FOR SALE & LEASE

RENOVATED CORNER RETAIL · INVESTMENT OR OWNER-USER

±7,017 SF
RENOVATED RETAIL BUILDING

$1,595,000
ASKING PRICE

$1.65/SF MG
ASKING LEASE RATE

RTI PERMITS
5-UNIT TOWNHOME DEVELOPMENT

3700

E CESAR E CHAVEZ AVE

Los Angeles, CA 90063

Saxum West

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CONTENTS

A newly renovated ±7,017 SF corner retail building in East Los Angeles, offered with Ready-to-Issue permits for a five-unit townhome development.

Saxum West

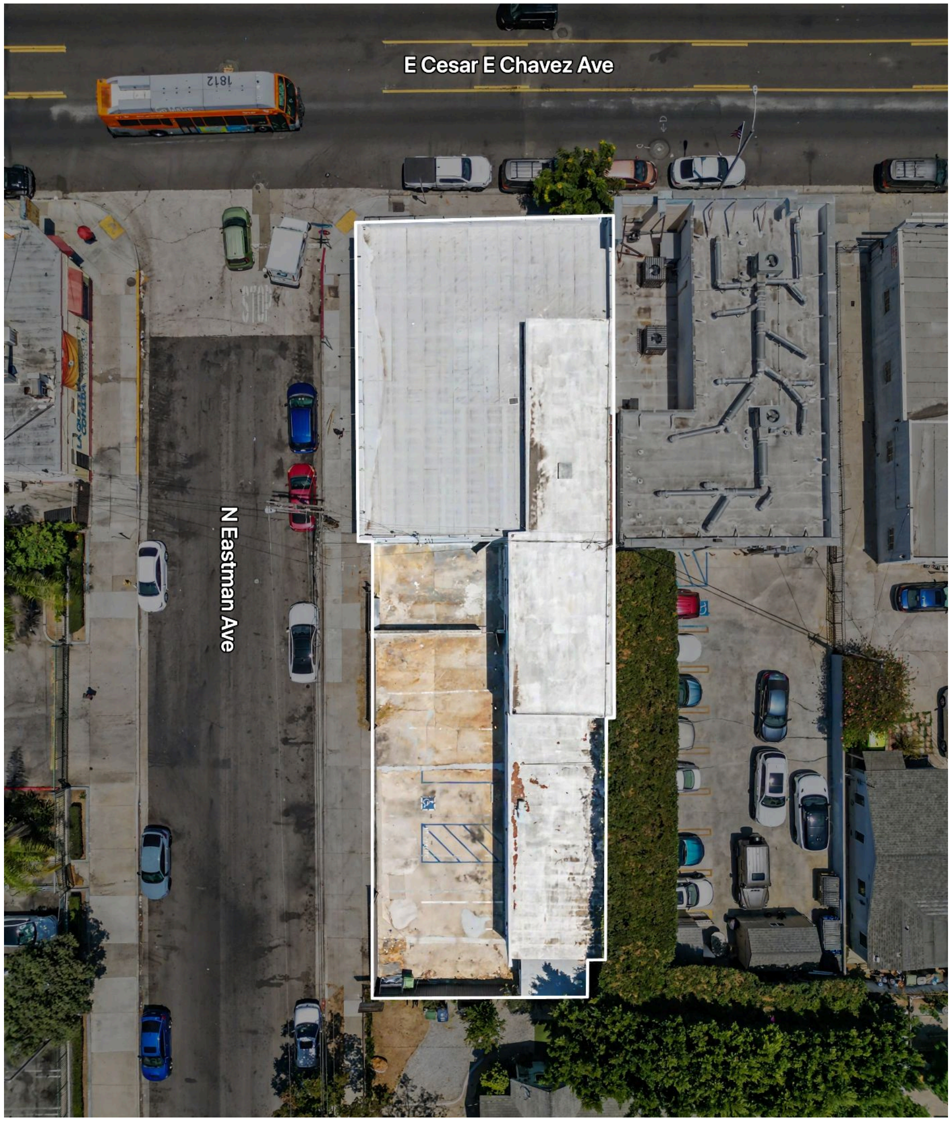
THE OFFERING

Saxum West is pleased to present 3700 E. Cesar E. Chavez Avenue, a newly renovated ±7,017 SF single-tenant retail building at the hard corner of Cesar Chavez Avenue and Eastman Avenue in the heart of East Los Angeles. The offering comprises ±5,660 SF of ground-floor retail with 12-foot ceilings and ±1,357 SF of usable mezzanine connected by interior staircase, plus a gated rear parking lot for seven cars with a separate, secure loading area.

The building has been brought to improved shell / white-box condition — new roof, new 200A electrical service, all-new recessed LED lighting, two restrooms, new drywall and fresh paint — with a current Certificate of Occupancy. Zoned LCC3, one of the broadest commercial designations in unincorporated Los Angeles County, the Property accommodates retail, medical, fitness, daycare and professional uses by right.

At the asking lease rate of $1.65 per SF Modified Gross, the Property generates approximately $138,900 in gross scheduled income and supports a ±6.4% proforma capitalization rate at the asking price. Ready-to-Issue permits for a five-unit townhome development at the rear of the lot add entitled upside without committing the next owner to it.

OFFERING PRICE	PRICE / SF	PROFORMA CAP
$1,595,000	$227	±6.4%
BUILDING SF	LOT SF	BUILT / RENOVATED
±7,017	±7,500	1932/2025



PROPERTY HIGHLIGHTS

01 **Hard-Corner Visibility**

50 feet of frontage at the corner of Cesar Chavez and Eastman Avenues, with two-street exposure and standout signage on one of East LA's primary commercial spines.

02 **Turnkey White-Box Condition**

2025 renovation: new roof, 200A electrical, recessed LED lighting, two restrooms and a current C of O — cutting the typical 6–9 month improvement timeline.

03 **Anchored Trade Area**

Directly across the street from Superior Grocers and CVS Pharmacy — the two highest-traffic anchors in the trade area — with Brooklyn Hardware, clinics and dense neighborhood retail surrounding.

04 **Broad LCC3 Zoning**

By-right retail, auto parts, building supply, medical/dental, fitness, daycare and professional uses under one of unincorporated LA County's broadest commercial zones.

05 **Investor or Owner-User**

±6.4% proforma cap at the asking lease rate for passive investors — or an SBA-eligible owner-occupier basis at $227 per square foot.

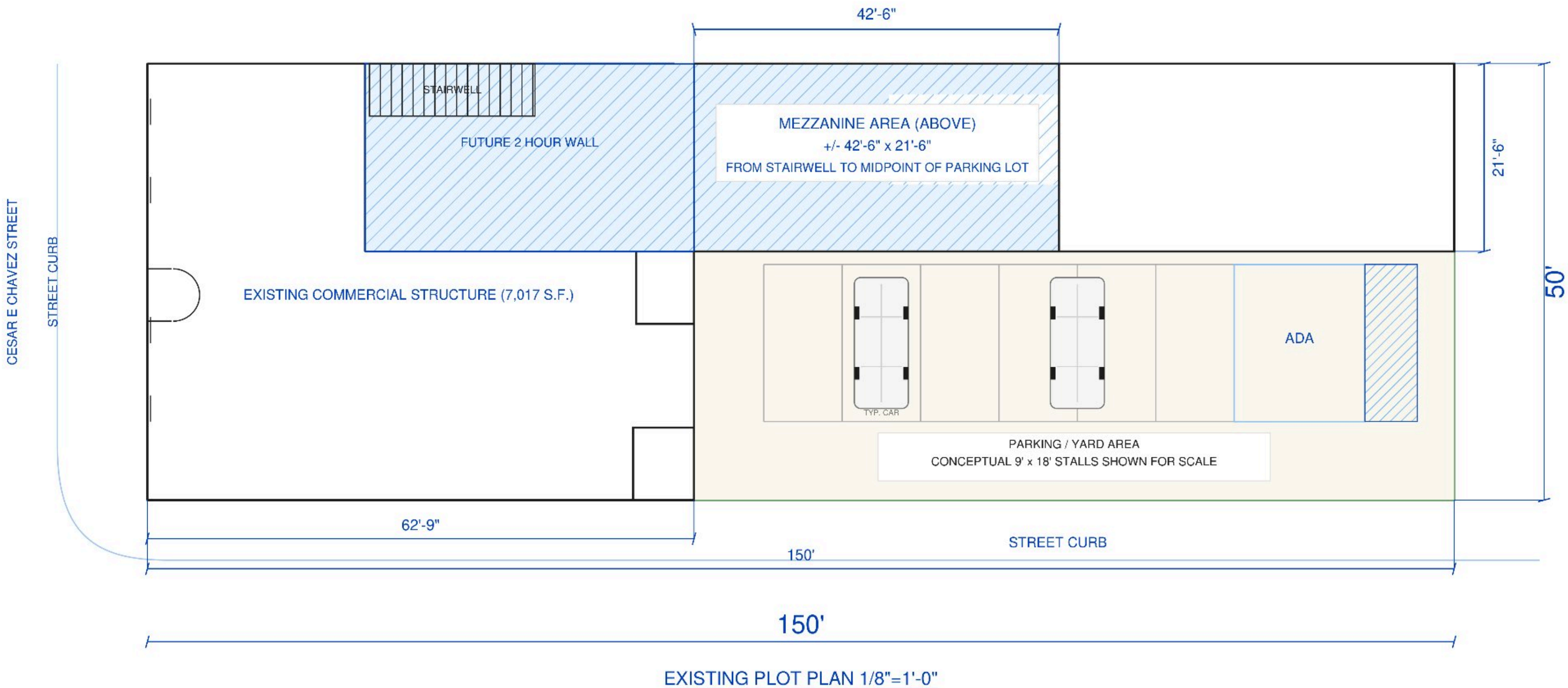
06 **RTI Townhome Upside**

Ready-to-Issue permits for five attached townhomes at the rear, with the front retail retained — entitled optionality the Seller has already paid for.

PROPERTY DETAILS

ADDRESS	3700 E Cesar E Chavez Ave, 90063
PROPERTY TYPE	Storefront Retail / Office
BUILDING SIZE	±7,017 SF (±5,660 + ±1,357 mezz)
LOT SIZE	±7,500 SF (0.18 AC)
YEAR BUILT / RENOVATED	1932 / 2025
STORIES	1 + Mezz
FRONTAGE	50′ on E Cesar E Chavez Ave
ZONING	LCC3 · Flex Block Overlay
PARKING	7 gated spaces incl. 1 ADA
APN	5232-026-014
POWER	200A · 120/240V · 1Ø, 3-wire
OCCUPANCY	Vacant at close of escrow

EXISTING FLOOR PLAN



Existing plot plan — ±7,017 SF commercial structure with mezzanine extent shown above, gated rear parking / yard area with conceptual 9′ × 18′ stalls. Not to scale; dimensions approximate.

05 — BUILDING & IMPROVEMENTS

RENOVATED WHITE-BOX CONDITION

01 **Brand-new roof**
Installed as part of the 2025 renovation.

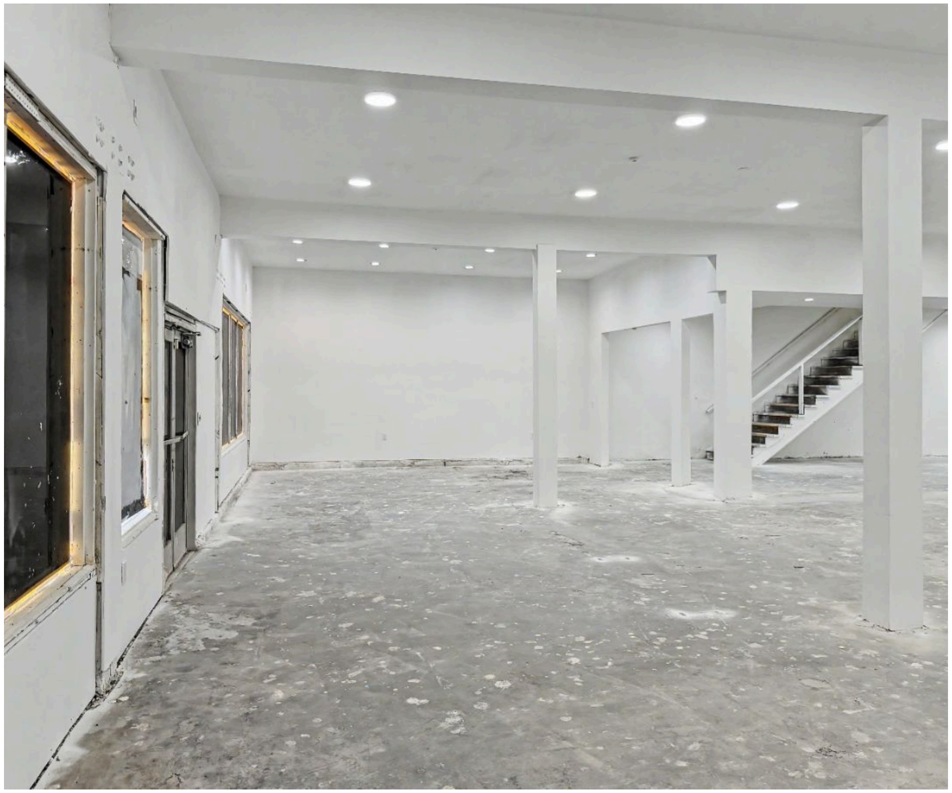
02 **New 200A electrical service**
120/240V, single phase, 3-wire.

03 **All-new recessed LED lighting**
Throughout the ground floor and mezzanine.

04 **Two restrooms · new drywall & paint**
Interior delivered clean, bright and tenant-ready.

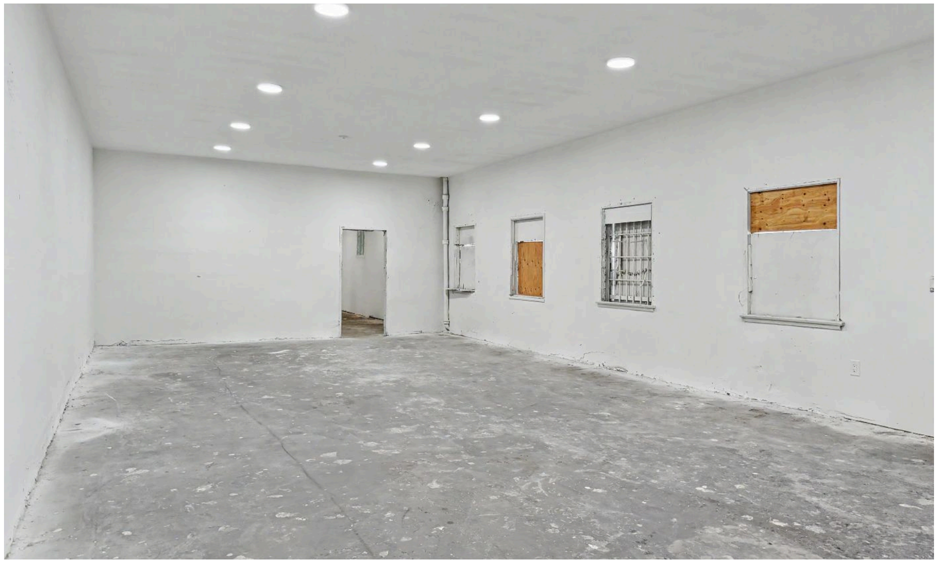
05 **Current Certificate of Occupancy**
HVAC and fire sprinklers are not installed; ownership will consider HVAC installation for qualified long-term tenants.

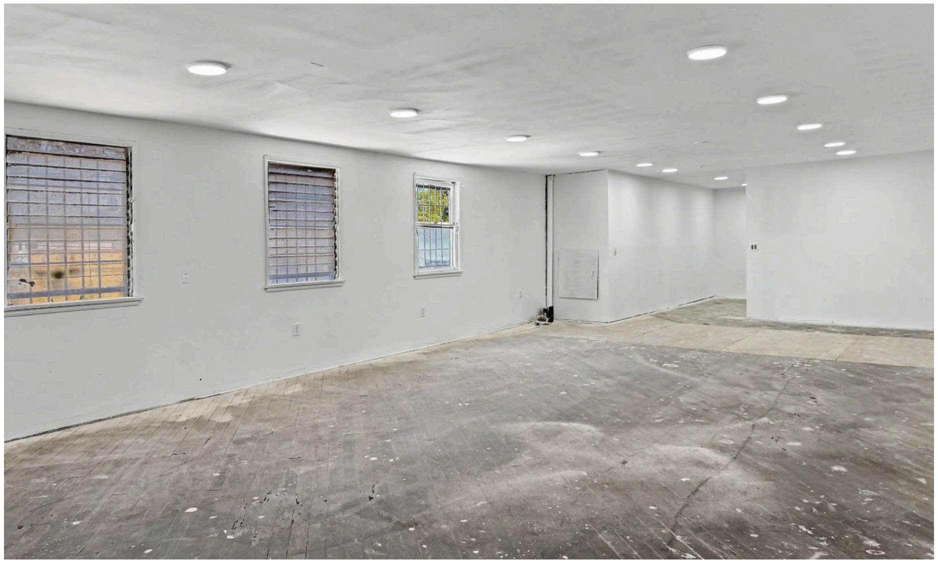
CEILING — MAIN RETAIL	12′
CEILING — RAISED AREA	10′
CEILING — MEZZANINE	8.5′
MAIN RETAIL FLOOR PLATE	48′8″ × 62′ clear



05 — BUILDING & IMPROVEMENTS

INTERIORS





06 — FINANCIAL ANALYSIS

PROFORMA & SENSITIVITY

PROFORMA OPERATING SUMMARY — AT ASKING LEASE RATE

LINE ITEM	ANNUAL	$/SF/MO
Gross Scheduled Income	$138,937	$1.65 MG
Est. Operating Expenses	($36,900)	($0.44)
Proforma Net Operating Income	**$102,037**	**$1.21**
Cap Rate at $1,595,000 Asking	**±6.4%**	

Building is vacant; income shown is proforma at the asking lease rate of $1.65/SF/Mo Modified Gross across ±7,017 SF. Operating expenses are estimates (property taxes at reassessed basis, insurance, repairs & maintenance) and must be independently verified.

VALUE SENSITIVITY — LEASE RATE × CAP RATE

RATE ($/SF/MO)	6.0%	6.4%	6.8%
$1.50	$1,490,000	$1,397,000	$1,315,000
$1.65 ASK	$1,701,000	$1,594,000	$1,501,000
$1.80	$1,911,000	$1,792,000	$1,686,000

Implied values derived from proforma NOI (gross scheduled income at the stated rate, less estimated expenses of $36,900). The base case — $1.65/SF at a 6.4% cap — supports the $1,595,000 asking price. Upside at market finishes: the asking rate reflects white-box condition, leaving room for rent growth once finishes are in place.

ALSO OFFERED FOR LEASE	$1.65 / SF / Mo · Modified Gross
AVAILABILITY	30 days · both floors leased together
LEASE TERM	Negotiable

07 — OWNER-USER ANALYSIS

RENT VS. BUY

For an owner-user financing at today's market rates, owning costs less per month than leasing at the asking rent — before counting the equity built through principal paydown.

PURCHASE PRICE	$1,595,000 (asking)
DOWN PAYMENT	25% · $398,750
LOAN AMOUNT	$1,196,250
INTEREST RATE	5.75% · conventional
TERM / AMORTIZATION	5 years / 25 years
MONTHLY P&I	$7,526
EST. TAXES, INS. & MAINT.	$3,075 / mo
EST. CLOSING COSTS	±$31,900 (2%)

BOTTOM LINE — YEAR 5

+$151,000

The buyer's cash outlay runs ahead of rent during the term, but ±$523,000 of it is equity — leaving the owner ±$151,000 ahead of renting, net of all costs, by the end of Year 5.

MONTHLY COST — RENT VS. OWN

LINE ITEM	MONTHLY	$/SF
Market Rent ($1.65 MG)	$11,578	$1.65
Own — Loan Payment (P&I)	$7,526	$1.07
Own — Taxes, Ins. & Maint.	$3,075	$0.44
Own — Total Out-of-Pocket	**$10,601**	**$1.51**
Less: Principal Paydown (Yr 1 avg)	($1,842)	($0.26)
Own — Effective Cost	**$8,759**	**$1.25**

CUMULATIVE COST TO OCCUPY — 5-YEAR LOAN TERM

YEAR	RENT PAID	OWN — CASH OUTLAY	EQUITY BUILT	OWN — NET COST
1	$139,000	$558,000	$421,000	$137,000
2	$278,000	$685,000	$444,000	$241,000
3	$417,000	$812,000	$469,000	$343,000
4	$556,000	$939,000	$495,000	$444,000
5	**$695,000**	**$1,067,000**	**$523,000**	**$544,000**

Cash outlay = down payment + closing costs + all monthly payments. Equity built = down payment + principal repaid. Net cost = outlay less equity. Rent flat, no appreciation — illustrative only.

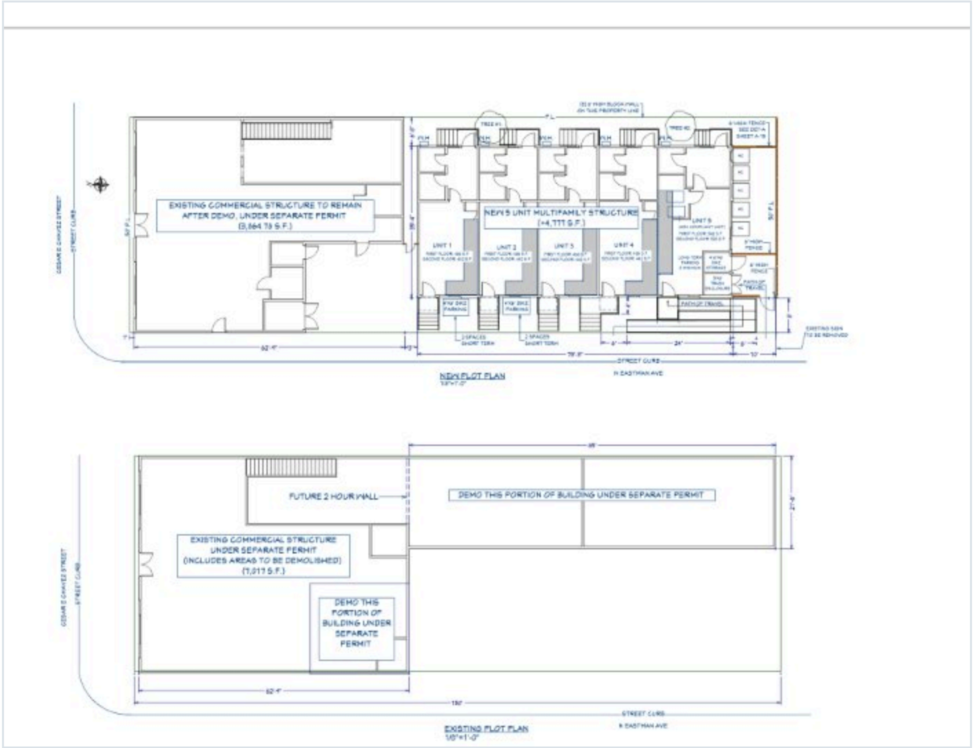
08 — DEVELOPMENT OPPORTUNITY

RTI TOWNHOME PERMITS

The Seller has secured Ready-to-Issue permits for a five-unit attached townhome development (±4,777 SF) at the rear of the lot, with the front ±3,865 SF of the existing retail building retained for continued commercial use. Entitled under the Cesar Chavez Avenue Transect Plan (Flex Block), the program requires no on-site parking per AB 2097. The approved plans convey with the sale — a fully entitled redevelopment path, without committing the next owner to it.

STATUS	RTI — Ready to Issue
PROGRAM	5 attached townhomes, 2 stories
UNIT MIX	4 × 3BR/3BA (±928 SF) + 1 ADA unit (±1,065 SF)
NEW RESIDENTIAL AREA	±4,777 SF
RETAINED RETAIL	±3,865 SF fronting Cesar Chavez Ave
SPECIFIC PLAN	Cesar Chavez Transect — Flex Block
DENSITY / HEIGHT	30 du/acre · 40′ max
PARKING REQUIRED	None (AB 2097)

Full architectural set (29 sheets, KSK Engineering) available upon request. New building to be fire-sprinklered; demolition and commercial remodel under separate permit.



Approved plot plan (Sheet 3) and illustrative renderings of the five-townhome program along N Eastman Ave.

AREA AMENITIES

LOCATION & DEMOGRAPHICS

East Los Angeles is one of the region's densest and most established trade areas, serving a deep residential population with strong daytime and evening foot traffic. The Cesar Chavez corridor benefits from continued public and private investment, with Downtown Los Angeles fifteen minutes away and immediate access to I-710 and SR-60.

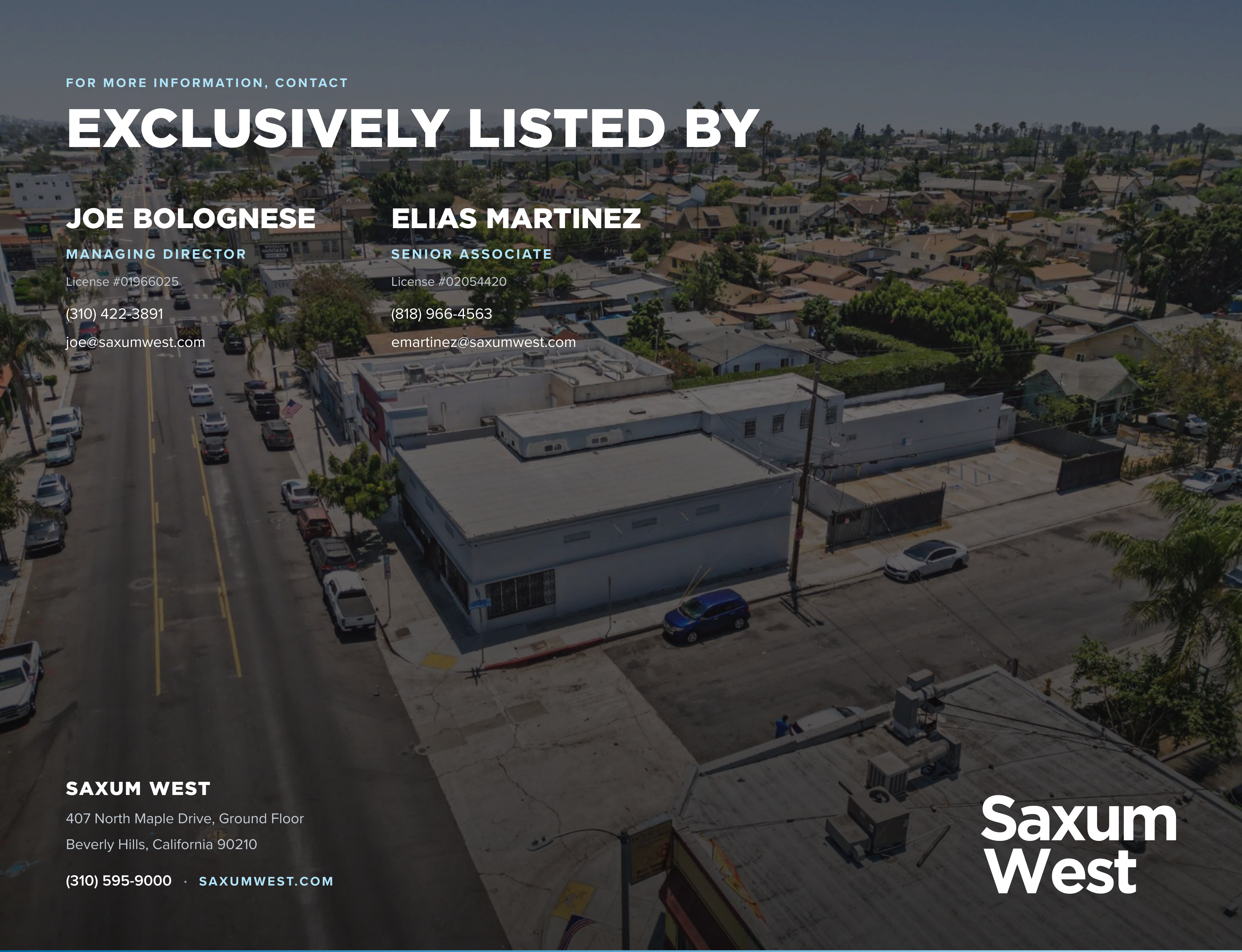
DEMOGRAPHICS — EAST LOS ANGELES / 90063

±118,800 POPULATION	**$72.9K** MEDIAN HH INCOME	**34.7** MEDIAN AGE
95% HISPANIC COMMUNITY	**70** WALK SCORE	**100** DRIVE SCORE

ANCHORS & ACCESS

- SUPERIOR GROCERS
- CVS PHARMACY
- EL SUPER
- O'REILLY AUTO PARTS
- BROOKLYN HARDWARE
- I-710
- SR-60
- DTLA · 15 MIN

Sources: U.S. Census Bureau ACS 5-Year Estimates; Local Logic. Figures approximate.



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