



FOR SALE

1611-1615 E. Cesar Chavez,
Los Angeles, CA 90033



real

POWERED BY

RISE
REAL ESTATE

PROPERTY AERIAL MAP



E CESAR E CHAVEZ AVE

1611-1615



PROPERTY OVERVIEW



TYPE

Commercial/Office/Residential
(mixed use)



SIZE

6,156 SF



PRICE

\$1,200,000



CAP RATE

7.95%



PARKING

6 on-site parking spaces plus 2
garage spaces.



METERING

Gas and electricity are
separately metered



YEAR BUILT

1952



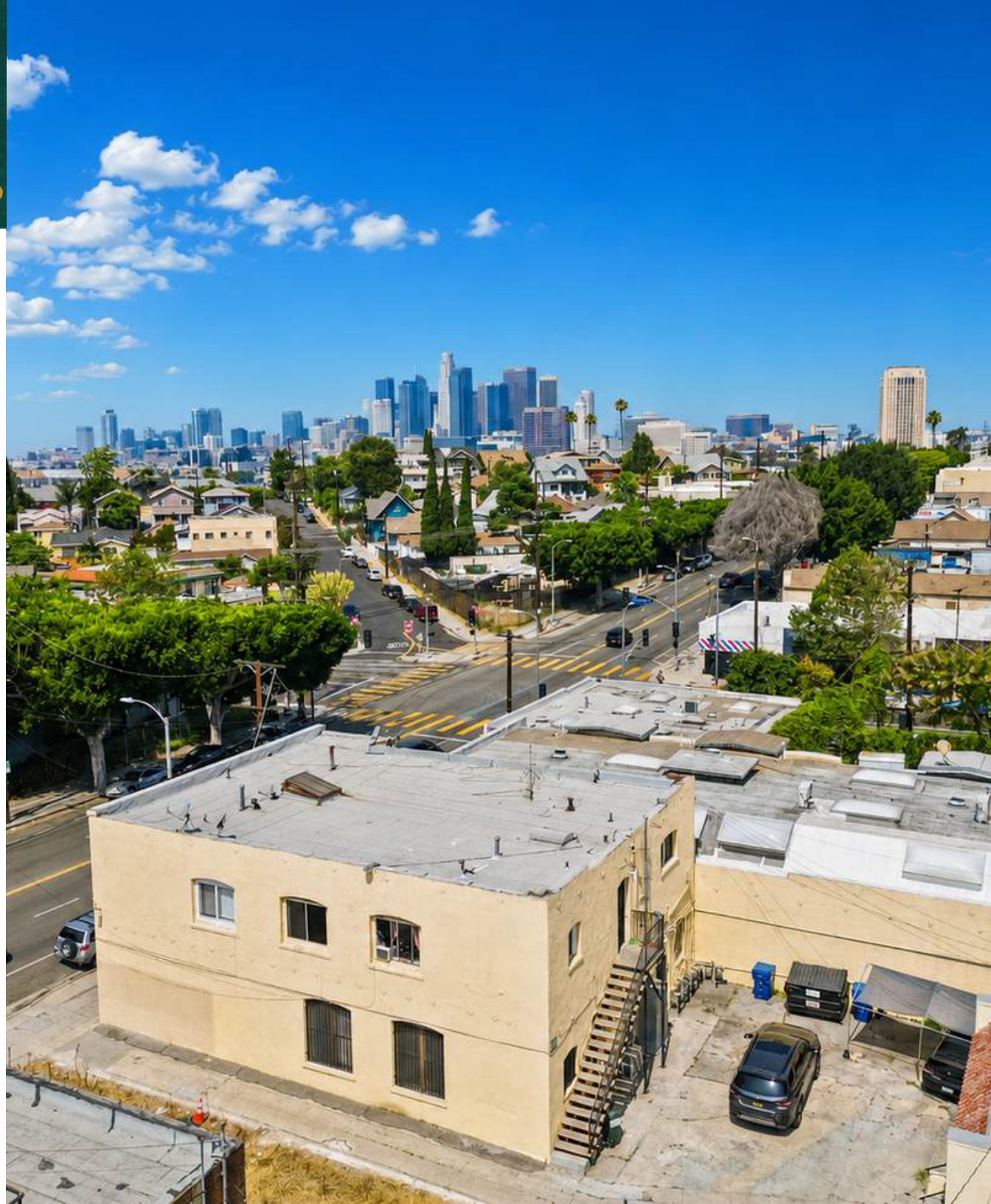
ZONING

LAC2-1



PARCEL NUMBER

5174-010-033



PROPERTY SHOWCASE



DIVERSE MIXED-USE INVESTMENT

Property consists of two commercial storefronts alongside multiple residential units, creating diversified income potential.



ESTABLISHED COMMERCIAL INCOME

One retail storefront is occupied by a long-term art studio tenant paying \$2,750/month with built-in annual \$250 rent increases.



VALUE-ADD LEASING OPPORTUNITY

Second commercial storefront is currently vacant and was previously marketed at \$2,500/month, offering immediate upside potential.



MULTIPLE RESIDENTIAL UNITS

Residential improvements include a standalone house, four upstairs 1 bed / 1 bath units, and an additional renovated unit above the garage.



RENOVATED FEATURES & VACANCY UPSIDE

Select residential units feature updated finishes and granite countertops, while two vacant upstairs units provide additional lease-up and value-add opportunities.

PROPERTY FINANCIAL OVERVIEW



RENT ROLL

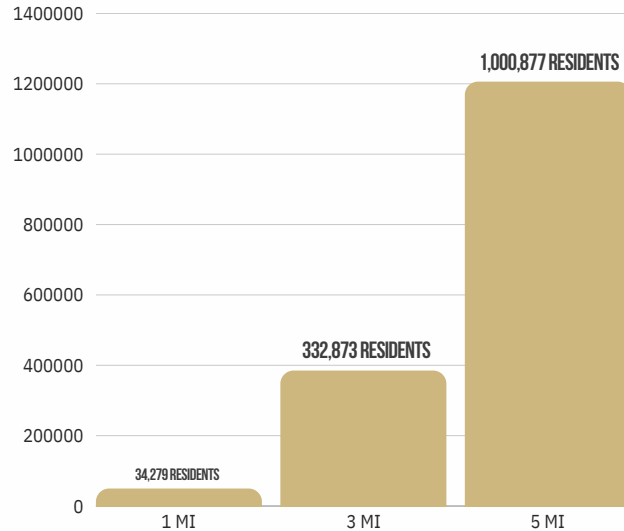
UNIT	MIX	MONTHLY	UNIT SF	PROFORMA
1611	COMMERCIAL	\$2,750.00	TBD	\$2,700.00
1615	COMMERCIAL	\$2,200.00	VACANT	\$2,700.00
1613 #1	STUDIO/1 BATH	\$1,700.00	TBD	\$1,800.00
1613 #2	STUDIO/1 BATH	\$1,700.00	TBD	\$1,800.00
1613 #3	STUDIO/1 BATH	\$750.00	TBD	\$1,800.00
1613 #4	STUDIO/1 BATH	\$1,800.00	TBD	\$1,800.00
1615 ½	HOUSE 2BD/1 BTH	\$810.00	TBD	\$2,500.00
1615 ¾	1 BED / 1 BATH	\$1,200.00	TBD	\$1,800.00
TOTAL				\$16,900.00

FINANCIAL ANALYSIS		ACTUAL	PROFORMA
ANNUAL GROSS INCOME		\$154,920.00	\$202,800.00
LAUNDRY		\$0.00	\$0.00
LESS VACANCY		\$5,422.00	\$5,422.00
ADJUSTED GROSS INCOME		\$149,497.80	\$195,702.00
LESS EXPENSES		\$54,055.55	\$54,055.55
NET OPERATING INCOME		\$95,442.25	\$141,646.45
LESS DEBT SERVICE		\$64,656.00	\$64,656.00
PRE-TAX CASH FLOW		\$30,786.25	\$76,990.45
PERCENT RETURN		2.57%	6.42%
CAP RATE		ACTUAL	PROFORMA
CAP RATE		7.95%	11.80%

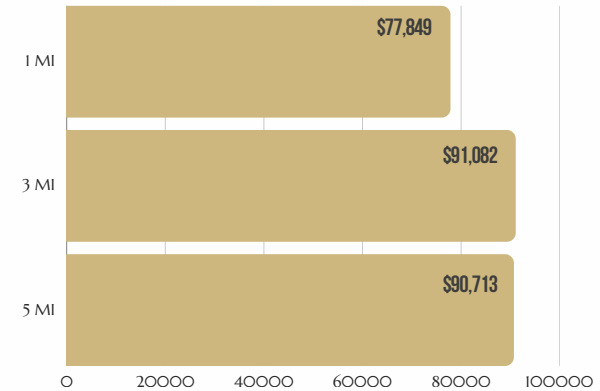
OPERATING EXPENSES	
PROPERTY TAX (0135)	\$20,688.75
INSURANCE	\$6,000.00
UTILITIES-ELECTRIC WATER & SEWER	\$9,600.00
GAS SEPARATED METER	\$0.00
REPAIRS/MAINTENANCE/RESERVES	\$4,700.00
LANDSCAPING	\$720.00
LAHD	\$1,100.00
MISC.	\$3,500.00
PEST CONTROL	\$1,200.00
FIRE PROTECTION/FIRE EXTINGUISHER	\$350.00
MANAGEMENT	\$6,196.80
TOTAL	\$54,055.55

COMMUNITY PROFILE

POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
E Cesar E Chavez Ave	Echandia St	15,165 vehicles/day	.02miles
E Cesar E Chavez Ave	Echandia St	14,976 vehicles/day	.02miles
N Boyle Ave	Bridge St	3,059 vehicles/day	.06miles
N Boyle Ave	Bridge St	3,072 vehicles/day	.06miles
N Boyle Ave	E Cesar E Chavez Ave	4,658 vehicles/day	.06miles
N Boyle Ave	E Cesar E Chavez Ave	4,679 vehicles/day	.06miles
E Cesar E Chavez Ave	Echandia St	14,532 vehicles/day	.08miles
E Cesar E Chavez Ave	Echandia St	14,379 vehicles/day	.08miles
E Cesar E Chavez Ave	N Boyle Ave	18,131 vehicles/day	.09miles
E Cesar E Chavez Ave	N Boyle Ave	17,886 vehicles/day	.09miles



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ARIE ROSE

Founder | DRE 02226762

- 424.421.4241
- arie@roseandcogroup.com
- roseandcogroup.com



ABIGAIL YEBOAH

Commercial Agent | DRE 02207861

- 562.350.7347
- abigail@roseandcogroup.com
- roseandcogroup.com