

Two Corners

Carmenita Road

Florence Ave.

# Carmenita Road Portfolio

Unincorporated Whittier, LA County, CA 90605

East and West Corners of Carmenita Road on South Side of Florence Ave.  
112,000 SF of A-1 Land - 14 Existing Units

**PARTNERSCRE**  
COMPASS COMMERCIAL  
SVIDLER

**KW** **apla** GROUP  
COMMERCIAL REAL ESTATE

PESCI | ANTONUCCI

# TABLE OF CONTENTS

Property Overview	3	Walk Score	10
Separate Lots	4	Aerial Photos	11
Rent Roll	5	About Agents - PCRE	19
Maps	6	About Agents - APLA	20
Area Map	7	Confidentiality & Disclaimer	23
Parcel Map - 1	8	Contact Information	24
Parcel Map - 2	9		

**Dario Svidler**  
EVP  
PartnersCRE  
Compass Commercial

☎ 424. 324. 6304  
M 818. 653. 2663  
dario@svidlercre.com  
svidlercre.com  
DRE 01884474

**PARTNERSCRE**  
COMPASS COMMERCIAL

**James Antonucci**  
SVP of Investments  
APLA Group  
KW Commercial

☎ 818. 432. 1513  
M 818. 381. 6601  
james@aplgroup.com  
aplgroup.com  
DRE 01822661

**Michael Pesci**  
SVP of Investments  
APLA Group  
KW Commercial

☎ 818. 432. 1627  
M 213. 820. 1335  
mike@aplgroup.com  
aplgroup.com  
DRE 01274379



# Carmenita Road Portfolio

## Property Overview

Presented for sale are **2 sets of contiguous lots** in unincorporated Whittier. With a combined lot size of **approximately 112,000 SF** (2.52 acres), both sets of lots are **zoned A-1**. Just steps outside of Santa Fe Springs, the properties are in Los Angeles County, on Carmenita Road at Florence Ave.

These properties are zoned A-1 (Light Agriculture) and have a category of H18 – Residential 18 (**0 to 18 dwelling units per net acre**) in the General Plan.

The smaller of the 2 multi-parcel lots, the one to the **West of Carmenita Road** (10733, 10737, 10741 & 10743 Carmenita Road), could be combined and subdivided to **create 7 lots**. The zoning of this set of lots is more restrictive than the set of lots on the West of Carmenita Road as it requires 5,000 SF lots (after setbacks). With ADUs, an investor could work towards **14 units** on this site.

The larger of the 2 multi-parcel lots, the one to the **East of Carmenita Road** (10724, 10736 & 10744 Carmenita Road), could be combined and subdivided to **create 14 lots**. With ADUs, an investor could work towards **28 units** on this site.

These lots, being across the street from the **Gateway Plaza** shopping complex that includes **Target, Walmart, Aldi, Food 4 Less, El Super** among many more, are primed for a redevelopment!



### At a Glance

**\$5,850,000**  
Price

**A-1**  
Zoning

**H18 - 0-18 Units**  
Per Net Acre

**LA County**  
Jurisdiction

### Unincorporated Whittier

**112,000** Sq Ft  
Total Lot Sizes

[Link to Zoning](#)  
Click on Link

[Link to Gen. Plan](#)  
Click on Link

**14 Res. Units**  
Current Use

### Across the Street at Gateway Plaza

Target	Walmart
Aldi	El Super
Food 4 Less	S&P Restaurant & Sports Bar
Panda Express	In-N-Out
Yum Yum Donuts	McDonalds
Ross Dress for Less	Taco Bell
GameStop	Panda Express
Little Caesars Pizza	Flame Broiler
Alberto's Mexican Food	Jenny's Country Kitchen
7-11	Ono Hawaiian BBQ

# Carmenita Road Portfolio

## Property Overview

				Existing				
Address	APN	Lot Size	Bldgs	Size	Year Built	Units	Beds	Baths
1 10743 Carmenita Road	8011-009-011	12,853	1,459		1948	2	2	2
2 10741 Carmenita Road	8011-009-012	12,605	774		1948	1	2	1
3 10737 Carmenita Road	8011-009-013	10,412	899		1948	1	2	1
4 10733 Carmenita Road	8011-009-014	4,159	714		1948	1	3	1
5 10736 Carmenita Road	8029-004-005	18,831	2,393		1960	3	6	3
6 10744 Carmenita Road	8029-004-006	18,891	438		1950	1	1	1
7 10724 Carmenita Road	8029-004-040	34,250	4,483		1955	5	11	5
<b>Totals:</b>		<b>112,001</b>				<b>14</b>	<b>27</b>	<b>14</b>



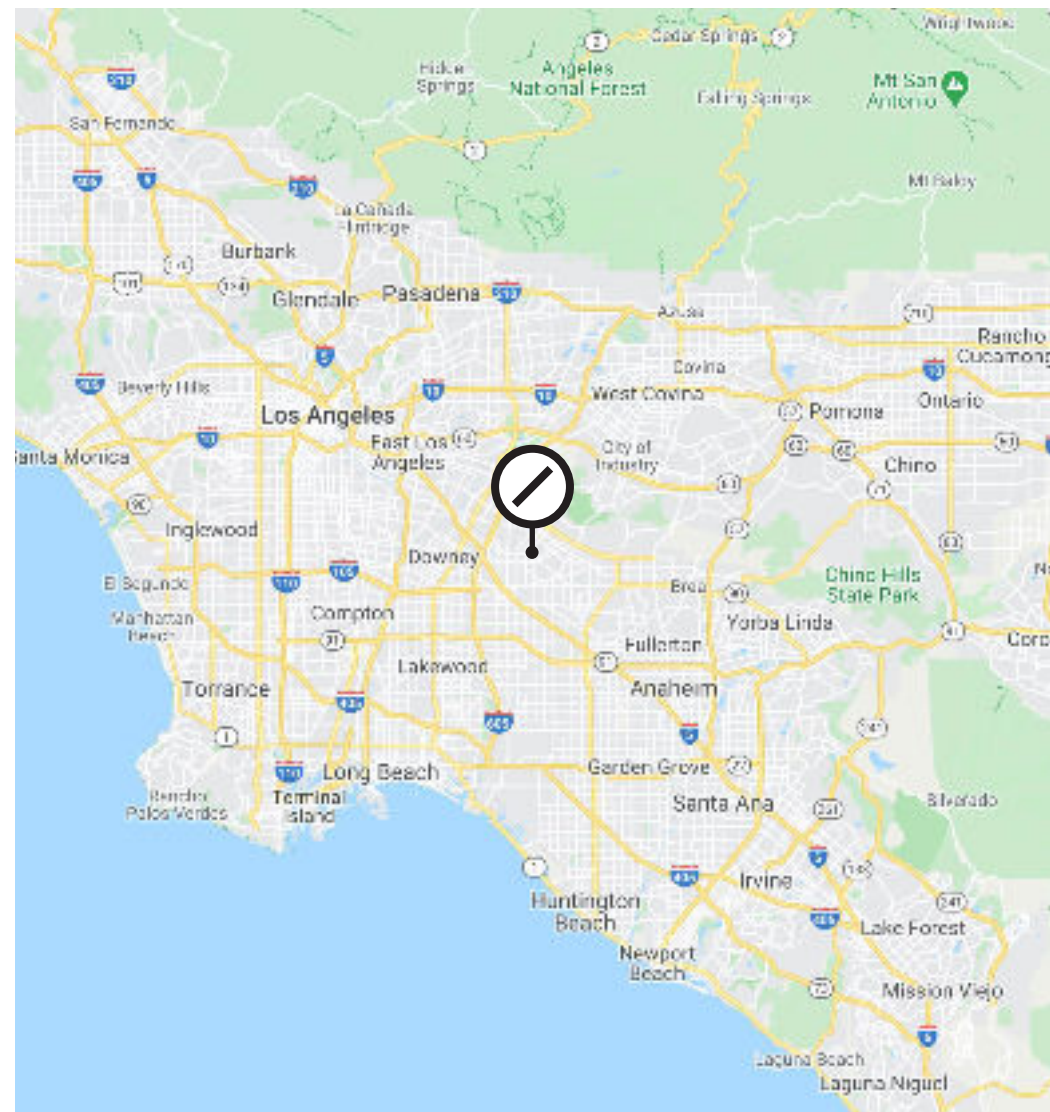
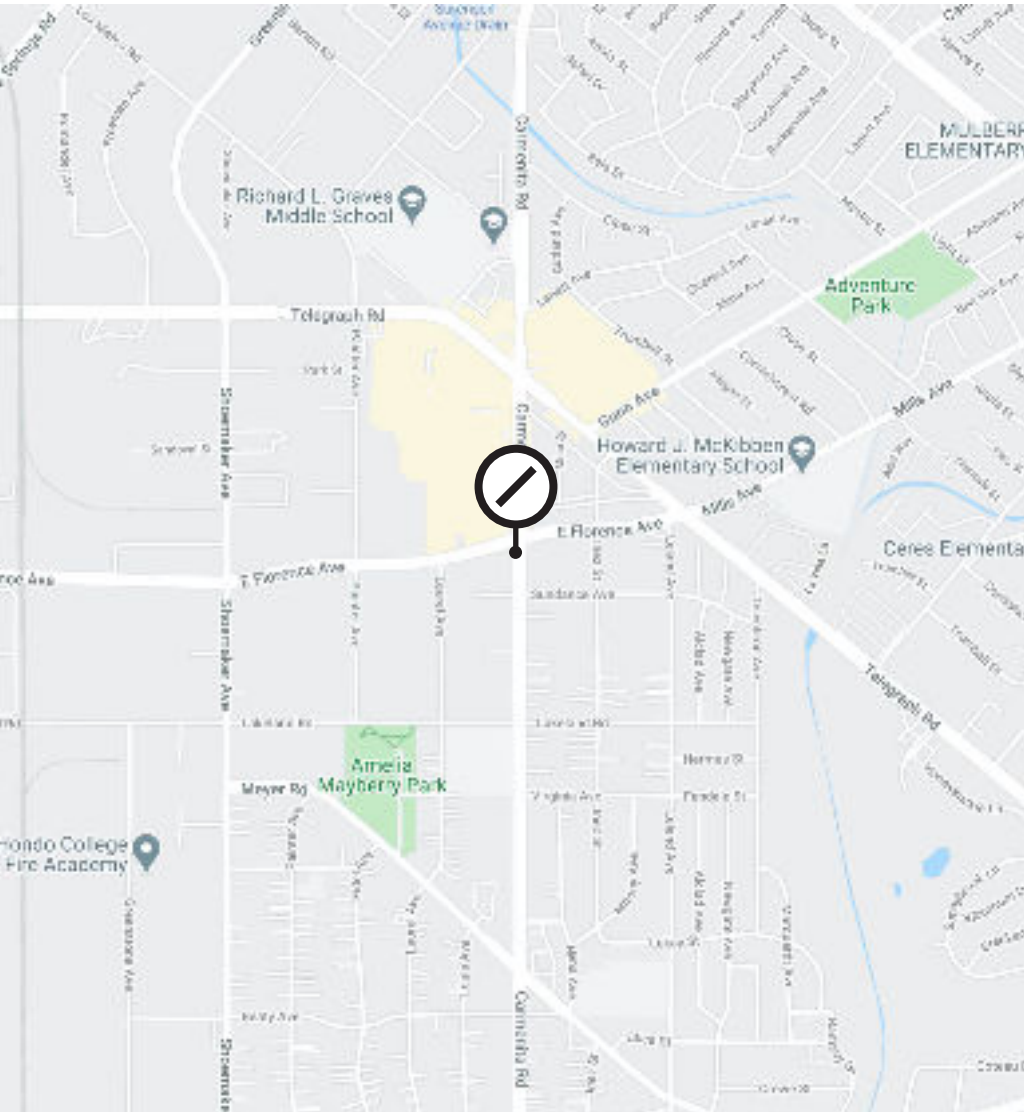
# Carmenita Road Portfolio

## Current Rent Roll

	Property	Beds	Baths	Moved In	Rent
1	10724 Carmenita Rd	2	1	4/21/18	\$ 1,150.00
2	10726 Carmenita Rd	2	1	3/10/18	\$ 1,595.00
3	10728 Carmenita Rd	2	1	4/2/18	\$ 1,150.00
4	10730 Carmenita Rd	2	1	3/17/18	\$ 1,130.00
5	10732 Carmenita Rd	3	1	3/10/18	\$ 1,195.00
6	10733 Carmenita Rd	3	1	4/3/18	\$ 1,130.00
7	10734 Carmenita Rd	2	1	3/10/19	\$ 1,150.00
8	10736 Carmenita Rd	2	1	5/1/18	\$ 1,195.00
9	10737 Carmenita Rd	2	1	3/10/18	\$ 1,130.00
10	10738 Carmenita Rd	2	1	6/1/18	\$ 1,195.00
11	10741 Carmenita Rd	2	1	3/10/18	\$ 1,150.00
12	10743 Carmenita Rd	1	1	3/10/18	\$ 1,100.00
13	10744 Carmenita Rd	1	1	3/10/18	\$1,000.00
14	10745 Carmenita Rd	1	1	9/1/03	\$ 1,100.00
<b>Current Monthly Rent:</b>					<b>\$ 16,370.00</b>

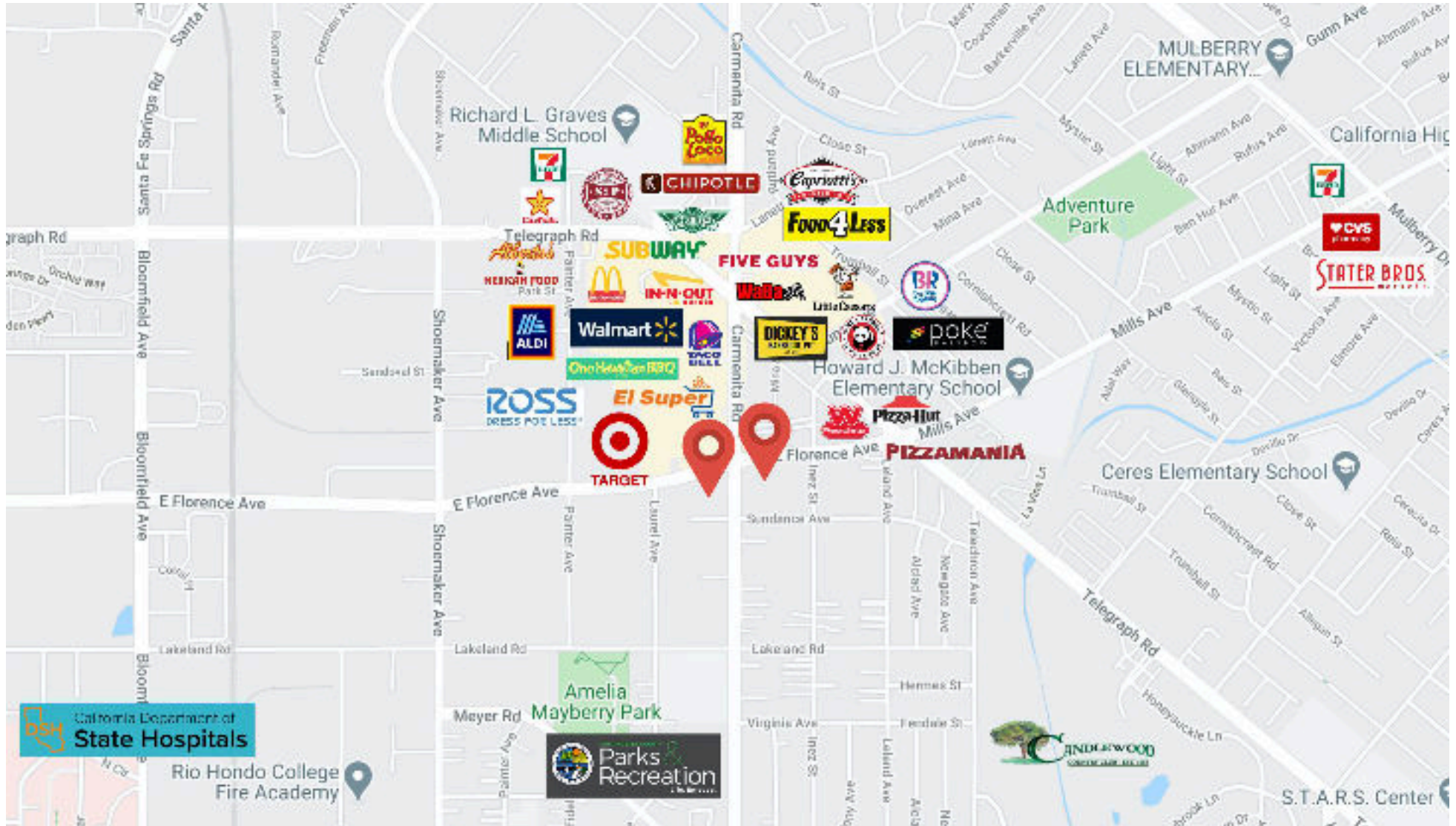
# Carmenita Road Portfolio

## Maps



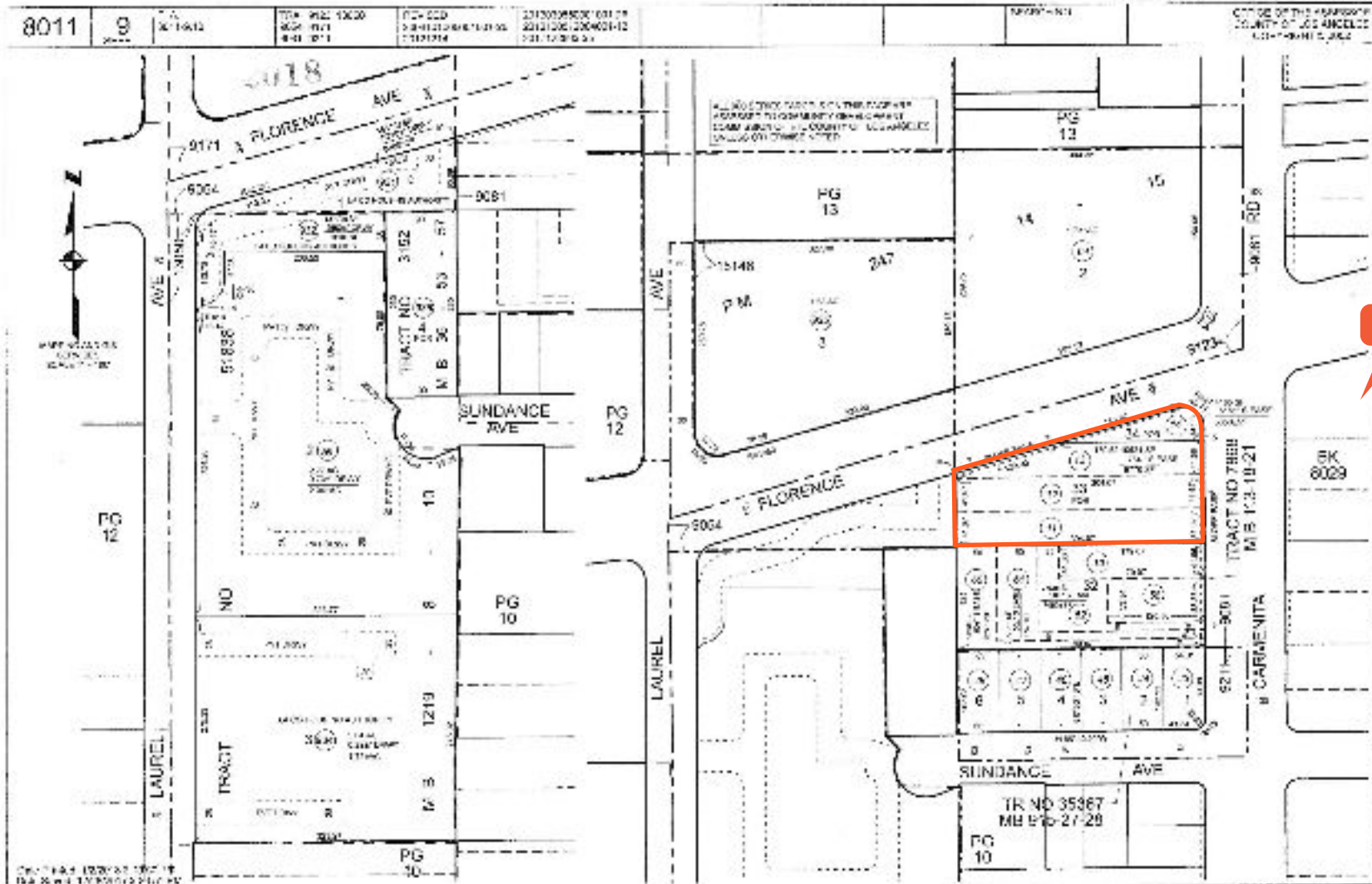
# Carmenita Road Portfolio

## Area Map



# Carmenita Road Portfolio

## Parcel Map - 1

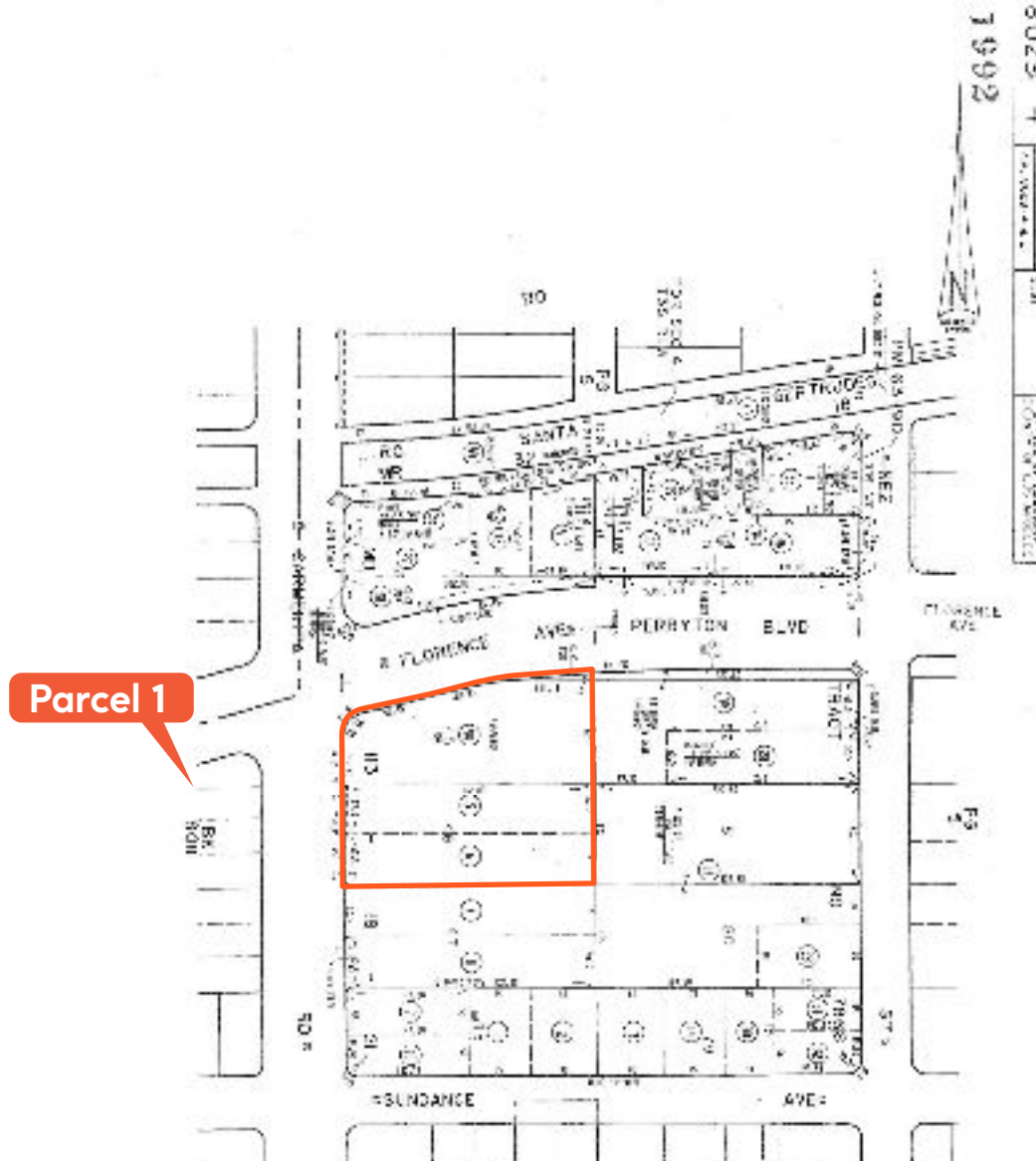


All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.



# Carmenita Road Portfolio

## Parcel Map - 2



All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

# Carmenita Road Portfolio

## Walk Score



### Very Walkable

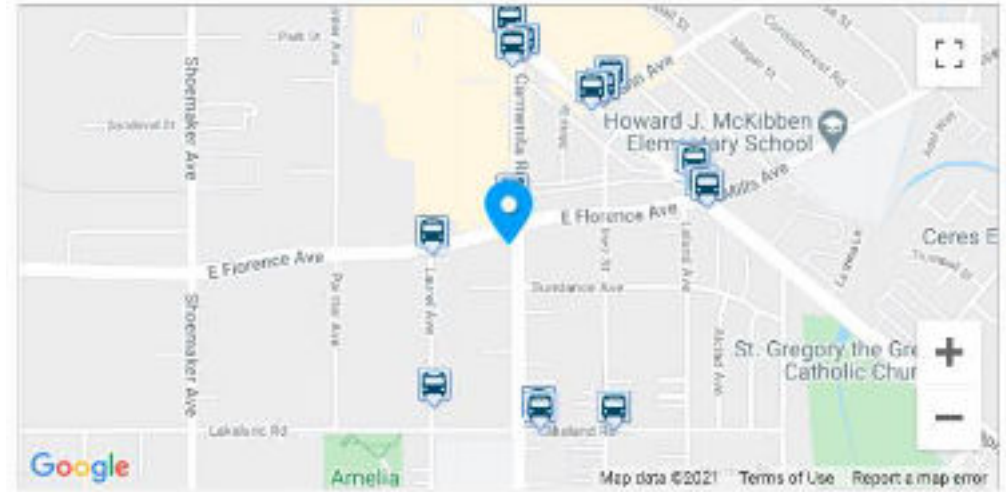
Most errands can be accomplished on foot.



### Bikeable

Some bike infrastructure.

## Nearby Public Transit



### Bus lines:

Sunshine Shuttle Route A	0.1 mi	Sunshine Shuttle Route B	0.1 mi
120 Metro Local Line	0.3 mi		

## About this Location

10743 Carmenita Road has a Walk Score of 78 out of 100. This location is Very Walkable so most errands can be accomplished on foot.

This location is in Unincorporated South Whittier. Nearby parks include Amelia Mayberry Park, Gunn Avenue Park and York Field.

<https://www.walkscore.com/score/10743-carmenita-rd-whittier-ca-90605>



All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.



















# Partners CRE

## Agent



O 424. 324. 6304  
C 818. 653. 2663  
dario@svidlercre.com  
svidlercre.com  
DRE 01884474

**Dario Svidler**  
Executive Vice President  
Compass Commercial

**PARTNERSCRE**  
COMPASS COMMERCIAL

Dario Svidler grew up with Real Estate all around him. Dario's father, a Structural Engineer and practicing General Contractor, and his mother, an Architect, would take Dario to their job-sites all throughout his childhood.

With experience in all facets of the Construction and Real Estate Businesses, ranging from Commercial and Industrial to all types of Residential, Dario has sold in excess of \$500 million in Real Estate and is well on his way to doubling that number.

Dario's talent for finding Value-Add Properties has made him an indispensable asset to a select group of Clients and Investors looking to add higher-yielding properties to their portfolios.

Dario is a member of the Real Estate and Construction Division of the Jewish Federation and an alumnus of the American Jewish University.

# APLA Group

## Agent



○ 818. 432. 1513  
C 818. 381. 6601  
james@aplagroup.com  
aplagroup.com  
DRE 01822661

**James Antonucci**  
Senior Vice President of Investments  
Keller Williams Commercial



James Antonucci is an Award-Winning Senior Vice President of Investments with Keller Williams Commercial, specializing in Multi-Family Apartment Buildings in the San Fernando Valley. He has dedicated himself to helping clients maximize their real estate investments, increase their cash flow, and developing strategies for achieving short- and long-term financial goals. He has an extensive knowledge of all types of real estate transactions including multi-family, residential, retail, office, leasing, triple net investments and land.

Each office is independently owned and operated. This is not a solicitation if your property is already listed.

# APLA Group

## Agent



○ 818. 432. 1627  
C 213. 820. 1335  
mike@aplagroup.com  
aplagroup.com  
DRE 01274-379

Mike Pesci is a Senior Vice President of Investments with Keller Williams Commercial in Studio City. He specializes in Multi-Family brokerage in Greater Los Angeles. Over his 22-year real estate career, he has closed in excess of \$200 million in sales and is honored with numerous sales achievement awards. During his real estate brokerage career, Mr. Pesci has been successful in representing Sellers, Buyers and exchanging his client's assets in well performing properties. His experience and knowledge of the market has enabled him to work with principals and brokers throughout the United States.

**Michael Pesci**  
Senior Vice President of Investments  
Keller Williams Commercial



Each office is independently owned and operated. This is not a solicitation if your property is already listed.

# Compass Commercial

## About Compass Commercial

### Commercial Investment Services

At Compass Commercial, our focus is to provide clients with comprehensive and superior, trustworthy services. This full spectrum of value-added services, from market research to ongoing advisory services, is offered to all commercial property types including multi-family, office, retail, industrial, land and development investments.

Our services go much further than purchasing or selling an asset. Working with clients, we identify their real estate investment goals and work side by side to build a strategic real estate investment plan.

## Our Services

The following outlines the distinctive platform of transaction and consultative services we offer our clients:

### Acquisitions-Commercial Properties

We specialize in identifying underperforming investment opportunities. We provide accurate and reliable evaluation of an asset's performance relative to other real estate and non-real estate investment alternatives. Using our financial analysis, investment alternatives are scrutinized for projected cash flow, residual values at risk.

### Dispositions-Commercial Properties

Maximizing an asset's value by developing individualized marketing plans is our area of expertise.

### Commercial Leasing Services

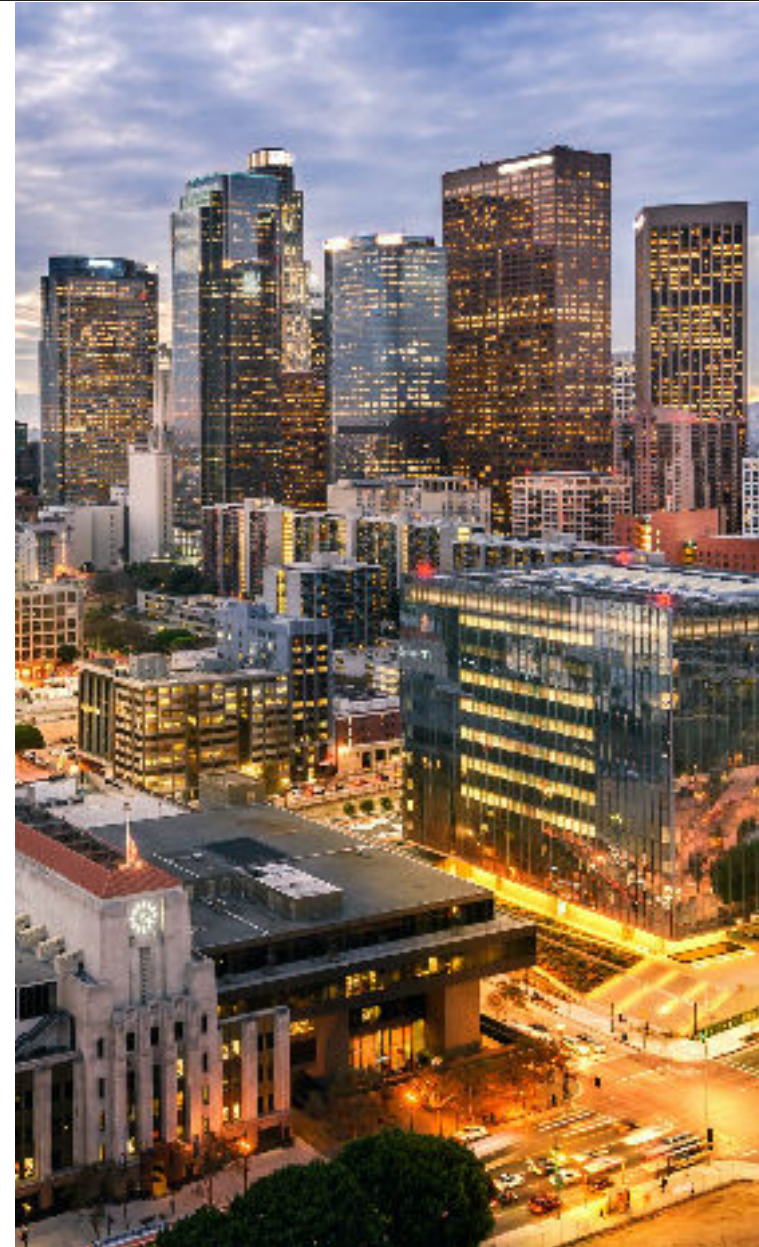
We specialize in office, retail, and creative space.

### Advisory Services

Asset management - We provide a comprehensive real estate investment analysis to maximize the investment return by determining if the asset should be sold, refinanced, renovated, or held.

### Market Research

We have access to the latest commercial real estate information and trends that are essential in making informed decisions. This includes researching and analyzing competitive properties, prevailing market conditions, and building occupancy.



# Compass Commercial

## Confidentiality and Disclaimer

The information contained in the offering is confidential, furnished solely for the purpose of review by a prospective purchaser of the subject property. The material is based in part upon information supplied and in part upon information obtained by Compass Commercial from sources it deems reasonably reliable. No warranty or representation, expressed or implied, is made by the owner, Compass Commercial, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the subject property or constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

The Offering Memorandum was prepared by Compass Commercial. It contains select information pertaining to the subject property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the subject property will be made available to qualified prospective purchasers.

In the Offering certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

The Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Compass Commercial or the owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the subject property described herein.

The owner and Compass Commercial expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offer to purchase the subject property and/or to terminate discussions with any party at any time with or without notice. The owner shall have no legal commitment or obligation to any interested party reviewing the Offering or making an offer to purchase the subject property unless a written agreement for the purchase of the subject property has been fully executed and delivered by the owner and such party and any conditions to the owner's obligations there under have been satisfied or waived and then only to the extent expressly provided for therein. Compass Commercial is not authorized to make any representations or agreements on behalf of the owner.

**PARTNERSCRE**  
**COMPASS COMMERCIAL**

For more information please contact  
our exclusive sales agents:

**Dario Svidler**  
Executive Vice President

○ 424. 324. 6304  
M 818. 653. 2663  
dario@svidlercre.com  
svidlercre.com  
DRE 01884474

**James Antonucci**  
Senior Vice President

M 818. 381. 6601  
james@aplacgroup.com  
DRE 01822661

**Michael Pesci**  
Senior Vice President

M 213. 820. 1335  
mike@aplacgroup.com  
DRE 01274379

**apla** GROUP



Compass is a real estate broker licensed by the State of California and abides by Equal Housing Opportunity laws. License Number 01866771. All material presented herein is intended for informational purposes only and is compiled from sources deemed reliable but has not been verified. Changes in price, condition, sale or withdrawal may be made without notice. No statement is made as to accuracy of any description. All measurements and square footage are approximate. KW: Each office is independently owned and operated. This is not a solicitation if your property is already listed.