

3111-3115 W 109TH ST.

Inglewood, CA 90303

PEAK
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**3111-3115 W
109TH ST.**

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PROPERTY INFORMATION

PURCHASE PRICE

\$1,100,000

PROPERTY ADDRESS

***3111-3115 W. 109th St.
Inglewood, CA 90303***

YEAR BUILT

1953

PROPERTY SIZE

2,646 Sq. Ft.

LAND SIZE

8,425.00 Sq. Ft.

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Company Disclaimer

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited..

PROPERTY OVERVIEW

Are you looking for a versatile and profitable investment opportunity in Inglewood, CA? Look no further than this mixed-use property available for sale! Located in the heart of Inglewood, this property offers a unique combination of retail, storage, and multifamily units.

The retail space is perfect for small businesses or startups looking to establish themselves in a bustling community. With high foot traffic and visibility, this space is sure to attract customers and generate steady income.

The storage units provide an additional stream of revenue, catering to the growing demand for storage solutions in the area.

Property features a large parcel, units can benefit from their own backyard. There may also be the ability to convert the storage/parking garage into an ADU.



3111-3115 W. 109th St., Inglewood, CA 90303

PROPERTY PHOTOS



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PEAK
COMMERCIAL

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PROPERTY PHOTOS



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Financial Summary 3111 - 3115 w 109 th St

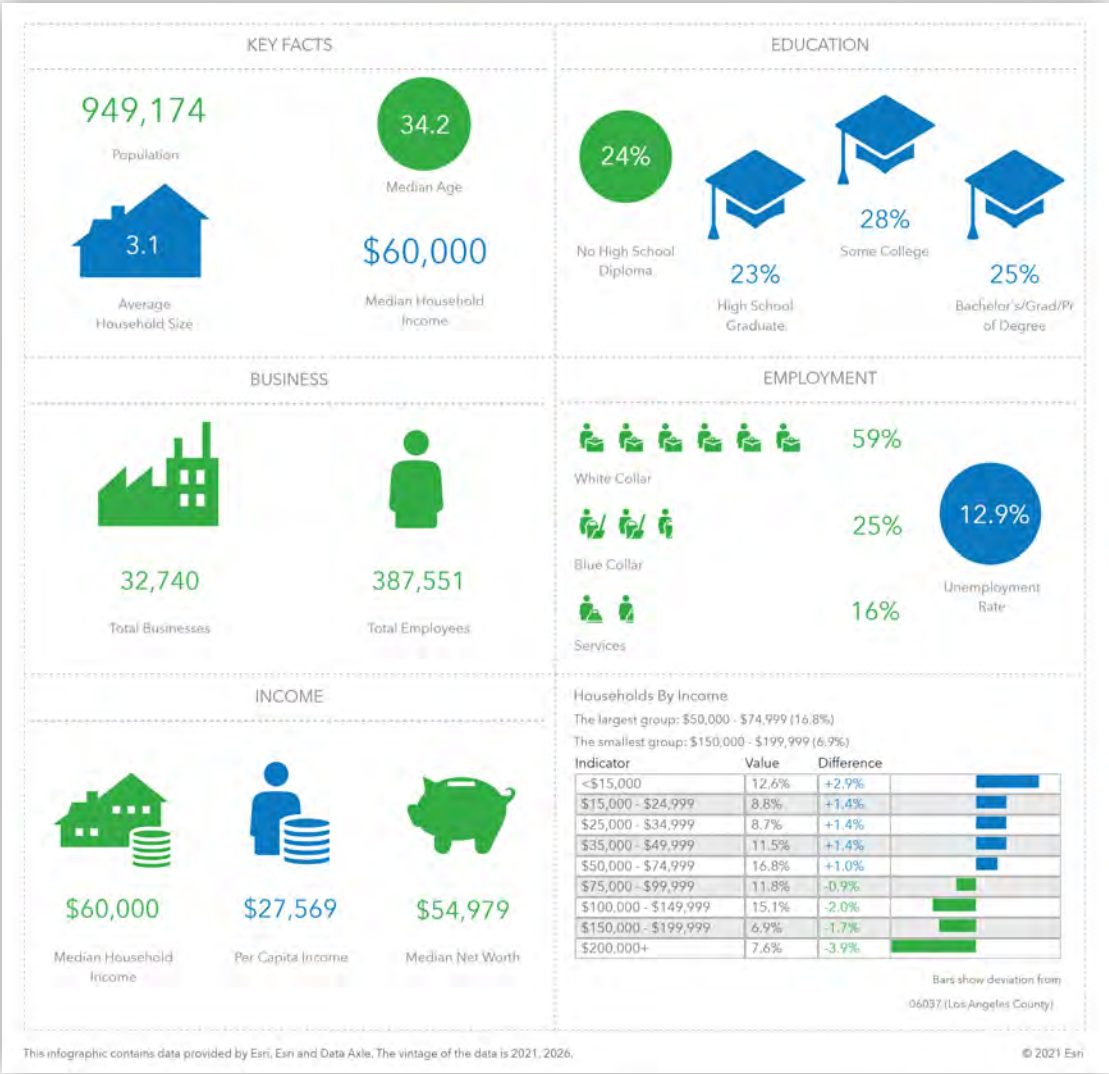
Current Based on Leases

Unit	Unit Type	Monthly Rent	Yearly Rent	Column1
Retail Store	Commercial	\$ 1,800	\$ 21,600	
Storage		\$ 300	\$ 3,600	
3111	1br 1 bth	\$ 2,000	\$ 24,000	
3113	1br 1 bth	\$ 1,650	\$ 19,800	
3115	1 br 1 bth	\$ 1,200	\$ 14,400	
		\$ 6,950	\$ 83,400	

Expenses/ Cap Rate

Tax	\$ 14,000
Ins	\$ 2,500
Landscaping	\$ -
repairs	\$ 1,000
Trash/ Water	\$ 3,600
Total	\$ 21,100
NOI	\$ 62,300
Cap Rate	5.66%

INFOGRAPHIC: KEY FACTS (DRIVE TIME: 15 MINUTES)



INFOGRAPHIC: COMMUNITY PROFILE (DRIVE TIME: 15 MINUTES)

COMMUNITY PROFILE

949,174 0.2% 3.1 90.7 34.2 \$60,000 \$54,979 \$639,086 25% 63% 12%

Population Total Pop Growth Average HH Size Diversity Index Median Age Median HH Income Median Net Worth Median Home Value Under 18 Ages 18 to 65 Aged 66+



15.9%
Service Workers

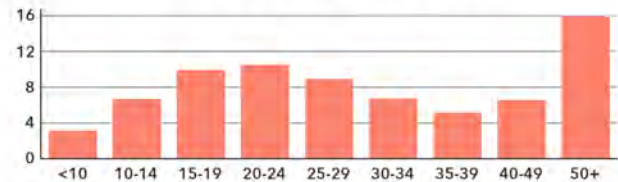


25.1%
Blue Collar Workers

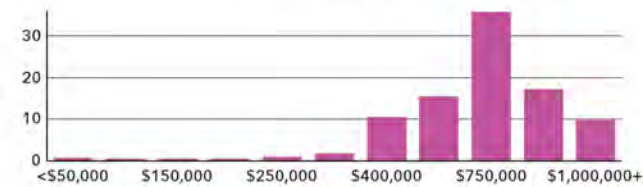


59.0%
White Collar Worker

Mortgage as Percent of Salary



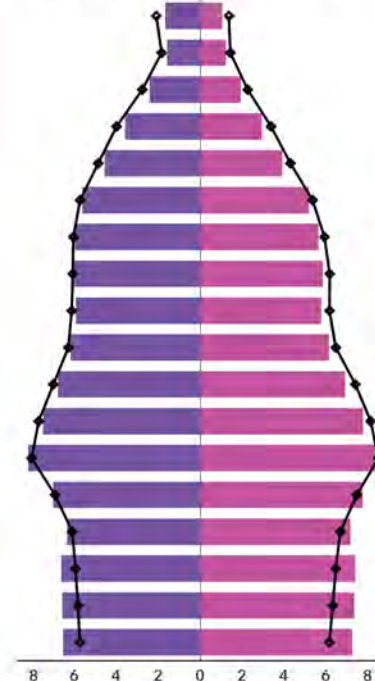
Home Value



Household Income



Age Profile: 5 Year Increments



Dots show comparison to 06037 (Los Angeles County)

Home Ownership



Owner Renter Vacant

Housing: Year Built



Educational Attainment



Commute Time: Minutes



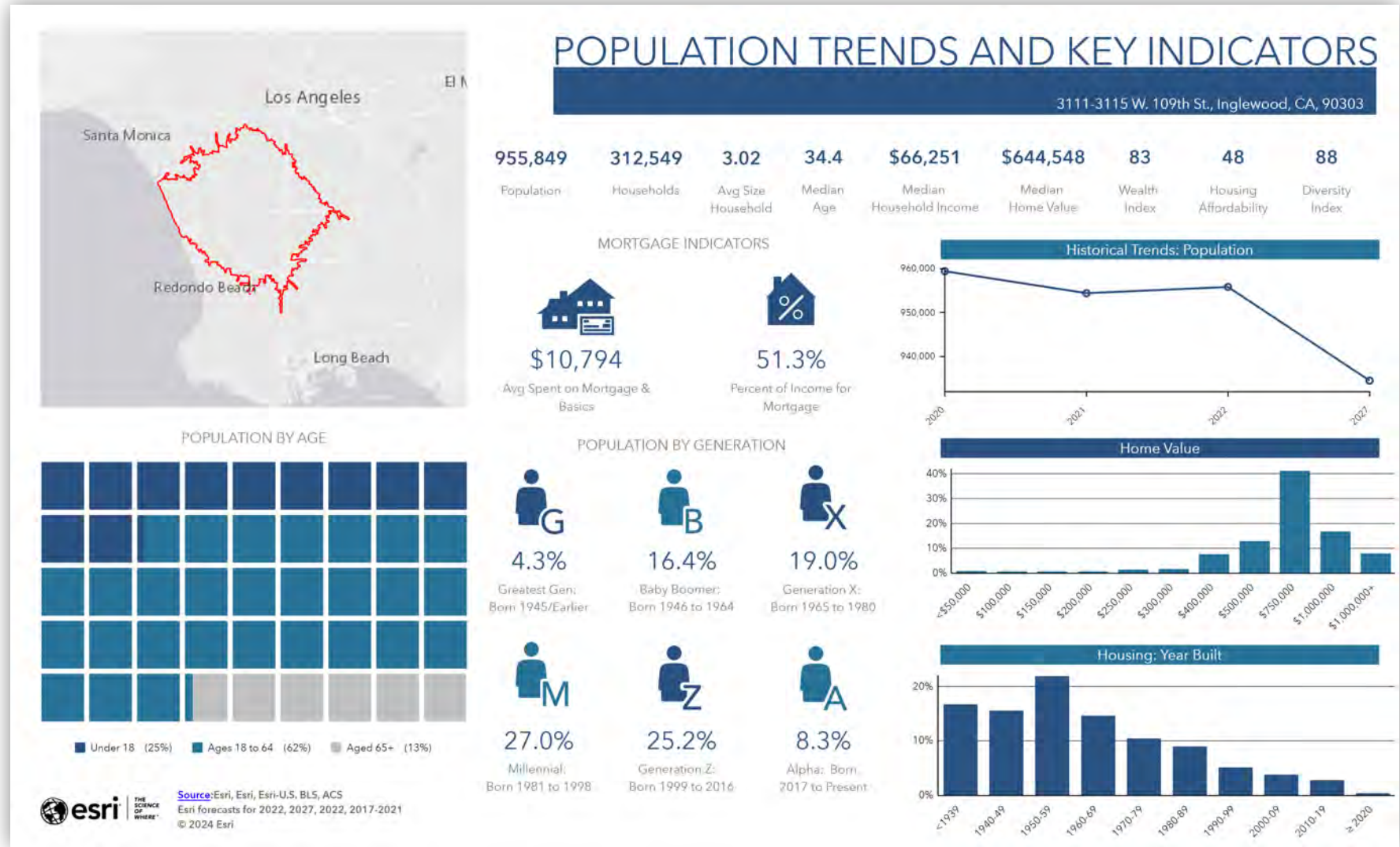
Source: U.S. Census Bureau, Census 2010 Summary File 1, Encl. Estimates for 2021 and 2020.



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INFOGRAPHIC: POPULATION TRENDS (DRIVE TIME: 15 MINUTES)



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CONTACT



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Kevin M. Levine
Executive Vice President
(866) 357-1031
kevinl@peakexchange.com
DRE#01330855

Charlie Romanak
Director of Sales and Leasing
(818) 466-6443
charlier@peakexchange.com
DRE#02076851