



Accelerating success.



Team Ghobadi

Retail Offering Memorandum

460 North Gage Ave, Los Angeles, CA 90063

Our Mission

“Our mission is to provide our multifamily clients with proven, personalized service that not only achieves—but exceeds—their investment objectives. Through a spirit of honesty, integrity and ingenuity, our team of brokerage, research and marketing professionals, with expertise in the San Fernando Valley and Tri-Cities markets, aims to maximize returns while safeguarding the best interests of our clients.”



Team Website



Team Video



Exclusive Advisors



Reza Ghobadi
Executive Vice
President



Jared Papazian
Associate Vice
President



Tony Sameyah
Associate



Blake Jauregui
Associate



Jim Jacobsen
Client Services
Specialist

Disclaimer

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete, nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers.



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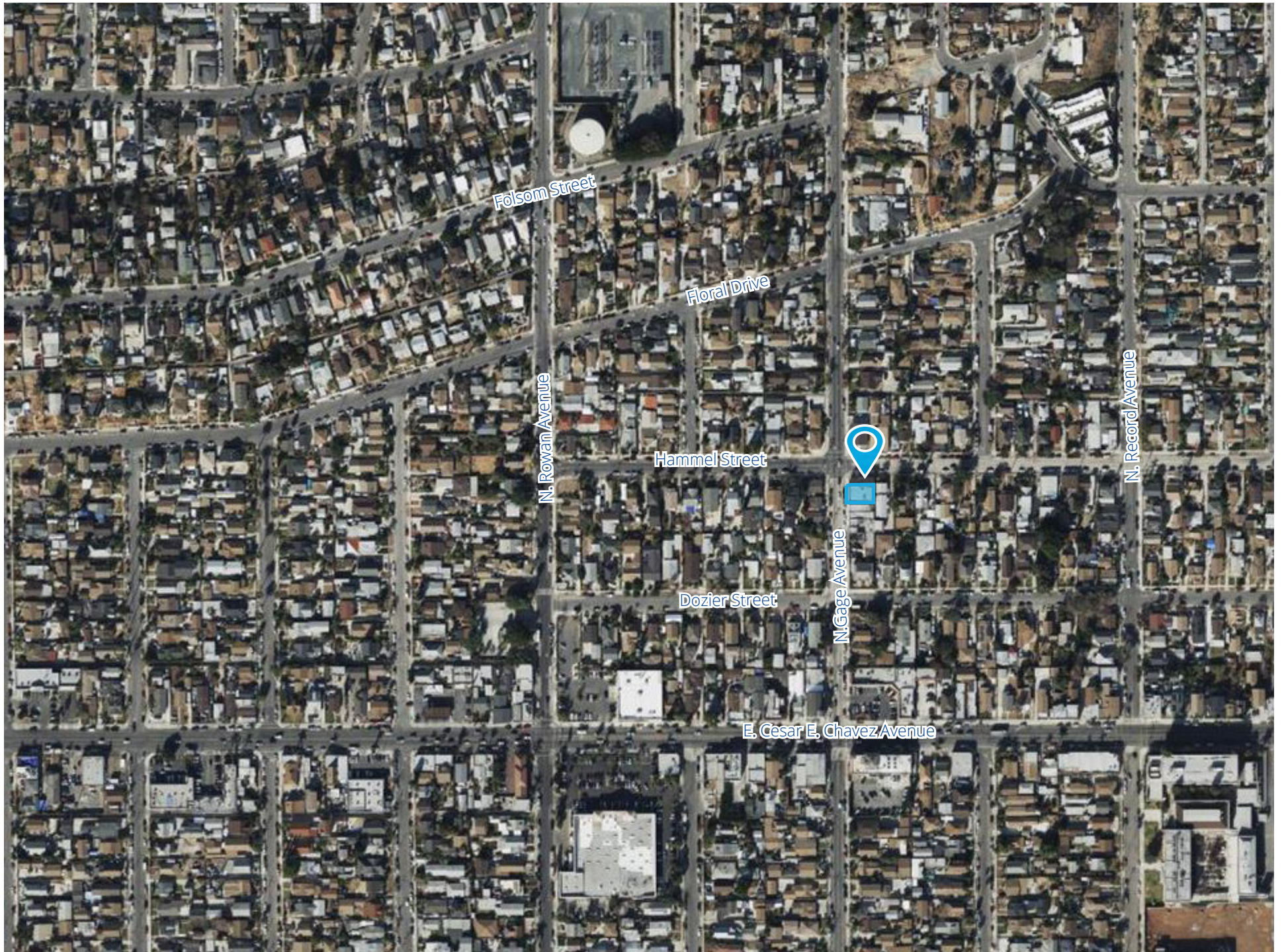
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An aerial photograph of a city, likely Los Angeles, showing a grid of streets and various buildings. The image is overlaid with a semi-transparent blue filter. The text 'Property Profile' is centered in the middle of the image.

Property **Profile**



Property Overview

460 N Gage Avenue is a cash-flowing 3,576 rentable space plus ±400 square foot mezzanine space on a corner lot and a 15-minute drive to Downtown Los Angeles. This three-unit mixed-use commercial space comes equipped with roll-up doors and windows, high ceilings and great signage space is an excellent opportunity for investors to lease up or for owner-users.

Located on the corner of Gage Avenue and Hammel Street this property receives high visibility with a combined daily vehicle count of 12,775. It also receives great foot traffic from the surrounding neighborhood, public transportation, and Cesar Chavez Avenue a major retail corridor. Its proximity to major Freeways such as the 710, 10, 5, and 110 allows easy access to and from Downtown Los Angeles. The area thrives on its diverse population of 837,476 with a median income of \$55,869 have an annual consumer spending of over \$7 Billion.

Two of the three spaces are currently occupied allowing for the lease-up opportunity for the third vacant space as a live/work, storage, or retail. This property is also located in an opportunity zone that offers potential tax incentives that can help offset start-up costs.

Contact Listing Agent for Property Tour

Property Highlights

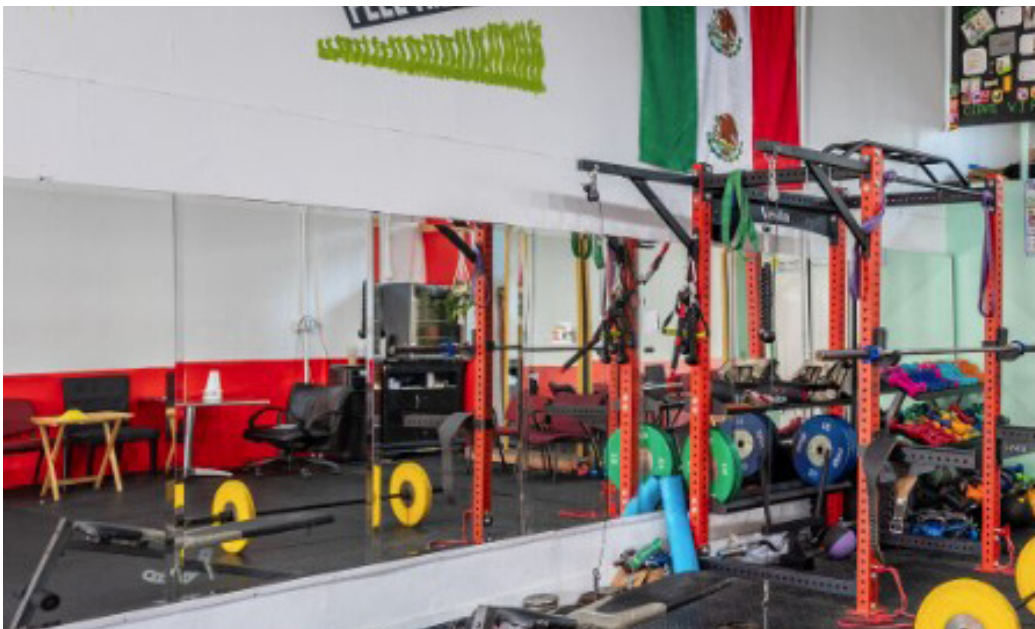
- Best City views from Roof-Top (Downtown LA & West side)
- Built 1929 Remodeled 2018
- Art district & Downtown LA within short drive
- Freeways access - 10, 60, 710, 5
- Loft work/Live situation (possibility)
- Separate meters ; 2x water meters, 3x electric meters, 2x Gas meters
- Cement Floors
- Sitting / Yard area at unit 460
- Loading /Unloading with ease
- Roll up doors
- Corner & Visibility
- 14' Ceiling heights

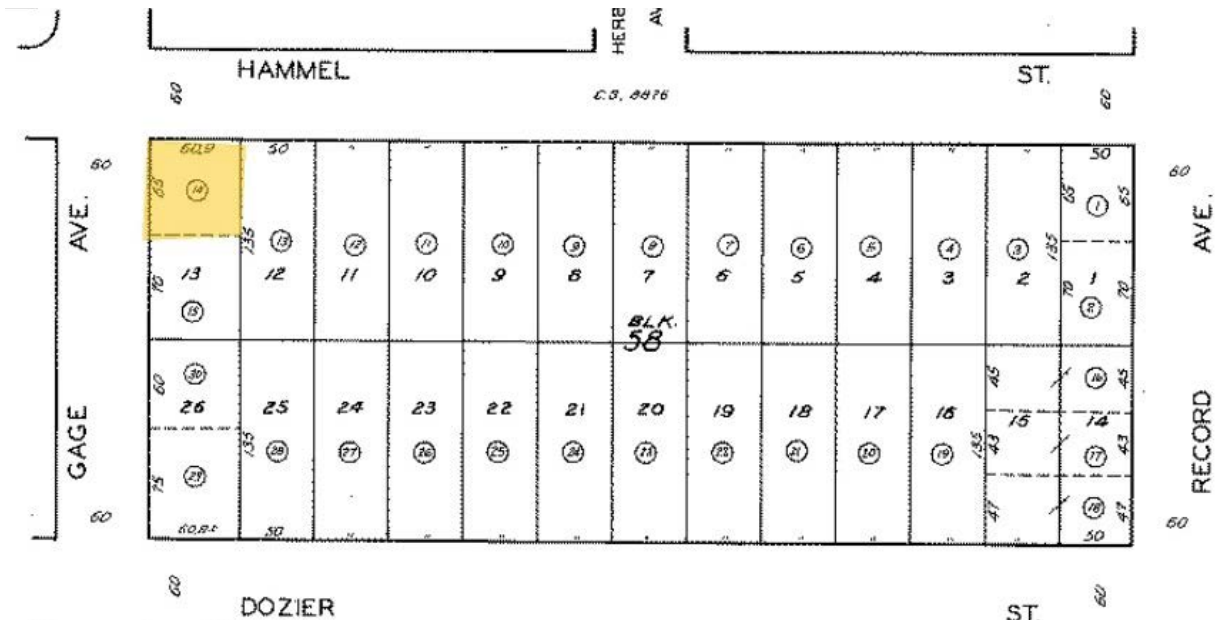
Property Photos



Property Photos









Financial Overview

Investment Summary

Price	\$975,000
Year Built	1929
Cap Rate	8.33%
Units	3
Building Size	3,576
Price/BSF	\$272.65
Lot Size (SF)	3,681
Zoning	LCC2
APN	5233-001-014

Address	460 N. Gage Ave Los Angeles, CA 90063
APN	5233-001-014
Year Built	1929
Number of Units	3
Number of Buildings	1
*Building Area	± 3,576 SF
*Mezzanine Space	± 400SF
Land Area	± 3,680 SF
Zoning	LCC2

	Current %	Current
Gross Potential Income		\$106,800
Less Economic Vacancy	-5.00%	-\$5,340
Effective Gross Income		\$101,460
Less Expenses	19.97%	\$20,261
Net Operation Income:		\$81,200

*Buyers and Brokers are to verify the accuracy of the size of the Building and the Mezzanine space. Any information about the square footage and permit shall be Buyers and Brokers responsibility to verify. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification

Expenses

	Current %	Current
Real Estate Taxes	12.01%	\$12,188
Insurance	2.17%	\$2,200
Water	0.79%	\$800
Electricity	2.72%	\$2,760
Reimbursement (Electricity)	-2.72%	-\$2,760
Repairs & Maintenance	5.00%	\$5,073
Total Expenses	19.97%	\$20,261
Expenses Per RSF		\$5.67
Expenses Per Unit		\$6,754

Rent Roll

	Unit 460	Unit 462	Unit 3800
Usage	Motorcycle Shop	Gym & Wellness	Production/Art
Income	\$3,250	\$2,650	\$3,000
Move in dates	November 1, 2021	April 2022	January 2023
Rentable Sq (proxy)	1,400	1,200	1,350
Terms	month-to-month	month-to-month	6-months
Utilities by Tenant	Electric, Gas	Electric, Gas	Electric, Gas, Water
Utilities by Owner	Water	Water	-
Status	Current	Current	Current

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Area Overview



Location Overview

Southeast Los Angeles is directly south of the Fashion District and east of the University of Southern California (USC). This large neighborhood is minutes from downtown Los Angeles, Hollywood, and Beverly Hills. Downtown LA lies just on the other side of the 110 Freeway, a mere two miles away.

This densely-populated, diverse neighborhood features everything LA, from food trucks and corner markets to wide sidewalks and residential areas filled with bungalows, ranch, and Spanish Colonial architecture. Southeast LA features palm trees and mountain views, tampered with gritty undertones to give it a cool, funky vibe. In this neighborhood, tattoo parlors sit next to Asian markets, and in the alleyway a colorful mural adorns the side of the building.

One area landmark, the historic Los Angeles Memorial Coliseum, sits on the other side of the 110 Freeway and played host to the 1932 and 1984 summer Olympics.



Major Roads

710/60 Fwys
16 min / 10.00 mi

110/5 InterState Fwys
25 min / 11.1 mi



Transportation

Indiana Transit/Subway
Gold Line 5 min / 1.0 mi

Cal State La Metrolink
Station 8 min / 2.5 mi



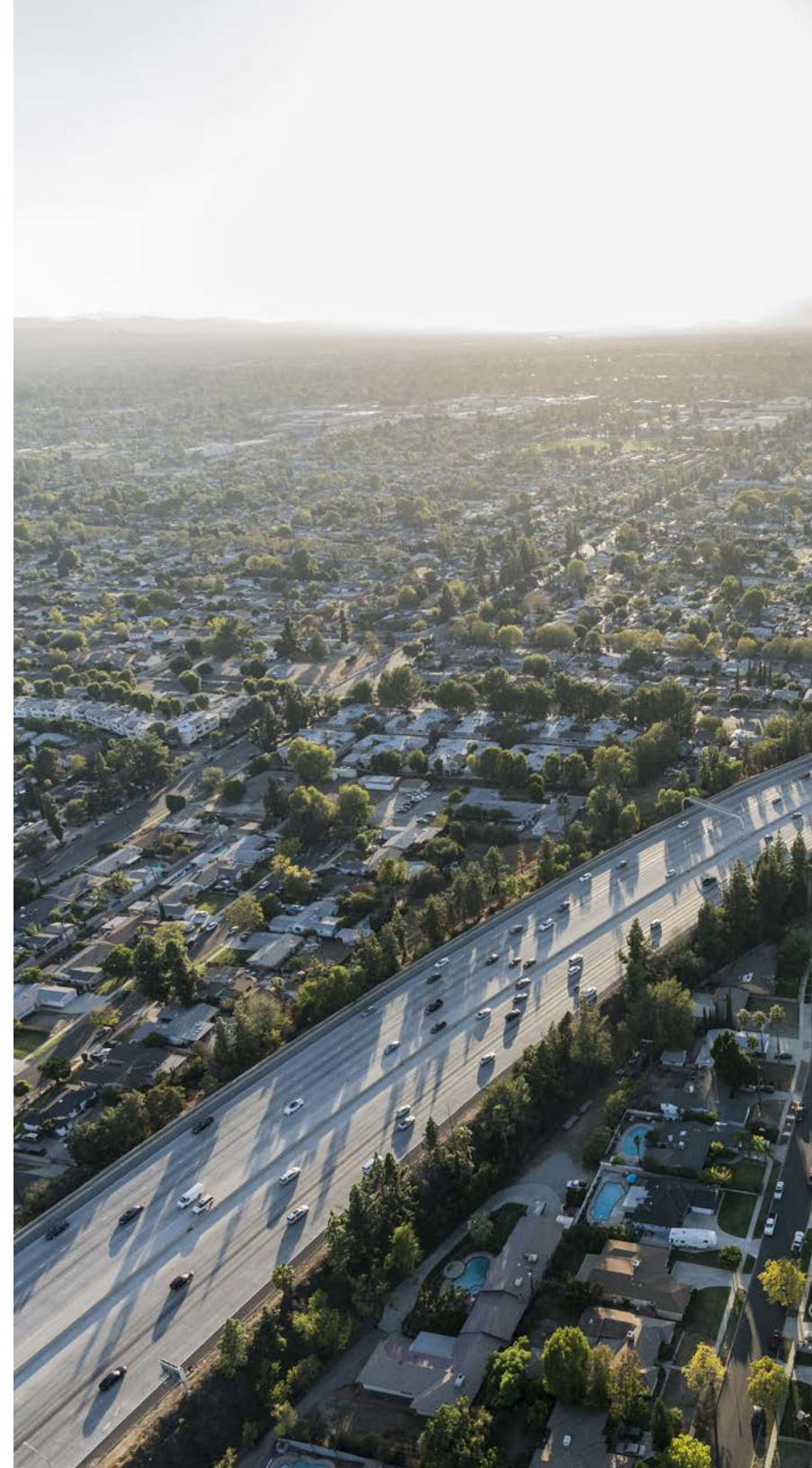
International Airports

Burbank (BUR)
33 min / 18.4 mi

Los Angeles (LAX)
37 min / 23.7 km

Area Demographics

Population	1 Mile	3 Miles	5 Miles
Total Population Est. 2022	48,829	285,551	823,699
Male	50.1%	50.4%	50.4%
Female	49.9%	49.6%	49.6%
Race & Ethnicity	1 Mile	3 Miles	5 Miles
White	15.2%	15.6%	17.4%
Black	0.7%	2.1%	3.8%
American Indian/Alaska Native	3.1%	2.8%	2.5%
Asian	1.9%	10.0%	17.9%
Hawaiian/Pacific Islander	0.1%	0.1%	0.1%
Other	59.1%	50.9%	41.8%
Two or More Races	19.9%	18.5%	16.6%
Income	1 Mile	3 Miles	5 Miles
Average Household Income	\$74,997	\$81,022	\$88,671%
Median Household Income	\$56,046	\$99,006	\$60,074
Housing	1 Mile	3 Miles	5 Miles
Median Housing Value	\$616,539	\$678,808	\$719,454
Owner Occupied	38.4%	36.9%	31.1%
Renter Occupied	61.6%	63.1%	68.9%





Area Employment

Southeast Los Angeles is home to a variety of industries, including perhaps most notably Arts, Entertainment & Recreation and Health Care & Social Assistance. Kaiser Permanente for example, employs approximately 40,000+ people in the area. Other prominent employers in the area also include County of Los Angeles, LAUSD, and University of Southern California.

Southeast Los Angeles has a wealth of opportunities for resurgence and revitalization. The extensive commercial corridors of Southeast Los Angeles present an opportunity for the creation of attractive, mixed-use districts that foster safe and walkable streets, diverse retail and services, healthy food options and a better quality of life. Southeast Los Angeles also has significant potential for comprehensive transit-oriented districts around eleven light rail transit stations, including seven stations along the Metro Blue Line.

Top Employers	Number of Employees		
	1 Mile	3 Miles	5 Miles
Architecture/Engineering	152	1,025	4,454
Arts/Design/Ent./Sports/Media	364	3,393	14,494
Business/Financial	473	4,148	16,919
Community/Social Service	261	2,103	6,238
Computer/Mathematical	141	1,482	7,583
Education/Training/Library	731	4,775	14,629
Healthcare Practitioner/Technician	385	3,690	12,316
Legal	32	814	3,654
Life/Physical/Social Science	63	481	2,383
Management	873	6,401	25,980
Sales and Sales Related	1,744	10,902	34,872
Office/Administrative Support	2,574	14,753	44,573
Construction/Extraction	2,302	9,717	23,695



An aerial photograph of Los Angeles, California, showing a dense urban skyline with numerous skyscrapers and a complex multi-level highway interchange in the foreground. The scene is captured during the golden hour, with warm sunlight illuminating the buildings and casting long shadows. The sky is a clear, pale blue.

Colliers

Colliers

6324 Canoga Avenue | Suite 100
Woodland Hills, CA 91367
+1 818 905 5800

Reza Ghobadi

Executive Vice President
Lic. 01780045
+1 818 325 4142
reza.ghobadi@colliers.com

Jared Papazian

Associate Vice President
Lic. 02018676
+1 818 325 4145
jared.papazian@colliers.com

Tony Sameyah

Associate
Lic. 02015965
+1 818 325 4106
tony.sameyah@colliers.com

Blake Jauregui

Associate
Lic. 02207249
+1 818 325 4025
blake.jauregui@colliers.com

Jim Jacobsen

Client Services Specialist
Lic. 01367151
+1 818 334 1881
jim.jacobsen@colliers.com

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