lease Type	Proforma Rent	Proforma Rent/SF	Proforma Lease Type	
7-Eleven (Subleased)	3,300	8/1/14	12/31/26	\$8,530.50	\$2.59	10% on Option	(2)-5yr	NNN	\$9,383.55	\$2.84	NNN	
Spacetel LA, Inc.*	700	10/1/20	12/31/30	\$3,475.00	\$4.96	3%/yr	(1)-5yr	NNN	\$3,686.63	\$5.27	NNN	
Billboard**		2/1/92	m-m	\$83.33					\$83.33			
<b>Total Square Feet</b>	<b>4,000</b>			<b>\$12,088.83</b>					<b>\$13,153.51</b>			

\* Flat rent thru 12/31/2027 followed by 3% yearly increases & 1 (5) year Option at 3% increase

\*\* Billboard Pays Yearly in August

## INVESTMENT SUMMARY

<b>Price:</b>	<b>\$2,300,000</b>
<b>Year Built:</b>	<b>1987</b>
<b>SF</b>	<b>4,000</b>
<b>Price / SF:</b>	<b>\$575.00</b>
<b>Lot Size (SF):</b>	<b>10,893</b>
<b>Price/SF (Lot):</b>	<b>\$211.14</b>
<b>Units:</b>	<b>3</b>
<b>Parking:</b>	<b>On-Site</b>
<b>Zoning:</b>	<b>LA-C2</b>
<b>APN:</b>	<b>6072-004-026</b>
<b>Current Cap Rate:</b>	<b>6.3%</b>
<b>Proforma Cap Rate:</b>	<b>6.7%</b>

	Current	Proforma
<b>Gross Rent</b>	\$145,066	\$157,842
<b>TOTALS</b>	<b>\$145,066</b>	<b>\$157,842</b>
<b>Annualized Income</b>	<b>Current</b>	<b>Proforma</b>
Gross Potential Rent	\$145,066	\$157,842
Less: Vacancy	\$0	(\$3,157)
Reimbursements	\$41,550	\$41,550
<b>Effective Gross Income</b>	<b>\$154,666</b>	<b>\$164,285</b>
Less: Expenses	(\$41,550)	(\$41,550)
<b>Net Operating Income</b>	<b>\$145,066</b>	<b>\$154,685</b>
<b>Annualized Expenses</b>	<b>Current</b>	<b>Proforma</b>
Property Taxes	\$28,750	\$28,750
Insurance	\$6,000	\$6,000
Utilities	TENANT	TENANT
Repairs & Maintenance	\$1,800	\$1,800
Management	\$5,000	\$5,000
<b>Total Expenses</b>	<b>\$41,550</b>	<b>\$41,550</b>
<b>Expenses Per RSF</b>	<b>\$10.39</b>	<b>\$10.39</b>





# PRIME CENTRAL LOCATION



A nighttime photograph of a bridge over a river. The bridge is a concrete structure with multiple arches and is illuminated by streetlights. In the background, a city skyline is visible, with the Bunker Hill Tower being a prominent feature. The sky is dark, and the overall atmosphere is urban and industrial.

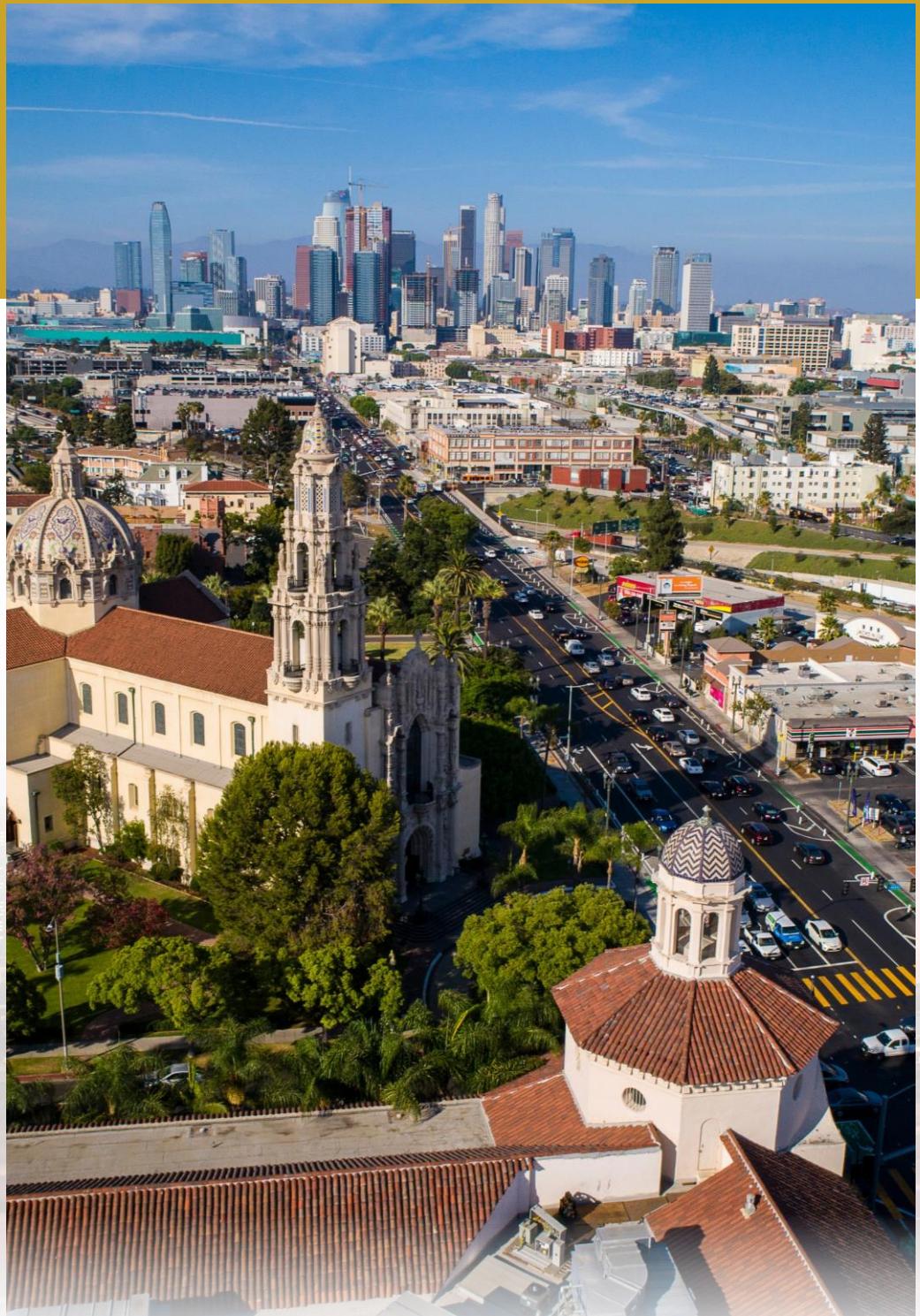
# Location Overview

600 E. Imperial Hwy

# SOUTH Los Angeles

South Los Angeles is a densely populated and economically active trade area with an estimated 790,000 to 800,000 residents and population densities reaching more than 17,000 people per square mile, creating consistent foot and vehicle traffic throughout the day. The region supports a broad mix of employers across retail, services, manufacturing, wholesale, and transportation, which contributes to a strong daytime population and steady customer flow for neighborhood retail centers.

With major arteries like the 105 and 110 freeways feeding into the area and a large base of small and mid-sized businesses, well-located properties along established corridors such as Imperial Highway benefit from both local demand and commuter activity, making this pocket of South Los Angeles a reliable environment for daily-needs and service-oriented tenants.



# SOUTH LOS ANGELES



# The Neighborhood

## SOUTH LA



Located along Imperial Highway in South Los Angeles, this property benefits from a highly connected urban setting with proximity to major employment, transit, and redevelopment zones. Residents enjoy convenient access to the rapidly transforming Inglewood area, home to SoFi Stadium and the Intuit Dome, as well as growing commercial investment along the Century Boulevard and Crenshaw corridors. The property is minutes from USC and Exposition Park, featuring cultural landmarks such as the California Science Center and the Natural History Museum, and benefits from connectivity to LAX and major freeway systems including I-105 and I-110. Positioned on a residential street within an evolving urban environment, the location offers a balance of neighborhood stability with excellent access to regional job centers, transit networks, and ongoing revitalization efforts in South Los Angeles.

LUCAS  
MUSEUM  
OF NARRATIVE ART

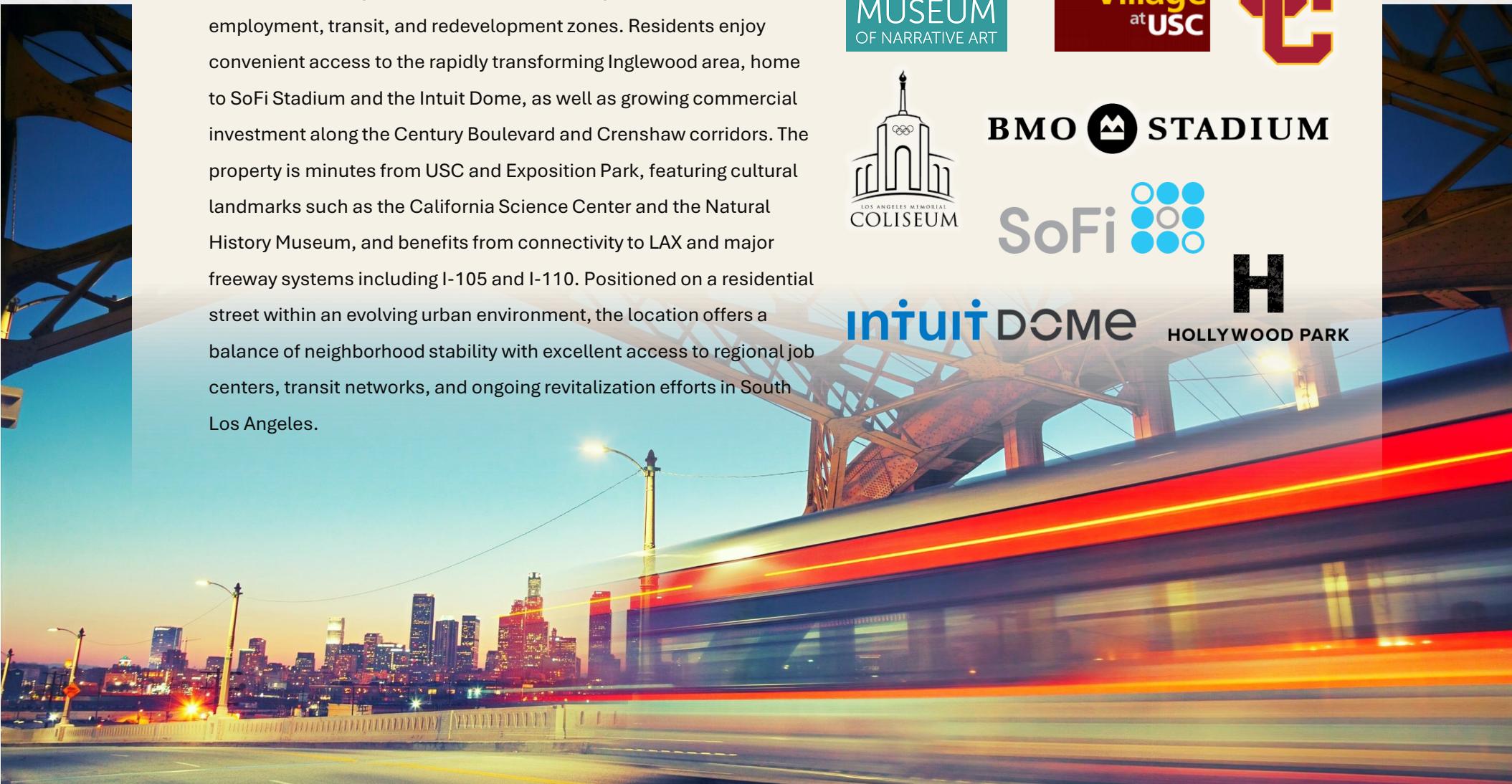
The Village  
at USC



BMO STADIUM

SoFi

H  
HOLLYWOOD PARK



# World-Class SPORTS DESTINATION



intuit DOME



YouTube Theater

KIA FORUM



## Area Landmarks



SoFi

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

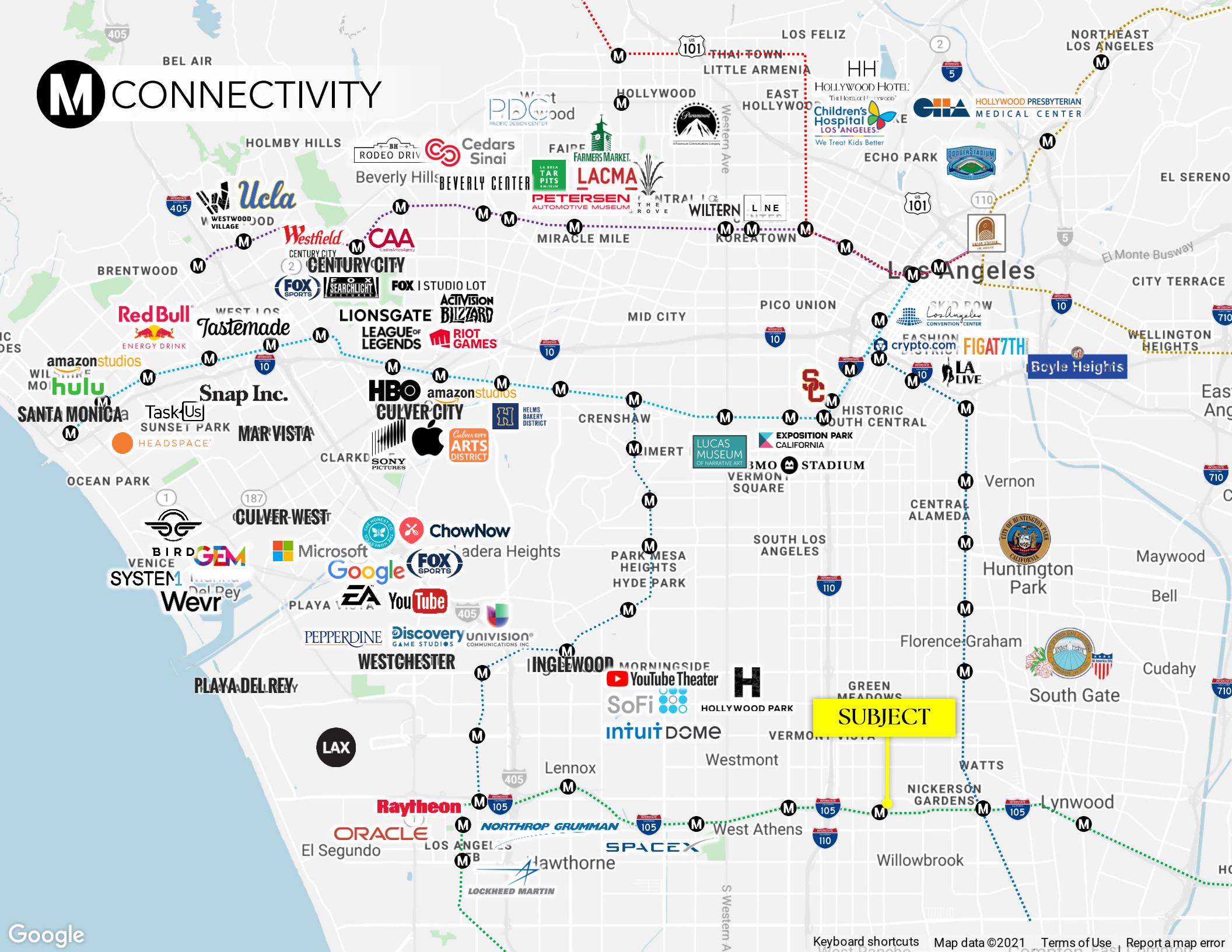
8 FIFA World Cup Matches in 2026, Superbowl 61 in 2027, the 2028 Olympic Games, and the NBA All-Star Game Weekend in 2026.

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.





# CONNECTIVITY



# 600 E. Imperial Hwy

*Los Angeles, CA 90059*

## DAVID YASHAR

Director  
(310) 724-8043  
[dyashar@kw.com](mailto:dyashar@kw.com)  
DRE# 01102638

## OMID SALEH

Agent  
(818) 384-4111  
[osaleh@kw.com](mailto:osaleh@kw.com)  
DRE# 01980838

## ERIC SIMONYAN

Agent  
(310) 724-8066  
[esimonyan@kw.com](mailto:esimonyan@kw.com)  
DRE# 01984661

