



FOR SALE

2116-2118 S CENTRAL AVE,
LOS ANGELES, CA 90011

COMMERCIAL GROUP



real

POWERED BY

RISE
REAL ESTATE

PROPERTY AERIAL MAP



PROPERTY OVERVIEW



TYPE

Retail



SIZE

2,000 SF



PRICE

\$1,000,000



CAP RATE

5.83%



PARKING

6 On-Site Parking
Spaces



YEAR BUILT

1920



ZONING

LAC2



PARCEL NUMBER

5119-003-023



PROPERTY SHOWCASE



NEW AIR CONDITIONING

New HVAC system installed approximately two years ago, providing efficient and reliable climate control



HOT WATER AVAILABLE

Hot water available throughout the premises for added convenience and functionality.



2 BATHROOMS

Two on-site restrooms providing added convenience for staff and clientele alike



ADA COMPLIANT / ADA APPROVED

ADA-compliant improvements offering accessibility and convenience for a wide range of users



OPPORTUNITY ZONE LOCATION

Located within a designated Opportunity Zone, providing potential tax advantages and long-term investment appeal for qualified investors.



LONG-TERM STABLE TENANCY

Hot water available throughout the premises for added convenience and functionality.



HIGH VISIBILITY CORRIDOR

Approximately 70 feet of frontage along S. Central Avenue with traffic counts exceeding 28,000 vehicles per day.



RECENT IMPROVEMENTS

Property features a newer HVAC system, ADA-compliant improvements, hot water throughout the premises, and two on-site restrooms.

PROPERTY FINANCIAL OVERVIEW



RENT ROLL

TYPE	UNIT	START DATE	END DATE	RENT
HEALTH CLINIC	2116-2118	10/1/2012	1/1/2026	\$6,600.00

FINANCIAL ANALYSIS

ANNUAL GROSS INCOME		\$79,200.00
MISC INCOME		\$0.00
LESS VACANCY		\$0.00
ADJUSTED GROSS INCOME		\$79,200.00
LESS EXPENSES	26%	\$20,930.00
NET OPERATING INCOME		\$58,270.00
LESS DEBT SERVICE		\$45,504.00
PRE-TAX CASH FLOW		\$12,766.00
PERCENT RETURN		1.28%

OPERATING EXPENSES

PROPERTY TAX	\$8,906.00
INSURANCE	\$6,000.00
UTILITIES (TENANT PAYS)	\$0.00
PEST CONTROL	\$600.00
REPAIRS/MAINTENANCE/RESERVES	\$1,200.00
MANAGEMENT	\$3,024.00
TRASH (TENANT PAYS)	\$0.00
PERMITS	\$1,200.00
TOTAL	\$20,930.00

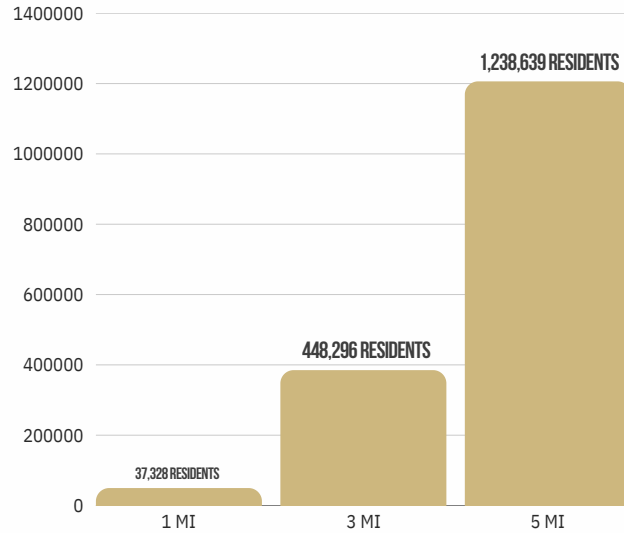
CAP RATE

ACTUAL

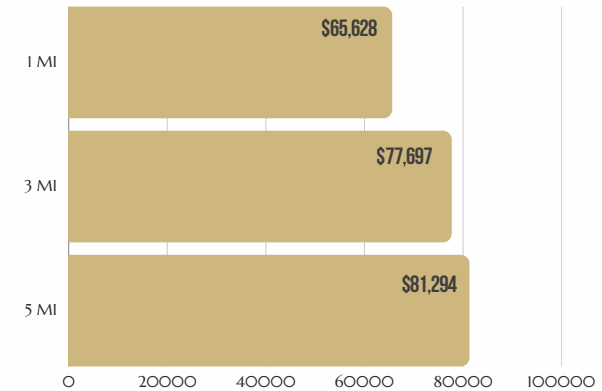
CAP RATE	5.83%
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COMMUNITY PROFILE

POPULATION



AVERAGE HOUSEHOLD INCOME



TRAFFIC COUNTS

ADDRESS	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM SUBJECT
S Central Ave	E 21st St	28,041 vehicles/day	.03miles
S Central Ave	E 21st St	28,450 vehicles/day	.03miles
S Central Ave	E 21st St	23,695 vehicles/day	.08miles
S Central Ave	E 21st St	23,355 vehicles/day	.08miles
E 20th St	S Central Ave	1,325 vehicles/day	.13miles
E 23rd St	Naomi Ave	1,777 vehicles/day	.14miles
E 23rd St	Naomi Ave	1,759 vehicles/day	.14miles
S Central Ave	E 25th St	18,514 vehicles/day	.15miles
S Central Ave	E 25th St	18,784 vehicles/day	.15miles
Naomi Ave	E 23rd St	5,477 vehicles/day	.18miles



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Specializing in Commercial Sales & Leases throughout Southern California



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