

RETAIL ○ **3-BED & 2-BATH HOUSE** ○ **TWO STORAGE UNITS**



Control the Retail.

Offset Ownership Costs with Residential Income.

6500 S Hoover St, Los Angeles, CA 90044

Exclusively Listed by

Alexandro Colombo

Managing Director

310.978.7950

info@colombocre.com

DRE #: CA 01927702

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Watch 2-Min Property Tour ▶



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PROPERTY OVERVIEW

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EXECUTIVE SUMMARY

6500 S Hoover Street is a mixed-use property consisting of two separate structures on a 6,569 square foot LAC2-zoned lot. The corner building includes a retail storefront with frontage along Hoover Street and a separate storage unit, supported by on-site parking, while the side structure at 714 W 65th Street features a detached 3-bedroom, 2-bath residence with independent access.

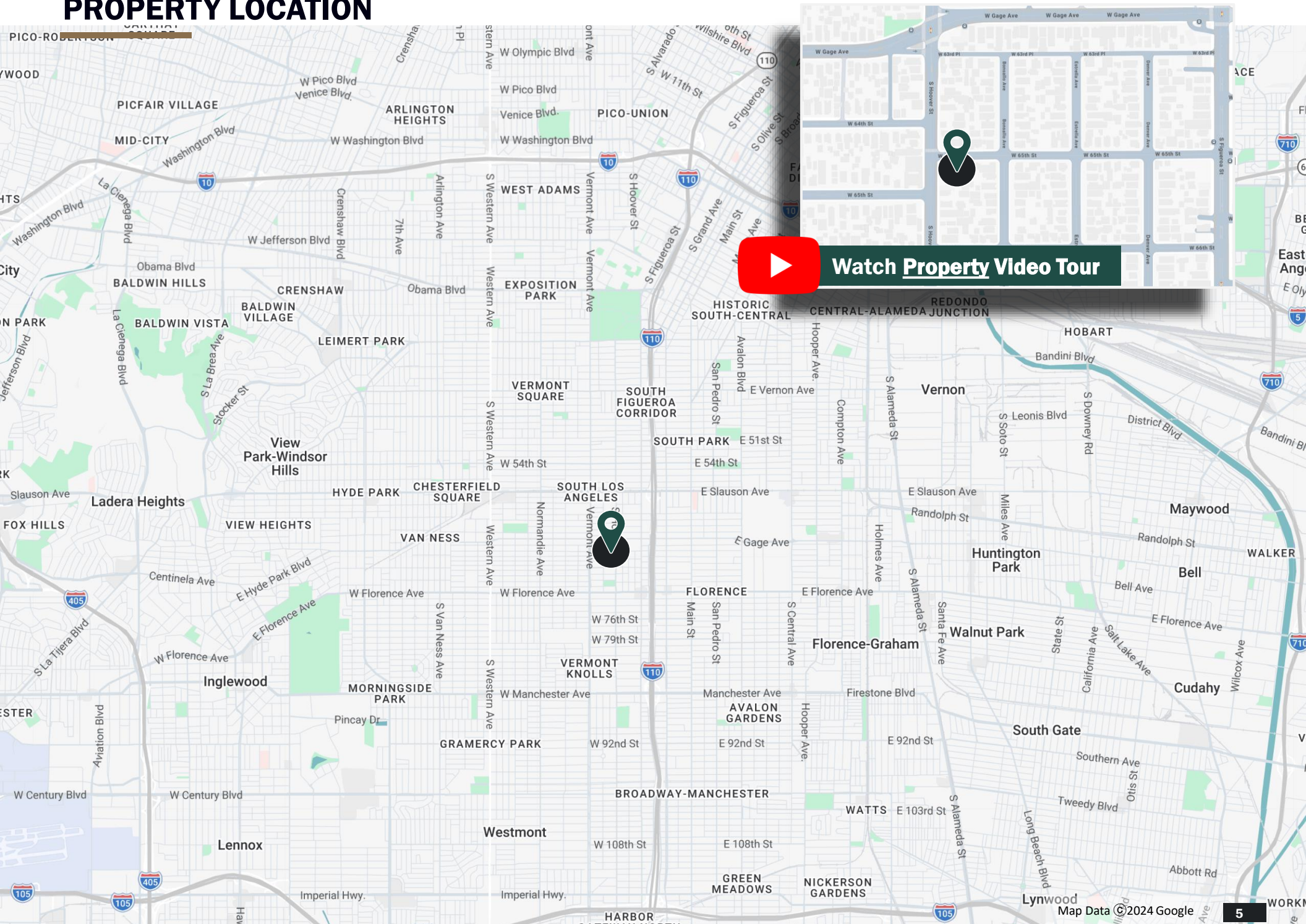
The layout provides clear separation between commercial and residential uses, allowing each to operate independently and reducing management complexity. The retail space benefits from street visibility and exposure along Hoover, while the residential unit is positioned away from the commercial component, creating a more functional configuration.

Built in 1921, the property offers a straightforward operating profile with defined uses and minimal overlap between income streams.

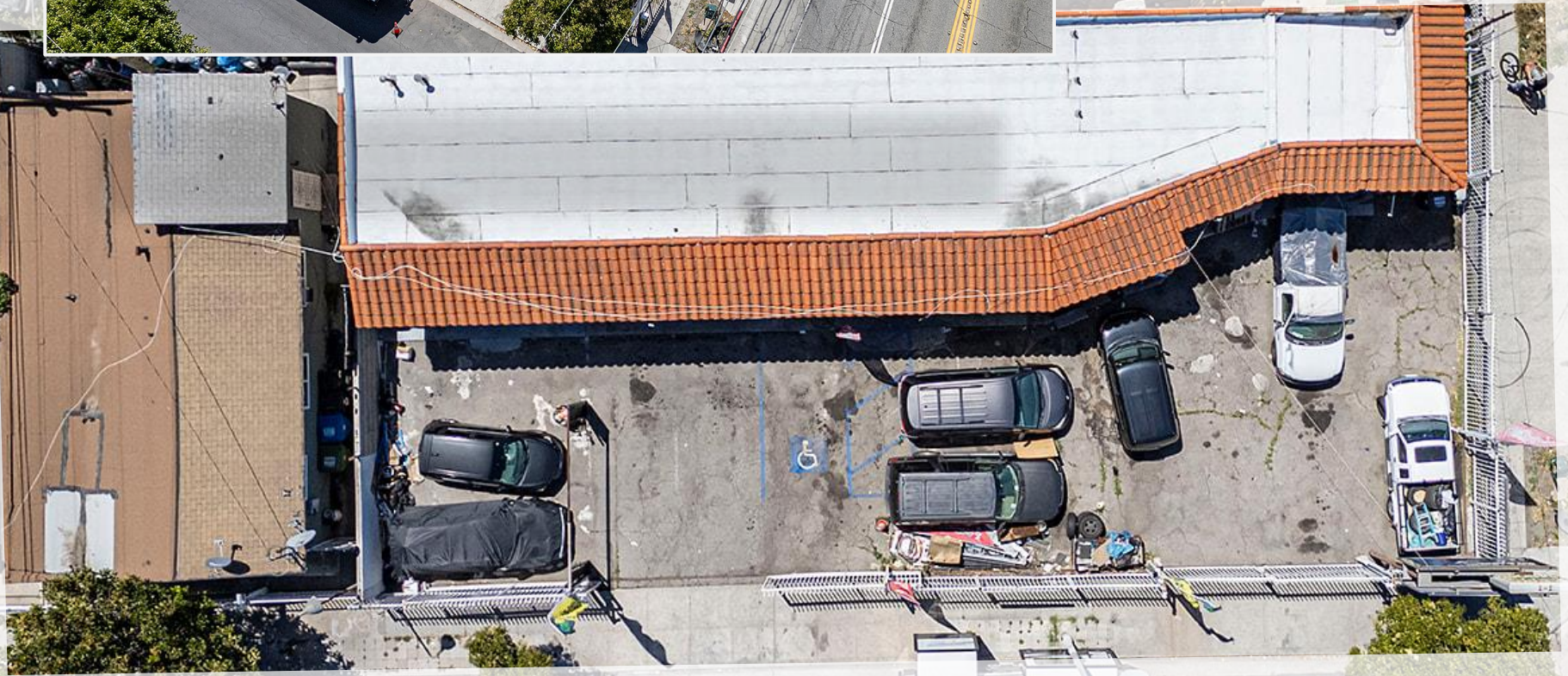
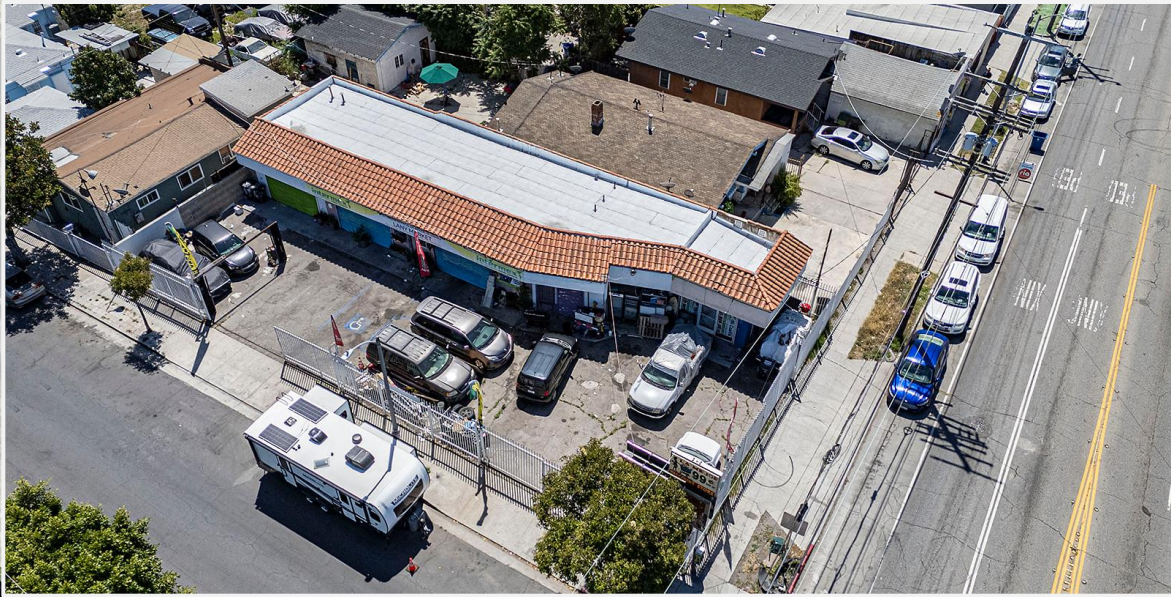
 3 UNITS	 951 AVG UNIT SQFT	METERS Water 1 Electrical 3 Gas 3
 2,854 RENTABLE SQFT	 \$2,300 AVG CURRENT RENT	2 NUMBER OF BUILDINGS
 1921 YEAR BUILT	 11 PARKING SPACES	1 NUMBER OF STORIES
 LAC2 ZONING	 6,569 LOT SIZE SQFT	6013-015-009 APN

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PROPERTY LOCATION



Watch Property Video Tour

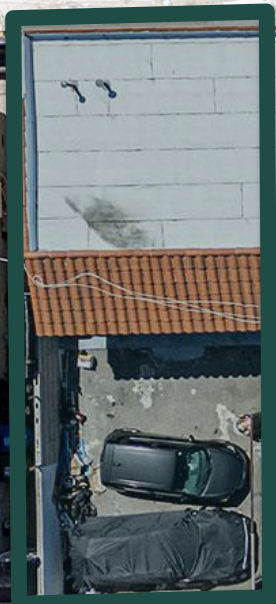


HOUSE: 3-Bed & 2-Bath
Current Rent = \$3,100



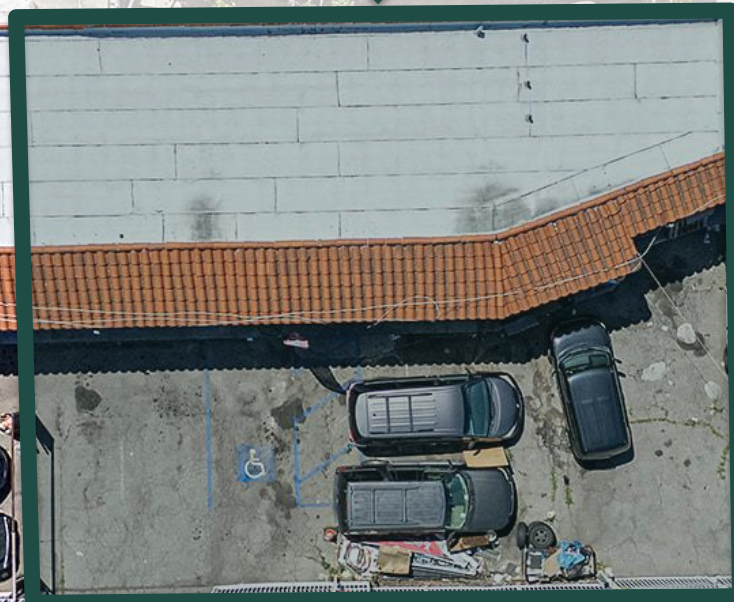
STORAGE #A: 300 SF (Approx.)

Current Rent = VACANT



STORE: 1,200 SF (Approx.)

Current Rent = \$2,600

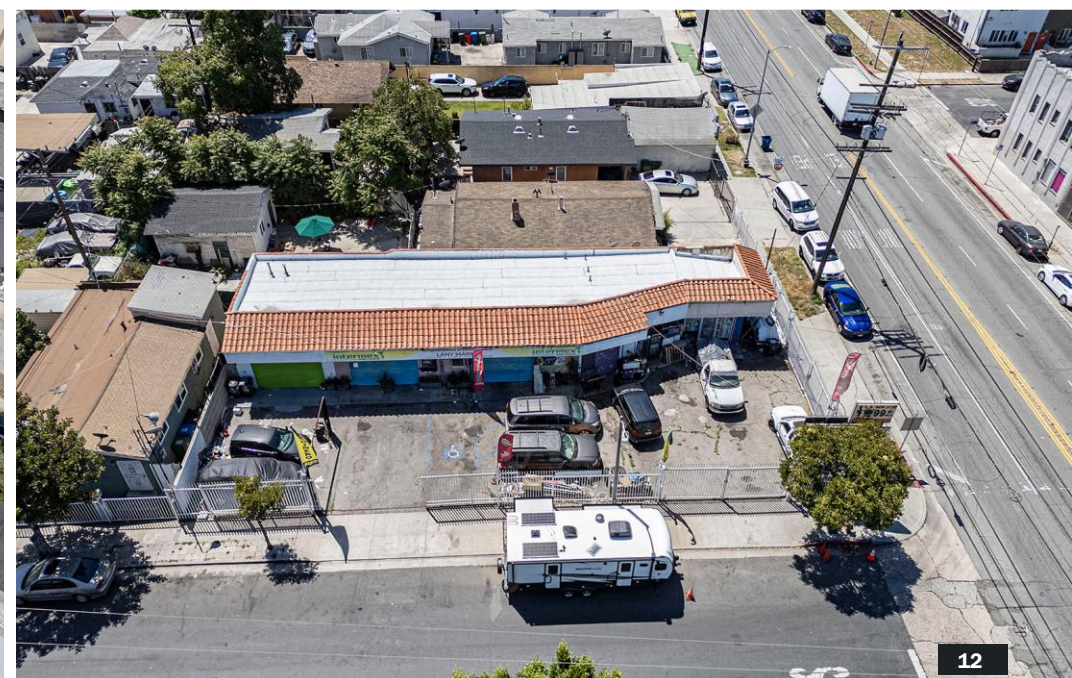
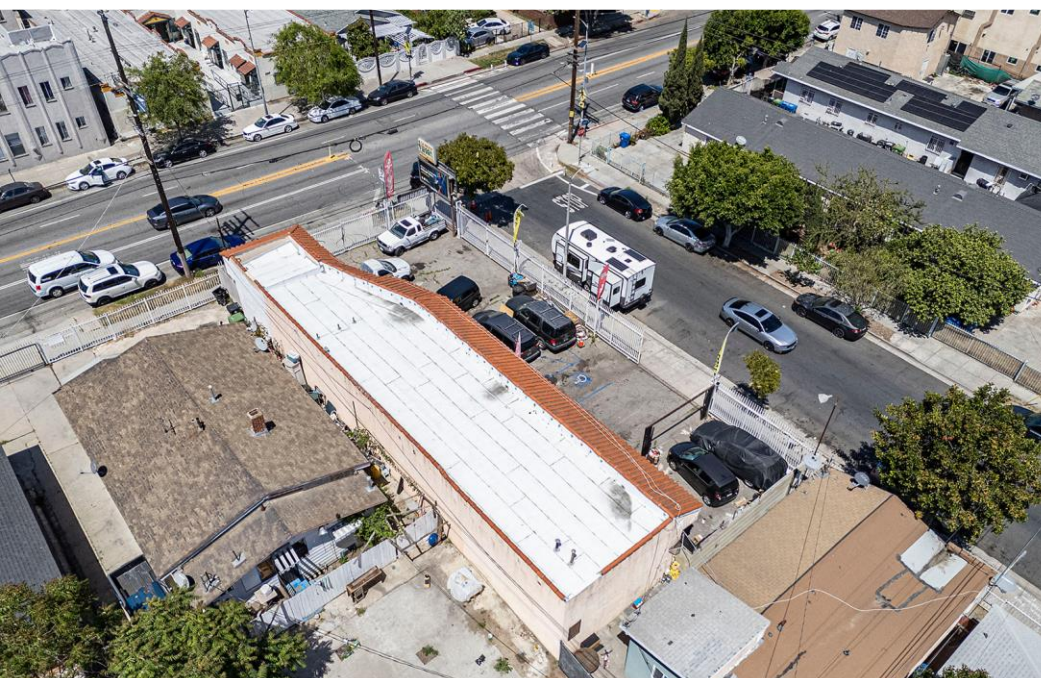


STORAGE #B: 300 SF (Approx.)

Current Rent = \$600











PROPERTY FINANCIALS

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INVESTMENT OVERVIEW

6500 S Hoover Street is a mixed-use property consisting of a retail storefront, a detached 3-bedroom, 2-bath residence, and two storage areas situated on a 6,569-square-foot LAC2-zoned corner parcel. The property is legally recognized as a three-unit asset and is configured across two separate buildings with independent access to the residential component. The commercial building provides approximately eleven on-site parking spaces and benefits from prominent Hoover Street frontage.

The property currently generates income from the retail space, residence, and one storage area, while a second storage space is vacant. During preparation of the offering, this additional storage area was identified as a separately utilized rental space, providing an immediate lease-up opportunity without affecting the existing tenancy.

The investment is particularly well suited for a neighborhood market operator seeking to occupy the commercial space. The month-to-month retail tenancy allows a buyer to recover possession if desired, while the residential rental and storage income help offset ownership costs from day one. This combination provides flexibility for both owner-users and investors while preserving existing cash flow during any commercial transition.

INVESTMENT HIGHLIGHTS

Owner-User Opportunity — Residential and storage income help offset ownership costs while operating the retail business.

Month-to-Month Retail Lease — Flexibility to occupy the storefront or reset rents shortly after closing.

Four Income Components — Retail storefront, detached residence, one leased storage space, and one vacant storage space.

Vacant Storage Lease-Up Opportunity — Additional storage area currently vacant, providing immediate income potential.

Detached 3BR / 2BA Residence — Independent residential access with stable in-place income.

Eleven On-Site Parking Spaces — Dedicated parking supporting the commercial component.

Corner Location on Hoover Street — High visibility for neighborhood retail operations.

Low Utility Burden — Tenants pay the majority of utilities.

LAC2 Zoning — Supports continued mixed-use use and operational flexibility.



PRICING SUMMARY

PROPERTY DETAILS

Number of Units	3
Year Built	1921
Rentable SQFT	2,854
Lot Size SQFT	6,569
Zoning	LAC2
APN	6013-015-009
Number of Buildings	2
Number of Stories	1
Parking Spaces	11

PRICING INFORMATION

Listing Price	\$785,000
Downpayment - 43%	\$341,083
Price per Unit	\$261,667
Price per SQFT	\$275

POTENTIAL FINANCING

Loan Amount - 57%	\$443,917
Loan Type	Proposed New
Interest Rate	7.15%
Amortization Period	30
Debt Coverage Ratio	1.25
Annual Debt Service	\$35,979

RETURN ANALYSIS	Current	Pro Forma
Cap Rate	5.73%	7.45%
GRM	9.48	7.88
Cash on Cash	2.64%	6.61%
Monthly Average Rent	\$2,300	\$2,767
Scheduled Gross Income	\$82,800	\$99,600
Expenses	\$34,514	\$37,095
NOI	\$44,974	\$58,521

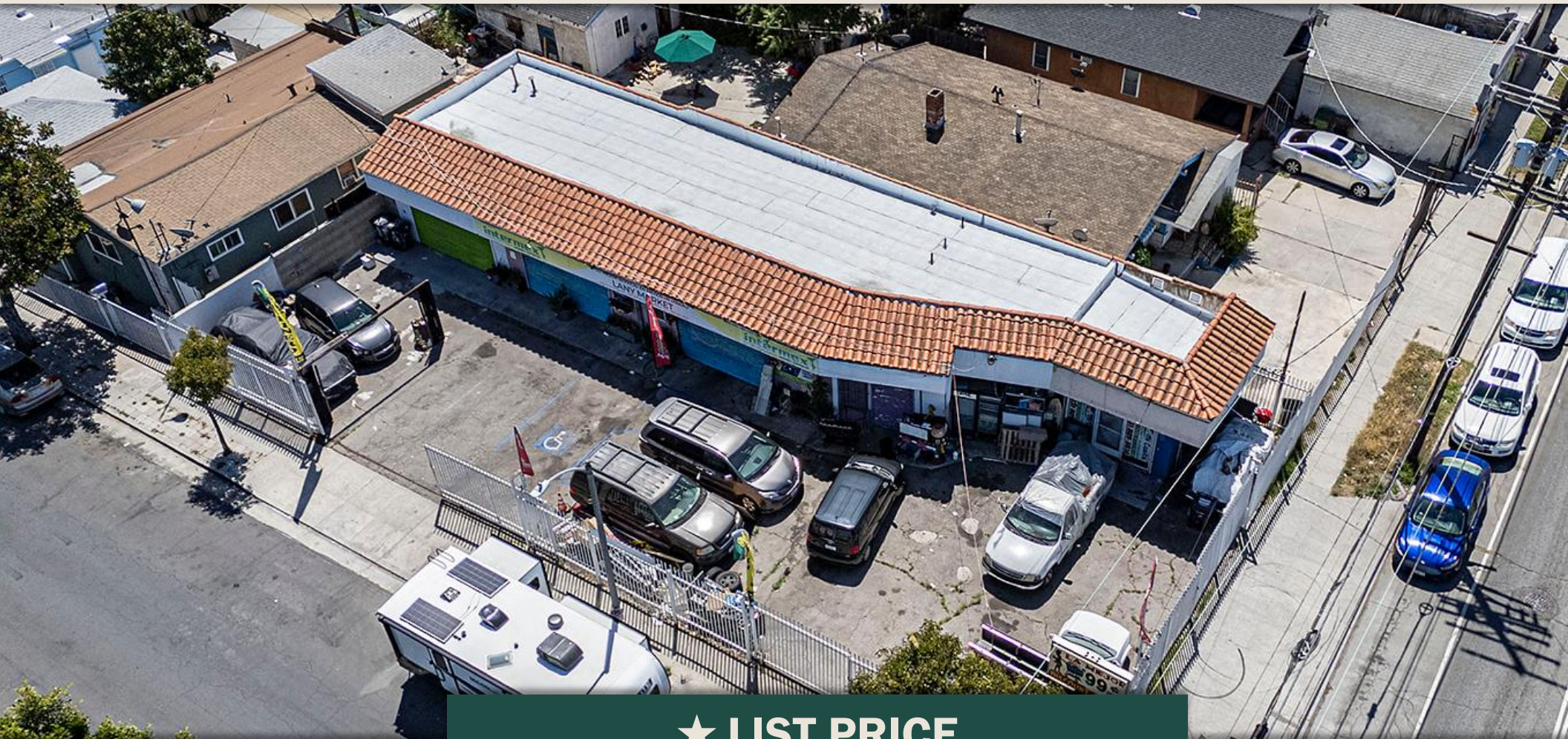


3
UNITS

1921
YEAR BUILT

2,854
RENTABLE SQFT

6,569
LOT SIZE



★ LIST PRICE

\$261,667

PRICE PER UNIT

\$785,000

LIST PRICE

\$275

PRICE PER SQUARE FOOT

5.73%

CAP RATE - CURRENT

9.48

GRM - CURRENT

7.45%

CAP RATE - PRO FORMA

7.88

GRM - PRO FORMA

CURRENT AND PRO-FORMA OPERATIONS

ANNUALIZED INCOME		Current	Pro Forma
Gross Potential Pro Forma Rent		\$99,600	\$99,600
Less: Loss to Lease		\$16,800	\$0
Scheduled Rent Income		\$82,800	\$99,600
Total other Income		\$0	\$0
GROSS SCHEDULED INCOME		\$82,800	\$99,600
Less: Vacancy Reserve	4% / 4%	\$3,312	\$3,984
Effective Gross Income		\$79,488	\$95,616
Less: Operating Exp.	43.4% / 38.8%	\$34,514	\$37,095
NET OPERATING INCOME		\$44,974	\$58,521
Less: Debt Service		\$35,979	\$35,979
Pre-Tax Cash Flow	2.6% / 6.6%	\$8,995	\$22,542
Principal Reduction		\$4,381	\$4,381
Total Return Before Taxes	3.9% / 7.9%	\$13,375	\$26,923

ANNUALIZED PRO-FORMA EXPENSES			
New Real Estate Taxes	1.1874% of Price	\$9,321	\$9,321
Direct Assessments	\$671 Annual	\$671	\$671
Insurance*	\$1.75/SF	\$4,995	\$4,995
Utilities*	\$1500/Unit	\$4,500	\$4,500
Repairs & Maintenance*	10% of EGI	\$7,949	\$9,562
Contract Services*	\$200/Unit	\$600	\$600
Landscaping	\$80/Month	\$960	\$960
Off-Site Management Fee*	6% of EGI	\$4,769	\$5,737
Operating Reserves*	\$250/Unit	\$750	\$750
TOTAL EXPENSES		\$34,514	\$37,095
Expenses per Unit		\$11,505	\$12,365
Expenses per SF		\$12.09	\$13.00
% EGI		43.42%	38.80%

UNIT NO.	UNIT TYPE	MIN RENT	MAX RENT	CURRENT AVG. RENT	MONTHLY INCOME	PRO FORMA RENT	MONTHLY AT PRO FORMA
1	3BR / 2BA	\$3,100	\$3,100	\$3,100	\$3,100	\$3,350	\$3,350
1	Retail	\$2,600	\$2,600	\$2,600	\$2,600	\$3,450	\$3,450
2	Storage	\$600	\$600	\$600	\$1,200	\$750	\$1,500
4	Total				\$6,900		\$8,300

*Pro forma figures reflect ownership underwriting and assume turnover-based rent adjustment. Buyers should independently verify income, expenses, and timing of any rent changes.

*The estimated pro-forma figures provided are derived from industry benchmarks applicable to buildings of similar size, age, and condition. These figures are intended to give an approximate idea of potential outcomes but should not be considered as guaranteed projections. Prospective buyers are advised to conduct their own due diligence and rely on their underwriting and financial analysis when evaluating this property. It is recommended that buyers engage with qualified professionals such as accountants, appraisers, or financial analysts to develop their own projections and assessments.

RENT ROLL

UNIT NO.	UNIT TYPE	CURRENT RENT	ANNUAL RENT	PRO FORMA RENT	PRO FORMA ANNUAL RENT	LOSS-TO-LEASE
1	3BR / 2BA	\$3,100	\$37,200	\$3,350	\$40,200	\$3,000
2	Retail	\$2,600	\$31,200	\$3,450	\$41,400	\$10,200
3	Storage	\$600	\$7,200	\$750	\$9,000	\$1,800
4	Storage	VACANT	VACANT	\$750	\$9,000	\$9,000
Total		\$6,300	\$75,600	\$8,300	\$99,600	\$24,000

 **20.3%**
RENT UPSIDE

A faint, light gray architectural line drawing of a skyscraper's corner, showing a grid of windows and structural lines, serves as the background for the slide.

SALES COMPARABLES

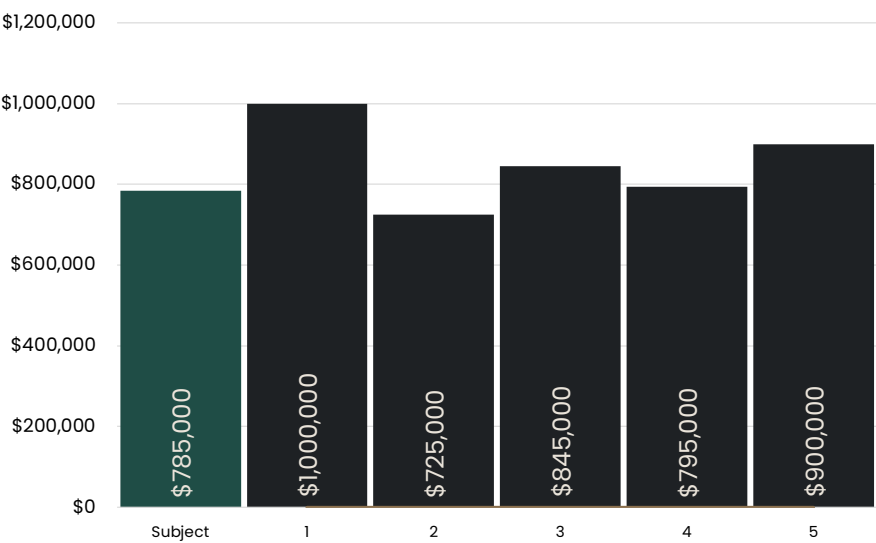
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A map of the Los Angeles metropolitan area with five numbered locations marked. Location 1 is in the north near Culver City. Location 2 is in the south near Lynwood. Location 3 is near South Los Angeles. Location 4 is near Watts. Location 5 is near Florence. The map includes major highways like I-5, I-10, I-110, and I-405, and various city names like Culver City, Inglewood, and Downey.

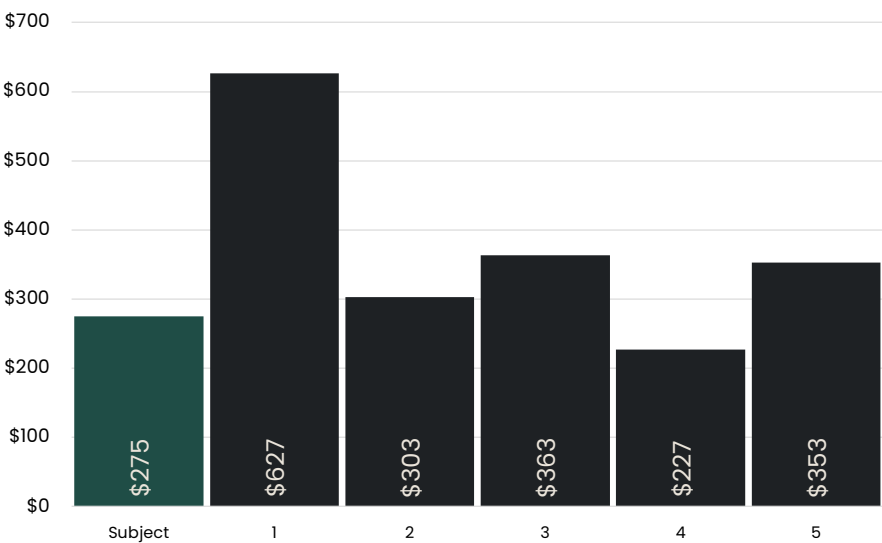
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SALES COMPARABLES

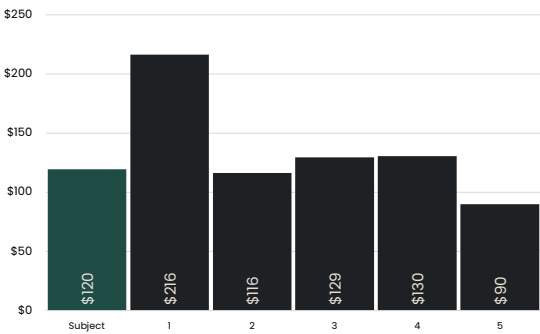
PROPERTY PRICE



PRICE PER SF



PRICE PER LAND SF



SALES COMPARABLES

Subject **6500 S Hoover St** Los Angeles, CA 90044



SUBJECT PROPERTY		Unit Mix	
Sale Price	\$785,000	One	3BR / 2BA
Total Units	3	One	Retail
		Two	Storage
Price/SF	\$275		
Cap Rate	5.73%		
GRM	9.5	Avg Size	951 SF
Year Built	1921	Zoning	LAC2
Bldg SF	2,854	Lot Size	6,569
		\$/SF Lot	\$120
Underwriting Criteria			
Income	\$82,800	Expenses	\$34,514
NOI	\$44,974	Avg Rent	\$2,300

NOTES

Recent comparable sales demonstrate a wide range of pricing outcomes driven by either single-use simplicity, redevelopment potential, or pure yield profiles. In contrast, 6500 S Hoover sits in a more balanced position — offering in-place income across three components alongside the ability to control and reposition the retail space. This combination of income stability and user flexibility is less common in the current market and supports a stronger pricing position relative to more narrowly defined assets.

1 **2417 S San Pedro St** Los Angeles, CA 90011



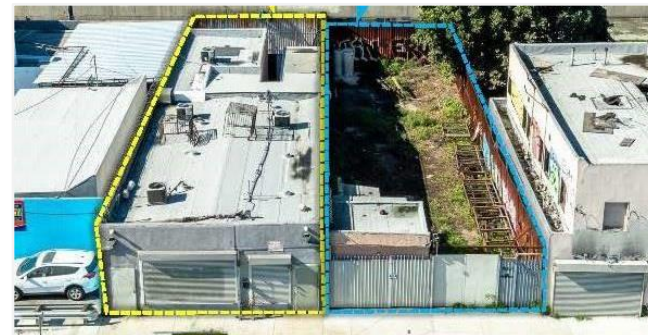
Close of Escrow	7/30/2024	Unit Mix	
Sale Price	\$1,000,000		
Total Units	1		
Price/SF	\$627		
Cap Rate	N/A		
GRM	N/A	Avg Size	1596 SF
Year Built	1988	Zoning	N/A
Bldg SF	1,596	Lot Size	4,624
Original Listed	\$1,100,000	\$/SF Lot	\$216
Days on Market	55		
Underwriting Criteria			
Income	N/A	Expenses	N/A
NOI	N/A	Avg Rent	N/A

NOTES

Well-Maintained, Newer Construction (1988) Single-Tenant Commercial Asset That Achieved A Premium Price Per Square Foot.

The Pricing Reflects Simplicity Of Use And Physical Condition, But Lacks The Income Diversification And Residential Component Seen At 6500 Hoover. The Subject Offers A More Flexible Operating Profile With Multiple Income Streams And User Optionality.

2 **11163 S Central Ave** Los Angeles, CA 90059



Close of Escrow	6/14/2024	Unit Mix	
Sale Price	\$725,000		
Total Units	N/A		
Price/SF	\$303		
Cap Rate	N/A		
GRM	N/A	Avg Size	N/A
Year Built	1948	Zoning	N/A
Bldg SF	2,395	Lot Size	6,234
Original List Price	\$795,000	\$/SF Lot	\$116
Days on Market	17	Bldg Class	Retail
Underwriting Criteria			
Income	N/A	Expenses	N/A
NOI	N/A	Avg Rent	N/A

NOTES

Standalone Commercial Building With Additional Yard Space, Trading At A Lower Basis Due To Its Reliance On Future Repositioning And Lack Of Stabilized Residential Income.

Compared To The Subject, This Asset Represents A More Execution-Heavy Investment, Whereas 6500 Hoover Provides Immediate Income With Reduced Operational Risk.

SALES COMPARABLES

3

5400 S Broadway
Los Angeles, CA 90037



Close of Escrow	2/5/2025	Unit Mix	
Sale Price	\$845,000		
Total Units	1		
Price/SF	\$363		
Cap Rate	N/A		
GRM	N/A	Avg Size	2326 SF
Year Built	1935	Zoning	C2-1VL-CPIO
Bldg SF	2,326	Lot Size	6,527
Original List Price	\$1,250,000	\$/SF Lot	\$129
Days on Market	471	Bldg Class	Retail
Underwriting Criteria			
Income	N/A	Expenses	N/A
NOI	N/A	Avg Rent	N/A

NOTES

Corner Retail Property With Strong Visibility, Delivered Vacant And Positioned For Owner-User Or Redevelopment.

Pricing Was Supported By Control And Future Potential Rather Than In-Place Income. In Contrast, 6500 Hoover Combines Retail Control With Existing Income, Allowing Buyers To Bridge Usability And Yield.

4

10209 S Central Ave
Los Angeles, CA 90002



Close of Escrow	9/13/2024	Unit Mix	
Sale Price	\$795,000		
Total Units	3		
Price/SF	\$227		
Cap Rate	N/A		
GRM	N/A	Avg Size	1167 SF
Year Built	1949	Zoning	LAC2
Bldg SF	3,500	Lot Size	6,098
Original List Price	\$795,000	\$/SF Lot	\$130
Days on Market	56		
Underwriting Criteria			
Income	N/A	Expenses	N/A
NOI	N/A	Avg Rent	N/A

NOTES

Mixed-Use Asset That Traded At A Lower Price Per Square Foot, Reflecting A More Yield-Driven Profile With Less Efficient Layout And Weaker Overall Positioning.

The Subject Benefits From Clearer Separation Of Uses And A More Functional Configuration, Supporting Stronger Buyer Appeal.

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5965 S Broadway
Los Angeles, CA 90003



Close of Escrow	11/7/2025	Unit Mix	
Sale Price	\$900,000		
Total Units	6		
Price/SF	\$353		
Cap Rate	N/A		
GRM	N/A	Avg Size	425 SF
Year Built	1921	Zoning	LAC2
Bldg SF	2,550	Lot Size	10,019
Original List Price	N/A	\$/SF Lot	\$90
Days on Market	N/A	Bldg Class	C
Underwriting Criteria			
Income	N/A	Expenses	N/A
NOI	N/A	Avg Rent	N/A

NOTES

Multi-Tenant Retail Property With Six Small Storefronts, Trading At \$353/Sf.

The Pricing Reflects Its Commercial Orientation And Larger Lot, But Also A More Fragmented Rent Roll And Leasing Exposure Across Multiple Units.

Compared To The Subject, 6500 Hoover Offers A Simpler Income Structure With An Integrated Residential Component And Fewer Moving Parts Operationally.

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6621 E Pacific Coast Hwy, Suite 150

Long Beach, CA 90803

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