

7618 Ramish Ave

7618 Ramish Ave, Bell Gardens CA 90201



OFFERING MEMORANDUM

7618 Ramish Ave

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01

Executive Summary

Investment Summary

Location Summary

7618 RAMISH AVE

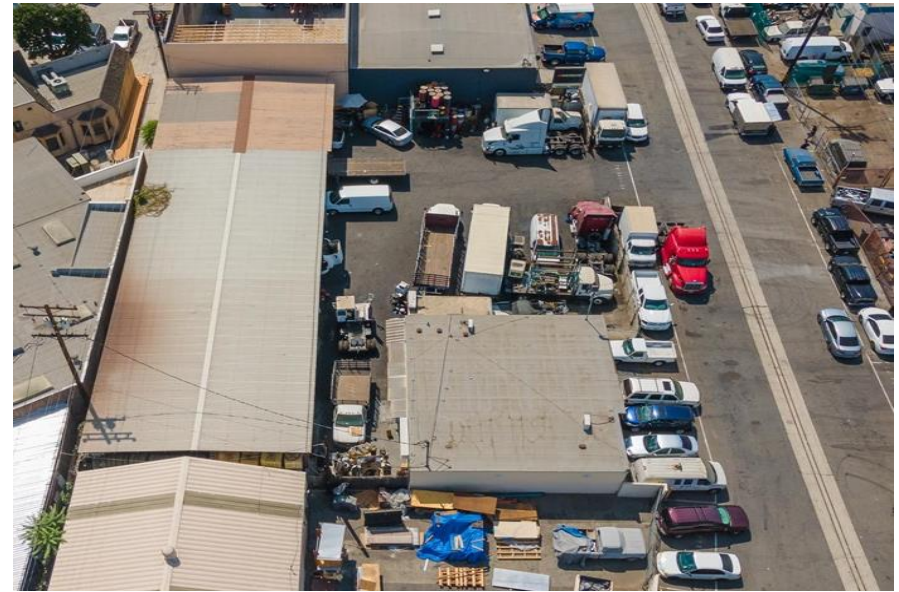
OFFERING SUMMARY

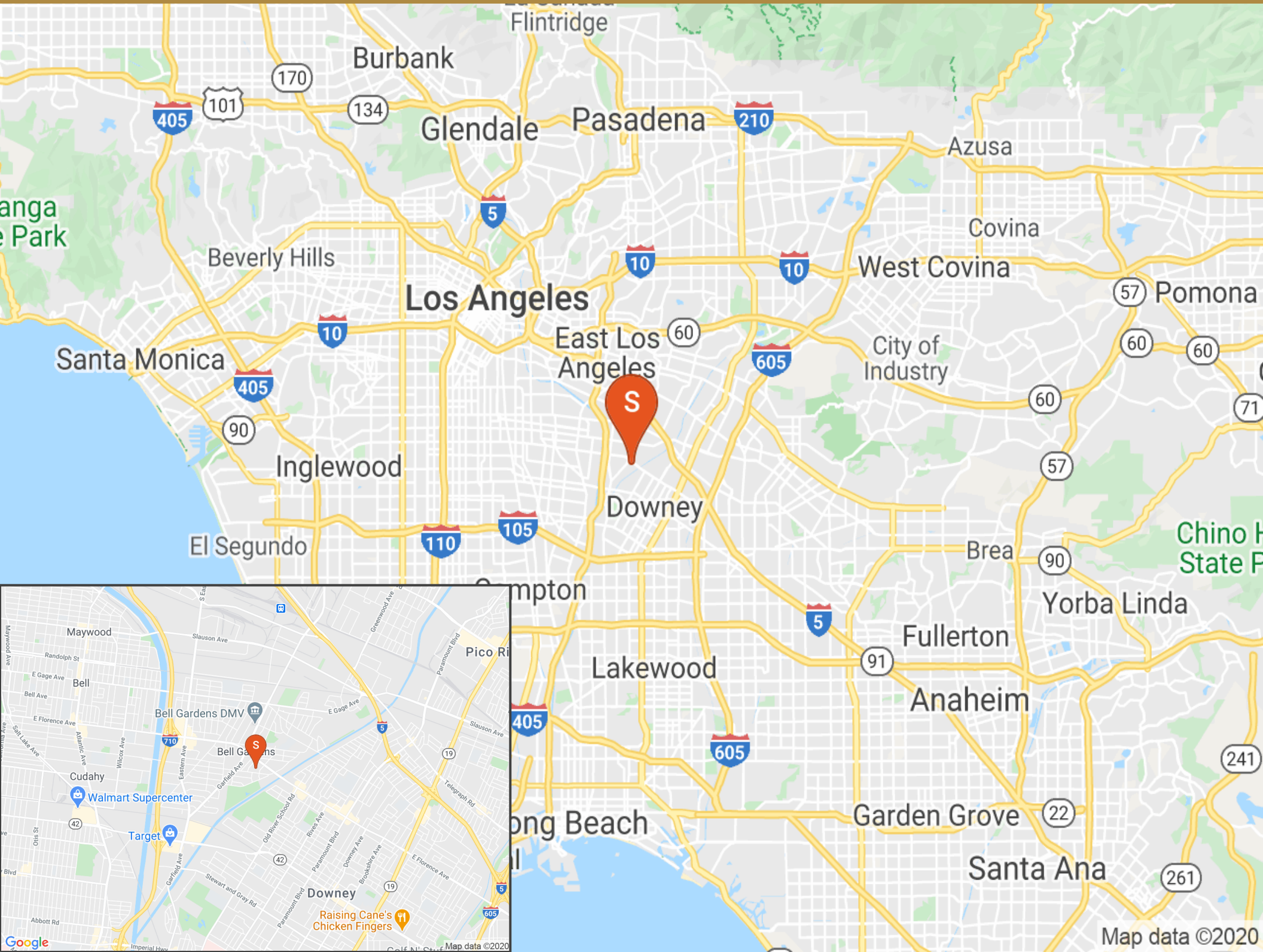
ADDRESS	7618 Ramish Ave Bell Gardens CA 90201
BUILDING SF	1,760 SF
LAND SF	15,996 SF
YEAR BUILT	1960
APN	6228-019-033

FINANCIAL SUMMARY

OFFERING PRICE	\$1,577,999
PRICE PSF	\$896.59

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2020 Population	39,658	260,005	834,952
2020 Median HH Income	\$50,042	\$57,000	\$55,341
2020 Average HH Income	\$64,346	\$74,561	\$71,249







02 **Property Description**

Property Features

Aerial Map

Parcel Map

Stacking Plan

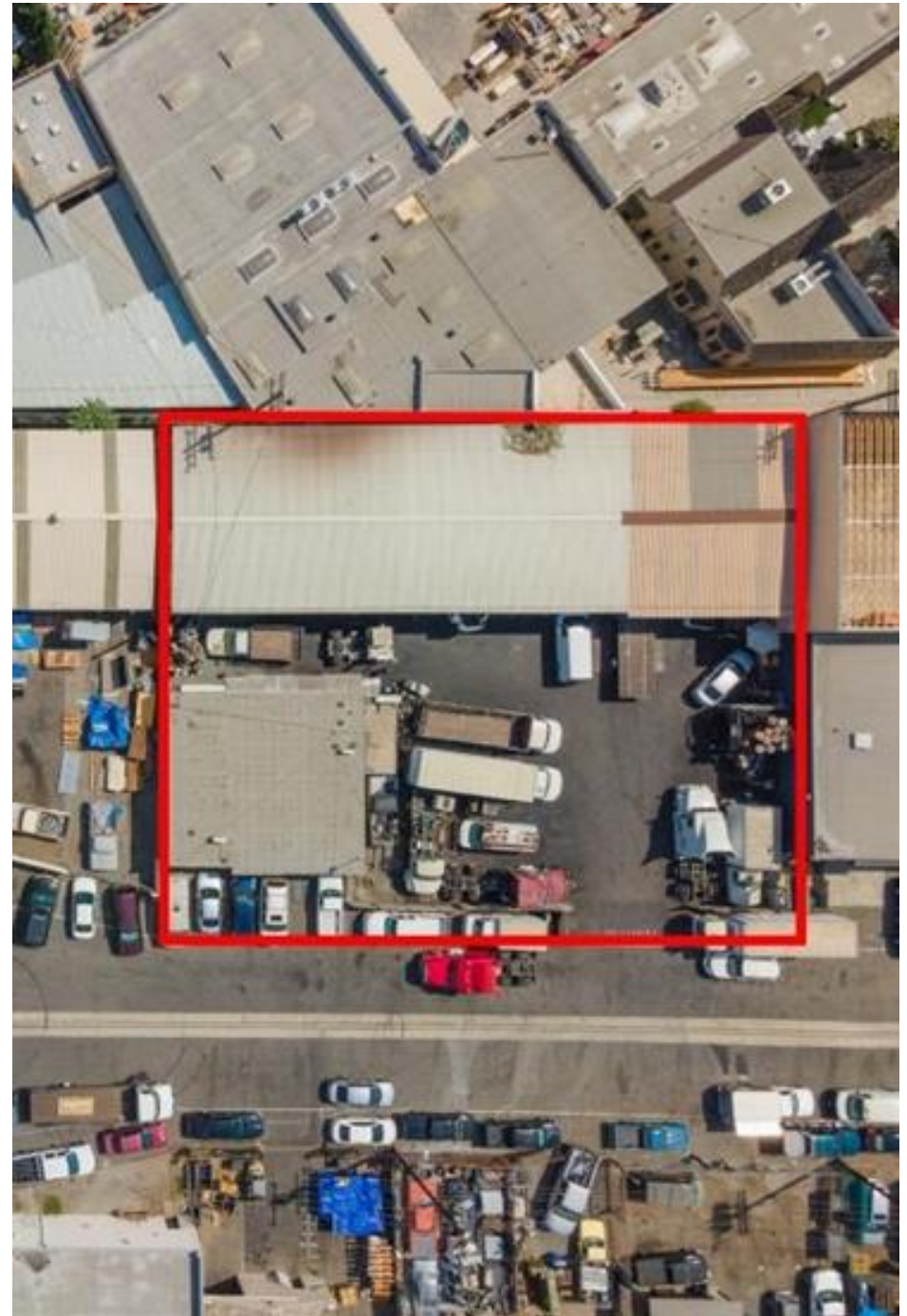
Additional Maps

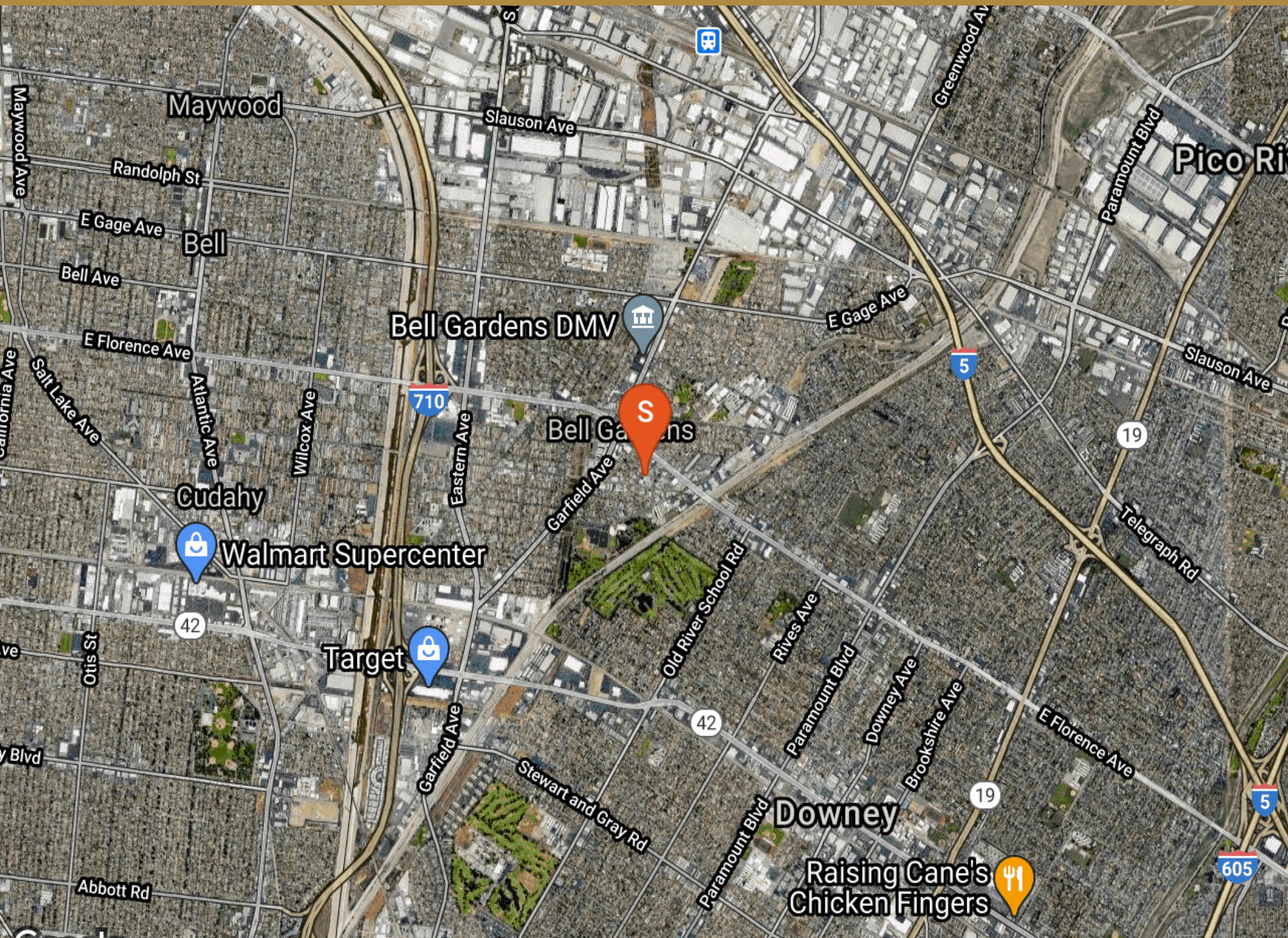
Pictures with Captions

7618 RAMISH AVE

PROPERTY FEATURES

BUILDING SF	1,760
LAND SF	15,996
LAND ACRES	0.3678
YEAR BUILT	1960
ZONING TYPE	BGM1*





Maywood

Bell

Bell Gardens DMV

Bell Gardens

Cudahy

Walmart Supercenter

Target

Downey

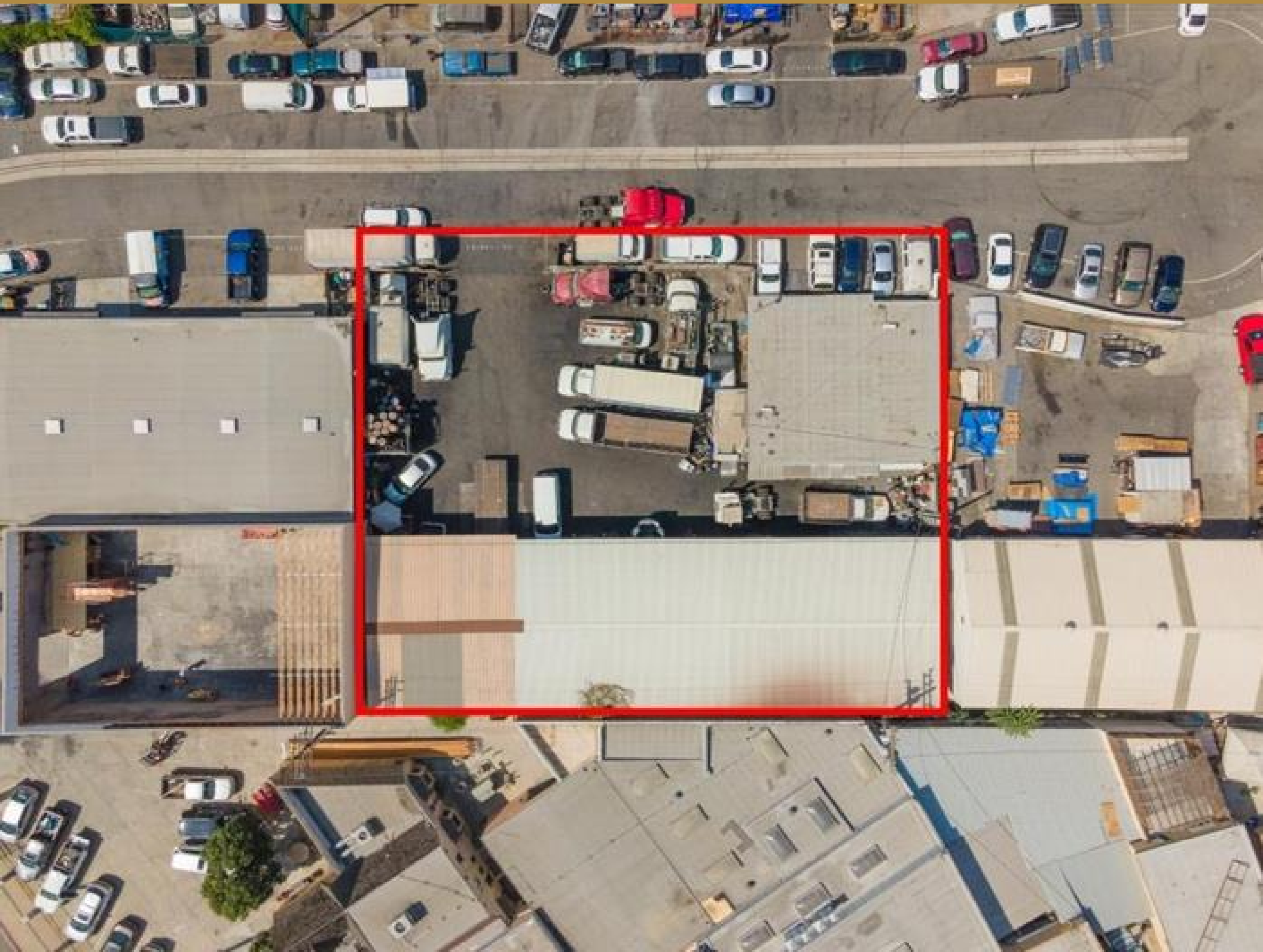
Raising Cane's
Chicken Fingers

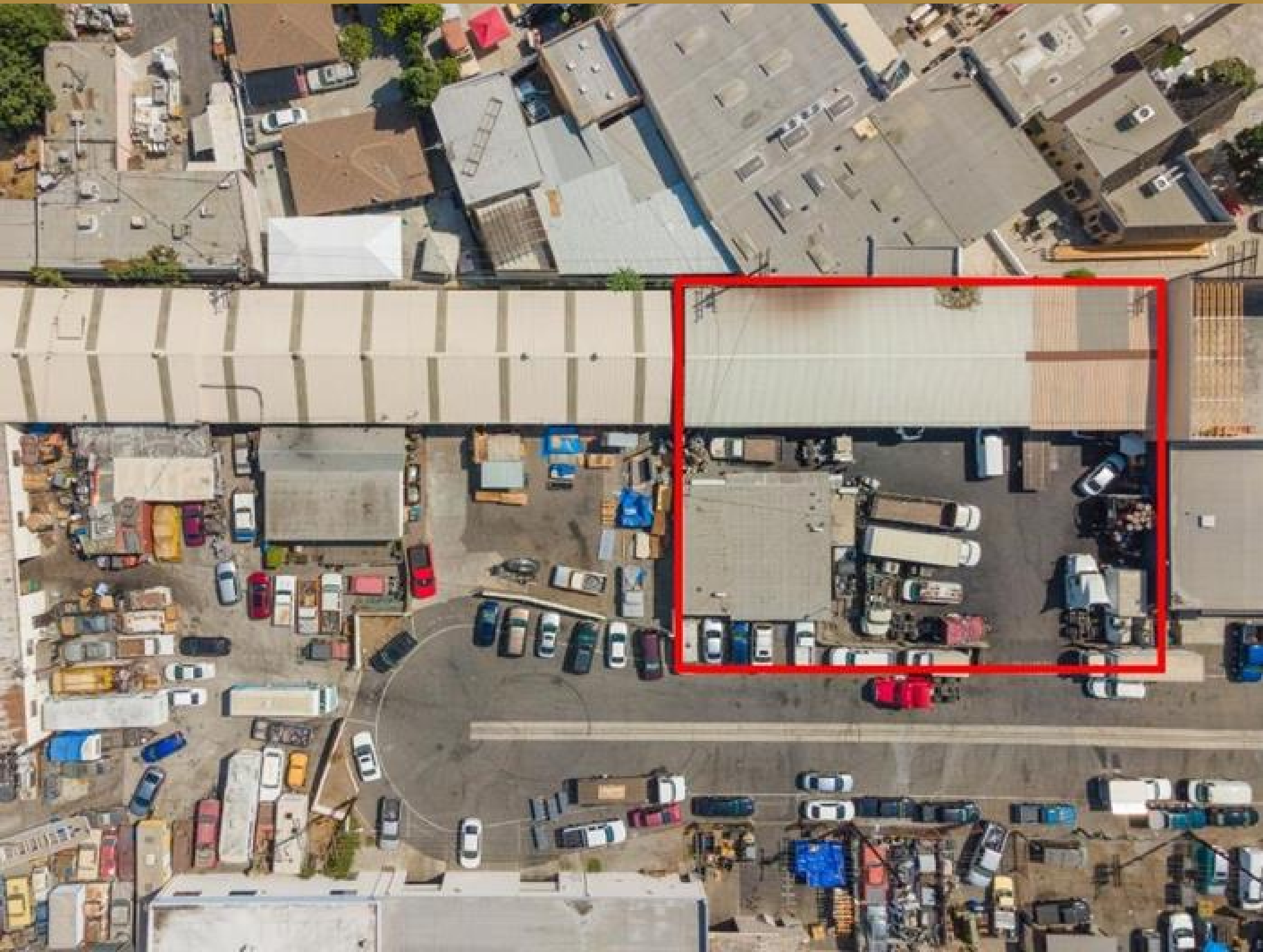


















7618 RAMISH AVE

03

Demographics

Demographic Details

Demographic Charts



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	40,487	256,635	823,646
2010 Population	39,308	256,639	820,867
2020 Population	39,658	260,005	834,952
2025 Population	39,619	260,134	836,303
2020 African American	470	4,472	25,483
2020 American Indian	395	2,199	8,047
2020 Asian	657	8,504	26,162
2020 Hispanic	36,439	226,218	734,051
2020 Other Race	16,496	95,178	319,120
2020 White	20,317	139,287	422,328
2020 Multiracial	1,271	10,070	32,360
2020-2025: Population: Growth Rate	-0.10 %	0.05 %	0.15 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	890	5,959	19,954
\$15,000-\$24,999	1,057	5,960	20,813
\$25,000-\$34,999	1,132	6,931	21,503
\$35,000-\$49,999	1,712	10,331	31,961
\$50,000-\$74,999	1,755	13,675	42,306
\$75,000-\$99,999	1,356	9,876	29,831
\$100,000-\$149,999	1,215	9,691	30,333
\$150,000-\$199,999	273	3,410	10,033
\$200,000 or greater	201	2,673	6,512
Median HH Income	\$50,042	\$57,000	\$55,341
Average HH Income	\$64,346	\$74,561	\$71,249

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	9,741	69,949	216,789
2010 Total Households	9,597	68,296	211,145
2020 Total Households	9,590	68,506	213,246
2025 Total Households	9,528	68,178	212,528
2020 Average Household Size	4.10	3.77	3.89
2000 Owner Occupied Housing	3,059	28,546	95,700
2000 Renter Occupied Housing	6,369	39,341	114,214
2020 Owner Occupied Housing	2,835	26,338	90,314
2020 Renter Occupied Housing	6,755	42,168	122,931
2020 Vacant Housing	475	3,751	10,883
2020 Total Housing	10,065	72,257	224,129
2025 Owner Occupied Housing	2,881	26,767	91,914
2025 Renter Occupied Housing	6,647	41,411	120,614
2025 Vacant Housing	554	4,347	12,494
2025 Total Housing	10,082	72,525	225,022
2020-2025: Households: Growth Rate	-0.65 %	-0.50 %	-0.35 %



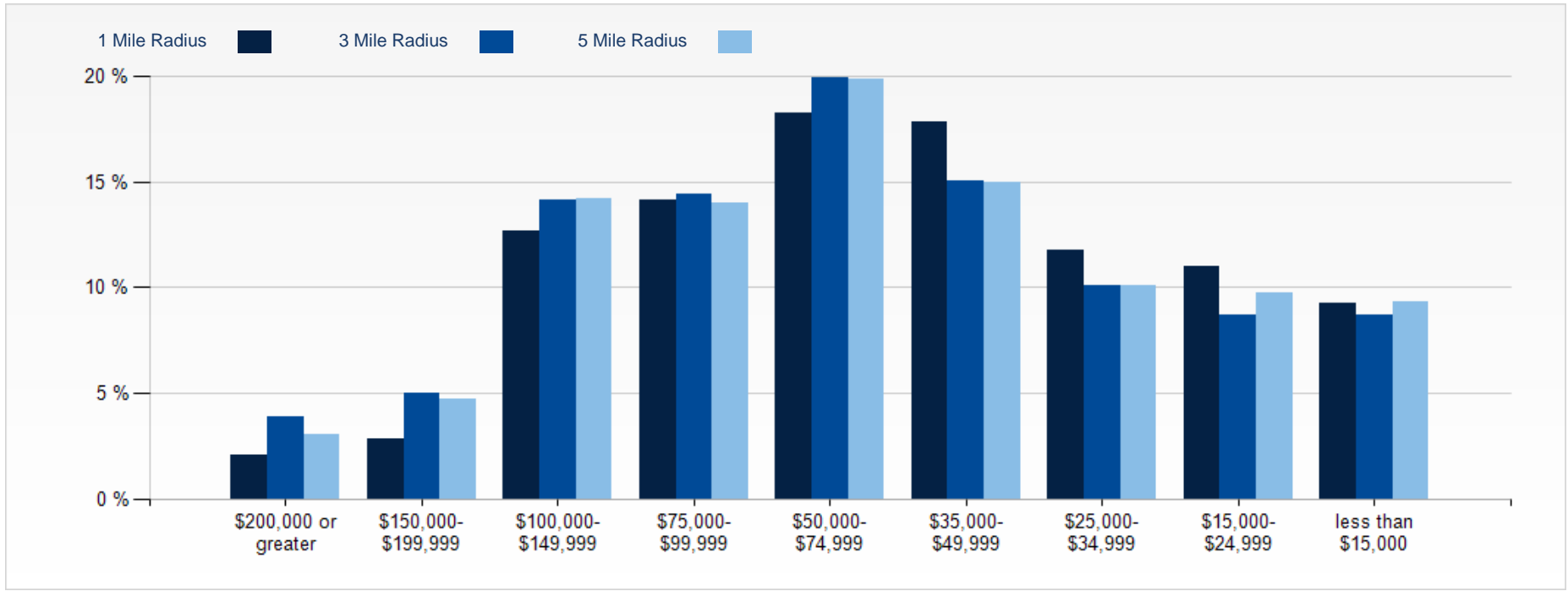
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	3,230	20,723	66,817
2020 Population Age 35-39	2,739	18,148	58,367
2020 Population Age 40-44	2,418	16,048	50,977
2020 Population Age 45-49	2,391	16,052	50,978
2020 Population Age 50-54	2,149	14,840	47,065
2020 Population Age 55-59	1,885	13,112	41,536
2020 Population Age 60-64	1,629	11,442	36,654
2020 Population Age 65-69	1,290	9,116	29,086
2020 Population Age 70-74	849	6,720	21,347
2020 Population Age 75-79	543	4,379	14,144
2020 Population Age 80-84	304	2,745	9,016
2020 Population Age 85+	296	3,028	9,350
2020 Population Age 18+	28,157	189,038	605,804
2020 Median Age	30	32	31

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$52,442	\$57,799	\$57,171
Average Household Income 25-34	\$64,495	\$71,471	\$70,102
Median Household Income 35-44	\$47,429	\$59,195	\$59,189
Average Household Income 35-44	\$65,173	\$78,543	\$76,497
Median Household Income 45-54	\$60,863	\$71,885	\$69,451
Average Household Income 45-54	\$75,675	\$89,016	\$84,018
Median Household Income 55-64	\$53,000	\$61,627	\$59,115
Average Household Income 55-64	\$64,211	\$78,338	\$73,752
Median Household Income 65-74	\$40,576	\$46,564	\$44,186
Average Household Income 65-74	\$55,009	\$61,414	\$59,319
Average Household Income 75+	\$44,980	\$48,658	\$44,064

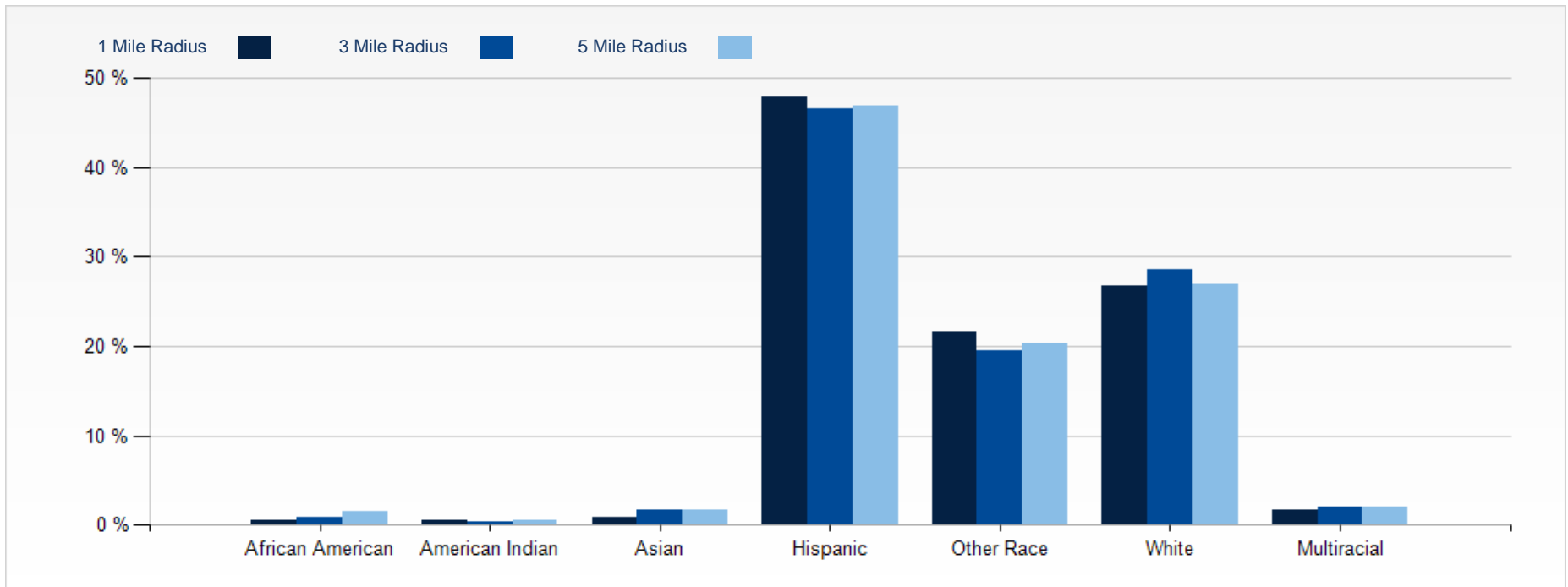
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	3,375	21,361	68,636
2025 Population Age 35-39	2,943	19,705	63,338
2025 Population Age 40-44	2,613	17,484	56,555
2025 Population Age 45-49	2,333	15,501	49,454
2025 Population Age 50-54	2,180	15,065	47,899
2025 Population Age 55-59	1,883	13,505	43,554
2025 Population Age 60-64	1,694	11,930	37,985
2025 Population Age 65-69	1,403	10,063	32,390
2025 Population Age 70-74	1,036	7,783	24,904
2025 Population Age 75-79	708	5,624	17,942
2025 Population Age 80-84	382	3,406	11,044
2025 Population Age 85+	303	3,116	9,939
2025 Population Age 18+	28,428	191,932	615,769
2025 Median Age	32	33	33

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$54,598	\$61,299	\$60,385
Average Household Income 25-34	\$69,708	\$78,373	\$76,409
Median Household Income 35-44	\$52,288	\$67,980	\$67,405
Average Household Income 35-44	\$72,536	\$89,292	\$86,361
Median Household Income 45-54	\$64,808	\$77,659	\$75,849
Average Household Income 45-54	\$82,920	\$99,590	\$93,564
Median Household Income 55-64	\$56,572	\$66,807	\$63,673
Average Household Income 55-64	\$71,429	\$88,067	\$82,689
Median Household Income 65-74	\$42,133	\$50,259	\$47,515
Average Household Income 65-74	\$60,176	\$68,556	\$66,371
Average Household Income 75+	\$47,994	\$54,540	\$49,532

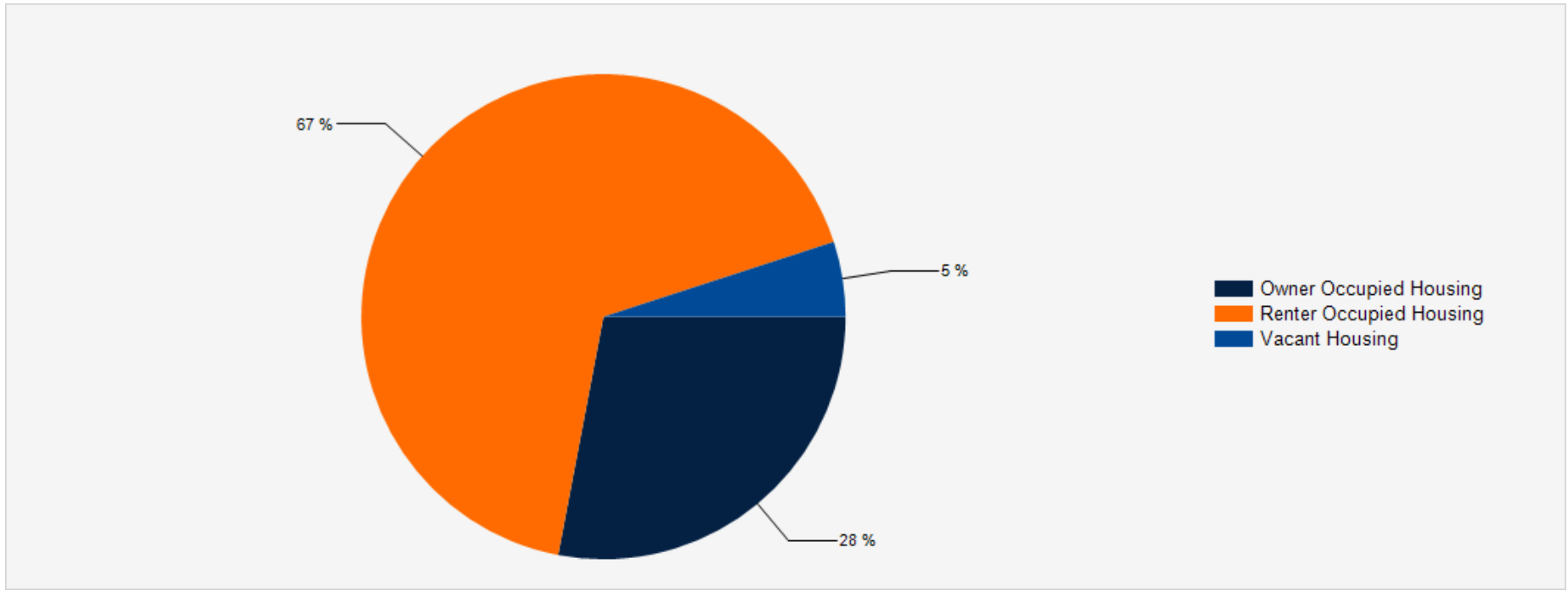
2020 Household Income



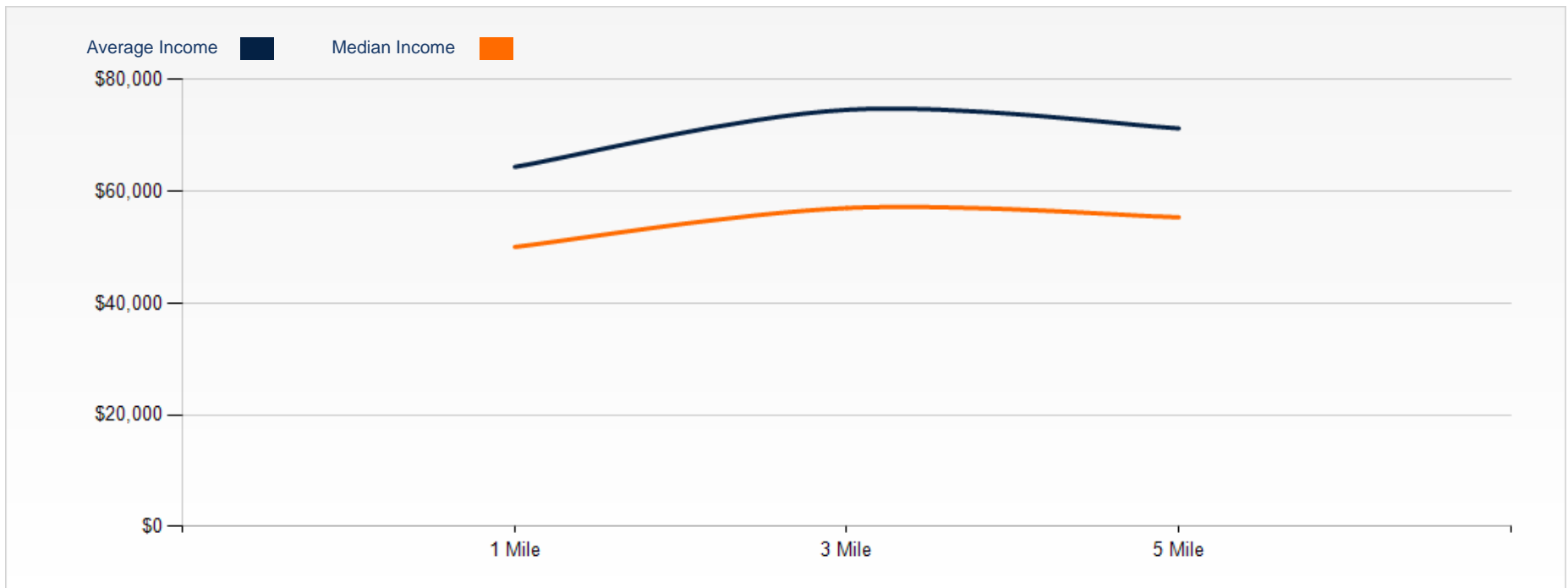
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



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