



**ASKING PRICE \$1,050,000**

**11916-11918 Long Beach Bl.**  
**Lynwood, CA 90262**

**OWNER USER / INVESTMENT PROPERTY**

# Beverly & Co.

Luxury Properties

9350 Wilshire Blvd. #250,  
Beverly Hills, CA 90212

EXCLUSIVELY LISTED BY

**JOZEF ASHOURI**

SENIOR BROKER

[JOZEFASHOURI@YAHOO.COM](mailto:JOZEFASHOURI@YAHOO.COM)

310.779.7979

DRE #: 01107717



# TABLE OF CONTENTS

- 1 EXECUTIVE SUMMARY
- 2 INVESTMENT HIGHLIGHTS
- 3 FINANCIALS
- 4 CITY OF LYNWOOD
- 5 MARKET OVERVIEW
- 6 PROPERTY IMAGES
- 7 CONFIDENTIALITY & CONDITIONS



1

# EXECUTIVE SUMMARY



# 11916-11918 Long Beach Blvd.

Lynwood, CA., 90262

## RARE INVESTMENT OPPORTUNITY

An outstanding investment opportunity, this mixed-use property is located on busy Long Beach Blvd, just off the 105 freeway, in the heart of Lynwood. Zoned LYC2A, the property sits on a 6,004 sq ft lot and boasts a 3,688 sq ft building, offering a dynamic combination of commercial and residential spaces. With two storefronts, residential living quarters, and two warehouses, this property is perfectly suited for a variety of business and investment purposes due to its location within an Opportunity Zone., which can enhance long-term investment potential. .

Seven gated parking spaces ensure secure access for tenants and customers, and its strategic location—near a busy shopping center and walking distance to metro lines—offers unmatched visibility and accessibility in this densely trafficked corridor. Whether for an owner-user or a savvy investor, this property presents tremendous potential in one of Lynwood's most sought-after areas! It's close to Metro transit, supporting transit-oriented demand and making the site attractive for redevelopment and leasing.

The area is in a fast-growing market corridor, and Lynwood/LA County policies in many cases support development incentives, including the potential for lower parking ratios near major transit (buyer to verify zoning, TOC/TOD eligibility, and specific city requirements). The Long Beach Blvd corridor also benefits from strong connectivity to nearby employment centers and consistent local traffic, supporting both retail and residential demand.



# SITE DESCRIPTION

## PURCHASE PRICE

\$1,050,000.00

## ADDRESS

11916-11918 Long Beach Blvd. Lynwood  
CA. 90262

## PRICE PER SQFT

\$285/sqft

## APN

6175-016-004

## LOT SIZE

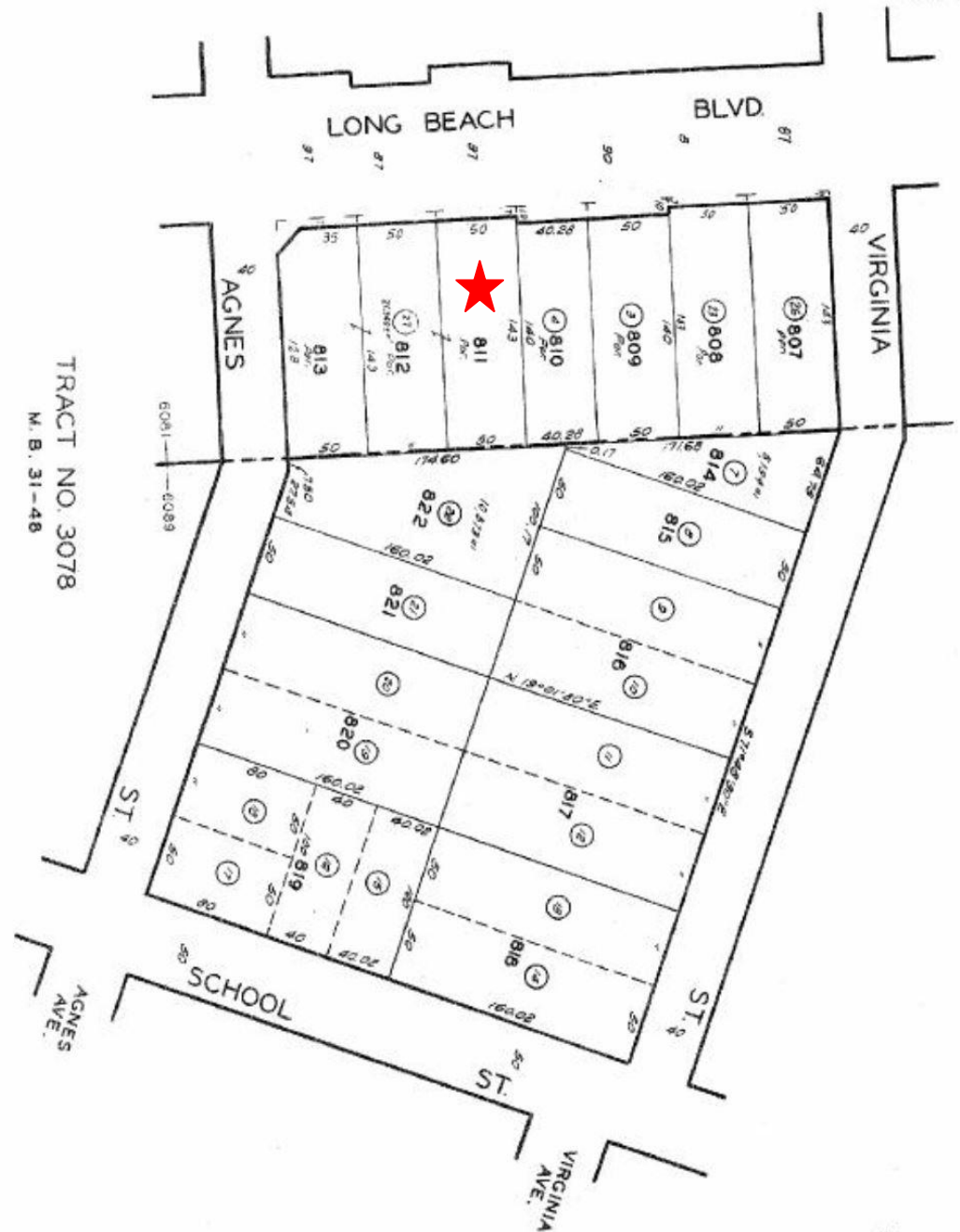
6,004 SF

## PROPERTY TYPE

Mixed Use

## ZONING

LYC2A\*



2

# INVESTMENT HIGHLIGHTS



# INVESTMENT HIGHLIGHTS

---

## PROPERTY HIGHLIGHTS

- 6,004 SF Mixed Use Lot
- Frontage on busy Long Beach Blvd.
- Mixed Use, includes 2 store fronts, 1 apartment, 2 warehouse spaces. 8, gated, parking spaces

## INVESTOR OPPORTUNITY

- Owner-User possible with SBA Loan
- Total Units : 5
- 8 Parking spaces located behind the storefronts, 4 under the apartment and 4 in front of the warehouse units.
- Perfect for Owner user or Investor looking to have a clean property.

## PROPOSED LOCATION

- Frontage on busy Long Beach Blvd.
- Nearby Attractions include, Azalea Shopping Center, Plaza Mexico Shopping Center, and La Alameda Shopping Center
- Proximity to Major Freeways (110,105,710) and public transportation options. 2 Minutes from the 105 exit and entrance.
- COMMUNITY: A Vibrant community with a mix of Residential, Small Businesses, Commercial and Recreational amenities.



3

# FINANCIALS



# FINANCIALS

---

## Income and Expenses

Number of Units:	5 units
11916-11918 Long Beach Blvd.	
#1 - Mini Market	\$2,500
#2 - Barbershop	\$1,800
#3 - 3 bed/3ba Apartment	\$2,600
#4 - Warehouse	\$1,700
#5 - Warehouse	\$2,000
<hr/>	
Total:	\$10,600/mo

### Expenses:

Utilities	\$950
Tax	\$600
<hr/>	
Total:	\$1,550/mo

## Annual Income

- $\$10,600 \times 12 = \mathbf{\$127,200}$

## Annual Expenses

- Utilities + current expenses:  $\$1,550 \times 12 = \mathbf{\$18,600}$
- Insurance:  $\mathbf{\$3,561}$
- **Total Expenses: \$22,161**

---

## Net Operating Income (NOI)

- $\$127,200 - \$22,161 = \mathbf{\$105,039}$

CAP RATE : ~10.0%

---

# FINANCIALS

---

## Conventional Commercial Loan

### Typical Assumptions:

- 25% down
- 75% loan
- 25-year amortization
- 7.25% interest

### Loan Structure

Down Payment (25%):  
\$262,500

Loan Amount:  
\$787,500

Estimated Annual Debt Service:  
≈ \$68,305/year

### Cash Flow

Using Projected NOI (105,039):

Cash Flow:  
 $\$105,039 - \$68,305 = \$36,734$



4

# CITY OF LYNWOOD



# City of Lynwood

---

## City of Lynwood

Lynwood is a thriving and culturally diverse community nestled in the heart of Los Angeles County. Covering an area of 5 square miles, the city offers an ideal blend of suburban comfort and urban convenience. Its strategic location near the intersection of two major freeways, the 710 and the 105, ensures easy access to key areas such as downtown Los Angeles, downtown Long Beach, and the region's major airports. Whether commuting for work, leisure, or travel, Lynwood's location provides residents with unmatched connectivity to Southern California's vibrant hubs.

Today, Lynwood offers its residents a high quality of life. The city prides itself on its well-maintained municipal services, which enhance community living through public safety, parks, recreational programs, and educational resources. Lynwood's government is committed to providing excellent services while ensuring fiscal responsibility. The business-friendly environment has attracted new commerce, while also supporting and nurturing long-standing local businesses, fostering a strong local economy.



5

# MARKET OVERVIEW





# CURRENT / PROPOSED DEVELOPMENT PROJECTS

Lynwood Library



**Lynwood Library** LA County Supervisor Janice Hahn has announced an \$8 million refurbishment project for the Lynwood Library, a 12,000-square-foot branch of the Los Angeles County Public Library. The library, located at 11320 Bullis Road, was built in 1977 and has not seen significant upgrades since its opening. The project, approved by the Board of Supervisors and set to begin on April 1, will be overseen by LA County Public Works.

The renovation will bring a host of new features to the library, including a new customer service desk, designated areas for adults, teens, and children, an expanded community room, study rooms, self-checkout machines, public access computers, and Wi-Fi. The project also includes aesthetic upgrades, such as two large skylights to increase natural light indoors and drought-tolerant landscaping outside. These improvements aim to modernize the library and enhance its services for the community.



# CURRENT / PROPOSED DEVELOPMENT PROJECTS



**Lynwood Mega Playground Project** | The City of Lynwood, known for its aerospace research and manufacturing industry, is working on the Lynwood Mega Playground project to provide a park and playground that reflect the city's predominantly Latino, blue-collar community. The park will offer culturally and historically rooted programs and play opportunities for residents, addressing the city's lack of park spaces. The playground will be located at the northwest corner of Lynwood Park, the city's central park, near city hall, the community center, and the library.

Designed to be both a local and regional attraction, the Mega Playground will feature unique play structures, including a 22-foot tall "Saturn Sphere," a 30-foot tall "Rocket," and an 86-foot-long "Constellation Walk." The park will also include a California native shade garden and focus on climate resilience by incorporating drought-tolerant plants and low-carbon materials, aiming to minimize its environmental impact while providing a thrilling and innovative experience for visitors.



# LOCAL ATTRACTIONS

## THE AZALEA SHOPPING CENTER



**The Azalea Regional Shopping Center** is a vibrant, one-of-a-kind development in South Gate, transforming a once underutilized 32-acre vacant lot into a bustling community hub. Developed by Primestor, the center has created thousands of permanent jobs and houses some of the nation's top-performing stores. Azalea offers a unique shopping and dining experience with modern amenities such as pop-jets, live plant walls, a large open plaza, free Wi-Fi, and green gathering areas, all while reflecting South Gate's distinct identity. The center, home to 37 retailers and restaurants, provides everything from health and beauty products to the latest fashion and dining options. Throughout the year, Azalea also hosts free, family-oriente



6

# PROPERTY IMAGES











7

# CONFIDENTIALITY & CONDITIONS

## CONFIDENTIALITY AND CONDITIONS

The seller and listing Broker make no guarantees or warranties regarding the development potential of this property. The information provided about the possibility of developing units is based on allegations and has not been verified through official plans or permits. Prospective Buyers are advised to conduct their own due diligence and consult with the appropriate city departments to determine the feasibility of their intended use. The property is being sold "as is," without any warranty for development potential. All development is at the buyer's own risk and expense.

All materials and information received or derived from Beverly & Company, including from its directors, officers, agents, advisors, affiliates, and any third-party sources, are provided without any representation or warranty regarding their completeness, accuracy, property condition, compliance with government requirements, suitability, or financial performance. Beverly & Company and its associates do not guarantee the accuracy or completeness of any provided materials or information. Any materials, whether written or verbal, should not replace a party's own due diligence. Beverly & Company will not conduct due diligence unless agreed upon in writing. This Marketing Brochure offers preliminary, unverified information to prospective buyers and is not a substitute for thorough due diligence.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and conduct their own inspections and investigations, including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party, including obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Beverly & Company makes no warranties or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Beverly & Company does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance.

Parties must evaluate any applicable contractual and governmental limitations, as well as market conditions, vacancy factors, and other issues to determine rents from or for the property. Any estimates of market rents and/or projected rents provided do not necessarily mean that rents can be established or increased to that level. Legal questions should be discussed with an attorney, tax questions with a certified public accountant or tax attorney, title questions with a title officer or attorney, and questions regarding the condition of the property and compliance with governmental requirements with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

