16511 S. DENVER AVENUE
GARDENA

Shield
COMMERCIAL REAL ESTATE

EXCLUSIVELY LISTED BY

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PROPERTY DESCRIPTION

PROPERTY SUMMARY

Property Address:	16511 S. Denver Avenue, Gardena, CA 90248
Assessor's Parcel Number:	6121-004-038
Year Built:	1988/1965
Zoning:	LAR3
Units:	16
Rentable Square Feet:	9,528
Lot Size (SF):	12,831
Parking:	24 Spaces
UTILITIES	
Electric:	Individually Metered
Gas:	Individually Metered

ASSET

16-unit apartment located in Gardena P.O. One of the buildings, consisting of 12-units of all 1-bedroom/1-bathroom units, was built in 1988 and is not subject to LA City Rent Control (AB 1482 only). The other 4-unit structure was built in 1965 and is subject to LA City Rent Control and includes one 2-bedroom/1-bathroom and three 1-bedroom/1-bathroom units. The asset contains a unit mix of (1) 2-bedroom/1-bathroom unit and (15) 1-bedroom/1-bathroom units.

Situated on a large 12,831-SF corner lot, the property features newer windows, newer doors, on-site laundry facility, 24 parking spaces and 6 of the units have been recently upgraded. The roof of the 12-unit building was replaced in 2018. Both buildings contain copper plumber and there is a new main water line and newer sewer line (2021/2022). The property has passed the SB721 balcony inspection. Furthermore, the large lot and ample parking areas present a desirable opportunity to ADUs.

LOCATION

16511 S. Denver Avenue is located in Gardena P.O., south of Gardena Boulevard and approximately a half mile from Artesia Boulevard. The asset is in close proximity Pacific Square Shopping Center, Gardena Market Place and to the many retail shops, restaurants, entertainment, and shopping centers of the area.

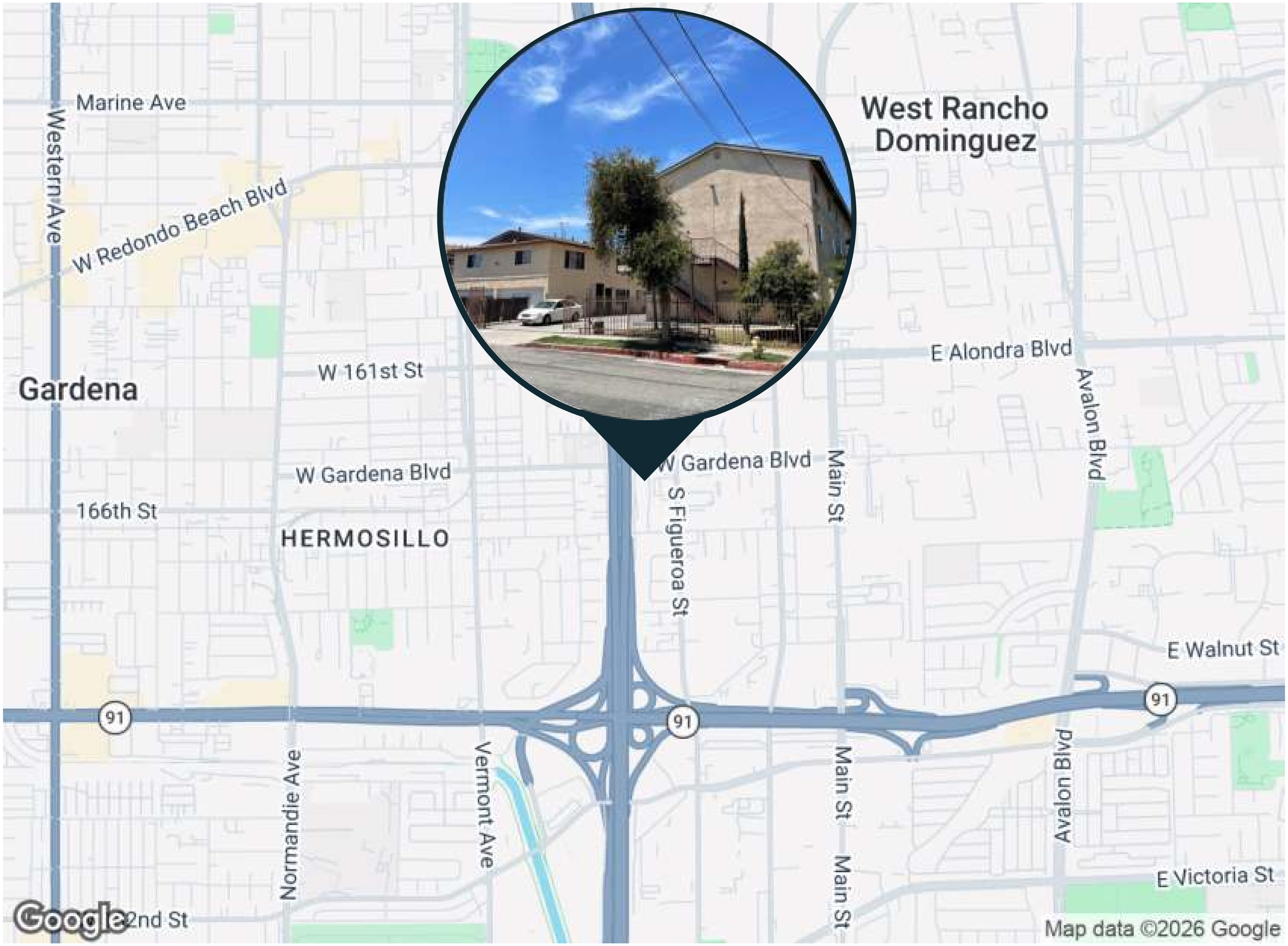
FINANCIALS

This 9,528-SF apartment presents stable in-place rents as well as legitimate rental upside. The asset contains a current cap rate of 5.77% and current GRM of 10.91 and a pro-forma cap rate of 7.13% and pro-forma GRM of 9.41.

INVESTMENT HIGHLIGHTS

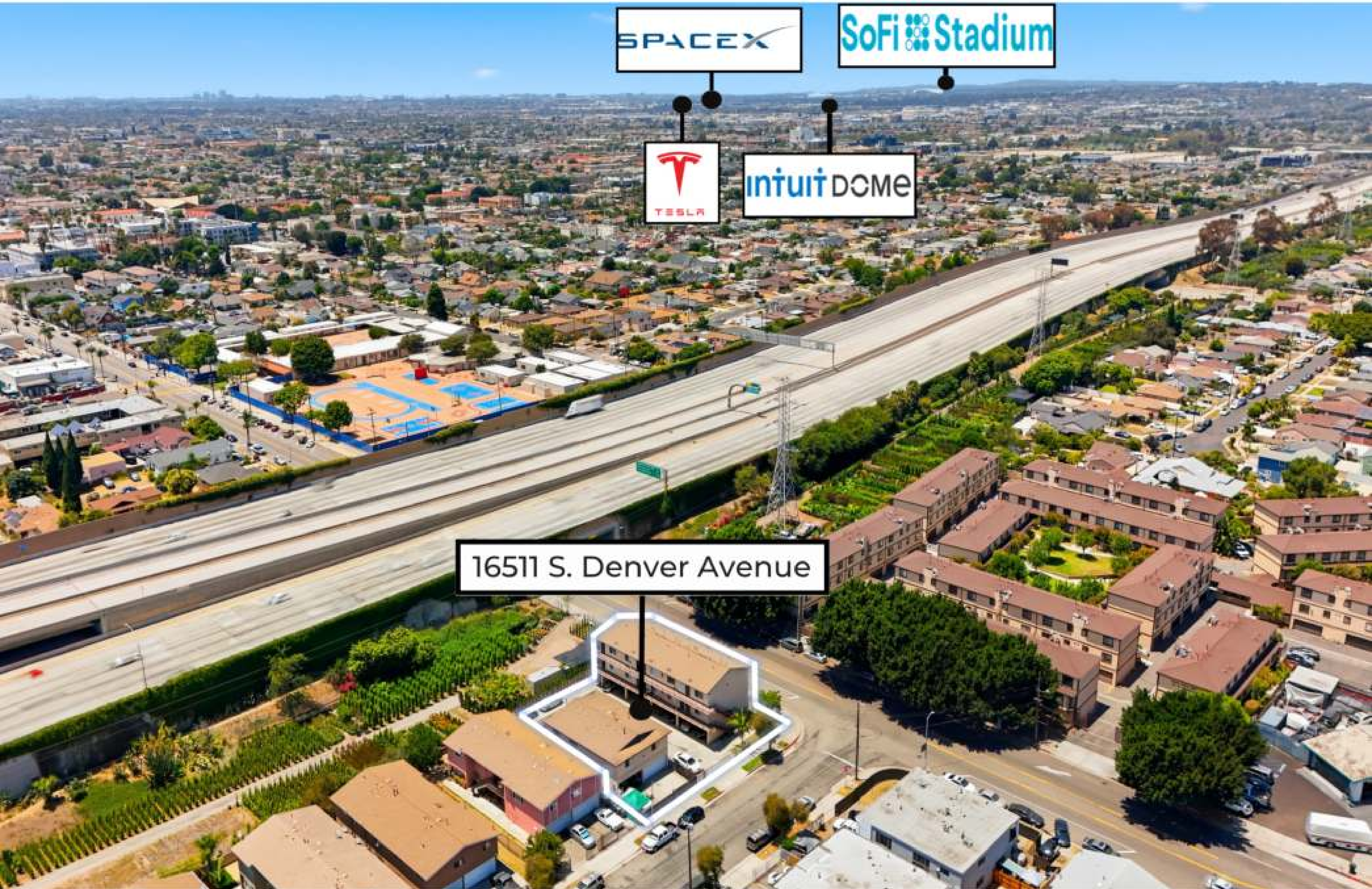
- 16-Unit Apartment Opportunity in South Gardena P.O.
- 12 Units are Non-Rent Controlled (AB 1482) and 4 Units are Rent Controlled (L.A. RSO)
- 12-Unit Building was Built in 1988
- Large 12,831-SF Corner Lot
- Newer Windows, Newer Doors & 6 Units Recently Upgraded
- Gated Building with Total of 24 Parking Spaces
- Roof Replaced in 2018 on 12-Unit Structure
- Both Buildings Contain Copper Plumbing
- New Water Line & Newer Sewer Line (2021/2022)
- 5.77% Cap Rate & 10.91 GRM
- 7.13% Pro-Forma Cap Rate & 9.41 Pro-Forma GRM
- Unit Mix of (1) 2-Bedroom/1-Bathroom Unit & (15) 1-Bedroom/1-Bathroom Units
- Large Lot & Ample Parking Areas Present Desirable Opportunity to Add ADUs
- Property Passed SB 721 Balcony Inspection
- On-Site Laundry Facility – Generates Additional Annual Income
- Half-Mile from Artesia Boulevard and Close Proximity to Pacific Square Shopping Center & Gardena Market Place

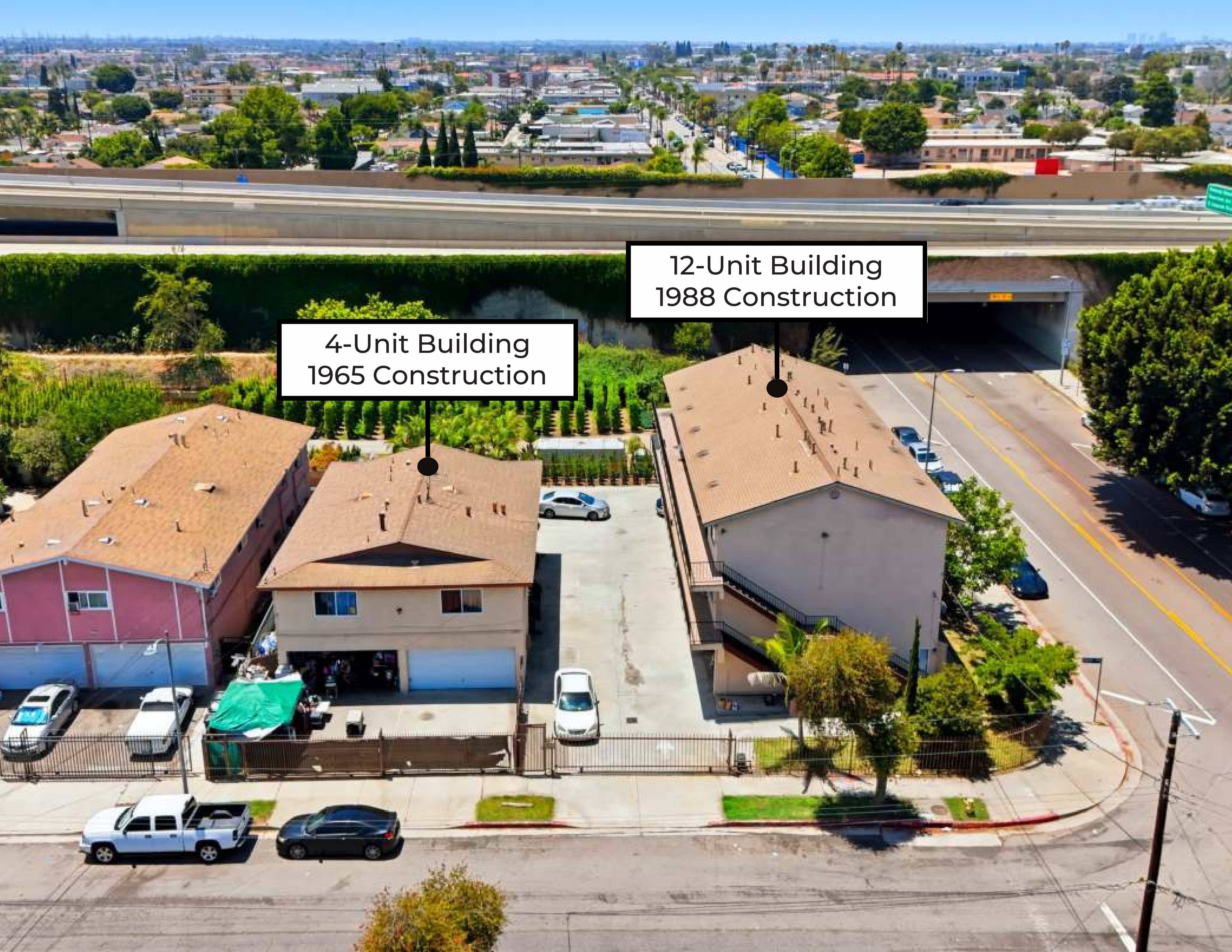
LOCATION



Marine Ave
Western Ave
W Redondo Beach Blvd
West Rancho Dominguez
Gardena
W 161st St
E Alondra Blvd
Avalon Blvd
W Gardena Blvd
W Gardena Blvd
Main St
S Figueroa St
166th St
HERMOSILLO
E Walnut St
91
91
91
Normandie Ave
Vermont Ave
Main St
Avalon Blvd
Main St
E Victoria St
2nd St
Map data ©2026 Google

AERIAL VIEW


SPACEX
SoFi Stadium
TESLA
INTUIT DOME
16511 S. Denver Avenue


12-Unit Building
1988 Construction
4-Unit Building
1965 Construction


16505


16505


ADU Opportunity
Potential Areas to Add ADUs (Buyer to Verify)
Front Garages
(2) Double-Car Garages
Tuck-Under Parking
10 Spaces
Back Parking Area
8 Tandem Spaces

PROPERTY PHOTOS

FINANCIAL
SUMMARY

RENT ROLL

			CURRENT	MARKET
UNIT NO.	STATUS	UNIT TYPE	MONTHLY RENT	MONTHLY RENT
16505 #101	Occupied	1 Bed + 1 Bath	$1,500	$1,750
16505 #102	Occupied	1 Bed + 1 Bath	$1,400	$1,750
16505 #201	Occupied	1 Bed + 1 Bath	$1,600	$1,750
16505 #202	Occupied	1 Bed + 1 Bath	$1,600	$1,750
16505 #203	Occupied	1 Bed + 1 Bath	$1,600	$1,750
16505 #204	Vacant	1 Bed + 1 Bath	$1,750	$1,750
16505 #205	Vacant	1 Bed + 1 Bath	$1,750	$1,750
16505 #301	Occupied	1 Bed + 1 Bath	$1,600	$1,750
16505 #302	Occupied	1 Bed + 1 Bath	$1,600	$1,750
16505 #303	Occupied	1 Bed + 1 Bath	$1,600	$1,750
16505 #304	Occupied	1 Bed + 1 Bath	$1,600	$1,750
16505 #305	Occupied	1 Bed + 1 Bath	$1,600	$1,750
16511 #1	Occupied	1 Bed + 1 Bath	$1,345	$1,750
16511 #2	Occupied	2 Bed + 1 Bath	$1,616	$2,095

RENT ROLL

16511 #3	Occupied	1 Bed + 1 Bath	$955	$1,750
16511 #4	Occupied	1 Bed + 1 Bath	$1,325	$1,750
		TOTAL	**$24,441**	**$28,345**

INCOME & EXPENSE

Income	Current	Per Unit	Pro-Forma	Per Unit
Scheduled Rent Income	$293,292	$18,330	$340,140	$21,258
Other Income	$3,600	$225	$3,600	$225
GROSS POTENTIAL INCOME	$296,892	$18,555	$343,740	$21,483
Vacancy/Collection Allowance (GPR)	3.0% / $8,906	$8,906	3.0% / $10,312	$10,312
EFFECTIVE GROSS INCOME	$287,985	$17,999	$333,427	$20,839
Expenses				
Taxes (1.25%)	$40,000	$2,500	$40,000	$2,500
Insurance (Actual)	$6,800	$425	$6,800	$425
LADWP (Actual)	$18,000	$1,125	$18,000	$1,125
Trash (Actual)	$5,400	$337	$5,400	$337
On-Site Manager ($900/month)	$10,800	$675	$10,800	$675
Management Fee (4% of EGI)	$11,519	$719	$13,337	$833
Gardener ($100/month)	$1,200	$75	$1,200	$75
Repairs & Maintenance ($400/unit)	$6,400	$400	$6,400	$400
Reserves & Replacements ($200/unit)	$3,200	$200	$3,200	$200
TOTAL EXPENSES	$103,319		$105,137	
Expenses Per SF	$10.84		$11.03	
Expenses Per Unit	$6,457		$6,571	
% Of EGI	35.9%		31.5%	
NET OPERATING INCOME	$184,666		$228,291	

FINANCIAL SUMMARY

Price	**$3,200,000**
Down (40%)	$1,280,000
Current Cap	5.77%
Pro-Forma Cap	7.13%
Price/Unit	$200,000
Price/SF	$335.85
Current GRM	10.91
Pro-Forma GRM	9.41

ANNUALIZED INCOME

		Current		Pro-Forma
INCOME				
Scheduled Rent Income		$293,292		$340,140
Other Income		$3,600		$3,600
Scheduled Gross Income		$296,892		$343,740
Less: Vacancy/Other Deductions	3.0%	$8,906	3.0%	$10,312
Effective Gross Income		$287,985		$333,427
Less: Operating Expenses	35.9%	$103,319	31.5%	$105,137
Net Operating Income		**$184,666**		**$228,291**
Debt Service		($140,366)		($140,366)
Pre-Tax Cash Flow	3.46%	$44,300	6.87%	$87,925
Principal Reduction		($22,925)		($22,925)
Total Return Before Taxes	5.25%	$67,225	8.66%	$110,850

PROPERTY INFORMATION

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Lot Size (AC)	0.29
Net Rentable SF:	9,528
APN	6121-004-038

ANNUALIZED EXPENSES

EXPENSES	**Current**	**Pro-Forma**
Taxes (1.25%)	$40,000	$40,000
Insurance (Actual)	$6,800	$6,800
LADWP (Actual)	$18,000	$18,000
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Gardener ($100/Month)	$1,200	$1,200
Repairs & Maintenance ($400/Unit)	$6,400	$6,400
Reserves & Replacements ($200/Unit)	$3,200	$3,200
Total Expenses	**$103,319**	**$105,137**
Expenses Per Unit	$6,457	$6,571
Expenses Per SF	$10.84	$11.03

FINANCING

Loan Amount	$1,920,000
Interest Rate	6.15%
Monthly Payment	$11,697
Loan-to-Value	60%
Amortization (Years)	30
Term	5 Year Fixed

		CURRENT		MARKET	
Unit Mix	**# of Units**	**Average Rent**	**Monthly Income**	**Average Rent**	**Monthly Income**
1 Bed 1 Bath	15	$1,521	$22,825	$1,750	$26,250
2 Bed 1 Bath	1	$1,616	$1,616	$2,095	$2,095
Current Occupancy:	87.5%	**Annual Current:**	**$293,292**	**Annual Market:**	**$340,140**

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