



522 W Vernon Ave

LOS ANGELES, CA 90037

Exclusively listed by:

Shahram Shamounpour
424-313-2744
listings@clirealestate.com



Property Overview

Excellent income property featuring two separate structures on one lot with mixed-use potential. The front building is a two-story commercial structure with 7 bedrooms and 2 bathrooms. The rear structure is also two stories, offering a combination of residential and auxiliary space. The upper level includes two residential units: a 1-bedroom/1-bath unit and a studio. The owner is constructing a 1-bedroom ADU on the ground floor, which will add significant future income potential. Two separate buildings on one lot. Substantial existing income with growth potential. Strong tenant is paying \$12,500 per month plus all utilities. Convenient central Los Angeles location near major streets, schools, and public transportation. This C2 zoning property offers a rare combination of stable cash flow, development upside, and flexible use ideal for investors seeking a multi-purpose asset in a growing area.



©2023 California Snow Realty. The information contained in this document (or provided verbally) has been obtained from sources believed reliable. While California Snow Realty does not dispute the accuracy, California Snow Realty has not verified it and makes no warranty, whether in representation or otherwise, as to its accuracy. California Snow Realty is not liable for any errors or omissions or for any consequences arising from the use of the information contained in this document. The value of this information is the property of the user and may be subject to change without notice. This information is not intended to constitute an offer of any financial product or service. Please consult your broker and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property meet your needs.



Investment Highlights

Two Separate Buildings on One Lot

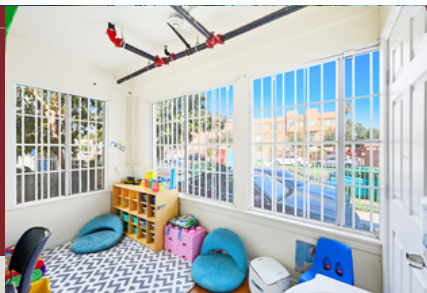
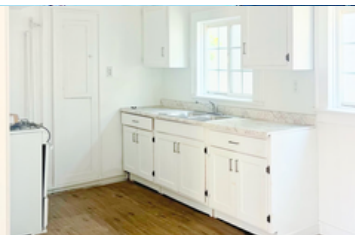
The property features two distinct structures on a single parcel, offering operational flexibility and the ability to support multiple uses or income streams within one investment.

Rare Combination of Stable Cash Flow, Development Upside, and Flexible Use

This asset delivers a unique blend of immediate income with future growth potential, supported by flexible C2 zoning that allows for a wide range of commercial and residential applications.







Profit & Loss

TOTAL INCOME

\$150,000

TOTAL EXPENSES

\$23,800

NET PROFIT (ANNUALLY)

\$126,200

Other Expenses (please list other expenses if necessary)

©2023 California Group Realty. The information contained in this document (or provided verbally) has been obtained from sources believed reliable. While California Group Realty does not (and, by its nature, cannot) guarantee, warrant or represent the accuracy, completeness or timeliness of the information, California Group Realty does not (and, by its nature, cannot) guarantee, warrant or represent the accuracy, completeness or timeliness of the information. Any projections, opinions, estimates or forecasts are for illustrative purposes only and do not constitute the current or future performance of the property. The value of this transaction to you depends on tax and other factors which need to be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property in accordance with your satisfaction the suitability of the property meet your needs.

Rent Roll

Address of Rental:

Street: 522 W Vernon Avenue
City: Los Angeles
State: California
Zip Code: 90037

ADDRESS	Bed & Bath	ACTUAL	PERFORMA
522 W Vernon Ave	7 Bedrooms & 3 Bathrooms	\$7,000	\$8,000
524 W Vernon Ave	1 Bedrooms & 1 Bathrooms	\$2,000	\$2,400
524 1/2 W Vernon Ave	Studio with 1 Bathroom	\$1,500	\$1,700
524 - 4 W Vernon Ave	1 Bedrooms & 1 Bathrooms	\$2,000	\$2,400

Gross Monthly Rent	\$12,500	\$14,500
--------------------	----------	----------

Floor Plan





Regional Map



SHOPPING CENTERS

- -0.3 mi - Vernon Bargain Center
- -0.5 mi - Plaza 55 Shopping Center
- -0.5 mi - Vernon Main Plaza
- -2.5 mi - Baldwin Hills Crenshaw Plaza

DINING/ TAKEOUT

- -0.3 mi - Erick Burger
- -0.2 mi - Halldale & Vernon Tacos
- -3 mi - Veronica's Kitchen



WALK SCORE



BIKE SCORE

Los Angeles

Los Angeles County is the most populous county in the United States, with more than 10 million inhabitants as of 2022. As such, it is the largest non-state level government entity in the United States. Its population is larger than that of 41 individual U.S. states. It is the third-largest metropolitan economy in the world, with a Nominal GDP of over \$700 billion—larger than the GDPs of Belgium, Norway, and Taiwan. It has 88 incorporated cities and many unincorporated areas and, at 4,083 square miles (10,570 km²), it is larger than the combined areas of Delaware and Rhode Island. The county is home to more than one-quarter of California residents and is one of the most ethnically diverse counties in the U.S. Its county seat, Los Angeles, is also California's most populous city and the nation's second largest city with about 4 million people.



**#1 MOST POPULOUS
COUNTY IN THE US**



**#1 LARGEST ECONOMY
IN THE US**



**+5 MILLION IN
LABOR FORCE**

POPULATION & EMPLOYMENT

- #1 most populous county in the U.S.
- +5 million labor force with +244,000 businesses

ECONOMIC DRIVERS

- #1 largest economy in the U.S.
- \$700 billion GDP in L.A. metro area in 2018
- 26 Fortune 500 headquarters

INTERNATIONAL TRADE

- #1 largest customs district in the U.S.
- #1 in imports, exports and total port tonnage in the U.S.
- +\$118 billion of total trade in 2019

TOURISM

- +50 million visitors to L.A. County in 2018
- \$288 million generated in L.A. transient occupancy tax in 2018
- 547,000 jobs supported by leisure & hospitality sectors in 2018



ECONOMIC IMPACT

Los Angeles County is commonly associated with the entertainment and digital media industry; all six major film studios—Paramount Pictures, 21st Century Fox, Sony, Warner Bros., Universal Pictures, and Walt Disney Studios—are located within the county. Numerous other major industries also define the economy of Los Angeles County, including international trade supported by the Port of Los Angeles and the Port of Long Beach, music recording and production, aerospace and defense, fashion, and professional services such as law, medicine, engineering and design services, financial services and more. High-tech sector employment within Los Angeles County is 368,500 workers, and manufacturing employment within Los Angeles County is 365,000 workers.



