

4 Unit Multi Tenant Mixed Use

4355 Florence Ave, Bell CA 90201



OFFERING MEMORANDUM



4 Unit Multi Tenant Mixed Use

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01 Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	4355 Florence Ave Bell CA 90201
COUNTY	Los Angeles
SUBMARKET	Mid-Cities
BUILDING SF	6,741 SF
LAND ACRES	0.25
LAND SF	10,890 SF
YEAR BUILT	1949
YEAR RENOVATED	2026
APN	6325-025-001
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$1,995,000
PRICE PSF	\$295.95
OCCUPANCY	100%
NOI (CURRENT)	\$112,810
NOI (Pro Forma)	\$145,810
CAP RATE (CURRENT)	5.65%
CAP RATE (PRO FORMA)	7.31%
GRM (CURRENT)	13.04
GRM (PRO FORMA)	10.73

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2026 Population	59,770	313,031	905,704
2026 Median HH Income	\$60,382	\$66,348	\$67,894
2026 Average HH Income	\$76,801	\$84,332	\$87,786

Mixed Use Florence Avenue

- Multi-Tenant Retail Investment Opportunity located along Florence Avenue in the City of Bell, a dense infill market within Southeast Los Angeles County. Established Tenant Base featuring automotive, tax preparation, and gaming-related businesses with remaining lease term stability and renewal options. NNN Reimbursement Structure in place, helping offset operating expenses and reducing landlord expense exposure.
- Three Occupied Tenant Spaces Plus One Vacant Suite, providing immediate income with additional upside through lease-up of the vacant 1,100 SF space. Value-Add Opportunity through leasing the vacant space at projected market rents, increasing annual income by approximately \$33,000. Owner/User or Investor Appeal with the ability to increase value through active leasing and operational improvements.



02

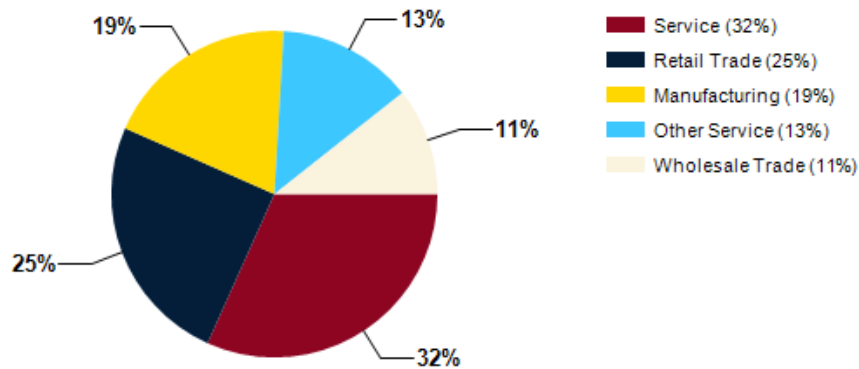
Location

- Location Summary
- Local Business Map
- Aerial View Map

Main Corridor

- Florence Avenue is a heavily traveled east-west thoroughfare connecting numerous densely populated communities including Bell, Huntington Park, Maywood, Cudahy, South Gate, Downey, and Commerce.
- The property is located within one of the most densely populated regions of Los Angeles County, providing a large and stable customer base for local businesses. The surrounding neighborhoods feature strong workforce demographics and a high concentration of owner-operated and family-owned businesses that contribute to the area's economic activity.
- Bell High School and major National and Regional Tenants in the surrounding Areas.

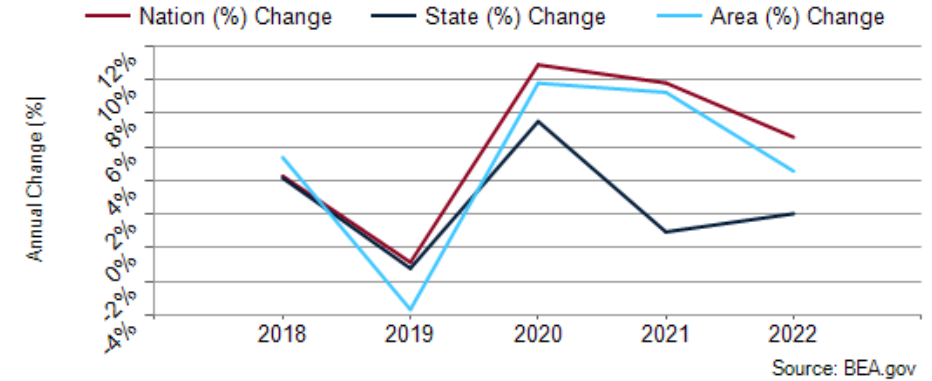
Major Industries by Employee Count

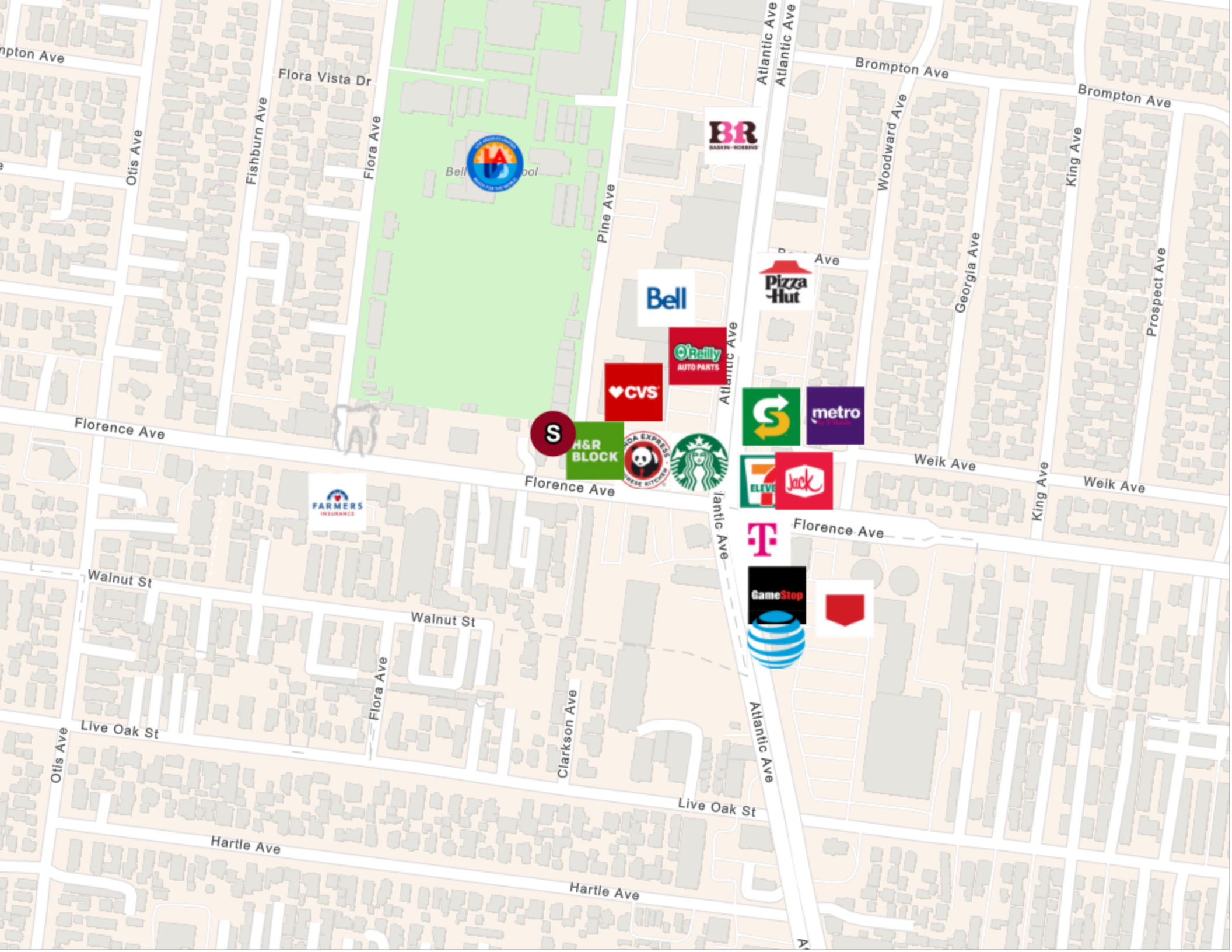


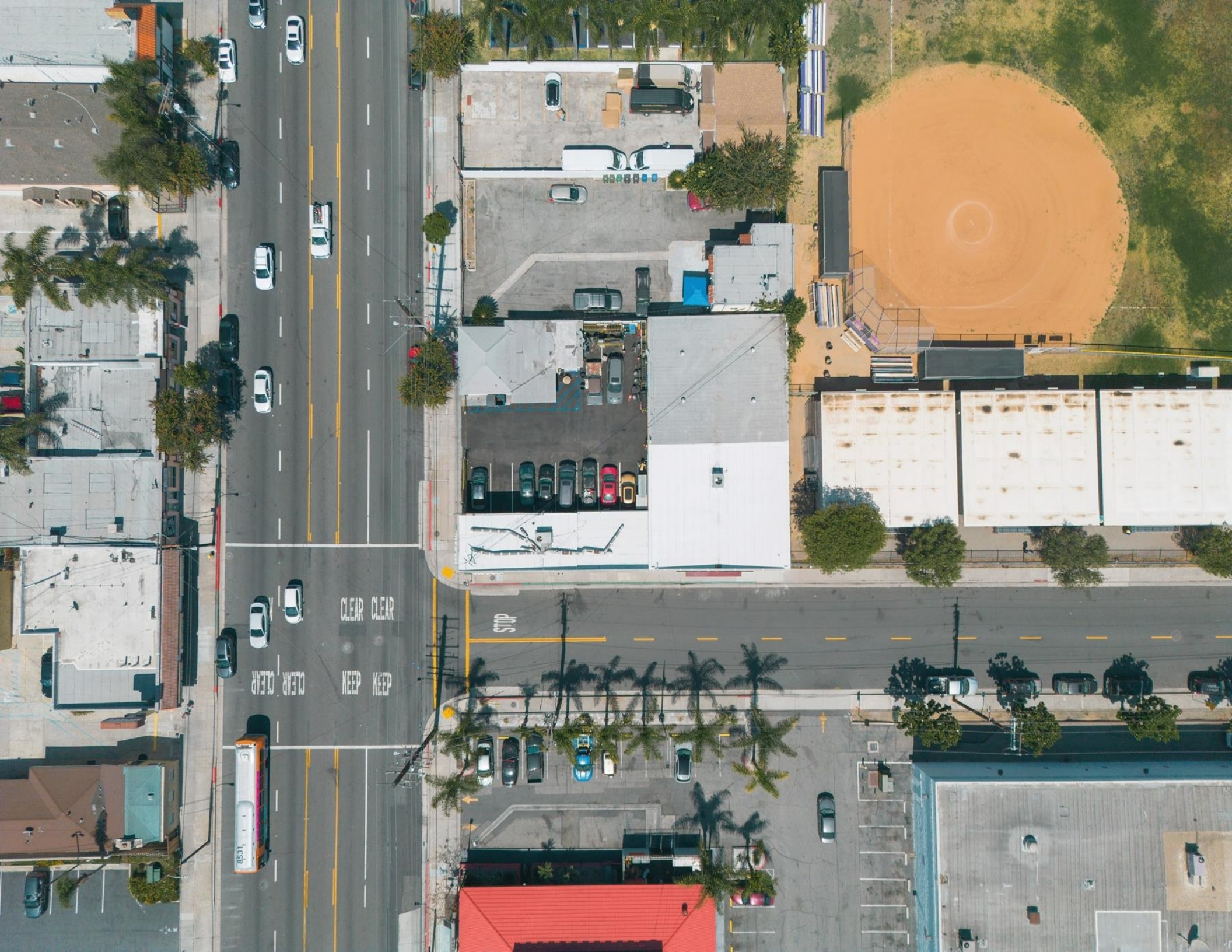
Largest Employers

Rent-A-Center Inc	10,000 to 25,000
State of California Department of Rehabilitation	Over 300,000
Royal Packaging West LLC	10 to 20
Beltran Tires	5 to 10
Affiliated Temporary Help	400
Smart & Final Extra!	28
Empire Wholesale Inc.	15
Western Realtors & Property Management	1 to 5

Los Angeles County GDP Trend







8531

CLEAR CLEAR

CLEAR CLEAR

KEEP KEEP

STOP



03

Property Description

Property Features

GLOBAL

NUMBER OF UNITS	4
BUILDING SF	6,741
LAND SF	10,890
LAND ACRES	0.25
# OF PARCELS	1
YEAR BUILT	1949
YEAR RENOVATED	2026
ZONING TYPE	C-3R
LOCATION CLASS	100
BUILDING CLASS	C
TOPOGRAPHY	Flat
NUMBER OF BUILDINGS	1
NUMBER OF STORIES	1
LOT DIMENSION	119' x 79'
TRAFFIC COUNTS	36,503 Florence Ave
SIGNALIZED CORNER	Yes
PARKING RATIO	1.92
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1

COMMERCIAL VITALS

NUMBER OF UNITS	4
CURRENT OCCUPANCY	80.80%
HVAC	Yes
LEASE TYPE	NNN





04

Rent Roll

Mixed Use Rent Roll

COMMERCIAL LIFE

RENT ROLL SUMMARY

Tenant	SF	Lease Exp.	Renewal Option	Base Rent	NNN	Total
One Stop Auto Shop	2,000	3/31/2027	1 Year	\$4,100	\$900	\$5,000
H&R	1,600	4/30/2028	2 Years	\$3,280	\$720	\$4,000
Table 1 Gaming	1,800	3/31/2031	5 Years	\$3,000	\$750	\$3,750
Vacant (Projected)	1,100	Available	-	\$2,255	\$495	\$2,750



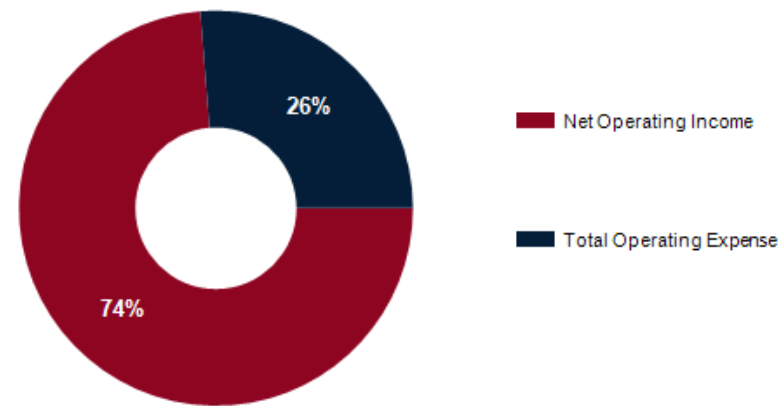
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Financial Analysis

- Income & Expense Analysis
- Commercial_Life_Financing_Summary

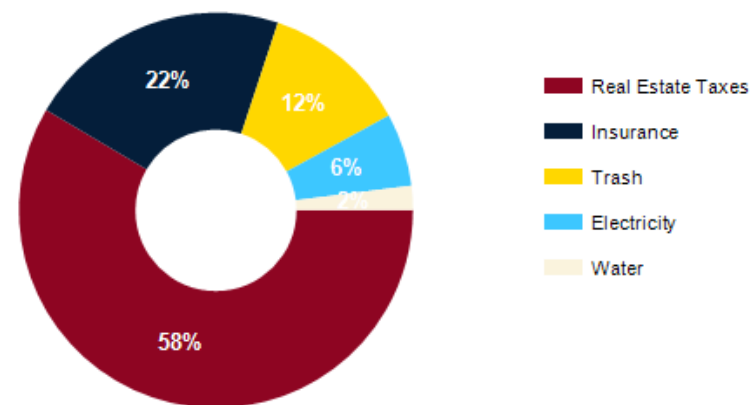
REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA	
Commercial Rent	\$124,560	81.4%	\$151,620	81.5%
CAM Revenue	\$28,440	18.6%	\$34,380	18.5%
Effective Gross Income	\$153,000		\$186,000	
Less Expenses	\$40,190	26.26%	\$40,190	21.60%
Net Operating Income	\$112,810		\$145,810	



EXPENSES	CURRENT	PRO FORMA
Real Estate Taxes	\$23,500	\$23,500
Insurance	\$8,690	\$8,690
Water	\$800	\$800
Electricity	\$2,400	\$2,400
Trash	\$4,800	\$4,800
Total Operating Expense	\$40,190	\$40,190
Expense / SF	\$5.96	\$5.96
% of EGI	26.26%	21.60%

DISTRIBUTION OF EXPENSES CURRENT



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

COMMERCIAL LIFE

BUYER FINANCING SUMMARY

Financing Metric	Details
Purchase Price	\$1,995,000
Current NOI	\$113,000
Current Cap Rate	5.65%
Projected NOI	\$146,000
Projected Cap Rate	7.31%
Estimated Loan Amount	\$1,000,000
Estimated Equity Requirement	\$995,000
Estimated Down Payment	49.9%

Illustrative Financing Assumptions

Interest Rate	6.50%
Amortization	25 Years
DSCR Requirement	1.25x
Estimated Annual Debt Service	\$90,248
Estimated Monthly Debt Service	\$7,521

Financing Contact

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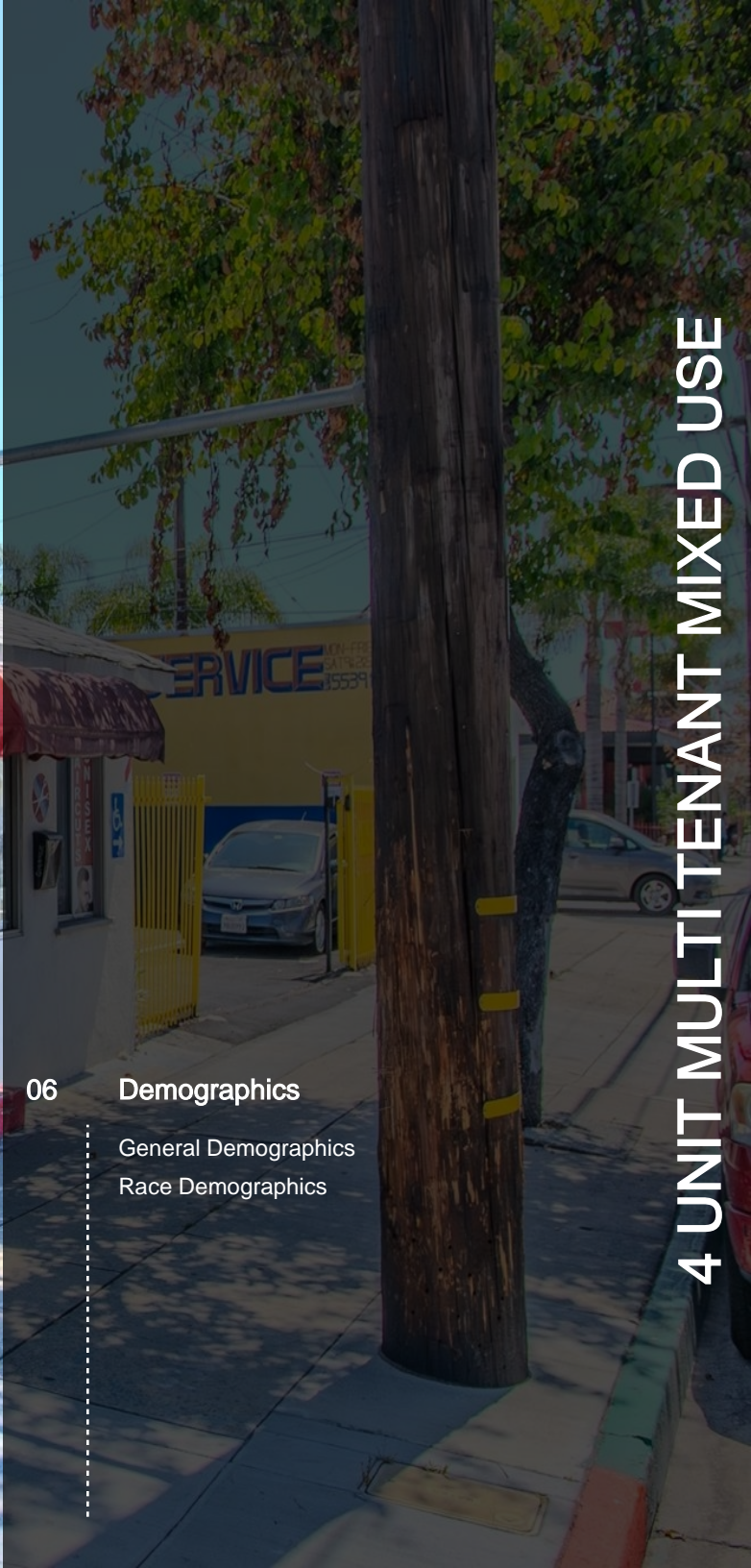
Disclaimer: Financing assumptions are provided for illustrative purposes only and are subject to lender underwriting, borrower qualifications, appraisal, environmental review, and other lending requirements. Prospective purchasers should independently verify all financing assumptions.



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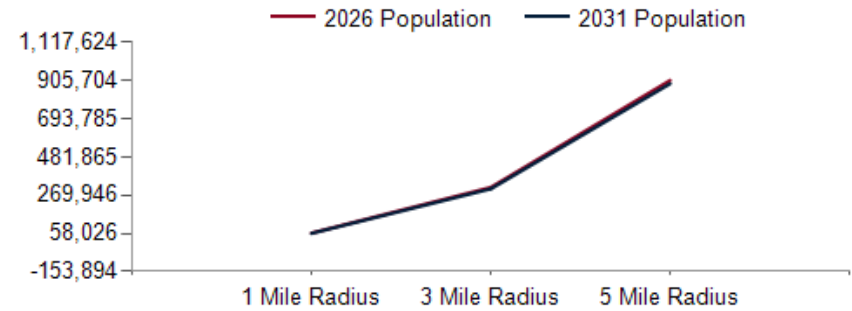
Demographics

- General Demographics
- Race Demographics

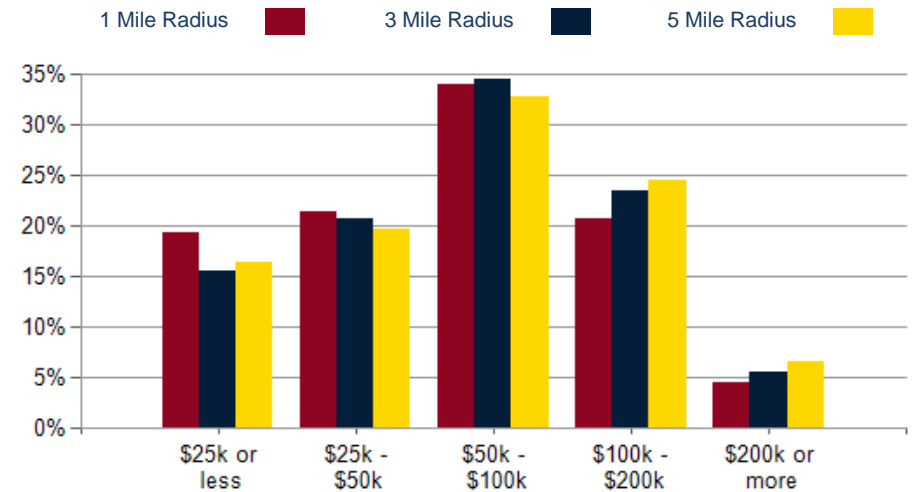


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	67,737	352,841	941,917
2010 Population	66,027	343,642	959,888
2026 Population	59,770	313,031	905,704
2031 Population	58,026	304,838	887,841
2026 African American	384	4,757	55,533
2026 American Indian	1,692	9,531	25,888
2026 Asian	464	2,558	13,375
2026 Hispanic	56,918	297,455	805,503
2026 Other Race	34,997	185,878	514,847
2026 White	9,802	45,442	124,952
2026 Multiracial	12,363	64,625	169,976
2026-2031: Population: Growth Rate	-2.95%	-2.65%	-2.00%

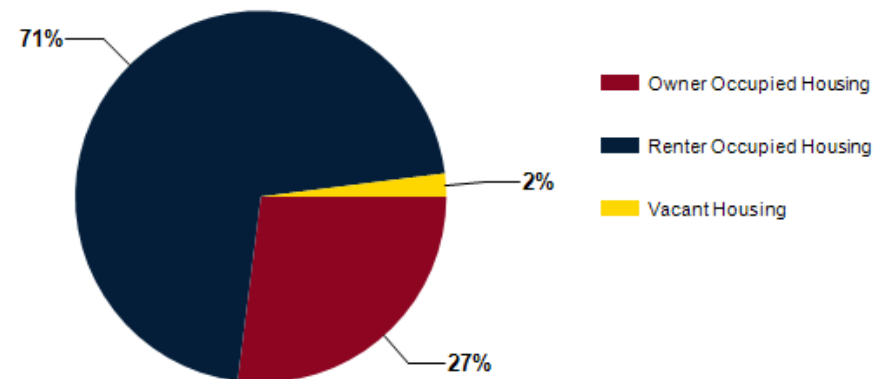
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,712	7,213	23,105
\$15,000-\$24,999	1,489	6,206	17,293
\$25,000-\$34,999	1,619	7,805	20,205
\$35,000-\$49,999	1,929	10,082	27,885
\$50,000-\$74,999	3,479	17,047	45,197
\$75,000-\$99,999	2,166	12,607	34,889
\$100,000-\$149,999	2,428	13,851	39,690
\$150,000-\$199,999	1,003	6,365	20,229
\$200,000 or greater	749	4,871	16,147
Median HH Income	\$60,382	\$66,348	\$67,894
Average HH Income	\$76,801	\$84,332	\$87,786



2026 Household Income



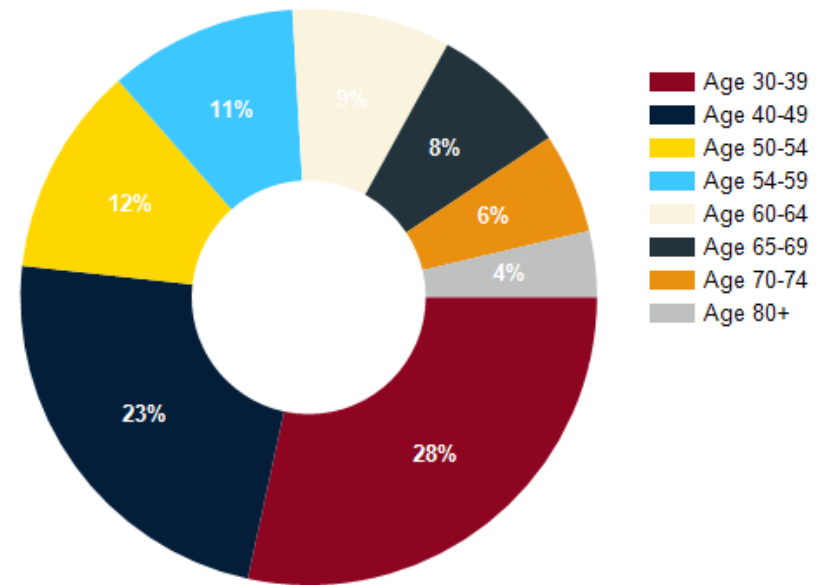
2026 Own vs. Rent - 1 Mile Radius



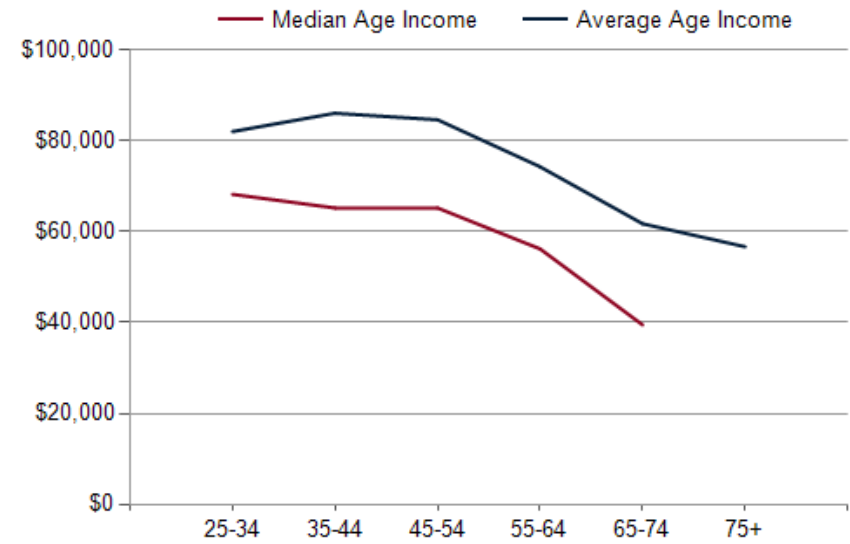
Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	5,104	26,610	76,624
2026 Population Age 35-39	3,956	21,411	63,018
2026 Population Age 40-44	3,766	19,930	58,233
2026 Population Age 45-49	3,682	19,410	56,000
2026 Population Age 50-54	3,762	19,776	55,470
2026 Population Age 55-59	3,368	18,016	50,493
2026 Population Age 60-64	2,842	15,233	43,212
2026 Population Age 65-69	2,448	12,776	36,420
2026 Population Age 70-74	1,794	9,924	28,054
2026 Population Age 75-79	1,183	6,721	18,180
2026 Population Age 80-84	697	3,747	10,615
2026 Population Age 85+	578	3,049	8,954
2026 Population Age 18+	45,617	239,433	686,414
2026 Median Age	33	34	33
2031 Median Age	35	35	35

Population By Age

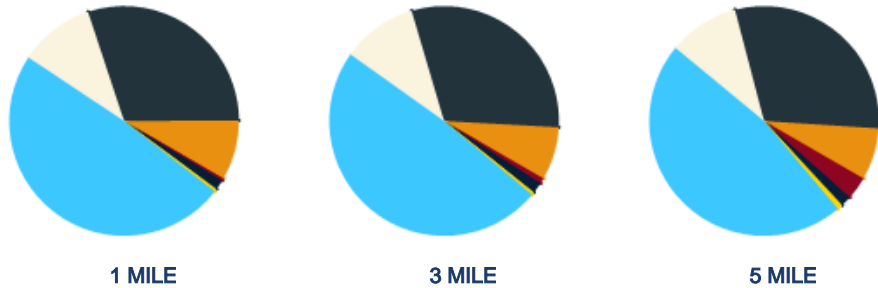


2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$68,239	\$74,163	\$76,011
Average Household Income 25-34	\$82,069	\$87,438	\$90,514
Median Household Income 35-44	\$65,239	\$71,662	\$74,512
Average Household Income 35-44	\$86,110	\$93,703	\$97,631
Median Household Income 45-54	\$65,242	\$74,618	\$76,786
Average Household Income 45-54	\$84,665	\$92,794	\$97,365
Median Household Income 55-64	\$56,238	\$64,463	\$65,979
Average Household Income 55-64	\$74,318	\$84,418	\$87,882
Median Household Income 65-74	\$39,489	\$49,427	\$51,368
Average Household Income 65-74	\$61,768	\$72,008	\$74,892
Average Household Income 75+	\$56,701	\$58,772	\$62,112



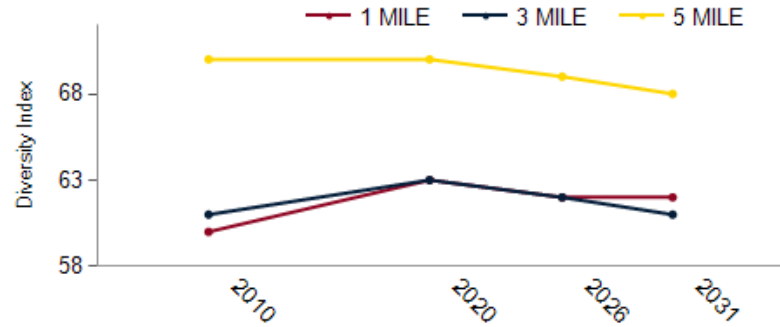
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	62	61	68
Diversity Index (current year)	62	62	69
Diversity Index (2020)	63	63	70
Diversity Index (2010)	60	61	70

POPULATION BY RACE



2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	0%	1%	3%
American Indian	1%	2%	2%
Asian	0%	0%	1%
Hispanic	49%	49%	47%
Multiracial	11%	11%	10%
Other Race	30%	30%	30%
White	8%	7%	7%

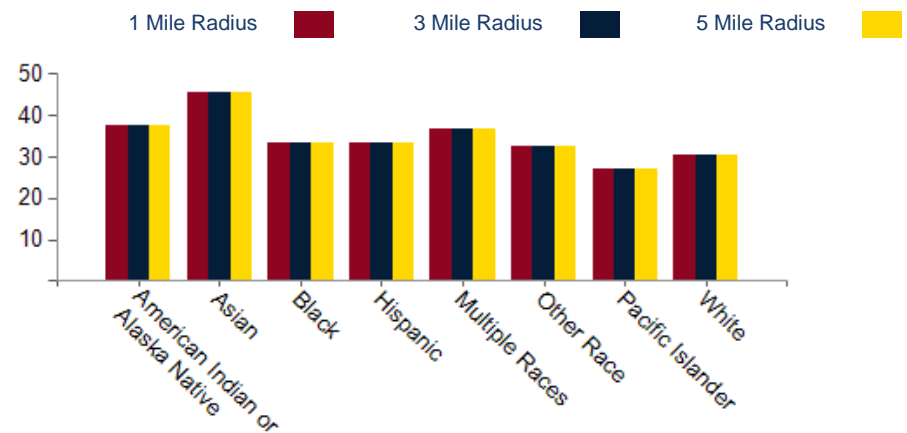
POPULATION DIVERSITY



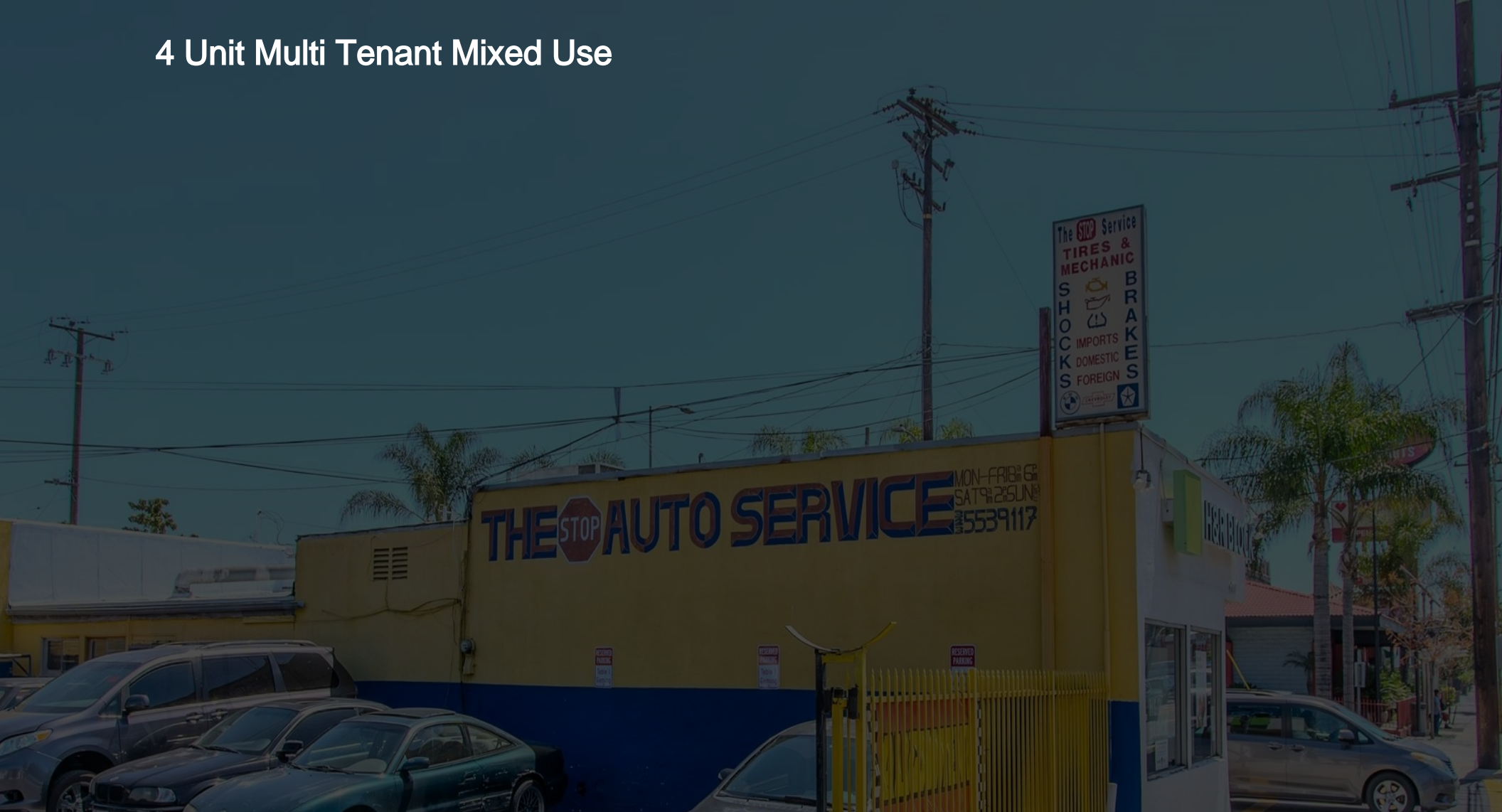
2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	38	36	35
Median Asian Age	46	46	46
Median Black Age	33	36	37
Median Hispanic Age	33	34	33
Median Multiple Races Age	37	36	36
Median Other Race Age	33	33	32
Median Pacific Islander Age	27	37	35
Median White Age	31	33	33

2026 MEDIAN AGE BY RACE



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