

2445 S Alameda St

2445 S Alameda St, Vernon CA 90058

OFFERING MEMORANDUM



**CENTURY 21
COMMERCIAL.**

Allstars/Cornerstone Group

2445 S Alameda St

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Exclusively Marketed by:

Silvestre Madrigal
(562) 843-3495
c21ccgroup@gmail.com

**CENTURY 21
COMMERCIAL.**

Allstars/Cornerstone Group

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01

Executive Summary

Investment Summary

Location Summary

2445 S ALAMEDA ST

OFFERING SUMMARY

ADDRESS	2445 S Alameda St Vernon CA 90058
COUNTY	Los Angeles
LAND SF	27,442 SF
YEAR BUILT	1975

FINANCIAL SUMMARY

OFFERING PRICE	\$1,997,888
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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2019 Population	26,366	394,873	1,328,025
2019 Median HH Income	\$35,221	\$35,069	\$37,375
2019 Average HH Income	\$45,571	\$54,711	\$53,224

The Subject Property is an approximately 30,000 square feet vacant land parcel located on the corner of South Alameda Street and East 24th Street less than 2 miles south of the Fashion District of Downtown Los Angeles.

The property is zoned M3 (Heavy Industrial) and is currently used as a recycling and storage yard. While the parcel is reportedly over 42,600 square feet in size, in accordance to public records, a street dedicated was granted allowing 24th Street to run from Long Beach Avenue to Alameda Street. The balance of the lot is now approximately 30,000 square feet in size.

The property is located within the allowable buffer area of Los Angeles City's Commercial Cannabis Location Restriction Ordinance. Sometimes, referenced to as the "Blue Zone", this property's range of allowable cannabis activity is further enhanced by its M3 zoning. Currently the property is being utilized as an overflow storage yard by Central Metals, a metal recycling company, and can be vacated by the close of escrow.



2445 S ALAMEDA ST

02

Property Description

Property Features

Aerial Map

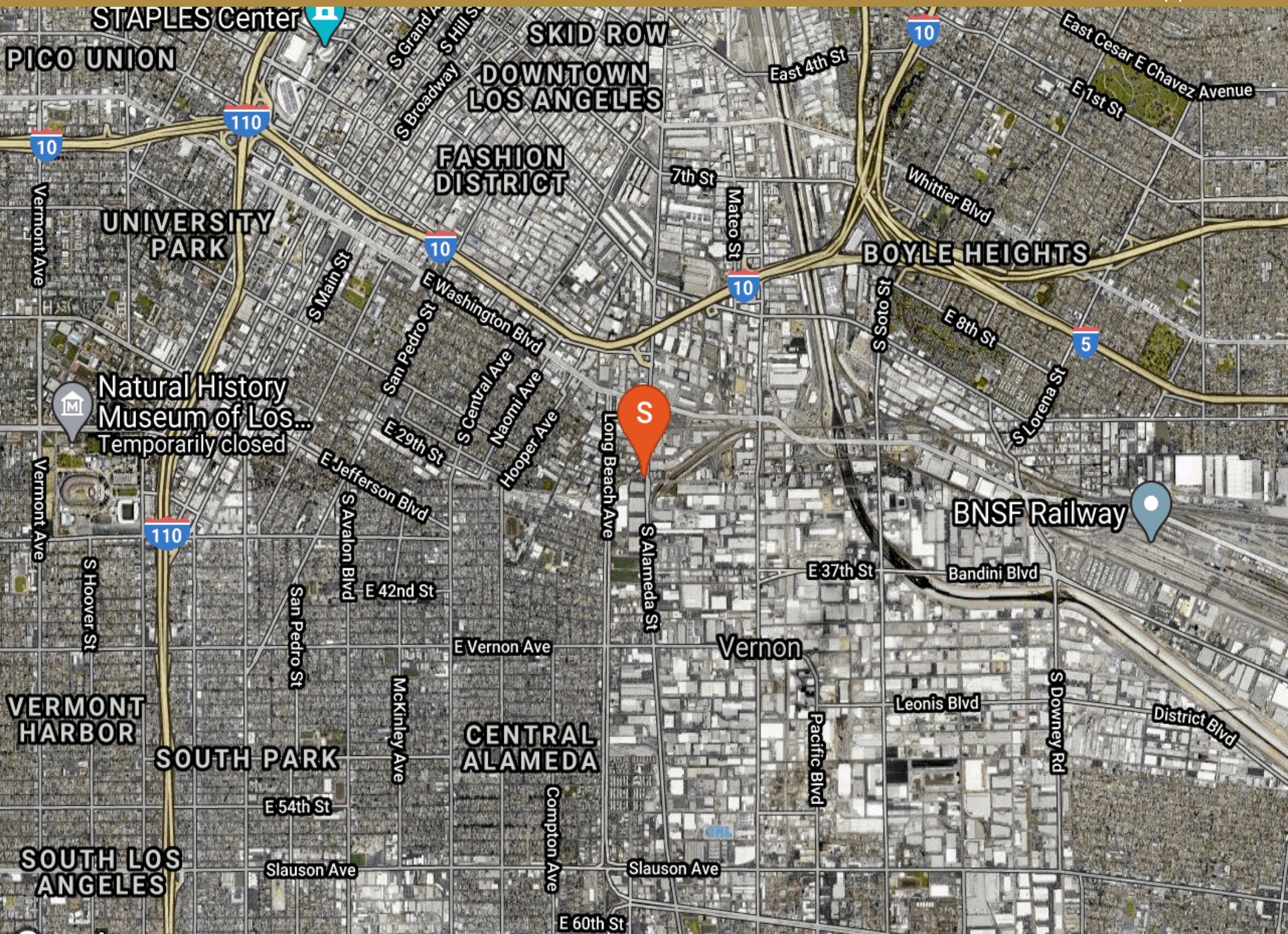
Parcel Map

Additional Maps

Property Images

PROPERTY FEATURES

LAND SF	27,442
YEAR BUILT	1975
BUILDING CLASS	C
NUMBER OF STORIES	1
LOT DIMENSION	0.69 AC



STAPLES Center

PICO UNION

SKID ROW

DOWNTOWN LOS ANGELES

FASHION DISTRICT

UNIVERSITY PARK

BOYLE HEIGHTS

Natural History Museum of Los...
Temporarily closed

BNSF Railway

Vernon

CENTRAL ALAMEDA

SOUTH PARK

SOUTH LOS ANGELES



03

Demographics

Demographic Details

Demographic Charts

2445 S ALAMEDA ST

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	23,263	343,123	1,232,423
2010 Population	24,775	362,799	1,256,189
2019 Population	26,366	394,873	1,328,025
2024 Population	27,096	413,164	1,368,294
2019 African American	2,185	32,366	136,120
2019 American Indian	233	4,134	13,037
2019 Asian	253	26,289	117,307
2019 Hispanic	23,616	309,878	1,014,311
2019 Other Race	13,531	161,612	516,167
2019 White	9,125	153,211	487,611
2019 Multiracial	1,026	16,994	56,685
2019-2024: Population: Growth Rate	2.75 %	4.55 %	3.00 %

2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,005	27,498	74,409
\$15,000-\$24,999	997	16,392	56,358
\$25,000-\$34,999	848	12,294	44,953
\$35,000-\$49,999	1,017	15,176	57,039
\$50,000-\$74,999	1,002	15,712	61,006
\$75,000-\$99,999	433	9,286	34,092
\$100,000-\$149,999	332	9,570	30,860
\$150,000-\$199,999	83	3,441	9,314
\$200,000 or greater	27	3,195	7,390
Median HH Income	\$35,221	\$35,069	\$37,375
Average HH Income	\$45,571	\$54,711	\$53,224

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,462	95,015	355,309
2010 Total Households	5,437	99,342	351,952
2019 Total Households	5,744	112,565	375,420
2024 Total Households	5,905	121,258	390,237
2019 Average Household Size	4.56	3.34	3.44
2000 Owner Occupied Housing	1,398	17,910	80,041
2000 Renter Occupied Housing	3,529	69,803	252,372
2019 Owner Occupied Housing	1,427	21,161	81,537
2019 Renter Occupied Housing	4,317	91,404	293,883
2019 Vacant Housing	287	10,627	30,384
2019 Total Housing	6,031	123,192	405,804
2024 Owner Occupied Housing	1,513	22,762	85,203
2024 Renter Occupied Housing	4,392	98,496	305,034
2024 Vacant Housing	268	10,246	30,398
2024 Total Housing	6,173	131,504	420,635
2019-2024: Households: Growth Rate	2.75 %	7.50 %	3.90 %

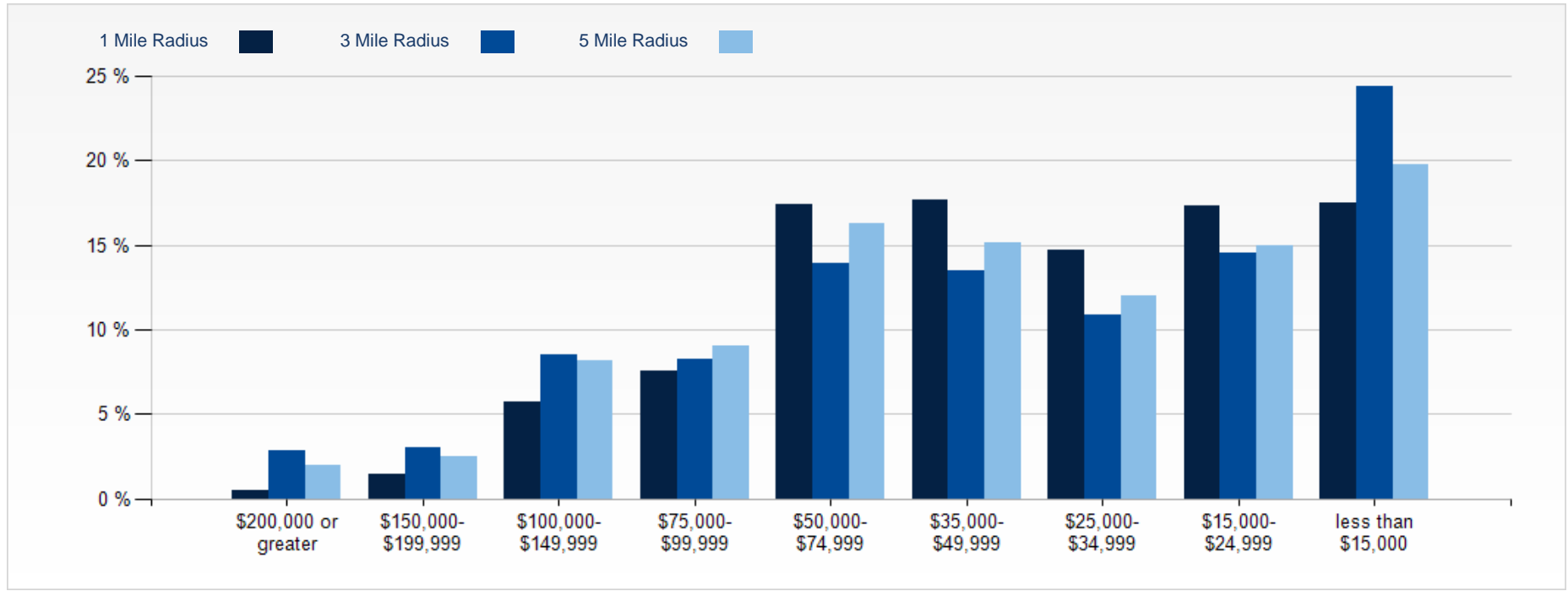
2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	2,199	33,686	111,665
2019 Population Age 35-39	1,935	28,933	98,578
2019 Population Age 40-44	1,599	24,153	82,840
2019 Population Age 45-49	1,515	23,189	79,933
2019 Population Age 50-54	1,308	20,516	71,569
2019 Population Age 55-59	1,095	17,834	64,114
2019 Population Age 60-64	891	14,561	54,136
2019 Population Age 65-69	664	11,145	41,997
2019 Population Age 70-74	460	8,287	30,671
2019 Population Age 75-79	268	5,679	20,750
2019 Population Age 80-84	149	3,736	13,271
2019 Population Age 85+	111	3,760	13,567
2019 Population Age 18+	17,850	291,125	977,131
2019 Median Age	28	30	31

2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$36,552	\$41,808	\$42,560
Average Household Income 25-34	\$47,467	\$60,593	\$57,285
Median Household Income 35-44	\$35,386	\$39,817	\$41,168
Average Household Income 35-44	\$47,385	\$62,724	\$59,333
Median Household Income 45-54	\$43,272	\$43,690	\$47,037
Average Household Income 45-54	\$55,398	\$64,352	\$63,154
Median Household Income 55-64	\$37,304	\$35,600	\$38,752
Average Household Income 55-64	\$43,891	\$52,477	\$52,083
Median Household Income 65-74	\$26,897	\$25,295	\$28,006
Average Household Income 65-74	\$33,202	\$41,749	\$40,949
Average Household Income 75+	\$24,165	\$27,293	\$29,133

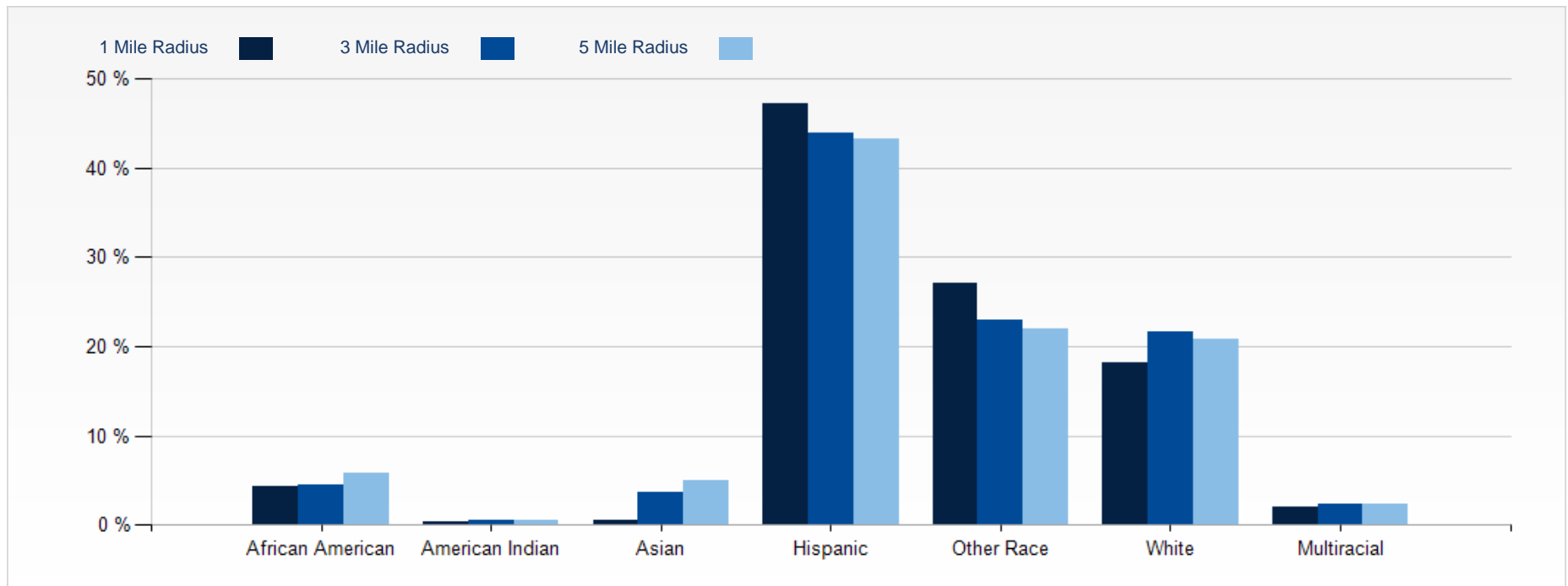
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	2,242	36,481	119,372
2024 Population Age 35-39	2,013	31,151	103,345
2024 Population Age 40-44	1,878	27,986	94,444
2024 Population Age 45-49	1,557	23,738	79,928
2024 Population Age 50-54	1,448	22,652	76,611
2024 Population Age 55-59	1,226	19,643	67,545
2024 Population Age 60-64	1,031	16,582	59,383
2024 Population Age 65-69	810	13,478	48,921
2024 Population Age 70-74	576	10,551	37,169
2024 Population Age 75-79	391	7,663	26,857
2024 Population Age 80-84	207	4,933	16,562
2024 Population Age 85+	148	4,359	15,021
2024 Population Age 18+	18,724	310,849	1,022,428
2024 Median Age	30	32	33

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$41,993	\$53,204	\$51,371
Average Household Income 25-34	\$55,335	\$74,395	\$68,438
Median Household Income 35-44	\$40,345	\$50,044	\$49,668
Average Household Income 35-44	\$56,595	\$77,748	\$71,794
Median Household Income 45-54	\$51,375	\$53,608	\$55,250
Average Household Income 45-54	\$66,622	\$80,744	\$76,897
Median Household Income 55-64	\$42,801	\$43,056	\$46,645
Average Household Income 55-64	\$51,250	\$65,617	\$63,610
Median Household Income 65-74	\$30,560	\$30,588	\$32,805
Average Household Income 65-74	\$38,515	\$52,573	\$49,594
Average Household Income 75+	\$28,667	\$35,483	\$35,783

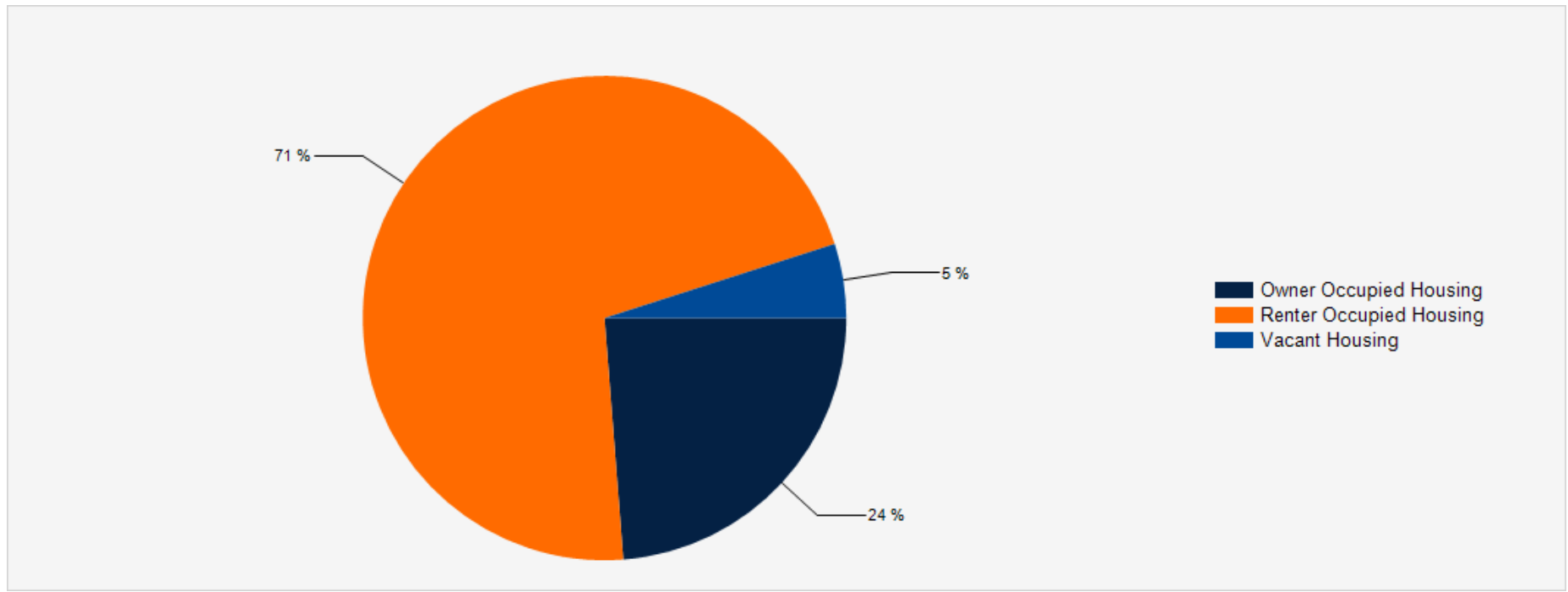
2019 Household Income



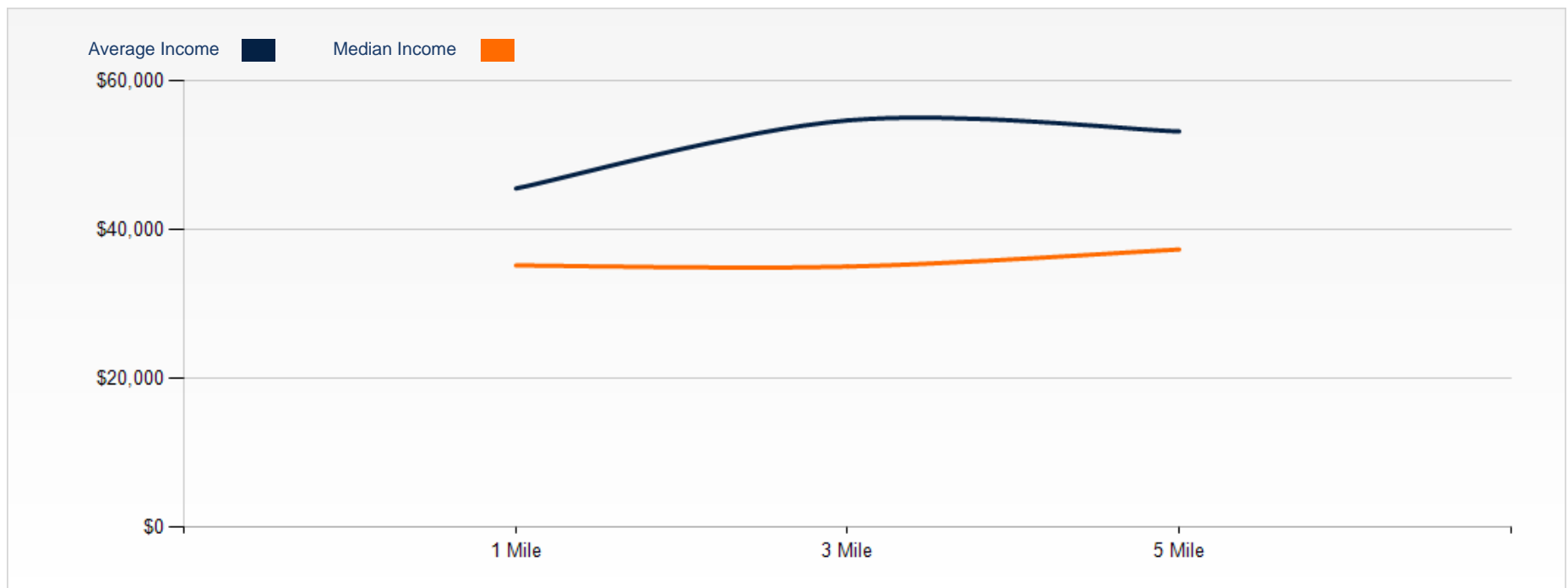
2019 Population by Race



2019 Household Occupancy - 1 Mile Radius



2019 Household Income Average and Median



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