

545 S Atlantic Blvd

545 S Atlantic Blvd, Los Angeles, Los Angeles CA 90022



OFFERING MEMORANDUM

**CENTURY 21
COMMERCIAL.**

Allstars/Cornerstone Group

545 S Atlantic Blvd

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**CENTURY 21
COMMERCIAL.**

Allstars/Cornerstone Group

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01

Executive Summary

Investment Summary

Location Summary

545 S ATLANTIC BLVD

OFFERING SUMMARY

ADDRESS	545 S Atlantic Blvd, Los Angeles Los Angeles CA 90022
COUNTY	Los Angeles
BUILDING SF	8,925 SF
YEAR BUILT	1954
APN	5248022031

FINANCIAL SUMMARY

OFFERING PRICE	\$1,599,977
PRICE PSF	\$179.27

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2019 Population	50,910	258,725	789,871
2019 Median HH Income	\$45,222	\$50,691	\$49,934
2019 Average HH Income	\$58,306	\$67,896	\$66,674



Location Summary

- Currently 6 tenants. 3 of them are m-t-m tenants paying very low rent. This property is perfect for both owner-use or investment. Increase in rent income strong potential. All tenants are paying gross rent now. Ideal for retail store, professional office-use(lawyer, CPA), medical office, auto accessories/parts, auto related Rear of the lot of has mechanic shop. Seller motivated due to change in business plan!

Located on very busy street of Atlantic Blvd. South of 60 Fwy. Heavy traffic count and Excellent visibility. Great demographic (see demographic info).

Regional Map



Locator Map





02

Property Description

Property Features

Aerial Map

Parcel Map

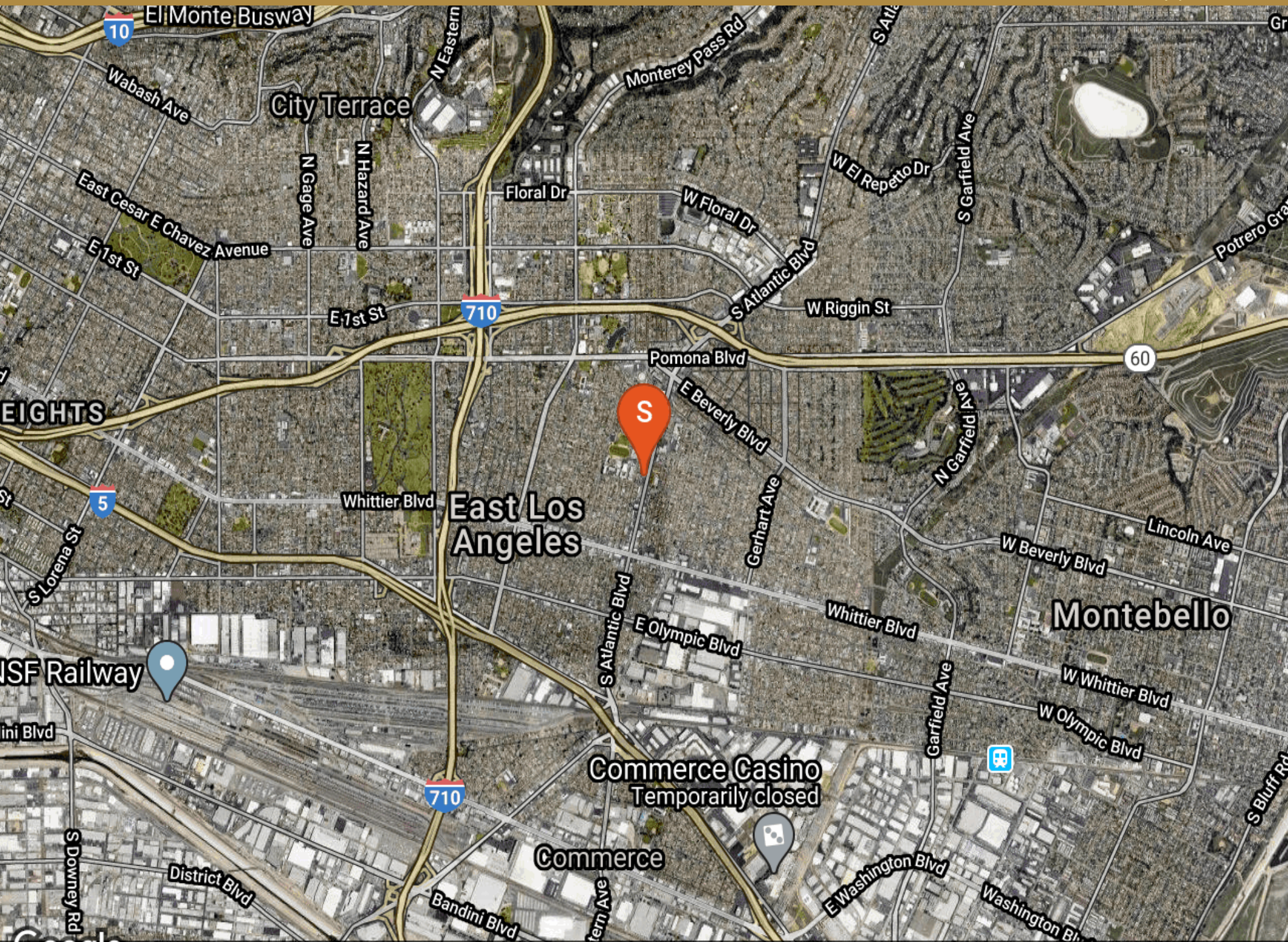
Additional Maps

Pictures with Captions

545 S ATLANTIC BLVD

PROPERTY FEATURES	
NUMBER OF TENANTS	6
BUILDING SF	8,925
YEAR BUILT	1954
ZONING TYPE	LCC3*
NUMBER OF STORIES	1
LOT DIMENSION	15,609 SF

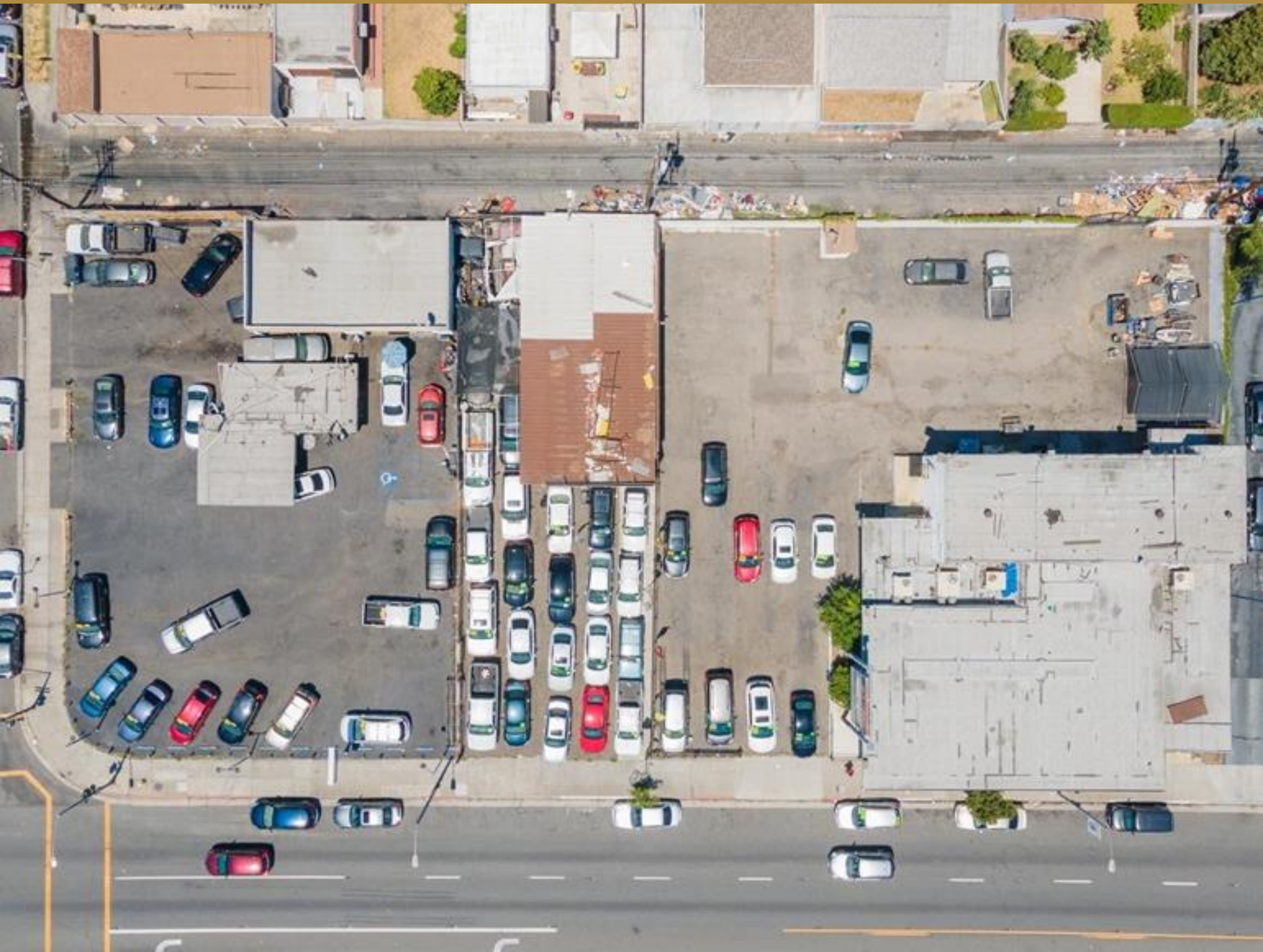


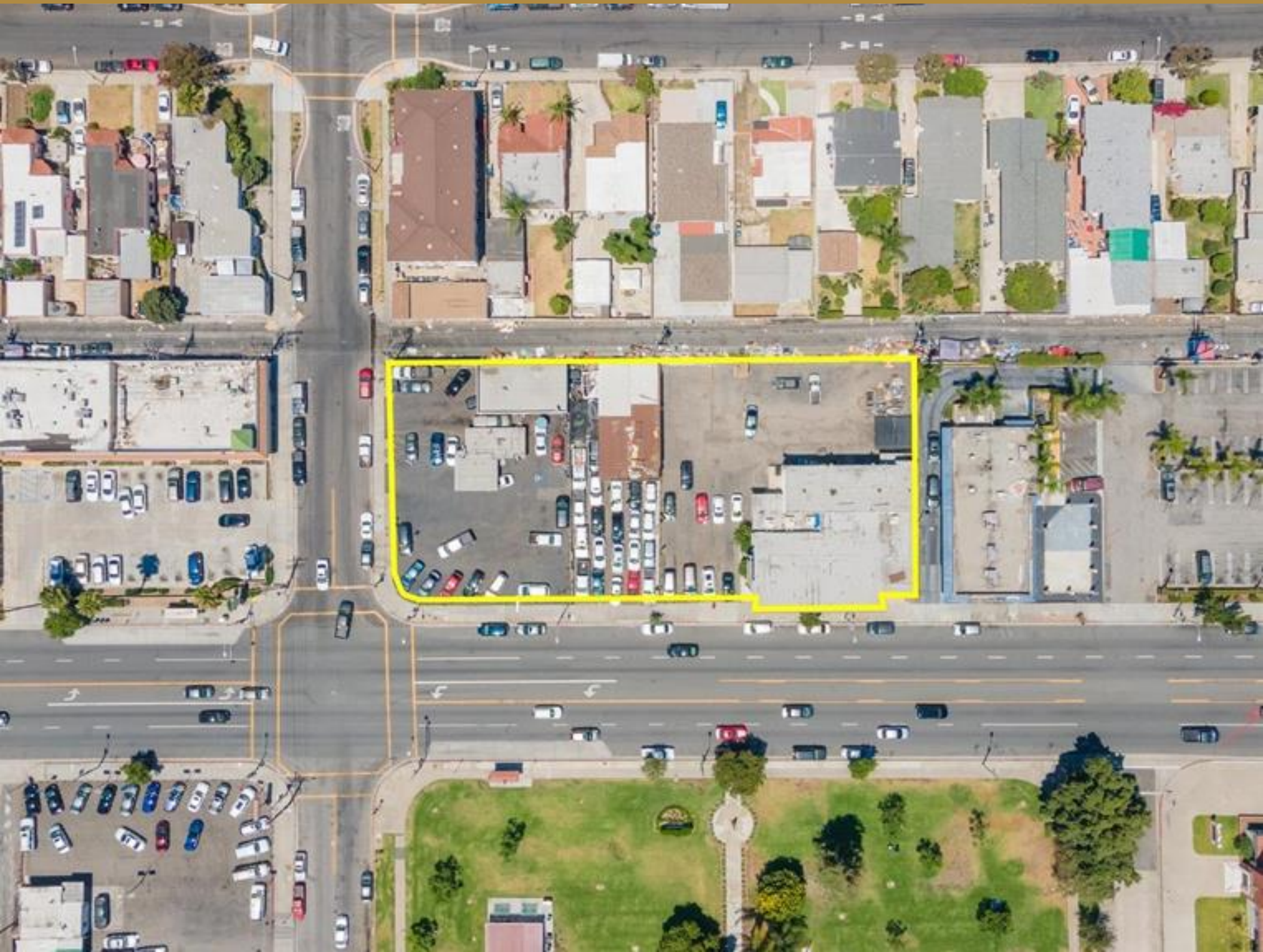








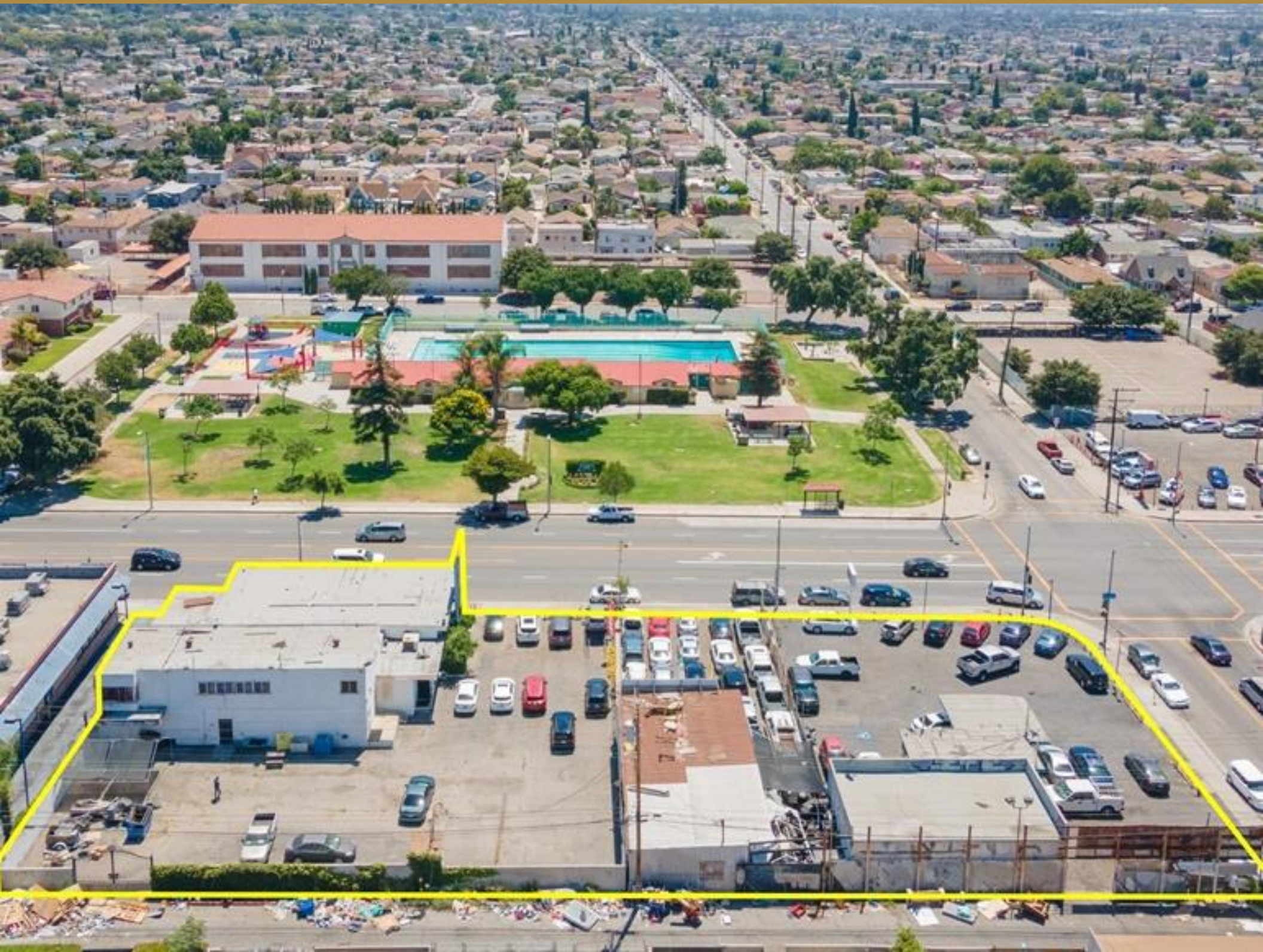














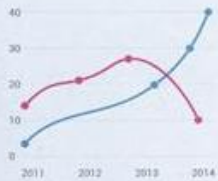




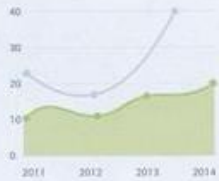


Morris Charts

Line Chart



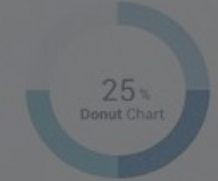
Area Chart



Bar Chart



Donut Chart



Sparkline Charts

Line Chart



Bar Chart



Easy Pie Charts



03 Sale Comps

- Sale Comparables
- Sale Comparables Summary
- Sale Comparables Charts
- Sale Comparables Map

5729 E OLYMPIC BLVD
Commerce, CA 90022

\$179 - \$484

HIGH

\$484.13

1.4 miles

5157 E OLYMPIC BLVD
Los Angeles, CA 90022

\$179 - \$484

HIGH

\$225.00

0.7 miles

S

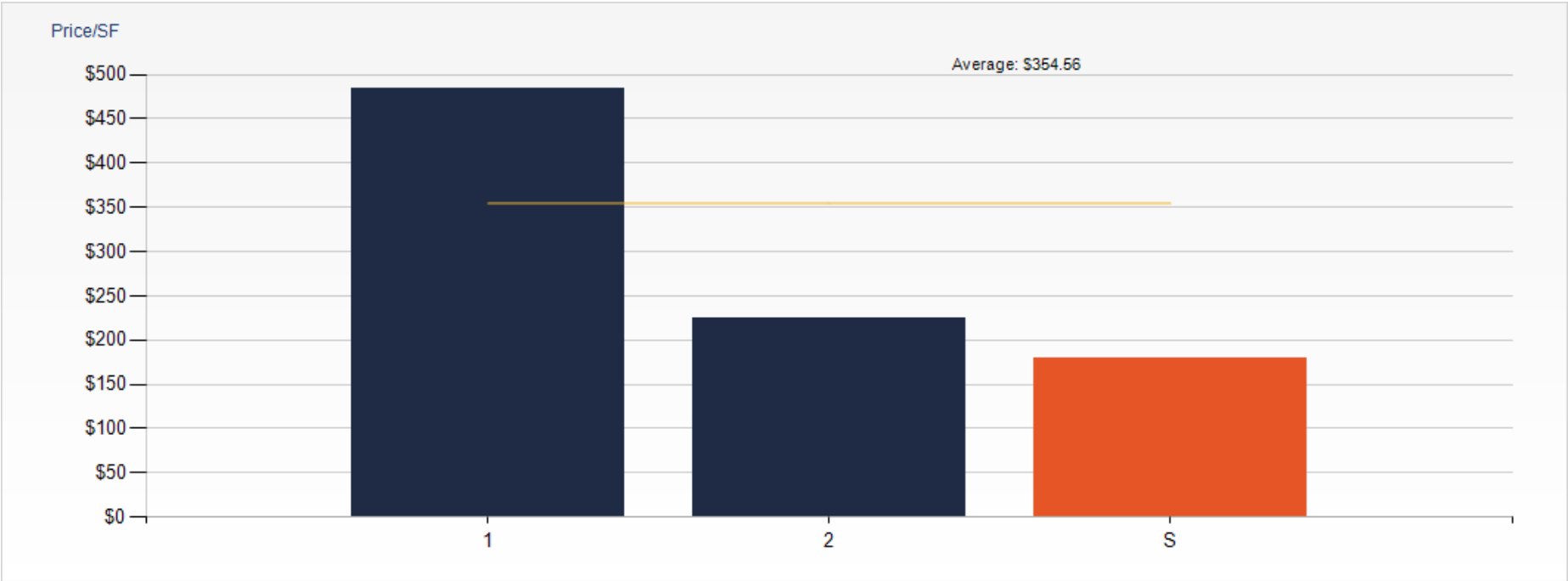
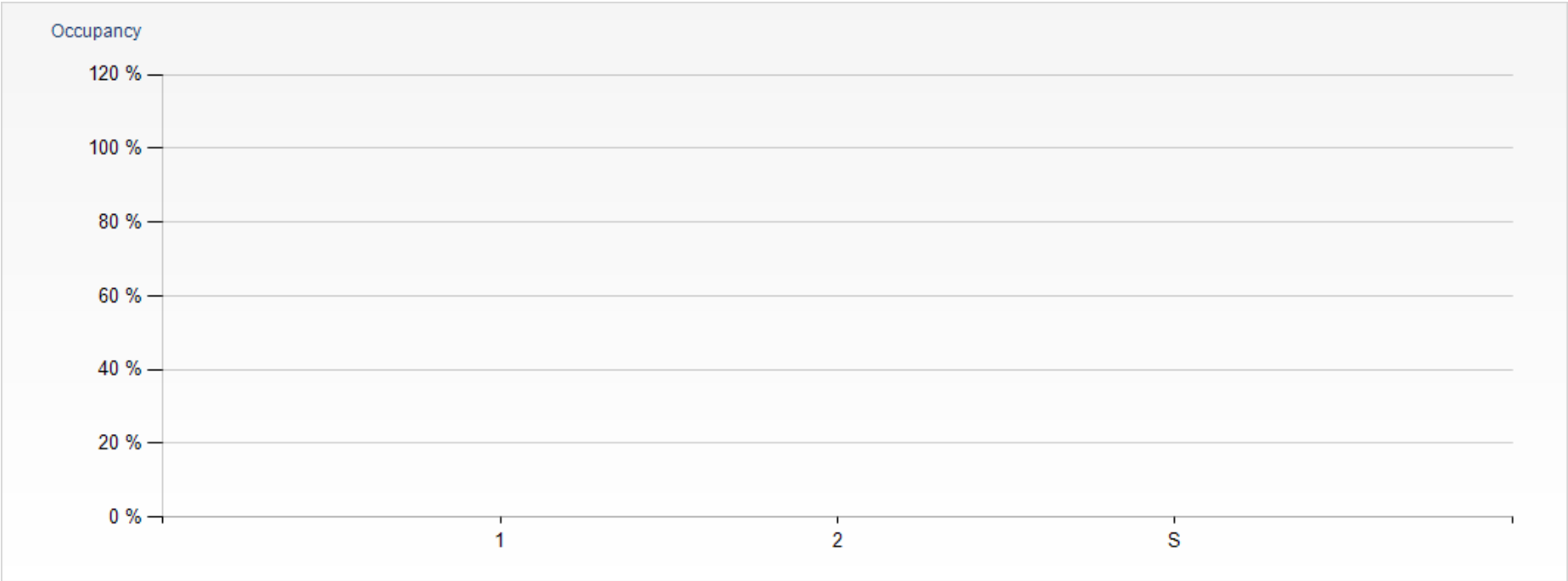


545 S Atlantic Blvd
545 S Atlantic Blvd, Los Angeles
Los Angeles, CA 90022

BUILDING SF	8,925
YEAR BUILT	1954
ASKING PRICE	\$1,599,977
PRICE/SF	\$179.27



	PROPERTY	BLDG SF	SALE PRICE	PSF	Built	Close Date	DISTANCE (mi)
1	 5729 E OLYMPIC BLVD Commerce, CA 90022	1,512	\$732,000	\$484.13	1966		1.40
2	5157 E OLYMPIC BLVD Los Angeles, CA 90022	2,000	\$450,000	\$225.00	1981		0.70
	AVERAGES	1,756	\$591,000	\$354.56	1974		
	SUBJECT	8,925	\$1,599,977	\$179.27	1954		





#	Property Name	Address	City
S	545 S Atlantic Blvd	545 S Atlantic Blvd, Los Angeles	Los Angeles
1	5729 E OLYMPIC BLVD	5729 E OLYMPIC BLVD	Commerce
2	5157 E OLYMPIC BLVD	5157 E OLYMPIC BLVD	Los Angeles



04

Demographics

Demographic Details

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	50,278	253,235	778,273
2010 Population	50,118	252,679	767,683
2019 Population	50,910	258,725	789,871
2024 Population	51,238	261,270	799,784
2019 African American	252	1,784	10,845
2019 American Indian	597	2,580	7,351
2019 Asian	955	31,438	137,786
2019 Hispanic	48,929	217,445	608,515
2019 Other Race	21,378	94,652	262,267
2019 White	26,041	119,060	343,158
2019 Multiracial	1,658	9,042	27,890
2019-2024: Population: Growth Rate	0.65 %	1.00 %	1.25 %

2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,805	8,592	26,597
\$15,000-\$24,999	1,580	8,063	26,218
\$25,000-\$34,999	1,418	7,059	22,156
\$35,000-\$49,999	2,282	10,549	31,446
\$50,000-\$74,999	2,642	12,813	38,984
\$75,000-\$99,999	1,607	8,537	25,303
\$100,000-\$149,999	1,063	8,339	25,895
\$150,000-\$199,999	402	3,312	9,376
\$200,000 or greater	232	2,331	6,655
Median HH Income	\$45,222	\$50,691	\$49,934
Average HH Income	\$58,306	\$67,896	\$66,674

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	13,275	70,081	210,958
2010 Total Households	12,919	68,458	207,477
2019 Total Households	13,032	69,596	212,631
2024 Total Households	13,059	69,975	214,858
2019 Average Household Size	3.90	3.70	3.64
2000 Owner Occupied Housing	4,771	29,893	79,910
2000 Renter Occupied Housing	8,057	37,629	123,291
2019 Owner Occupied Housing	4,508	29,099	80,163
2019 Renter Occupied Housing	8,525	40,496	132,467
2019 Vacant Housing	552	3,118	10,134
2019 Total Housing	13,584	72,714	222,765
2024 Owner Occupied Housing	4,635	29,896	82,411
2024 Renter Occupied Housing	8,424	40,079	132,447
2024 Vacant Housing	571	3,197	10,443
2024 Total Housing	13,630	73,172	225,301
2019-2024: Households: Growth Rate	0.20 %	0.55 %	1.05 %



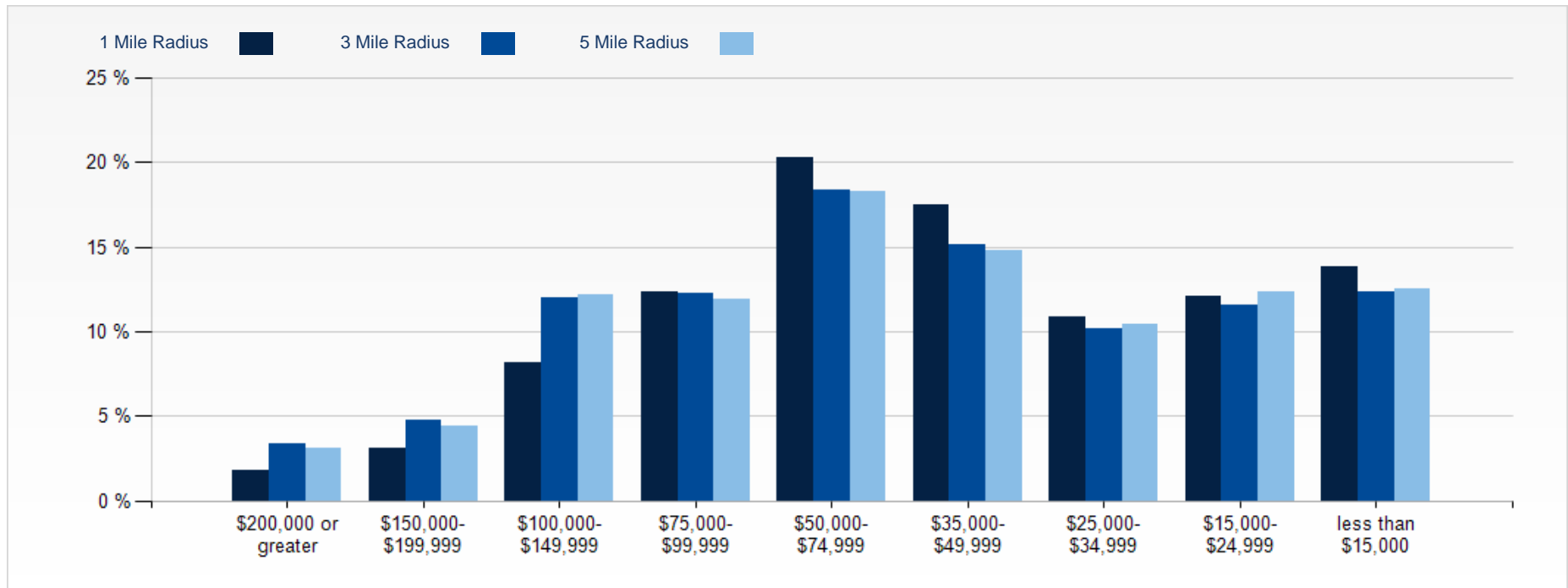
2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	4,080	19,694	61,756
2019 Population Age 35-39	3,599	17,954	56,076
2019 Population Age 40-44	3,128	15,791	49,083
2019 Population Age 45-49	2,870	15,743	49,588
2019 Population Age 50-54	2,622	14,121	45,448
2019 Population Age 55-59	2,377	12,987	41,883
2019 Population Age 60-64	2,160	11,494	36,858
2019 Population Age 65-69	1,697	9,745	30,055
2019 Population Age 70-74	1,300	7,754	23,215
2019 Population Age 75-79	965	5,763	16,636
2019 Population Age 80-84	674	4,155	11,426
2019 Population Age 85+	703	4,733	13,090
2019 Population Age 18+	36,526	190,299	589,925
2019 Median Age	31	33	33

2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$51,188	\$53,835	\$52,886
Average Household Income 25-34	\$60,464	\$66,603	\$66,178
Median Household Income 35-44	\$49,665	\$55,322	\$53,057
Average Household Income 35-44	\$63,941	\$74,139	\$72,372
Median Household Income 45-54	\$55,413	\$63,063	\$60,640
Average Household Income 45-54	\$68,333	\$82,189	\$79,802
Median Household Income 55-64	\$49,034	\$54,945	\$53,943
Average Household Income 55-64	\$58,157	\$71,820	\$69,269
Median Household Income 65-74	\$37,838	\$41,844	\$40,890
Average Household Income 65-74	\$50,170	\$59,988	\$57,077
Average Household Income 75+	\$37,787	\$43,847	\$41,917

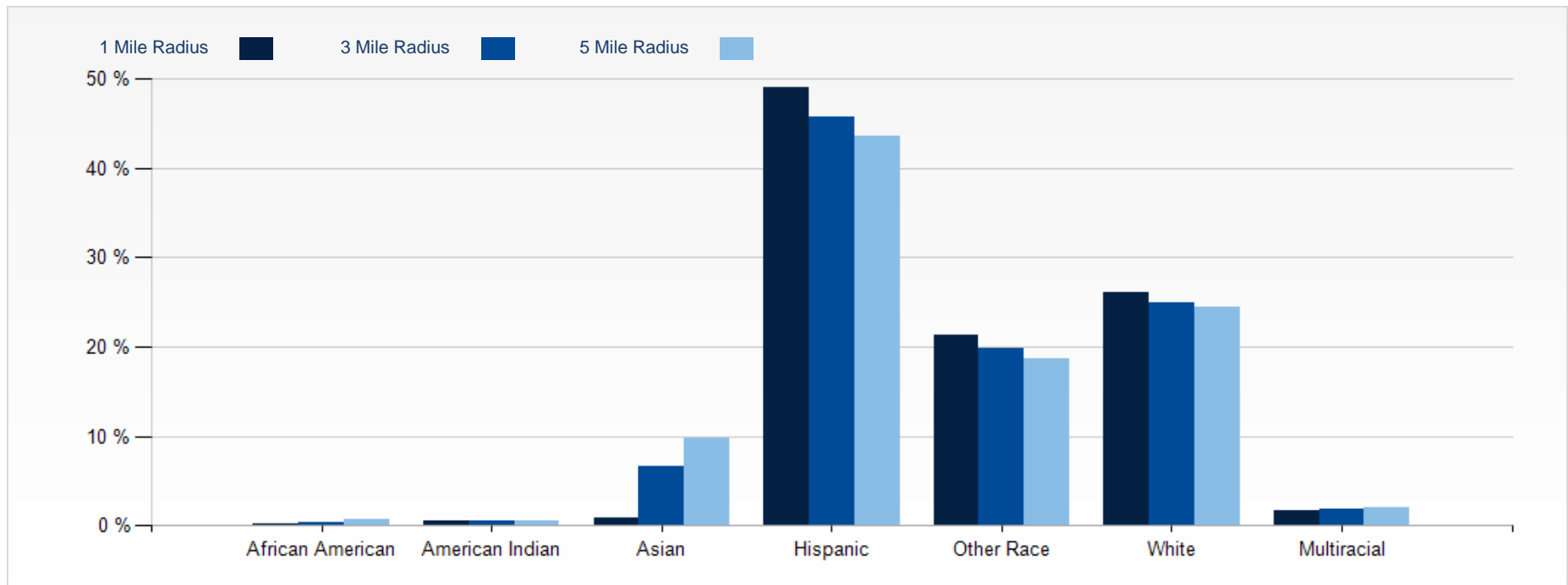
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	4,219	20,623	64,486
2024 Population Age 35-39	3,764	18,622	59,108
2024 Population Age 40-44	3,522	17,662	54,937
2024 Population Age 45-49	2,829	15,355	47,902
2024 Population Age 50-54	2,733	15,230	47,738
2024 Population Age 55-59	2,410	13,431	43,045
2024 Population Age 60-64	2,217	12,279	39,425
2024 Population Age 65-69	1,954	10,683	33,426
2024 Population Age 70-74	1,476	8,639	26,645
2024 Population Age 75-79	1,171	6,844	20,269
2024 Population Age 80-84	793	4,614	13,265
2024 Population Age 85+	716	4,920	13,790
2024 Population Age 18+	37,193	194,719	605,651
2024 Median Age	33	34	35

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$56,215	\$60,103	\$59,648
Average Household Income 25-34	\$70,834	\$77,394	\$77,813
Median Household Income 35-44	\$57,608	\$66,803	\$64,917
Average Household Income 35-44	\$75,952	\$88,492	\$86,770
Median Household Income 45-54	\$63,907	\$75,907	\$73,773
Average Household Income 45-54	\$81,446	\$97,828	\$96,093
Median Household Income 55-64	\$54,103	\$62,638	\$61,658
Average Household Income 55-64	\$68,722	\$85,753	\$83,288
Median Household Income 65-74	\$41,099	\$47,151	\$46,594
Average Household Income 65-74	\$60,368	\$71,105	\$67,966
Average Household Income 75+	\$45,165	\$52,141	\$50,399

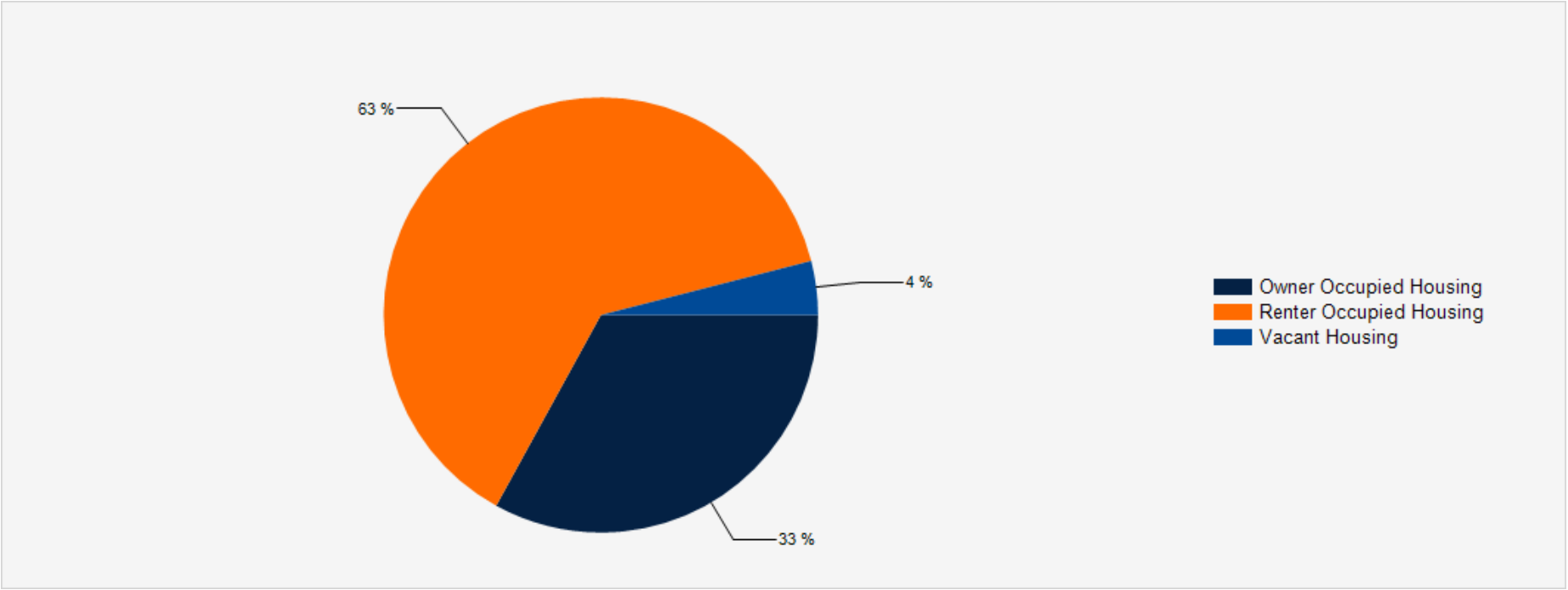
2019 Household Income



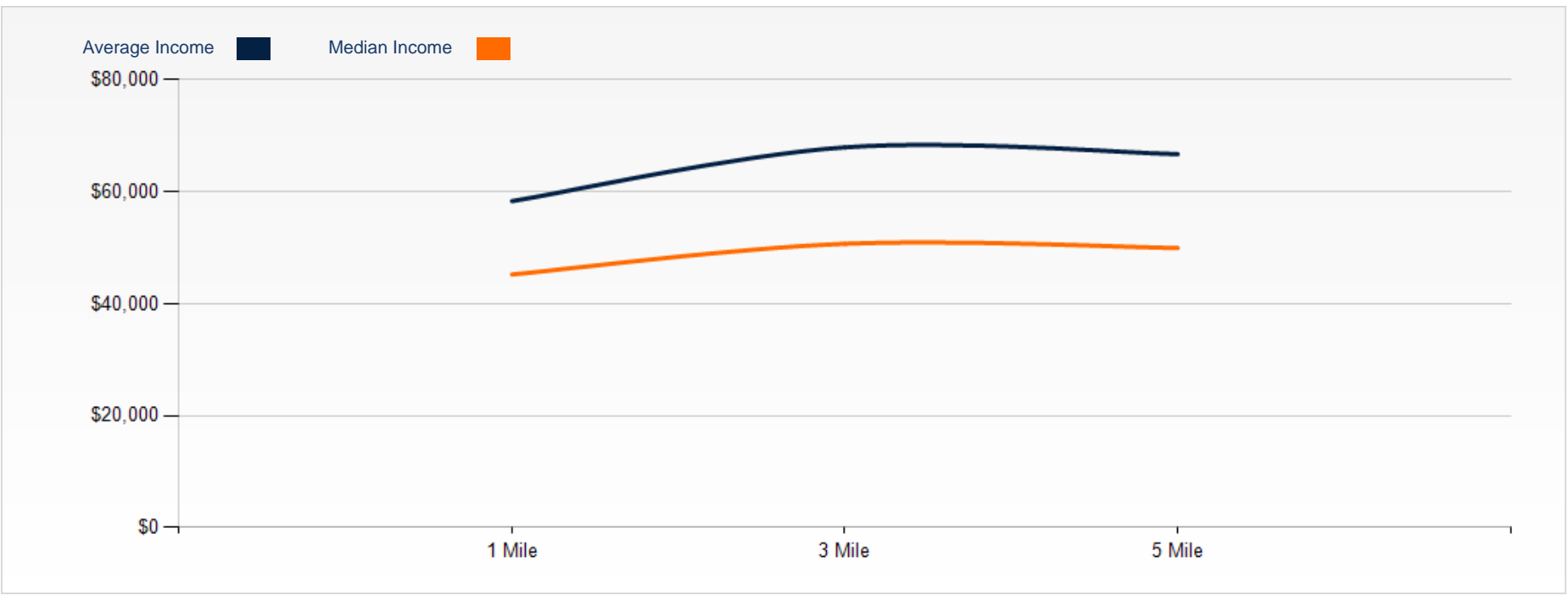
2019 Population by Race



2019 Household Occupancy - 1 Mile Radius



2019 Household Income Average and Median



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