

OFFERING MEMORANDUM

2216 W. JEFFERSON BLVD LOS ANGELES, CA 90018

FOR SALE



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Jerry & Rachel Hsieh
FINE HOMES AND INVESTMENTS



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Executive Summary

Classic 2-story mixed-use building comprised of 7 Units. Retail beneath and 4 residential units on 2nd story. Lovingly cared-for by current owners, with stable, long-term tenants. 3 storefront retail units + 4 residential apartments on an LAC2 lot. Tremendous future potential in an upcoming area, on a prominent commercial corridor, in the heart of the city. Jefferson Blvd is a major thoroughfare that links USC/Downtown (east) to Culver City (west). Along Jefferson Blvd, there are many popular businesses already, including South LA Cafe, Harold and Belle's and Highly Likely. Great prominent visibility for businesses that want storefront visibility.

Great Playground Park and early education center across the street. Property maximum potential will require some construction investment, so please make your offer assuming an as-is purchase (seller will not offer repair concessions during escrow). Convenient access to exposition rail line nearby. Located in HPOZ Jefferson Park neighborhood, which is a very close knit community featuring some of the most classic examples of historic Craftsman homes in the city. With popular neighborhoods in all directions, this property is a perfect investment if you are looking for a mixed-use property to revamp and maximize. Priced with strong ACTUAL cap rates, even with existing under-market lease prices. Pro-forma future potential is even better.

OFFERING PRICE:

\$1,195,000

KEY FEATURES

Location:	2216 W. Jefferson Blvd, Los Angeles, CA 90018
Site Area:	5,217 sq. ft. Lot
Building Area:	5,264 sq. ft. Int
Year Built:	1908
# of Units/Doors:	7 Units (3 Retail + 4 Residential)
Zoning:	LAC2
Parking:	6





Property Highlights



PRIME LOCATION

On Jefferson Blvd, between USC to the East and Culver City to the West. Jefferson Blvd is becoming a hot bed for new restaurants, shops and retail.



STRONG COMMUNITY

Located in Jefferson Park HPOZ, a neighborhood with strong community support. Good for attracting future retail tenants.



HISTORIC STOREFRONT APPEAL

Historic aesthetic and curb appeal. Opportunity to polish this rough diamond and maximize future potential.



VALUE-ADD POTENTIAL

Priced for stable cash flow with current rents, while still 30-50% potential future upside or more.



FUNCTIONAL MIX

Strong blend of retail and residential. Diversify cash flow. Popular investment product.

Tenancy Overview



1 UNIT 1

VACANT	
UNIT #	2216 1/2, Apt 1
UNIT TYPE	Studio
LEASE AMOUNT	\$1400 (Scheduled), \$0 Actual
TERM	N/A
LEASE DATE	N/A

2 UNIT 2

Isabel T (2 Adults)	
UNIT #	2220 1/2, Apt 2
UNIT TYPE	Studio
LEASE AMOUNT	\$839.50
TERM	MONTH TO MONTH
LEASE DATE	Jan 2003

3 UNIT 3

Isabel C (3 adults)	
UNIT #	2218 1/2, Apt 3
UNIT TYPE	Studio
LEASE AMOUNT	\$851
TERM	MONTH TO MONTH
LEASE DATE	Oct 2019

4 UNIT 4

Cristina F (2 Adults)	
UNIT #	2218, Apt 4
UNIT TYPE	Studio
LEASE AMOUNT	\$851
TERM	MONTH TO MONTH
LEASE DATE	Oct 2009

5 UNIT 5

Barber Shop (John S)	
UNIT #	2214
UNIT TYPE	Retail
LEASE AMOUNT	\$970
TERM	MONTH TO MONTH
LEASE DATE	Jan 2003

6 UNIT 6

Driving School (Yesenia Q)	
UNIT #	2216
UNIT TYPE	Retail
LEASE AMOUNT	\$1260
TERM	MONTH TO MONTH
LEASE DATE	Dec 2019

7 UNIT 7

Woodwork Shop (Alexander F)	
UNIT #	2220
UNIT TYPE	Retail
LEASE AMOUNT	\$2100
TERM	MONTH TO MONTH
LEASE DATE	Nov 2022

Financial Analysis

PROJECTED RENT ROLL

PROJECT RENT ROLL - 5 YEAR									
UNIT	USE	YEAR 1 (ACTUAL) (Vacant unit estimated)		YEAR 3 (ACTUAL)		YEAR 5 (ACTUAL)		FULL 5-YR PRO-FORMA (FULL TURNOVER & REHABBED)	
	SQFT	\$ / Month	\$ / Year	\$ / Month	\$ / Year	\$ / Month	\$ / Year	\$ / Month	\$ / Year
1	Residential	\$1,400.00	\$16,800	\$1,485.26	\$17,823	\$1,575.71	\$18,909	\$1,600.00	\$19,200
2	Residential	\$839.50	\$10,074	\$890.63	\$10,688	\$944.86	\$11,338	\$1,600.00	\$19,200
3	Residential	\$851.00	\$10,212	\$902.83	\$10,834	\$957.81	\$11,494	\$1,600.00	\$19,200
4	Residential	\$851.00	\$10,212	\$902.83	\$10,834	\$957.81	\$11,494	\$1,600.00	\$19,200
5	Retail	\$970.00	\$11,640	\$1,029.07	\$12,349	\$1,091.74	\$13,101	\$2,200.00	\$26,400
6	Retail	\$1,260.00	\$15,120	\$1,336.73	\$16,041	\$1,418.14	\$17,018	\$2,200.00	\$26,400
7	Retail	\$2,100.00	\$25,200	\$2,227.89	\$26,735	\$2,363.57	\$28,363	\$3,800.00	\$45,600
Gross Income			\$99,258		\$105,303		\$111,716		\$175,200
GOI			\$96,280		\$102,144		\$108,364		\$169,944
Expenses			\$31,697		\$31,697		\$31,697		\$31,697
NOI			\$64,584		\$70,447		\$76,668		\$138,248
GRM			12.04		11.35		10.70		6.82
CAP RATE			5.40		5.90		6.42		11.57

**Note: Cap Rate, GRM, and Property Tax Expenses all based off \$1,195,000 price



Market Overview

Jefferson Park is often described as one of the “souls of the city”. A hub of cultural diversity, shaped by African American, Japanese American, and Latino influence over generations. Housing demand remains strong, with rising home values and relatively tight inventory signaling sustained interest in the area. Its central location—within close proximity to Downtown Los Angeles, Culver City, and major transit corridors—positions it well for continued growth and accessibility-driven development. Retail opportunities are particularly concentrated along key corridors like Adams and Jefferson Boulevards, where a mix of neighborhood-serving businesses, local eateries, and small-format retail already exists. However, the area remains under-retailed relative to its population density and growing consumer base.

This creates a clear opportunity for curated retail, food and beverage concepts, and service-oriented businesses that cater to both existing residents and incoming demographics. In short, Jefferson Park offers a rare combination in Los Angeles: historic character, authentic community roots, and a still-emerging commercial landscape. For investors and operators, that translates into the potential to participate early in a neighborhood where demand is rising, identity is strong, and thoughtful retail can play a meaningful role in shaping its next phase.

QUICK FACTS



Dense Population. Jefferson Park has 14K+ people per sq. mile density, and 23k residents total



Walkable urban fabric (Walk Score ~76) supporting neighborhood-serving retail



Limited existing retail relative to population clear supply-demand gap



Positioned along key east-west corridors (Jefferson & Adams)



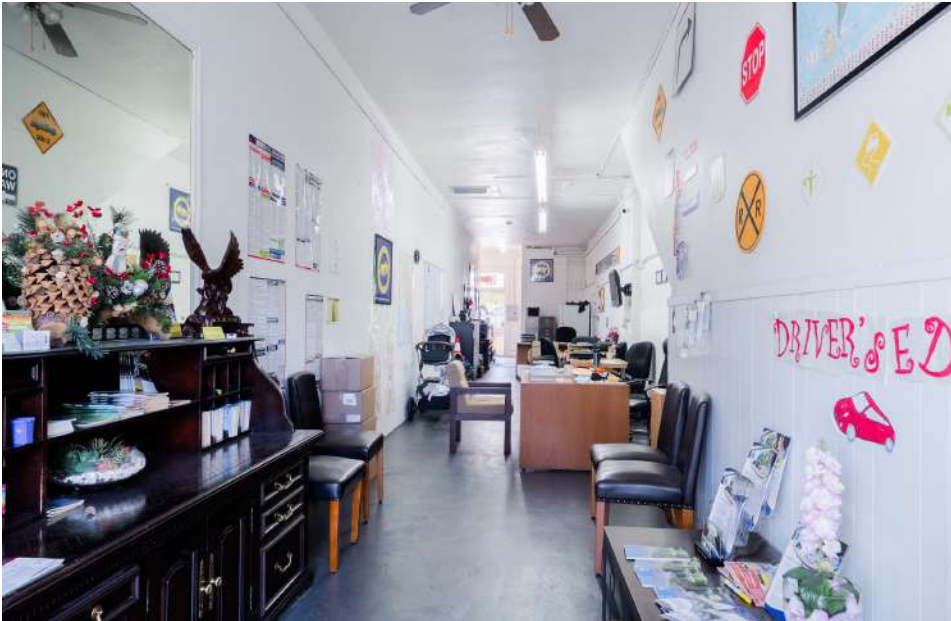
Access to Metro lines and major arterials broadening trade area beyond immediate residents



Established Community Base. Long-standing cultural identity with strong neighborhood cohesion



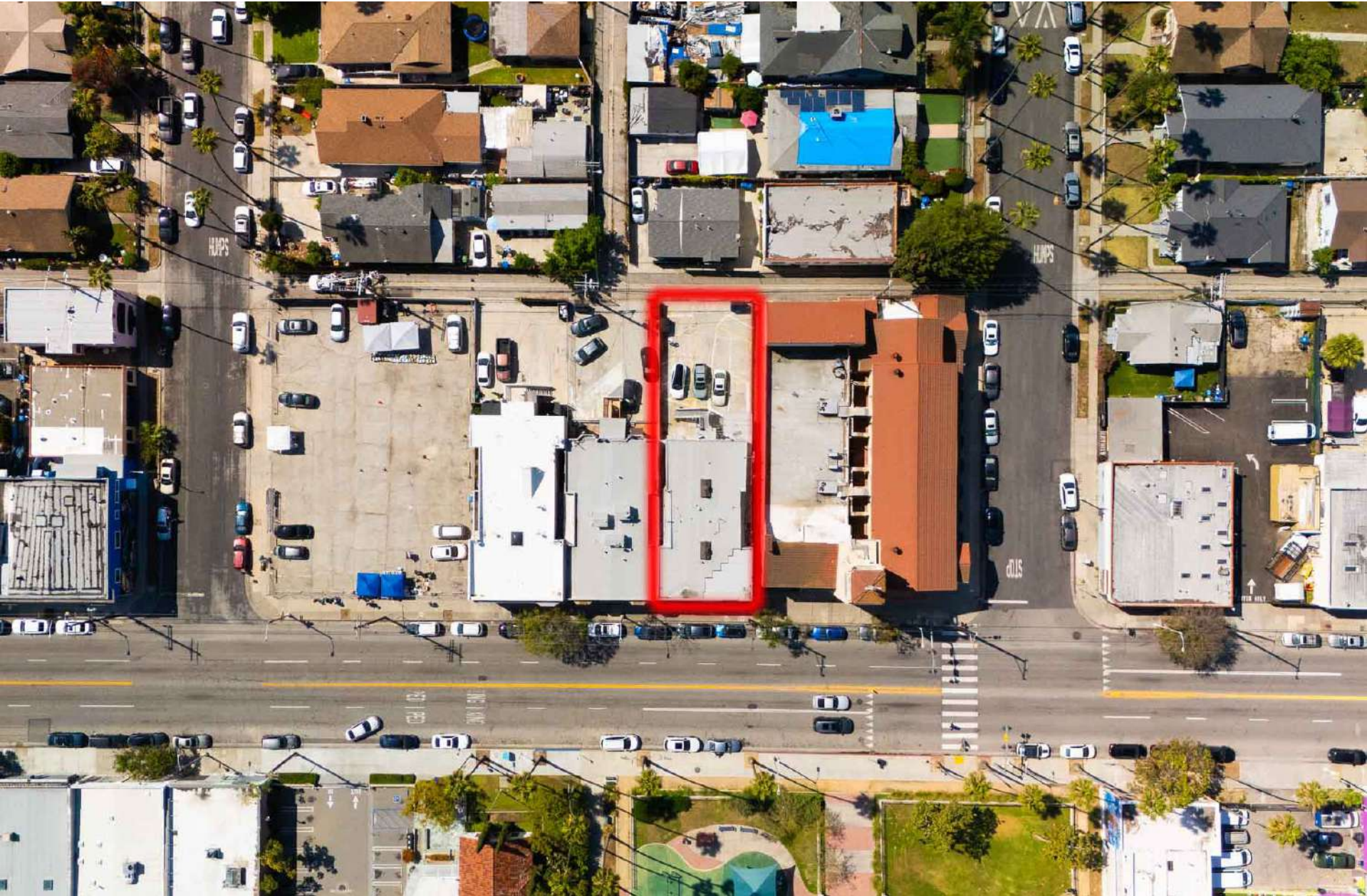
Property Photos



Property Photos



Aerial Photos



Aerial Photos



Comparables

1



SUBJECT PROPERTY: 2216 W. JEFFERSON BLVD

List Date	Building Size (SF)	Lot Size	Sale Price	# of units	\$/SF
May 2026	5,264	5,217 SF	\$1,195,000	7	\$227

2



1996 W JEFFERSON BLVD

Sold Date	Building Size (SF)	Lot Size	Sale Price	# of units	\$/SF
March 2024	5,273	6,806 SF	\$930,000	5	\$176

3



4632 PICKFORD ST

Sold Date	Building Size (SF)	Lot Size	Sale Price	# of units	\$/SF
October 2023	7,212	6,938 SF	\$1,850,000	9	\$257

4



1451 S RIDGELEY DR

Sold Date	Building Size (SF)	Lot Size	Sale Price	# of units	\$/SF
March 2024	6,808	5,493 SF	\$1,800,000	8	\$264

Comparables

5



2705 W. JEFFERSON BLVD

Sold Date	Building Size (SF)	Lot Size	Sale Price	# of units	\$/SF
Feb 2025	3,586	5,001 SF	\$888,000	6	\$248

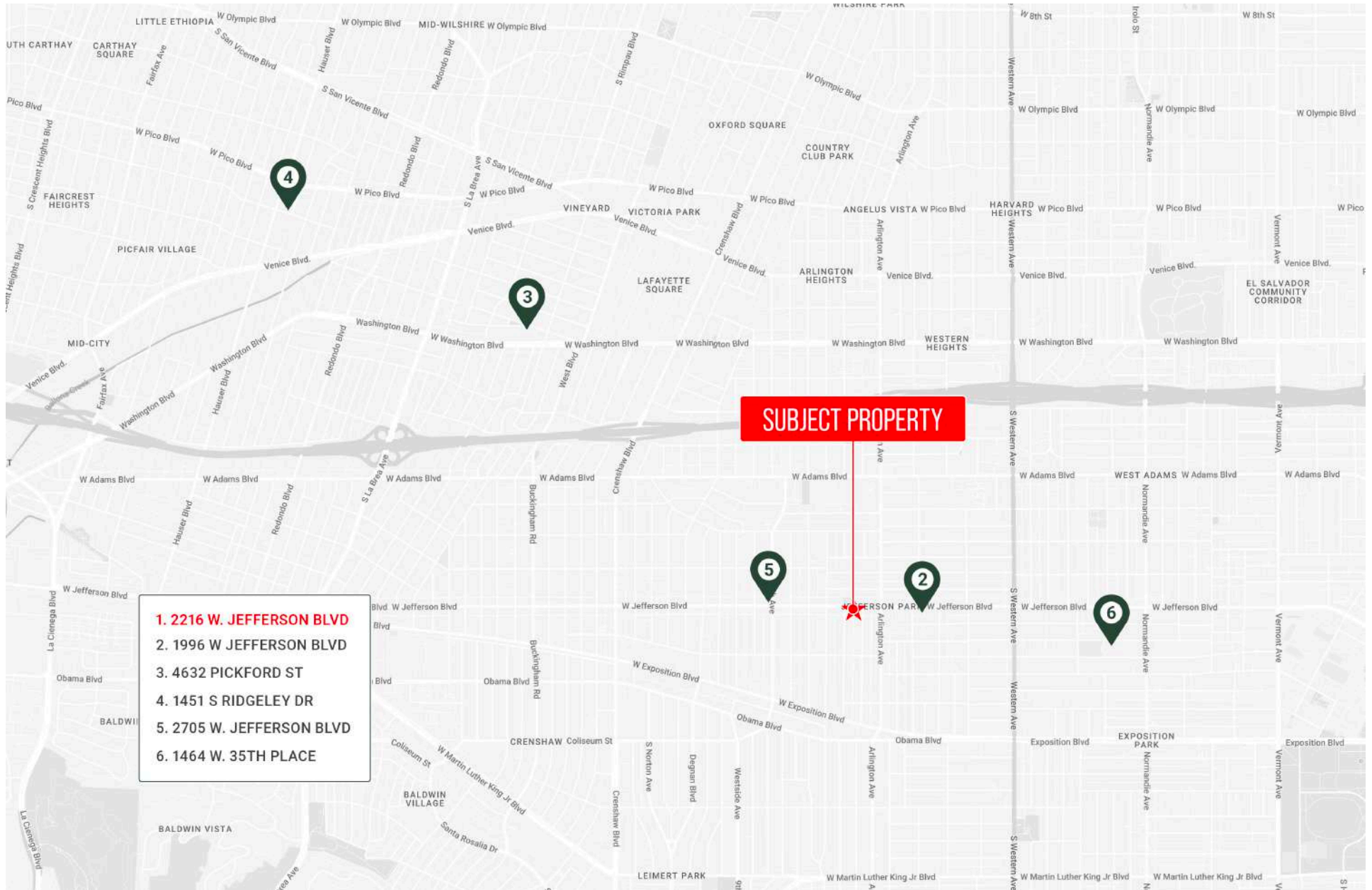
6



1464 W. 35TH PLACE

Sold Date	Building Size (SF)	Lot Size	Sale Price	# of units	\$/SF
Feb 2025	4,876	6,802 SF	\$1,200,000	5	\$246

Comparables Map



2216 W. JEFFERSON BLVD

LOS ANGELES, CA 90018

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