



# EAGLE ROCK PLAZA

1731 Colorado Blvd, Los Angeles, CA

 **ACWEST**  
MANAGEMENT INC.

OFFERING MEMORANDUM



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# EXECUTIVE SUMMARY



# EXECUTIVE SUMMARY



Price  
**\$14,260,000**



GLA:  
**15,048**



NOI:  
**\$855,581**



LOT SIZE:  
**36,70 AC**



CAP:  
**6%**



OCCUPANCY:  
**100%  
OCCUPIED**



Price Per SF:  
**\$357.12/PSF**



APNs:  
**5669-021-026-22**



ADDRESS:  
**1731-1759 COLORADO BLVD,  
LOS ANGELES, CA 90041**



TRAFFIC COUNTS:  
**±32,000 CPD AT INTERSECTION**

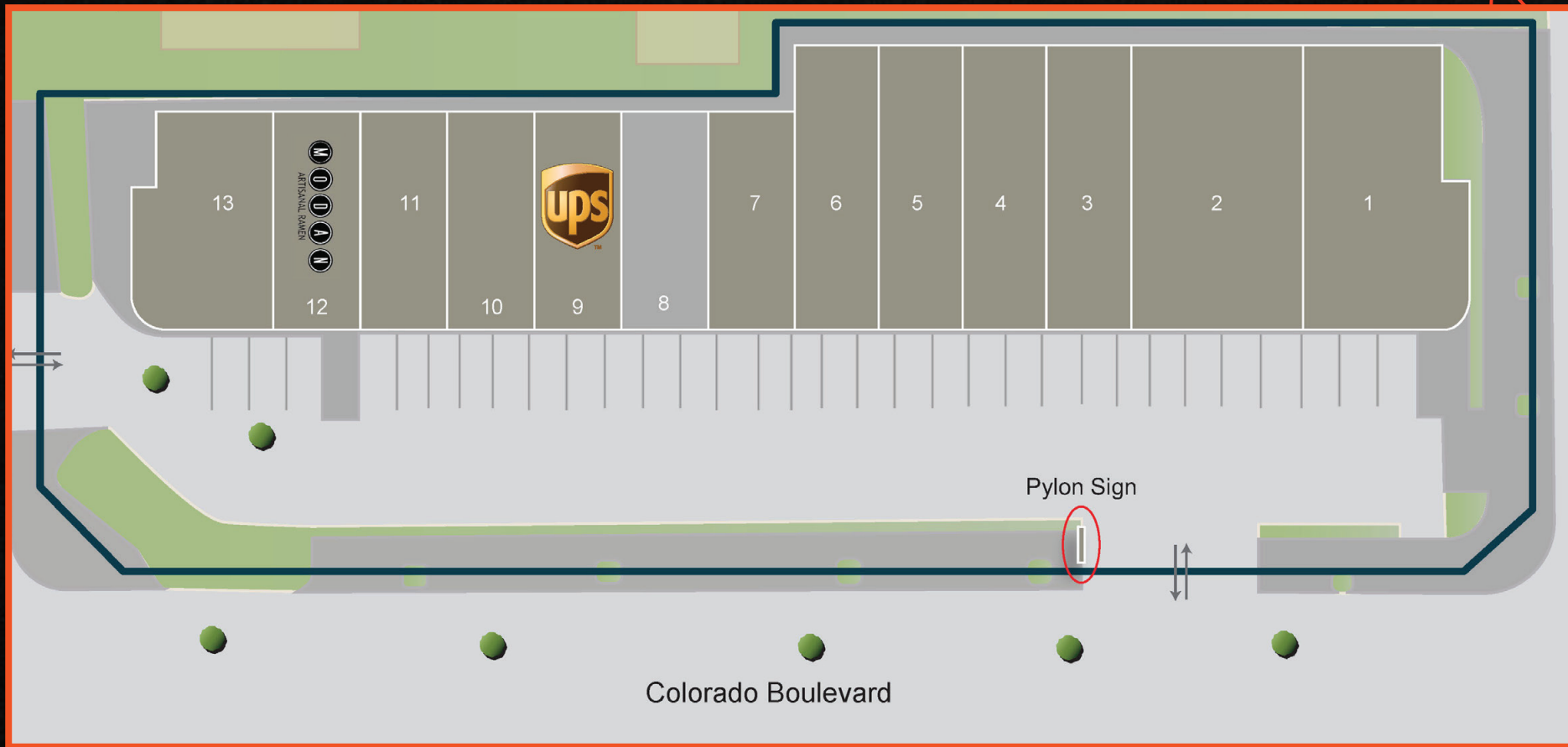




# PROPERTY AERIAL



# SITE PLAN



# FINANCIAL ANALYSIS





# INCOME & EXPENSES

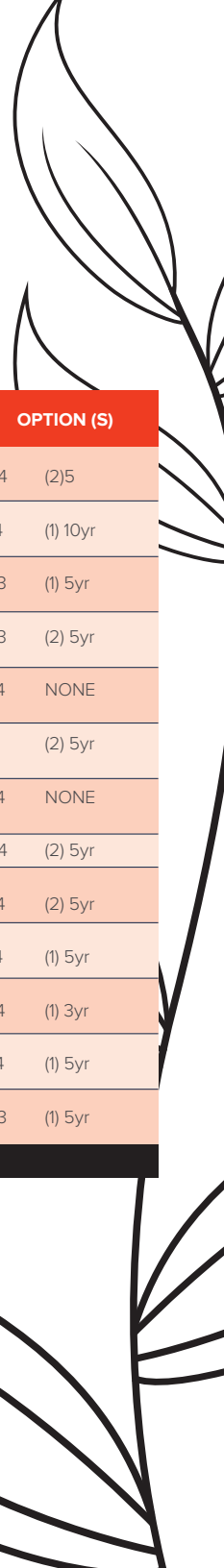
## Income

Base Rent	\$ 874,469.28
Reimbursements	\$294,716.00
Total Rents	\$ 984,901.08
Actual Vacancy	0%
Adjusted Gross Income	\$965,058
Expenses	\$ 129,320.00
<b>NOI</b>	<b>\$ 855,581.08</b>



# RENT ROLE

Unit	Tenant	Security Deposit	Sq. Ft	Occupancy %	\$/sq.ft+/-	Current Base Rent	\$/sq.ft+/-	CAM	TOTAL	TERM	LEASE START	LEASE END	% Inc	month & year increase	OPTION (S)
1 1731	Cloudi Cannabis	\$ 6,786.00	1,800	11.95%	\$ 13.89	\$ 25,000.00	\$ 0.65	\$ 972.00	\$ 25,972.00	5	May 1, 2023	April 30, 2028	4%	May-24	(2)5
2 1733-1735	Xiao yao, Co. (Green Dragon)	\$ 5,358.00	2,280	15.22%	\$ 3.21	\$ 7,327.18	\$ 0.65	\$ 1,482.00	\$ 8,809.18	10	June 1, 2011	May 31, 2031	3.50%	Jun-24	(1) 10yr
3 1737	Epifania D. Quijano Dollar Store	\$ 4,446.00	1,140	7.57%	\$ 3.45	\$ 3,930.63	\$ 0.65	\$ 741.00	\$ 4,671.63	5	November 15, 2020	November 14, 2025	3%	Nov-23	(1) 5yr
4 1739	Sina Edalat Dental Group, Inc.	\$ 4,731.00	1,140	7.57%	\$ 3.61	\$ 4,109.70	\$ 0.65	\$ 741.00	\$ 4,850.70	5	December 1, 2021	November 30, 2026	3%	Dec-23	(2) 5yr
5 1741	Andy's Pet Grooming	\$ 3,420.00	1,140	7.57%	\$ 3.82	\$ 4,359.98	\$ 0.65	\$ 741.00	\$ 5,100.98	3	February 1, 2017	January 31, 2025	3%	Feb-24	NONE
6 1743	Aunt Yvette's Kitchen, Inc.	\$ 5,215.87	1,140	7.57%	\$ 3.93	\$ 4,474.87	\$ 0.65	\$ 741.00	\$ 5,215.87	5	July 1, 2022	June 30, 2027	3%	Jul-23	(2) 5yr
7 1747	N for Nail Lounge	\$ 3,218.50	870	5.78%	\$ 3.35	\$ 2,914.50	\$ 0.50	\$ 435.00	\$ 3,349.50	5	February 1, 2021	January 31, 2026	3%	Feb-24	NONE
8 1749	N for Nail Lounge	\$ 3,218.50	870	5.78%	\$ 3.35	\$ 2,914.50	\$ 0.50	\$ 435.00	\$ 3,349.50	5	May 3, 2021	May 2, 2026	3%	May-24	(2) 5yr
9 1751	UPS	\$ 3,262.50	870	5.78%	\$ 3.77	\$ 3,277.85	\$ 0.65	\$ 481.65	\$ 3,759.50	5	February 1, 2018	January 31, 2028	3%	Feb-24	(2) 5yr
10 1753	Golden Age Studio, Inc.	\$ 3,393.00	870	5.78%	\$ 3.44	\$ 2,990.70	\$ 0.65	\$ 565.50	\$ 3,556.20	5	April 16, 2021	May 31, 2026	3%	Jun-24	(1) 5yr
11 1755	U.S. #1 Cleaners	\$ 1,350.00	870	5.78%	\$ 3.82	\$ 3,324.33	\$ 0.60	\$ 522.00	\$ 3,846.33	3	February 1, 2019	January 31, 2025	3%	Feb-24	(1) 3yr
12 1757	Modan Artisanal Raman	\$ 3,250.00	870	5.78%	\$ 3.88	\$ 3,379.25	\$ 0.65	\$ 565.50	\$ 3,944.75	5	April 20, 2023	April 30, 2028	4%	Mar-24	(1) 5yr
13 1759	Vegan Restaurant	\$ 14,400.00	1,200	7.97%	\$ 4.06	\$ 4,868.95	\$ 0.65	\$ 780.00	\$ 5,648.95	5	August 1, 2017	July 31, 2027	3%	Aug-23	(1) 5yr
		<b>\$ 62,049.37</b>	<b>15,060</b>	<b>100.00%</b>		<b>\$ 72,872.44</b>		<b>\$ 9,202.65</b>	<b>\$ 82,075.09</b>						

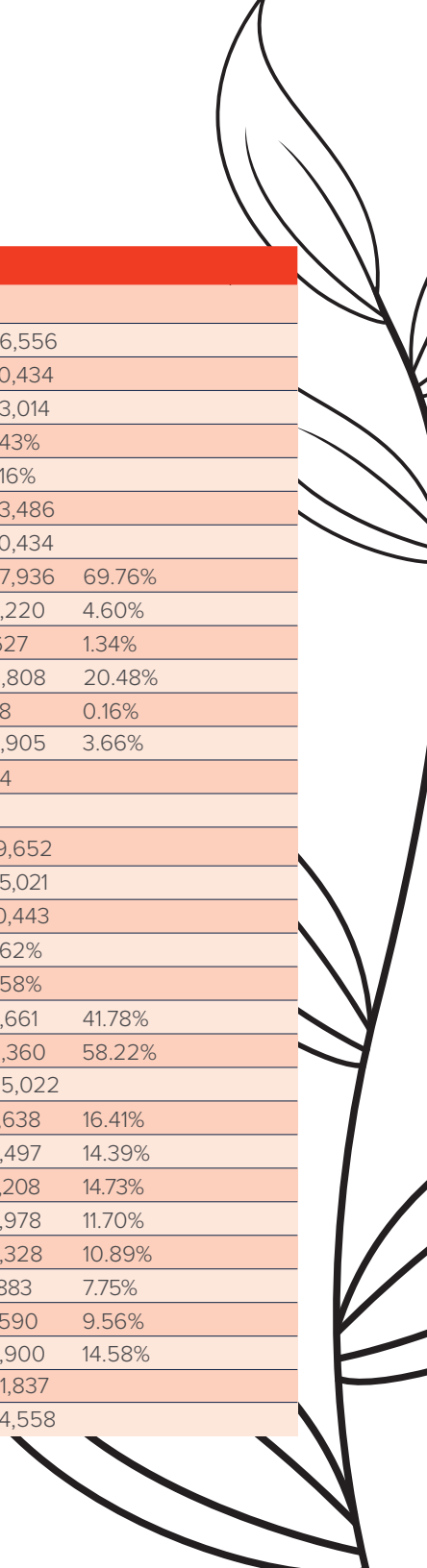


# MARKET OVERVIEW



# DEMOGRAPHICS

Radius	1 Mile		3 Miles		5 Miles	
<b>Population</b>						
2028 Protection	20,025		205,329		556,556	
2023 Estimate	20,744		211,321		570,434	
2010 Census	22,330		220,422		583,014	
Growth 2023 - 2028	-3.47%		-2.84%		-2.43%	
Growth 2010 - 2023	-7.10%		-4.13%		-2.16%	
<b>2023 Population by Hispanic Origin</b>	7,716		90,053		243,486	
<b>2023 Population</b>	20,744		211,321		570,434	
White	13,250	63.87%	153,317	72.55%	397,936	69.76%
Black	494	2.38%	5,411	2.56%	26,220	4.60%
Am. Indian & Alaskan	250	1.21%	2,666	2.56%	7,627	1.34%
Asian	5,800	27.96%	41,588	19.68%	116,808	20.48%
Hawaiian	38	0.18%	343	0.16%	938	0.16%
Others	912	4.40%	7,996	3.78%	20,905	3.66%
U.S. Armed Forces	7		63		224	
<b>Households</b>						
2028 Projection	6,719		72,299		199,652	
2023 Estimate	7,005		74,582		205,021	
2010 Census	7,726		78,278		210,443	
Growth 2023 - 2028	-4.08%		-3.06%		-2.62%	
Growth 2010 - 2023	-9.33%		-4.72%		-2.58%	
Owner Occupied	4,020	57.39%	32,007	42.92%	85,661	41.78%
Renter Occupied	2,984	42.60%	42,576	57.09%	119,360	58.22%
<b>2023 Households by HH Income</b>	7,006		74,584		205,022	
Income: <\$25,000	868	12.39%	12,216	16.38%	33,638	16.41%
Income: \$25,000 - \$50,000	649	9.26%	10,841	14.54%	29,497	14.39%
Income: \$50,000 - \$75,000	1,019	14.54%	11,297	15.15%	30,208	14.73%
Income: \$75,000 - \$100,000	773	11.03%	8,308	11.14%	23,978	11.70%
Income: \$100,000 - \$125,000	916	13.07%	7,969	10.68%	22,328	10.89%
Income: \$125,000 - \$150,000	626	8.94%	5,443	7.30%	15,883	7.75%
Income: \$150,000 - \$200,000	987	14.09%	7,287	9.77%	19,590	9.56%
Income: \$200,000+	1,168	16.67%	11,223	15.05%	29,900	14.58%
<b>2023 Avg Household Income</b>	\$127,388		\$112,711		\$111,837	
<b>2023 Med Household Income</b>	\$105,295		\$83,841		\$84,558	

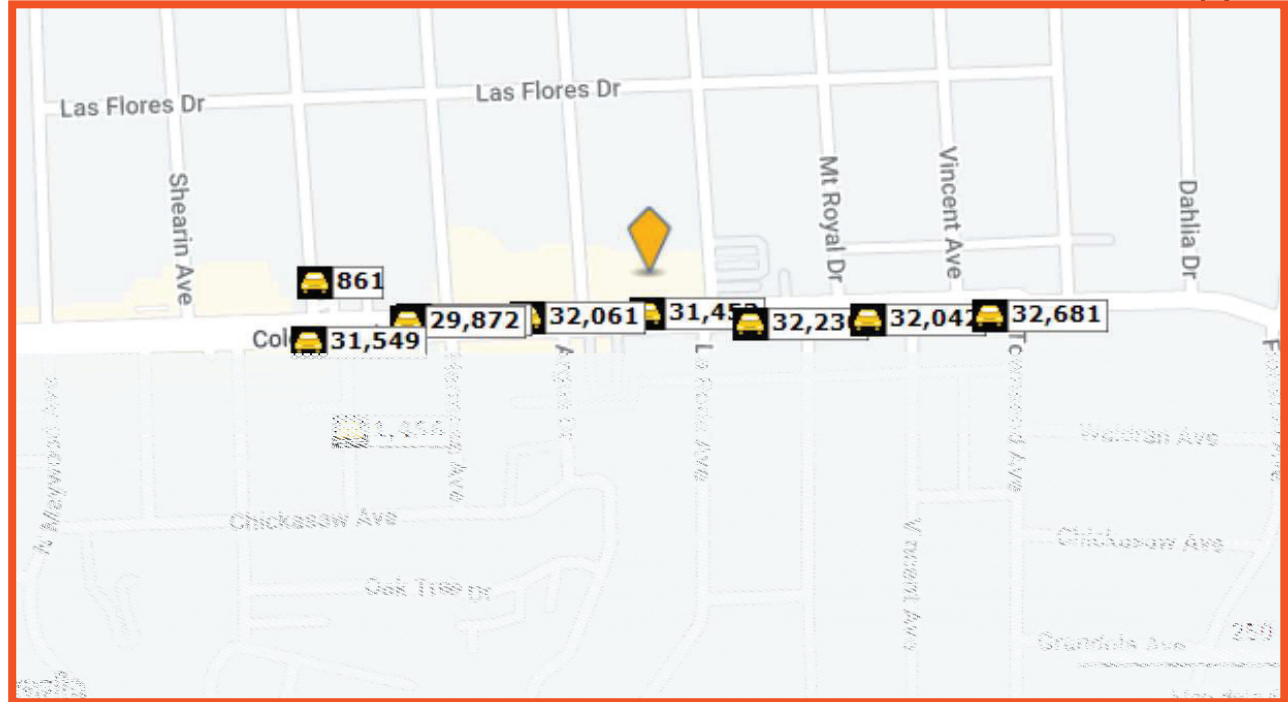


# TRAFFIC COUNT

## Eagle Rock Plaza

1731-1759 Colorado Blvd, Los Angeles, CA 90041

Building Type: General Retail  
 Secondary: Restaurant  
 GLA: 15,048 SF  
 Year Built: 1984  
 Total Available: 1,200 SF  
 % Leased: 100%  
 Rent/SF/Yr: Negotiable



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Colorado Blvd	Argus Dr	0.04 W	2022	31,453	MPSI	.02
2	W Colorado Blvd	La Roda Ave	0.03 W	2022	32,230	MPSI	.07
3	Colorado Blvd	Argus Dr	0.04 E	2022	32,061	MPSI	.07
4	W Colorado Blvd	N Mt Royal Dr	0.01 W	2022	32,042	MPSI	.13
5	Colorado Blvd	Hermosa Ave	0.03 E	2020	31,218	MPSI	.14
6	Colorado Blvd	Hermosa Ave	0.03 E	2022	29,872	MPSI	.14
7	Highland View Ave	Colorado Blvd	0.02 S	2018	861	MPSI	.20
8	Highland View Ave	Chickasaw Ave	0.05 S	2018	1,456	MPSI	.20
9	W Colorado Blvd	Highland View Ave	0.03 E	2020	31,549	MPSI	.20
10	W Colorado Blvd	N Vincent Ave	0.02 W	2022	32,681	MPSI	.20



# EAGLE ROCK PLAZA

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