

416-424

# WALL STREET

LOS ANGELES, CA 90013

**RETAIL STOREFRONT/RETAIL OFFICE  
DOWNTOWN LA TOY DISTRICT**

**OFFERING PRICE: \$3,400,000**

- ▶ Current Cap Rate of 8.1%, Includes New Property Taxes
- ▶ Excellent Visibility | Corner Lot
- ▶ Low Price Per SF: \$142
- ▶ 11 Suites | 100% Occupancy
- ▶ 10 Parking Spaces

350 S. Los Angeles St. Also Available For Sale | Offered at \$3,600,000

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SUBJECT  
PROPERTY

# EXECUTIVE SUMMARY

**416-424 Wall Street** is a two-story Retail Storefront/Retail Office property in Downtown Los Angeles. Built in 1917, it encompasses 23,940 SF with eleven suites on a 15,010 SF lot, ten free surface parking spaces, and is zoned LAC2. 416-424 Wall Street is situated on the corner of Wall St. and Winston St., with traffic counts exceeding 9,000+ cars daily.

The subject property boasts a prime, high-traffic location, with a prominent street presence of an impressive 146 Feet of frontage on Wall Street and 102 Feet on Winston Street.

The exceptional Location Score of 92, a Walk Score of 96, and a Transit Score of 100 create unparalleled convenience for this retail center for customers and employees.

\*Sale is subject to court confirmation & may be subject to overbid.  
Call Listing Agents for more information.

## HIGHLIGHTS



Commuter Rail



Bus Line



Corner Lot



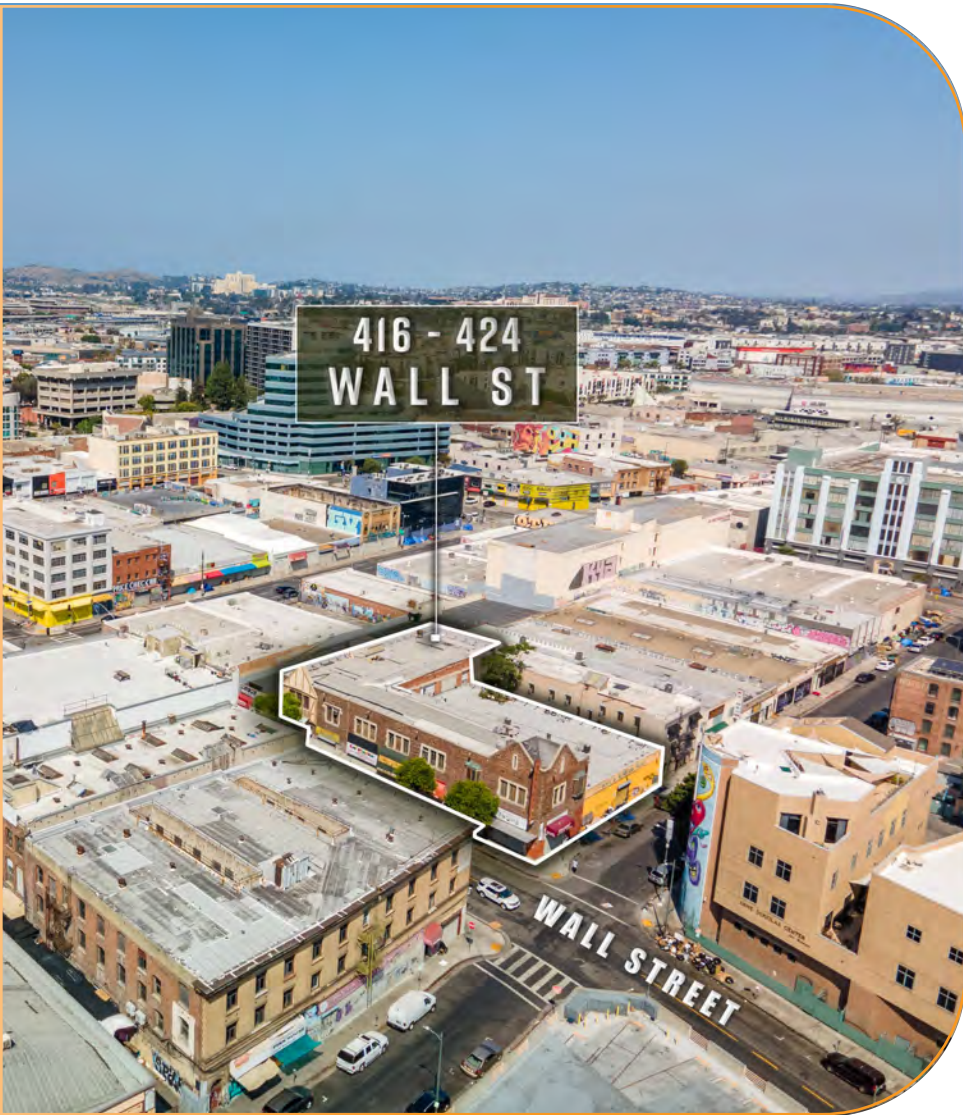
Metro/Subway



10 Parking Spaces



# PROPERTY INFORMATION



5148-006-010

ASSESSOR PARCEL NUMBER



2

STORIES



1

BUILDINGS



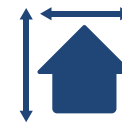
*Light Manufacturing*

USE CODE

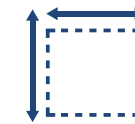


1917

YEAR BUILT



23,940 SF  
BUILDING SIZE



15,010 SF  
LOT SIZE



LAC2  
ZONING

# PROPERTY INFORMATION



**9,000+ Cars**  
DAILY TRAFFIC



**146' on Wall St. / 102' on Winston St.**  
FRONTAGE



**Industrial/Retail/Storefront**  
PROPERTY TYPE



**Opportunity Zone**  
SPECIAL ZONE



**92**  
LOCATION SCORE



**96**  
WALK SCORE



**100**  
TRANSIT SCORE

An aerial photograph of a city, likely San Francisco, showing a dense urban landscape with various buildings and streets. A large, semi-transparent pyramid shape is overlaid on the center of the image. The text 'PROPERTY PHOTOS' is centered within the pyramid, flanked by two thin horizontal lines.

PROPERTY  
PHOTOS

# PHOTO GALLERY





An aerial, high-angle photograph of a dense urban cityscape, likely New York City, showing a mix of low-rise and high-rise buildings. The image is overlaid with a semi-transparent blue filter. The word "FINANCIALS" is centered in a white, sans-serif font, flanked by two thin, horizontal orange lines.

# FINANCIALS

# 416-424 WALL STREET INVESTMENT SUMMARY

## PRICING OVERVIEW

Offering Price	\$3,400,000
CAP Rate	8.1%
Cost Per Sq. Ft.	\$142
NOI (Current)	\$276,803
Suites	11
Total Building SF	23,940
Total Land SF	15,010

# FINANCIALS

RECONSTRUCTED P & L	
Rental Income	\$440,445
Expense Accounting	\$2,000
Cleaning & Maintenance	\$4,205
Property Insurance	\$33,359.98
Licenses and Permits	\$1,408.16
Maintenance Tree Trimming	\$1,300
Management Fees	\$22,417.30
Office Supplies	\$1,236.72
Repairs - Electrical Supplies & Labor	\$375
Elevator Service	\$7,300
Repairs - Other	\$785.47
Total Repairs	\$8,460.47
LLC Tax - State Tax	\$1,600
Property Tax	\$40,779.53
Trash Collection	\$4,396.66
Utilities - Electricity	\$31,603.73
Fire	\$3,021.59
Sanitation	\$558.18
Water	\$834.62
Total Expense	\$163,642.41
Net Income	\$276,802.59

# 416-424 WALL STREET RENT ROLL

SUITE	TENANT	BUSINESS DESCRIPTION	SF	MONTHLY RENT	ANNUAL RENT	LEASE START DATE	LEASE END DATE
416A	Kyung Im	Clothing Store	1,300	\$4,114	\$49,368	4/1/2023	3/31/2026
416B - 1st Floor	Jannie Wong (J.W.T.)	Children's Clothing Store	1,600	\$7,250	\$87,000	4/1/2024	3/31/2026
416B - 2nd Floor			2,320				
420A - 1st Floor	Jose Garcia	Gift Shoppe	1,400	\$7,000	\$84,000	11/1/2023	10/31/2025
420A - 2nd Floor			2,320				
420B - 1st Floor	Seon Choo	Toy Store	2,800	\$6,680	\$80,160	11/15/2021	11/14/2024
420B - 2nd Floor			2,320				
422A - 1st Floor	Seon Choo	Toy Store	1,300	\$3,963	\$47,556	4/1/2020	3/31/2025
422A - 2nd Floor			2,320				
422B - 1st Floor	Magdelano Landeros Gomez	Clothing Store	4,000	\$10,815	\$129,780	4/15/2023	4/14/2025
422B - 2nd Floor			2,320				
<b>TOTALS</b>			<b>24,000</b>	<b>\$39,822</b>	<b>\$477,864</b>		

\*We noted that the leases are NNN. However, ownership/landlord doesn't appear to be recapturing the Net charges unless they are built into the rental rates, which seem higher than the market dictates.

# TRAFFIC COUNTS

TRAFFIC COUNTS	
Wall St/Winston St	9,500
Winston St/S San Pedro St	2,000
E 4th St/S San Pedro St	11,100

LOCATION	
Location Score	Best Location (92)
Walk Score	Walker's Paradise (96)
Transit Score	Rider's Paradise (100)

PROPERTY	
Type	Storefront Retail/Office
GLA	23,940 SF
Year Built	1917
Floors	2
Loading Docks	None
Parking	10 free Surface Spaces available
Tenancy	2 Tenants
Construction	Masonry
Land AC	0.39 AC
Building FAR	1.42
Features	Bus Line
Frontage	146' on Wall St, 102' on Winston St

VACANCY	
Current	0%
Last Quarter	0%
Year Ago	0%
Peers	13.10%
Submarket	7.10%

NNN ASKING RENTS PER SF	
Current	\$33-40 (est)
Last Quarter	-
Year Ago	-
Peers (Market Rent)	\$40.11
Submarket (Market Rent)	\$38.13

12 MONTH LEASING SF ACTIVITY	
Property	-
Peers Total	5,682
Peers Count	17
Peers Average	334
Submarket	613,080

LIVING HISTORY

CLIFTON'S





ESTABLISHED 1732

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SOLD  
COMPARABLES

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# 416-424 WALL STREET SOLD COMPARABLES

	PROPERTY	YEAR BUILT	TYPE	SQ FT	SOLD PRICE	PRICE PER SQ FT	SALE DATE
	<p>416-424 Wall Street Los Angeles, CA 90013</p>	<p>1917</p>	<p>Storefront Retail/Office</p>	<p>23,940</p>	<p>TBD</p>	<p>TBD</p>	<p>TBD</p>
	<p>2310 Pasadena Avenue Los Angeles, CA 90031</p>	<p>1985</p>	<p>Storefront Retail/Office</p>	<p>20,029</p>	<p>\$3,700,000</p>	<p>\$185</p>	<p>04/30/2024</p>
	<p>648-654 S. Broadway Los Angeles, CA 90014</p>	<p>1916</p>	<p>Restaurant</p>	<p>46,578</p>	<p>\$8,680,000</p>	<p>\$186</p>	<p>09/16/2022</p>
	<p>3800 S. Grand Avenue Los Angeles, CA 90037</p>	<p>1925</p>	<p>Storefront Retail/Residential</p>	<p>12,732</p>	<p>\$2,406,025</p>	<p>\$189</p>	<p>12/08/2022</p>

# DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES	10 MILES	10 MIN DRIVE
Population	62,355	478,953	1,204,862	3,450,302	1,061,138
5-Year Growth	3.4%	-0.7%	-1.9%	-2.2%	-2.6%
Median Age	44	37	37	38	37
5-Year Forecast	47	39	39	40	39
White/Black/Hispanic	45% / 21% / 27%	69% / 7% / 67%	71% / 8% / 68%	68% / 12% / 57%	70% / 8% / 69%
5-Year Forecast	45% / 20% / 28%	69% / 7% / 66%	71% / 8% / 68%	68% / 12% / 57%	70% / 8% / 69%
Employment	150,818	329,908	586,241	1,646,542	524,077
Buying Power	\$1.8B	\$7.5B	\$19.6B	\$73.1B	\$17.6B
5-Year Growth	12.7%	4.9%	1.8%	0.4%	1.0%
College Graduates	40.5%	24.0%	22.4%	26.6%	32.3%

HOUSEHOLD	1 MILE	3 MILES	5 MILES	10 MILES	10 MIN DRIVE
Households	29,020	159,311	379,308	1,146,845	343,463
5-Year Growth	4.1%	-0.1%	-1.7%	-2.3%	-2.4%
Median HH Income	\$61,603	\$46,934	\$51,635	\$63,782	\$51,287
5-Year Forecast	\$66,685	\$49,283	\$53,505	\$65,506	\$53,074
Average HH Income	\$91,615	\$70,904	\$74,788	\$89,814	\$74,041
5-Year Forecast	\$95,336	\$73,449	\$76,889	\$91,709	\$75,922
% High Income (>\$75K)	45%	32%	34%	43%	35%

HOUSING	1 MILE	3 MILES	5 MILES	10 MILES	10 MIN DRIVE
Median Home Value	\$788,806	\$700,064	\$713,979	\$732,242	\$763,698
Median Year Built	2003	1968	1960	1959	1962
Owner/Renter Occupied	12% / 88%	14% / 86%	21% / 79%	32% / 68%	19% / 81%



# INCOME & SPENDING

	1 MILE		3 MILES		5 MILES		10 MIN DRIVE	
2023 Households by Household Income	29,021		159,311		379,309		343,463	
<\$25,000	10,604	36.54%	48,953	30.73%	99,589	26.26%	94,466	27.50%
\$25,000 - \$50,000	2,809	9.68%	34,059	21.38%	85,519	22.55%	74,066	21.56%
\$50,000 - \$75,000	2,606	8.98%	24,569	15.42%	63,387	16.71%	55,033	16.02%
\$75,000 - \$100,000	2,334	8.04%	15,861	9.96%	39,374	10.38%	38,646	11.25%
\$100,000 - \$125,000	2,863	9.87%	11,679	7.33%	29,998	7.91%	25,769	7.50%
\$125,000 - \$150,000	1,873	6.45%	7,051	4.43%	18,524	4.88%	16,177	4.71%
\$150,000 - \$200,000	2,605	8.98%	8,164	5.12%	20,307	5.35%	19,305	5.62%
\$200,000+	3,327	11.46%	8,975	5.63%	22,611	5.96%	20,001	5.82%
2023 Avg HH Income	\$91,615		\$70,904		\$74,788		\$74,041	
2023 Med HH Income	\$61,603		\$46,934		\$51,635		\$51,287	

	1 MILE		3 MILES		5 MILES		10 MIN DRIVE	
Total Specified Consumer Spending	\$766M		\$4.1B		\$10.5B		\$9.2B	
Total Apparel	\$41.5M	5.42%	\$261M	6.41%	\$659.4M	6.29%	\$578.1M	6.29%
Women's Apparel	\$15.5M	2.03%	\$94.5M	2.32%	\$241.8M	2.31%	\$210.9M	2.30%
Men's Apparel	\$10.1M	1.31%	\$55M	1.35%	\$136.4M	1.30%	\$119.2M	1.30%
Girl's Apparel	\$2.5M	0.33%	\$18.8M	0.46%	\$47.7M	0.46%	\$42.1M	0.46%
Boy's Apparel	\$1.8M	0.24%	\$14.3M	0.35%	\$36.5M	0.35%	\$32.3M	0.35%
Infant Apparel	\$1.9M	0.25%	\$13.6M	0.33%	\$33.5M	0.32%	\$29.9M	0.33%
Footwear	\$9.7M	1.27%	\$64.8M	1.59%	\$163.5M	1.56%	\$143.6M	1.56%

# INCOME & SPENDING

	1 MILE		3 MILES		5 MILES		10 MIN DRIVE	
Total Entertainment & Hobbies	\$104.1M	13.59%	\$519.6M	12.76%	\$1.4B	12.97%	\$1.2B	12.88%
Entertainment	\$12M	1.56%	\$73.7M	1.81%	\$209.3M	2.00%	\$185.1M	2.01%
Audio & Visual Equipment/Service	\$23.8M	3.11%	\$123.4M	3.03%	\$308.6M	2.95%	\$273.1M	2.97%
Reading Materials	\$2.1M	0.27%	\$8.1M	0.20%	\$20.3M	0.19%	\$17.5M	0.19%
Pets, Toys, & Hobbies	\$16.5M	2.15%	\$76.2M	1.87%	\$199.8M	1.91%	\$172.4M	1.88%
Personal Items	\$49.8M	6.50%	\$238.1M	5.85%	\$620.8M	5.93%	\$535M	5.82%

	1 MILE		3 MILES		5 MILES		10 MIN DRIVE	
Total Food and Alcohol	\$230.3M	30.06%	\$1.3B	32.33%	\$3.3B	31.34%	\$2.9B	31.52%
Food At Home	\$114.2M	14.91%	\$730.9M	17.94%	\$1.8B	17.52%	\$1.6B	17.63%
Food Away From Home	\$99M	12.93%	\$505.5M	12.41%	\$1.3B	11.94%	\$1.1B	12.01%
Alcoholic Beverages	\$17M	2.22%	\$80.6M	1.98%	\$197.2M	1.88%	\$173M	1.88%

	1 MILE		3 MILES		5 MILES		10 MIN DRIVE	
Total Household	\$124.5M	16.26%	\$566.9M	13.92%	\$1.5B	14.15%	\$1.3B	13.97%
House Maintenance & Repair	\$9.7M	1.27%	\$49M	1.20%	\$168.2M	1.61%	\$140.4M	1.53%
Household Equipment & Furnishings	\$54.9M	7.16%	\$247.9M	6.08%	\$615M	5.87%	\$538.7M	5.86%
Household Operations	\$41M	5.35%	\$194.9M	4.78%	\$503.7M	4.81%	\$438.3M	4.77%
Housing Costs	\$19M	2.48%	\$75.2M	1.84%	\$195.1M	1.86%	\$166.3M	1.81%

# INCOME & SPENDING

	1 MILE		3 MILES		5 MILES		10 MIN DRIVE	
Total Transportation/ Maintenance	\$170.6M	22.27%	\$962.2M	23.62%	\$2.5B	24.26%	\$2.3B	24.50%
Vehicle Purchases	\$62.3M	8.13%	\$382M	9.38%	\$1.1B	10.25%	\$964.4M	10.50%
Gasoline	\$43.3M	5.66%	\$285.4M	7.01%	\$739.7M	7.06%	\$652.1M	7.10%
Vehicle Expenses	\$8.4M	1.10%	\$32.7M	0.80%	\$73.5M	0.70%	\$63.6M	0.69%
Transportation	\$33.9M	4.42%	\$138.4M	3.40%	\$333.8M	3.19%	\$286.5M	3.12%
Automotive Repair & Maintenance	\$22.7M	2.97%	\$123.8M	3.04%	\$321.5M	3.07%	\$284.6M	3.10%

	1 MILE		3 MILES		5 MILES		10 MIN DRIVE	
Total Health Care	\$34.8M	4.55%	\$188M	4.61%	\$482M	4.60%	\$423.5M	4.61%
Medical Services	\$20.4M	2.66%	\$112M	2.75%	\$288.5M	2.75%	\$254.9M	2.77%
Prescription Drugs	\$9.9M	1.30%	\$53.7M	1.32%	\$137.4M	1.31%	\$119.3M	1.30%
Medical Supplies	\$4.5M	0.59%	\$22.3M	0.55%	\$56.1M	0.54%	\$49.3M	0.54%

	1 MILE		3 MILES		5 MILES		10 MIN DRIVE	
Total Education /Day Care	\$60.1M	7.85%	\$259M	6.36%	\$669.5M	6.39%	\$572.2M	6.23%
Education	\$38.2M	4.99%	\$165.8M	4.07%	\$426.9M	4.07%	\$366.1M	3.98%
Fees & Admissions	\$21.9M	2.86%	\$93.2M	2.29%	\$242.6M	2.32%	\$206.1M	2.24%

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