



3520 West Washington Blvd  
Los Angeles, CA 90255





**WW**  
3520 West Washington Blvd  
Los Angeles, CA 90255

EXCLUSIVELY LISTED BY

**BRANDON MICHAELS**  
Senior Managing Director Investments  
Senior Director, National Retail Group  
Tel: 818.212.2794  
brandon.michaels@marcusmillichap.com  
CA License: 01434685

BMG TEAM

**STEVEN SCHECHTER**  
First Vice President Investments  
CA License: 01089464

**DANIEL GAMBOA**  
Associate  
CA License: 02235252

**EMIN GABRIMASSIHI**  
Associate  
CA License: 02112980

**GARY WINFIELD**  
Associate  
CA License: 02177405

CONTENTS

04  
EXECUTIVE SUMMARY  
SECTION 1

18  
FINANCIAL ANALYSIS  
SECTION 2

24  
AREA OVERVIEW  
SECTION 3




# EXECUTIVE SUMMARY

The Brandon Michaels Group of Marcus & Millichap, as Exclusive Advisor, is pleased to present 3520 W Washington Boulevard, a 12,500 square foot multitenant storefront retail property situated on 0.34 acres of land (15,001 SF) just north of the 10 Freeway in Arlington Heights, CA.


3520 W Washington Boulevard is fully occupied by six tenants on short term leases with an average term remaining of 0.73 years. The property’s short-term tenancy creates the potential for an owner-user to occupy a portion or all of the building as leases expire or to occupy a variety of space in the building with the opportunity to expand as business operations grow. Alternatively, a value-add investor can elect to reposition the building raising the below market rents. The property’s in place tenancy pays \$19,583.02 per month (\$1.57/SF) or \$234,996.24 annually, a rent well below market. All tenants are on NNN leases, paying their share of operating expenses.

The property’s storefront units average 2,083 SF, ranging from 760 SF to 6,440 SF, and share a rear courtyard space. The units are occupied by a mix of general office and retail uses and the variety of unit sizes can accommodate most tenant space requirements. The subject property benefits from exceptional visibility at the signalized corner of W Washington Blvd and 6th Ave and enjoys additional access via the rear alley.


# PROPERTY SUMMARY

- 


Request For Offers

Price
- 


100%

Occupancy
- 


12,500 SF

Building Size
- 


Washington Blvd  
& 6th St

Cross Streets
- 


15,001 SF

Lot Size
- 


17,985 VPD

Traffic Counts
- 

C2-1VL-O-CPIO

Zoning
- 

Tier 2

TOC
- 

1921

Year Built





CENTURY CITY

MIRACLE MILE

HOLLYWOOD

Public Storage

CALIBER COLLISION

W WASHINGTON BLVD (17,985 VPD)

6TH AVE

5TH AVE

**WW**  
3520 West Washington Blvd  
Los Angeles, CA 90255



# INVESTMENT HIGHLIGHTS

## Excellent Value-Add or Owner-User Multi-Tenant Retail Opportunity

### Immediate Value-Add or Owner-User Opportunity

The property's immediate vacancy and existing short-term tenancy provides an owner-user the ability to occupy a variety of space in the building or a value-add investor the ability reposition tenants and vacancies with market rate tenants

### Short Term Leases

Tenants are on leases with an average term remaining of 0.73 years, with the all leases expiring by 7/31/2026 at the latest

### NNN Lease

All tenants are on NNN leases, paying their share of operating expenses.

### Owner-User Opportunity

The property's short-term tenancy creates the potential for an owner-user to occupy a portion or all of the building as leases expire or to occupy a variety of space in the building with the opportunity to expand as business operations grow

### Below Market Rent

Current in-place rents total \$12,587 per month (\$4.00/SF) or \$151,044 annually — well below market — offering an investor the opportunity to re-tenant at higher rates and substantially increase income

### Fully Occupied

The property is 100% occupied

### Transit Oriented Community

Served by several Metro bus lines and close to major transit routes, helping to drive customer traffic and workforce accessibility.

### Central Location

Located in Central Los Angeles, Arlington Heights is close to Koreatown, Mid-Wilshire, and West Adams, giving businesses access to a broad and diverse customer base.

### Ongoing Development

Ongoing development and gentrification are increasing foot traffic and property values. New apartment complexes and renovations of historic buildings are drawing in younger, more affluent residents.





WILTERN

DABANG  
DESIGN CAFE

KOREA TOWN

SUBWAY

McDonald's

Carl's Jr.

Food 4 Less

WaBa Grill

DOWNTOWN LA

ARLINGTON AVE

INTERSTATE  
5

W 21ST ST

5TH AVE

6TH AVE

W WASHINGTON BLVD (17,985 VPD)

CALIBER  
COLLISION

WW  
3520 West Washington Blvd  
Los Angeles, CA 90255

Public  
Storage





## INVESTMENT HIGHLIGHTS

### Excellent Signalized Corner Location Strategically Positioned Along W Washington Boulevard

#### Multitenant Storefront Retail

A 12,500 square foot multitenant storefront retail property situated on 0.34 acres of land (15,001 SF)

#### Signalized Corner

Ideally positioned at the signalized corner of W Washington Boulevard & 6th Avenue

#### Highly Trafficked Corridor

W Washington Boulevard is a highly trafficked east-west thoroughfare with traffic counts in excess of 17,000 VPD

#### Excellent Frontage

Approximately 100 feet of frontage along W Washington Boulevard and 150 feet of frontage along 6th Avenue

#### Varying Unit Sizes

Storefront units average 2,083 SF, ranging from 760 SF to 6,440 SF

• Signalized Corner

• Varying Unit Sizes

• Muti-Tenant Storefront Retail

• Highly Trafficked Corridor







LEIMERT PARK

BALDWIN HILLS

CULVER CITY



6TH AVE

5TH AVE

W WASHINGTON BLVD (17,985 VPD)



3520 West Washington Blvd  
Los Angeles, CA 90255





## INVESTMENT HIGHLIGHTS

### Growing, Highly Amenitized Arlington Heights Submarket Nearby Core Urban Los Angeles

#### Central Los Angeles Location

Bordered by Koreatown to the north, Mid-City to the west, and Downtown Los Angeles to the east, and West Adams to the south, Arlington Heights is central, making it an ideal hub for residents seeking access to both the heart of the city and the broader Los Angeles area

#### Access to Desirable Amenities

Proximate to major retailers at Midtown Crossing Shopping Center (1.1mi) like the Village Bakery & Café, Stereoscope Coffee, Chick Fil A, Starbucks, BestBuy, and Costco, the University of Southern California and nearby sports stadiums and museums (3.1mi), as well as a host of local and national retailers immediately available along Washington Boulevard (Starbucks, Planet Fitness, Jack in the Box, McDonald's, Re/creation Café, N/soto)

#### Freeway and Transit Oriented

3520 W Washington Blvd benefits from convenient access to the 10 Freeway, less than 0.7 miles southwest via Arlington Avenue





# INVESTMENT HIGHLIGHTS

## TENANT INFORMATION

UNIT NUMBER	TENANT	SF	FLOOR	%	LEASE START	LEASE EXPIRATION	RENT	RENT/SF	INCREASES	OPTIONS	TIME AT CENTER	TERM REMAINING	LEASE TYPE	PF RENT	PF RENT/SF	PF LEASE TYPE
1910-1914	Garment & Clothing Manu	6,440	1	51.5%	1/1/2023	6/30/2026	\$7,285.19	\$1.13	3% Annually, July	-	2.29 Year(s)	1.21 Year(s)	NNN	\$9,660.00	\$1.50	NNN
3520	Selina Han Che	1,000	1	8.0%	6/15/2023	6/30/2026	\$1,974.00	\$1.97	+\$100/mth, 6/1/2025	-	1.84 Year(s)	1.21 Year(s)	NNN	\$2,250.00	\$2.25	NNN
3520 1/2	Peter Cohen	760	1	6.1%	11/15/2023	11/30/2025	\$1,133.33	\$1.49		-	1.42 Year(s)	0.63 Year(s)	NNN	\$1,710.00	\$2.25	NNN
3522	EZ Music Center	1,000	1	8.0%	12/31/2021	MTM	\$2,000.00	\$2.00		-	3.29 Year(s)	0.00 Year(s)	NNN	\$2,250.00	\$2.25	NNN
3524	Ann Holleb	1,500	1	12.0%	6/6/2023	7/31/2026	\$3,328.00	\$2.22	4% Annually, July	-	1.86 Year(s)	1.29 Year(s)	NNN	\$3,375.00	\$2.25	NNN
3526	6th Ave Liquor Store	1,800	1	14.4%	10/1/2018	MTM	\$3,862.50	\$2.15		-	6.54 Year(s)	0.00 Year(s)	NNN	\$4,500.00	\$2.50	NNN
		12,500		100%			\$19,583.02	\$1.57			2.87 Year(s)	0.72 Year(s)		\$23,745.00	\$1.90	

## OPERATING EXPENSES

OPERATING EXPENSES	CURRENT	PER SF	PROFORMA	PER SF
Property Taxes*	\$18,113	\$1.45/SF	\$18,113	\$1.45/SF
Management	\$9,400	\$0.75/SF	\$11,398	\$0.91/SF
Property & Liability Insurance	\$9,606	\$0.77/SF	\$9,606	\$0.77/SF
Trash	\$550	\$0.04/SF	\$550	\$0.04/SF
Landscape Maintenance	\$400	\$0.03/SF	\$400	\$0.03/SF
Repairs & Maintenance	\$275	\$0.02/SF	\$275	\$0.02/SF
Roof Repair	\$300	\$0.02/SF	\$300	\$0.02/SF
Electric	\$515	\$0.04/SF	\$515	\$0.04/SF
TOTAL EXPENSES	\$39,158	\$3.13		
Expenses/SF/Month		\$0.26		

\*Current property taxes; Property taxes will be reassessed following a sale.

OPERATING DATA	CURRENT	PRO-FORMA
Scheduled Lease Income:	\$234,996	\$284,940
*CAM Reimbursement:	\$39,158	\$41,156
Additional Income:	\$0	\$0
Effective Gross Income:	\$274,154	\$326,096
Vacancy:	\$13,708	5% \$16,305
Expenses:	\$39,158	\$41,156
Net Operating Income:	\$221,289	\$268,635

OCCUPANCY	100%
Vacancy	0.00%
# of Units	6
Occupied Units	6
Occupied SF	12,500
Vacant SF	0
Average Unit SF	2,083

LEASE ROLLOVER SCHEDULE	SF	%
MTM	2,800	22.40%
2024	760	6.08%
2025	8,940	71.52%
2026	0	0.00%
2027+	0	0.00%

OCCUPANCY HISTORY	SF	%
< 1 year	0	0.00%
1 - 3 years	9,700	77.60%
3 - 5 years	1,000	8.00%
5 - 10 years	1,800	14.40%
> 10 years	0	0.00%



## AREA OVERVIEW

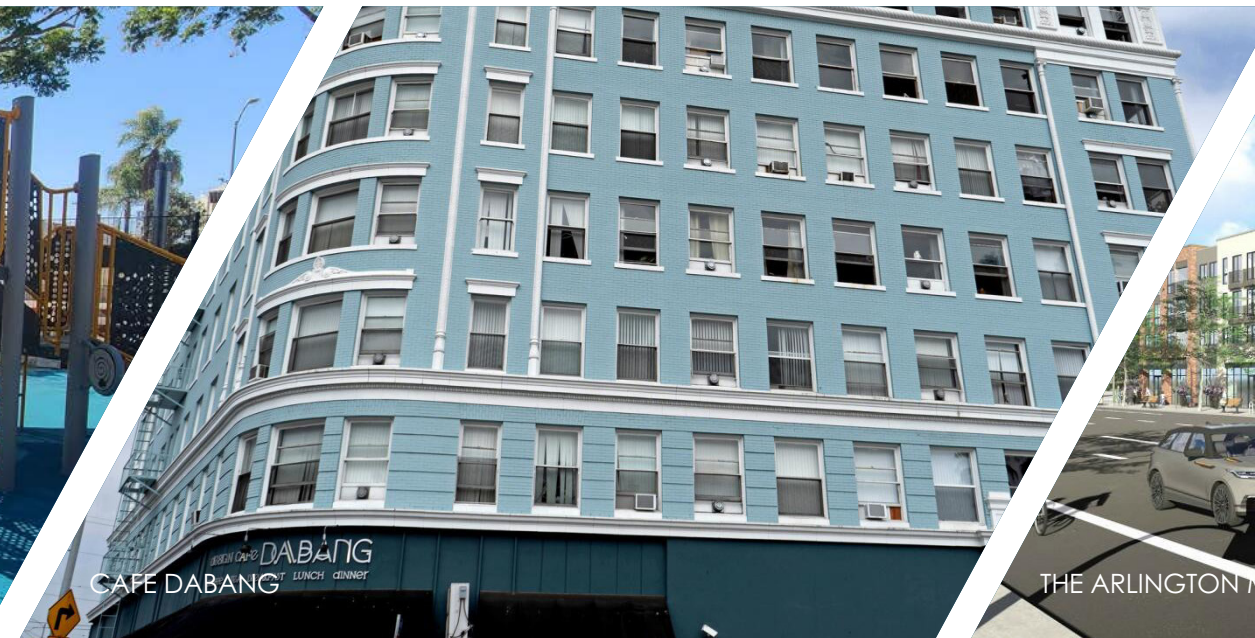
# ARLINGTON HEIGHTS, CALIFORNIA

## A Vibrant, Historic Neighborhood in Central Los Angeles

Arlington Heights is a vibrant and historic neighborhood located in Central Los Angeles, offering a unique blend of architectural charm, cultural diversity, and urban convenience. Bordered by Koreatown to the north, Mid-City to the west, and Downtown Los Angeles to the east, and West Adams to the south, Arlington Heights is central, making it an ideal hub for residents seeking access to both the heart of the city and the broader Los Angeles area.



WASHINGTON IRVING POCKET PARK



CAFE DABANG



THE ARLINGTON MIXED-USE PROJECT

For outdoor space, residents enjoy the recently renovated Washington Irving Pocket Park, a 13-acre community park with a children's playground and seating areas. The area is also seeing growth through developments like The Arlington, a mixed-use project with new residential units and retail, as well as the upcoming Planet Fitness at the Washington Square Shopping Center. These enhancements reflect Arlington Heights' evolution as a modern, livable urban neighborhood.

Arlington Heights benefits from strong transportation access, with several Metro bus lines (including the 210 and 35/38) and DASH routes serving the area. The Wilshire/Western Metro station, part of the Purple Line, is just about a mile away, connecting residents to downtown Los Angeles and Koreatown. The I-10 Freeway runs along the southern edge of the neighborhood, providing quick access to major employment centers such as downtown LA and the California Hospital Medical Center.

The local food and retail scene is just as dynamic. Dining options range from the handmade pasta at Pasta Sisters to the bold Caribbean flavors at Natraliart Jamaican Restaurant. La Cevicheria is a neighborhood favorite for fresh seafood, and Gus's World Famous Fried Chicken brings Southern comfort food to the area. Retail offerings are a mix of small local businesses and larger chains, primarily clustered along Washington and Crenshaw Boulevards.

Living in Arlington Heights offers a balance of historic charm and modern accessibility. The housing stock includes everything from single-family homes to mid-sized condominium complexes, often at more accessible price points compared to neighboring communities. With its walkable streets, historic character, evolving amenities, and central location, Arlington Heights is a standout neighborhood in the Los Angeles landscape.





**DOWNTOWN LA**  
5.6 MILES FROM THE SUBJECT PROPERTY

**LAX AIRPORT**  
11.1 MILES FROM THE SUBJECT PROPERTY

**CENTURY CITY**  
6.1 MILES FROM THE SUBJECT PROPERTY

**SANTA MONICA**  
12.5 MILES FROM THE SUBJECT PROPERTY

# CLOSE PROXIMITY



DEMOGRAPHICS

POPULATION



1,301,800

Total Population  
within a 5-mile radius



37.7

Median Age  
within a 5-mile radius



49.5%

Male



50.5%

Female

EDUCATION

3 mile 2023 % of Population



2.8%

Some High School



21.1%

Some College



5.5%

Bachelor's Degree



36.6%

Graduate Degree

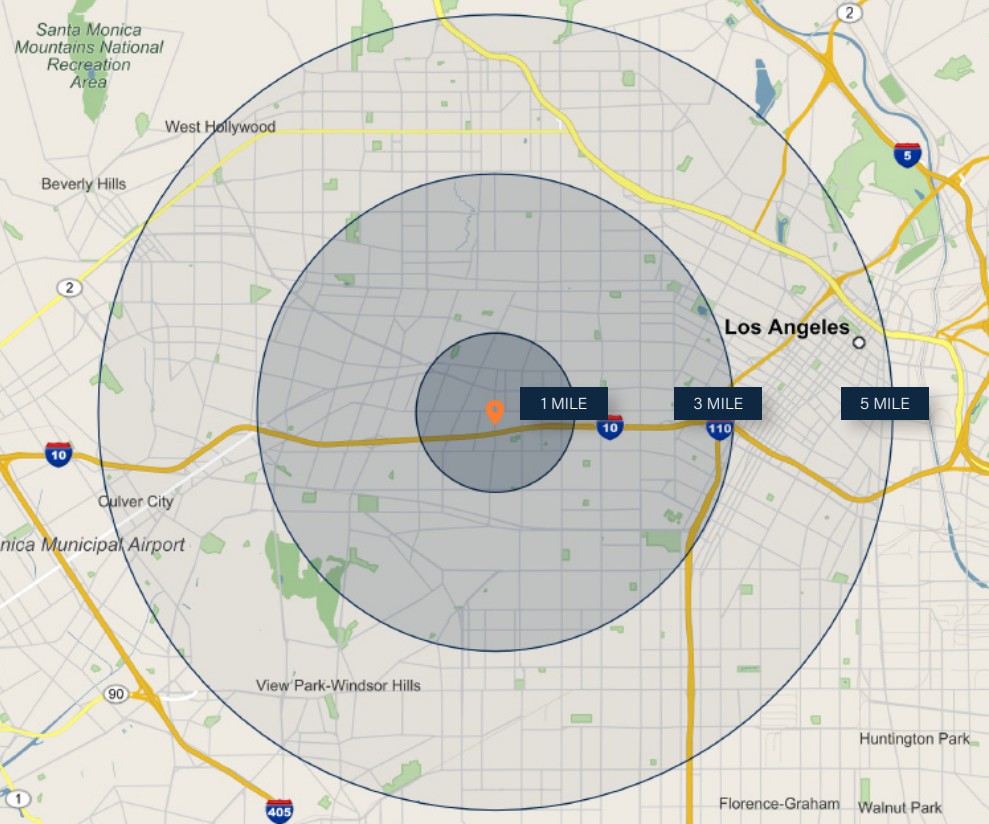
Demographics

1 Mile

3 Mile

5 Mile

Population	52,400	518,900	1,301,800
Households	18,100	197,500	524,300
Average Household Size	2.7	2.5	2.3
Median Age	38.9	37.4	37.7
Owner Occupied Households	3,800	37,300	102,600
Renter Occupied Households	13,600	155,000	408,100
Average Household Income	\$74,400	\$78,900	\$87,700
Median Household Income	\$49,900	\$53,400	\$60,300
Businesses	1,700	25,800	93,500



\$87,700

Average HH income  
within a 5-mile radius



\$487 Million

Annual Consumer Spending  
within a 1-mile radius



102,600

Owner Occupied Housing  
within a 5-mile radius



524,300

Households  
within a 5-mile radius



93,500

Businesses  
within a 5-mile radius



408,100

Renter Occupied Housing  
within 5-mile radius







**3520 West Washington Blvd**  
Los Angeles, CA 90255

**Marcus & Millichap**  
**BRANDON MICHAELS**  
GROUP

**CONFIDENTIALITY AND DISCLAIMER**

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2023 Marcus & Millichap. All rights reserved.

**NON-ENDORSEMENT NOTICE**

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.