BROADWAY & FLORENCE SHOPPING CENTER

7201 S Broadway, Los Angeles, CA 90003

PEAK
COMMERCIAL

BROADWAY & FLORENCE SHOPPING CENTER

TABLE OF CONTENTS

2	Property Info & Disclaimer	3	Property Description
6	Property Photos	7	7201 Broadway Comps
8	7201 Broadway Rent Roll	9	7201 Broadway Financials
10	Demographic Analysis		

Rami Meheraban
Commercial Director
(323)471.4747
RamiM@peakcommercial.com
DRE#01957846

.

©Copyright 2011-2024 CRE Tech, Inc. All Rights Reserved.

BROADWAY & FLORENCE SHOPPING CENTER

7201 S Broadway Los Angeles, CA 90003

PROPERTY INFORMATION

PURCHASE PRICE
$2,150,000

PROPERTY ADDRESS
7201 S Broadway
Los Angeles, CA 90003

YEAR BUILT
1930/ 1992

PROPERTY SIZE
6,245 Sq. Ft.

LAND SIZE
9,960 Sq. Ft.

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..

PEAK COMMERCIAL

.

©Copyright 2011-2024 CRE Tech, Inc. All Rights Reserved.

HIGHLIGHTS

- Rare L-shaped center on a signalized hard corner
- Lowe price point for the product (majority of similar centers trade at a price point above $3MM) and low price Per SF
- Over 66,000 cars per day in the intersection
- Highly dense infill area with a population of over 69,000 within a 1 mile radius, and over 1MM within a 5 mile radius
- Internet and recession proof tenants catering to local residents
- Proximity to the on and off ramps for the I-110 FWY allowing access to over 311,000 daily commuters.
- Value-add or owner user opportunity

7201 S Broadway, Los Angeles, CA 90003

©Copyright 2011-2024 CRE Tech, Inc. All Rights Reserved.

PROPERTY OVERVIEW

This L-shaped strip center is strategically positioned on a signalized hard corner at one of the city's busiest intersections - the south west corner of Broadway and Florence Ave. With traffic counts exceeding 66,000 cars per day at this intersection, the center and its tenants benefit from exceptional visibility and easy access.

In addition to the massive traffic counts, the center is situated in a highly dense infill area with a population of over 69,000 within a 1 mile radius of the property, and over 1MM within a 5 mile radius. This is a highly visible, well located center which caters to the local community.

The center totals 6,245 square foot, features 6-units, and a diverse mix of tenants which include food tenants, beauty services and a mini market. The uses cater to the community and are internet and recession proof. All tenant have NNN leases with annual increases. Other area tenants include Jack In-The-Box, Winchell's Donut, Burger King, McDonald's & Pizza Hut.

There are 2 vacant units, one of which a highly visible end-cap space. These vacancies offer great flexibility for either an owner-user or an investor seeking a value-add opportunity. The vacant units are adjacent and can be leased individually or combined into one larger space.

This presents a rare opportunity to acquire a well-located, low-priced L-shaped center in a densely populated area.

7201 S Broadway, Los Angeles, CA 90003

©Copyright 2011-2024 CRE Tech, Inc. All Rights Reserved.

PROPERTY PHOTOS

©Copyright 2011-2024 CRE Tech, Inc. All Rights Reserved.

	Address	Sales Price	Bldg. SF	Price Per Bldg. SF	Traffic Counts	Signalized Corner	CAP Rate	Close of Escrow
A	**2101-2107 W Century Blvd** Los Angeles, CA 90047	$1,900,000	4,704	$404	35,000	No	NA	05/29/25
B	**2157-2165 W Century Blvd** Los Angeles, CA 90047	$2,600,000	5,826	$446	51,000	Yes	6.53%	05/07/25
C	**1752 W Slauson Ave** Los Angeles, CA 90047	$6,300,000	8,482	$743	73,000	Yes	6.21%	04/01/25
D	**10020-10036 Venice Blvd** Culver City, CA 90232	$6,695,000	9,773	$685	51,000	Yes	4.22%	01/07/25
E	**3101 Beverly Blvd** Los Angeles, CA 90057	$1,525,000	3,415	$447	22,000	No	N/A	10/15/24
F	**12202 Paramount Blvd** Downey, CA 90242	$2,650,000	5,947	$446	28,000	Yes	N/A	10/11/24
H	**500 S Western Ave** Los Angeles, CA 90020	$3,075,000	5,680	$541	45,000	Yes	N/A	10/08/24
I	**728 W Vernon Ave** Los Angeles, CA 90037	$3,500,000	6,082	$575	41,000	Yes	5.92%	05/01/24
J	**5151 W Pico Blvd** Los Angeles, CA 90019	$4,450,000	7,386	$602	27,000	No	N/A	02/14/24
	AVERAGES	**$3,632,778**	**6,366**	**$543**	**41,444**		**5.72%**	
	SUBJECT	**$2,150,000**	**6,245**	**$344**	**66,000**	**Yes**	**6.13%** Current CAP @ 70% Occupancy	**7.68%** Pro-forma

Current Rent Roll

Unit #	Tenant	Unit SF	Pro-rata	Lease Start	Lease End	Rent/Mo.	Rent/SF	Recovery Type	NNN's	Total Rent	Renewal Options	Annual Increases
300	Donut Shop**	882	14.1%	8/1/2023	7/31/2027	$2,758.34	$3.13	NNN	$700	$3,458.34	One / 4 year	3%
302	Nail Salon	903	14.5%	6/1/2023	5/31/2026	$2,705.30	$3.00	NNN	$700	$3,405.30	One / 3 year	3%
304	Chinese Restaurant**	903	14.5%	8/1/2023	7/31/2027	$2,737.12	$3.03	NNN	$720	$3,457.12	One/ 3 year	3%
306-308	Mini Market - Smoke Shop	1,665	26.7%	1/1/2025	12/31/2029	$4,300.00	$2.58	NNN	$1,200	$5,500.00	One/ 5 Year	3%
314	End-Cap - Vacant	1,890	30.3%	N/A	N/A	$0.00	$0.00	N/A	$0	$0.00	N/A	
Total		6,243	100.0%			12,500.76			$3,320			
Current Average Rent Per SF							$3.05					
Current Annual Gross Rent						150,009.12						

** Base rent effective 8/1/2025

Pro-forma Rent Roll

Unit #	Tenant	Unit SF	Pro-rata	Lease Start	Lease End	Base Rent/Mo.	Base Rent/SF	Recovery Type	NNN's	Total Rent	Renewal Options	Annual Increases
300	Donut Shop**	882	14.1%	8/1/2023	7/31/2027	$2,758.34	$3.13	NNN	$700	$3,458.34	One / 4 year	3%
302	Nail Salon	903	14.5%	6/1/2023	5/31/2026	$2,705.30	$3.00	NNN	$700	$3,405.30	One / 3 year	3%
304	Chinese Restaurant**	903	14.5%	8/1/2023	7/31/2027	$2,737.12	$3.03	NNN	$720	$3,457.12	One/ 3 year	3%
306-308	Mini Market - Smoke Shop	1,665	26.7%	1/1/2025	12/31/2029	4,300.00	$2.58	NNN	$1,200	$5,500.00	One / 5 Year	3%
314	Future Tenant	1,890	30.3%			2,945.00	$1.56	NNN	$1,500	$4,445.00	TBD	TBD
Total		6,243	100.0%			15,445.76			$4,820			
Pro-forma Average Rent Per SF							$2.66					
Pro-forma Annual Rent						185,349.12						

** Base rent effective 8/1/2025

Note: Rent roll square footage are estimates only. Buyer to conduct his own investigation and confirm square footage and all lease or options terms and all lease details. Broker does not make any representation in regards to unit square footage or lease terms

FINANCIAL INDICATORS

Purchase Price:	**$2,150,000**
Cost Per SF:	$344
Comparables Cost Per SF:	**$543**
Current NOI:	$131,875
Proforma NOI:	**$165,141**
Current CAP Rate **@ 70% Occupancy**:	6.13%
Comparables CAP Rate:	5.72%
Proforma CAP Rate:	**7.68%**

PROPERTY ABSTRACT

Year Built/ Renovated:	1930 / 1992
Lot Sq. Ft:	9,960
Bldg. Gross Sq. Ft:	6,245
Parking Spaces:	10
Traffic Counts (Per Day):	66,000
APN #	6031-003-014
Zoning:	C2-1CPOI
TOC:	Tier 3
Hubzone:	Qualified
State Enterprise Zone:	Yes

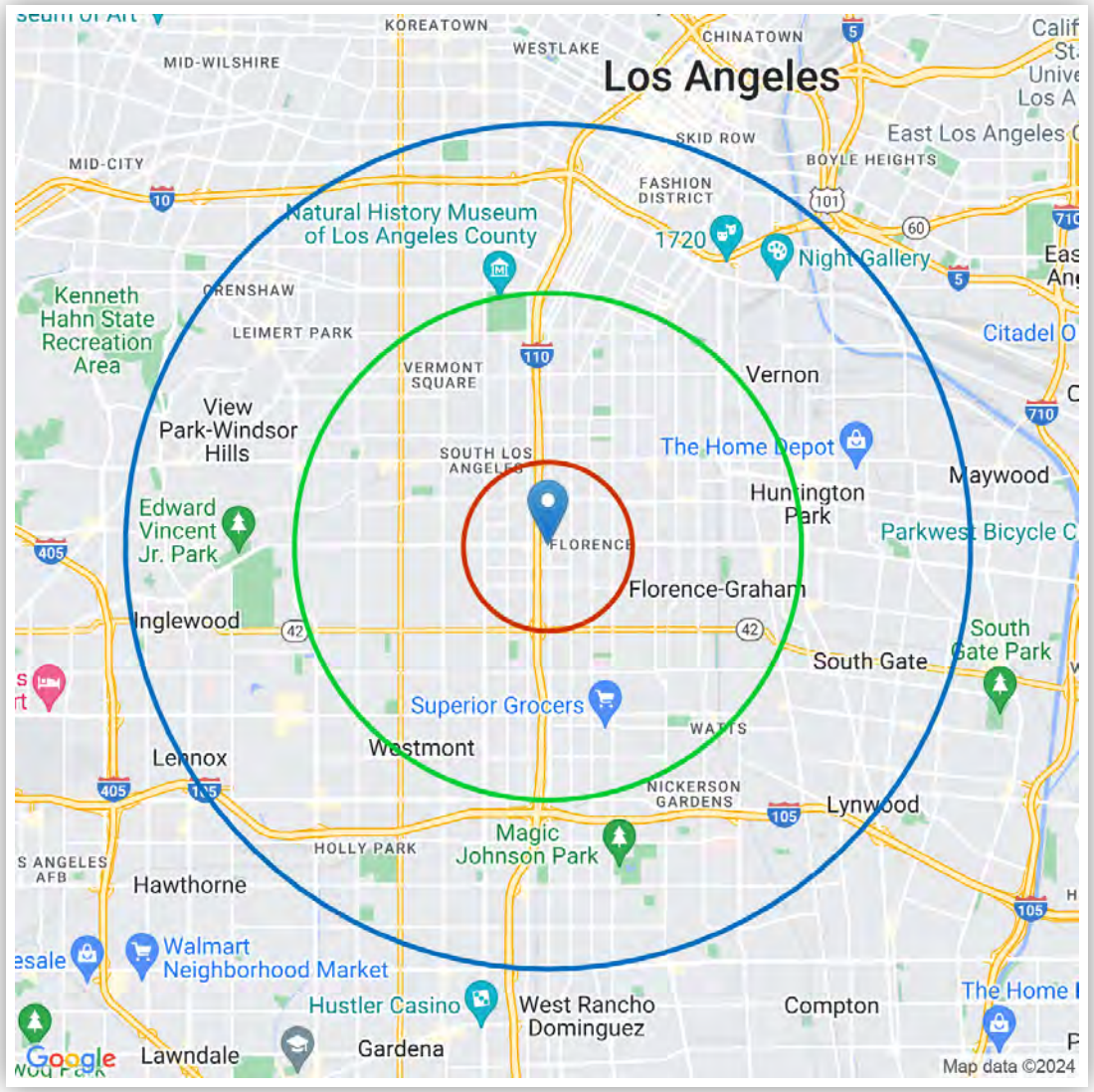
ANNUALIZED OPERATING DATA

	Current	Proforma
Scheduled Gross Income (SGI):	$150,009	$185,349
Expense Reimbursement:	$39,840	$57,840
Total Operating Income:	$189,849	$243,189
Vacancy (5%):	Actual (30%)	($12,159)
Gross Operating Income:	$189,849	$231,030
Total Operating Expenses:	($57,974)	($65,889)
Net Operating Income:	$131,875	$165,141

ESTIMATED ANNUALIZED OPERATING EXPENSES

	Current (2024)	Proforma
Taxes (1.25%)	$26,875	$26,875
Insurance (Estimate):	$6,500	$6,500
Utilities (Water&Power):	$7,963	$8,000
Rubbish:	$11,796	$12,000
Management (4%)	$0	$7,414
Cleaning/ Maintenance:	$3,600	$3,600
Misc. repairs & Maintenance:	$1,240	$1,500
Total Expenses:	$57,974	$65,889
Expense Per SF Monthly	$0.77	$0.88
Expense Per SF Annual	$9.28	$10.55

LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)

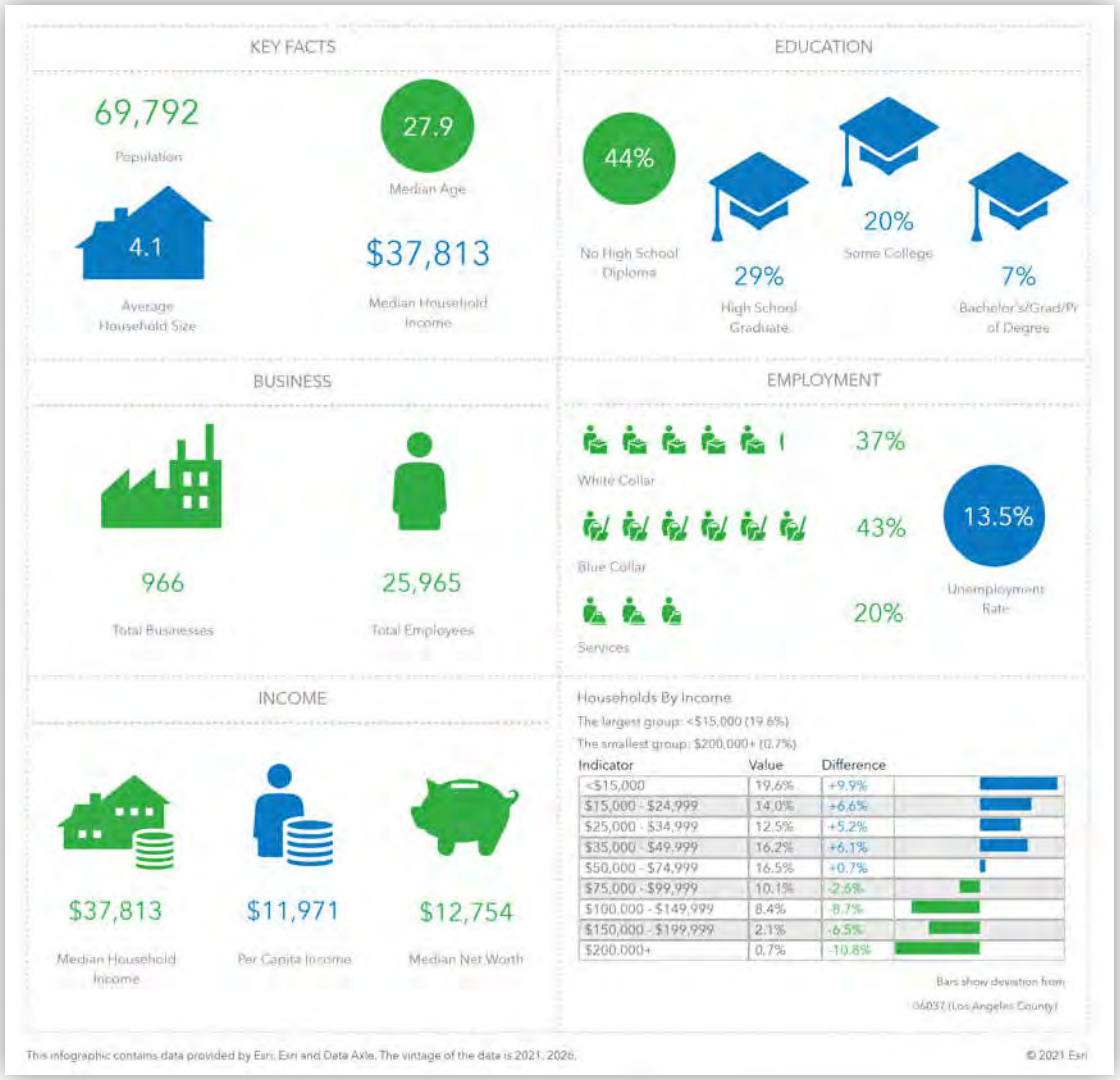


BROADWAY & FLORENCE SHOPPING CENTER

7201 S Broadway, Los Angeles, CA, 90003

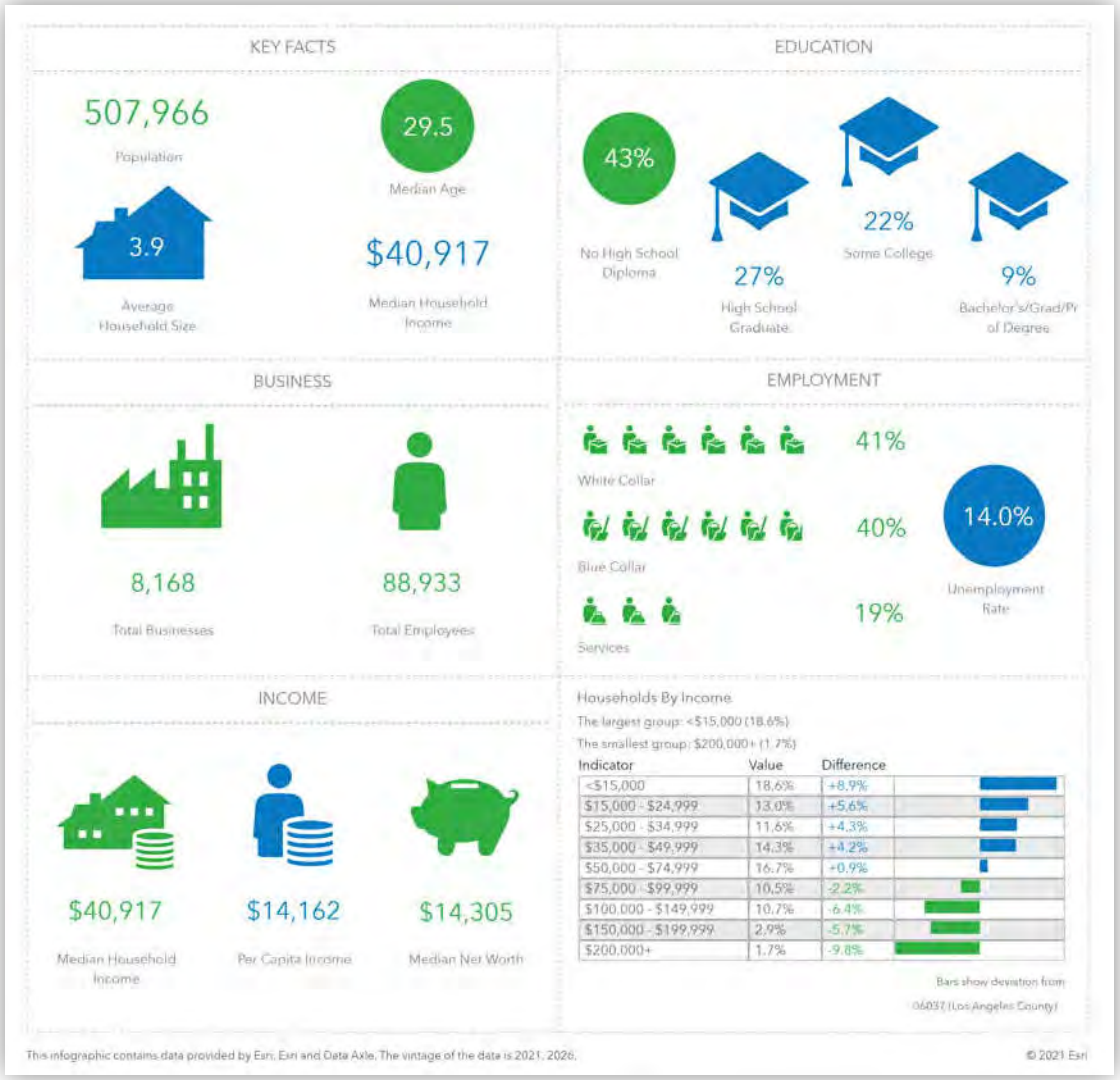
©Copyright 2011-2024 CRE Tech, Inc. All Rights Reserved.

INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)



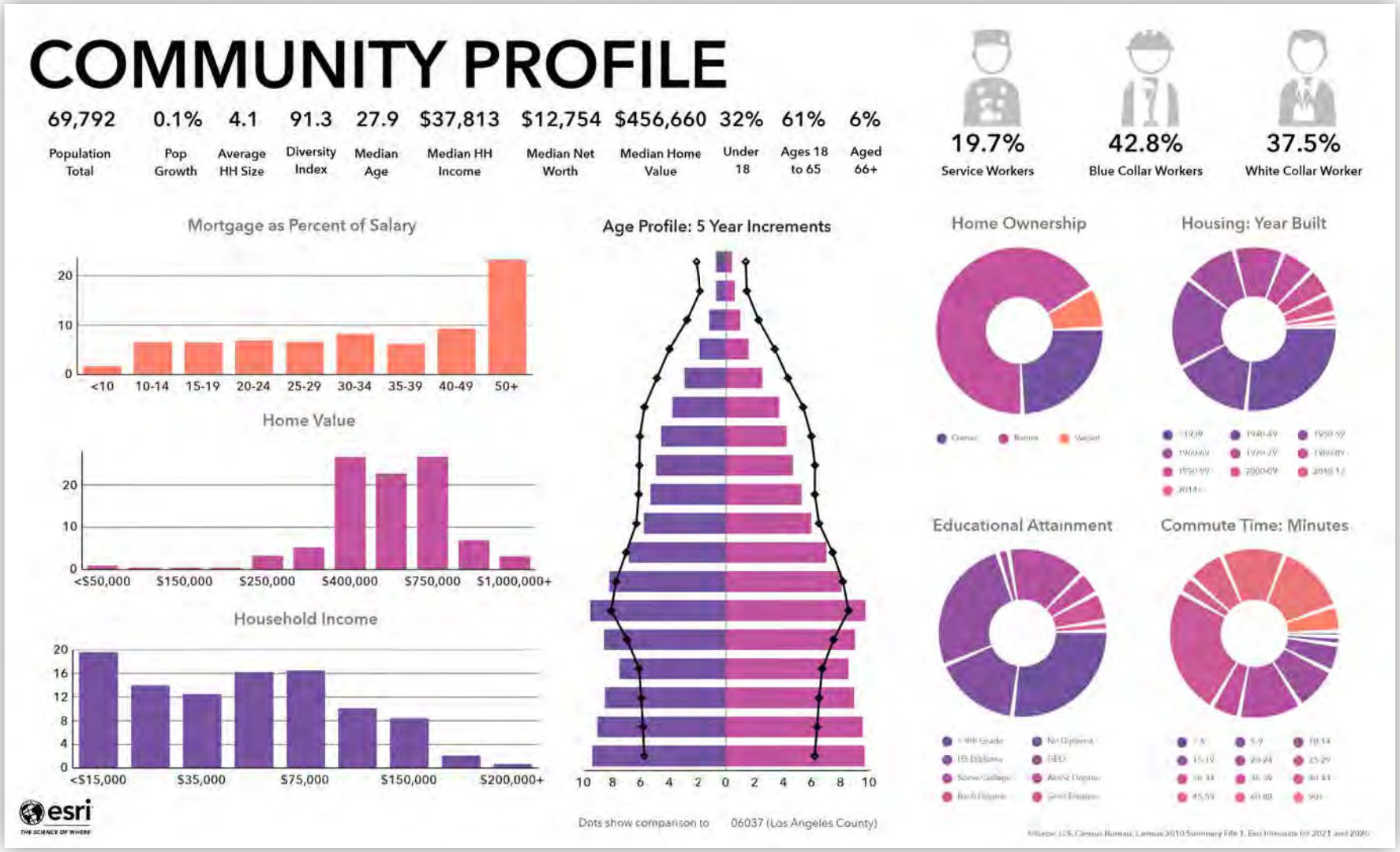
©Copyright 2011-2024 CRE Tech, Inc. All Rights Reserved.

INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)



©Copyright 2011-2024 CRE Tech, Inc. All Rights Reserved.

INFOGRAPHIC: COMMUNITY PROFILE (RING: 1 MILE RADIUS)

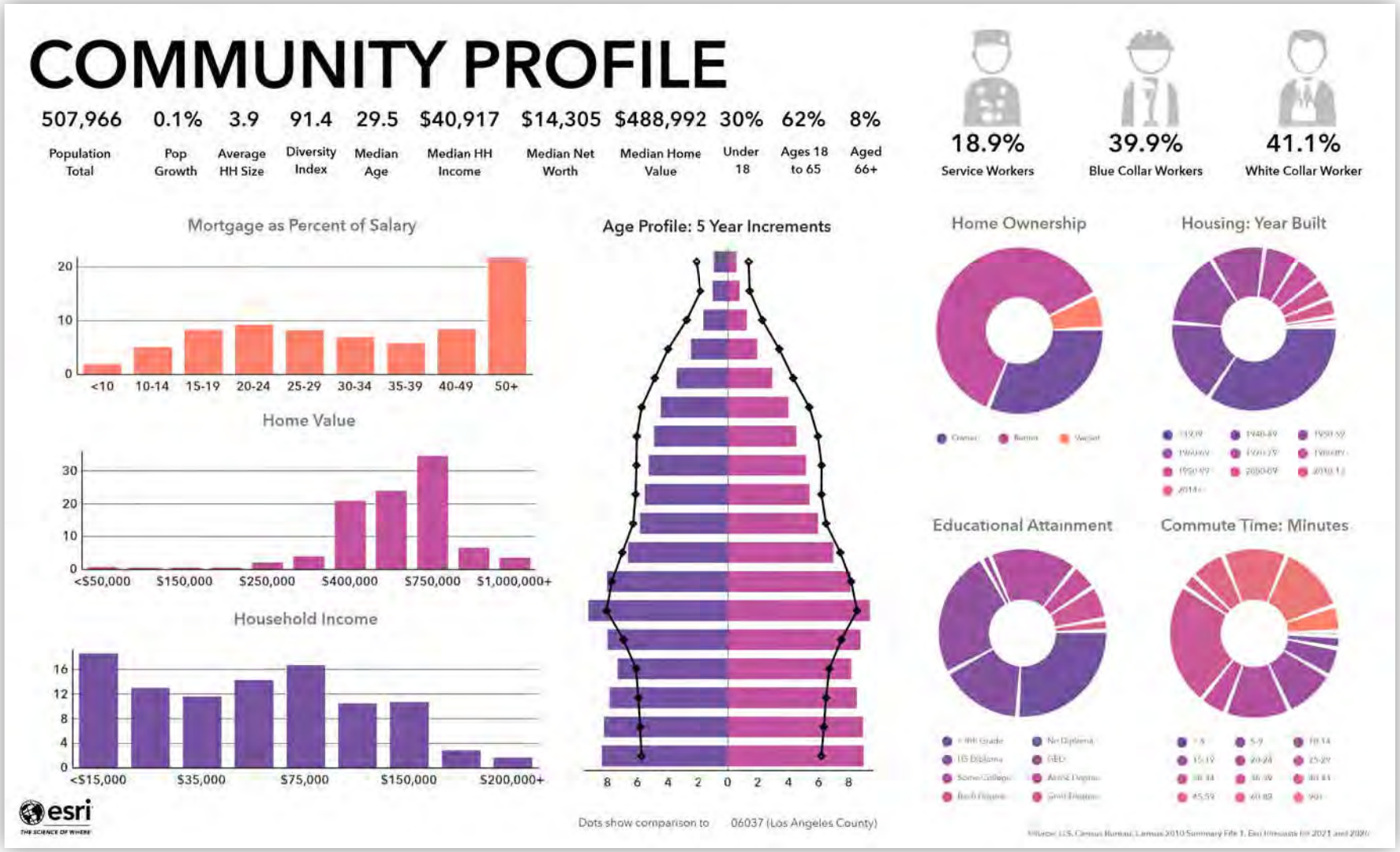


BROADWAY & FLORENCE SHOPPING CENTER

7201 S Broadway, Los Angeles, CA, 90003

©Copyright 2011-2024 CRE Tech, Inc. All Rights Reserved.

INFOGRAPHIC: COMMUNITY PROFILE (RING: 3 MILE RADIUS)

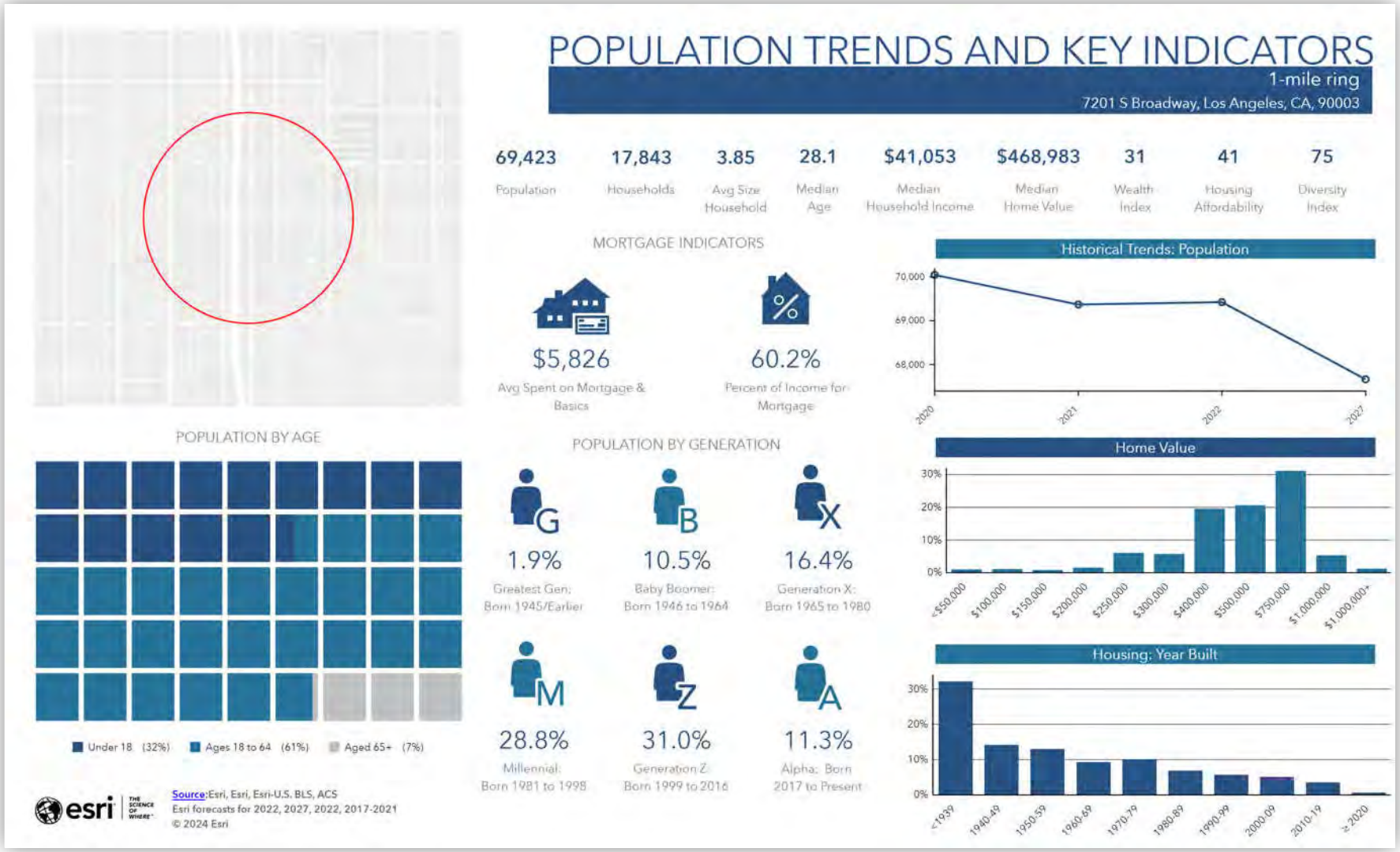


BROADWAY & FLORENCE SHOPPING CENTER

7201 S Broadway, Los Angeles, CA, 90003

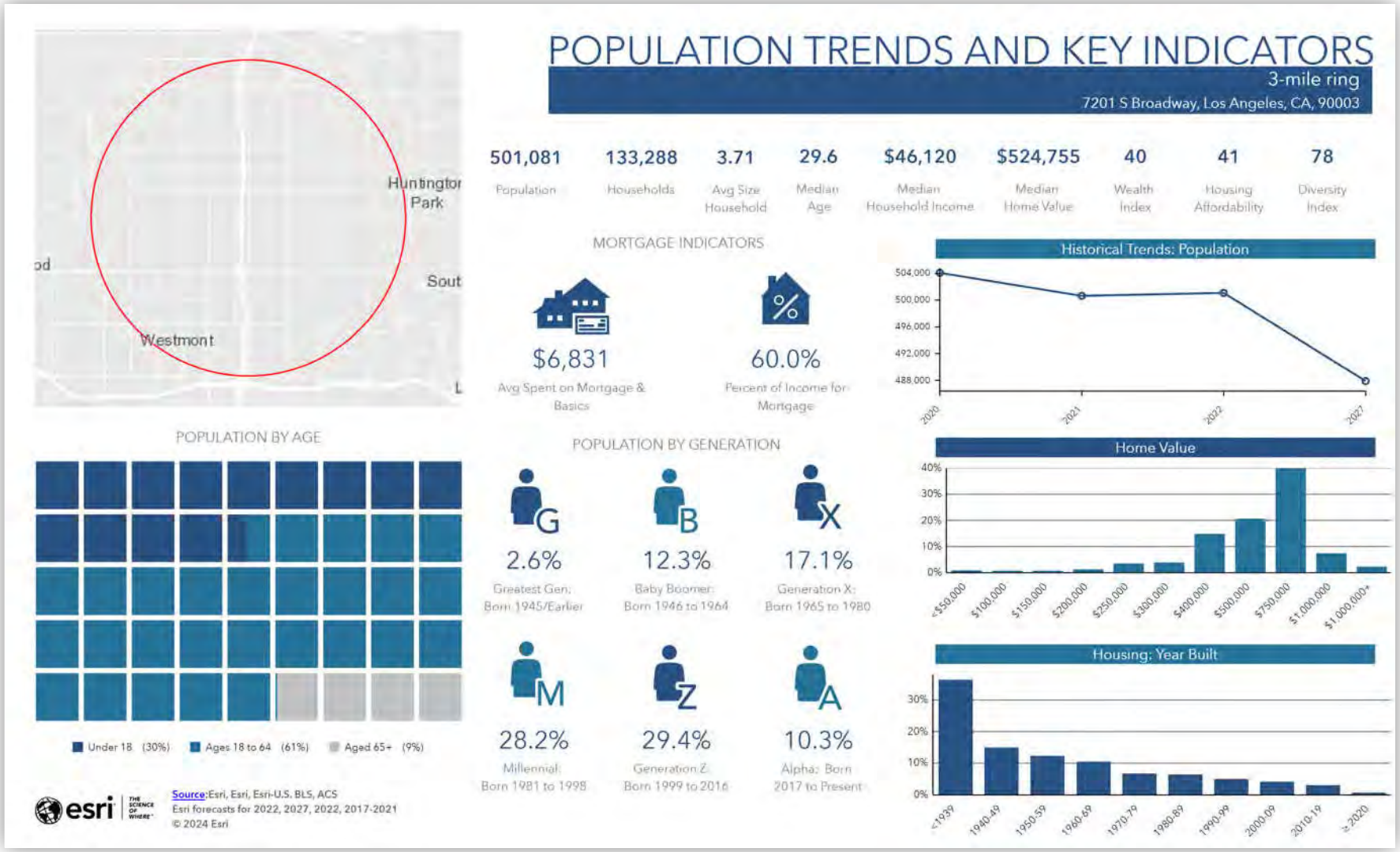
©Copyright 2011-2024 CRE Tech, Inc. All Rights Reserved.

INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)



©Copyright 2011-2024 CRE Tech, Inc. All Rights Reserved.

INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)



©Copyright 2011-2024 CRE Tech, Inc. All Rights Reserved.

BROADWAY & FLORENCE SHOPPING CENTER

7201 S Broadway Los Angeles, CA 90003

PEAK COMMERCIAL

FEDER & ASSOCIATES COMMERCIAL REAL ESTATE

Rami Meheraban
Commercial Director
(323) 471.4747
RamiM@peakcommercial.com
DRE#01957846

©Copyright 2011-2024 CRE Tech, Inc. All Rights Reserved.