

RETAIL STORE FRONT/ RESIDENTIAL UNITS  
4071 Main Street, Los Angeles, CA 90037

- — MIXED-USE INVESTMENT OPPORTUNITY 4
- INCOME UNITS | ±3,200 SF 9–10% CAP RATE
- Separately metered — lower operating expenses  
Roof reported in good condition
- High visibility + neighborhood traffic
- Turnkey cash flow day one w/ upside for rent increases or repositioning



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RETAIL STORE FRONT/ MULTI UNITS

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**Property Summary**

Building SF:	3,191 SF
Lot Size:	7,405 SF
Price:	\$999,999.00
Year Built:	1948
Zoning:	LACM zoning

**Property Overview**

The property offers four income-producing units total, generating cash flow with potential upside for future growth.

The front portion includes two retail tenants — a long-standing grocery store and a fully remodeled barbershop with back room + kitchenette + bonus space. In the rear, the property features two additional residential units currently rented, providing diversified income and reduced vacancy risk.

This asset is separately metered, with the roof reported in good condition, and offers strong day-one performance for investors seeking cash flow, 1031 placement, or long-term hold strategy.

**Location Overview**

Located near the corner of Main Street and 41st, this property sits in a well-traveled pocket of Los Angeles with steady local activity and strong neighborhood demand. The area is surrounded by small businesses, shops, markets, and service retailers, making it convenient for customers and residents alike.

The site offers easy access to major freeways, including the 110, 10, and 105, providing quick connectivity to Downtown Los Angeles and surrounding submarkets. Public transit is close by, and the location benefits from consistent foot and vehicle traffic throughout the day.



# RENT ROLL SUMMARY

### Current Rent Roll

Tenant	Use	Square Feet	Monthly Rent	Annual Rent
Rita Barbershop	Retail	798 SF	\$2,000	\$24,000
Mini Market	Retail	800 SF	\$3,000	\$36,000
Residential Unit A	Residential	798 SF	\$2,400	\$28,800
Residential Unit B	Residential	798 SF	\$2,060	\$24,720
<b>TOTAL</b>	-	<b>3,194 SF</b>	<b>\$9,460</b>	<b>\$113,520</b>



# INCOME SUMMARY

## Gross Rental Income

**Total Monthly Income**

**\$9,460**

**Total Annual Gross Income**

**\$113,520**



# OPERATING EXPENSES

## Operating Expenses

Expense Item	Monthly Cost	Annual Cost
Sanitation	\$125	\$1,500
Water	\$170	\$2,040
Insurance	\$300	\$3,600
Property Taxes	N/A	\$9,421.73

**Total Annual Operating Expenses: \$16,561.73**



# NET OPERATING INCOME (NOI)

## Net Operating Income

<b>Annual Gross Income</b>	<b>Less Operating Expenses</b>	<b>Net Operating Income (NOI)</b>
<b>\$113,520</b>	<b>\$16,561.73</b>	<b>\$96,958.27</b>



# INVESTMENT METRICS (BASED ON \$999,999 PURCHASE PRICE)

## Investment Analysis

Purchase Price

\$999,999

NOI

\$96,958.27

## Key Metrics:

**9.70%**

Cap Rate

**~\$313**

Price Per Square Foot

(based on ~3,194 SF)

**8.81**

Gross Rent Multiplier  
(GRM)

# CAPITAL EXPENDITURES (CAPEX SUMMARY)

Recent capital improvements totaling \$162,000+ have been invested across all units, enhancing property value and tenant satisfaction.

Unit	Description	Estimated Investment
4075 – Retail Market	Long-standing market; under new ownership for approximately 1 year. Recent improvements include: New 16' x 3' commercial refrigerator, New interior and exterior lighting, Fresh interior paint, New electrical panel, Two (2) new AC units	\$82,000
4071 – Barbershop	Operating at this location since 2006. Recent improvements include: New interior paint, New lighting throughout, New air conditioning unit, New cabinetry, New flooring, Fully remodeled restroom, New electrical wiring, New drywall (rear portion of unit), New electrical panel	\$20,000
4075 ½ – Residential Unit	Tenant in place since 2016. Recent improvements include: Fully remodeled unit, New kitchen cabinetry, New kitchen equipment, New flooring, New lighting, New drywall, New insulation	\$25,000
4071 ½ – Residential Unit	Tenant in place for over 1 year. Recent improvements include: Remodeled kitchen with new equipment, New flooring, New lighting, Fresh interior paint and finishes	\$35,000

**Total Estimated CapEx Investment: \$162,000+**

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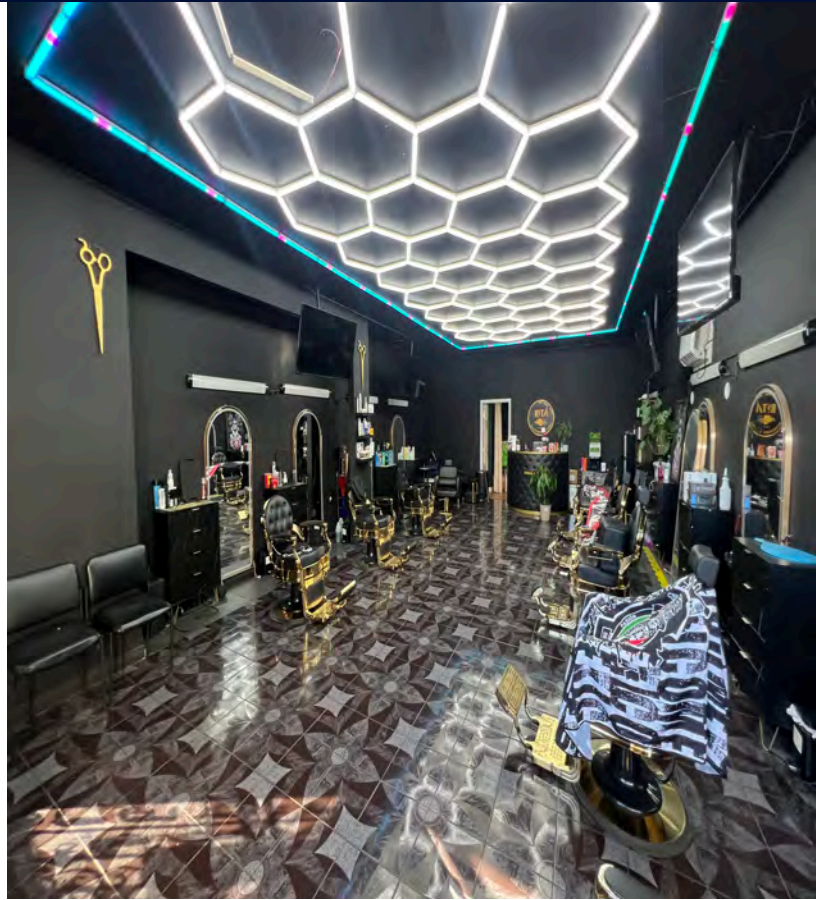
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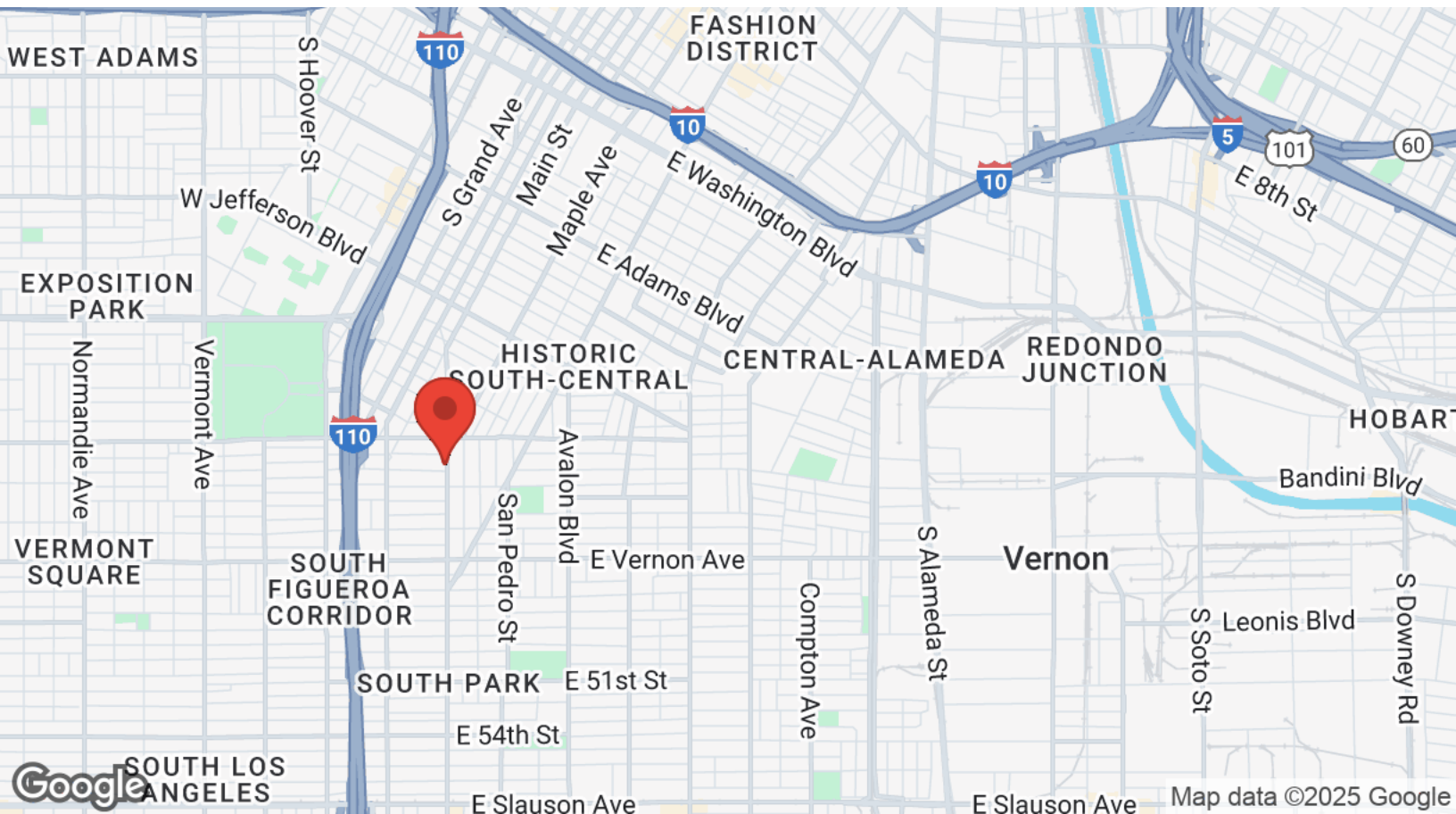
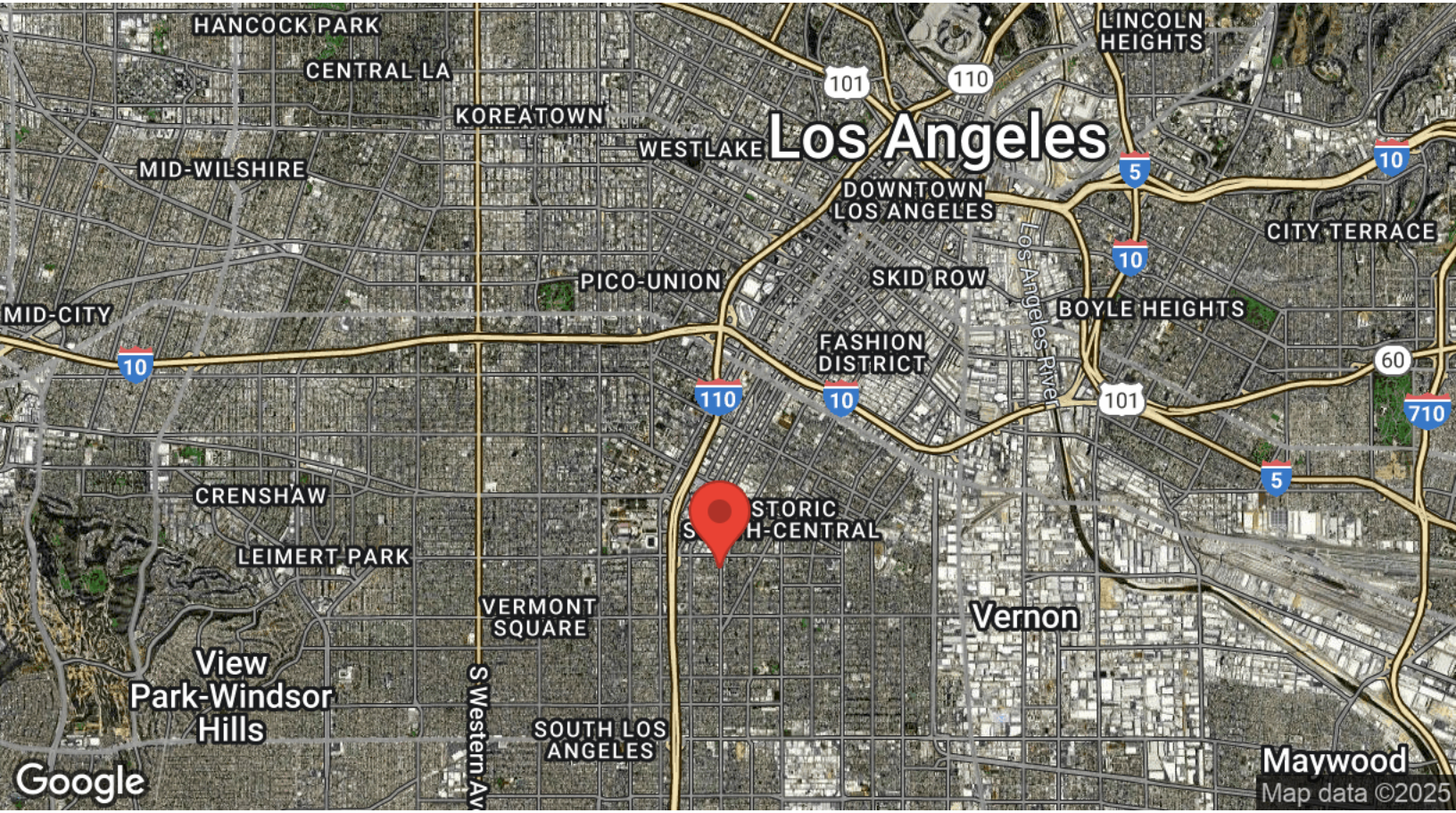
Main St

Main St

W 41st St

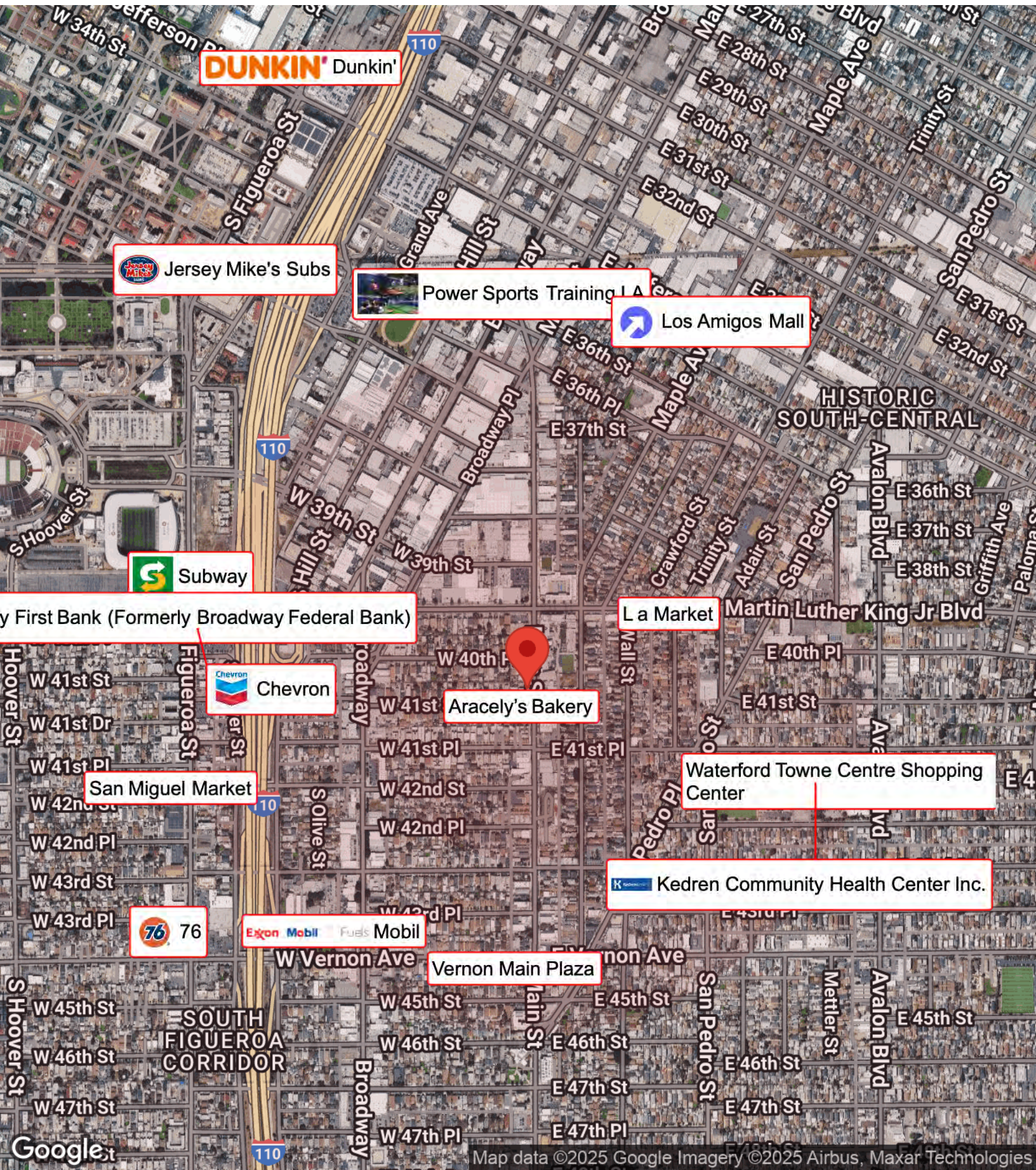
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**DUNKIN'** Dunkin'

**Jersey Mike's Subs**

**Power Sports Training LA**

**Los Amigos Mall**

**Subway**

**First Bank (Formerly Broadway Federal Bank)**

**Chevron**

**Aracely's Bakery**

**San Miguel Market**

**Waterford Towne Centre Shopping Center**

**Kedren Community Health Center Inc.**

**76 76**

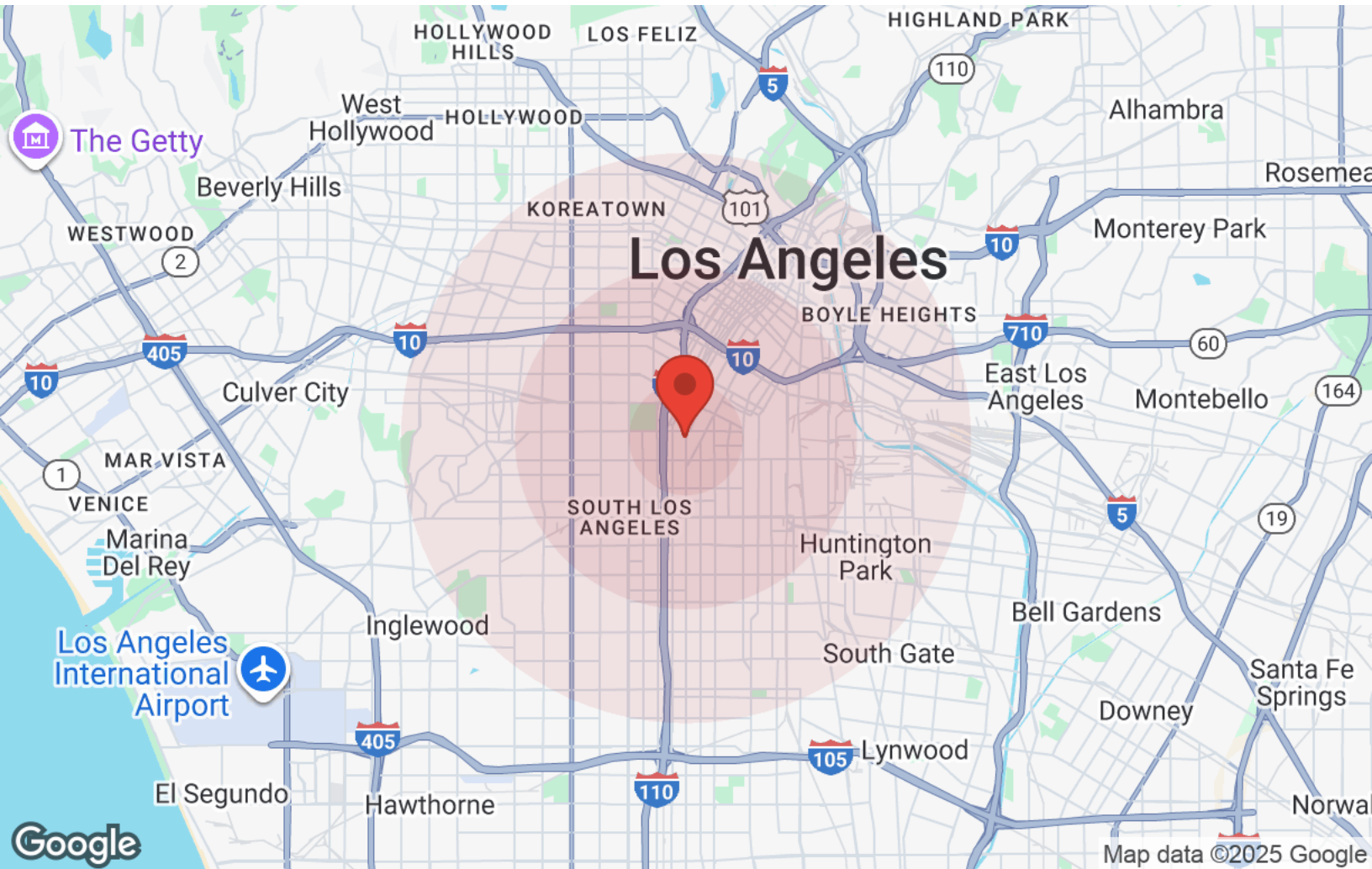
**Exxon Mobil Fuels Mobil**

**Vernon Main Plaza**

**SOUTH FIGUEROA CORRIDOR**

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	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
<b>Population</b>				<b>Income</b>			
Male	33,180	251,635	671,145	Median	\$57,411	\$60,635	\$64,240
Female	29,545	226,621	639,667	< \$15,000	1,874	24,108	60,781
Total Population	62,725	478,256	1,310,813	\$15,000-\$24,999	1,653	11,845	35,231
				\$25,000-\$34,999	1,623	13,494	38,528
<b>Age</b>				\$35,000-\$49,999	1,845	15,429	47,309
Ages 0-14	12,469	83,080	218,105	\$50,000-\$74,999	2,817	22,757	68,941
Ages 15-24	10,951	76,819	188,253	\$75,000-\$99,999	2,244	18,082	55,777
Ages 25-54	28,479	217,675	599,858	\$100,000-\$149,999	2,000	20,117	61,478
Ages 55-64	5,885	51,108	145,810	\$150,000-\$199,999	1,025	11,221	34,610
Ages 65+	4,942	49,574	158,787	> \$200,000	958	13,570	42,038
				<b>Housing</b>			
<b>Race</b>				Total Units	17,383	165,047	485,643
White	4,811	50,599	136,980	Occupied	16,040	150,622	444,695
Black	6,166	70,591	209,206	Owner Occupied	3,479	34,503	103,065
Am In/AK Nat	94	717	1,966	Renter Occupied	12,561	116,119	341,630
Hawaiian	25	383	918	Vacant	1,343	14,425	40,948
Hispanic	48,599	310,197	786,619				
Asian	2,039	35,439	147,729				
Multi-Racial	910	8,752	22,808				
Other	82	1,530	4,588				