2036

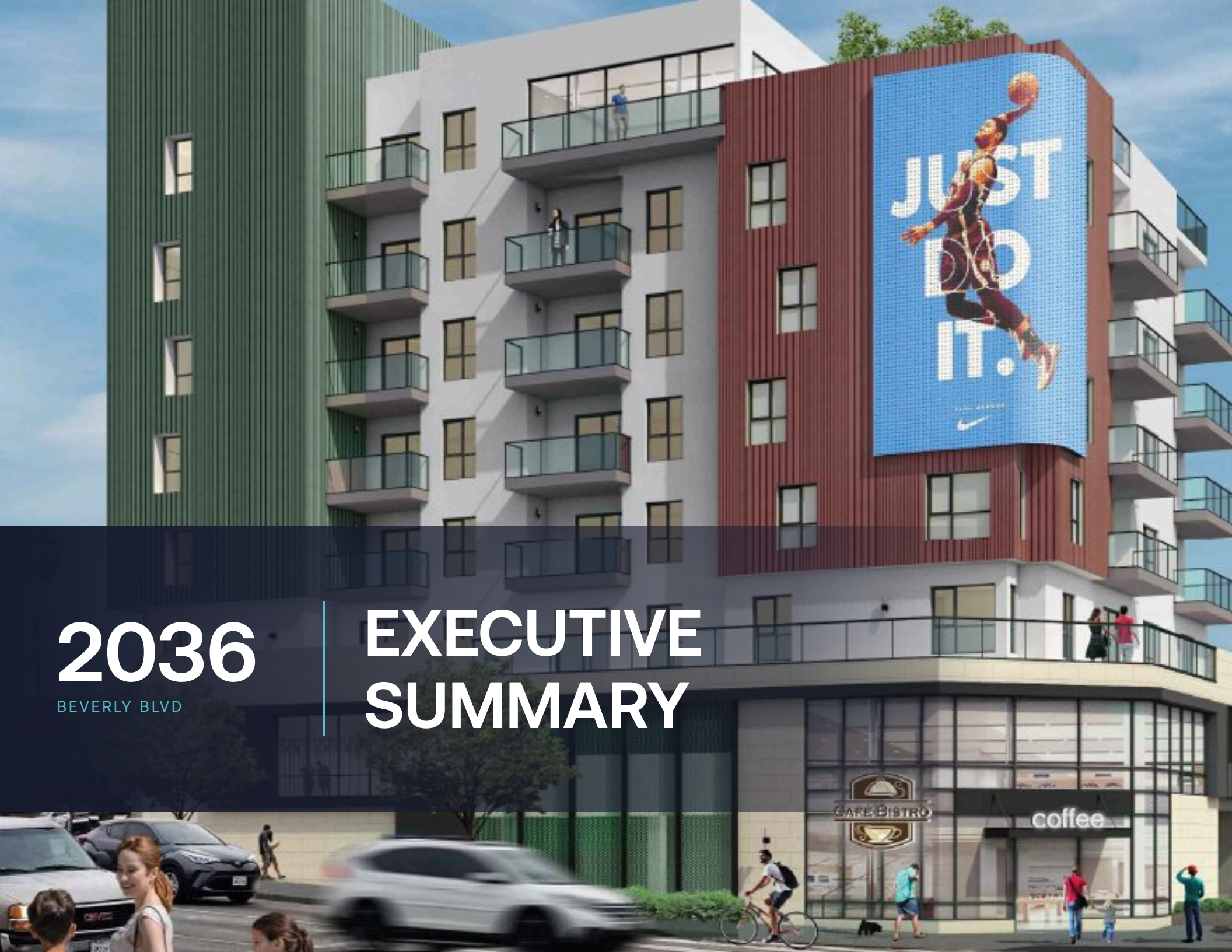
BEVERLY BOULEVARD

LOS ANGELES, CA 90057



NNN RETAIL + APPROVED 42-UNIT MIXED-USE DEVELOPMENT

CBRE



2036

BEVERLY BLVD

EXECUTIVE SUMMARY

Executive Summary

NNN Retail in LA...RTI for 42 units w/ 820 ft Digital Billboard

Busy corner between Koreatown and Downtown LA. Cash-flow now...until you want to build. Strong current income from Autobody and Florist tenants. Busy intersection of Beverly Blvd. and S. Alvarado St. SW Corner. Currently 2 buildings. 2 tenants. Autobody 4,809 sq ft and Florist 392 sq ft.

TENANTS ARE MONTH-MONTH PROVIDING BUYER MAXIMUM FLEXIBILITY.
CURRENT INCOME OF $12,858/MONTH NNN.
TENANTS HAVE EXPRESSED INTEREST IN LEASES AT A HIGHER RENT. BUYER TO CHOOSE.

APPROVED PROJECT INFORMATION:

LOT AREA: 11,506 SQ. FT.
ALLOWABLE FAR.: 3.25/TOC (Tier 2) w/ 10% ELI Units
BUILDABLE AREA: 37,396 SQ. FT.
PROPOSED FAR: 3.02
CONSTRUCTION TYPE: TYPE I - A (2-story pkg, 1-story residential)
CONSTRUCTION TYPE: TYPE II - A (5-story apartment)

AND...820 SQ. FT. DIGITAL BILLBOARD!

The proposed, scheduled income from the billboard, alone, is over $300K year one!!!

EXCLUSIVELY LISTED AND 'PRICED TO SELL' at $2,199,000





$2,199,000
LISTING PRICE

$154,296
NET OPERATING INCOME
(CURRENT)

7.02%
CAP RATE
(CURRENT)

$322,292
BILLBOARD INCOME
(PRO FORMA, ANNUAL)

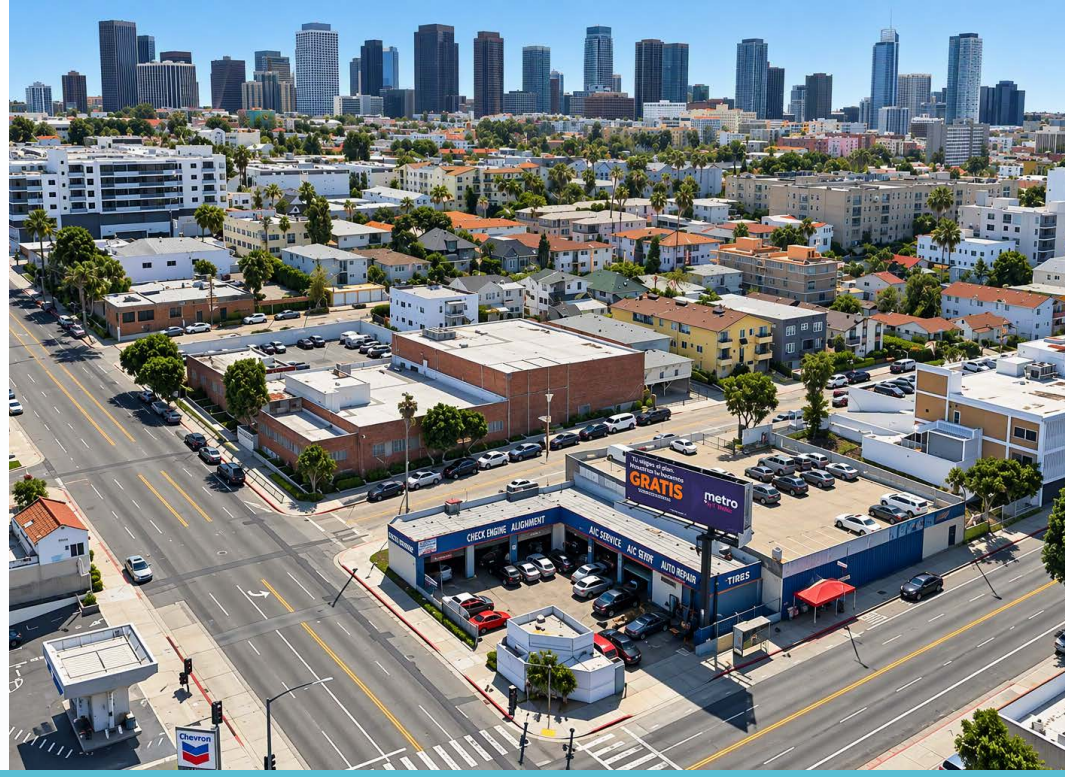
$1,118,304
RESIDENTIAL INCOME
(PRO FORMA, ANNUAL)

2036 BEVERLY BOULEVARD

Property Overview

PRICING SUMMARY

Price:	$2,199,000
Price / Sq. Foot (Building):	$ 423.00
Price / Sq. Foot (Lot):	$ 208.37
Cap Rate:	7.02%

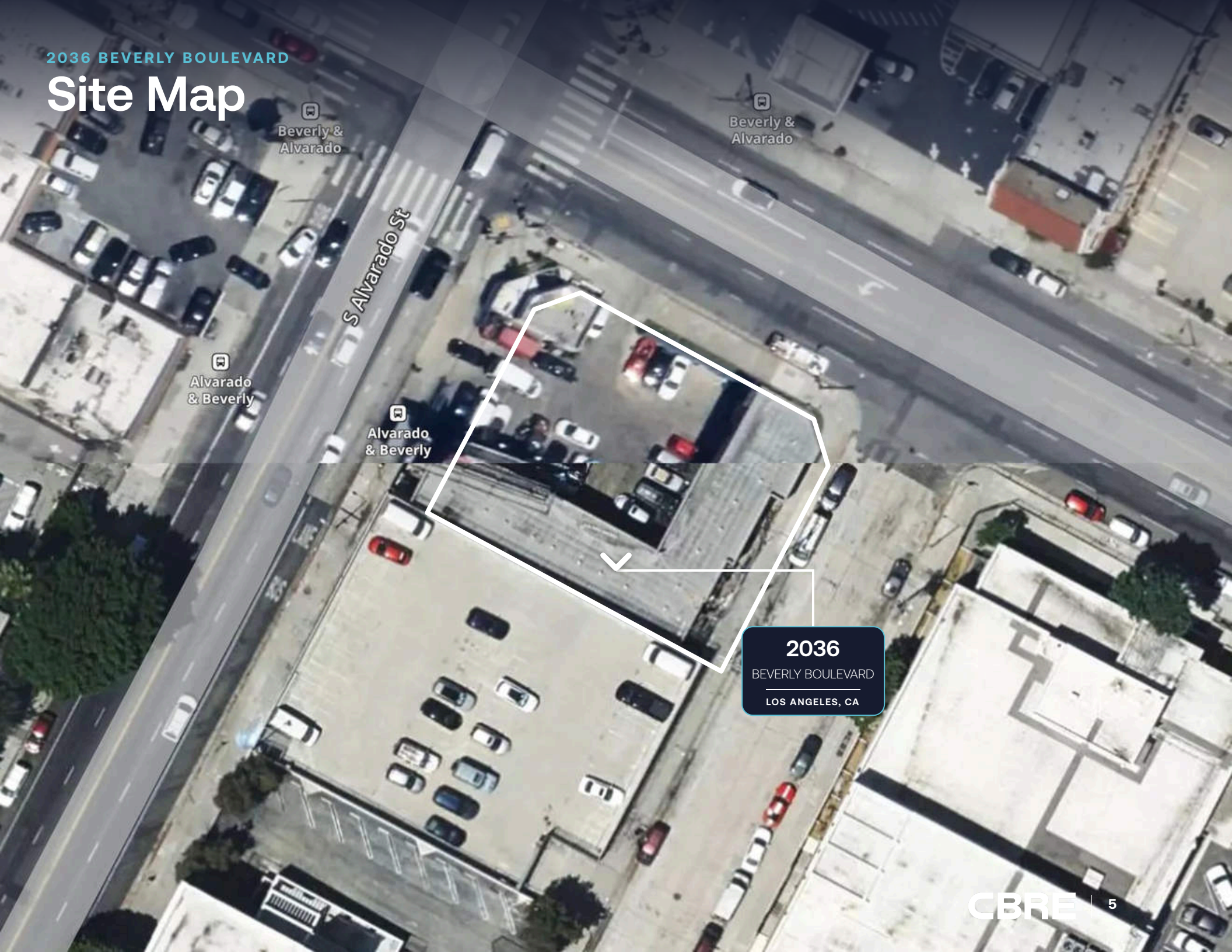




PROPERTY PROFILE

Address:	2036 Beverly Blvd, Los Angeles, CA 90057
No. of Units:	2
Year Built:	1989
Square Footage:	5,201
Lot Size:	10,558
Construction Type:	Concrete
Zoning:	LAC2
Roof Type:	Flat Composite
Parking Type:	Surface
Type:	Commercial
# of Buildings:	Two
APN:	5154-006-013
Tenants:	Autobody & Florist

Site Map


Beverly &
Alvarado
S Alvarado St
Beverly &
Alvarado
Alvarado
& Beverly
Alvarado
& Beverly
2036
BEVERLY BOULEVARD
LOS ANGELES, CA

2036 BEVERLY BOULEVARD

3D Map



2036 BEVERLY BOULEVARD – APPROVED PROJECT

Development Rendering

APPROVED PROJECT INFORMATION

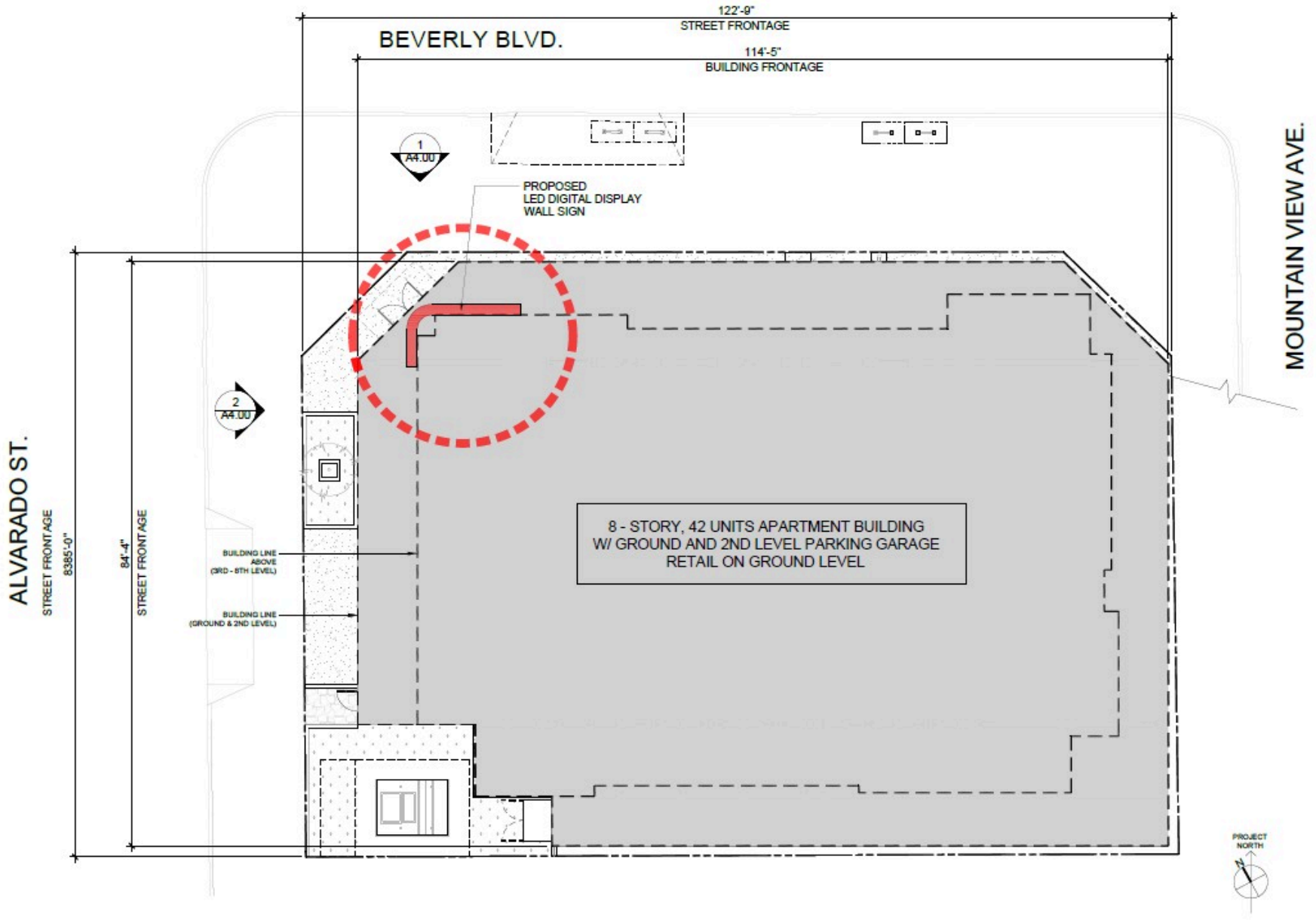
Use:	42 Residential Units + Retail + 820/ft Digital Billboard
Lot Size:	11,507
Allowable FAR:	3.25/TOC (Tier 2) w/ 10% ELI Units
Building Area:	37,396
Proposed FAR:	3.02
Construction Type:	Type I-A (2-Story Parking Garage & 1-Story Residential); Type III-A (5-Story Apartment)

BUILDING CODE SUMMARY

	Type I-A	Type III-A
Occ. Group:	S-2/M	R-2
Allowable Height:	UL	85'
Allowable Story:	UL	5-Story
Proposed Height:	23'-0"	84'-8"
Proposed Story:	3-Story	5-Story



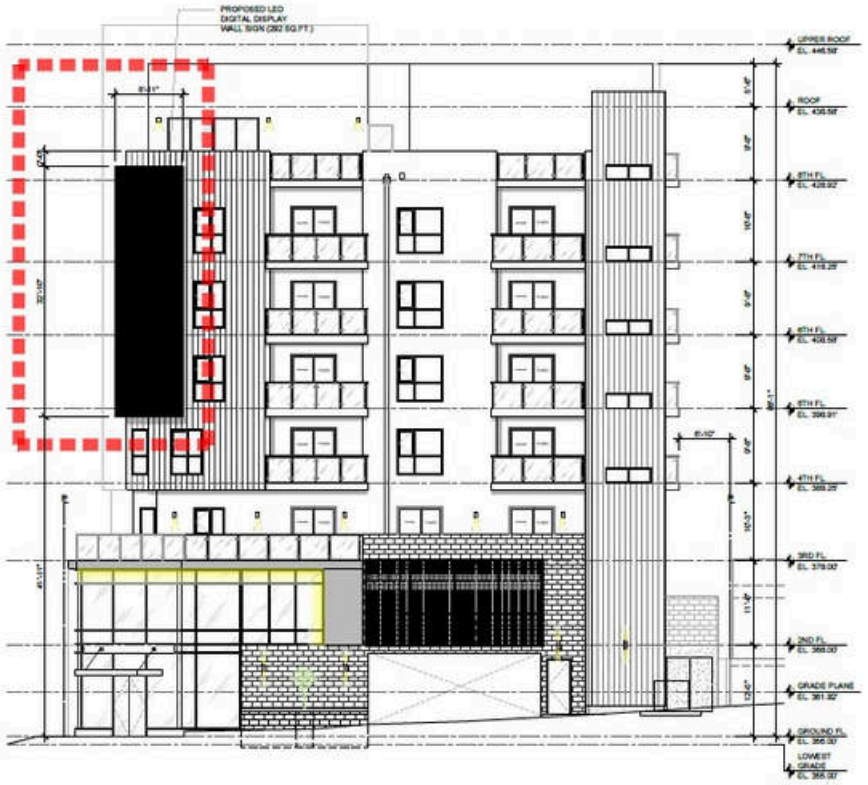
Site Plans


122'-9"
STREET FRONTAGE
BEVERLY BLVD.
114'-5"
BUILDING FRONTAGE
1
A4.00
PROPOSED
LED DIGITAL DISPLAY
WALL SIGN
MOUNTAIN VIEW AVE.
2
A4.00
ALVARADO ST.
STREET FRONTAGE
83'-0"
84'-4"
STREET FRONTAGE
BUILDING LINE
ABOVE
(3RD - 8TH LEVEL)
BUILDING LINE
(GROUND & 2ND LEVEL)
8 - STORY, 42 UNITS APARTMENT BUILDING
W/ GROUND AND 2ND LEVEL PARKING GARAGE
RETAIL ON GROUND LEVEL
PROJECT
NORTH

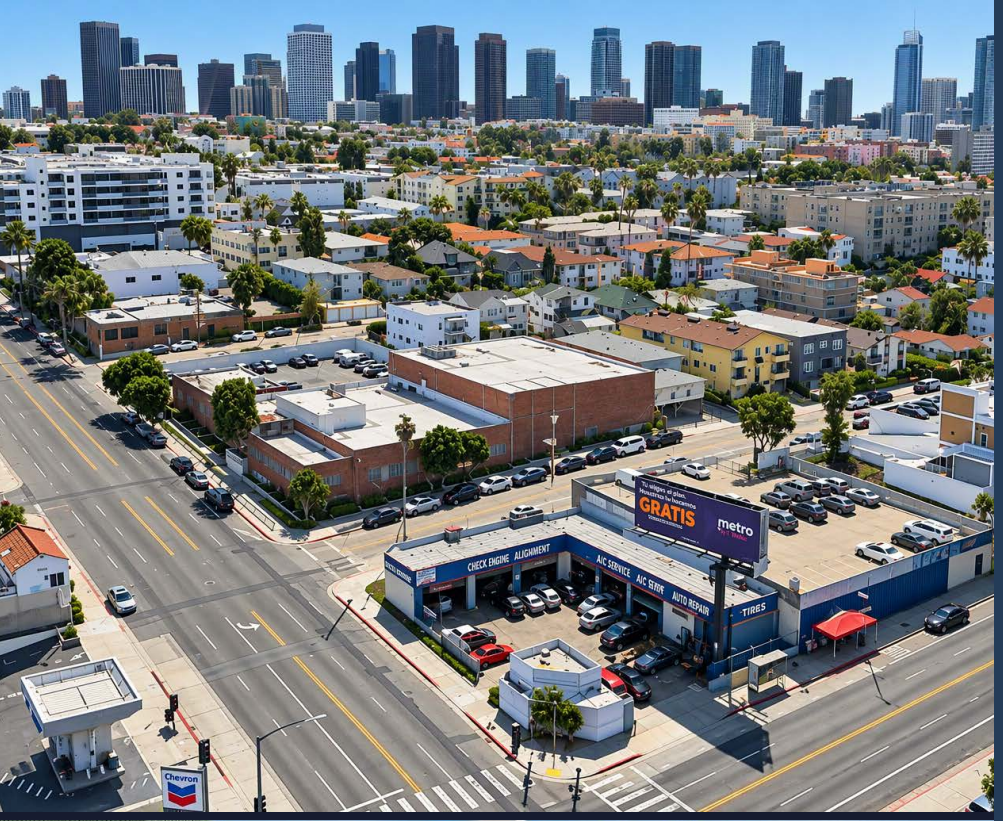
Site Plans (cont.)



1 NORTH ELEVATION



2 WEST ELEVATION





2036 BEVERLY BOULEVARD

Investment Highlights

Current NNN Cash Flow

Month-to-month Autobody, Florist & Billboards tenants pay $12,858/month NNN and have expressed interest in leases at a higher rent. Buyer to choose.

RTI 42-Unit Project

Ready-to-issue approval for 42 residential units plus retail. Cash-flow now, until you want to build.

820 SF Digital Billboard

Proposed, scheduled income from the billboard alone is over $300K in year one.

Busy Corner Location

SW corner of Beverly Blvd. and S. Alvarado St., between Koreatown and Downtown LA.



2036

BEVERLY BLVD

FINANCIAL ANALYSIS

Income & Expenses

ACTUAL

INCOME	
Scheduled Gross Income Commercial + Billboard	**$154,296**
EXPENSES	
Total Expenses	**$0**

NET OPERATING INCOME
Actual
$154,296

PRO FORMA

INCOME	
Residential 42 units	$1,118,304
Billboard Income Outfront Media	$322,292
Scheduled Gross Income Residential + Billboard	**$1,440,596**

SCHEDULED GROSS INCOME
Pro Forma
$1,440,596

Current Rent Roll

Tenant	Type	Size	Income	Term	Lease Type
Mercado's Car Center & Quick Flower LA	Retail	5,201	$9,000 + $3,024 NNN Reimbursement	M-T-M	NNN
Outfront Media	Billboard	N/A	$834	M-T-M	NNN

COMMERCIAL INCOME	MONTHLY	ANNUAL
Mercado's Car Center & Quick Flower LA	**$12,024**	**$144,288**

BILLBOARD INCOME	MONTHLY	ANNUAL
Outfront Media	**$834**	**$10,008**

GRAND TOTAL ANNUAL INCOME
Commercial + Billboard = $12,858 / month

$154,296

Proforma Rent Roll

Unit #	Unit Type	Affordability Income	Proforma Rental Amount
1	2 Bed	Market	$3,000
2	2 Bed	Market	$3,000
3	2 Bed	Market	$3,000
4	2 Bed	Market	$3,000
5	2 Bed	Market	$3,000
6	2 Bed	Market	$3,000
7	2 Bed	Market	$3,000
8	1 Bed	Market	$3,000
9	1 Bed	Market	$3,000
10	1 Bed	Market	$3,000
11	1 Bed	Market	$2,300
12	1 Bed	Market	$2,300
13	1 Bed	Market	$2,300
14	1 Bed	Market	$2,300
15	1 Bed	Market	$2,300
16	1 Bed	Market	$2,300
17	1 Bed	Market	$2,300
18	1 Bed	Market	$2,300
19	1 Bed	Market	$2,300
20	1 Bed	Market	$2,300
21	1 Bed	Market	$2,300

Unit #	Unit Type	Affordability Income	Proforma Rental Amount
22	1 Bed	Market	$2,300
23	1 Bed	Market	$2,300
24	1 Bed	Market	$2,300
25	1 Bed	Market	$2,300
26	1 Bed	Market	$2,300
27	1 Bed	Market	$2,300
28	Single	Market	$1,800
29	Single	Market	$1,800
30	Single	Market	$1,800
31	Single	Market	$1,800
32	Single	Market	$1,800
33	Single	Market	$1,800
34	Single	Market	$1,800
35	Single	Market	$1,800
36	Single	Market	$1,800
37	Single	Market	$1,800
38	Single	Market	$1,800
39	Single	Low	$1,073
40	Single	Low	$1,073
41	Single	Low	$1,073
42	Single	Low	$1,073

RESIDENTIAL INCOME	MONTHLY	ANNUAL
Units 1–42	**$93,192**	**$1,118,304**

BILLBOARD INCOME	MONTHLY	ANNUAL
Billboard	**$26,858**	**$322,292**

GRAND TOTAL ANNUAL INCOME
Residential + Billboard

$1,440,596



2036

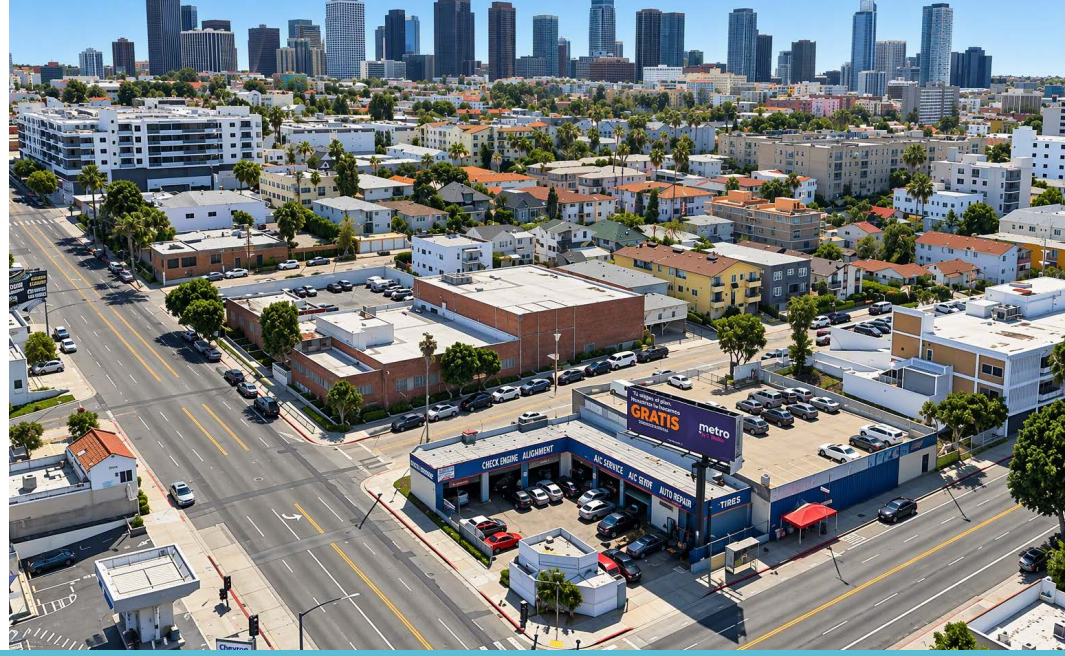
BEVERLY BLVD

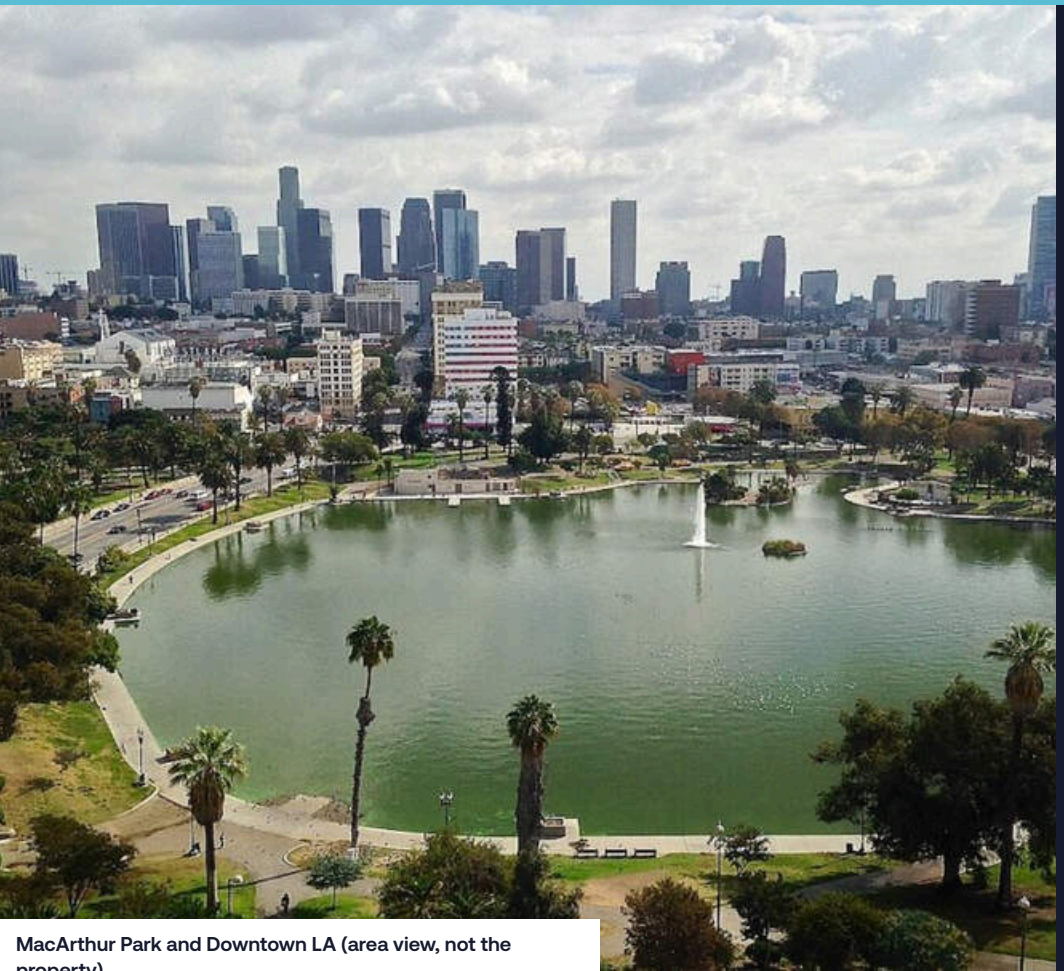
MARKET OVERVIEW

2036 BEVERLY BOULEVARD

Market Overview

The property at 2036 Beverly Boulevard sits at the southwest corner of Beverly Boulevard and South Alvarado Street, in the Westlake / MacArthur Park area between Koreatown and Downtown Los Angeles. The Metro B and D Line Westlake/MacArthur Park station is about 0.7 miles away, with trains toward Union Station every five minutes throughout the day, and the US-101 (Hollywood Freeway) corridor, which carries an estimated 243,500 vehicles per day, is within a mile. The one-mile ring around the site holds 106,247 residents in 42,173 households, 93.4% of them renters.





MacArthur Park and Downtown LA (area view, not the property)

Renter demand here is deep and concentrated. Esri estimates a median household income of $59,552 within one mile of the site, a profile that supports demand for affordable and workforce housing such as the 42 single and one-bedroom apartments approved for the site, designated for Low and Moderate income households.

Access to jobs is a core driver. The three-mile ring has a daytime population of 652,129 including 384,018 workers, and the five-mile ring 1,255,060. Downtown LA employers and USC are roughly 1.5 to 3 miles away, and the B/D Line connects at 7th St/Metro Center to the A and E Lines.

Esri projects households within one mile to grow from 42,173 in 2026 to 44,249 by 2031 (+0.97% per year). With a median home value of $1,000,000 within one mile, ownership remains a high barrier for many renters, which supports long-term rental demand.

Market Highlights

TRANSIT & FREEWAY ACCESS

The Metro B/D Line Westlake/MacArthur Park station is about 0.7 miles away, with trains toward Union Station every five minutes. Nearest measured traffic counts: US-101, 243,500 vehicles per day (2022); N Alvarado St at Bellevue Ave, 44,000 (2013); S Alvarado St at Miramar St, 34,039 (2011).

PROXIMITY TO EMPLOYMENT

Within three miles, Esri estimates a daytime population of 652,129, including 384,018 workers; the five-mile ring reaches 1,255,060. Downtown LA's civic center, hospitals and corporate offices, and USC, sit roughly 1.5 to 3 miles from the site.

DENSE, RENTER-DRIVEN MARKET

The one-mile ring is home to 106,247 residents (33,819 per square mile) in 42,173 households, with 93.4% renter-occupied. Within three miles, 88.6% of households rent.

INCOME & HOUSEHOLD GROWTH

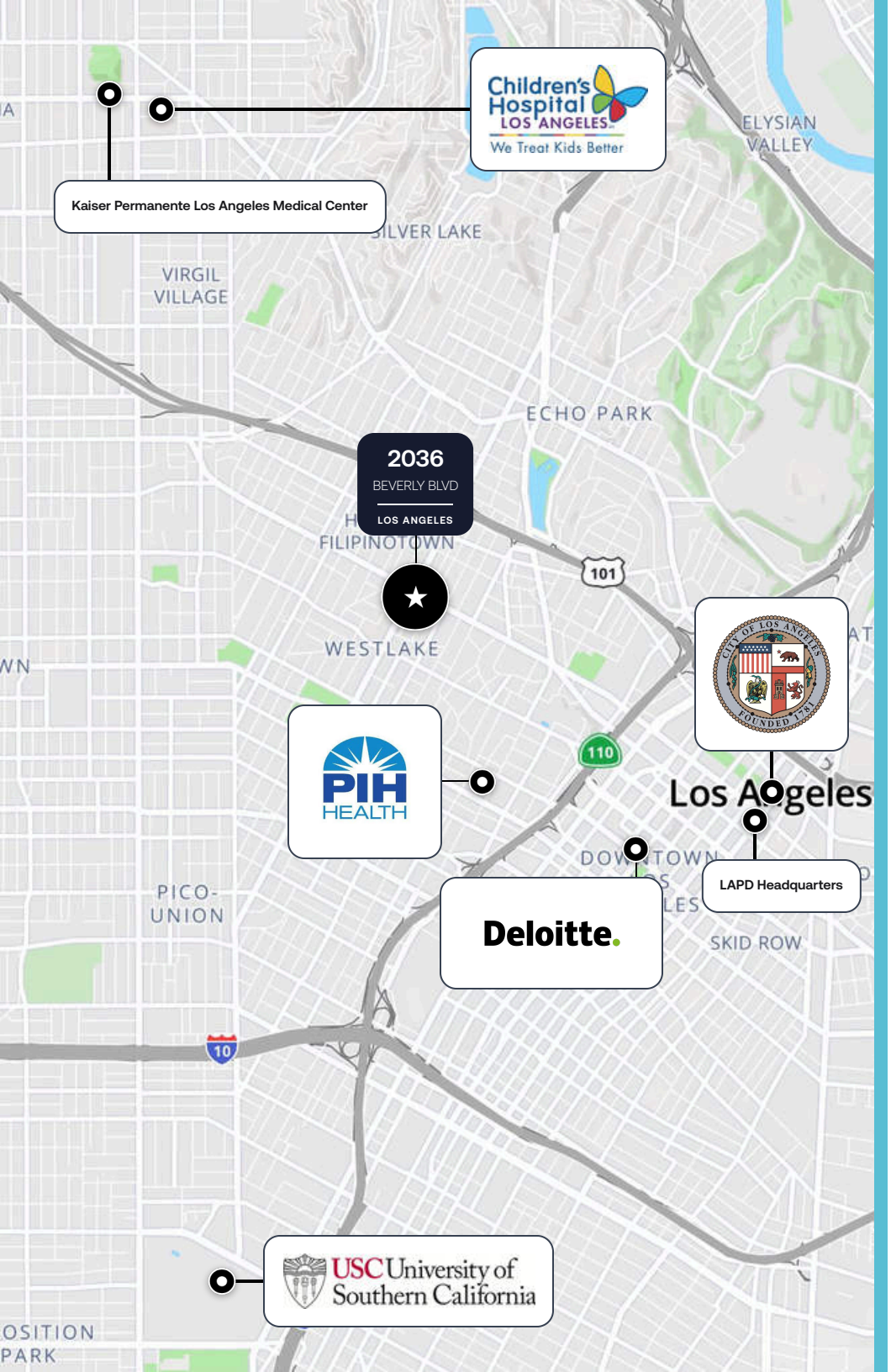
One-mile median household income is $59,552 (projected $65,703 by 2031), and households are projected to grow from 42,173 to 44,249 (+0.97% per year). Median home value of $1,000,000 keeps rental demand strong.

2036 BEVERLY BOULEVARD

Amenities & Transportation Map

TRANSIT Metro B & D Lines, Westlake/MacArthur Park Station
FREEWAY US-101 (Hollywood Freeway) access to the north





2036 BEVERLY BOULEVARD

Major Employers

The site sits between Koreatown and Downtown Los Angeles, within roughly one to three miles of City government, USC, and major hospitals and corporate offices, most of them reachable by Metro's B and D Lines. Esri counts 384,018 workers and a daytime population of 652,129 within three miles. This employment base supports the renter pool for the approved 42 apartments.

EMPLOYER	INDUSTRY	EMPLOYEES	DISTANCE
City of Los Angeles (City Hall)	Government	50,000+ (citywide)	1.8 mi
University of Southern California	Education	17,428	3.1 mi
Children's Hospital Los Angeles	Healthcare	7,000+	2.4 mi
Kaiser Permanente Los Angeles Medical Center	Healthcare	N/A	2.6 mi
LAPD Headquarters	Government	N/A	1.8 mi
Deloitte (Downtown LA)	Professional Services	N/A	1.5 mi
PIH Health Good Samaritan Hospital	Healthcare	N/A	0.9 mi

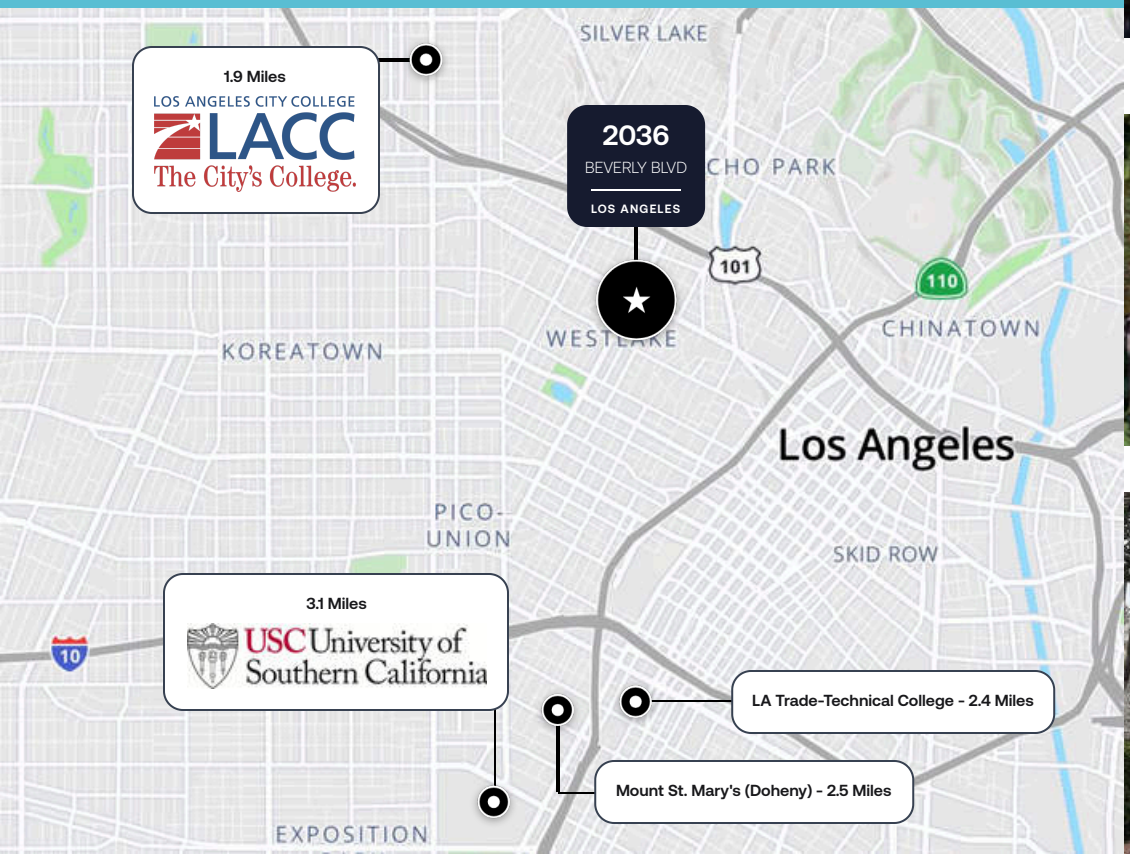
Distances are straight-line miles from 2036 Beverly Blvd. Employee counts are shown where published by the employer or a cited source (USC: IPEDS non-instructional staff and faculty; CHLA: "more than 7,000"; City of Los Angeles: "more than 50,000" citywide); N/A = not available.

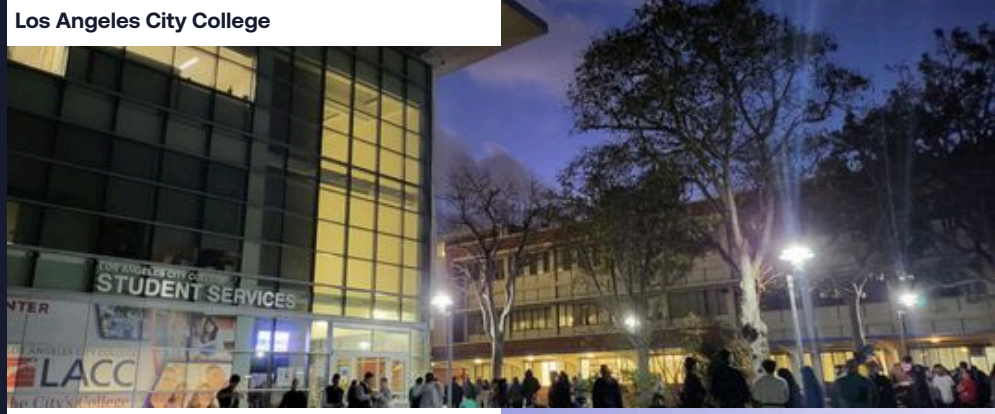
2036 BEVERLY BOULEVARD

Educational Anchors

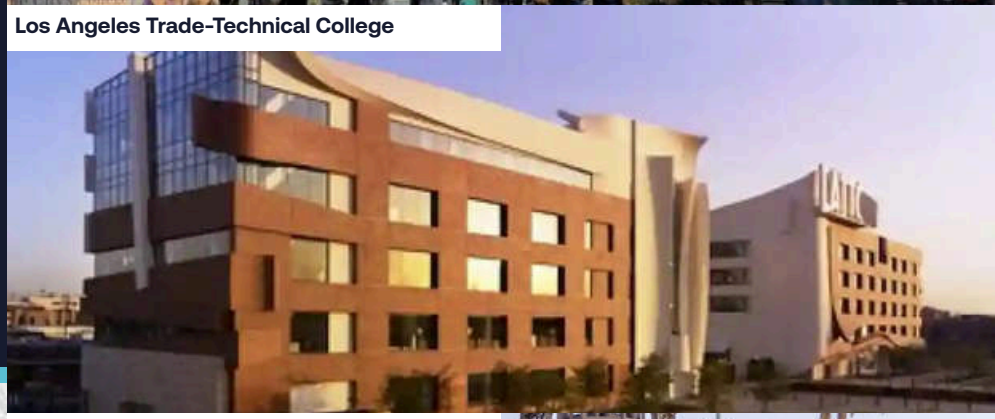
Nearby colleges and universities add a steady base of student, faculty and staff renters to the Westlake / Koreatown submarket. The University of Southern California, about 3.1 miles from the site, reports 47,147 students and 17,428 employees. Los Angeles City College is about 1.9 miles away, Los Angeles Trade-Technical College about 2.4 miles, and the Doheny campus of Mount Saint Mary's University about 2.5 miles. This concentration of campuses places a large student and workforce population within a short commute of the site and supports demand for the approved single and one-bedroom apartments.

Distances are straight-line miles from 2036 Beverly Blvd. Campus photos are of the schools, not the property.





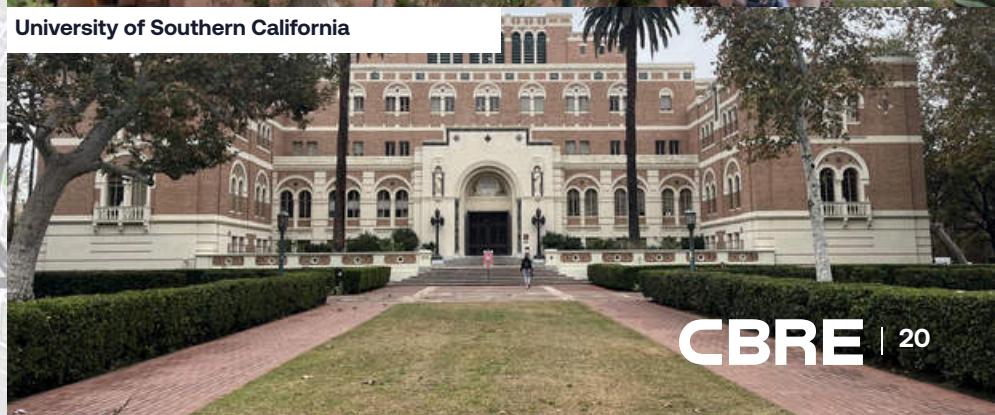
Los Angeles City College



Los Angeles Trade-Technical College



Mount Saint Mary's University - Doheny Campus



University of Southern California

2036
BEVERLY BOULEVARD

LOS ANGELES, CA 90057
OFFERED AT $2,199,000

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