

8625 AVALON





8625

AVALON BOULEVARD

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EXECUTIVE SUMMARY

THE OFFERING



8625 Avalon Boulevard presents an exceptional opportunity to acquire a versatile light-industrial property in the heart of South Los Angeles, combining immediate in-place income with significant value-add potential. The property consists of two freestanding concrete-tilt-up buildings totaling approximately 14,880 square feet on a 25,218 square-foot lot, zoned LAM1 — ideal for manufacturing, warehousing, or creative industrial uses.

With one space currently occupied by a stable tenant and the other delivered vacant, this asset provides flexibility for a wide range of investor or owner-user strategies. An investor can achieve stabilized returns through market lease-up, while an owner-user can occupy one of the units and offset expenses with existing rental income from the occupied unit. The current tenant is occupying approximately 4,800 SF with a lease expiring September 30th, 2027 with a base rent of \$7,168/month with 3% annual increases. The 10,080 SF warehouse has a short term in lease in place expiring 4/30/27, monthly rent is \$11,000.

The buildings feature multiple roll-up doors, a secure gated yard, ample parking, and functional layouts suited for modern industrial users. Its durable construction, strategic location, and flexible zoning make it a standout opportunity in a supply-constrained market.

Positioned along Avalon Boulevard just north of Manchester Avenue, the property benefits from excellent frontage, visibility, and accessibility in a well-established South Los Angeles industrial corridor. Tenants and owner-users alike enjoy immediate access to major regional arteries including the I-110 (Harbor Freeway), I-105 (Century Freeway), and I-10 (Santa Monica Freeway), offering fast connectivity to Downtown Los Angeles, LAX, and the Ports of Los Angeles and Long Beach.

The surrounding neighborhood is characterized by a diverse mix of light-industrial, logistics, and service-oriented businesses, many of which are long-term owner-operators.

South Los Angeles continues to experience steady revitalization, driven by infrastructure investment, industrial redevelopment, and improved transit connectivity. This submarket offers strong rental demand, low vacancy, and increasing market rents, making Avalon Boulevard a prime corridor for long-term growth and operational efficiency.

Note: Buyers advised to independently verify all information, measurements, and permitted uses with the City of Los Angeles.

SITE DESCRIPTION

Pricing \$3,095,000

Address 8625 Avalon Boulevard, Los Angeles 90003

Parcel Numbers 6041-019-024

County Los Angeles

Property Type Commercial

Building Size ±14,880 SF

Lot Size ±25,218 SF

Year Built 1961

Zoning LAC2

Note: Buyers advised to independently verify all information, measurements, and permitted uses with the City of Los Angeles.





INVESTMENT HIGHLIGHTS

OWNER/USER & INVESTMENT OPPORTUNITY

- ▶ **Two-Building Configuration:** ±14,880 SF across two freestanding industrial structures with flexible layouts and functional design.
- ▶ **Dual Opportunity:** Smaller unit is leased until September 2027. The larger unit is leased until 4/30/2027. Ideal situation for an owner/user to take over the entire property or continue to lease a portion of it.
- ▶ **Attractive Pricing:** Only \$208/SF building | \$123/SF land.
- ▶ **Strong Zoning (LAM1):** Permits a wide range of light-industrial, manufacturing, and commercial uses.
- ▶ **Secure and Functional Site:** Multiple roll-up doors, gated yard, and ample on-site parking for tenants or owner operations.
- ▶ **Excellent Accessibility:** Quick access to major freeways and employment hubs across Los Angeles County.
- ▶ **Growing Submarket:** Located in an emerging corridor experiencing consistent rent growth and limited new supply.
- ▶ **Owner-User Advantage:** Occupy one space while generating passive income from the leased unit to offset costs.
- ▶ **Investor Upside:** Stabilize the property through lease-up of the vacant unit at market rates for immediate income growth.



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PRICING & FINANCIALS

PRICING ANALYSIS

INVESTMENT OPPORTUNITY

Price	\$3,095,000
Price Per Build SF	\$208.00
Price Per Lot SF	\$122.73
Units	2
Year Built	1961
Current Cap	4.82%
Pro Forma Cap	4.98%

Financing

Down	50%	\$1,547,500
Loan	50%	\$1,547,500
Ammort Years		30
Interest Rate		6.50%
Payments		(\$9,781)

Rent Roll

Unit	Tenant	Estimated SF	Lease Expiration	Rent	Rent/SF	Lease Type	Proforma Rent	Proforma Rent/SF	Lease Type	Comments
1	Iron Gate/Fencing	4,800	9/30/2027	\$7,168	\$1.49	Gross	\$7,200	\$1.50	Gross	Annual 3% Increases
2	Party Rentals	10,080	4/30/2027	\$11,000	\$1.09	Gross	\$12,650	\$1.25	Gross	
Totals:		14,880		\$18,168			\$19,850			

Annualized Income	Current	Pro Forma
Gross Potential Rent	\$218,016	\$223,200
Vacancy	\$10,901	\$11,160
Scheduled Gross Income	\$207,115	\$212,040

Annualized Expenses

Real Estate Taxes	\$38,688	\$38,688
Insurance	\$9,440	\$9,440
Utilities	\$4,500	\$4,500
Repairs & Maint.	\$5,300	\$5,300
Total Expenses	\$57,928	\$57,928
Expenses per Unit	\$28,964	\$28,964
Expenses per SF	\$3.89	\$3.89
% of SGI	27.97%	27.32%

Return

NOI	\$149,188	\$154,113
Less Debt	(\$117,375)	(\$117,375)
Cashflow	\$31,813	\$36,737
Cash on Cash	2.06%	2.37%

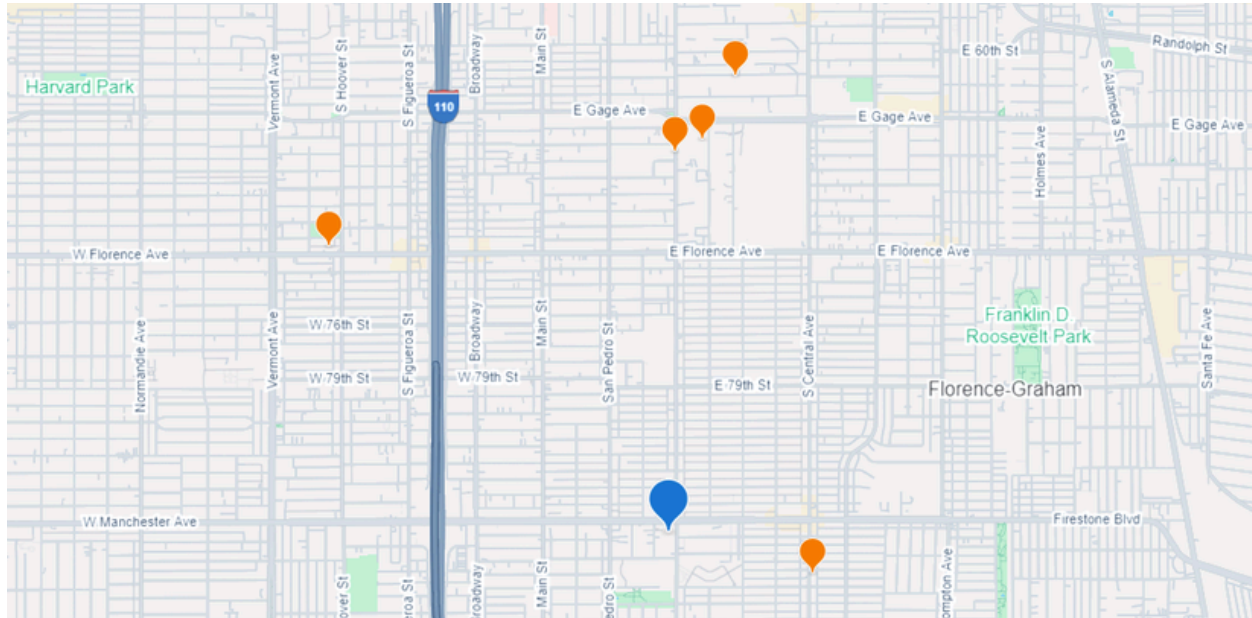


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SALE COMPARABLES

SALES COMPARABLES



ADDRESS	PRICE	SALE DATE	PRICE / BLDG. SF	BLDG. SF	LOT SF	PRICE / LOT SF	BUILT
1 6483-6535 Stanford Avenue, Los Angeles, CA 90001	\$17,501,000	5/29/25	\$291.68	5,128	177,903	\$98.37	1933
2 821 W Florence Avenue, Los Angeles, CA 90044	\$1,279,000	8/15/24	\$329.64	3,880	5,000	\$255.80	1946
3 6518 S Avalon Blvd, Los Angeles, CA 90003	\$2,400,000	2/7/24	\$240.00	10,000	17,424	\$137.74	1932
4 802 E 61 st Street, Los Angeles, CA 90001	\$1,000,000	12/29/23	\$250.00	4,000	8,651	\$115.59	1940
5 8810 S Central Avenue, Los Angeles, CA 90002	\$825,000	9/17/25	\$218.08	3,783	12,048	\$68.48	1950
<i>Average/Totals</i>			<i>\$265.88</i>	<i>5,358</i>	<i>44,205</i>	<i>\$135.20</i>	
▶ 8625 Avalon Boulevard, Los Angeles, CA 90003	\$3,095,000		\$208.00	14,880	25,218	\$123.00	1961

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SALES COMPARABLES

8625 Avalon Boulevard
Los Angeles, CA 90003



Price: \$3,095,000
 Sale Date: -
 Building SF: 14,880
 Price / Building SF: \$208.00
 Lot SF: 25,218
 Price / Lot SF: \$123.00

6483-6535 Stanford Avenue,
Los Angeles, CA 90001



Price: \$3,345,000
 Sale Date: 1/26/24
 Building SF: 5,128
 Price / Building SF: \$652.30
 Lot SF: 37,877
 Price / Lot SF: \$88.31

821 W Florence Avenue,
Los Angeles, CA 90044



Price: \$5,000,000
 Sale Date: 7/23/25
 Building SF: 4,644
 Price / Building SF: \$1,076.66
 Lot SF: 41,382
 Price / Lot SF: \$120.83

6518 S Avalon Blvd,
Los Angeles, CA 90003



Price: \$2,605,000
 Sale Date: 5/31/24
 Building SF: 3,448
 Price / Building SF: \$755.51
 Lot SF: 16,117
 Price / Lot SF: \$161.63

802 E 61st Street,
Los Angeles, CA 90001



Price: \$2,605,000
 Sale Date: 5/31/24
 Building SF: 3,448
 Price / Building SF: \$755.51
 Lot SF: 16,117
 Price / Lot SF: \$161.63

8810 S Central Avenue,
Los Angeles, CA 90002



Price: \$2,605,000
 Sale Date: 5/31/24
 Building SF: 3,448
 Price / Building SF: \$755.51
 Lot SF: 16,117
 Price / Lot SF: \$161.63

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MARKET OVERVIEW





DEMOGRAPHICS | AT-A-GLANCE

TRANSPORTATION

TRANSIT/SUBWAY

Firestone Station 	2 min drive	1.4 mi
Avalon Station 	5 min drive	2.2 mi
Florence Station 	5 min drive	2.4 mi
103Rd Street Station 	5 min drive	2.5 mi
Harbor Fwy Station 	5 min drive	3.4 mi

COMMUTER RAIL

Los Angeles 	14 min drive	9.5 mi
Union Station 	16 min drive	9.7 mi
Commerce 	18 min drive	9.5 mi
Montebello/Commerce 	20 min drive	11.0 mi
Cal State La Metrolink Station	17 min drive	13.6 mi

AIRPORT

Los Angeles International 	18 min drive	9.3 mi
Long Beach (Daugherty Field) 	24 min drive	17.0 mi

FREIGHT PORT

Port of Long Beach	27 min drive	18.9 mi
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RAILROAD

ANCON TRANSPORTATION-VERNON-CA	8 min drive	4.9 mi
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Located in South Los Angeles, ZIP code 90003 encompasses the Broadway-Manchester and Watts-adjacent neighborhoods. The area features high residential density, strong community character, and excellent connectivity via the I-110 and I-105 freeways, offering convenient access to Downtown Los Angeles, LAX, and the ports.

Home to roughly 70,000 residents with a median age of about 30, 90003 is predominantly Hispanic/Latino with a median household income near \$55,000. The market's younger demographic and high renter concentration create consistent demand for affordable and workforce housing, while limited large-format retail supports opportunities for community-serving commercial uses.

Commercial activity in 90003 is led by affordable and mixed-income multifamily investments, driven by local housing incentives and redevelopment momentum. Older apartment stock provides value-add potential, and small-scale retail—such as grocery, medical, and quick-service establishments—tends to perform well given population density and limited competition.

A key catalyst for the area is the Jordan Downs Redevelopment, a major mixed-income project in nearby Watts delivering over 1,400 new homes, retail, parks, and community facilities. Along with broader city and county revitalization initiatives, this project is improving infrastructure and attracting continued public and private investment throughout South Los Angeles.

For investors, 90003 offers strong rental demand, low vacancy rates, and entry pricing below other Los Angeles submarkets. While underwriting should remain conservative due to modest household incomes and localized conditions, the area's redevelopment, affordability, and location advantages make it a compelling long-term investment opportunity.



LOS ANGELES



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