

# 410 S Los Angeles St.

410 S Los Angeles St., Los Angeles CA 90013



OFFERING MEMORANDUM

# 410 S Los Angeles St.

## CONTENTS

### 01 Executive Summary

Investment Summary	5
Location Summary	6

### 02 Property Description

Property Features	8
Aerial Map	9
Property Images	10

### 03 Demographics

Demographics	14
Demographic Charts	16

*Inquire today:*

**Silvestre Madrigal**  
(562) 843-3495  
Lic: CA DRE# 01363650  
c21ccgroup@gmail.com

## CONFIDENTIALITY AND DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Century 21 Commercial Cornerstone Group and it should not be made available to any other person or entity without the written consent of Century 21 Commercial Cornerstone Group.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Century 21 Commercial Cornerstone Group. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Century 21 Commercial Cornerstone Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Century 21 Commercial Cornerstone Group has not verified, and will not verify, any of the information contained herein, nor has Century 21 Commercial Cornerstone Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.**

**PLEASE CONTACT CENTURY 21 COMMERCIAL CORNERSTONE GROUP FOR MORE DETAILS.**

Copyright © 2020 CREOP, LLC. All Rights Reserved.



01

Executive Summary

Investment Summary

Location Summary

# 410 S LOS ANGELES ST.

**OFFERING SUMMARY**

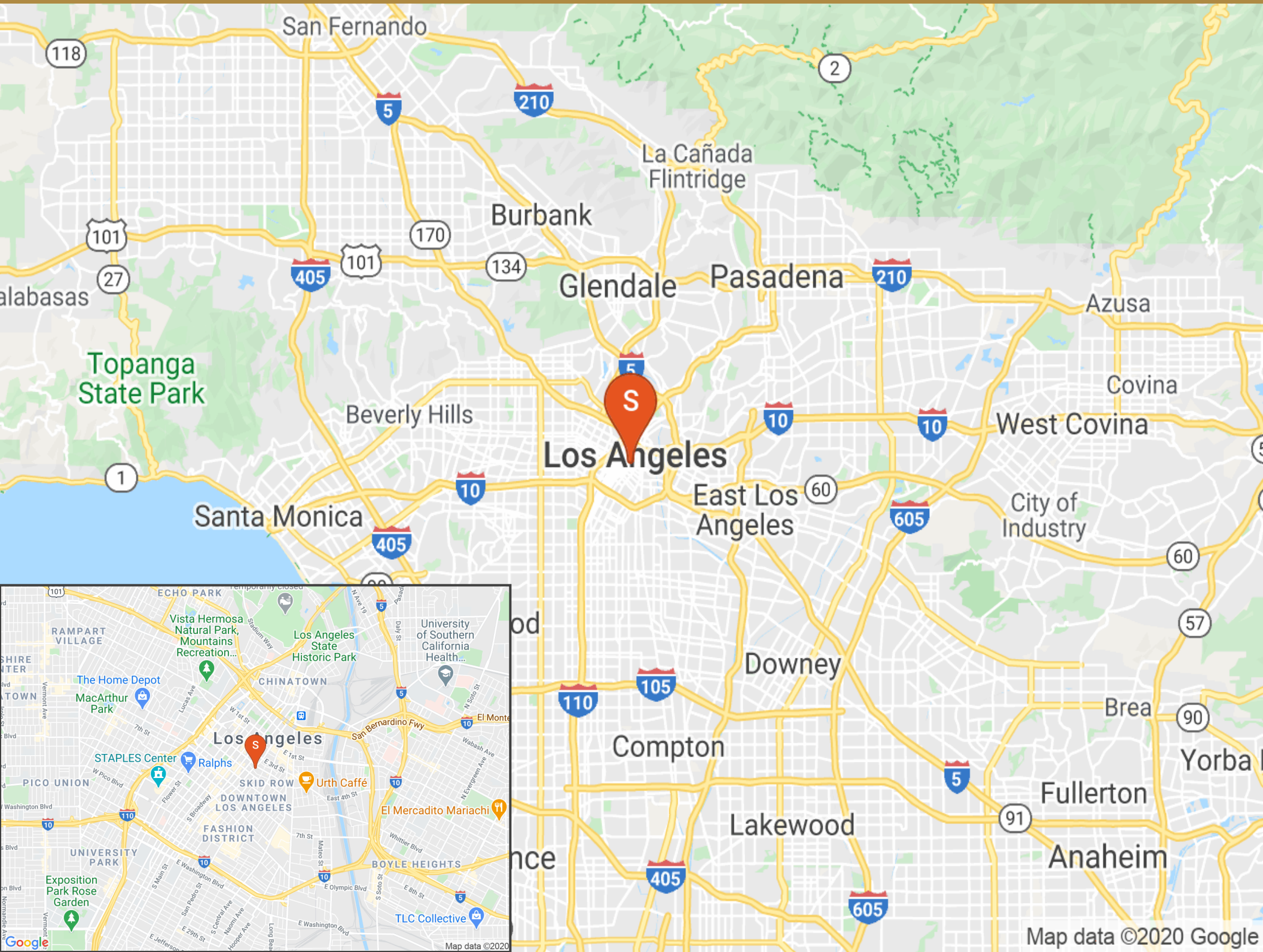
ADDRESS	410 S Los Angeles St. Los Angeles CA 90013
BUILDING SF	20,700 SF
YEAR BUILT	1904
APN	5148-007-003

**FINANCIAL SUMMARY**

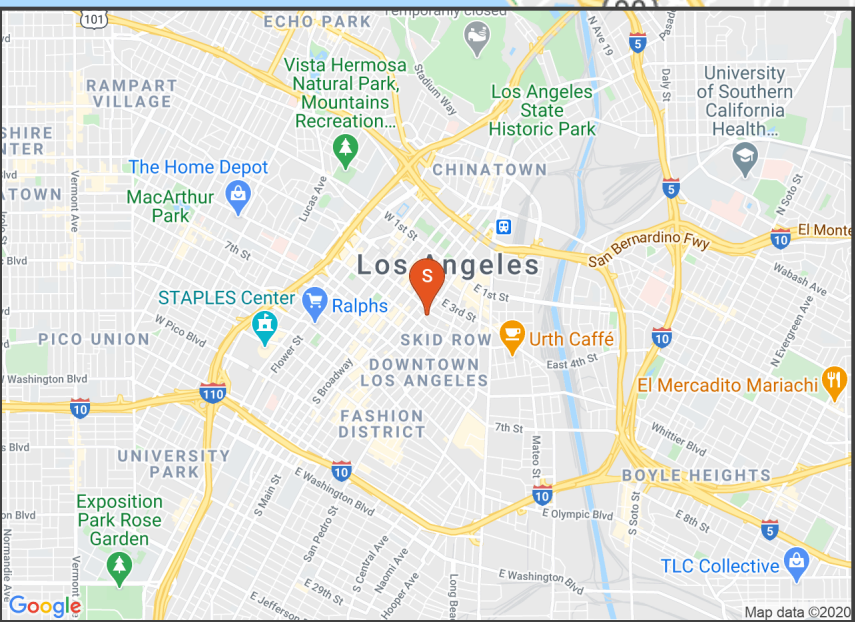
OFFERING PRICE	\$8,888,888
PRICE PSF	\$429.41

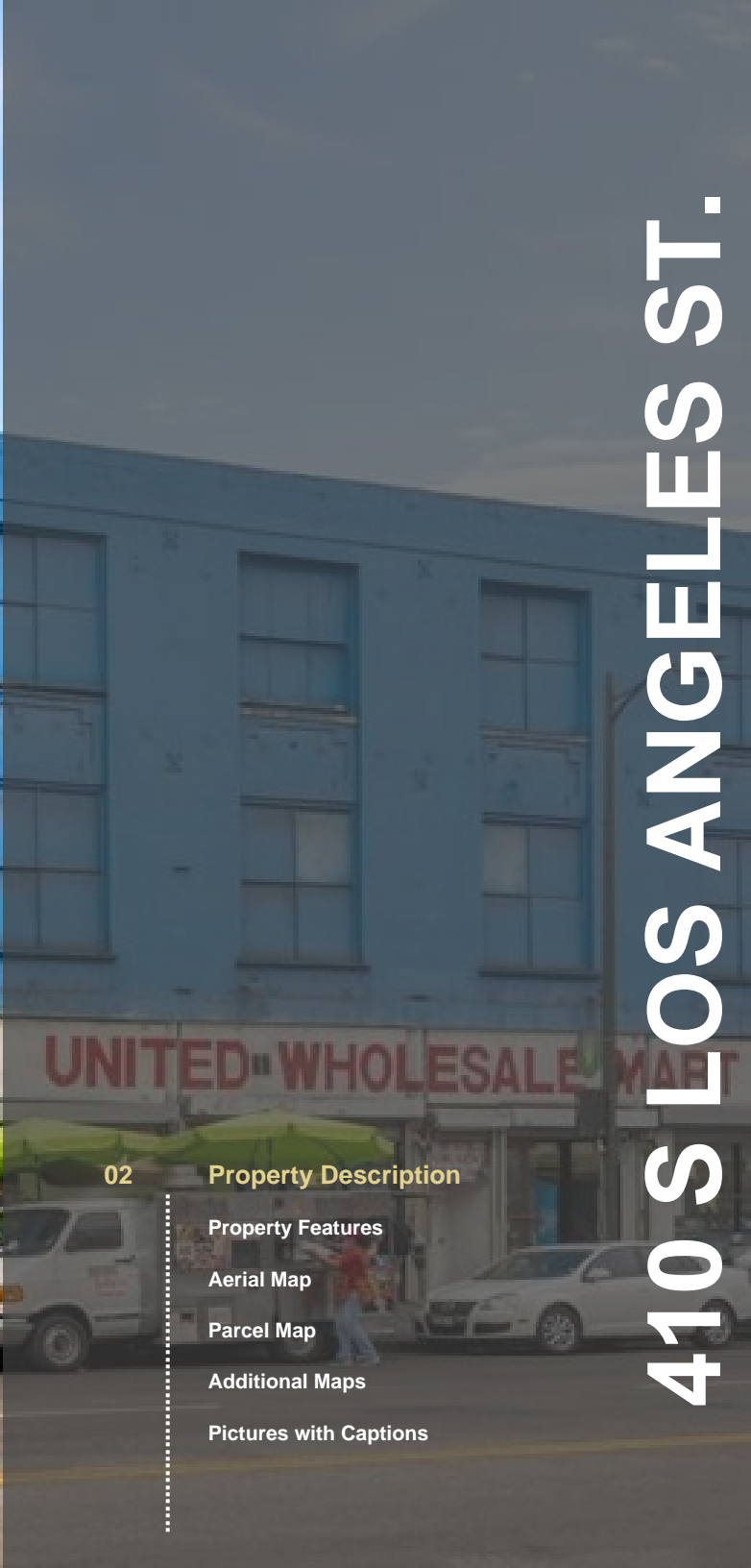
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2020 Population	54,806	493,283	1,257,311
2020 Median HH Income	\$50,415	\$38,470	\$42,446
2020 Average HH Income	\$82,644	\$60,283	\$64,651





Los Angeles





02

Property Description

Property Features

Aerial Map

Parcel Map

Additional Maps

Pictures with Captions

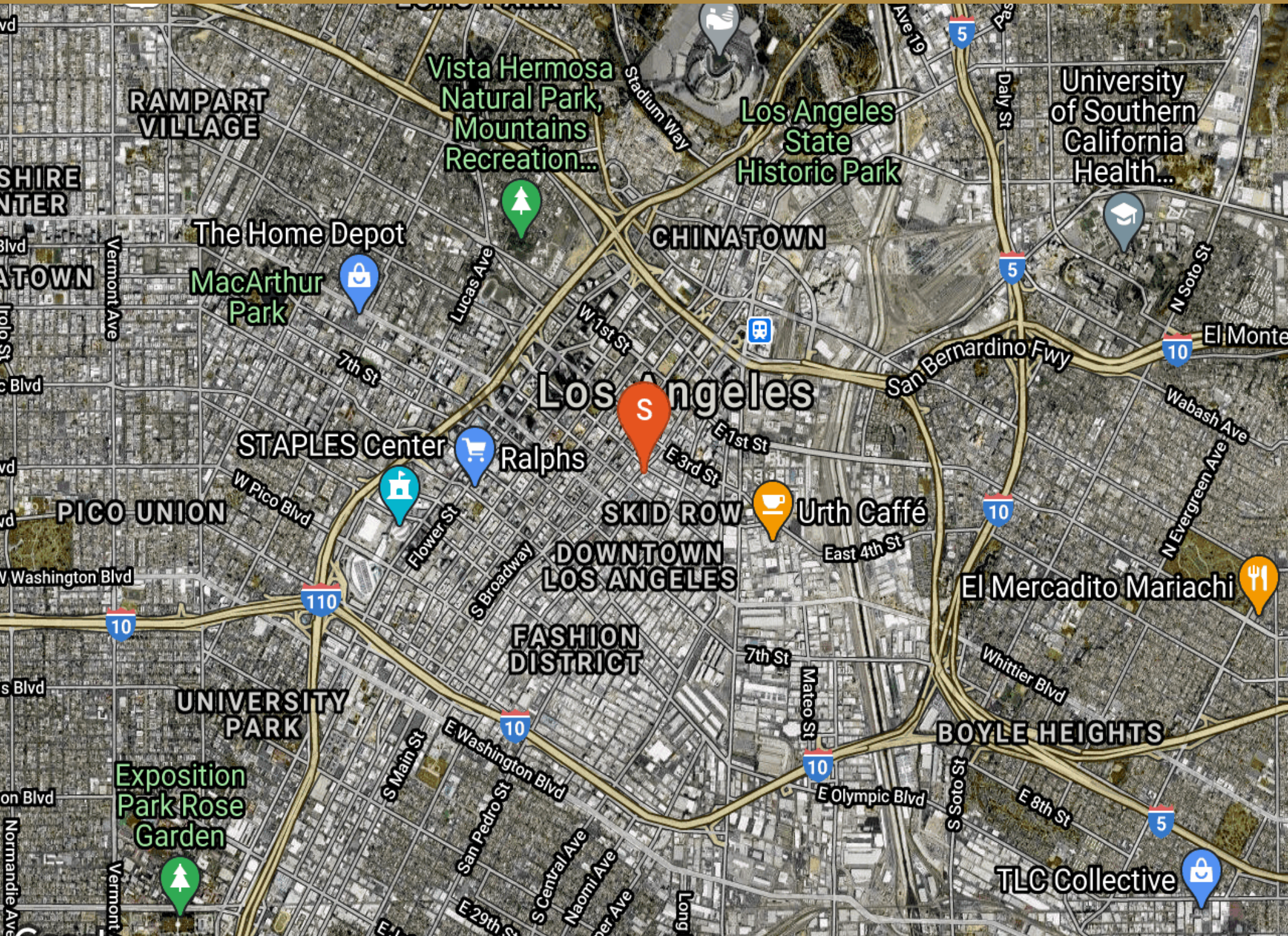
# 410 S LOS ANGELES ST.

**PROPERTY FEATURES**

BUILDING SF	20,700
LAND ACRES	0.16 AC
YEAR BUILT	1904
ZONING TYPE	LAC2
BUILDING CLASS	C
NUMBER OF STORIES	3















03

Demographics

Demographic Details

Demographic Charts

# 410 S LOS ANGELES ST.

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	24,890	445,788	1,200,960
2010 Population	37,173	450,674	1,196,038
2020 Population	54,806	493,283	1,257,311
2025 Population	64,491	520,600	1,294,146
2020 African American	10,174	29,947	95,153
2020 American Indian	481	5,121	12,166
2020 Asian	16,282	89,480	185,816
2020 Hispanic	13,663	328,189	859,986
2020 Other Race	5,960	169,358	441,038
2020 White	19,159	176,229	465,616
2020 Multiracial	2,669	22,649	56,395
2020-2025: Population: Growth Rate	16.55 %	5.40 %	2.90 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	9,485	35,827	69,844
\$15,000-\$24,999	2,521	21,794	51,469
\$25,000-\$34,999	1,587	17,598	43,846
\$35,000-\$49,999	1,961	21,865	56,282
\$50,000-\$74,999	3,305	24,050	63,569
\$75,000-\$99,999	2,927	14,369	38,361
\$100,000-\$149,999	4,445	15,904	39,859
\$150,000-\$199,999	2,284	5,746	15,185
\$200,000 or greater	2,744	6,117	16,682
Median HH Income	\$50,415	\$38,470	\$42,446
Average HH Income	\$82,644	\$60,283	\$64,651

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	13,490	137,618	376,022
2010 Total Households	20,308	143,562	371,520
2020 Total Households	31,261	163,270	395,096
2025 Total Households	37,447	176,435	410,703
2020 Average Household Size	1.48	2.84	3.08
2000 Owner Occupied Housing	716	16,737	76,058
2000 Renter Occupied Housing	11,180	111,752	278,145
2020 Owner Occupied Housing	4,191	20,267	76,636
2020 Renter Occupied Housing	27,070	143,003	318,460
2020 Vacant Housing	5,337	16,899	34,928
2020 Total Housing	36,598	180,169	430,024
2025 Owner Occupied Housing	4,271	20,974	78,733
2025 Renter Occupied Housing	33,176	155,461	331,970
2025 Vacant Housing	4,985	17,241	36,599
2025 Total Housing	42,432	193,676	447,302
2020-2025: Households: Growth Rate	18.40 %	7.80 %	3.90 %



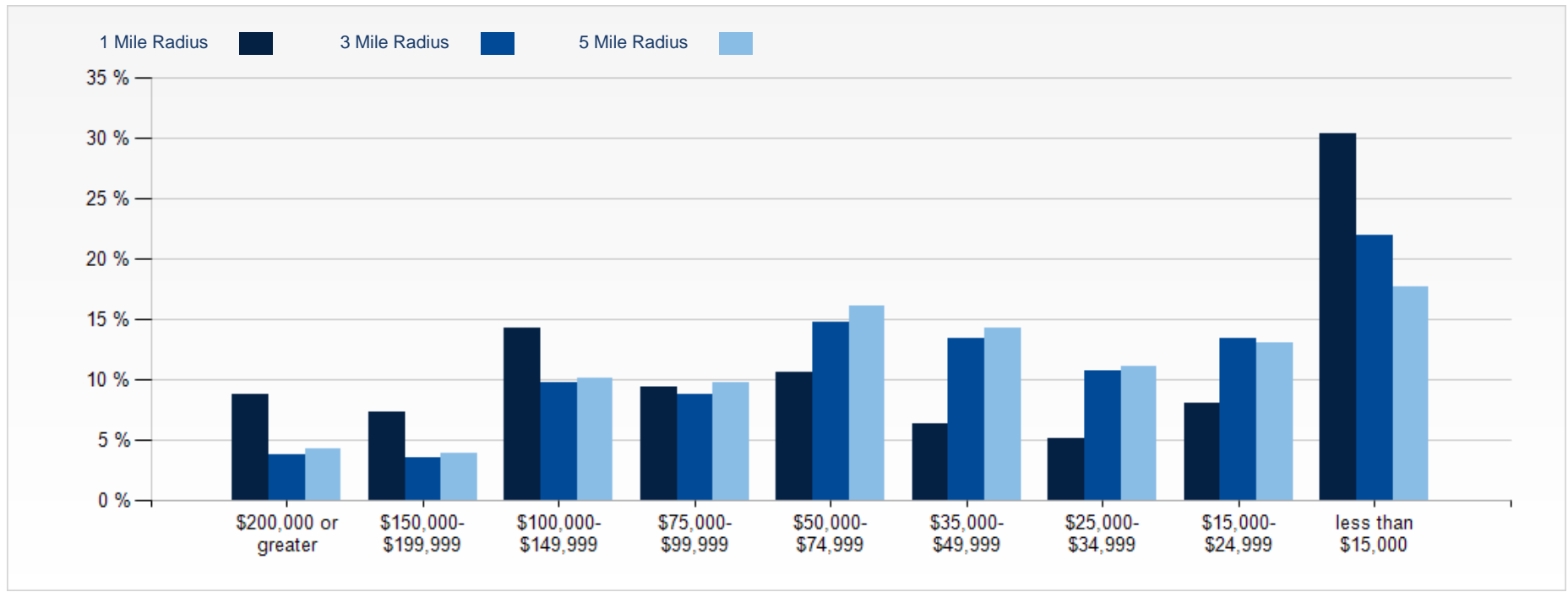
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	6,638	44,870	108,918
2020 Population Age 35-39	5,238	39,349	97,563
2020 Population Age 40-44	4,276	32,836	83,461
2020 Population Age 45-49	4,118	30,888	79,844
2020 Population Age 50-54	3,935	27,816	73,058
2020 Population Age 55-59	3,766	24,435	64,588
2020 Population Age 60-64	3,035	20,652	55,453
2020 Population Age 65-69	2,390	16,572	44,275
2020 Population Age 70-74	2,225	12,773	33,043
2020 Population Age 75-79	1,711	8,803	22,197
2020 Population Age 80-84	1,280	6,062	14,544
2020 Population Age 85+	1,366	6,521	15,124
2020 Population Age 18+	50,961	386,527	960,872
2020 Median Age	41	33	33

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$71,781	\$49,500	\$50,221
Average Household Income 25-34	\$88,997	\$66,910	\$66,432
Median Household Income 35-44	\$82,971	\$44,296	\$46,811
Average Household Income 35-44	\$109,017	\$69,520	\$72,122
Median Household Income 45-54	\$62,383	\$48,972	\$54,183
Average Household Income 45-54	\$106,683	\$72,669	\$79,288
Median Household Income 55-64	\$30,530	\$37,785	\$43,384
Average Household Income 55-64	\$76,707	\$57,849	\$65,151
Median Household Income 65-74	\$20,725	\$26,212	\$33,032
Average Household Income 65-74	\$60,173	\$44,022	\$50,465
Average Household Income 75+	\$35,324	\$31,916	\$36,374

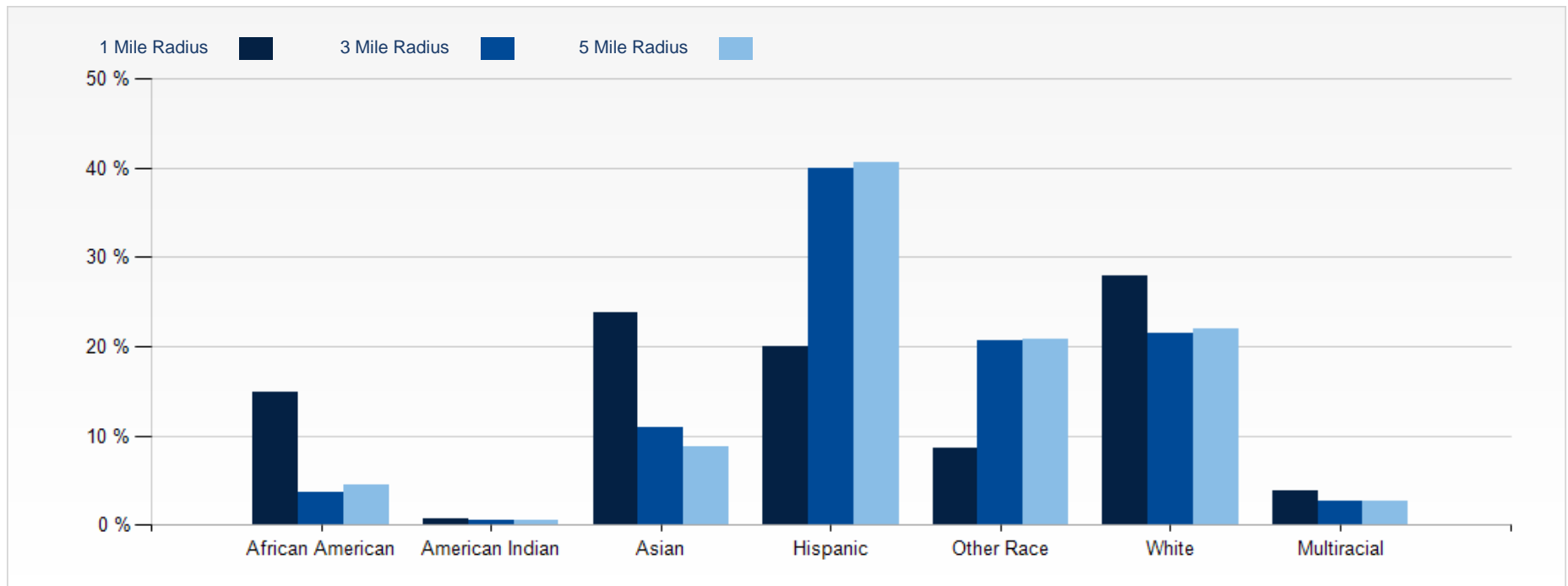
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	7,671	47,960	113,966
2025 Population Age 35-39	6,128	41,517	101,285
2025 Population Age 40-44	5,172	37,356	92,638
2025 Population Age 45-49	4,614	32,178	80,523
2025 Population Age 50-54	4,350	29,923	75,961
2025 Population Age 55-59	4,047	26,404	69,058
2025 Population Age 60-64	3,452	22,862	59,851
2025 Population Age 65-69	2,949	19,220	50,058
2025 Population Age 70-74	2,828	15,559	39,601
2025 Population Age 75-79	2,406	11,712	28,931
2025 Population Age 80-84	1,685	7,574	18,074
2025 Population Age 85+	1,575	7,214	16,637
2025 Population Age 18+	60,003	413,128	1,003,256
2025 Median Age	41	34	34

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$80,966	\$55,800	\$55,289
Average Household Income 25-34	\$98,984	\$76,420	\$75,381
Median Household Income 35-44	\$91,400	\$51,345	\$52,961
Average Household Income 35-44	\$122,127	\$80,302	\$81,659
Median Household Income 45-54	\$80,622	\$54,770	\$59,804
Average Household Income 45-54	\$125,442	\$84,759	\$90,188
Median Household Income 55-64	\$52,438	\$43,861	\$50,047
Average Household Income 55-64	\$93,527	\$68,739	\$74,917
Median Household Income 65-74	\$30,021	\$29,873	\$36,172
Average Household Income 65-74	\$70,886	\$51,725	\$57,695
Average Household Income 75+	\$41,193	\$37,172	\$41,754

### 2020 Household Income

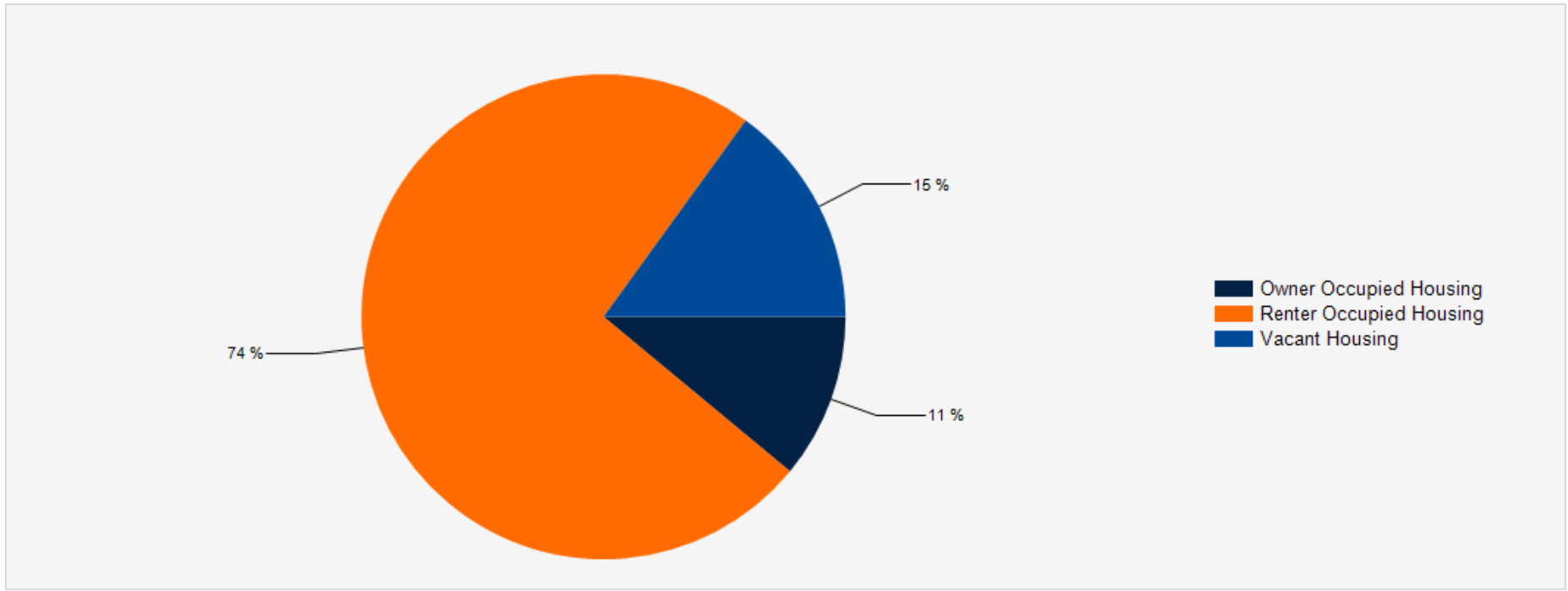


### 2020 Population by Race

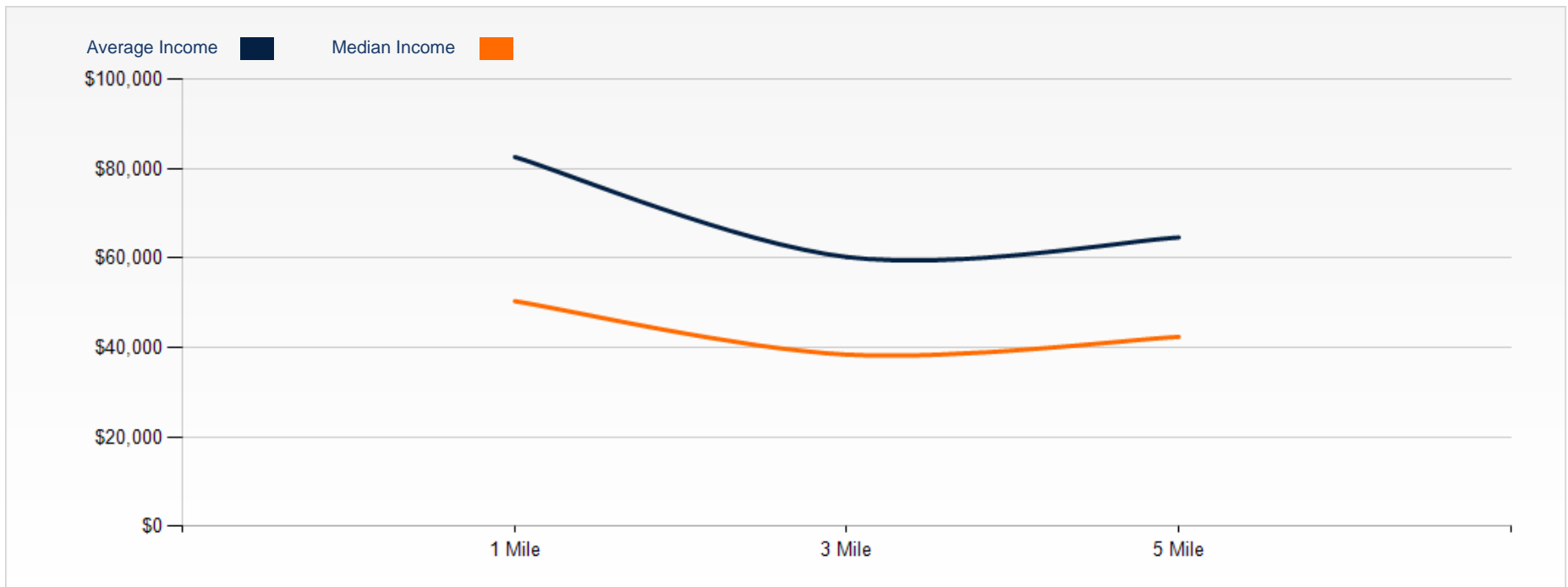




2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



410 S Los Angeles St.



*Inquire today:*

**Silvestre Madrigal**  
(562) 843-3495  
Lic: CA DRE# 01363650  
c21ccgroup@gmail.com

