

LEIMERT PARK RETAIL

4317-4331 Deqnan Blvd



Offering Memorandum

MAURICE MORALES • mmorales@coldwellbanker.com • (310) 586-0324 • CalBRE #01060477
GEORGE GROSS • geogross@coldwellbanker.com • (310) 586-0344 • CalBRE #01342211
DEREK FORTNEY • derek.fortney@coldwellbanker.com • (310) 871-1235 • CalBRE #02024500



©2021 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

NRT

LEIMERT PARK RETAIL

4317-4331 Degnan Blvd

PROPERTY OVERVIEW

We are pleased to offer this incredible opportunity to purchase a multi-tenant retail center in the heart of Leimert Park. The property is conveniently located in the same plaza as the soon-to-be-opened Leimert Park Station (Metro) and has been given the highest Transit Oriented Community Tier, TOC4.

OFFERING SUMMARY

| | |
|----------------------|--|
| ADDRESS | 4317-4331 DEGNAN BLVD LOS ANGELES, CA 90008 |
| APN | 5024-018-018 |
| BUILDING SIZE | APPROX. 11,708 SF (PER PUBLIC RECORD) |
| LOT SIZE | APPROX. 17,835 SF (PER PUBLIC RECORD) 24 ON-SITE PARKING SPACES PLUS CITY LOTS |
| PARKING | |
| YEAR BUILT | 1948 |
| ZONING | LA C1.5 |
| T.O.C. TIER | TIER 4 |
| NET OPERATING INCOME | \$243,390 |
| ASKING PRICE | SUBMIT BEST OFFER |



MAURICE MORALES • mmorales@coldwellbanker.com • (310) 586-0324 • CalBRE #01060477
GEORGE GROSS • geogross@coldwellbanker.com • (310) 586-0344 • CalBRE #01342211
DEREK FORTNEY • derek.fortney@coldwellbanker.com • (310) 871-1235 • CalBRE #02024500



©2021 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

NRT

LEIMERT PARK RETAIL

4317-4331 Degnan Blvd

INVESTMENT HIGHLIGHTS

- Leimert Park Station (Metro) in same plaza
- Configured with 7 retail spaces between ± 975 to $\pm 3,150$ sf
- 138 Feet of Street Frontage
- Across the street west of the iconic Vision Theatre
- Walk Score® of 89
- Public Parking Lot (172 spaces)
- Incredible development opportunity with TOC4 designation
- Great location within Leimert Park Village



MAURICE MORALES • mmorales@coldwellbanker.com • (310) 586-0324 • CalBRE #01060477

GEORGE GROSS • geogross@coldwellbanker.com • (310) 586-0344 • CalBRE #01342211

DEREK FORTNEY • derek.fortney@coldwellbanker.com • (310) 871-1235 • CalBRE #02024500



©2021 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realty Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

NRT

LEIMERT PARK RETAIL

4317-4331 Deegan Blvd

CONSUMER SPENDING

| 2020 Annual Spending | 2 Mile | 5 Mile | 10 Mile |
|---|------------------------|-------------------------|-------------------------|
| Total Apparel | \$90,055,907 | \$696,497,440 | \$2,100,028,356 |
| Total Entertainment & Hobbies | \$216,162,934 | \$1,580,393,528 | \$5,175,777,417 |
| Total Food and Alcohol | \$422,064,577 | \$3,441,700,327 | \$10,801,674,927 |
| Total Household (Maint., Ops, Furn., etc) | \$242,404,924 | \$1,761,650,611 | \$5,870,521,951 |
| Total Transportation/Maintenance | \$380,661,994 | \$2,863,352,158 | \$9,134,335,595 |
| Total Health Care | \$64,783,346 | \$512,738,486 | \$1,682,808,080 |
| Total Education/Day Care | \$95,254,594 | \$776,952,187 | \$2,712,733,068 |
| Total Specified Consumer Spending | \$1,511,388,276 | \$11,633,284,737 | \$37,477,879,394 |



MAURICE MORALES • mmorales@coldwellbanker.com • (310) 586-0324 • CalBRE #01060477
GEORGE GROSS • geogross@coldwellbanker.com • (310) 586-0344 • CalBRE #01342211
DEREK FORTNEY • derek.fortney@coldwellbanker.com • (310) 871-1235 • CalBRE #02024500



©2021 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

NRT

LEIMERT PARK RETAIL

4317-4331 Degnan Blvd



Degnan Blvd

Subject

MAURICE MORALES • mmorales@coldwellbanker.com • (310) 586-0324 • CalBRE #01060477
GEORGE GROSS • geogross@coldwellbanker.com • (310) 586-0344 • CalBRE #01342211
DEREK FORTNEY • derek.fortney@coldwellbanker.com • (310) 871-1235 • CalBRE #02024500



©2021 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realty Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

NRT

LEIMERT PARK RETAIL

4317-4331 Degnan Blvd



MAURICE MORALES • mmorales@coldwellbanker.com • (310) 586-0324 • CalBRE #01060477
GEORGE GROSS • geogross@coldwellbanker.com • (310) 586-0344 • CalBRE #01342211
DEREK FORTNEY • derek.fortney@coldwellbanker.com • (310) 871-1235 • CalBRE #02024500



©2021 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

NRT

LEIMERT PARK RETAIL

4317-4331 Degnan Blvd



MAURICE MORALES • mmorales@coldwellbanker.com • (310) 586-0324 • CalBRE #01060477
GEORGE GROSS • geogross@coldwellbanker.com • (310) 586-0344 • CalBRE #01342211
DEREK FORTNEY • derek.fortney@coldwellbanker.com • (310) 871-1235 • CalBRE #02024500



©2021 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realty Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

NRT

LEIMERT PARK RETAIL

4317-4331 Degnan Blvd



MAURICE MORALES • mmorales@coldwellbanker.com • (310) 586-0324 • CalBRE #01060477
GEORGE GROSS • geogross@coldwellbanker.com • (310) 586-0344 • CalBRE #01342211
DEREK FORTNEY • derek.fortney@coldwellbanker.com • (310) 871-1235 • CalBRE #02024500

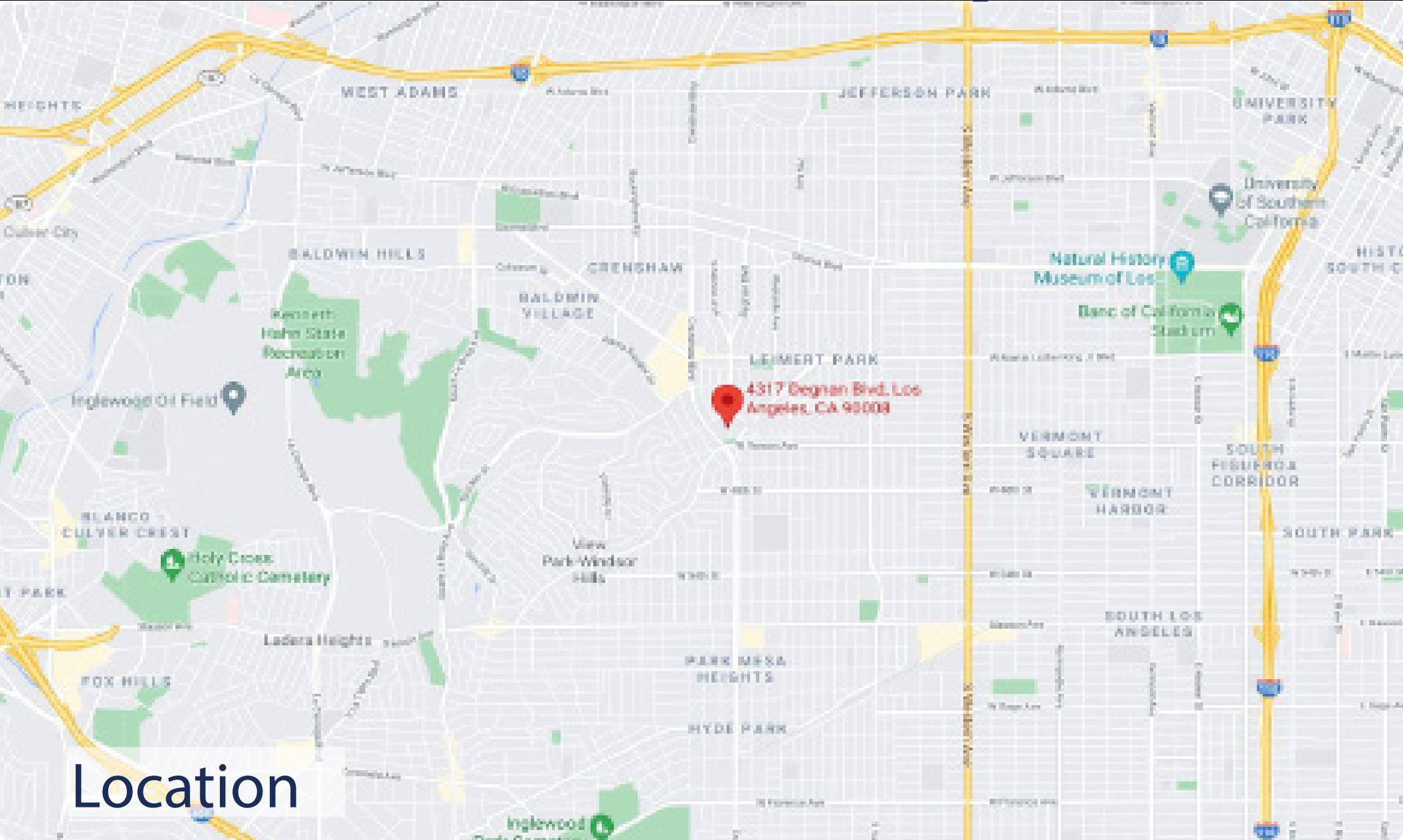


©2021 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realty Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

NRT

LEIMERT PARK RETAIL

4317-4331 Degnan Blvd



Location

MAURICE MORALES • mmorales@coldwellbanker.com • (310) 586-0324 • CaBRE #01060477

GEORGE GROSS • geogross@coldwellbanker.com • (310) 586-0344 • CaBRE #01342211

DEREK FORTNEY • derek.fortney@coldwellbanker.com • (310) 871-1235 • CaBRE #02024500



©2021 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realty Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

NRT

LEIMERT PARK RETAIL

4317-4331 Dequan Blvd

Please click [HERE](#) for aerial tour

MAURICE MORALES • mmorales@coldwellbanker.com • (310) 586-0324 • CalBRE #01060477
GEORGE GROSS • geogross@coldwellbanker.com • (310) 586-0344 • CalBRE #01342211
DEREK FORTNEY • derek.fortney@coldwellbanker.com • (310) 871-1235 • CalBRE #02024500



©2021 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

NRT