



CHANG
INVESTMENT
GROUP

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E. 3RD STREET

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KELLERWILLIAMS.
COMMERCIAL

LOS ANGELES, CA 90022



3RD STREET PORTFOLIO

Retail Properties with Multifamily Redevelopment Opportunity

4605 | 4620 | 4628 E. 3RD STREET ■ LOS ANGELES, CA 90022

3RD STREET PORTFOLIO – Retail Properties with Multifamily Redevelopment Opportunity



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Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Keller Williams makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.



SECTION 1

EXECUTIVE SUMMARY

3RD STREET PORTFOLIO – Retail Properties with Multifamily Redevelopment Opportunity



PROPERTY SUMMARY



Property	Current Use	Building Size	Lot Size	Price	Notes
4605 E 3rd St	Autobody Shop (with spray paint booths, grandfathered land use)	±11,149 SF (incl. ±1,677 SF 2-Story Office)	±16,386 SF (Corner Lot)	\$2,500,000	4 Drive-ins, 14' Clear Height, Parking Garage, Fenced Front & Rear Yard
4620 E 3rd St	Retail Store	±2,340 SF	±6,844 SF	\$ 995,000	Street frontage
4628 E 3rd St	Parking Lot (adjoining 4620)	—	±5,115 SF	\$ 595,000	Combined lot with 4620 totals ±11,959 SF
Entire Portfolio	Retail/Commercial with Redevelopment Potential	±13,489 SF	±28,345 SF	\$4,090,000	TOD Zone under LA County East LA Third Street Form-Based Code

PROPERTY OVERVIEW

KW COMMERCIAL and CHANG INVESTMENT GROUP are proud to exclusively present the opportunity to purchase the 3rd Street Portfolio, consisting of three (3) retail/commercial properties at 4605, 4620, and 4628 E 3rd St, East Los Angeles, California. The properties can be purchased together or separately (4620 & 4628 are adjoining and sold together). The 3rd Street Portfolio is well located in East Los Angeles, just east of Downtown LA and adjacent to cities including Commerce, Montebello, and Monterey Park. Furthermore, it is within minutes' drive to Downtown LA, Cal State LA, USC Health Sciences Campus, with easy access to the 60, 710, 5 and 10 freeways.

The 3rd Street Portfolio is perfect for an owner user, investor, or developer looking to redevelop the properties with multifamily, mixed-use, or affordable housing. 4605 E 3rd St is currently used as an autobody shop with spray paint booths (note: using grandfathered land use), sitting on a ±16,386 SF corner lot. 4620 & 4628 E 3rd St are adjoining and sold together, with ±11,959 SF total lot size. 4620 E 3rd St is currently used as a retail store, and 4628 E 3rd St is currently used as a parking lot. All three properties are under Los Angeles County's East Los Angeles Third Street Form-Based Code Zoning, which the specific plan "guides and fosters transit-supportive development around the Metro Gold Line stations, as well as stabilizes and enhances the adjoining residential neighborhoods. The Plan established new development standards and strategies to encourage and support a sustainable, transit-supportive, pedestrian-friendly, and economically vibrant community." Since properties are within ½ mile from a major transit station, the properties are within the TOD Zone (Transit-Oriented District), which is advantageous for a developer to leverage the increased density and reduced parking requirements. Buyer to verify the property's zoning and land use with the County of Los Angeles.

INVESTMENT HIGHLIGHTS

- Three Properties Can be Purchased Together or Separately
- Well Located in East Los Angeles, Adjacent to Commerce, Montebello, Monterey Park
- LA County East Los Angeles Third Street Form-Based Code TOD Zoning (Buyer Verify)
- Redevelopment Opportunity for Multifamily, Mixed-use, or Affordable Housing

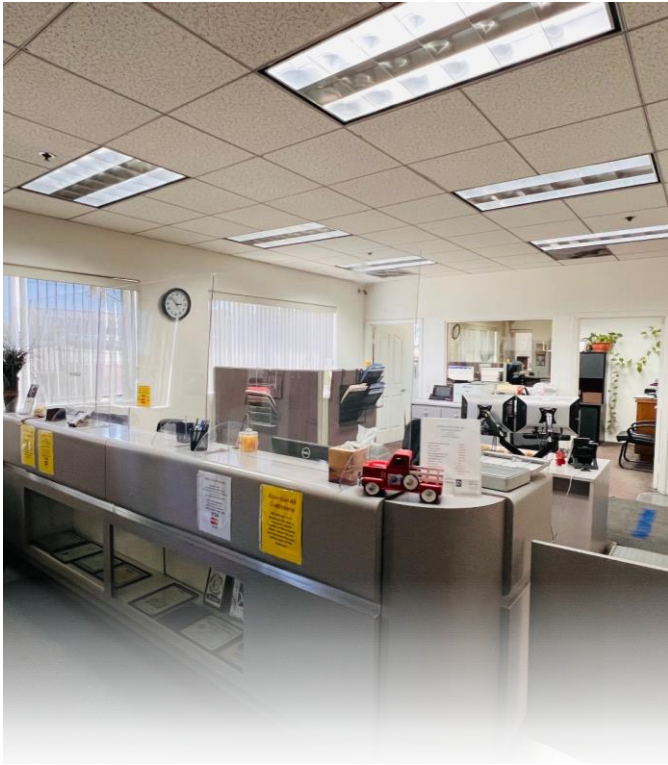
PROPERTY FEATURES

- 4605 E 3rd St (Currently Autobody Shop): ±11,149 SF Building on a ±16,386 SF Corner Lot, Fenced Front and Rear Yard, ±1,677 SF of 2-Story Office, (4) Drive-ins, 14' Clear Height (Shop Area), Parking Garage
- 4620 E 3rd St (Currently Retail Store): ±2,340 SF Building on a ±6,844 SF Lot
- 4628 E 3rd St (Adjoining Parking Lot with 4620): ±5,115 SF Lot
- Easy Access to 60, 710, 5 and 10 Freeways
- Minutes' Drive to Downtown LA, Cal State LA, USC Health Sciences Campus
- Contact listing agent to schedule a tour of the properties. Do not disturb the tenants or walk onsite. Buyer to verify all information herein, Broker/Agent and Seller does not guarantee its accuracy.

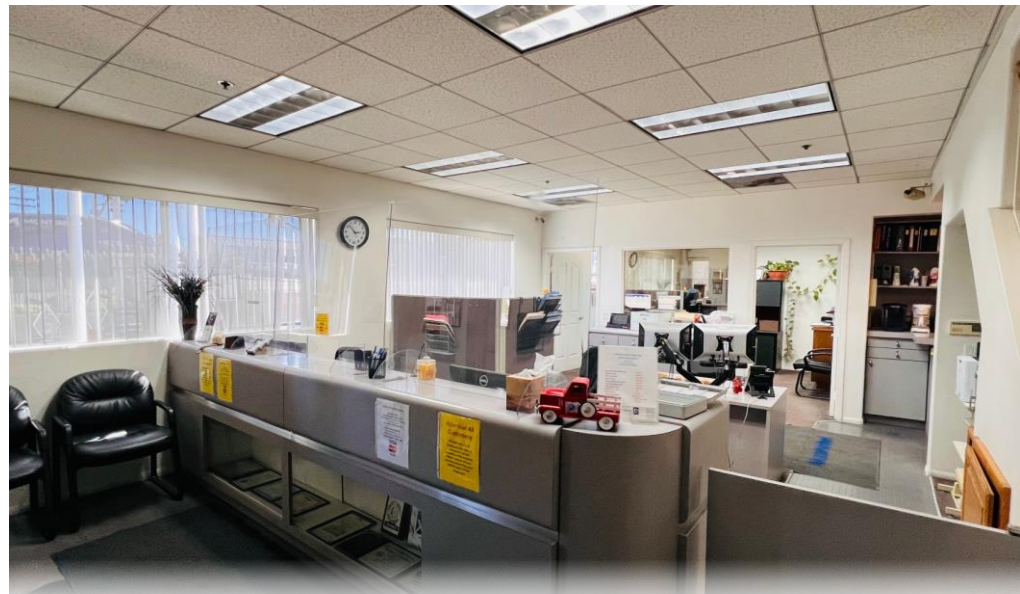


INTERIOR LAYOUT





INTERIOR LAYOUT





4605 | 4620 | 4628 3RD STREET



SECTION 2

LOCATION OVERVIEW

3RD STREET PORTFOLIO – Retail Properties with Multifamily Redevelopment Opportunity



EAST LOS ANGELES

East Los Angeles is an unincorporated area and census-designated place (CDP) in Los Angeles County, California. It is located immediately east of the Boyle Heights district of the City of Los Angeles, south of the El Sereno district of Los Angeles, north of the city of Commerce, and west of the cities of Monterey Park and Montebello.

118,964
EST. POPULATION

\$54,629
MEDIAN HH INCOME

\$476,200
MEDIAN HOME VALUE

East Los Angeles is notable for being the most populous CDP in California, as the area had a total population of over 126,000, up from 124,283 at the 2000 census. The area's population density is approximately 16,973.5 people per square mile, and there are over 32,000 housing units at an average density of 4,320.8 per square mile.

AREA SNAPSHOT

East Los Angeles is a unique environment, not just within context of the Southern California region, but as a national focus of growth, change, challenges and opportunities. Its history is a reflection of the multicultural growth pattern of the City of Los Angeles. From its modern founding in the late 1880s to the present, it has been home to waves of immigration, and many different ethnic and cultural groups have at one time or another settled, lived, and moved through East Los Angeles.



EAST LA LIBRARY



ATLANTIC STATION



CIVIC CENTER PARK



82

WALK SCORE

56

TRANSIT SCORE

58

BIKE SCORE



L.A. COUNTY OVERVIEW

Los Angeles is on the leading edge of several growth industries. L.A. County, with more than 87,000 jobs in the fashion industry, has surpassed New York's fashion district workforce. The L.A. five-county area also has more than 700,000 people at work in health services/biomedical activities and 190,000 people in aerospace/technology.

The City of Los Angeles holds many distinctions. L.A. is the entertainment capital of the world, a cultural mecca boasting more than 100 museums, and a paradise of idyllic weather. From tourist attractions like the Walk of Fame's collection of stars (numbering more than 2,614 and growing by one or two a month) to career opportunities like those presented in the expanding tech industry, Los Angeles is the place to be.

It is the only city in North America to have hosted the Summer Olympics twice. Downtown L.A. is the largest government center outside of Washington, D.C. Los Angeles has the only remaining wooden lighthouse in the state (located in San Pedro's Fermin Park) and the largest historical theater district on the National Register of Historic Places (located Downtown on Broadway).

TOP EMPLOYERS

OF EMPLOYEES

KAISER PERMANENTE	6,184
SONY PICTURES STUDIOS, INC.	4,600
CBS BROADCASTING	3,500
CALIFORNIA MEDICAL CENTER	3,000
HBO	1,650
CENTINELA HOSPITAL	1,500
TBWA/CHIAT/DAY	1,300
RALPHS	1,206
CEDARS-SINAI	1,201
JH DESIGN GROUP	1,000

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