

Mexicana

8415

ASKING PRICE : \$1,399,000

8415 State St.
South Gate, CA. 90280

INVESTMENT PROPERTY



Beverly & Co.

Luxury Properties

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

EXCLUSIVELY LISTED BY

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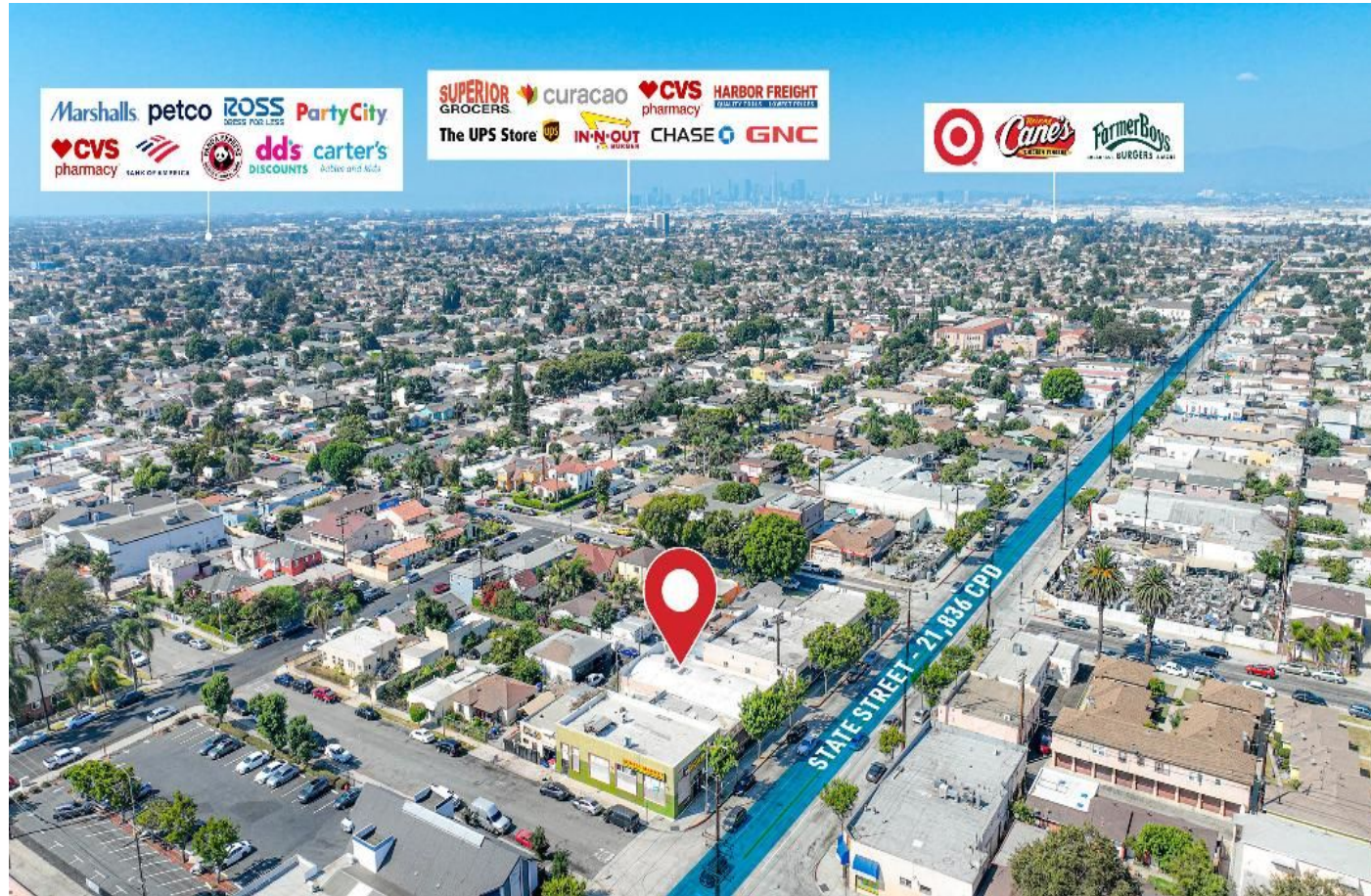


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INVESTMENT HIGHLIGHTS

INVESTMENT HIGHLIGHTS

PROPERTY HIGHLIGHTS

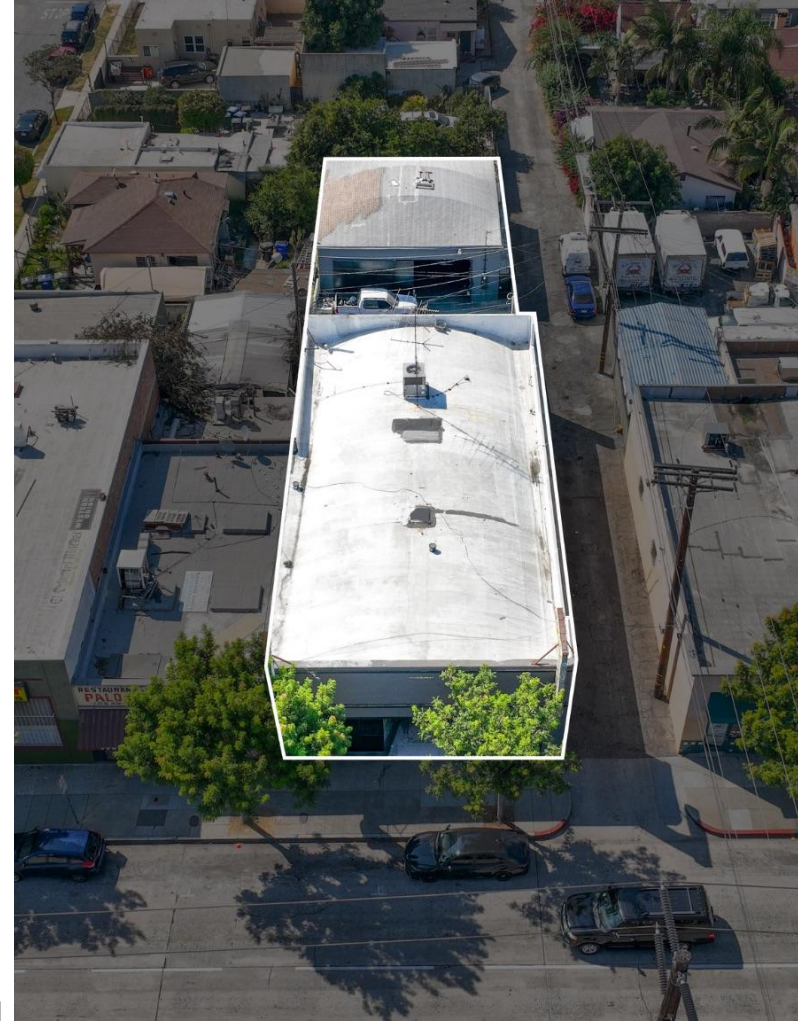
- 6,208 SF Commercial lot | 4,496 SF Bldg.
- Corner Frontage on busy Street
- Multiple access points include Street entrance, Side alley and parking lot entrance.
- Building has been completely remodeled with Permits
- 2 ADA bathrooms
- Central A/C and Heating
- Completed Phase 1 and Phase 2 Reports

INVESTOR OPPORTUNITY

- Total Units : 9 (8 units in front building + 1 unit in back)
- Current Leases are Month-Month.
- 6 Parking spaces located at the rear of the office building with access from alley on State St. or Madison Ave.
- Perfect for Owner user or Investor looking to have a clean property.
- Good potential for medical building.

PROPOSED LOCATION

- 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
- COMMUNITY: A Vibrant community with a mix of Residential, Small Businesses, Commercial and Recreational amenities.





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EXECUTIVE SUMMARY

8415 State St.
South Gate, CA., 90280

IDEAL INVESTMENT OPPORTUNITY

Fully remodeled in 2023 with new plumbing and electrical systems, this property was upgraded with permits and city approvals, minimizing future capital expenditures. The modern commercial loft layout features high ceilings and a flexible open floor plan, making it ideal for retail, creative office, studio, wellness, or showroom use.

Located in a high-demand rental corridor with strong residential density and improving infrastructure, the property benefits from steady traffic and long-term appreciation potential.

The flexible configuration allows for multiple use possibilities, including potential conversion to medical or professional office (subject to parking requirements and buyer verification). The recent renovation reduces deferred maintenance risk while offering repositioning and value-add upside.

A turn-key asset with strong location fundamentals and long-term growth potential.

The property features a spacious 6,208 sq. ft. lot with two buildings—a 3,200 sq. ft. front unit and a 1,296 sq. ft. back unit located on Post St. With 6 gated parking spaces, this site offers both security and ample room for your business or investment needs.

This versatile property is perfect for businesses looking for a central location with plenty of space and easy access to major freeways and commercial hubs. Don't miss out on this excellent opportunity in South Gate!

Lot Size : 6,208 SF | APN 6211-008-018

SITE DESCRIPTION

PRICE

\$1,399,000.00

ADDRESS

8415 State St. /

3215 Post St. Los Angeles, CA 90280

COUNTY

LOS ANGELES

APN

6211-008-018 /

6211-008-022

LOT SIZE

6,208 SF

BUILDING SIZE

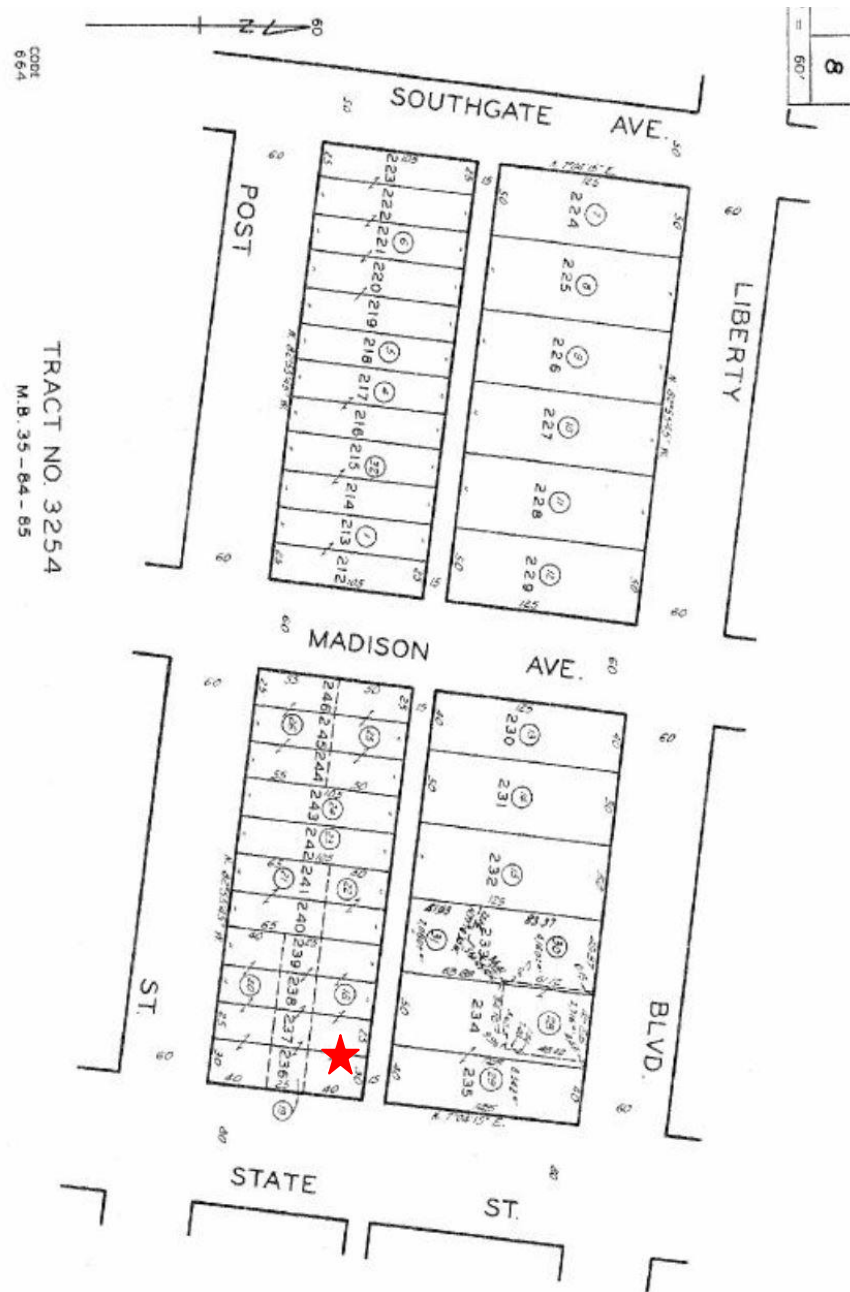
4,496 SF

PROPERTY TYPE

COMMERCIAL

ZONING

SGC3*





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FINANCIALS

FINANCIALS

Income

Unit:

#1	\$1000
#2	\$1200
#3	\$900
#4	\$1050
#5	\$900
#6	\$900
#7	\$900
#8	\$950
Warehouse	\$2750

Total Income: \$10,550/month
\$126,600/year

Expenses:

Insurance	\$200
Utilities	\$500
Taxes	\$572

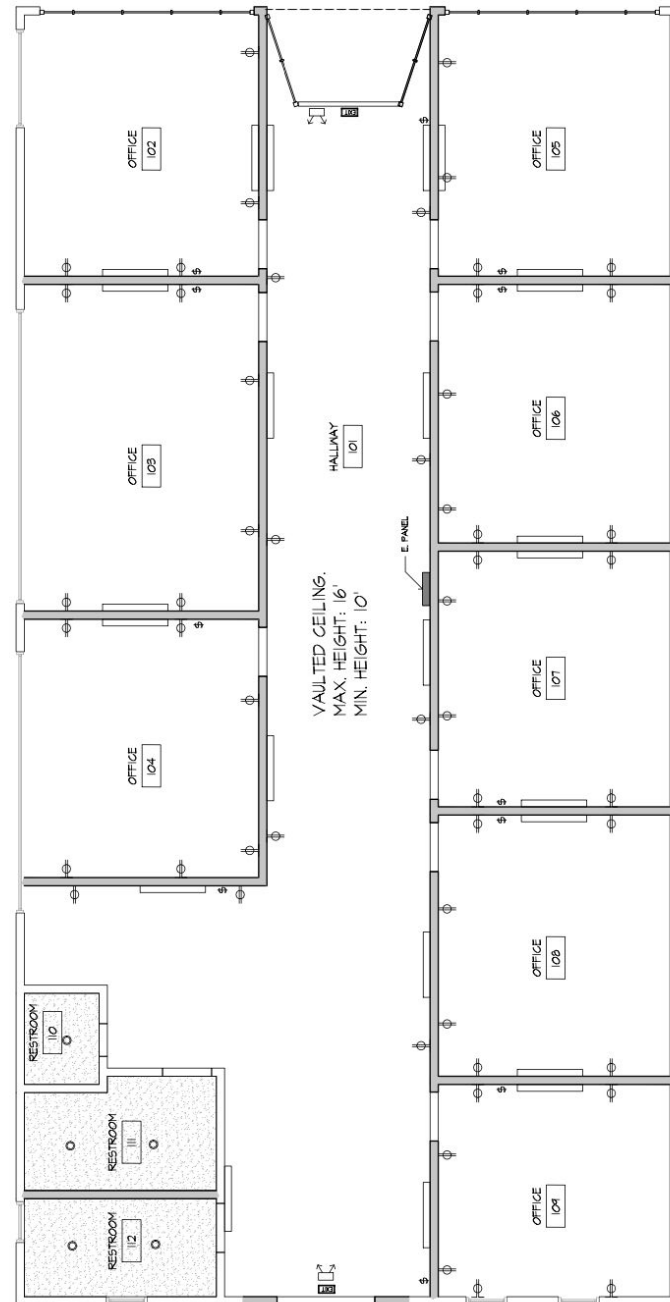
Total Income: ~\$1,272/month
~\$15,264/year

NOI:

\$126,600 - \$15,264 = \$111,336

Cap rate:

7.96%





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CITY OF SOUTH GATE

City of South Gate

City of South Gate Demographics

2022 Population

92,381

**Over 3,000
Businesses**

**Over 24,000
housing units**

389,000 frequent shoppers

234,000 vehicle trips per day

**City of South Gate employs
over 43.3k people**

**2022 Average
Household
Income**
\$67,188

**2022 Median
Home Price**
\$578,900

2022 Median Age
33.7 years

City of South Gate

City of South Gate

The City of South Gate Capital Improvement Program (CIP) is a robust initiative with over \$100 million in funding allocated for a variety of critical infrastructure projects. These projects are currently in different stages of planning, design, and construction, each aimed at addressing key community needs. The CIP focuses on several goals, including infrastructure rehabilitation and repair, enhancing public safety, alleviating traffic congestion, expanding recreational opportunities, and improving water quality.

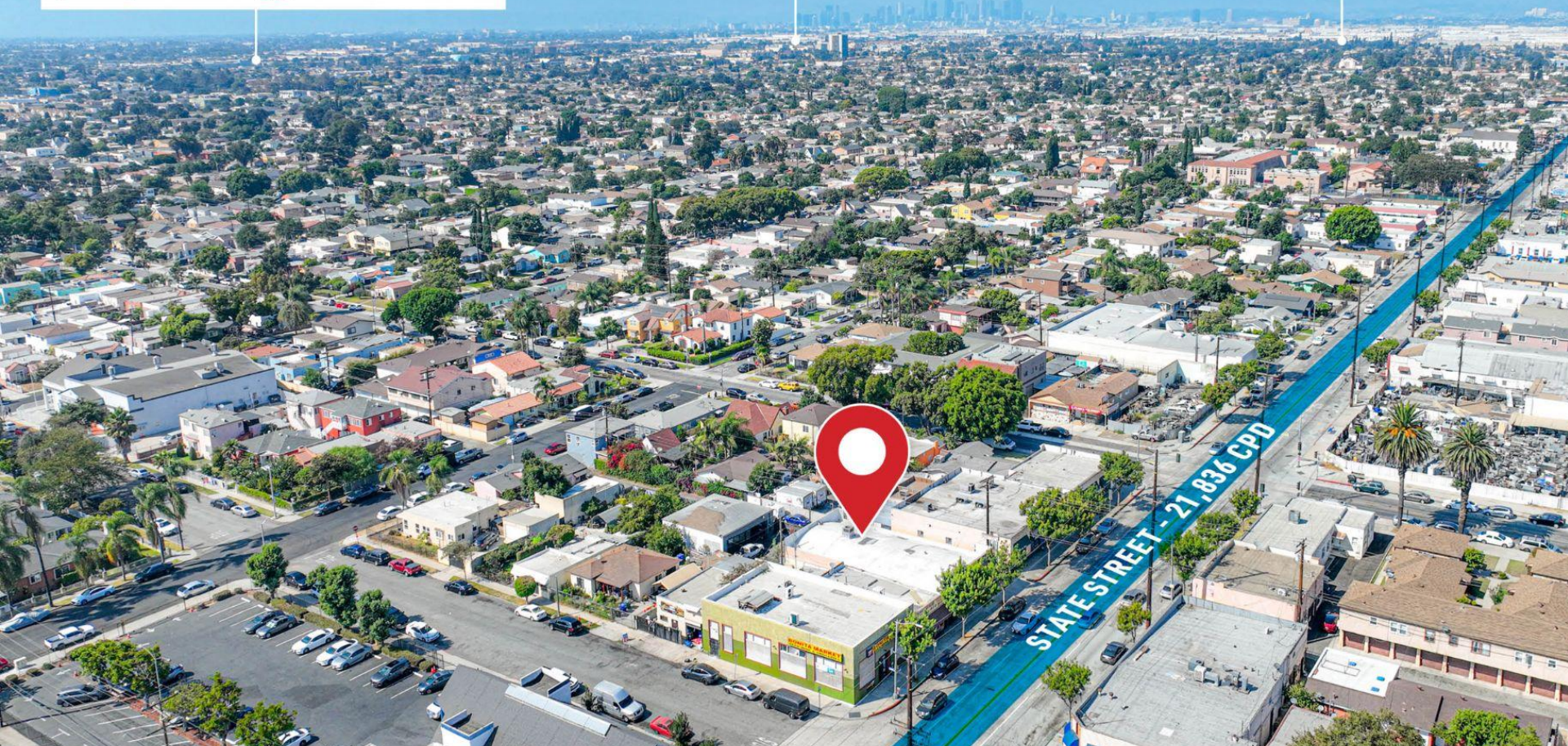
The City of South Gate is dedicated to maintaining, operating, and upgrading its infrastructure to meet the growing demands of its residents and businesses. The CIP not only addresses immediate infrastructure concerns but also focuses on long-term improvements that will benefit the community for years to come.

The Fiscal Year 2023/24 CIP, along with the 5-Year CIP plan, provides detailed information on each project, including funding sources and timelines. These documents, included in the city's budget, offer a comprehensive look at how the city is investing in its future by ensuring safe, functional, and modern public infrastructure for all who live, work, and visit South Gate.



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MARKET OVERVIEW



CURRENT / PROPOSED DEVELOPMENT PROJECTS

URBAN ORCHARD PROJECT



The Urban Orchard Project is a 30-acre passive park proposal along the Los Angeles River, designed to be completed in three phases. The first phase, part of South Gate's Capital Improvement Program, is a \$25 million effort focused on two main goals: diverting and treating stormwater runoff from the river and providing recreational opportunities for South Gate residents. Located between the Los Angeles River, Firestone Boulevard, the Thunderbird Villa Mobile Home Park, and the I-710 Freeway, the park will feature a community orchard, constructed wetlands, an educational garden, walking paths, native landscaping, and an extension of the Los Angeles River Trail.

Currently in the construction phase, the project has made significant progress, including rough grading, stormwater diversion structures, a wetland overlook, and raised planters. Additional improvements include the installation of walking and bicycle paths, exercise equipment, picnic areas, lighting, and a prefabricated education center with restrooms. Upon receiving approval from the Los Angeles County Solid Waste Division, construction will resume to complete the remaining elements.

CURRENT / PROPOSED DEVELOPMENT PROJECTS

LONG BEACH BLVD. IMPROVEMENTS



The Long Beach Boulevard Improvements project aims to enhance safety, traffic circulation, address maintenance issues, and beautify the corridor. In response to residents' concerns about the inaccessibility of pedestrian push buttons due to cobblestones near curb ramps, the City has resolved this issue by relocating the push buttons. The cobblestones, which are not meant to be walked on and are not ADA-accessible, were installed in areas designated as “non-walkable” surfaces, following industry standards used by Caltrans and the City of Los Angeles.

With a total budget of \$10.6 million, construction began on September 11, 2023, and is expected to be substantially completed by July 2024. The work involves heavy equipment, traffic control, lane closures, and temporary impacts on parking and noise levels. Construction signage will be posted in advance to provide adequate notice regarding parking conditions.

Recent milestones include installing a safety island at Santa Ana Street, pedestrian push buttons, and cobblestones in the new medians. Ongoing work includes the installation of flashing beacons, conduit crossing for irrigation systems, and street grinding in preparation for final paving.

CURRENT / PROPOSED DEVELOPMENT PROJECTS

CIRCLE PARK PROJECT



The Circle Park renovation project aims to transform this four-acre neighborhood park located on Garfield Avenue, nestled between the Rio Hondo River and homes along Karmont Avenue. The project will enhance the park with several new features, including a freshly paved parking lot, upgraded park lighting, and modern hardscaping elements like large boulders and synthetic turf. Additionally, the park will receive a new irrigation system, landscaping, and improved amenities such as trash receptacles, benches, and picnic tables. These updates are designed to create a more inviting and functional space for the local community to enjoy.

The renovation will also introduce a new playground, basketball court, pickleball court, futsal court, and shade structures, further expanding recreational opportunities for park visitors. The design for the park is already 100% complete, and Southern California Edison (SCE) is expected to finalize its plan review by July 2024. Following this review, construction is anticipated to begin in September 2024, bringing these exciting new improvements to life for residents in the area.

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PROPERTY IMAGES









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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.

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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.

