

314 Firmin St

314 Firmin St, Los Angeles CA 90026



OFFERING MEMORANDUM

314 Firmin St

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01 Executive Summary
 Investment Summary
 Location Summary

314 FIRMIN ST

OFFERING SUMMARY

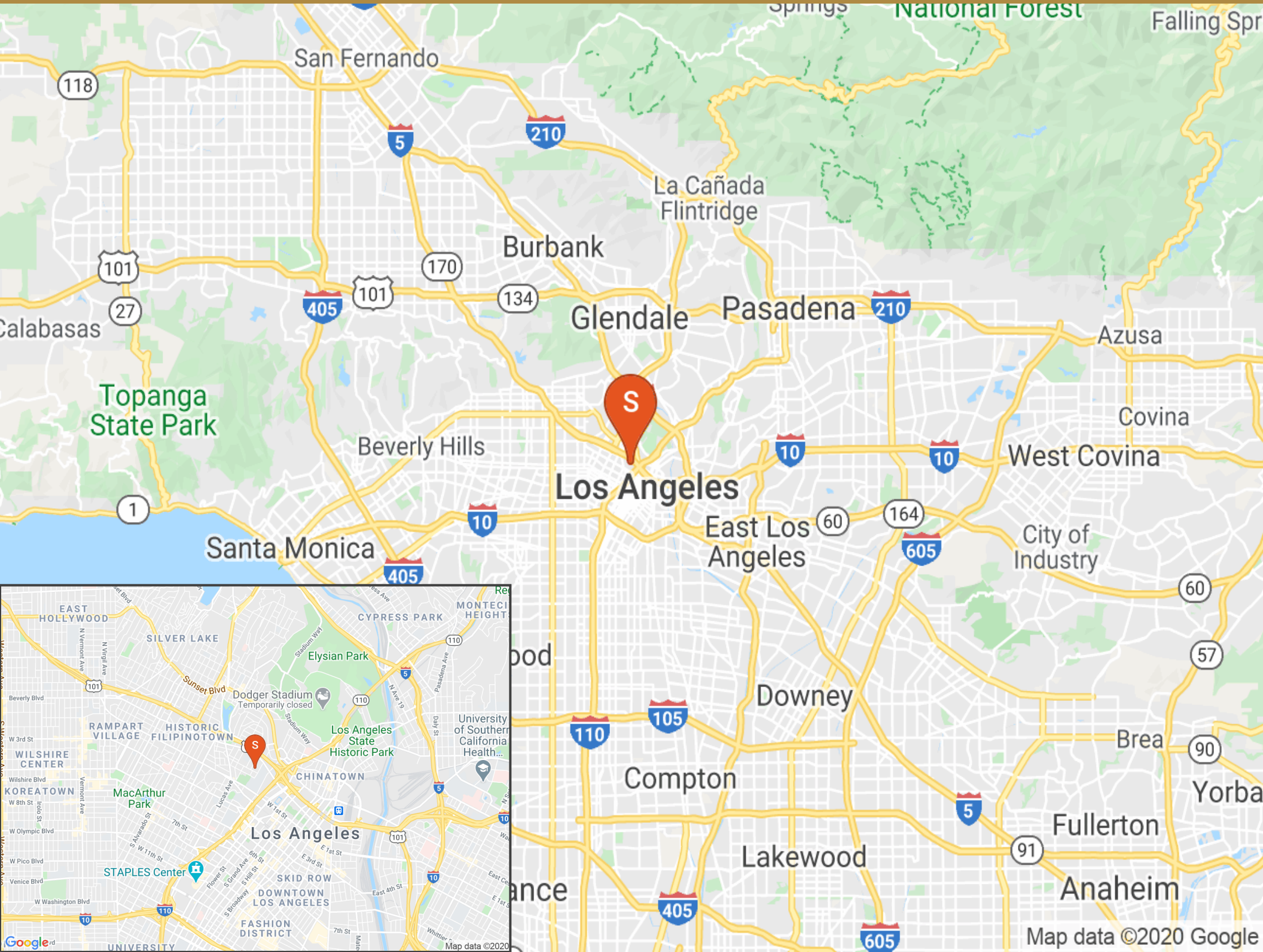
ADDRESS	314 Firmin St Los Angeles CA 90026
BUILDING SF	2,400 SF
LAND SF	10,019 SF

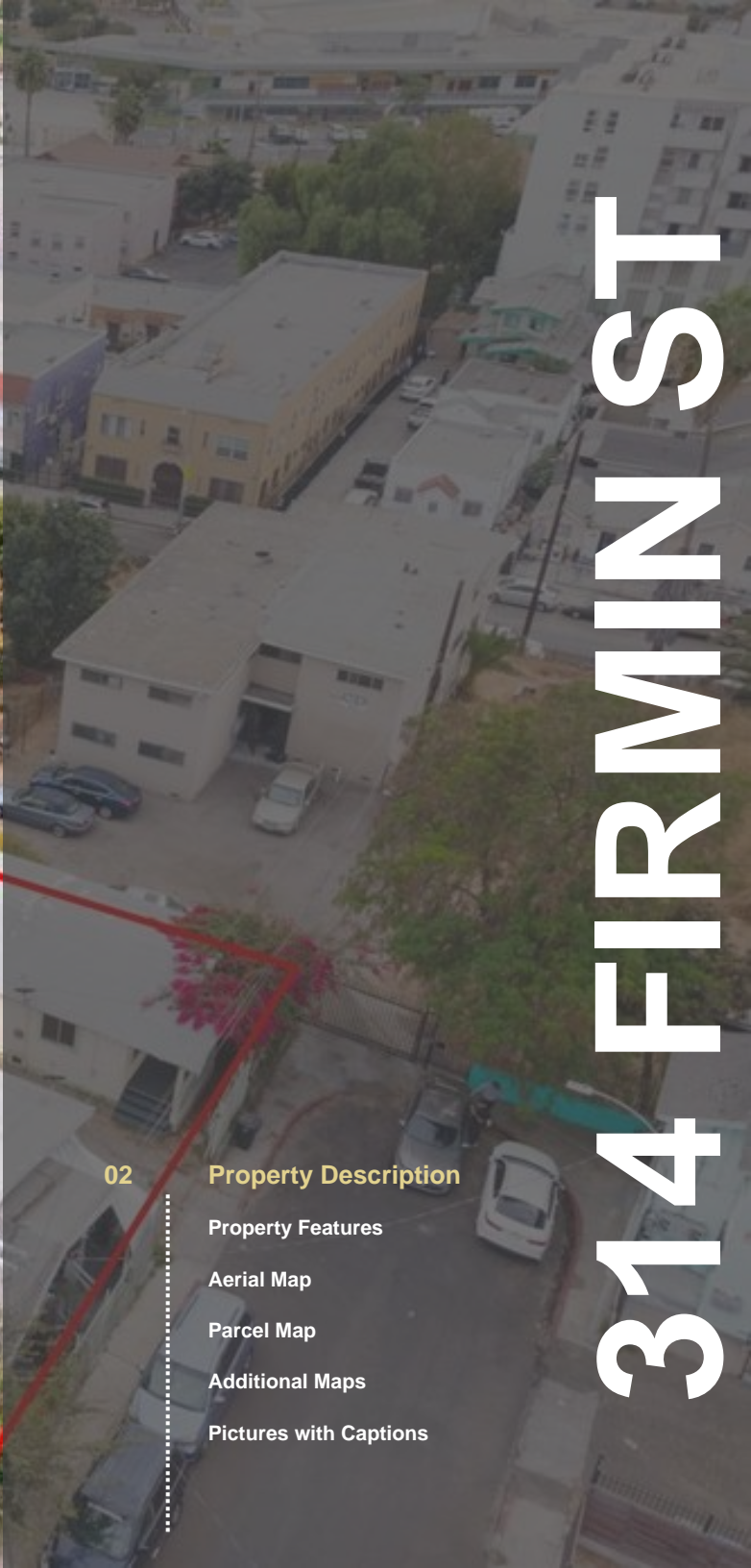
FINANCIAL SUMMARY

OFFERING PRICE	\$1,797,777
PRICE PSF	\$749.07

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2020 Population	72,799	528,233	1,244,445
2020 Median HH Income	\$40,241	\$41,665	\$44,680
2020 Average HH Income	\$65,692	\$65,634	\$69,452







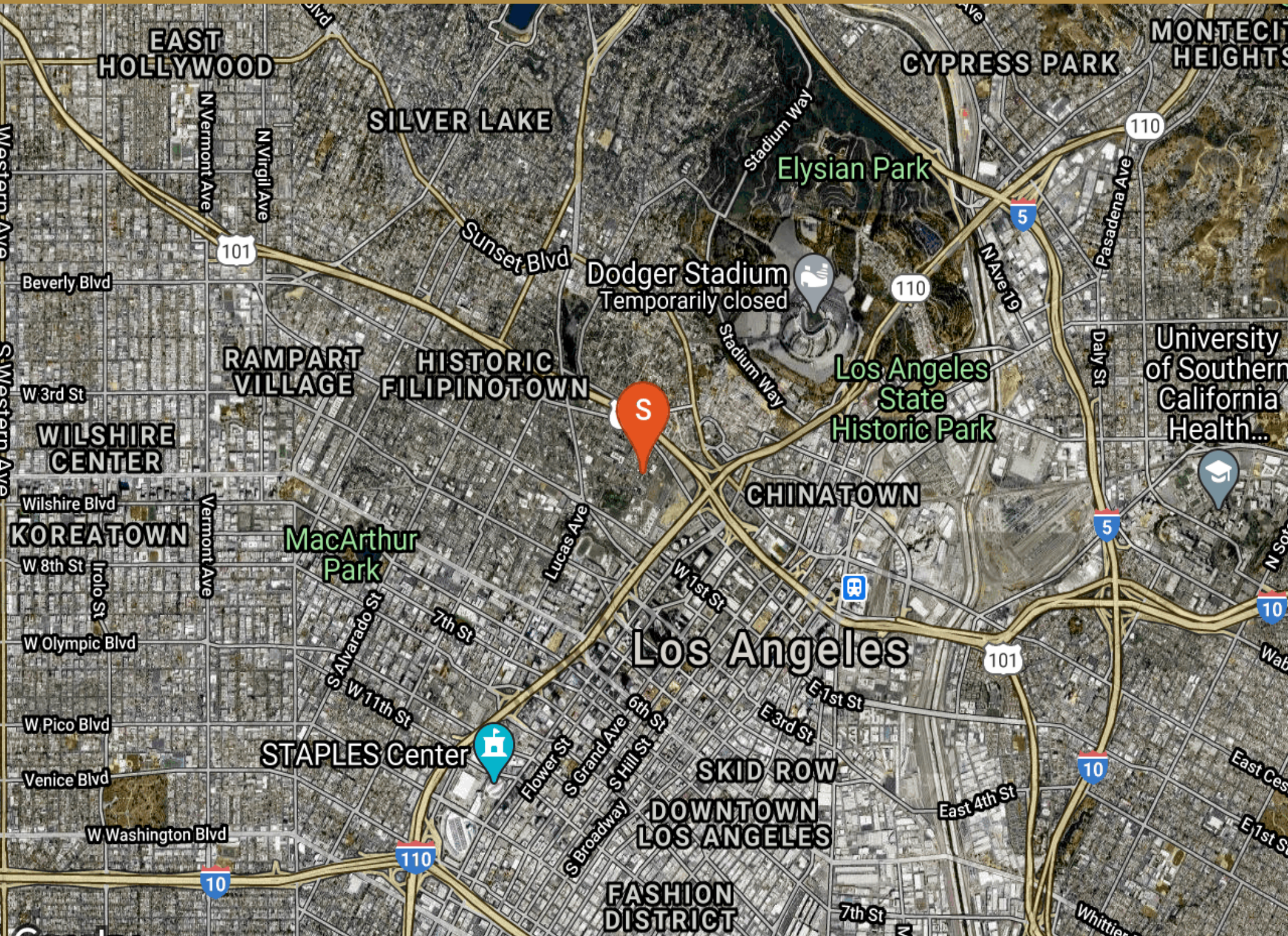
314 FIRMIN ST

- 02 **Property Description**
- Property Features
- Aerial Map
- Parcel Map
- Additional Maps
- Pictures with Captions

PROPERTY FEATURES

BUILDING SF	2,400
LAND SF	10,019
LAND ACRES	0.23
LOT DIMENSION	0.23

















314 FIRMIN ST



03

Demographics

Demographic Details

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	61,016	491,050	1,193,589
2010 Population	64,646	484,806	1,177,294
2020 Population	72,799	528,233	1,244,445
2025 Population	79,683	559,391	1,286,404
2020 African American	2,718	29,644	85,983
2020 American Indian	961	5,269	11,603
2020 Asian	21,649	122,314	206,161
2020 Hispanic	40,926	313,541	788,022
2020 Other Race	21,013	160,547	400,783
2020 White	22,907	184,999	480,837
2020 Multiracial	3,473	24,879	57,892
2020-2025: Population: Growth Rate	9.10 %	5.75 %	3.35 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	6,218	37,269	71,740
\$15,000-\$24,999	3,746	24,470	51,508
\$25,000-\$34,999	2,637	20,602	44,032
\$35,000-\$49,999	3,370	26,103	56,195
\$50,000-\$74,999	3,982	29,288	66,470
\$75,000-\$99,999	2,389	17,897	40,707
\$100,000-\$149,999	3,182	19,598	44,380
\$150,000-\$199,999	1,091	7,653	17,767
\$200,000 or greater	1,423	9,089	21,775
Median HH Income	\$40,241	\$41,665	\$44,680
Average HH Income	\$65,692	\$65,634	\$69,452

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	22,136	166,494	392,163
2010 Total Households	24,352	171,491	387,479
2020 Total Households	28,038	191,968	414,577
2025 Total Households	31,886	206,660	433,067
2020 Average Household Size	2.56	2.62	2.90
2000 Owner Occupied Housing	1,963	20,364	78,839
2000 Renter Occupied Housing	18,790	136,303	291,619
2020 Owner Occupied Housing	2,118	23,810	80,078
2020 Renter Occupied Housing	25,919	168,159	334,499
2020 Vacant Housing	2,938	20,208	37,671
2020 Total Housing	30,976	212,176	452,248
2025 Owner Occupied Housing	2,220	24,474	82,021
2025 Renter Occupied Housing	29,665	182,186	351,046
2025 Vacant Housing	2,997	20,729	39,452
2025 Total Housing	34,883	227,389	472,519
2020-2025: Households: Growth Rate	13.05 %	7.45 %	4.40 %



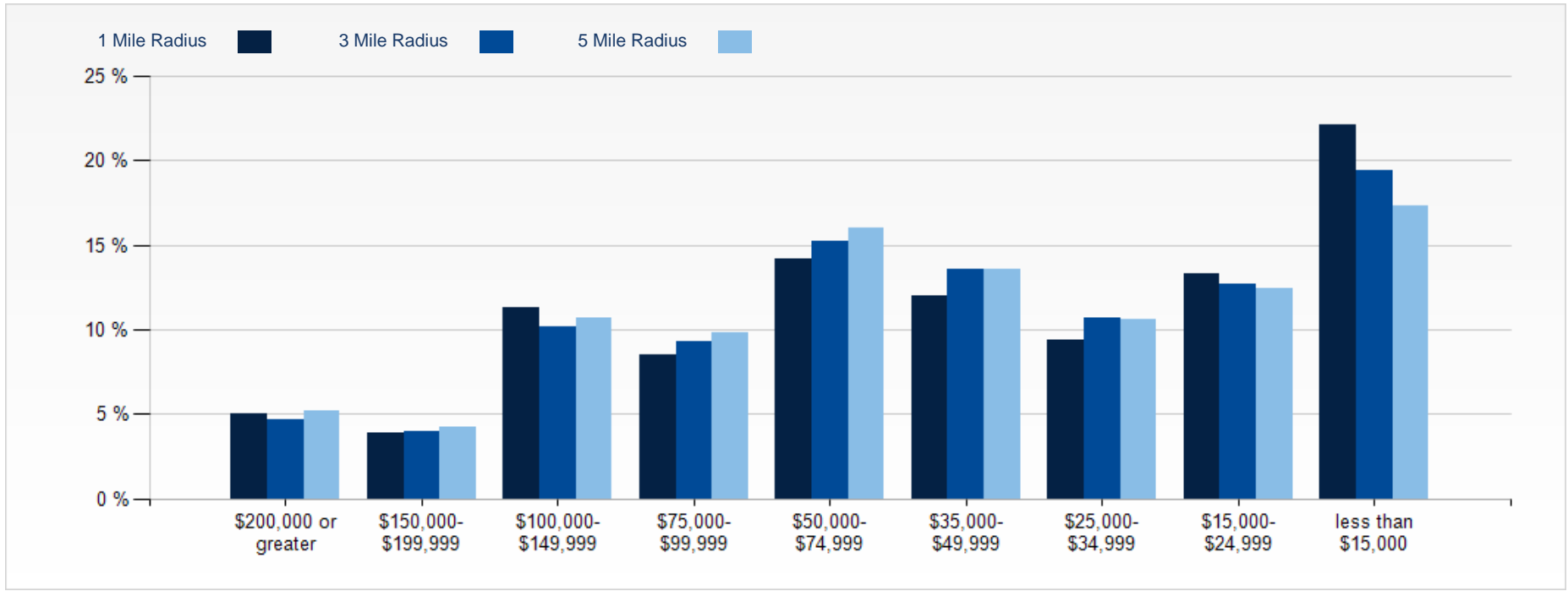
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	7,617	49,588	109,308
2020 Population Age 35-39	6,236	44,731	98,870
2020 Population Age 40-44	4,796	37,604	84,719
2020 Population Age 45-49	4,259	35,227	80,816
2020 Population Age 50-54	3,867	31,868	74,049
2020 Population Age 55-59	3,458	28,235	66,260
2020 Population Age 60-64	3,050	24,085	57,184
2020 Population Age 65-69	2,723	19,388	46,316
2020 Population Age 70-74	2,391	14,976	35,020
2020 Population Age 75-79	1,858	10,269	23,526
2020 Population Age 80-84	1,371	6,930	15,692
2020 Population Age 85+	1,521	7,307	16,533
2020 Population Age 18+	58,701	423,614	969,230
2020 Median Age	34	35	34

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$54,335	\$51,108	\$51,637
Average Household Income 25-34	\$75,732	\$69,682	\$69,321
Median Household Income 35-44	\$50,462	\$47,734	\$50,220
Average Household Income 35-44	\$77,780	\$75,333	\$77,779
Median Household Income 45-54	\$53,758	\$52,283	\$56,866
Average Household Income 45-54	\$82,896	\$80,106	\$86,377
Median Household Income 55-64	\$39,997	\$40,772	\$46,011
Average Household Income 55-64	\$64,399	\$64,628	\$71,649
Median Household Income 65-74	\$24,765	\$29,138	\$34,569
Average Household Income 65-74	\$48,992	\$49,264	\$54,948
Average Household Income 75+	\$30,825	\$34,880	\$39,435

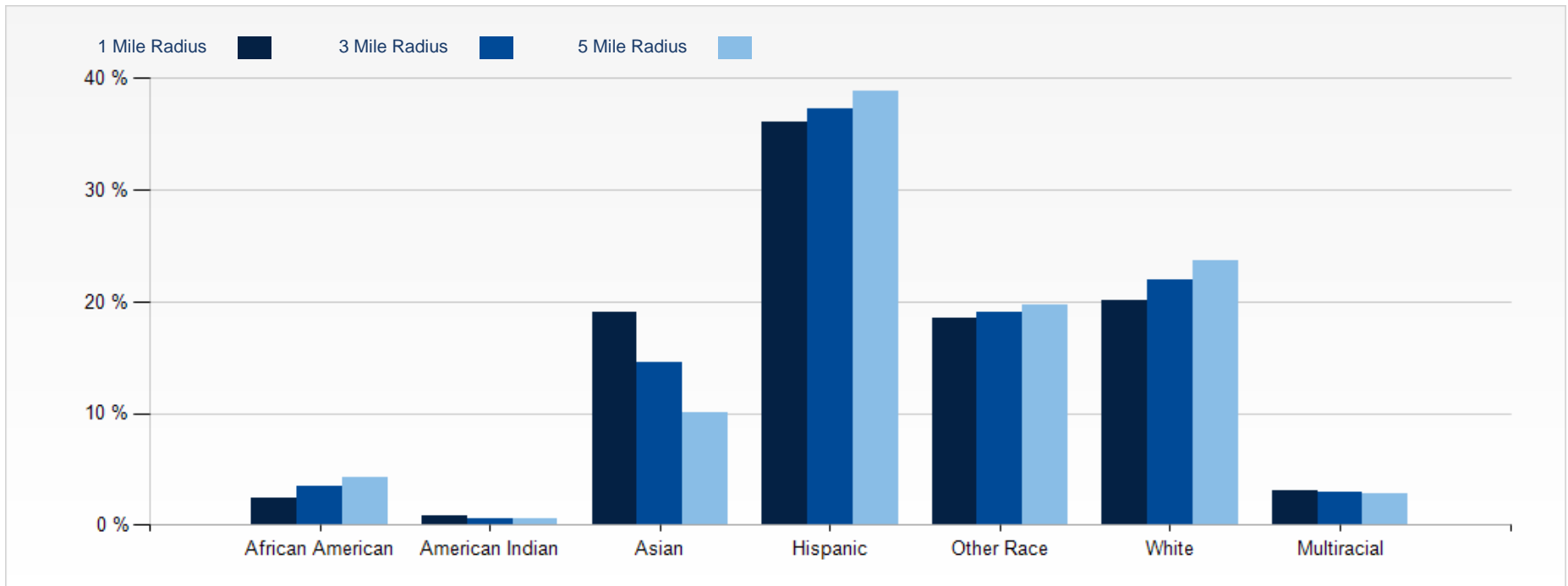
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	8,154	52,833	114,749
2025 Population Age 35-39	6,960	46,247	102,209
2025 Population Age 40-44	5,809	42,220	93,773
2025 Population Age 45-49	4,665	36,341	81,754
2025 Population Age 50-54	4,193	33,792	77,119
2025 Population Age 55-59	3,881	30,283	70,303
2025 Population Age 60-64	3,476	26,417	61,680
2025 Population Age 65-69	3,167	22,293	51,806
2025 Population Age 70-74	2,957	17,955	41,813
2025 Population Age 75-79	2,526	13,568	30,741
2025 Population Age 80-84	1,723	8,675	19,266
2025 Population Age 85+	1,674	8,128	18,192
2025 Population Age 18+	64,900	453,112	1,015,172
2025 Median Age	36	36	35

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$61,648	\$57,572	\$57,317
Average Household Income 25-34	\$85,148	\$79,581	\$78,928
Median Household Income 35-44	\$59,280	\$54,902	\$56,814
Average Household Income 35-44	\$90,355	\$86,072	\$88,356
Median Household Income 45-54	\$62,553	\$58,465	\$63,600
Average Household Income 45-54	\$97,225	\$92,204	\$98,487
Median Household Income 55-64	\$48,222	\$48,132	\$52,311
Average Household Income 55-64	\$76,935	\$76,003	\$82,235
Median Household Income 65-74	\$29,029	\$33,592	\$37,420
Average Household Income 65-74	\$55,484	\$57,685	\$62,996
Average Household Income 75+	\$35,757	\$40,625	\$45,643

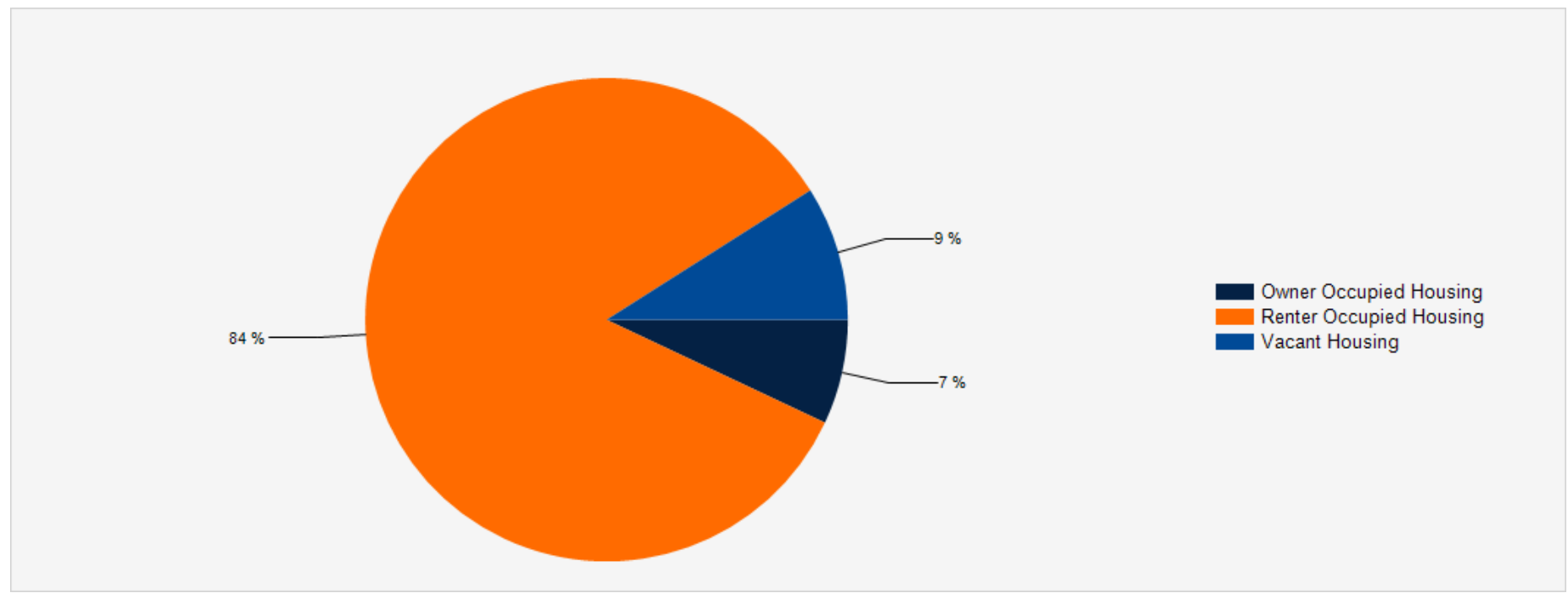
2020 Household Income



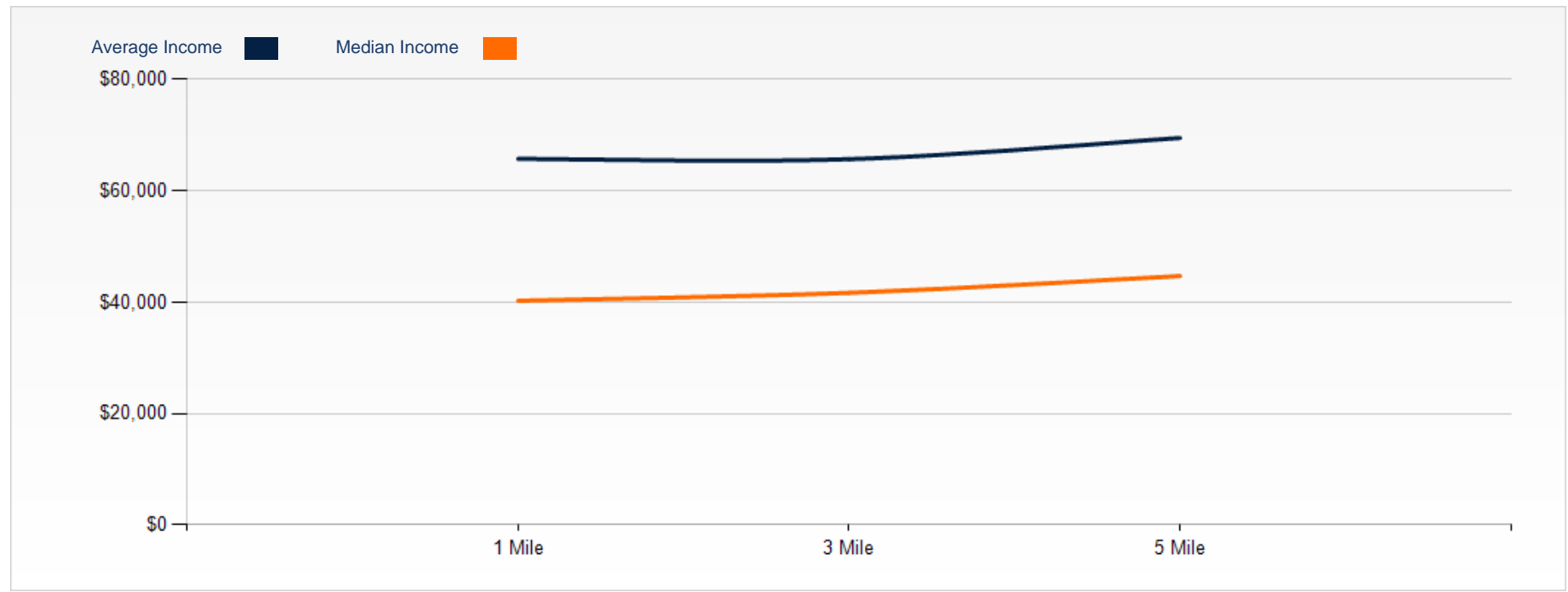
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



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Inquire today:

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