

433-435 N. FAIRFAX AVE, LOS ANGELES, CA 90036

PRICE
REDUCED

RESTAURANT/RETAIL PROPERTY FOR SALE ON FAIRFAX AVE

FIRST TIME ON THE MARKET IN ±50 YEARS



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PROPERTY HIGHLIGHTS

SALE PRICE

\$3,995,000

SPACE SIZE

±4,950 SQFT

PRICE/SQFT

\$807

CAP RATE

6.67%

- First time on the market in approx. 50 years
- Extremely rare for a property to hit the market on this historic block
- Located in the center of the best block on Fairfax Ave, directly in front of the crosswalk
- A few doors down from World Famous Canters Deli and blocks away from The Grove
- Extremely high ceilings and manageable space sizes

ANALYTICS

RENT ROLL

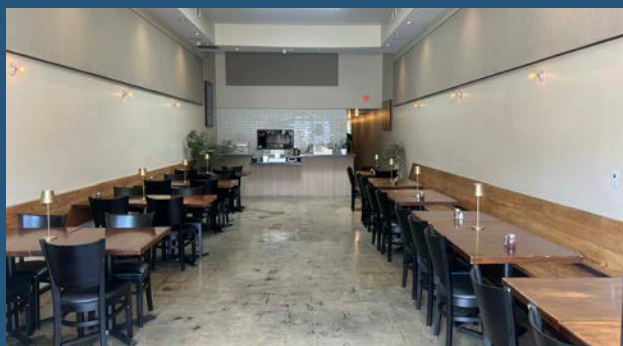
Unit	Tenant	Size	Current Mo Rent	Current Mo Rent PSF	Lease Type	Lease Start	Lease Exp	Options
433	NTWRK	2,650	\$13,000	\$4.91	NNN	2021	6/30/2027	1 year option at \$13,000
435	Pars Grill	2,300	\$9,270	\$4.03	NNN	2025	2/28/2030	5 year option at fixed increases
		4,950	\$22,270					

*Tenant has a right to terminate lease on June 1, 2027 if they don't reach specific sales threshold with fixed penalty

**Tenant started as a subtenant and has extended under their own lease 3 times for 1 year periods

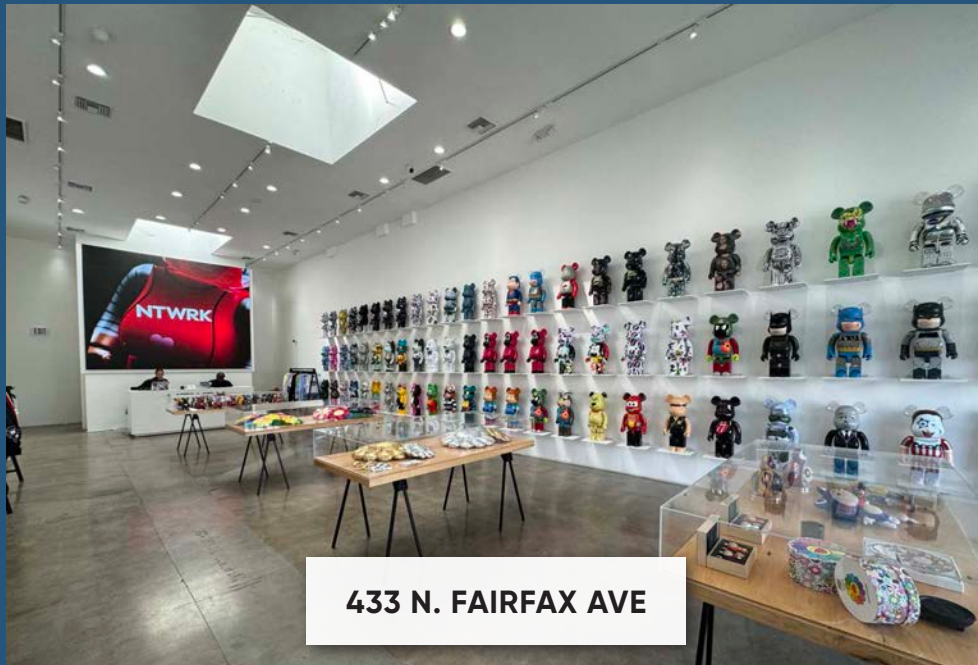
ANALYSIS

Purchase	\$3,995,000.00
PSF	\$807.07
NOI	\$267,240
CAP Rate	6.67%



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INTERIOR PHOTOS



NEIGHBORS



AERIAL



DEMOGRAPHICS



TOTAL POPULATION:

1 MILE: 43,361
2 MILE: 169,160
3 MILE: 330,666

AVERAGE HOUSEHOLD INCOME:

1 MILE: \$119,255
2 MILE: \$119,153
3 MILE: \$114,026

MEDIAN AGE:

1 MILE: 42.6
2 MILE: 42.5
3 MILE: 41.8

WALK SCORE:

97



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*This image is considered rendering and not actual photo



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