

Offering Memorandum

739 LONGFELLOW AVE
HERMOSA BEACH, CA 90254

\$2,150,000



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SFR DEVELOPMENT
OPPORTUNITY

LYON STAHL
INVESTMENT REAL ESTATE

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Property Overview

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Property Summary

Price \$2,150,000

Address 739 Longfellow Ave

City, State, Zip Hermosa Beach

County Los Angeles

Year Built 1955

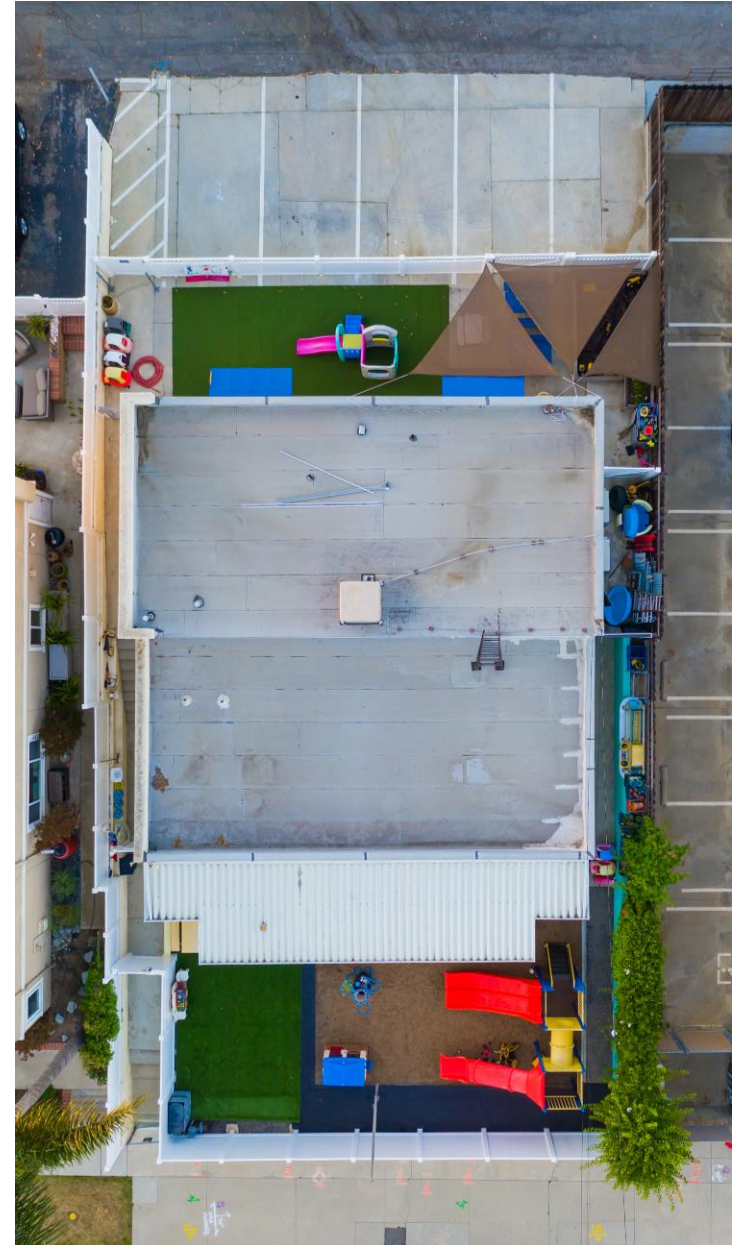
Number Of Units Pre School

Building Size 1,600 SF

Lot Size 5,007 SF

Price / Bldg Sf \$1,343.75

Price / Lot Sf \$429.39



Property Overview

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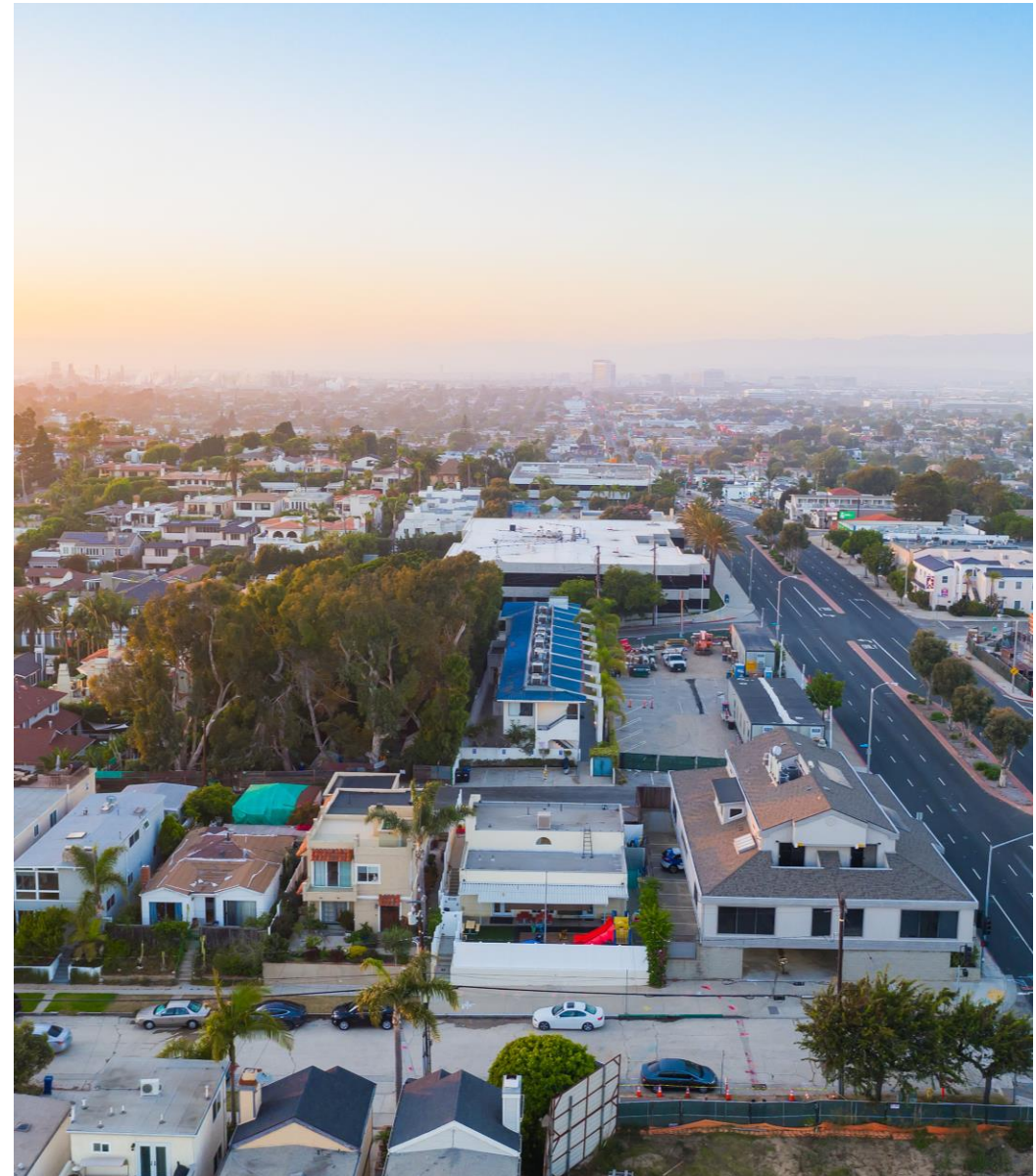


739 Longfellow Ave, Hermosa Beach 90254

- SFR | \$ 2,150,000

- Currently Operating As A Pre School
- Potential to Develop New Construction SFR or Bulk Sale (Land + Business)
- Elevated Lot With Incredible Views of the Ocean, Peninsula, Catalina, and PV Lights
- Excellent Location - Blocks from the Beach, Green Belt Running Path, Award-Winning Schools, Restaurants & Shops
- Zoned R1 With CUP For The Following Uses: Children's Day Care Facility With Over-Height Sound Wall

Lyon Stahl is pleased to present 739 Longfellow Ave in Hermosa Beach. This property has so many possibilities, it sits up high, and the value of the property resides in the incredible potential views of the ocean, peninsula, Catalina, and PV lights that sits on a 5,007 sqft lot. It is easy to envision the potential of the gorgeous views from a second story allowing for breathtaking sunsets over the pacific ocean. It has ally access, which is an asset to build your dream home with ample parking. Not only does this property sit up high, but it is also located near endless amenities. Some of these include the green belt running path, blocks from the beach, and walking distance to restaurants, shops, and award-winning schools. This property has endless opportunities, use your imagination, and make that dream a reality!



Financial Overview

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Price **\$2,150,000**

Property Summary

ADDRESS	739 LONGFELLOW AVE, HERMOSA BEACH	LEASE TERM	10 YEAR LEASE
ZONING	HBR1YY	LEASE TYPE	NNN
BUILDING SIZE	1,600 SF	ROOF RESPONSIBILITY	TENANT
LOT SIZE	5,007 SF	STRUCTURE RESPONSIBILITY	TENANT
PRICE/BLDG SF	\$1,343.75	STRUCTURE RESPONSIBILITY	TENANT
PRICE/LOT SF	\$429.40	TENANT(S)	SINGLE
PRO FORMA CAP	3.13%		

Financial Analysis OF Single Tenant NNN

CURRENT MONTHLY RENT	\$5,600	MARKET MONTHLY RENT	\$5,600
CURRENT RENT/SF	\$3.50	MARKET RENT/SF	\$3.50
CURRENT RENT	\$67,200	MARKET RENT	\$67,200
NET OPERATING INCOME	\$67,200	NET OPERATING INCOME	\$67,200

Property Photography

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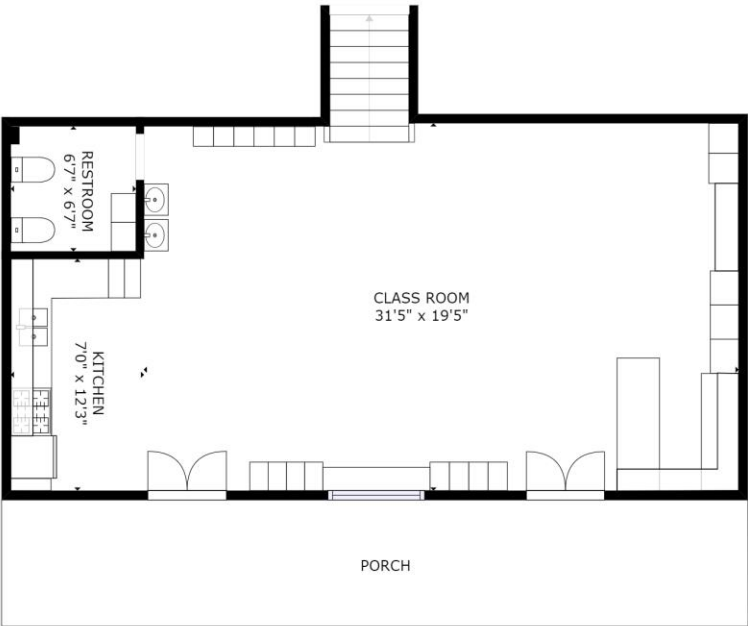


Property Photography

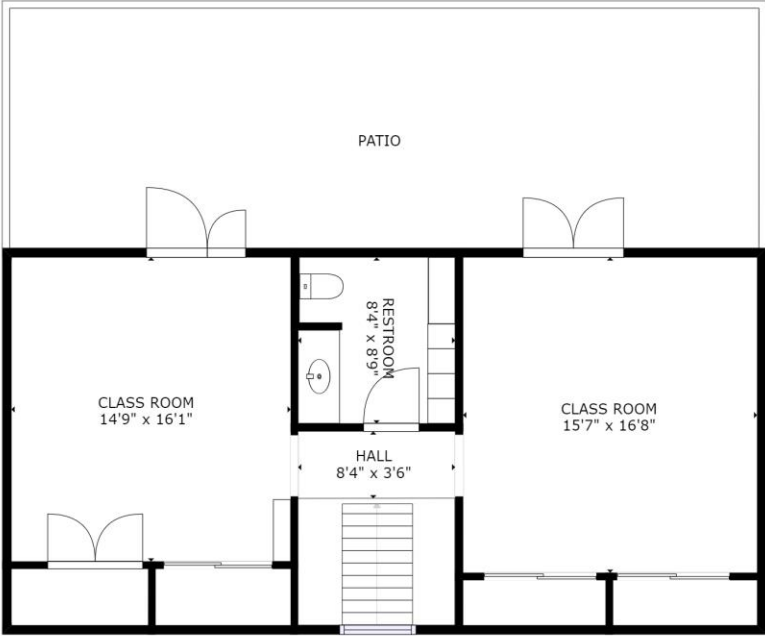
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FLOOR 1



FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 769 sq ft, FLOOR 2: 766 sq ft
TOTAL: 1535 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Comparables

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New Construction Comparables

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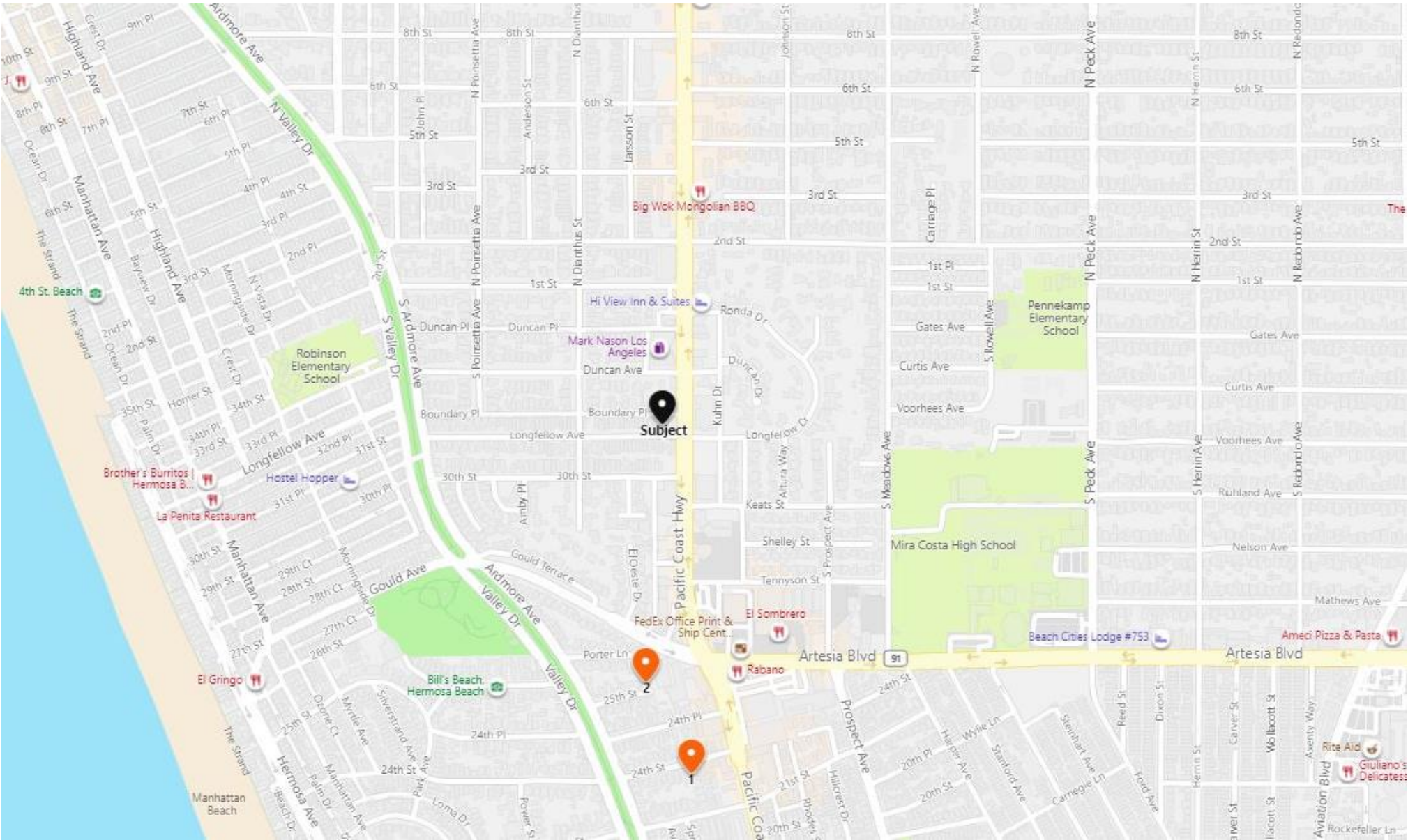


	Address	Price	Year Built	Building Size	Lot Size	Price/SF	Bed	Bath	Sold Date
1	719 24 th St Pl Hermosa Beach, CA 90254	\$4,725,000	2019	4,585 SF	4,100 SF	\$1,030.53	5	8	03/31/2020
2	661 25 th St Hermosa Beach, CA 90254	\$4,400,000	2019	5,203 SF	5,558 SF	\$845.67	5	6	01/03/2020
Averages		\$4,562,500	2019	4,894 SF	4,894 SF	\$938.10	5	7	2/16/2020

New Construction Comparables Map

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Lease Comparables

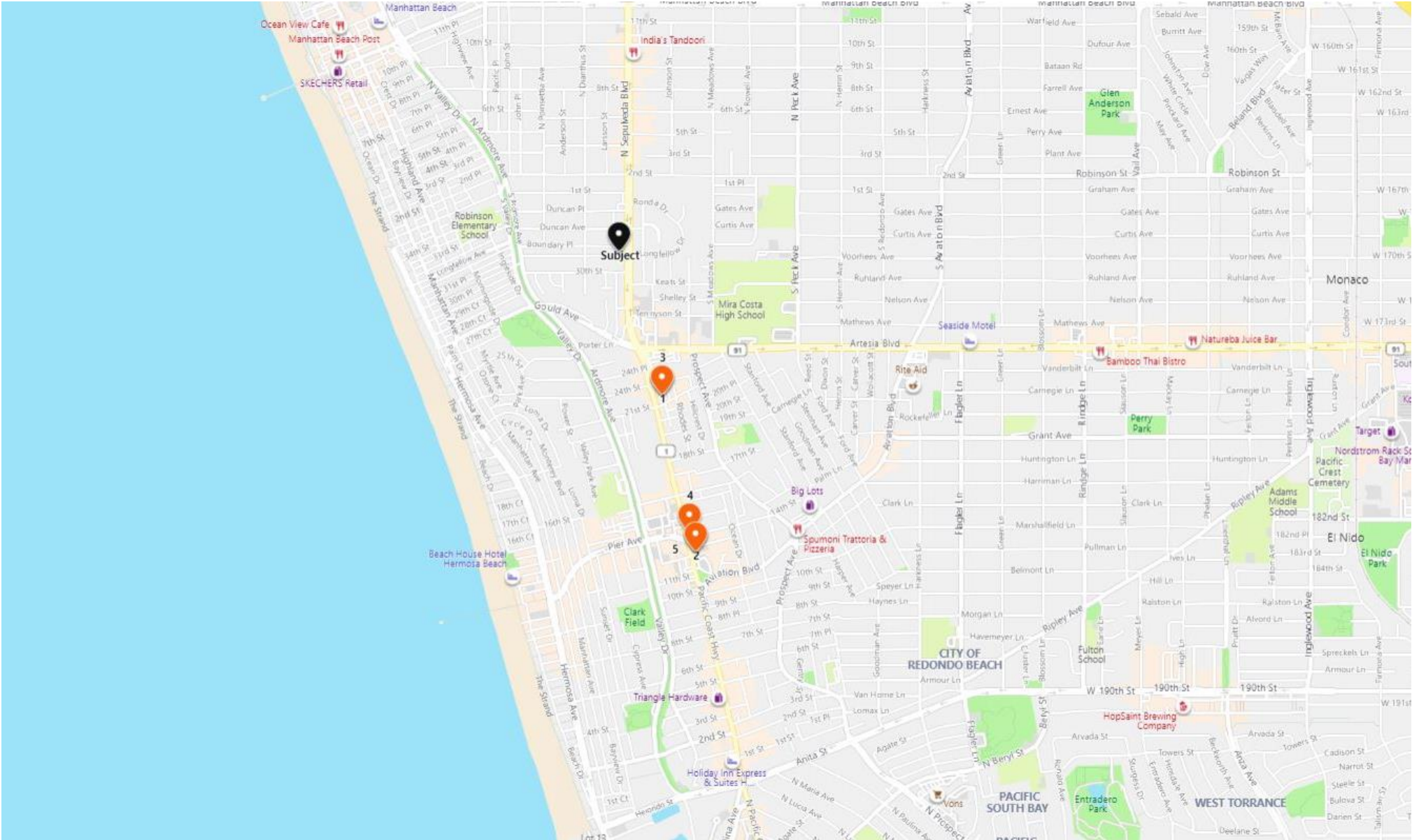
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	Address	Rent Per SF	Rent Per Month	Lease Type	SF Lease	Floor	Rent Type	Sign Date
1	2200 PCH 2200 Pacific Coast Hwy	\$3.75	\$3,585	MG	956	2 nd	Asking	03/03/2020
2	1200 Pacific Coast Hwy	\$3.50	\$3,150	NNN	900	1 st	Asking	01/2/2020
3	2200 PCH 2200 Pacific Coast Hwy	\$3.75	\$7,875	MG	2,100	3 rd	Asking	10/28/2019
4	1402 Pacific Coast Hwy	\$3.13	\$9,390	NNN	3,000	1 st	Effective	6/14/2019
5	1200 Pacific Coast Hwy	\$2.95	\$2,935	NNN	995	1 st	Asking	5/07/2019
Averages		\$3.42	\$5,387	N/A	1,590	1.6	N/A	10/4/2019

Lease Comparables Map

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Area Overview

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City Overview

Hermosa Beach is one of the three Beach Cities, bordered by Manhattan Beach and Redondo Beach. Extending only 15 blocks east to west and 40 blocks north to south, and with a population of 19,506, Hermosa Beach is a small city with sea breezes that can lessen high summertime temperatures to an average of 74 degrees Fahrenheit. The city's wide flat beach is popular for sunbathing, beach volleyball, surfing, paddle boarding, and its numerous restaurants and bars.

The Strand is a paved path that runs along Hermosa's beach from Torrance Beach to the south and approximately 20 miles north up to Santa Monica. Hundreds of people a day can be seen jogging, walking, biking, or rollerblading along the path. Hermosa Beach home prices can reach up to \$20,000,000 along The Strand. The Hermosa Beach real estate market is robust with median price of homes currently listed in Hermosa Beach is \$2,237,000 and values have gone up 8% over the past year.

Hermosa Beach has two schools: Hermosa Valley and Hermosa View, both of which rank in the top 10% in California, with students scoring at or above the 90% in the highest grade tested in reading and math. At the high school level, students can choose between Mira Costa in Manhattan Beach or Redondo Union in Redondo Beach.

Hermosa Beach has been named a "world class pedestrian city" thanks to the Hermosa Valley Greenbelt, which is a walking trail converted from a railroad that is part of the federal rails to trails network. The city has eight other public parks, along with a skate park, basketball courts, baseball and softball fields, tennis courts, and a lawn bowling club.



Area Overview

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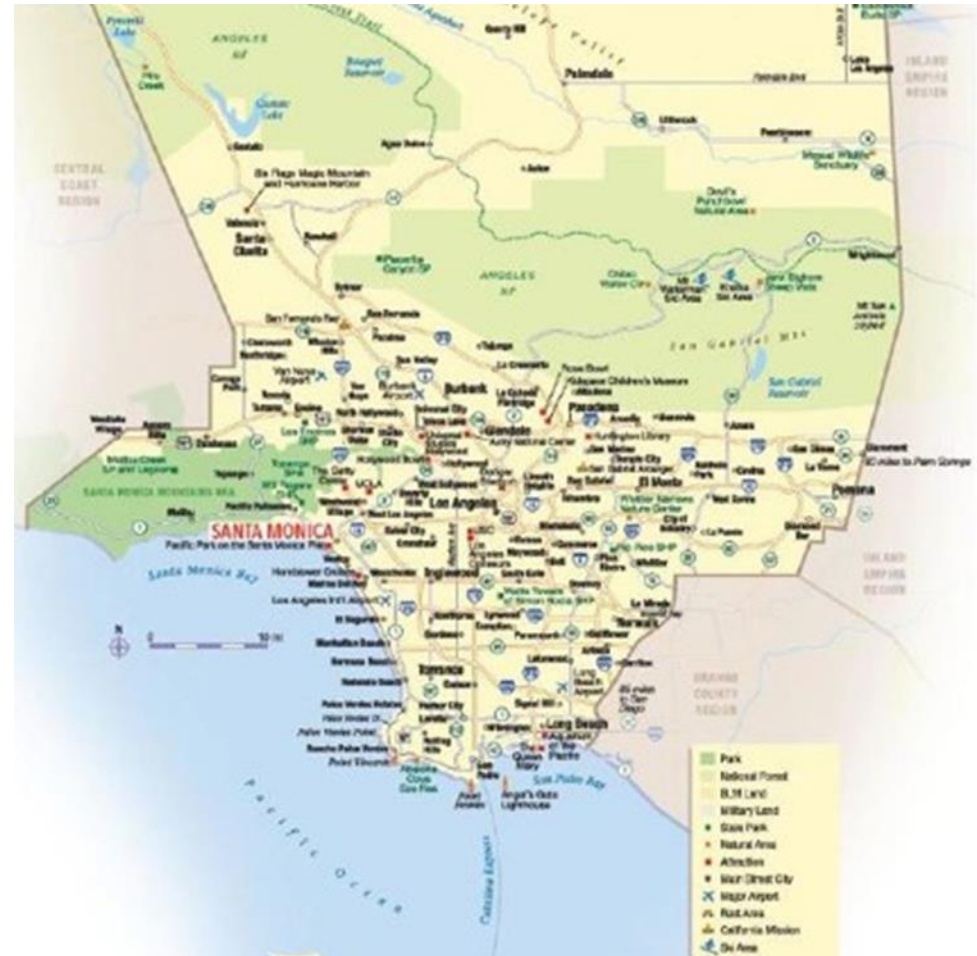


County Overview

Los Angeles County is the most heavily populated county with approximately 9.9 million people, including about 1 million that live in unincorporated areas of the county. The metropolis – formed by the six neighboring counties of Los Angeles, Ventura, Kern, San Bernardino, Riverside, and Orange – is home to approximately 19 million residents. Los Angeles County is home to one of the most educated labor pools in the country and offers a labor force of more than 4.7 million, of which more than 1.5 million are college graduates. Los Angeles County has the largest population of any county in the nation, exceeded only by eight states. According to the United States Conference of Mayors, Los Angeles County boasts a GDP among the twenty largest in the world. Los Angeles County's continued economic growth, in contrast to other areas of the state and nation, is due to its diversified economy and abundant, well-trained workforce.

Los Angeles County is well located on the Southern Coast of California, and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. The county is comprised of approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments – the greatest concentration in the state. Los Angeles County has a Gross Domestic Product (GDP) of approximately \$446 billion – placing it among the top 20 economies in the world. The combined GDP of Los Angeles and its five surrounding neighboring counties places it in the top 10. California is generally considered to be in the top five.

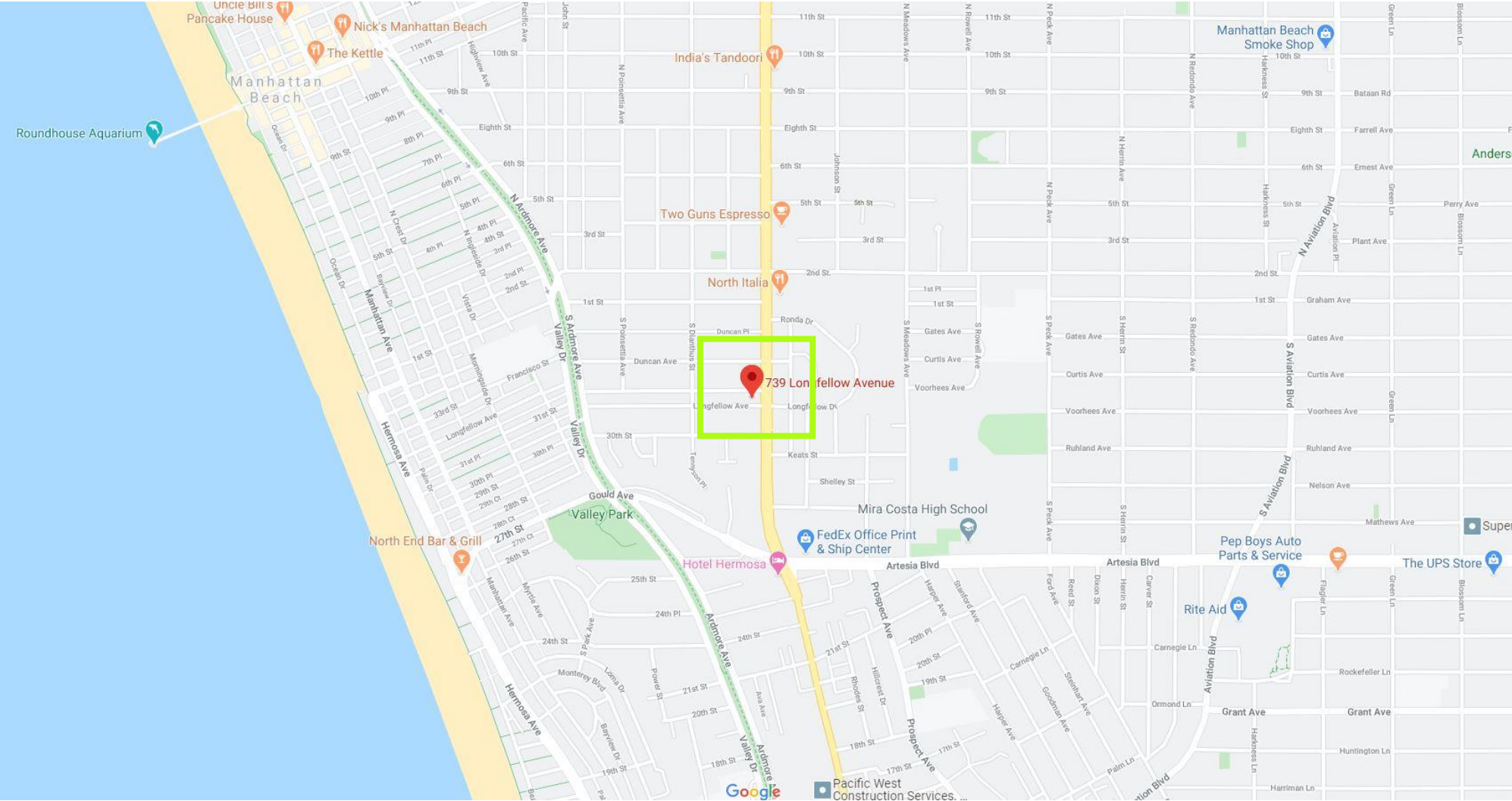
If Los Angeles County were its own nation, its economy would be the 18th largest in the world. It is home to more than 244,000 businesses, with more minority and women owned businesses than any other state in the nation and is the nation's top international trade center and manufacturing center. Los Angeles is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace and international trade. Because the Los Angeles area is so large and diverse, it has something to offer everyone. While Hollywood and the Los Angeles beach culture are part of our collective image of Los Angeles, the city also has more museums than any other city and some of the best hotels in the world.



Local Map

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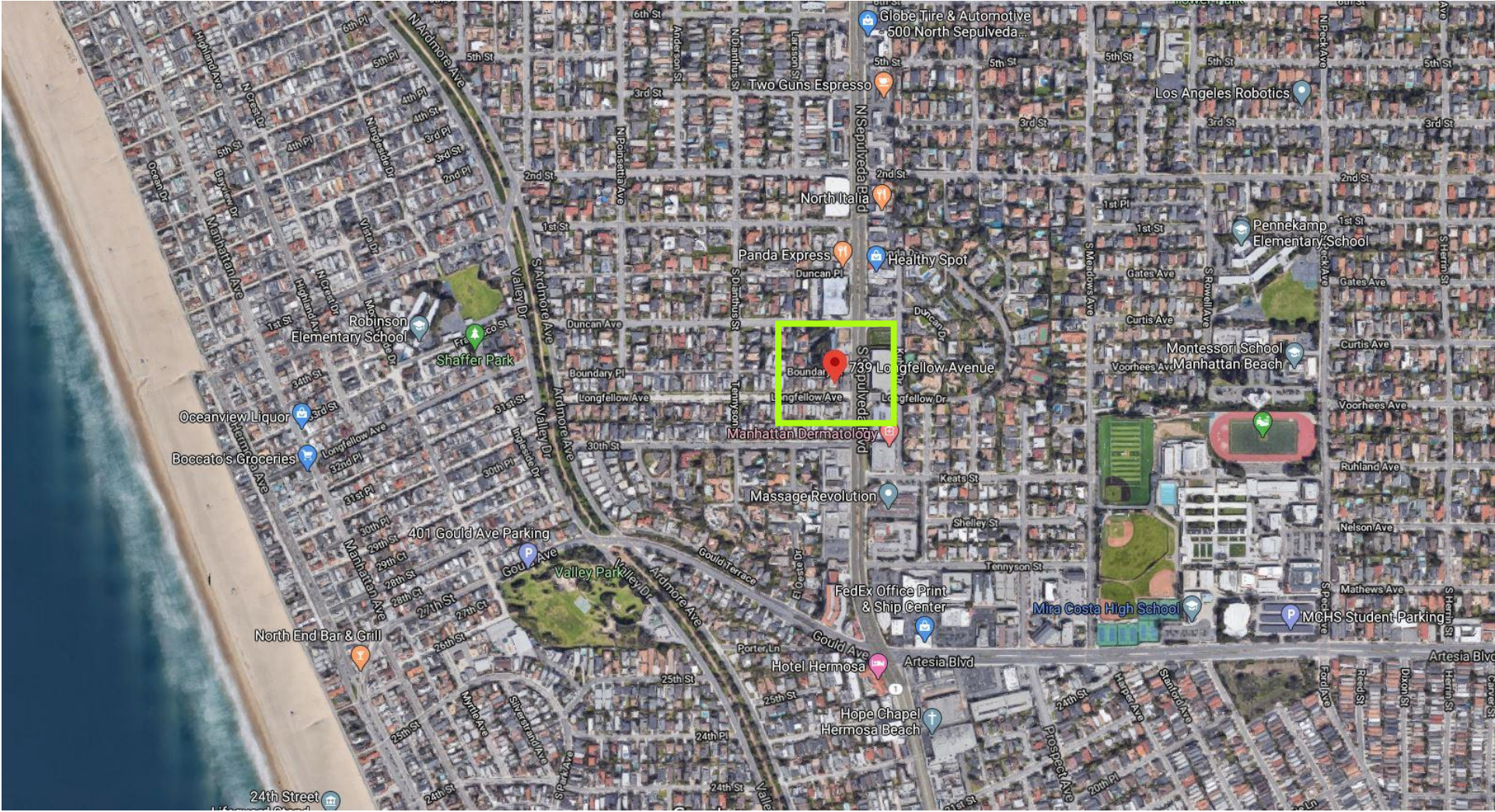
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Aerial Map

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Disclaimer & Confidentiality Agreement



The information contained in this Offering Memorandum (“Memorandum”) is proprietary and strictly confidential; it is intended to be reviewed only by the party receiving it from Broker and should not be made available to anyone else without the written consent of Broker. By retention or use of this Memorandum, you agree that its contents are confidential, that you will hold it in the strictest confidence, and that you will not disclose any of its contents contrary to these terms.

This Memorandum has been prepared to provide summary, unverified information to establish a preliminary level of interest in the subject property (“Property”). The information in this Memorandum has been obtained from sources Broker believes to be reliable; however, Broker has not conducted sufficient investigation to make any warranty or representation whatsoever including but not limited to the accuracy or completeness of the information, veracity or accuracy of the information, condition of the Property or its compliance or lack of compliance with applicable governmental requirements, developability, suitability or financial performance of the Property, income or expenses for 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 or Federal regulations, the physical condition of the improvements thereon, or the financial condition or business Property and does not purport to be an all – inclusive representation regarding the Property or to contain all or part of the information which prospective investors may require to evaluate the purchase of the Property. Additional information and an opportunity to investigate the Property will be made available to interested and qualified prospective purchasers. All information is based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of Broker, therefore, all information is subject to material variation. The information contained herein is not a substitute for a thorough due diligence investigation. Interested parties are expected to review all information of whatever nature independently and not rely on the contents of this Memorandum in any manner.

The Property owner (“Owner”) expressly reserves the right, at its sole discretion, to reject any or all offers to purchase the Property, and/or to terminate discussions at any time with or without notice. The Owner shall have no legal commitment or obligation unless and until written agreement(s) have been fully executed, delivered and approved by the Owner and any conditions to the Owner’s obligations therein have been satisfied or waived.

Exclusively Marketed By



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