

# 718 E 10th St

718 E 10th St, Los Angeles CA 90021



OFFERING MEMORANDUM

**CENTURY 21  
COMMERCIAL.**

Allstars/Cornerstone Group

# 718 E 10th St

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COMMERCIAL.**

Allstars/Cornerstone Group

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# 718 E 10TH ST

01	Executive Summary
	Investment Summary
	Location Summary

**OFFERING SUMMARY**

ADDRESS	<b>718 E 10th St Los Angeles CA 90021</b>
COUNTY	<b>Los Angeles</b>
LAND SF	<b>4,439 SF</b>
YEAR BUILT	<b>2014</b>
APN	<b>5132011026</b>

**FINANCIAL SUMMARY**

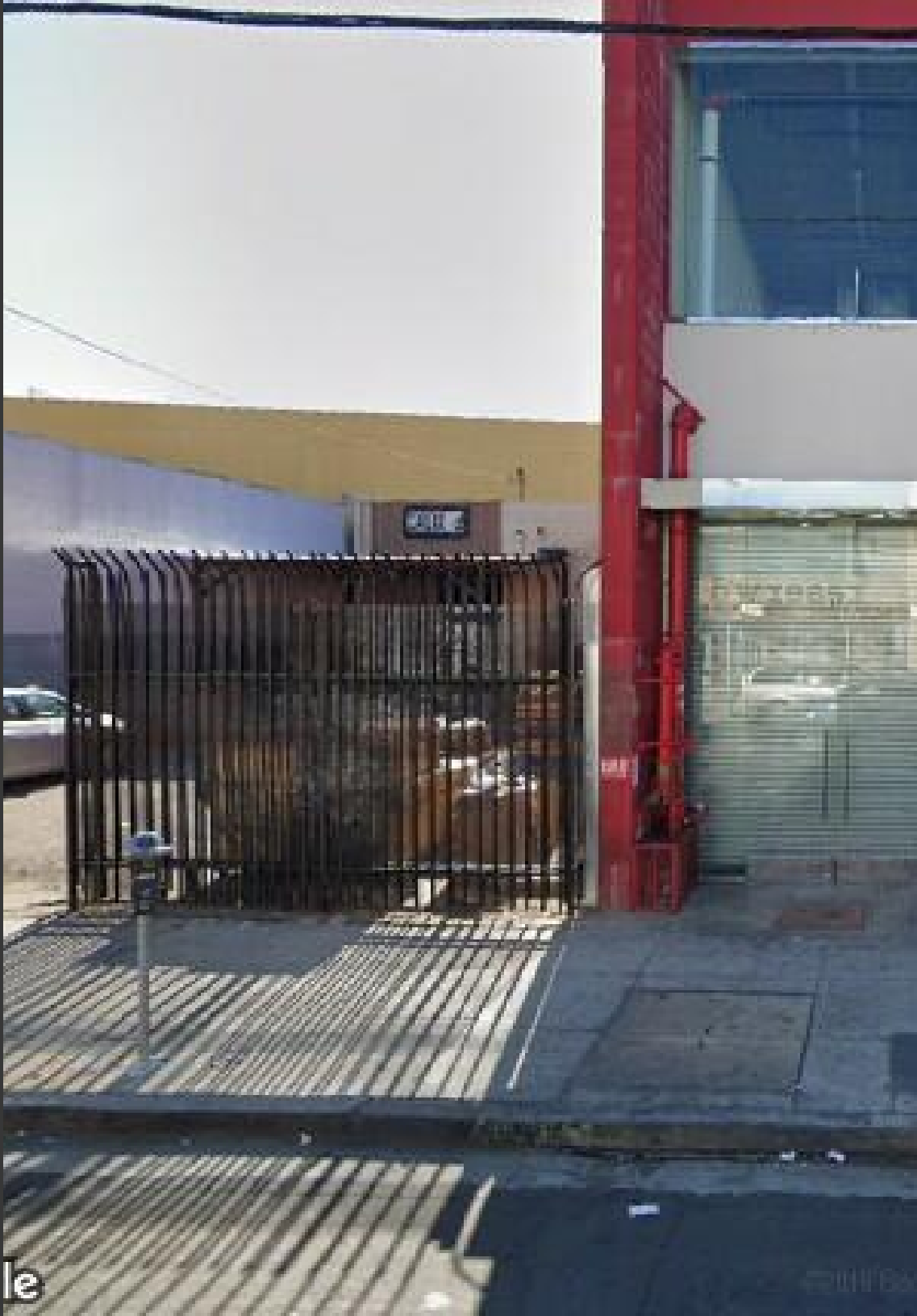
OFFERING PRICE	<b>\$4,798,888</b>
PRICE PSF	<b>\$545.33</b>

<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2019 Population	<b>47,414</b>	<b>517,081</b>	<b>1,318,960</b>
2019 Median HH Income	<b>\$36,357</b>	<b>\$33,353</b>	<b>\$38,976</b>
2019 Average HH Income	<b>\$69,781</b>	<b>\$52,447</b>	<b>\$58,406</b>

Development opportunity for wholesale stores rare empty lot purchase opportunity Los Angeles state enterprise zone downtown adaptive reuse incentive area.

718 e. 10th street, Los Angeles, ca 90021

cross streets: San Pedro & e. 10th amazing prime fashion district location adjacent to San Pedro wholesale mart.



02

## Property Description

Property Features

Aerial Map

Parcel Map

Stacking Plan

Additional Maps

Pictures with Captions

# 718 E 10TH ST

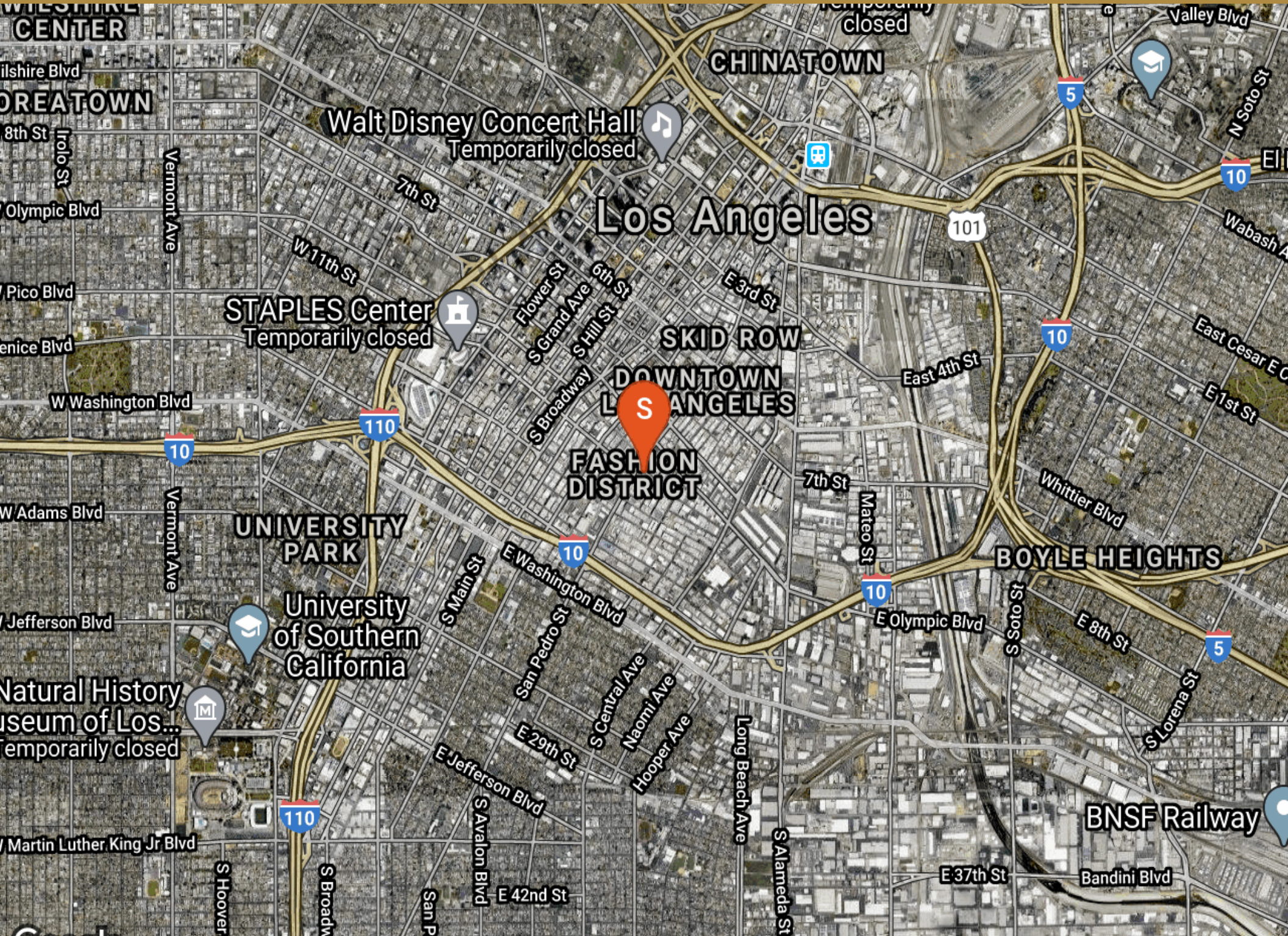
**PROPERTY FEATURES**

NET RENTABLE AREA (SF)	<b>8,800</b>
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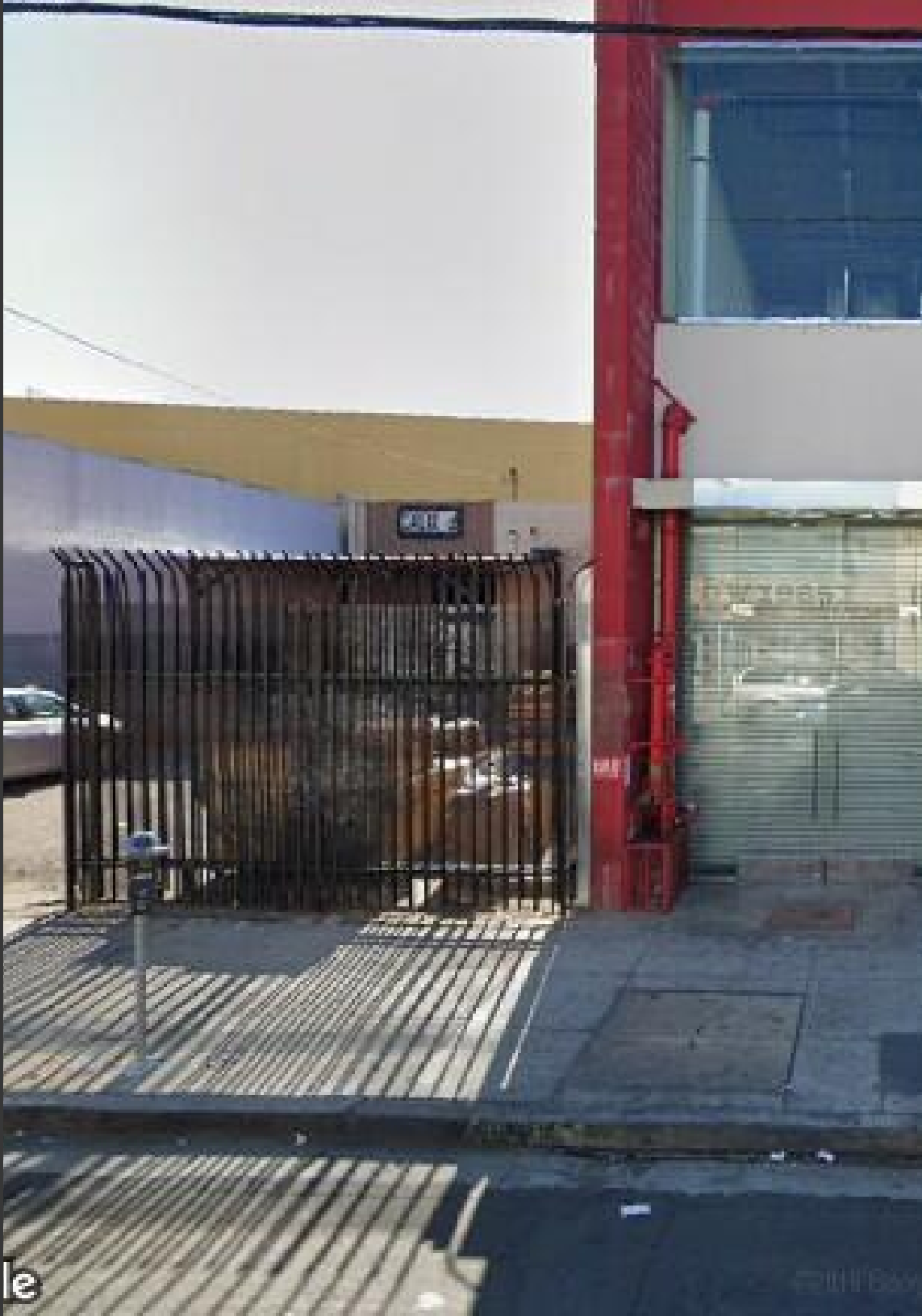
LAND SF	<b>4,439</b>
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YEAR BUILT	<b>2014</b>
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BUILDING CLASS	<b>C</b>
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03

Demographics

Demographic Details

Demographic Charts

# 718 E 10TH ST

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	25,629	462,308	1,244,399
2010 Population	34,316	474,301	1,247,682
2019 Population	47,414	517,081	1,318,960
2024 Population	56,681	543,587	1,360,974
2019 African American	9,486	40,445	124,727
2019 American Indian	472	5,665	12,847
2019 Asian	7,489	73,919	173,222
2019 Hispanic	19,416	362,441	926,059
2019 Other Race	9,659	192,263	477,850
2019 White	17,886	180,101	471,144
2019 Multiracial	2,357	24,149	58,027
2019-2024: Population: Growth Rate	18.15 %	5.00 %	3.15 %

2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	7,662	39,263	75,921
\$15,000-\$24,999	2,334	25,104	58,301
\$25,000-\$34,999	1,443	18,857	46,512
\$35,000-\$49,999	1,902	22,249	59,342
\$50,000-\$74,999	2,510	22,654	64,678
\$75,000-\$99,999	1,935	12,207	36,457
\$100,000-\$149,999	2,660	12,637	35,263
\$150,000-\$199,999	1,345	4,342	12,221
\$200,000 or greater	1,525	4,220	12,565
Median HH Income	\$36,357	\$33,353	\$38,976
Average HH Income	\$69,781	\$52,447	\$58,406

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	11,100	138,905	382,213
2010 Total Households	15,940	143,907	376,884
2019 Total Households	23,318	161,533	401,260
2024 Total Households	28,772	173,370	417,149
2019 Average Household Size	1.73	3.01	3.19
2000 Owner Occupied Housing	620	16,779	80,423
2000 Renter Occupied Housing	9,011	112,222	278,589
2019 Owner Occupied Housing	2,861	19,950	82,799
2019 Renter Occupied Housing	20,456	141,582	318,461
2019 Vacant Housing	4,334	15,832	33,318
2019 Total Housing	27,652	177,365	434,578
2024 Owner Occupied Housing	3,419	21,505	86,378
2024 Renter Occupied Housing	25,353	151,866	330,771
2024 Vacant Housing	3,922	15,644	33,307
2024 Total Housing	32,694	189,014	450,456
2019-2024: Households: Growth Rate	21.45 %	7.10 %	3.90 %

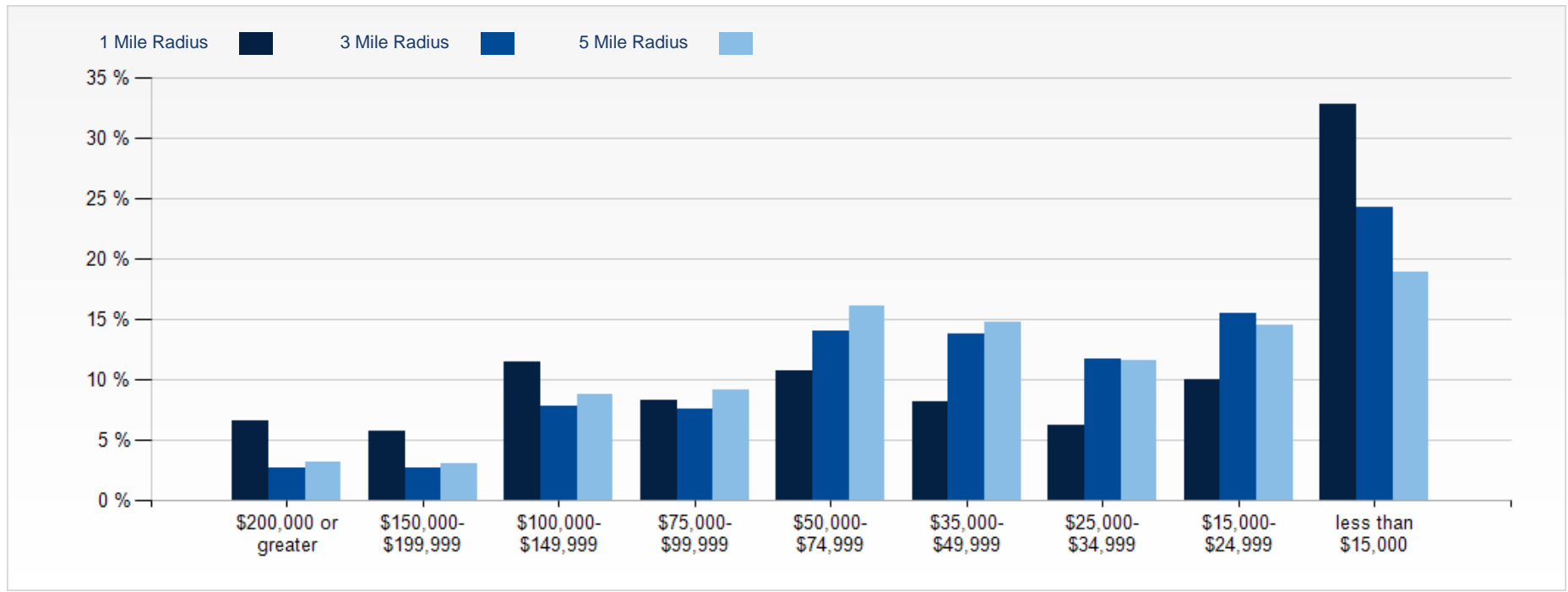
2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	5,353	46,440	112,510
2019 Population Age 35-39	4,477	40,296	101,239
2019 Population Age 40-44	3,639	33,252	85,655
2019 Population Age 45-49	3,660	31,475	82,572
2019 Population Age 50-54	3,492	27,894	74,466
2019 Population Age 55-59	3,415	24,693	67,199
2019 Population Age 60-64	2,629	20,562	57,098
2019 Population Age 65-69	1,930	16,198	44,928
2019 Population Age 70-74	1,405	12,406	33,352
2019 Population Age 75-79	890	8,507	22,562
2019 Population Age 80-84	595	5,772	14,527
2019 Population Age 85+	606	6,039	15,178
2019 Population Age 18+	41,885	396,962	995,690
2019 Median Age	38	32	32

2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$52,813	\$40,487	\$43,985
Average Household Income 25-34	\$76,781	\$58,711	\$60,539
Median Household Income 35-44	\$57,024	\$38,792	\$43,180
Average Household Income 35-44	\$90,030	\$60,491	\$65,253
Median Household Income 45-54	\$36,930	\$41,209	\$49,581
Average Household Income 45-54	\$78,593	\$62,035	\$70,303
Median Household Income 55-64	\$21,587	\$33,313	\$40,541
Average Household Income 55-64	\$62,001	\$50,368	\$58,936
Median Household Income 65-74	\$17,616	\$22,883	\$29,803
Average Household Income 65-74	\$49,602	\$39,294	\$46,719
Average Household Income 75+	\$28,285	\$26,436	\$32,209

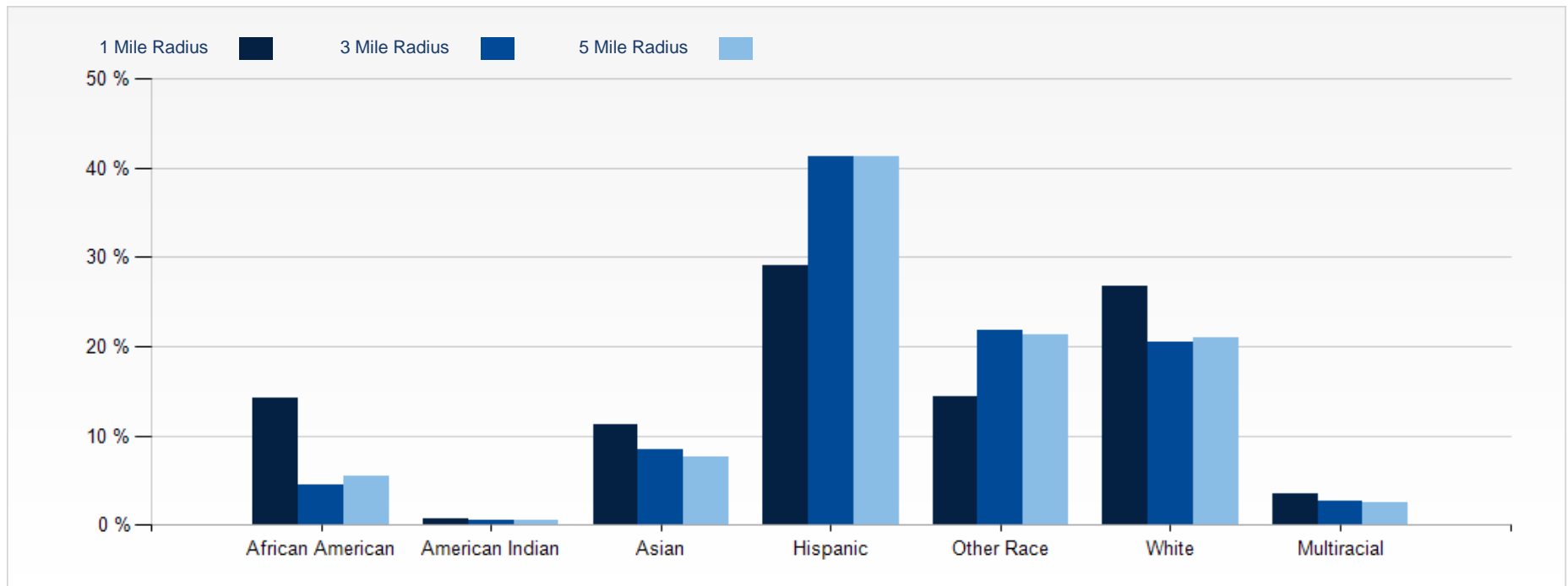
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	6,600	50,008	119,906
2024 Population Age 35-39	5,339	42,751	104,871
2024 Population Age 40-44	4,645	38,362	96,659
2024 Population Age 45-49	4,114	32,312	82,139
2024 Population Age 50-54	3,983	30,432	79,343
2024 Population Age 55-59	3,670	26,511	70,445
2024 Population Age 60-64	3,124	23,005	62,562
2024 Population Age 65-69	2,521	18,907	51,551
2024 Population Age 70-74	1,932	15,179	39,917
2024 Population Age 75-79	1,342	11,276	29,074
2024 Population Age 80-84	849	7,302	18,148
2024 Population Age 85+	759	6,766	16,736
2024 Population Age 18+	50,335	422,813	1,042,422
2024 Median Age	39	33	34

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$72,033	\$50,794	\$52,759
Average Household Income 25-34	\$93,117	\$71,567	\$72,809
Median Household Income 35-44	\$78,732	\$47,203	\$52,168
Average Household Income 35-44	\$111,292	\$74,497	\$78,567
Median Household Income 45-54	\$57,243	\$50,761	\$57,829
Average Household Income 45-54	\$103,283	\$77,435	\$85,128
Median Household Income 55-64	\$40,511	\$40,881	\$49,666
Average Household Income 55-64	\$82,487	\$62,916	\$71,620
Median Household Income 65-74	\$27,540	\$27,476	\$35,366
Average Household Income 65-74	\$66,993	\$49,098	\$56,562
Average Household Income 75+	\$39,502	\$33,680	\$39,528

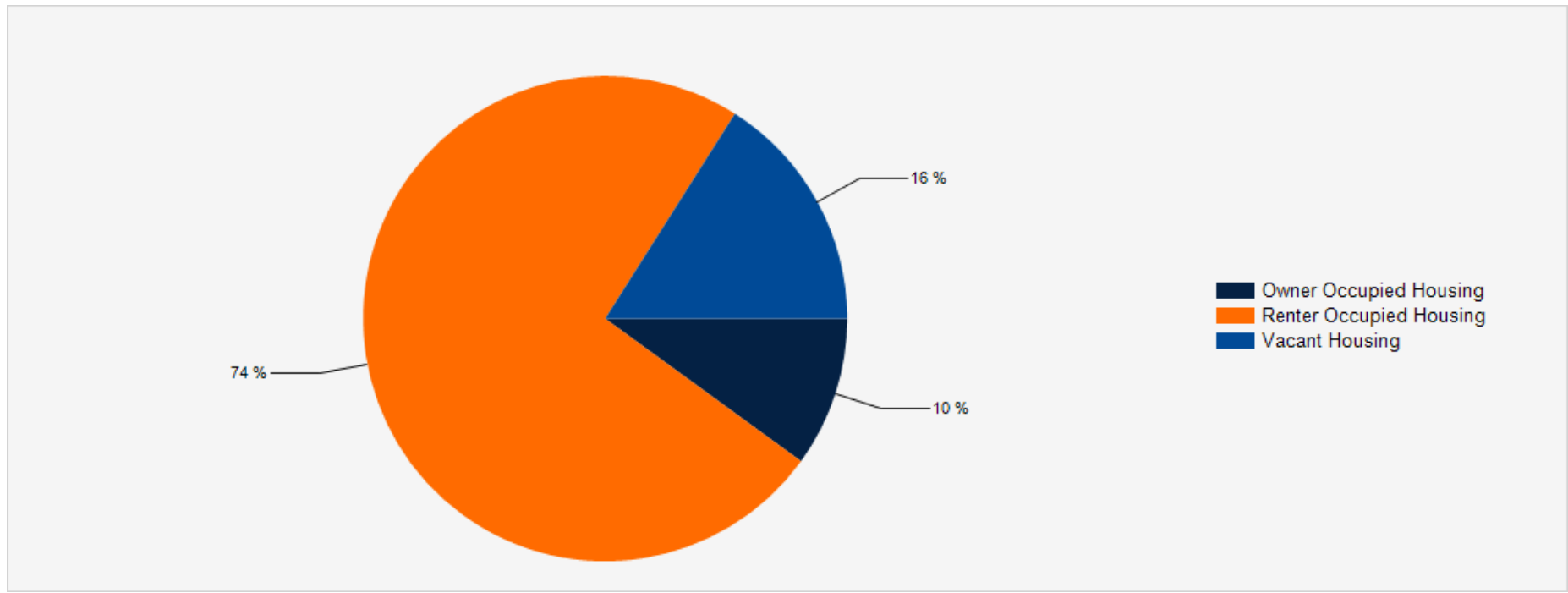
### 2019 Household Income



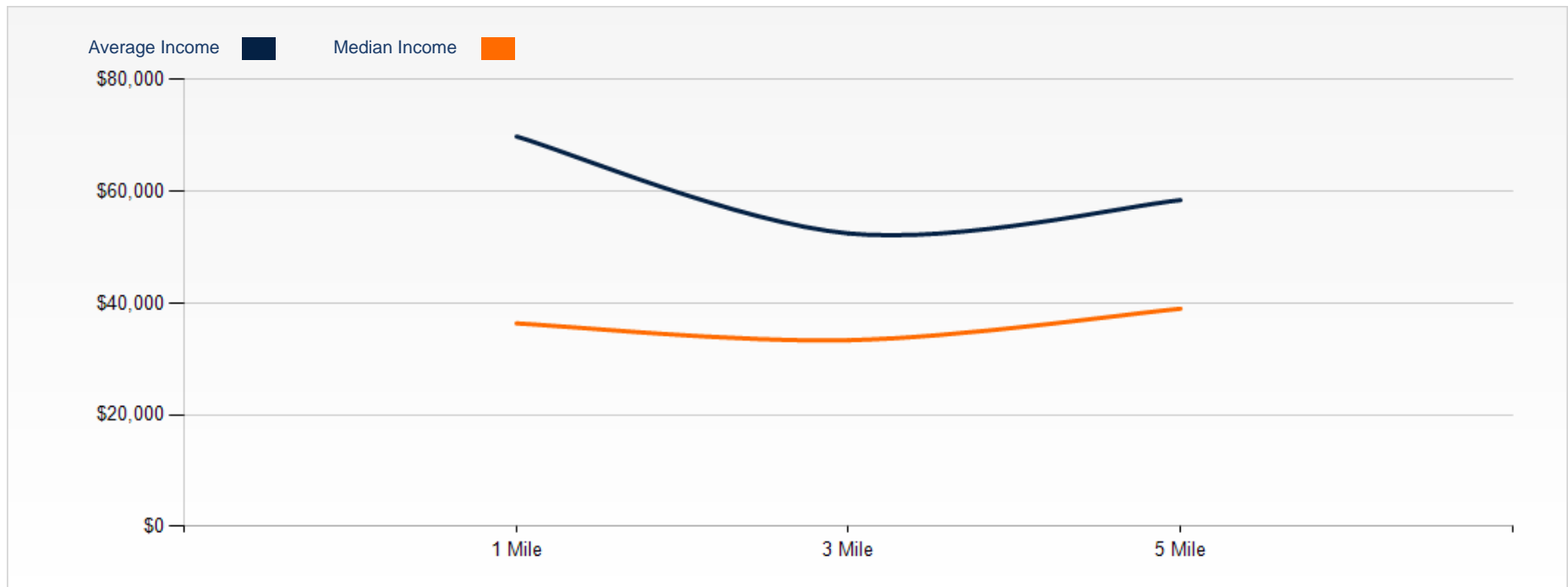
### 2019 Population by Race



## 2019 Household Occupancy - 1 Mile Radius



## 2019 Household Income Average and Median



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