

Dental Office & Apartments

6438 RITA AVE., HUNTINGTON PARK, CA 90255



- 4,943 SF OF IMPROVEMENTS ON 8,053 SF HP-CP ZONED LOT.
- FIRST FLOOR CONSIST OF A DENTAL OFFICE & SECOND FLOOR CONSISTS OF (3) 1-BEDROOM / 1 BATH UNITS.
- LOCATED ONE BLOCK EAST OF "THE FAMOUS" PACIFIC BLVD. IN HUNTINGTON PARK.
- ON-SITE PARKING IN ADDITION TO AMPLE STREET PARKING, AS WELL AS CITY PARKING LOT ADJACENT TO THE PROPERTY.
- CENTRALLY LOCATED BETWEEN THE 110, 10, 710 & 105 FREEWAYS.
- GREAT OPPORTUNITY FOR AN INVESTOR OR AN OWNER / USER!!!
- **BOTH REAL ESTATE + DENTAL OFFICE ARE FOR SALE!!!**
- GOOD DEMOGRAPHICS; OVER 50,000 PEOPLE RESIDE WITHIN A 1-MILE RADIUS & JUST UNDER 400,000 PEOPLE RESIDE WITHIN A 3-MILE RADIUS.

David Yashar, ICSC Member
Director
DYashar@kw.com
(310) 724-8043
DRE# 01102638

Omid Saleh
OSaleh@kw.com
(310) 724-8066
DRE# 01980838

Eric Simonyan
ESimonyan@kw.com
(310) 724-8066
DRE# 01984661

Keller Williams Realty Westside

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KW COMMERCIAL
10960 Wilshire Blvd.,
Suite 100
Los Angeles, CA 90024

PRESENTED BY:

DAVID YASHAR
Director
O: 310.724.8043
dyashar@kw.com
CA #01102638

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Property Description



PROPERTY OVERVIEW

KW Commercial is pleased to present this mixed-use property: dental office & residential in the city of Huntington Park. The property consists of approximately 4,943 SF (per title) two-story building on 8,056 SF HP-CP zoned lot. The ground floor is comprised of a Dental Office, which is for sale, and the second floor is comprised of 3 residential apartments. The site has good frontage with approximately 50 FEET along Rita Ave.

The Dental Office has been at this location for over 40 years!!! It is turn key with a waiting area/reception, lab, 3 offices, records room, 3 bathrooms (2 ADA compliant), breakroom and 6 operatories. All equipment has been maintained quarterly or as needed.

The 3 residential units on the second floor are all 1 Bedroom / 1 Bath units and are currently 100% occupied.

The site has a garage in the rear, which totals an additional 980 SF not shown on title, in addition to on-site parking, ample street parking and a free parking lot provided by the City of Huntington Park adjacent to the property.

This offering will attract an investor with a tenant(s) in mind or an owner/user looking for a mixed-use building in a densely populated area south of Downtown Los Angeles.

LOCATION OVERVIEW

The Property sits 1/2 a block south of Gage Ave. & just a block east of Pacific Blvd., which is a major commercial thoroughfare that offers good foot and car traffic counts!

Huntington Park is located in the Los Angeles MSA and is one of the most dense sub-markets. Huntington Park is located just 10 minutes (4 miles) from Downtown Los Angeles. Pacific Boulevard is the Main North/South thoroughfare in Huntington Park and the Surrounding Area and the 2nd strongest retail strip in Los Angeles County!

The area provides strong demographics; over 50,000 people reside within a 1-mile radius and just under 400,000 people residing within a 3 mile radius, thus providing excellent density!

Income Summary



INVESTMENT SUMMARY

Price:	\$1,595,000
Dental Practice:	\$400,000
Total Price:	\$1,995,000
Year Built:	1940
SF: (Per Title)	4,943
Price / SF: (Per Title)	\$322.68
SF:	4,805
Price / SF:	\$331.95
Lot Size (SF):	8,056
Floors:	2
Parking:	Rear, Street & ADJ City Lot
Zoning:	HP-CP
APN:	6322-005-009
Proforma Cap Rate:	6.1%

TENANT ANNUAL SCHEDULED INCOME

	Current	Proforma
Gross Rent	\$115,200	\$117,660
TOTALS	\$115,200	\$117,660

ANNUALIZED INCOME

	Current	Proforma
Gross Potential Rent	\$115,200	\$117,660
Less: Vacancy	(\$66,000)	(\$3,530)
Effective Gross Income	\$49,200	\$114,130
Reimbursements	\$0	\$17,043
Less: Expenses	(\$34,086)	(\$34,086)
Net Operating Income	\$15,114	\$97,087

ANNUALIZED EXPENSES

	Current	Proforma
Property Taxes	\$24,818	\$24,818
Insurance	\$3,500	\$3,500
Utilities	\$2,000	\$2,000
Repairs & Maintenance	\$1,800	\$1,800
Management	\$1,968	\$1,968
Total Expenses	\$34,086	\$34,086
Expenses Per RSF	\$6.90	\$6.90

Rent Roll

Suite	Tenant Name	GLA Occupied	Lease Commence	Lease Expire	Monthly Rent	Rent/SF	Proforma Rent	Proforma Rent/SF	Lease Type
A	ibd+ibth	840		3/31/22	\$1,500.00		\$1,575.00		
B	ibd+ibth	685		m-m	\$1,500.00		\$1,575.00		
C	ibd+ibth	840		m-m	\$1,100.00		\$1,155.00		
Dental	Dental	2,450	TBD	TBD	\$5,500.00	\$2.24	\$5,500.00	\$2.24	NNN
Total Square Feet		4,805			\$9,600.00		\$9,805.00		

(i) SELLER DOES NOT GUARANTEE THE MEASUREMENTS OF THE BUILDING.
BUYER IS RESPONSIBLE FOR MEASURING & VERIFYING THE SF OF THE BUILDING!!!

****DRIVE BY ONLY****

Additional Photos



Additional Photos

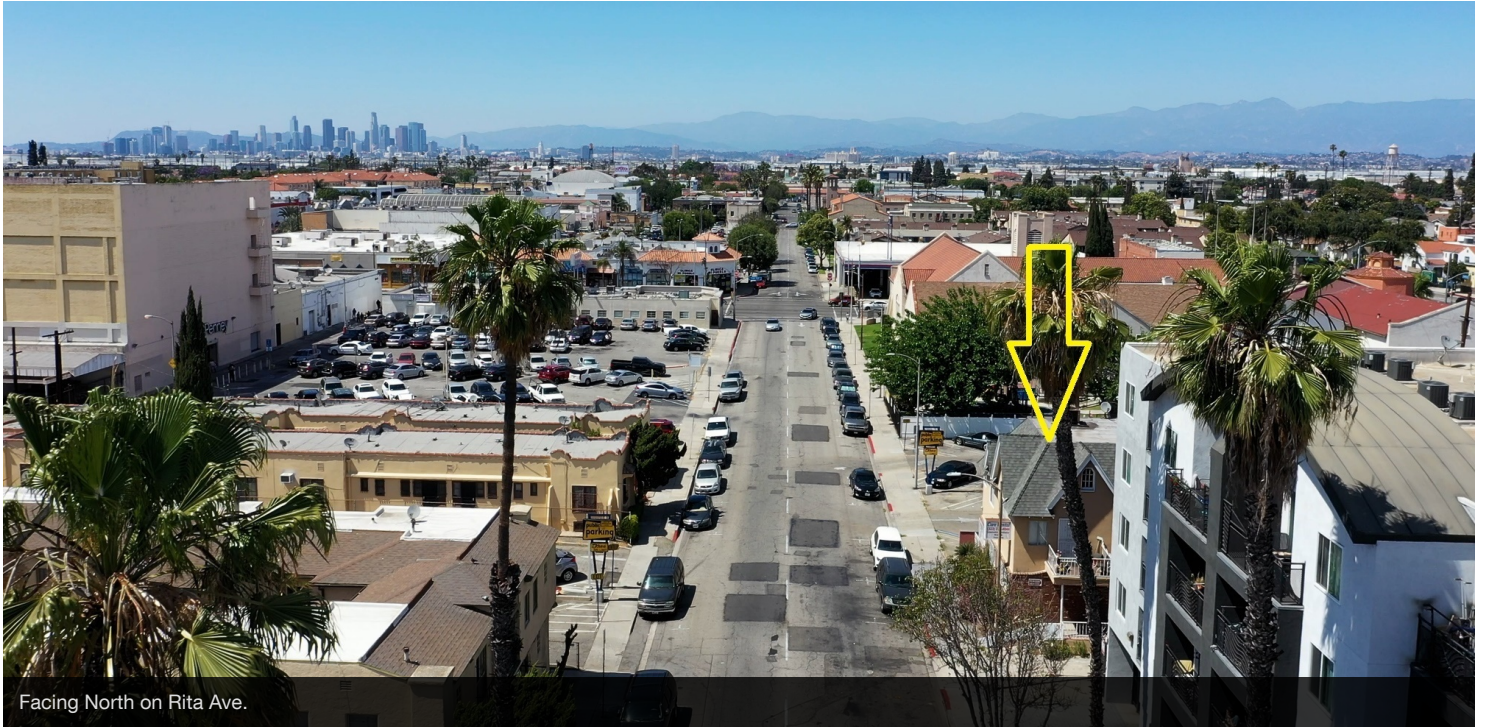


Subject Property



City Provided Parking Lots

Additional Photos

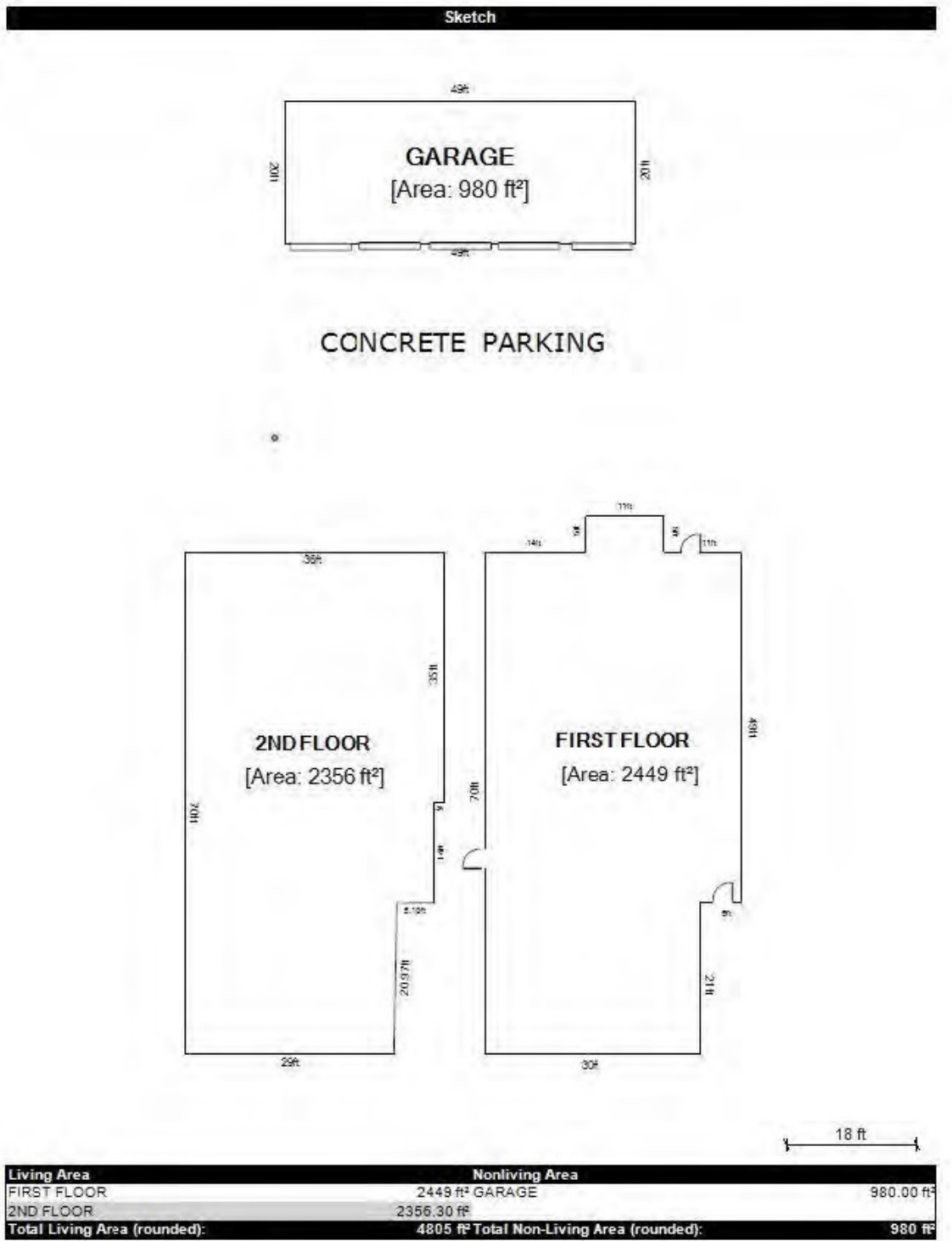


Facing North on Rita Ave.

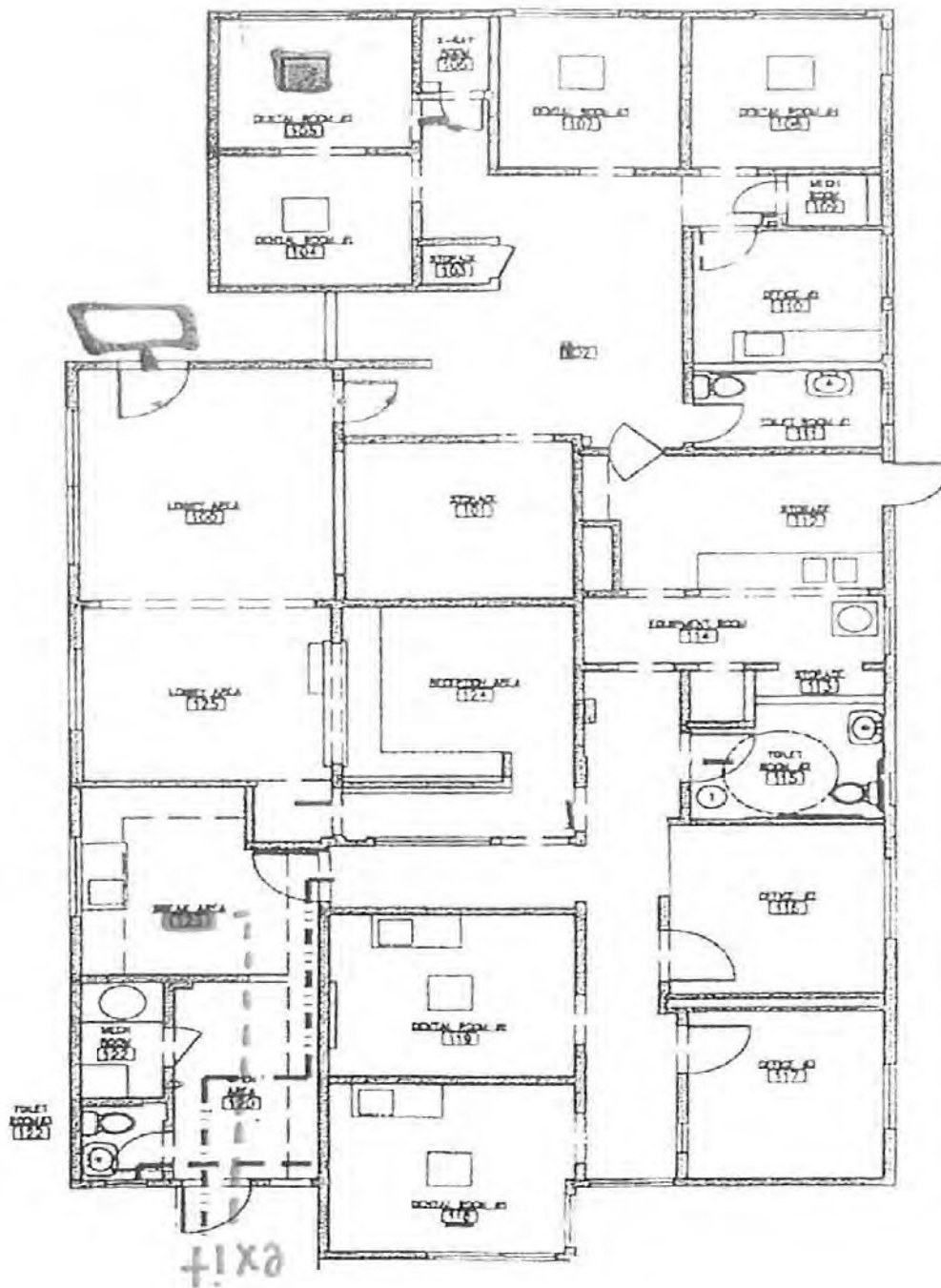


Facing South on Rita Ave.

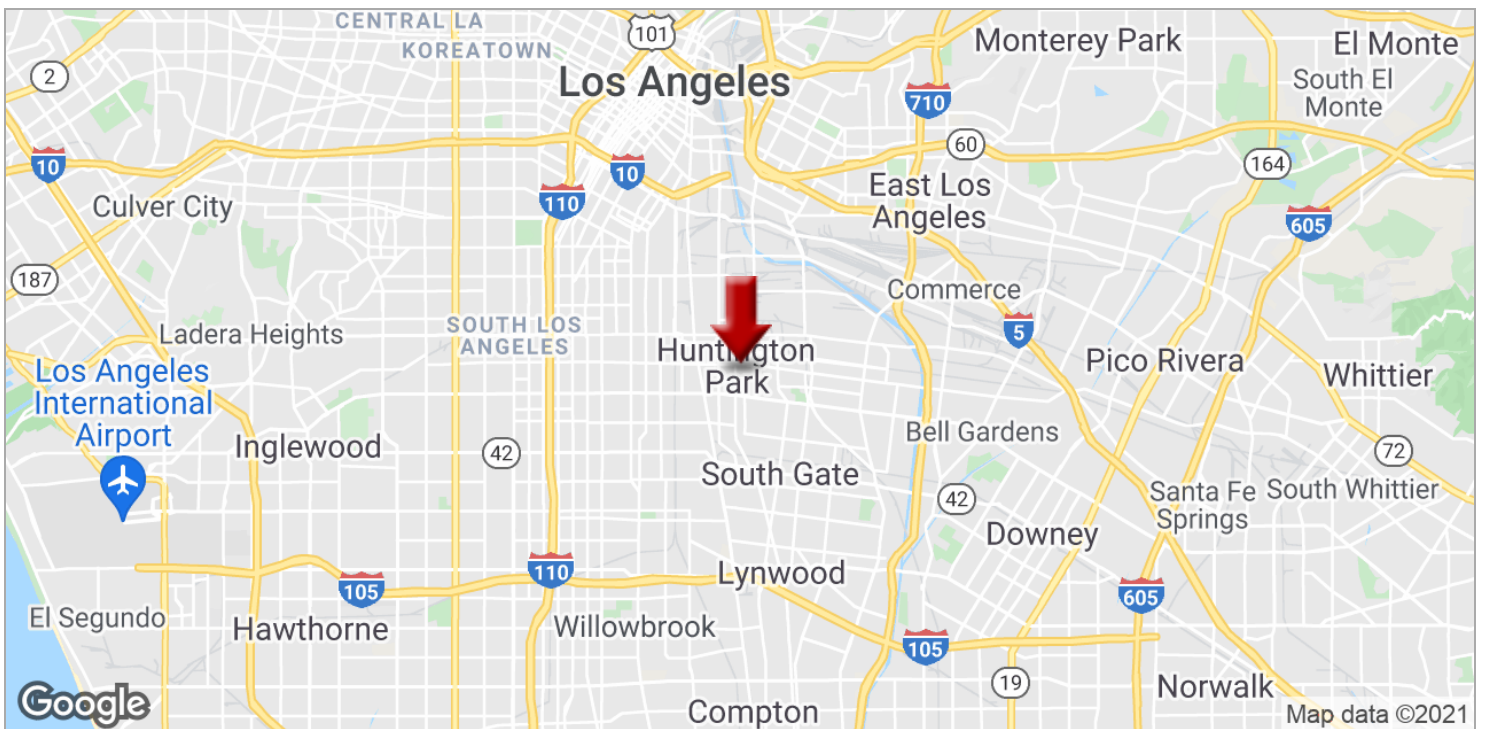
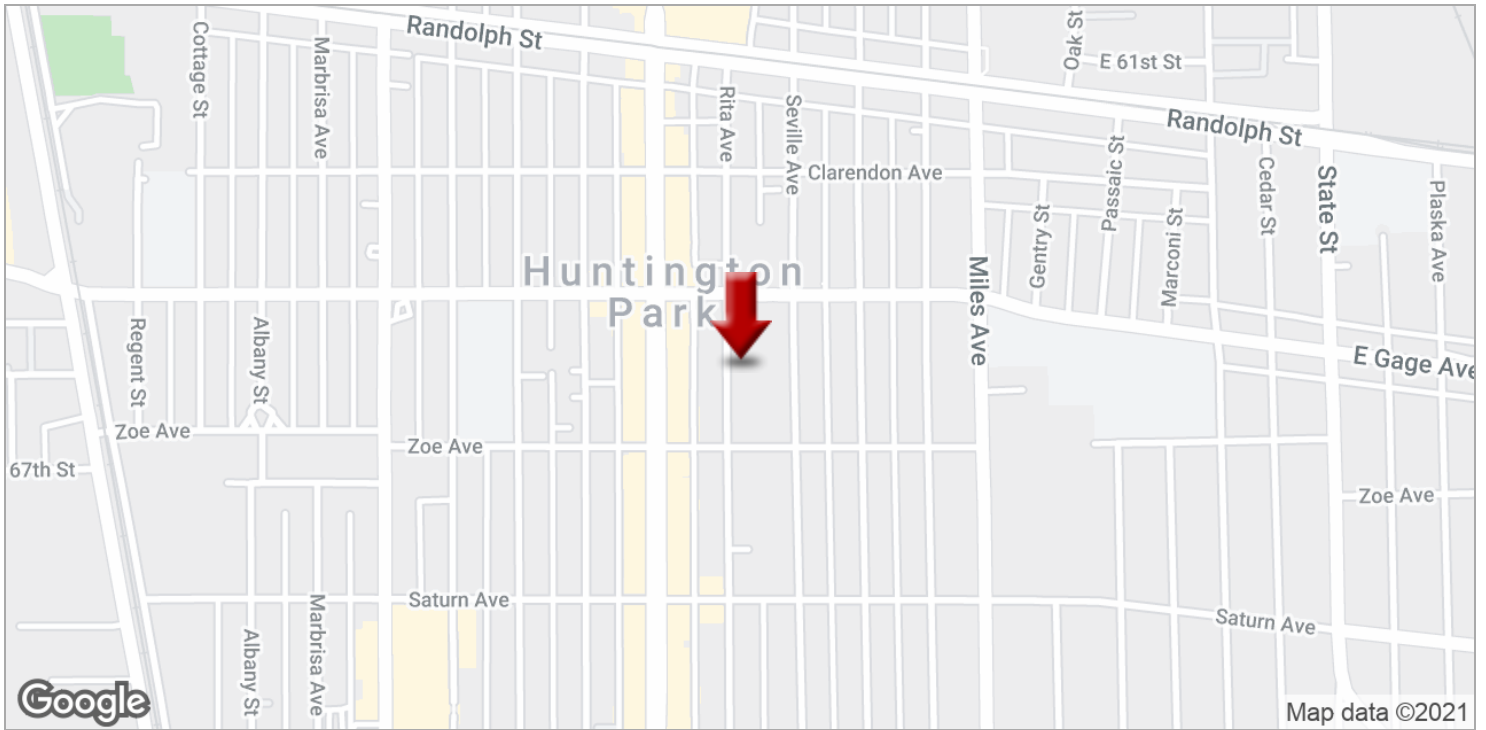
Site Plan



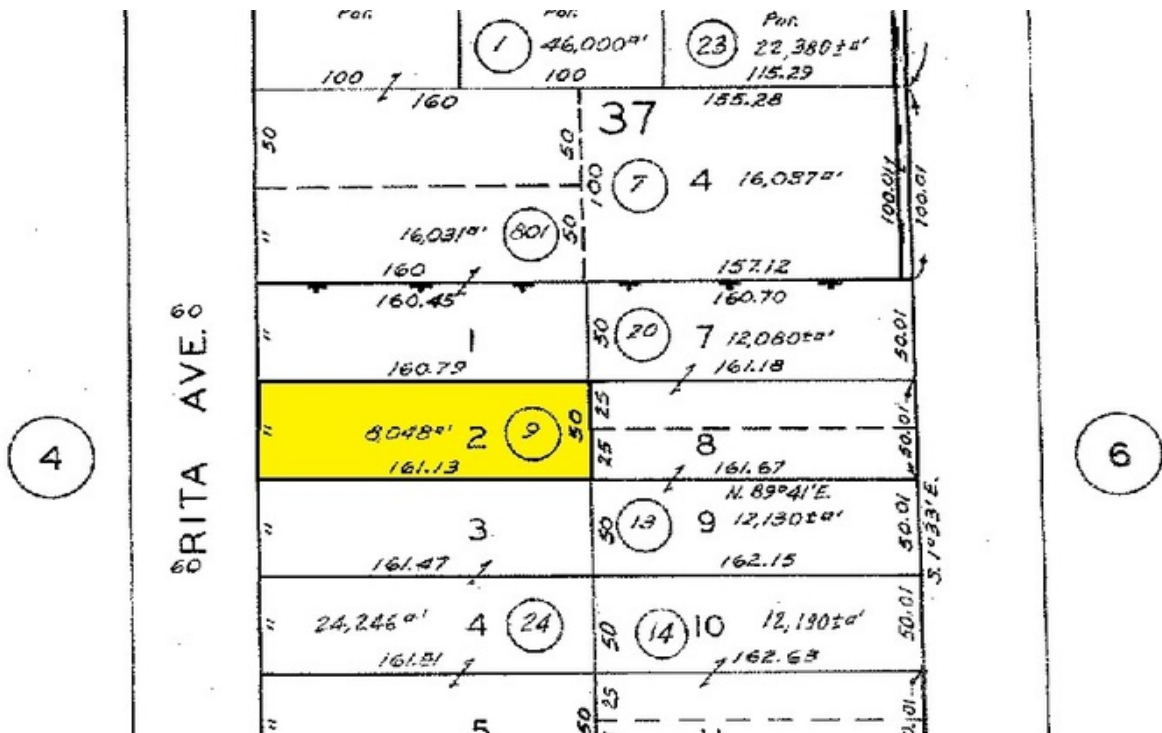
Dental Office Floor Plan



Location Maps



Aerial Map



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	56,536	175,489	398,126
Median age	29.9	28.1	27.4
Median age (male)	28.8	27.1	26.4
Median age (Female)	30.5	28.9	28.5
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	14,048	42,116	95,679
# of persons per HH	4.0	4.2	4.2
Average HH income	\$44,816	\$46,553	\$45,271
Average house value	\$431,529	\$402,452	\$388,669
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	97.8%	95.6%	91.8%
RACE (%)	1 MILE	2 MILES	3 MILES
White	61.6%	58.1%	52.3%
Black	0.6%	2.3%	6.0%
Asian	0.7%	0.5%	0.5%
Hawaiian	0.1%	0.1%	0.1%
American Indian	0.3%	0.3%	0.4%
Other	35.9%	37.7%	39.5%

* Demographic data derived from 2010 US Census