

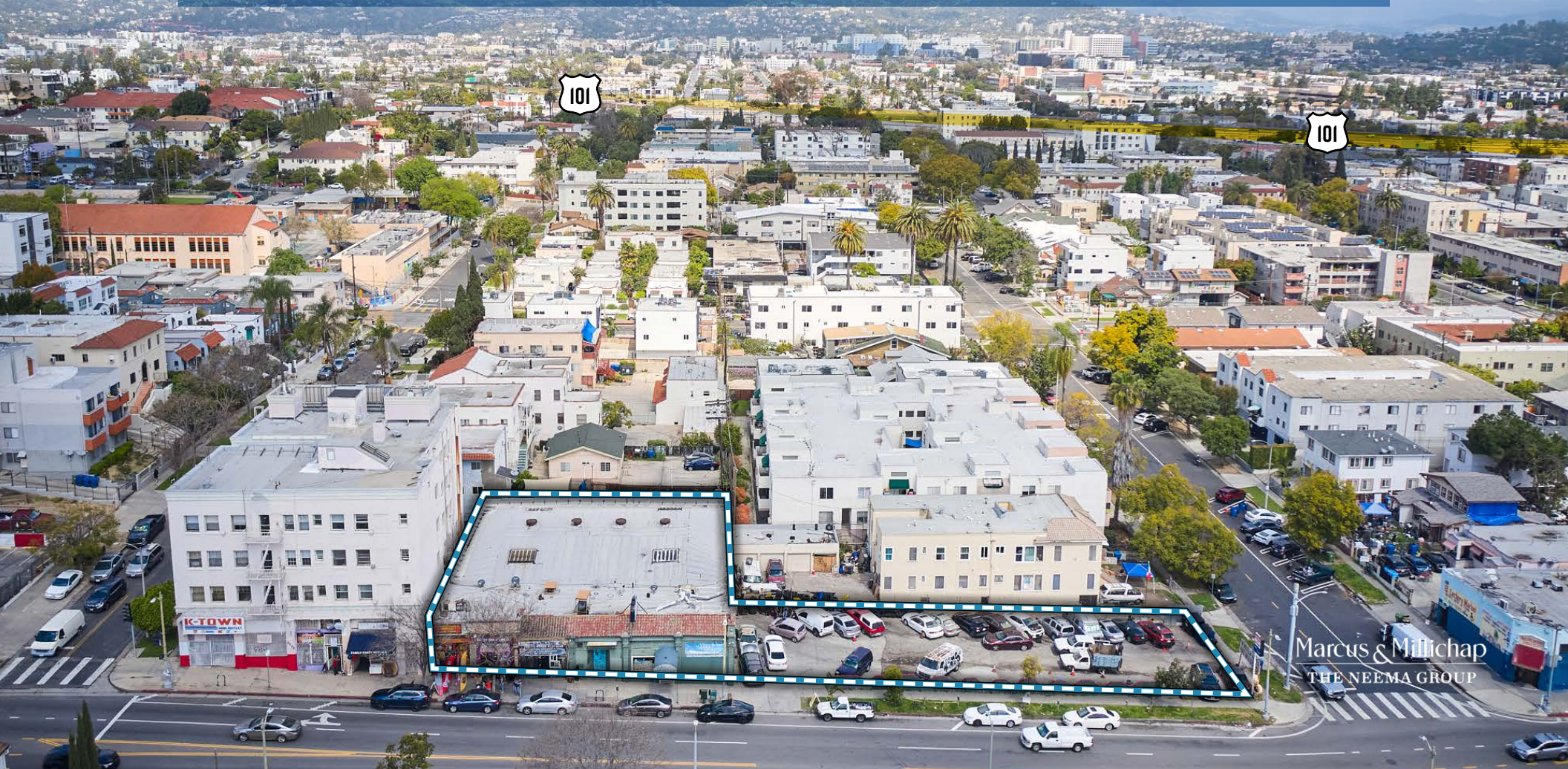
OFFERING MEMORANDUM

4067

BEVERLY BLVD

LOS ANGELES, CA 90004

INVESTMENT, OWNER USER OR DEVELOPMENT OPPORTUNITY | FIVE MONTH-TO-MONTH TENANTS AT BELOW MARKET RENTS
7,990 SF BUILDING ON A 15,262 SF LOT | ZONED C2-1 IN A TIER 3 TOC | ED-1 ELIGIBLE



Marcus & Millichap
THE NEEMA GROUP

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EXECUTIVE SUMMARY

The Neema Group is pleased to present a unique investment opportunity situated in the sought-after Oakwood/Melrose Hill area of Los Angeles. This prime mixed-use retail and industrial property occupies a coveted corner lot with access to Beverly Blvd, nestled between Vermont and Western. Spanning 7,990 square feet across two lots, the property totals 15,262 square feet and offers significant development potential under its current C2 - Tier 3 zoning with eligibility for ED1.

The property currently houses five under-market month-to-month tenants, presenting an immediate opportunity for rental income enhancement. Its configuration is ideally suited for owner use, particularly for medical or industrial purposes, meeting the 2/1,000 SF medical parking requirement. It features approximately 2,540 square feet of retail space and 5,450 square feet of industrial space, alongside rare high-level parking availability, enhancing its appeal and accessibility for tenants and customers.

Located within the State Enterprise Zone and designated as an Opportunity Zone, the property offers potential investors significant tax benefits. Additionally, its strategic location boasts over 230 feet of frontage on bustling Beverly Blvd, with easy access to the 101 freeway, the Metro B line, and the Vermont/Beverly Metro stop. The proximity to restaurants, bars, schools, and cultural landmarks further enhances its attractiveness as an investment.

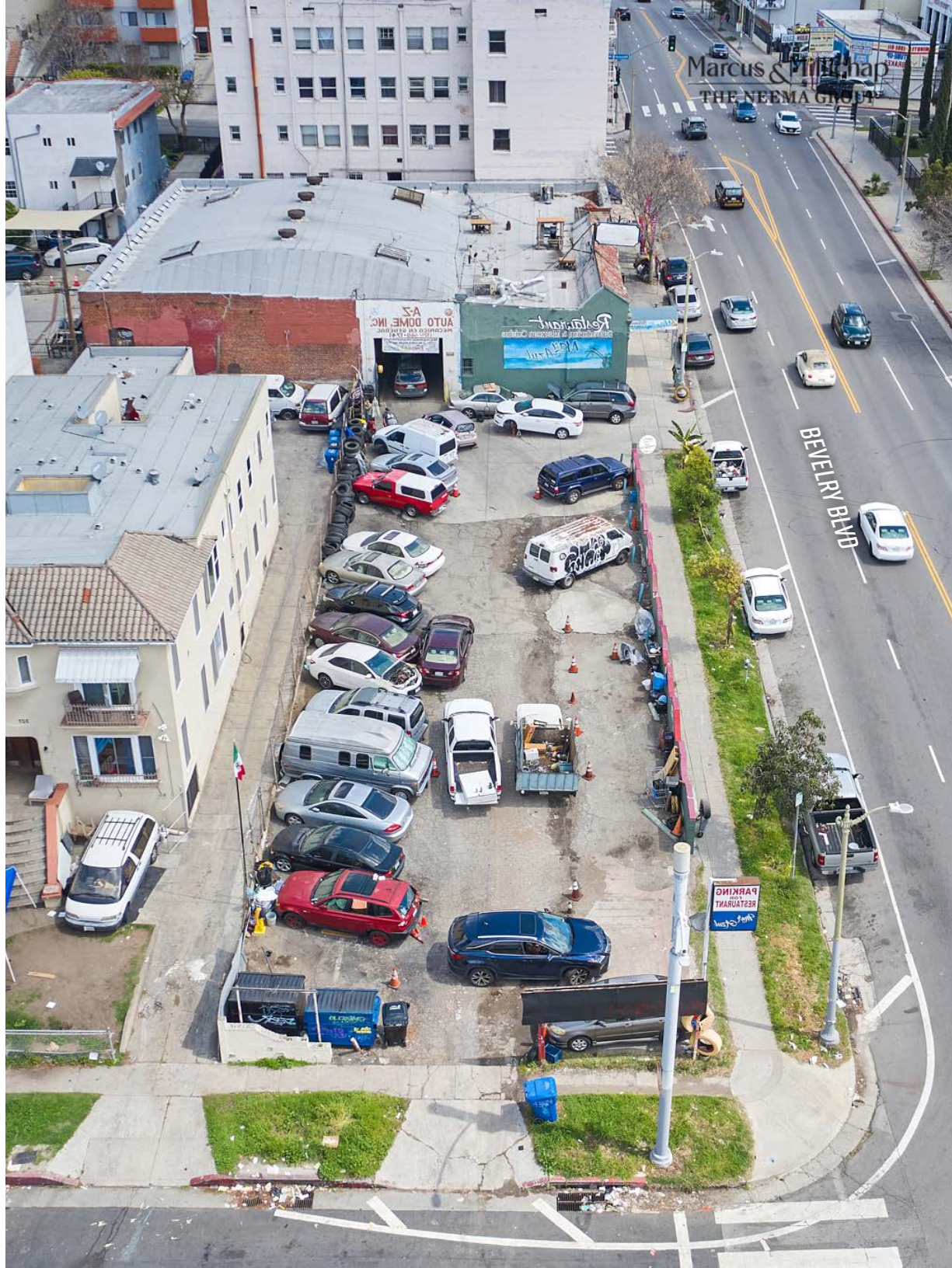
This property represents a unique investment opportunity with immense potential for growth and development in a highly desirable Los Angeles location. The Neema Group is excited to offer this opportunity to investors seeking to capitalize on the dynamic market of Los Angeles.



PROPERTY SUMMARY

LEASE ABSTRACT

ADDRESS:	4067 Beverly Blvd Los Angeles, CA 90004
BUILDING SIZE:	7,990 SF Retail: +/- 2,540 SF Industrial: +/- 5,450 SF (450 SF of Office)
LOT SIZE:	15,262 SF
TENANCY:	Multiple (5)
LEASE TYPE:	Modified Gross Leases
LEASE TERMS:	All Month to Month
APN NUMBERS:	5520-023-009, 5520-023-019
ZONING:	C2-1 – Tier 3
OPPORTUNITY ZONE:	Yes
PARKING SPACES:	28 Spaces
YEAR BUILT:	1925
POWER:	3 Phase, 400 Amp
CEILING HEIGHT:	19 Ft, 14 Ft clearance





INVESTMENT HIGHLIGHTS

PRIME LOCATION: Situated in the sought-after Oakwood/Melrose Hill area of Los Angeles, with coveted corner lot access to Beverly Blvd.

BUILDING AND LOT: Spans 7,990 SF across two lots totaling 15,262 SF, offering significant development potential.

TENANT COMPOSITION: Currently housing 5 under-market month-to-month tenants, presenting an opportunity for immediate rental upside.

IDEAL CONFIGURATION: Well-suited for owner use, particularly for medical or industrial purposes, with existing unit configurations.

PARKING COMPLIANCE: Site complies with the 2/1,000 SF medical parking requirement, enhancing its appeal for medical or industrial tenants.

RENTAL UPSIDE: Potential for increased rental income with current tenants on month-to-month leases.

VERSATILE SPACES: Features approximately 2,540 SF of retail space and a 5,450 SF industrial component, easily divisible to accommodate various businesses.

RARE PARKING AVAILABILITY: Offers high-level parking, a rarity in the area, enhancing accessibility for tenants and customers.

ZONING AND DEVELOPMENT POTENTIAL: Zoned C2 - Tier 3 with eligibility for ED1, providing significant development opportunities.

ENTERPRISE ZONE AND OPPORTUNITY ZONE: Located in the State Enterprise Zone and designated as an Opportunity Zone, offering potential tax benefits.

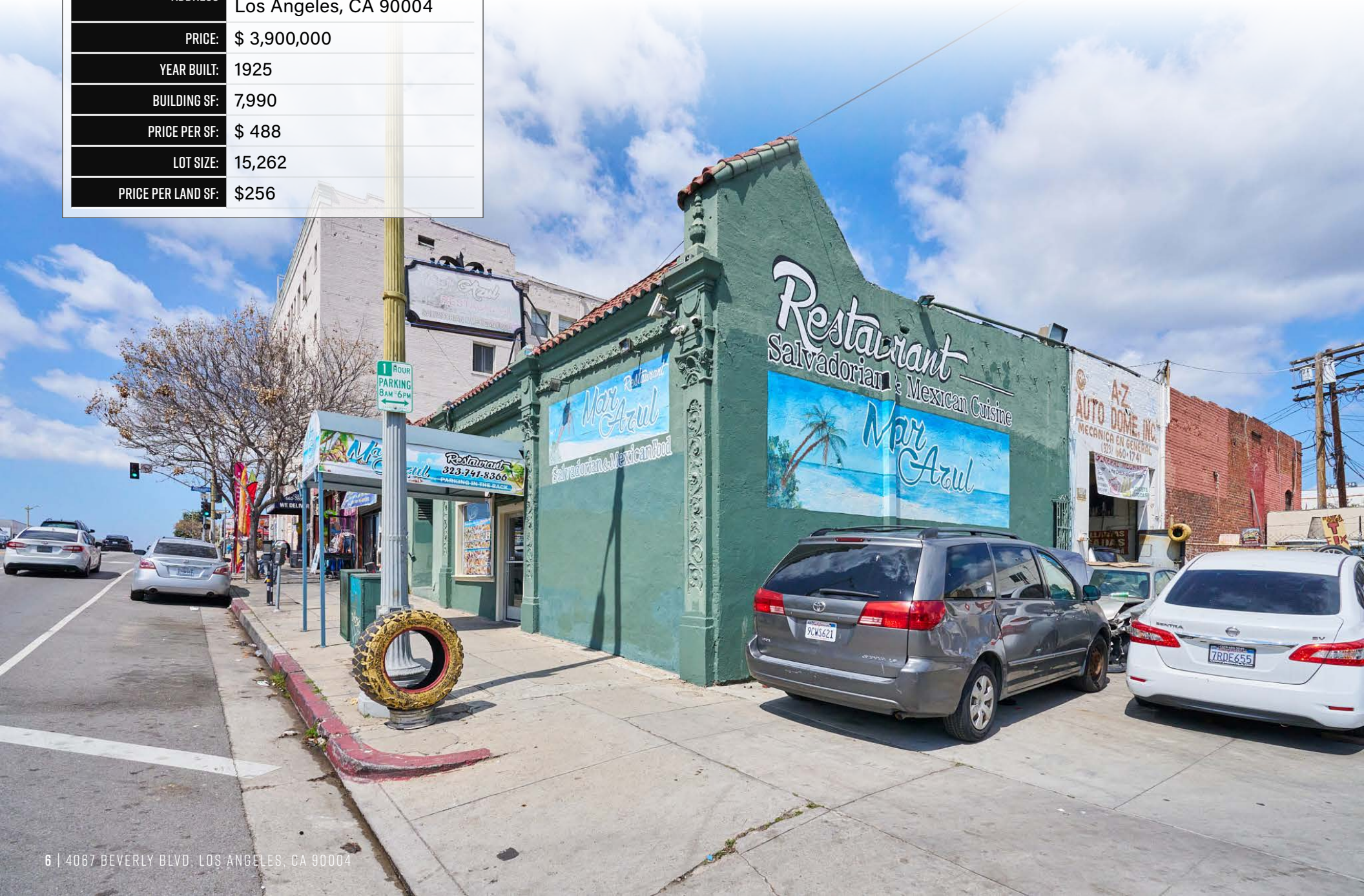
STRATEGIC LOCATION: Positioned between Vermont and Western, boasting over 230 feet of frontage on bustling Beverly Blvd.

ACCESSIBILITY: Easy access to the 101 freeway, Metro B line, Vermont/Beverly Metro stop, as well as nearby amenities such as restaurants, bars, schools, and cultural landmarks.

This mixed-use retail industrial property presents an exceptional investment opportunity in a highly desirable location with immense potential for growth and development.

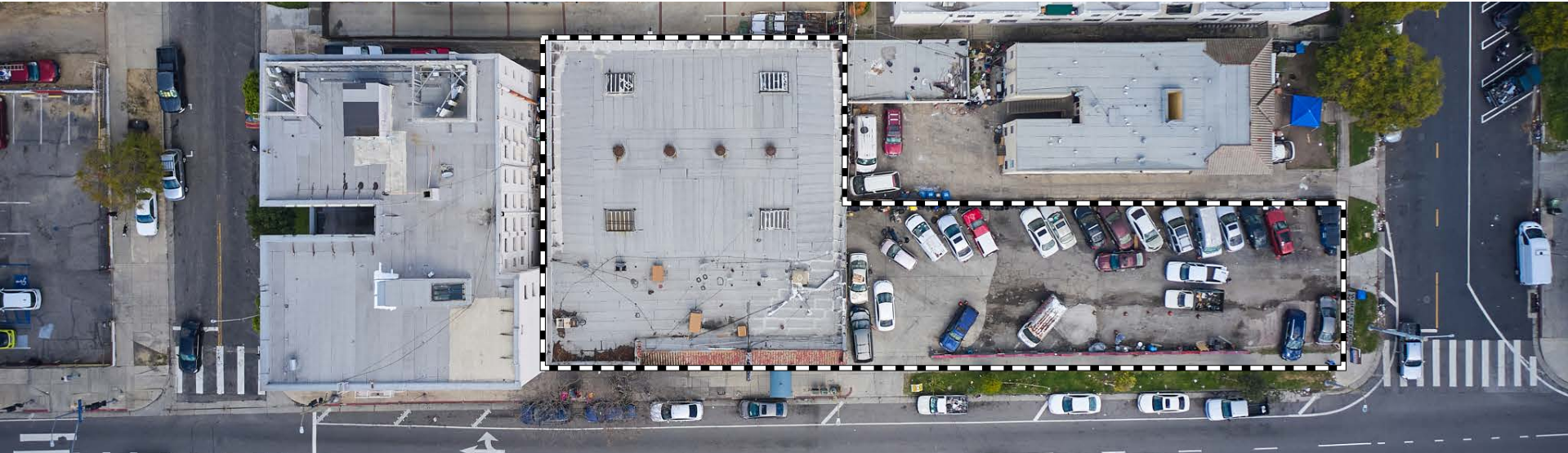
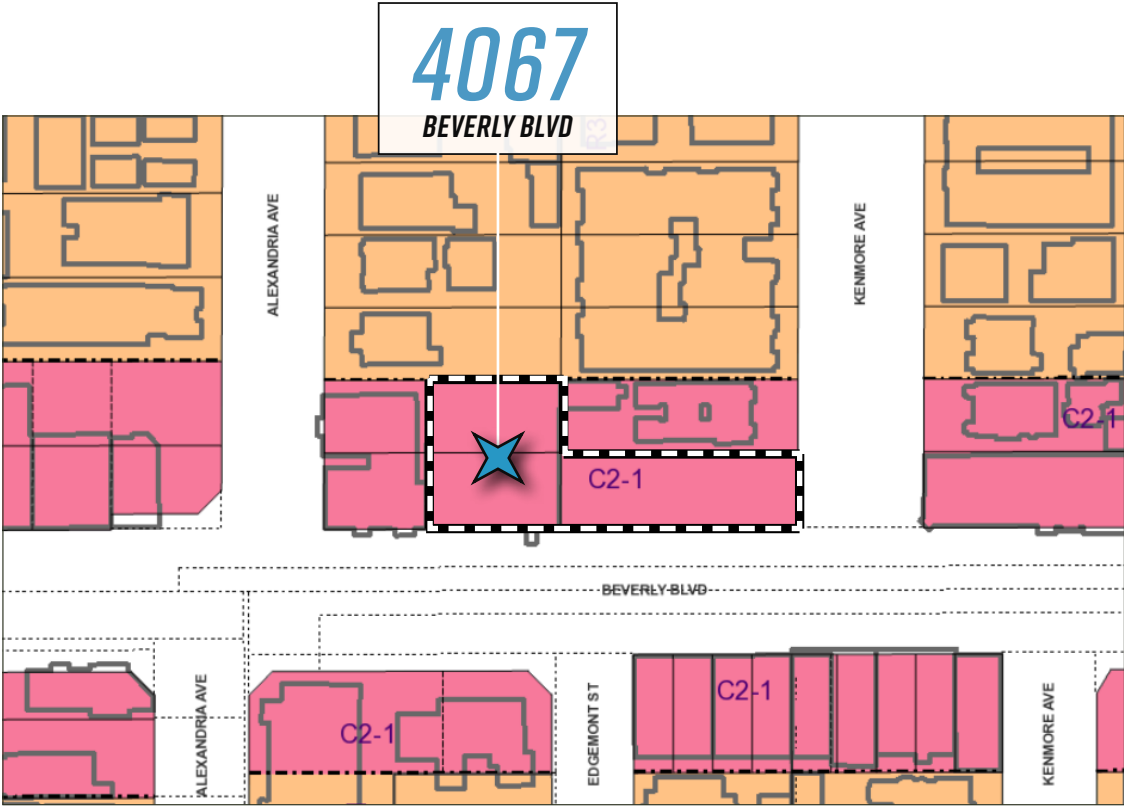
PRICING INFORMATION

ADDRESS	4067 Beverly Blvd Los Angeles, CA 90004
PRICE:	\$ 3,900,000
YEAR BUILT:	1925
BUILDING SF:	7,990
PRICE PER SF:	\$ 488
LOT SIZE:	15,262
PRICE PER LAND SF:	\$256

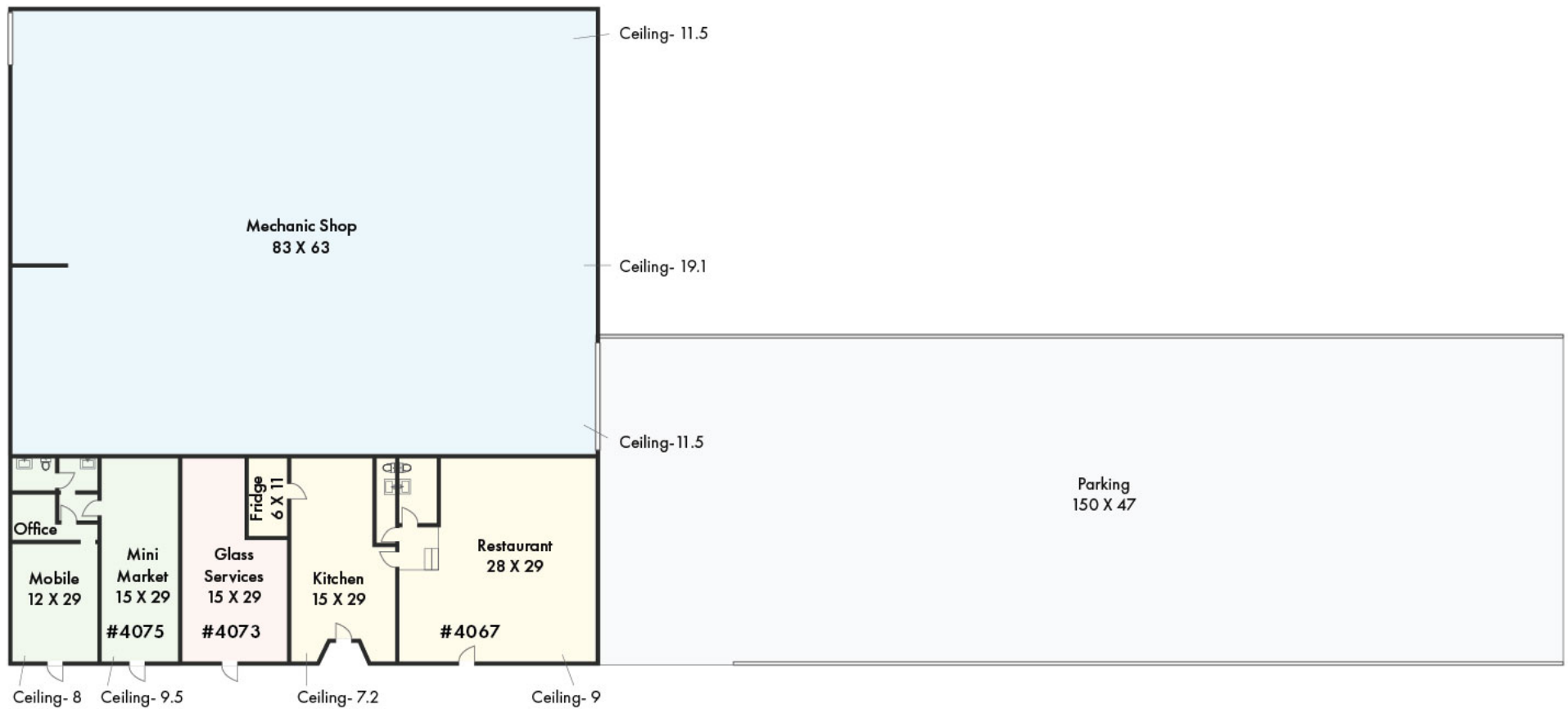


ZONING INFORMATION

ZONING:	C2-1
TRANSIT ORIENTED COMMUNITIES (TOC):	Tier 3
ED ELIGIBILITY:	Eligible Site
PARCELS	
APN:	5520-023-009
APN:	5520-023-019
TOTAL:	15,262 SF
PRICE PER SF (LAND):	\$255
PRICE PER BUILDABLE UNIT:	\$58,209
BUILDABLE UNIT COUNT	
BY RIGHT:	38 Units
WITH TRANSIT ORIENTED COMMUNITIES:	67 Units
ECONOMIC DEVELOPMENT AREAS	
OPPORTUNITY ZONE:	Yes
STATE ENTERPRISE ZONE:	Los Angeles State Enterprise Zone



FLOOR PLAN

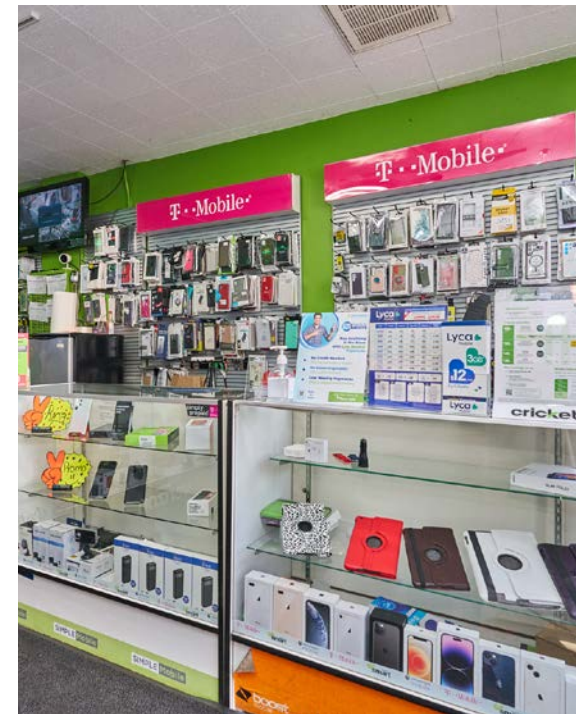




4067
BEVERLY BLVD



BEVERLY BLVD



RENT ROLL

TENANT	SPACE TYPE	SPACE NUMBER	SPACE SF	LEASE PERCENTAGE	CURRENT MONTHLY	CURRENT ANNUALLY	RENT PER SF	PRO FORMA MONTHLY	PRO FORMA ANNUALLY	RENT PSF
MAR AZUL	RESTAURANT	4067	1,250	15.7%	\$ 3,325	\$ 39,900	\$ 31.92	\$ 3,750	\$ 45,000	\$ 36.00
JUAN'S GLASS SERVICES	RETAIL	4073	600	7.5%	\$ 950	\$ 11,400	\$ 19.00	\$ 1,800	\$ 21,600	\$ 36.00
MERCY'S MINI MARKET	RETAIL	4075-A	350	44%	\$ 950	\$ 11,400	\$ 32.57	\$ 1,050	\$ 12,600	\$ 36.00
LYCAMOBILE	RETAIL	4075-B	350	44%	\$ 950	\$ 11,400	\$ 32.57	\$ 1,050	\$ 12,600	\$ 36.00
A-Z AUTODOME	INDUSTRIAL	4075-C	5,400	67.9%	\$ 4,389	\$ 52,668	\$ 9.75	\$ 13,050	\$ 156,600	\$ 29.00
TOTAL			7,950	100.0%	\$ 10,564	\$ 126,768		\$ 20,700	\$ 248,400	



NEAR BY DEVELOPMENTS

4067
BEVERLY BLVD



308 N OXFORD

5



100 S NORMANDIE AVENUE



636 N. JUANITA AVENUE

8



ENLIGHTENMENT PLAZA

6



SILVA

7



105 S MARIPOSA AVENUE

2

4



200 N. VERMONT AVENUE

1



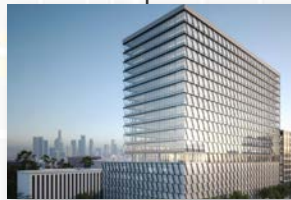
GENEVACHO NEUROLOGICAL
MEDICAL CENTER

9



MARIPOSA ON 3 RD

3



510 VERMONT AVENUE

10

NEARBY DEVELOPMENTS



200 N. VERMONT AVENUE

The project consists of a six-story podium-type building which will feature 490 studio, one-, and two-bedroom apartments above 35,000 square feet of ground-floor retail space. Plans also call for a two-level semi-subterranean parking garage.



100 S NORMANDIE AVENUE

Project Uses: Apartments
 # of Apartments: 88
 Floors (Above Ground): 6
 Floors (Below Ground): 1
 Podium: Yes
 Construction Type: Type III



MARIPOSA ON 3 RD

It consists of a seven-story building, featuring 121 apartments and 4,600 square feet of ground-floor retail space. The mix of one- and two-bedroom apartments will include 17 affordable units, and be supplemented by amenities such as a rooftop pool deck, a theater room, and a fitness center.



105 S MARIPOSA AVENUE

The five-story building from developer Marione, LLC is rising from a nearly half-acre site at 105 South Mariposa Avenue. Plans filed with the City of Los Angeles. Plans filed with the City of Los Angeles call for a total of 40 two-bedroom apartments and garage with parking accommodations for up to 90 vehicles and 45 bicycles.



308 N OXFORD

The project, filed this week by Local Development, Inc. for a property located at 308-320 N. Oxford Avenue and 311-321 N. Serrano Avenue, calls for razing an existing triplex, retail spa, and surface parking lot to clear the way for a new seven-story edifice featuring 101 apartments above podium and basement parking for 159 vehicles.



ENLIGHTENMENT PLAZA

The two under-construction buildings are the first phase of the project, which will eventually feature a total of 387 apartments across multiple structures. That represents a reduction in scope from the original plan for the site, which had called for up to 454 apartments.



SILVA

The project, located at 235 N. Hoover Street, consists of an amorphous five-story structure which will feature 221 studio, one-, two-, and three-bedroom apartments above parking for 384 vehicles when completed.



636 N. JUANITA AVENUE

The project replaced a pair of single-family residences with a new four-story structure which will feature 33 apartments above semi-subterranean parking for 69 vehicles. Plans call for a mix of one- and two-bedroom units, including a set-aside of extremely low-income affordability housing.



GENEVACHO NEUROLOGICAL MEDICAL CENTER

Project Uses:
 Apartments, Medical, Parking
 # of Apartments: 40
 Floors (Above Ground): 3
 Podium: No
 Construction Type:
 Rehab/Adaptive Reuse, Type 3, 4 & 5



510 VERMONT AVENUE

20-story office tower that will serve as the new headquarters of the Los Angeles County Department of Mental Health. The Gensler-designed building will stand 295 feet in height, featuring 468,000 square feet of offices above a podium containing 1,900 parking spaces and 10,000 square feet of ground-floor commercial uses.

NEARBY RETAIL & AMENITIES

TRANSPORTATION

- 1 Vermont / Beverly Station
- 2 Beverly / Kenmore
- 3 Normandie / Beverly

RETAIL

- 1 Vons
- 2 Staples
- 3 Ralphs
- 4 Target

SCHOOLS

- 1 Central City Value High School
- 2 Frank Del Olmo Elementary School
- 3 Virgil Middle School
- 4 Alexandria Elementary School
- 5 Los Angeles City College
- 6 West Coast University

MISCELLANEOUS

- 1 Anderson Munger Family YMCA
- 2 Shatto 39 Lanes
- 3 Shatto Park Recreation Center
- 4 Wilshire Country Club
- 5 Lemon Grove Recreation Center



VERMONT /
BEVERLY
STATION

VIRGIL MIDDLE
SCHOOL

FRANK DEL OLMO
ELEMENTARY
SCHOOL

VONS

CENTRAL
CITY VALUE
HIGH SCHOOL

BEVERLY /
KENMORE
STATION

4067
BEVERLY BLVD



ALEXANDRIA
ELEMENTARY
SCHOOL

WEST COAST
UNIVERSITY

BEVERLY /
KENMORE
STATION



4067
BEVERLY BLVD



SALES COMPARABLES

FLEX COMPARABLES

TYPE	ADDRESS	ZONE	SALES PRICE	YEAR BUILT	BUILDING. SF	PRICE / SF	LAND SF	LAND PRICE / SF	CLOSING DATE
FLEX	4067 BEVERLY BLVD	C2-1 - TIER 3	\$ 3,900,000	1925	7,990	\$ 488.11	15,262	\$ 255.54	N/A
FLEX	4565 SANTA MONICA BLVD	LA-C2-ID	\$ 3,000,000	1964	3,900	\$ 769.23	5,227	\$ 573.94	10/31/2023
FLEX	4531 SANTA MONICA BLVD	LA-C2-ID	\$ 1,400,000	1948	2,604	\$ 537.63	5,317	\$ 263.31	4/12/2023
FLEX	5443 FOUNTAIN AVE	LAC2	\$ 5,500,000	1956	7,400	\$ 743.24	16,117	\$ 341.25	3/30/2023

RETAIL COMPARABLES

TYPE	ADDRESS	ZONE	SALES PRICE	YEAR BUILT	BUILDING. SF	PRICE / SF	LAND SF	LAND PRICE / SF	CLOSING DATE
RETAIL	3428-3444 W 8TH ST	LAC2	\$ 3,700,000	1942	7,670	\$ 482.40	12,197	\$ 303.35	6/12/2023
RETAIL	4005 W 3RD ST	LAC2	\$ 3,500,000	1995	5,732	\$ 610.61	15,246	\$ 229.57	3/16/2023
RETAIL	1110 N VIRGIL AVE	CM	\$ 6,400,000	1920	12,662	\$ 505.45	19,602	\$ 326.50	10/27/2022
RETAIL	764-766 N VIRGIL AVE	LACM	\$ 726,000	1920	1,226	\$ 592.17	5,009	\$ 144.94	7/29/2022
RETAIL	4958 MELROSE AVE	C2	\$ 1,350,000	1920	2,820	\$ 478.72	3,049	\$ 442.77	4/22/2022
RETAIL	311-313 S VERMONT AVE	LAC2	\$ 2,500,000	1960	4,753	\$ 525.98	8,699	\$ 287.39	3/7/2022

SALES COMPARABLES

LAND COMPARABLES

ADDRESS	ZONE	SALES PRICE	LAND SF	LAND PRICE / SF	CLOSING DATE
4067 BEVERLY BLVD	C2-1 - TIER 3	\$ 3,900,000	15,262	\$ 255.54	N/A
3028 W 7TH	LAC2	\$ 2,400,000	9,295	\$ 258.20	12/13/2023
5314 W SUNSET BLVD	C2-ID	\$ 4,590,000	20,397	\$ 225.03	2/15/2023
4100 MELROSE AVE	C2-1	\$ 3,850,000	15,004	\$ 256.60	7/29/2022
4853-4857 MELROSE AVE	LAC1	\$ 2,875,000	13,068	\$ 220.00	3/9/2022
900 N ALVARADO ST	C2	\$ 4,000,000	15,001	\$ 266.65	7/8/2022
2808 W 8TH ST	R4, LOS ANGELES	\$ 2,600,000	12,532	\$ 207.47	4/21/2022
5100-5116 SANTA MONICA BLVD	LAC2	\$ 5,500,000	19,537	\$ 281.52	2/1/2022
537-541 N WESTERN AVE	C2-1	\$ 6,000,000	17,027	\$ 352.38	1/31/2022

LEASE COMPARABLES

RETAIL COMPARABLES

	ADDRESS	YEAR BUILT	LEASE . SF	MONTHLY RENT	ANNUAL RENT	STARTING RENT / SF	ASKING	LEASE DATE
1	3215 BEVERLY BLVD, LOS ANGELES, CA 90057	1925	1,000	\$ 3,000	\$ 36,000	\$ 36.00	\$ 30.00	4/1/2023
2	3107-3119 BEVERLY BLVD, LOS ANGELES, CA 90057	1925	1,450	\$ 3,625	\$ 43,500	\$ 30.00	\$ 30.00	4/1/2023
3	356 S WESTERN AVE, LOS ANGELES, CA 90020	1933	1,925	\$ 3,561	\$ 42,735	\$ 22.20	\$ 24.00	4/1/2023
4	511 S WESTERN AVE, LOS ANGELES, CA 90020	1920	900	\$ 3,375	\$ 40,500	\$ 45.00	\$ 48.00	12/1/2023
5	801-811 S ALVARADO ST, LOS ANGELES, CA 90057	1976	1,250	\$ 4,200	\$ 50,400	\$ 40.32	\$ 45.00	12/1/2023
6	1046-1048 S WESTERN AVE, LOS ANGELES, CA 90006	1922	1,500	\$ 6,000	\$ 72,000	\$ 48.00	\$ 48.00	11/1/2023
7	5630 MELROSE AVE, LOS ANGELES, CA 90038	1925	1,131	\$ 4,411	\$ 52,931	\$ 46.80	\$ 60.00	3/1/2023
8	5123-5137 W SUNSET BLVD, LOS ANGELES, CA 90027	1979	600	\$ 2,100	\$ 25,200	\$ 42.00	\$ 42.00	10/1/2023
9	922 N ALVARADO ST, LOS ANGELES, CA 90026	1989	1,470	\$ 3,675	\$ 44,100	\$ 30.00	\$ 30.00	7/1/2023
10	1134 S WESTERN AVE, LOS ANGELES, CA 90006	1988	649	\$ 1,623	\$ 19,470	\$ 30.00	\$ 30.00	3/1/2023
11	2808-2814 JAMES M WOOD BLVD, LOS ANGELES, CA 90006	1923	1,000	\$ 2,300	\$ 27,600	\$ 27.60	\$ 27.60	3/1/2023
12	2701-2723 W 6TH ST, LOS ANGELES, CA 90057	1924	1,100	\$ 3,498	\$ 41,976	\$ 38.16	\$ 32.76	11/1/2023
AVERAGE						\$ 36.34	\$ 37.28	
MEDIAN						\$ 37.08	\$ 31.38	

INDUSTRIAL COMPARABLES

	ADDRESS	YEAR BUILT	LEASE . SF	MONTHLY RENT	ANNUAL RENT	STARTING RENT / SF	ASKING	LEASE DATE
1	5170 SANTA MONICA BLVD, LOS ANGELES, 90029	1957	5,000	\$ 8,500	\$ 102,000	\$ 20.40	\$ 20.40	7/1/2023
2	5630 MELROSE AVE, LOS ANGELES, 90038	1925	1,013	\$ 4,052	\$ 48,624	\$ 48.00	\$ 48.00	2/1/2022
3	6615-6621 MELROSE AVE, LOS ANGELES, 90038	2005	2,100	\$ 7,497	\$ 89,964	\$ 42.84	\$ 39.96	8/1/2023
4	875 N VIRGIL AVE, LOS ANGELES, 90029	1930	3,600	\$ 6,840	\$ 82,080	\$ 22.80	\$ 22.80	5/1/2023
5	6201-6211 SANTA MONICA BLVD, LOS ANGELES, 90038	1911	2,250	\$ 6,638	\$ 79,650	\$ 35.40	\$ 33.00	1/1/2024
6	2811 BEVERLY BLVD, LOS ANGELES, 90057	1952	2,600	\$ 3,302	\$ 39,624	\$ 15.24	\$ 18.12	2/1/2022
7	1262 W 2ND ST, LOS ANGELES, 90026	1921	5,600	\$ 9,800	\$ 117,600	\$ 21.00	\$ 27.00	4/1/2022
8	1727-1739 W PICO BLVD, LOS ANGELES, 90015	1933	6,250	\$ 8,000	\$ 96,000	\$ 15.36	\$ 15.36	9/1/2022
9	1782-1798 W WASHINGTON, LOS ANGELES, 90007	1910	2,000	\$ 6,200	\$ 74,400	\$ 37.20	\$ 35.40	2/1/2022
10	4007 W PICO BLVD, LOS ANGELES, 90019	1946	4,400	\$ 12,496	\$ 149,952	\$ 34.08	\$ 35.00	9/1/2023
AVERAGE						\$ 29.23	\$ 29.50	
MEDIAN						\$ 28.44	\$ 30.00	

4067

BEVERLY BLVD
LOS ANGELES, CA 90004

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