



PRIME RETAIL INVESTMENT PROPERTY WITH OPTIONAL SUSHI RESTAURANT BUSINESS ACQUISITION

2144-2146 COLORADO BLVD.
LOS ANGELES, CA 90041

OFFERING MEMORANDUM



CECILIA LEE | Broker Associate

☎ 714-244-7175

✉ cecilialee.realtor@gmail.com

Cal DRE#: 01977480

**PRIME RETAIL INVESTMENT PROPERTY WITH
OPTIONAL SUSHI RESTAURANT BUSINESS ACQUISITION
2144-2146 COLORADO BLVD., LOS ANGELES, CA 90041**

INVESTMENT HIGHLIGHTS

Take advantage of this prime commercial C4-1 XL zoned property located on highly visible Colorado Boulevard in the heart of Eagle Rock, Los Angeles. This major retail corridor offers excellent street frontage and strong daily traffic exposure, making it an ideal opportunity for both investors and owner-users seeking long-term upside.

Situated on a 6,970 SF lot with an existing 5,138 SF building, the property is well maintained and was renovated in 2010, allowing for immediate use or repositioning. The current configuration includes a stable retail tenant and an owner-user restaurant, offering both in-place income and strong rental upside.

The property benefits from its strategic location near Highland Park and Pasadena, two of Northeast LA's most rapidly evolving and desirable submarkets. Highland Park continues to attract young professionals, creatives, and new retail concepts, driving increasing demand for commercial space and long-term appreciation.

Additionally, the property is within close proximity to Occidental College, providing a consistent flow of students, faculty, and visitors. Its location near major freeways including the 134 and 210 further enhances accessibility and visibility.

Key Features:

- **Zoning:** C4-1 XL (High-density commercial potential)
- **Lot Size:** 6,970 SF
- **Building Size:** 5,138 SF
- **FAR:** 0.74
- **Renovation:** 2010 upgrades
- **Location:** Prime Eagle Rock corridor on Colorado Blvd
- **Visibility:** Excellent street frontage with high traffic exposure
- **Proximity:** Near Highland Park, Pasadena, & Occidental College
- **Access:** Easy access to 134 & 210 Freeways
- **Nearby Businesses:** Trendy retail, restaurants, cafes, and mixed-use developments

INFORMATION DEEMED RELIABLE BUT CANNOT BE GUARANTEED.

PURCHASE PRICE \$3,700,000

LOT SIZE 6,970 SQ.FT.

BUILDING SIZE 5,138 SQ.FT. (UNIT 1: 1,438sf ; UNIT 2: 3,700sf)

CAP RATE 6.3%

GROSS INCOME \$284,000

NOI \$233,400

PARCEL 5686-003-010

USE RETAIL / RESTAURANT / OWNER-USER

ZONE C4-1 XL

BUILDING BUILT - 1922 / RENOVATED - 2016

INCOME BREAKDOWN

UNIT 1	HOMEcoming Studio	1,438 SF	\$77,928 / Year (\$6,494 / Month)
UNIT 2	Restaurant (Ikigai – Owner User)	3,700 SF	Market Rent: \$200,400 / Year (\$16,700 / Month)
TOTAL POTENTIAL INCOME		5,138 SF	\$284,400

(all renovated at 2013)



CECILIA LEE | Broker Associate

☎ 714-244-7175

✉ cecilialee.realtor@gmail.com

Cal DRE#: 01977480

**PRIME RETAIL INVESTMENT PROPERTY WITH
OPTIONAL SUSHI RESTAURANT BUSINESS ACQUISITION**
2144-2146 COLORADO BLVD., LOS ANGELES, CA 90041

PRIME RETAIL INVESTMENT PROPERTY With Optional Sushi Restaurant Business Acquisition

Offering Summary

Rare opportunity to acquire a high-visibility income-producing retail property in a strong commercial corridor. The property is currently occupied by a successful sushi restaurant and an additional retail tenant, providing immediate cash flow and long-term investment potential.

The restaurant business may be purchased separately or together with the real estate, creating a unique opportunity for investors and owner-users alike.

Investment Highlights

- Established Restaurant Tenant
- Additional Retail Income Stream
- Excellent Visibility and Accessibility
- Strong Demographics and Traffic Exposure
- Potential Owner-User Opportunity

Current Rental Income

Tenant	Monthly Rent
Sushi Restaurant	\$16,700 (Gross lease /with NNN)
Retail Tenant	\$6,500 (Gross lease /with NNN)
Total Monthly Income	\$23,200
Annual Gross Rental Income:	\$278,400

Investor Benefits

- Stable in-place income
- Long-term appreciation potential
- Existing tenant base
- High-visibility retail location
- Restaurant business available separately
- Flexible investment or owner-user strategy

INFORMATION DEEMED RELIABLE BUT CANNOT BE GUARANTEED.

**PRIME RETAIL INVESTMENT PROPERTY WITH
OPTIONAL SUSHI RESTAURANT BUSINESS ACQUISITION
2144-2146 COLORADO BLVD., LOS ANGELES, CA 90041**



DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	22,281	236,191	579,360
WHITE ALONE	8,398	96,931	218,766
BLACK ALONE	401	4,219	17,290
ASIAN ALONE	4,826	33,469	85,763
HISPANIC	4,389	60,020	153,284
MEDIAN AGE	41.9	41.3	40.9

HOUSING	1 MILE	3 MILES	5 MILES
HOUSING UNITS	8,933	94,529	237,407
OWNER OCCUPIED HOUSING UNITS	4,580	34,155	88,789
RENTER OCCUPIED HOUSING UNITS	3,734	54,320	132,529
VACANT HOUSING UNITS	619	6,054	16,089

INCOME	1 MILE	3 MILES	5 MILES
MEDIAN HOUSEHOLD INCOME	\$127,758	\$94,898	\$101,227
PER CAPITA INCOME	\$61,423	\$54,673	\$58,281
MEDIAN NET WORTH	\$326,774	\$122,151	\$141,693

BUSINESS	1 MILE	3 MILES	5 MILES
TOTAL BUSINESSES	851	11,348	29,004
TOTAL EMPLOYEES	5,333	88,049	240,139

PRIME RETAIL INVESTMENT PROPERTY WITH
OPTIONAL SUSHI RESTAURANT BUSINESS ACQUISITION
2144-2146 COLORADO BLVD., LOS ANGELES, CA 90041

ESTABLISHED SUSHI RESTAURANT BUSINESS OPPORTUNITY

Business Offered Separately - Business Asking Price: \$950,000

The restaurant business is offered separately from the real estate and may be acquired independently or together with the property.

This well-established sushi restaurant enjoys a loyal customer base, strong local reputation, and a fully equipped commercial kitchen designed for high-volume food service operations.

Business Highlights

- Established Sushi Restaurant
- Proven Operating History
- Strong Customer Base
- Turnkey Operation
- Excellent Visibility and Traffic Counts
- Experienced Staff and Systems in Place

Commercial Kitchen Features

The facility includes an extensively improved commercial kitchen infrastructure, allowing a new owner to begin operations immediately with minimal capital expenditure.

Kitchen Equipment & Improvements

- Large Commercial Grill System
- Additional Grill/Cooking Station
- Walk-In Cooler
- Commercial Refrigeration Systems
- Professional Hood & Ventilation System
- Extensive Food Preparation Areas
- Ample Storage Areas
- Fully Equipped Restaurant Infrastructure

Seller-Reported Financial Performance

- Annual Owner Benefit (SDE/NOI):
Approximately \$480,000
- Strong Historical Sales Performance
- Established Customer Base

*Financial information is based on seller-provided records and operational reports.
Buyers are encouraged to independently verify all financial information during due diligence.*

Licenses & Permits

- Beer & Wine License
- Liquor License
(subject to applicable transfer requirements)
- Health Department Permits
- Fully Operational Restaurant Facility

OWNER-USER OPPORTUNITY

A purchaser acquiring both the real estate and business may benefit from eliminating current occupancy costs while continuing business operations.

Description	Annual Amount
Seller-Reported Business Income	\$480,000
Occupancy Cost Savings	\$200,400
Potential Annual Economic Benefit	\$680,400

Potential Annual Owner-User Economic Benefit:
Approximately \$680,400 Per Year

Before financing costs, taxes, depreciation, and owner-specific adjustments.

COMBINED ACQUISITION OPPORTUNITY

A purchaser acquiring both the real estate and business may benefit from eliminating current occupancy costs while continuing business operations.

Asset	Asking Price
Real Estate	\$3,700,000
Restaurant Business	\$ 950,000
Total Combined Acquisition	\$4,650,000

INFORMATION DEEMED RELIABLE BUT CANNOT BE GUARANTEED.



CECILIA LEE | Broker Associate

714-244-7175

cecilialee.realtor@gmail.com

Cal DRE#: 01977480

**PRIME RETAIL INVESTMENT PROPERTY WITH
OPTIONAL SUSHI RESTAURANT BUSINESS ACQUISITION**
2144-2146 COLORADO BLVD., LOS ANGELES, CA 90041



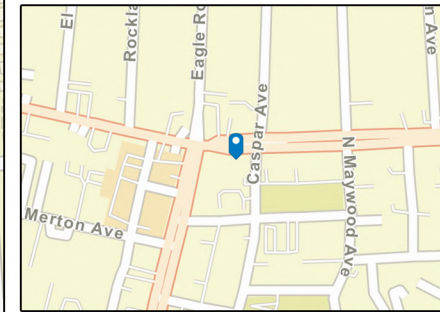
**PRIME RETAIL INVESTMENT PROPERTY WITH
OPTIONAL SUSHI RESTAURANT BUSINESS ACQUISITION**
2144-2146 COLORADO BLVD., LOS ANGELES, CA 90041



**PRIME RETAIL INVESTMENT PROPERTY WITH
OPTIONAL SUSHI RESTAURANT BUSINESS ACQUISITION
2144-2146 COLORADO BLVD., LOS ANGELES, CA 90041**

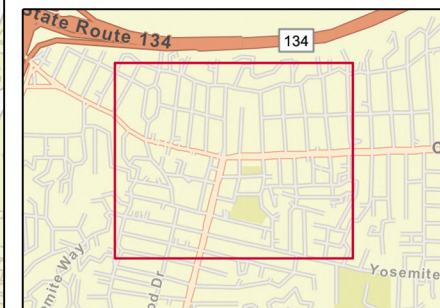


TRAFFIC COUNT MAP (CLOSE UP)



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



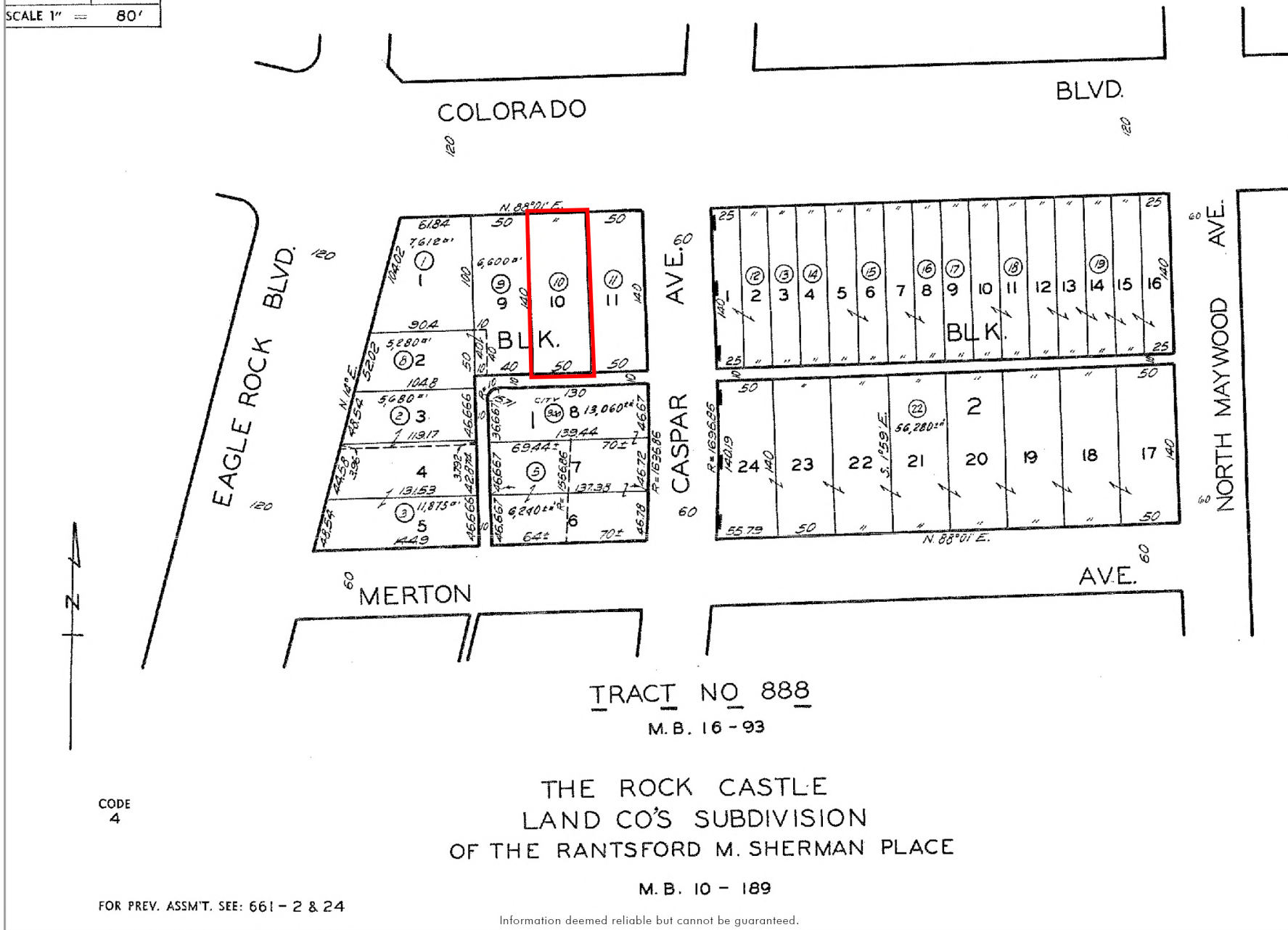
Information deemed reliable but cannot be guaranteed.

**PRIME RETAIL INVESTMENT PROPERTY WITH
OPTIONAL SUSHI RESTAURANT BUSINESS ACQUISITION**
2144-2146 COLORADO BLVD., LOS ANGELES, CA 90041

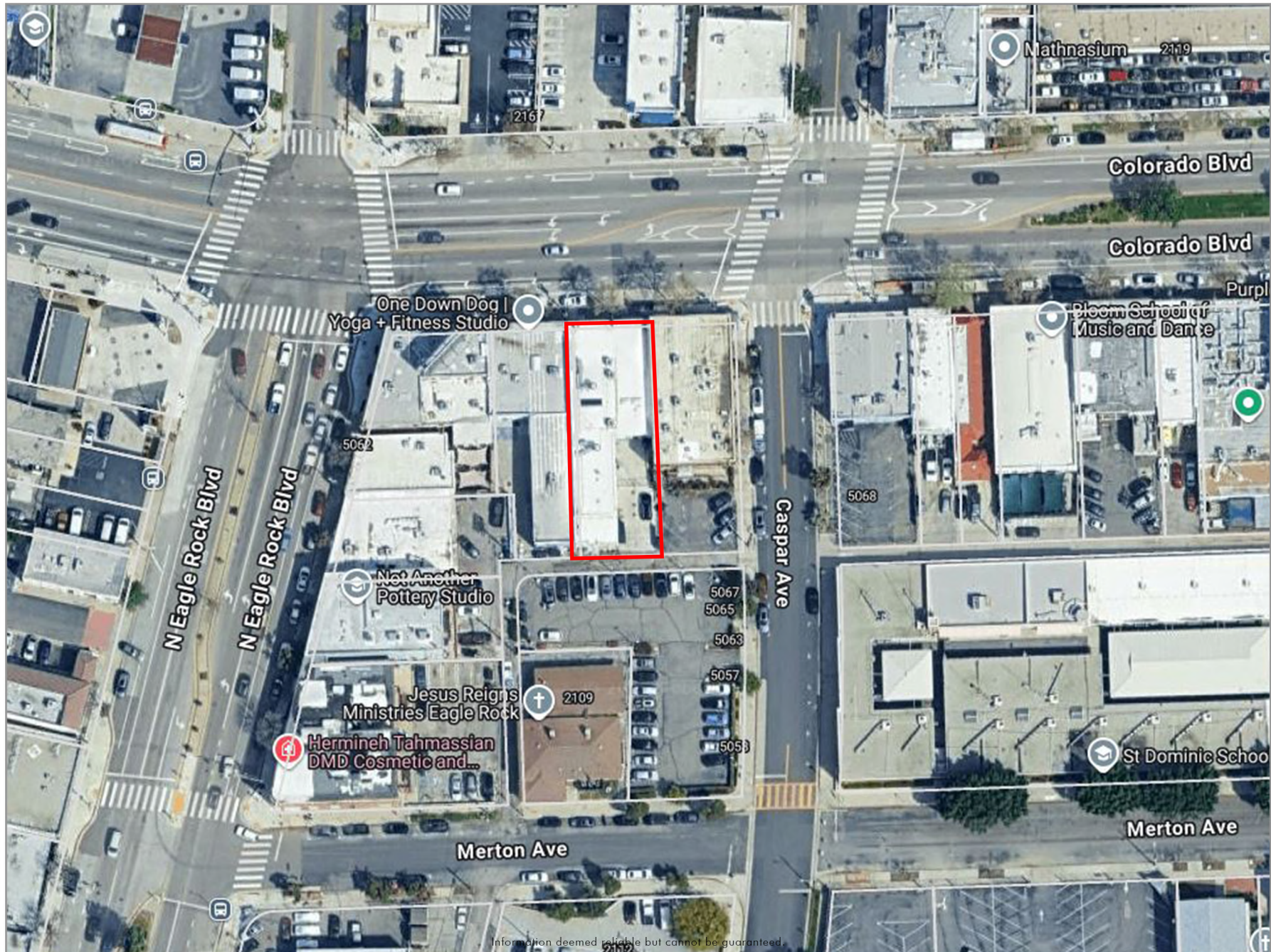


**PRIME RETAIL INVESTMENT PROPERTY WITH
OPTIONAL SUSHI RESTAURANT BUSINESS ACQUISITION
2144-2146 COLORADO BLVD., LOS ANGELES, CA 90041**

5686 | 3
SCALE 1" = 80'



**PRIME RETAIL INVESTMENT PROPERTY WITH
OPTIONAL SUSHI RESTAURANT BUSINESS ACQUISITION**
2144-2146 COLORADO BLVD., LOS ANGELES, CA 90041



**PRIME RETAIL INVESTMENT PROPERTY WITH
OPTIONAL SUSHI RESTAURANT BUSINESS ACQUISITION
2144-2146 COLORADO BLVD., LOS ANGELES, CA 90041**

