



5647 Beckford Ave., Tarzana, CA, 91356



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THE SPACE

Location	5647 Beckford Ave., Tarzana, CA, 91356
COUNTY	Los Angeles
APN	2156-005-016
Cross Street	Hatteras Street

HIGHLIGHTS

- This beautiful new construction property is exclusively presented by Jordan Gootkin of Peak Commercial Real Estate. The property was developed to house various residential care uses such as rehabilitation, sober living, elderly assisted living, congregate care and other forms of assisted care. 10 spacious private bedrooms (room for 20 beds) with 7 bathrooms. Ownership is flexible and willing to make concessions for the right lessee. Please note, lessee is responsible to check with the city and county directly to ensure their specific use is acceptable. A conditional use permit may be required to operate certain types of businesses at this property.



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
18,941	198,656	440,413



AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$113,619	\$108,942	\$111,756



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
7,115	71,696	153,062

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City of Tarzana

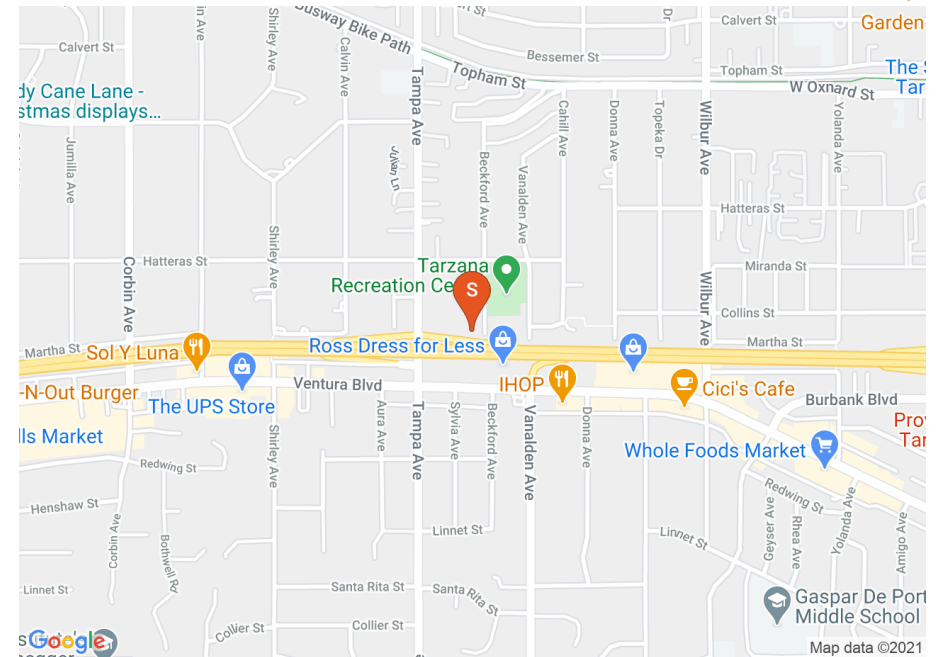
- Tarzana, a small community on the western end of the San Fernando Valley of Los Angeles, is bordered by the neighborhoods of Encino to the east and Woodland Hills to the west.

A business improvement district has also been hard at work to make Tarzana stretch of Ventura Boulevard (an east-west thoroughfare that traverses all of the San Fernando Valley) distinctive. The group has planted shade trees and created pocket parks with benches for gathering along a stretch of Tarzana that is now named Tarzana Safari Walk.

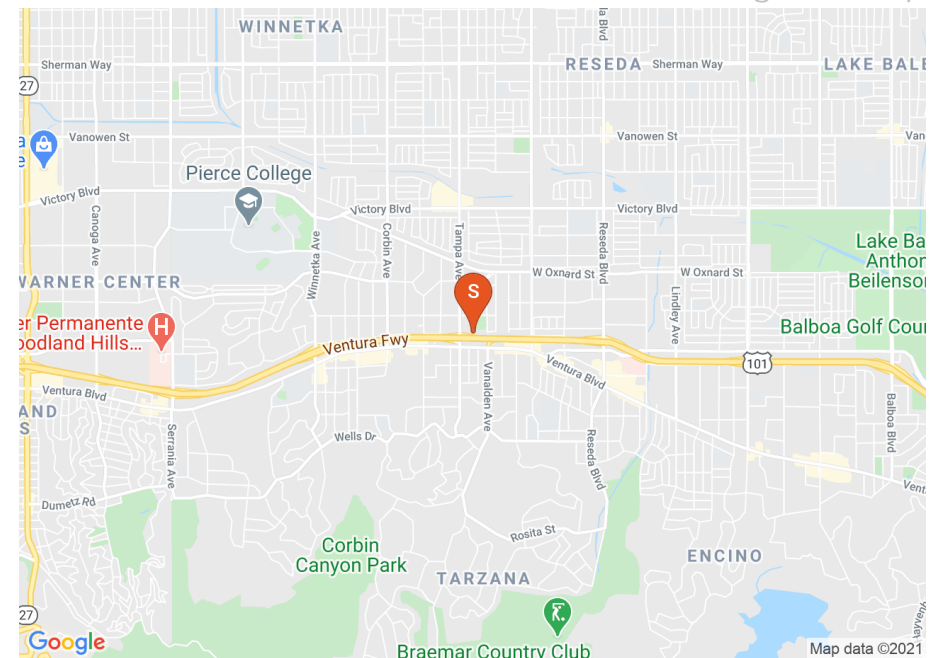
Those efforts most recently delivered Village Walk, a 250,000-square-foot shopping plaza anchored by a 50,000 square foot Whole Foods Market. A complex of 72 condo / town homes is also on tap for the plaza.

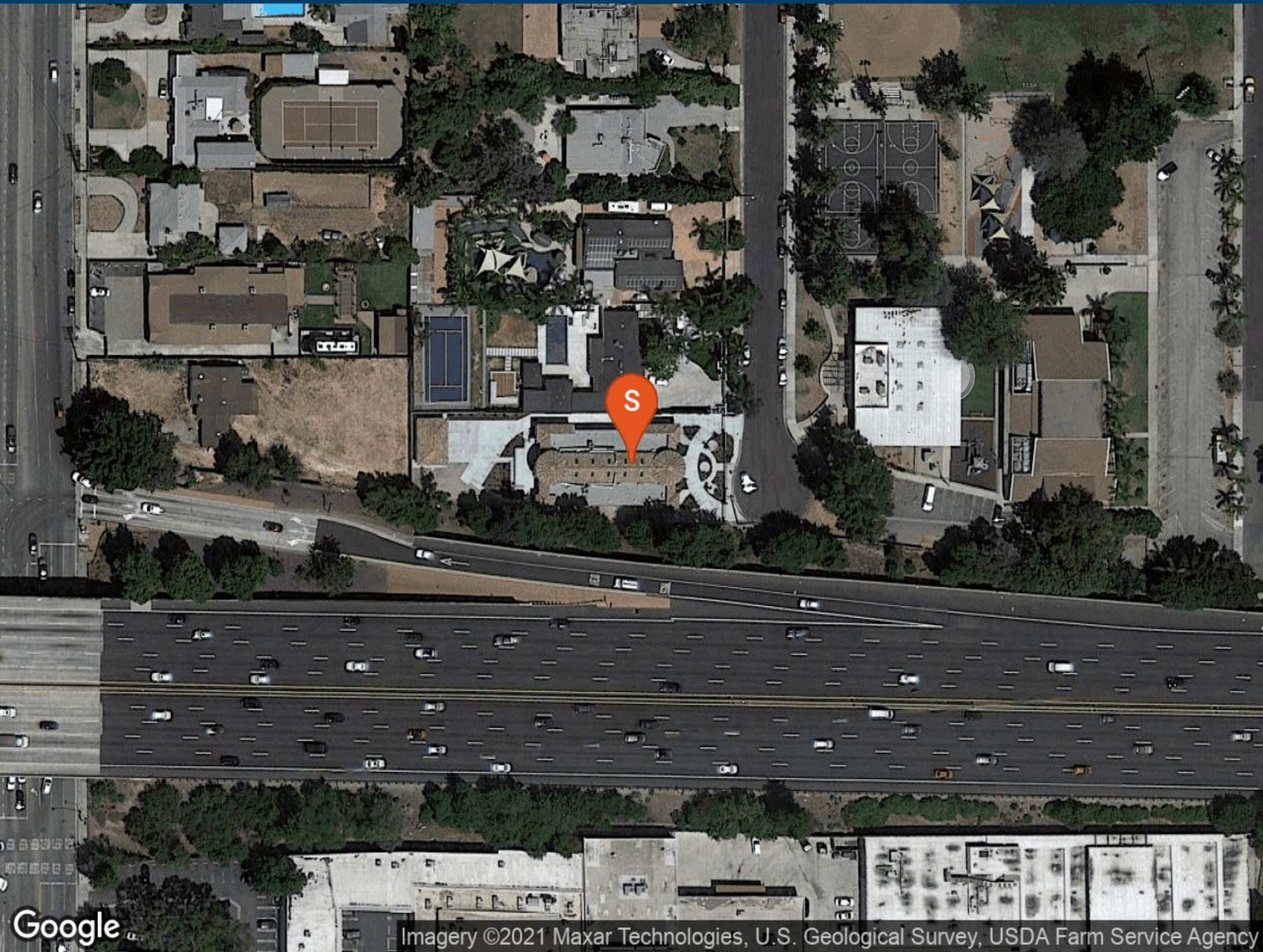
In addition to Providence Tarzana Medical Center, among the 10 largest hospitals in the Los Angeles North Region, there are numerous professional employment opportunities within a few miles of Tarzana in Woodland Hills, called the downtown of the San Fernando Valley, and in Encino, with its high-rise towers and large population of accounting, law, and other professionals.

Locator Map



Regional Map





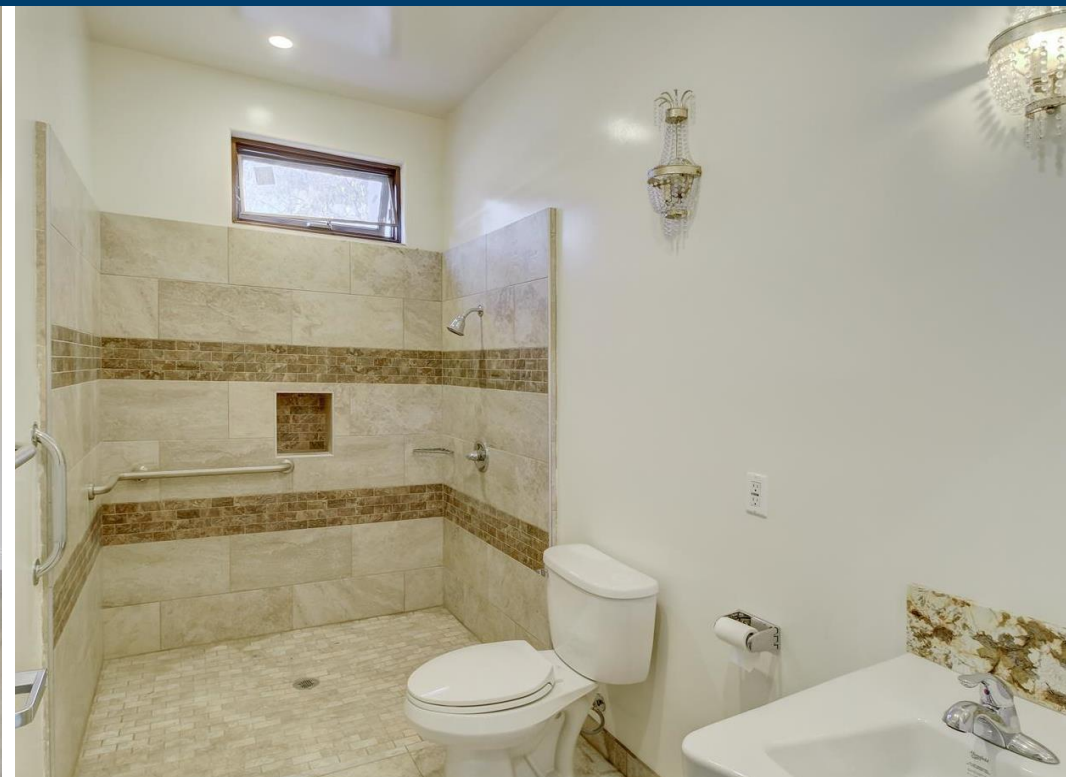
ASSESSOR'S MAP
COUNTY OF LOS ANGELES, CALIF.

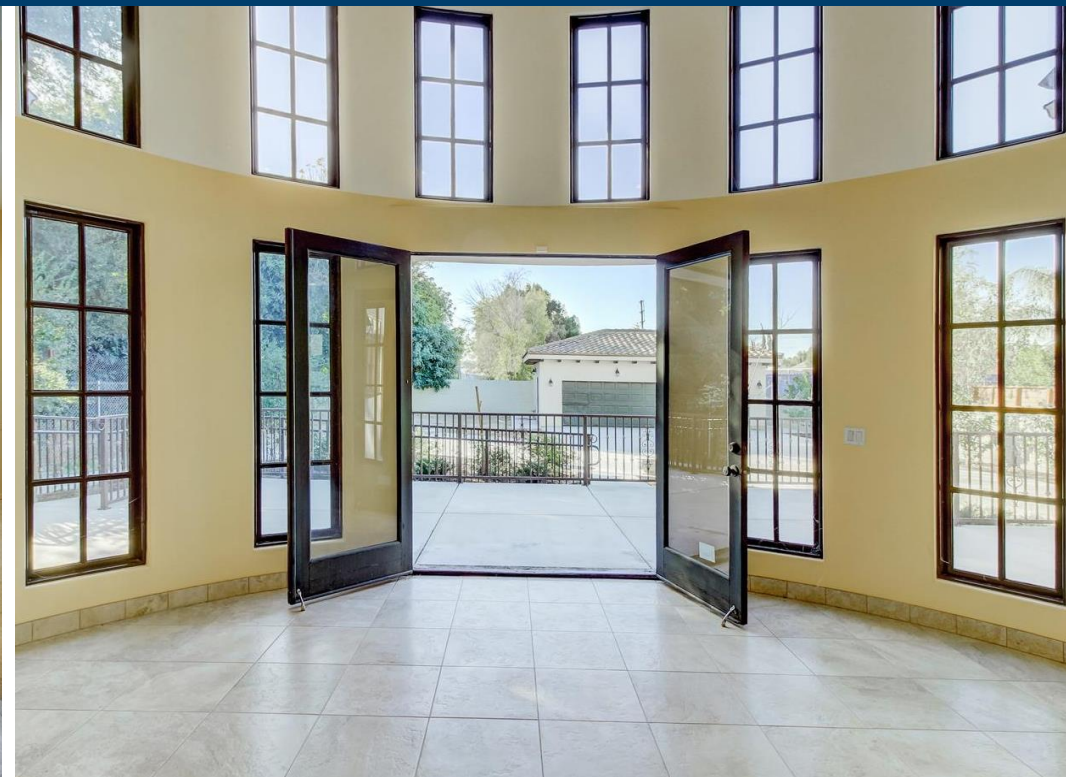
ADDRESS: 5647 Beckford Ave, Tarzana, CA, 91356.

MAIN FLOOR













POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	17,769	175,839	397,573
2010 Population	18,707	188,729	421,268
2020 Population	18,941	198,656	440,413
2025 Population	18,946	204,154	449,789
2020 African American	926	8,413	18,982
2020 American Indian	80	914	2,282
2020 Asian	1,614	24,382	56,399
2020 Hispanic	4,382	69,983	168,077
2020 Other Race	2,074	32,079	75,974
2020 White	12,954	120,476	260,376
2020 Multiracial	1,251	12,142	25,784
2020-2025: Population: Growth Rate	0.05 %	2.75 %	2.10 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	794	6,870	13,426
\$15,000-\$24,999	372	4,717	9,862
\$25,000-\$34,999	415	4,848	10,755
\$35,000-\$49,999	699	7,062	15,109
\$50,000-\$74,999	1,223	11,879	24,774
\$75,000-\$99,999	911	8,712	18,717
\$100,000-\$149,999	1,145	12,853	27,464
\$150,000-\$199,999	629	6,511	13,698
\$200,000 or greater	926	8,245	19,258
Median HH Income	\$76,127	\$76,037	\$77,725
Average HH Income	\$113,619	\$108,942	\$111,756

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,983	67,780	148,863
2010 Total Households	7,057	68,521	147,952
2020 Total Households	7,115	71,696	153,062
2025 Total Households	7,091	73,553	155,795
2020 Average Household Size	2.63	2.75	2.85
2000 Owner Occupied Housing	3,642	34,623	77,291
2000 Renter Occupied Housing	3,098	30,928	66,591
2020 Owner Occupied Housing	3,473	34,925	76,305
2020 Renter Occupied Housing	3,642	36,771	76,758
2020 Vacant Housing	466	5,470	10,858
2020 Total Housing	7,581	77,166	163,920
2025 Owner Occupied Housing	3,485	35,363	77,248
2025 Renter Occupied Housing	3,606	38,190	78,547
2025 Vacant Housing	516	5,704	11,570
2025 Total Housing	7,607	79,257	167,365
2020-2025: Households: Growth Rate	-0.35 %	2.55 %	1.75 %



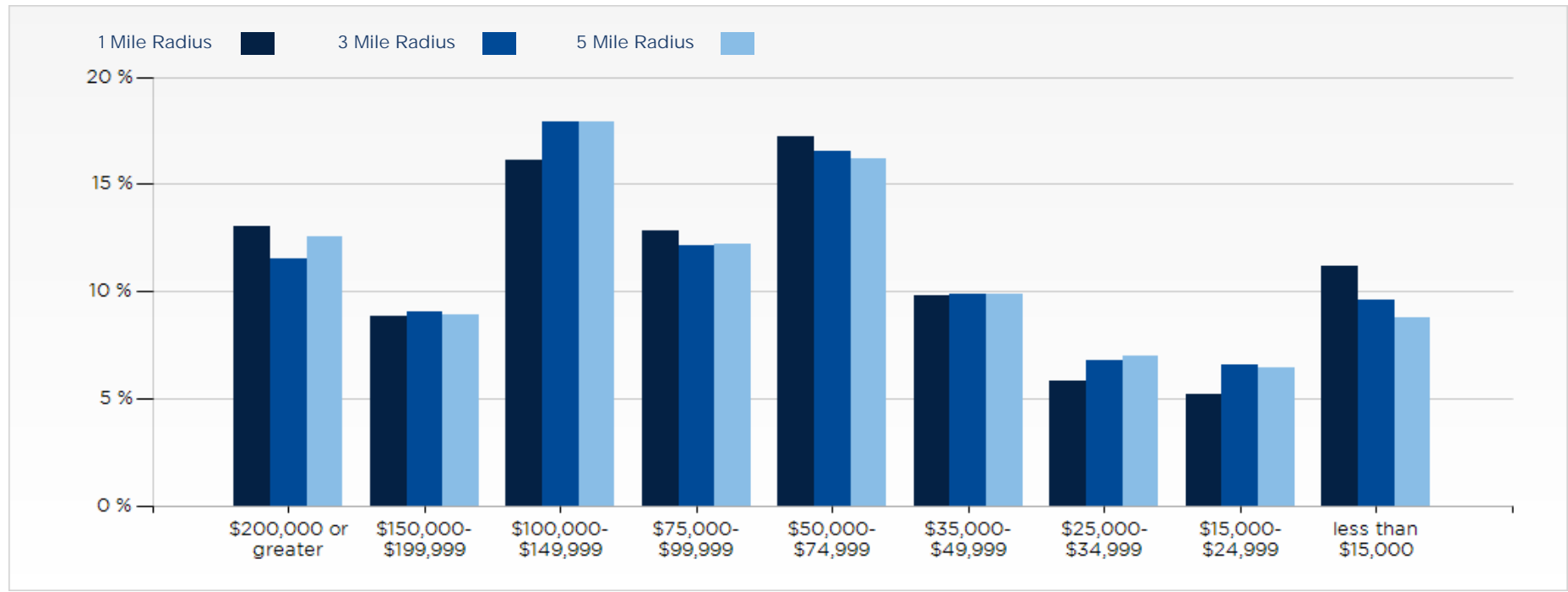
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	1,374	14,888	32,889
2020 Population Age 35-39	1,334	15,236	32,443
2020 Population Age 40-44	1,222	13,280	28,630
2020 Population Age 45-49	1,259	13,499	29,384
2020 Population Age 50-54	1,307	13,288	29,347
2020 Population Age 55-59	1,347	13,095	28,815
2020 Population Age 60-64	1,179	11,577	25,711
2020 Population Age 65-69	1,046	9,834	21,522
2020 Population Age 70-74	868	8,120	17,239
2020 Population Age 75-79	558	5,484	11,599
2020 Population Age 80-84	377	3,879	8,232
2020 Population Age 85+	543	4,985	10,096
2020 Population Age 18+	15,269	158,174	346,847
2020 Median Age	41	39	39

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$74,780	\$73,296	\$70,219
Average Household Income 25-34	\$89,498	\$89,298	\$89,169
Median Household Income 35-44	\$86,419	\$88,170	\$88,511
Average Household Income 35-44	\$125,793	\$118,816	\$120,322
Median Household Income 45-54	\$104,539	\$102,757	\$104,291
Average Household Income 45-54	\$153,423	\$139,455	\$141,547
Median Household Income 55-64	\$87,383	\$85,205	\$89,975
Average Household Income 55-64	\$135,021	\$125,535	\$130,456
Median Household Income 65-74	\$67,154	\$63,375	\$67,848
Average Household Income 65-74	\$92,086	\$94,064	\$100,053
Average Household Income 75+	\$63,507	\$66,750	\$69,821

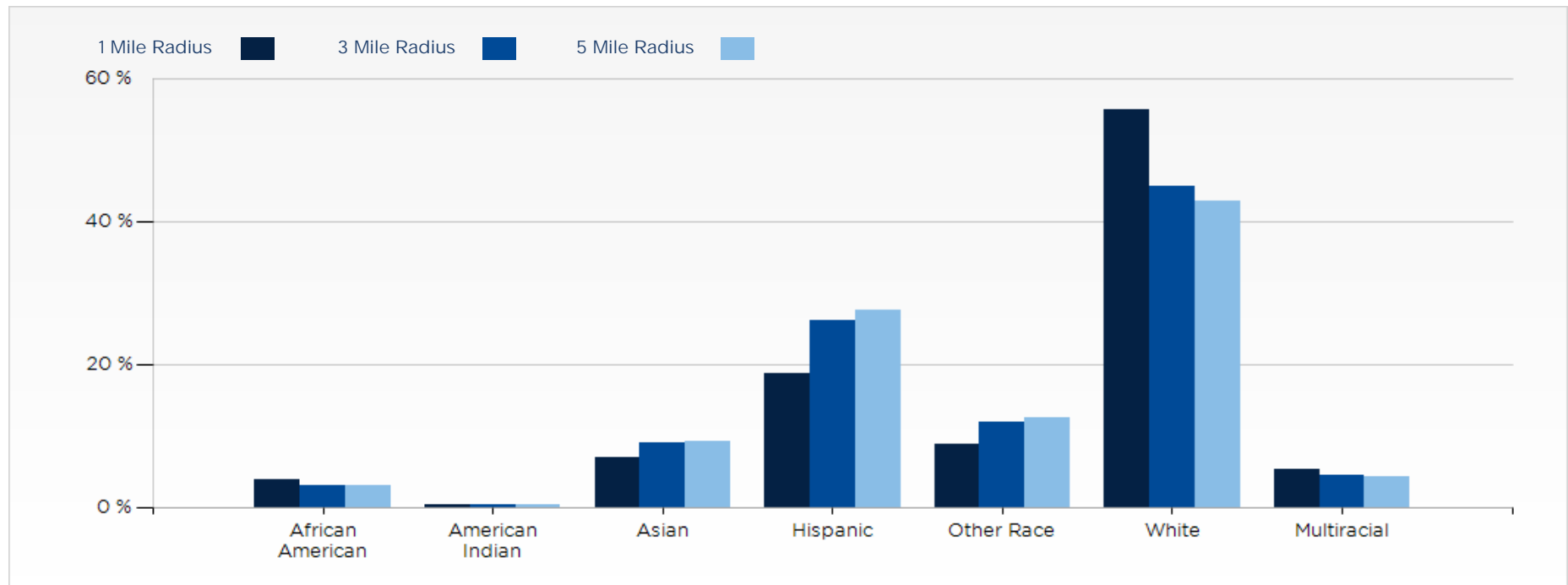
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,372	15,097	33,610
2025 Population Age 35-39	1,420	15,290	33,672
2025 Population Age 40-44	1,371	15,194	32,398
2025 Population Age 45-49	1,232	13,206	28,309
2025 Population Age 50-54	1,231	13,197	28,706
2025 Population Age 55-59	1,232	12,849	28,271
2025 Population Age 60-64	1,221	12,153	26,726
2025 Population Age 65-69	1,059	10,576	23,384
2025 Population Age 70-74	922	8,968	19,421
2025 Population Age 75-79	737	7,152	14,981
2025 Population Age 80-84	447	4,560	9,571
2025 Population Age 85+	516	5,144	10,390
2025 Population Age 18+	15,453	164,340	358,681
2025 Median Age	42	40	40

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$79,067	\$80,677	\$78,836
Average Household Income 25-34	\$97,615	\$100,810	\$101,353
Median Household Income 35-44	\$100,240	\$101,370	\$102,137
Average Household Income 35-44	\$148,136	\$138,647	\$140,311
Median Household Income 45-54	\$112,285	\$112,200	\$114,090
Average Household Income 45-54	\$169,227	\$156,385	\$159,259
Median Household Income 55-64	\$96,389	\$96,483	\$101,260
Average Household Income 55-64	\$149,594	\$139,604	\$145,884
Median Household Income 65-74	\$71,351	\$67,623	\$74,715
Average Household Income 65-74	\$103,845	\$104,615	\$113,417
Average Household Income 75+	\$71,217	\$74,149	\$79,198

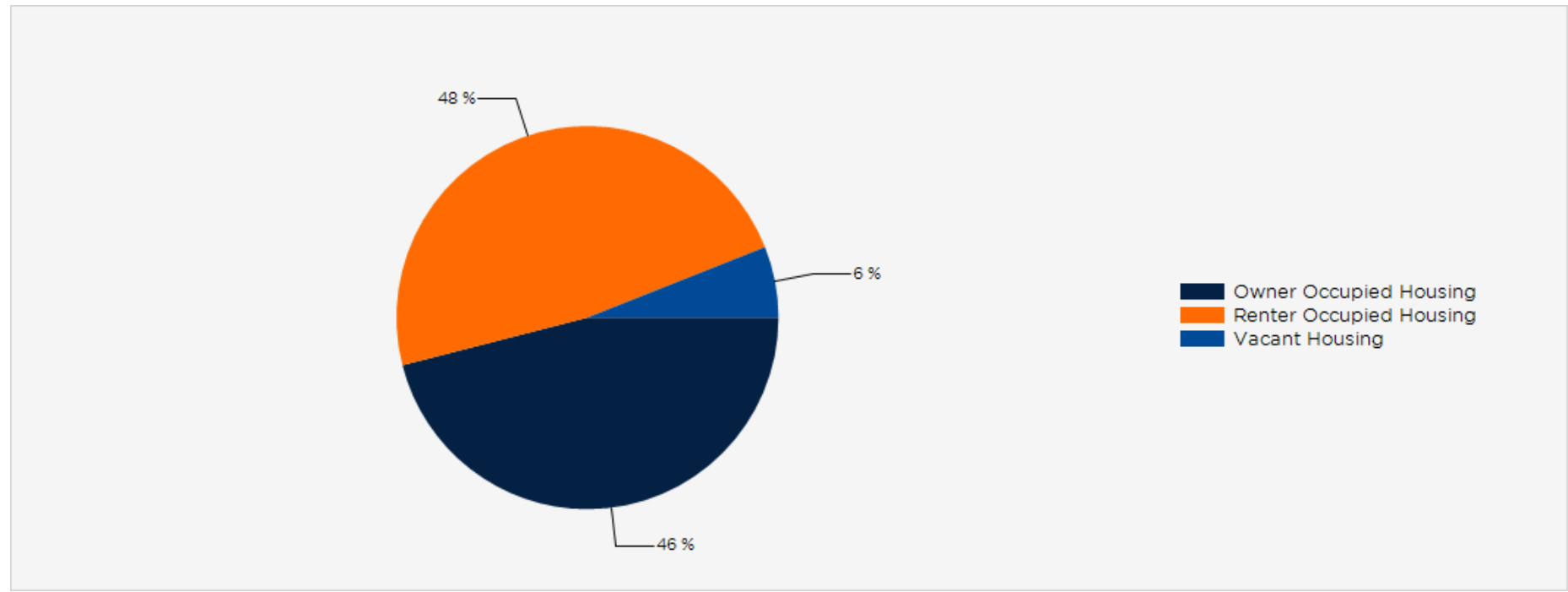
2020 Household Income



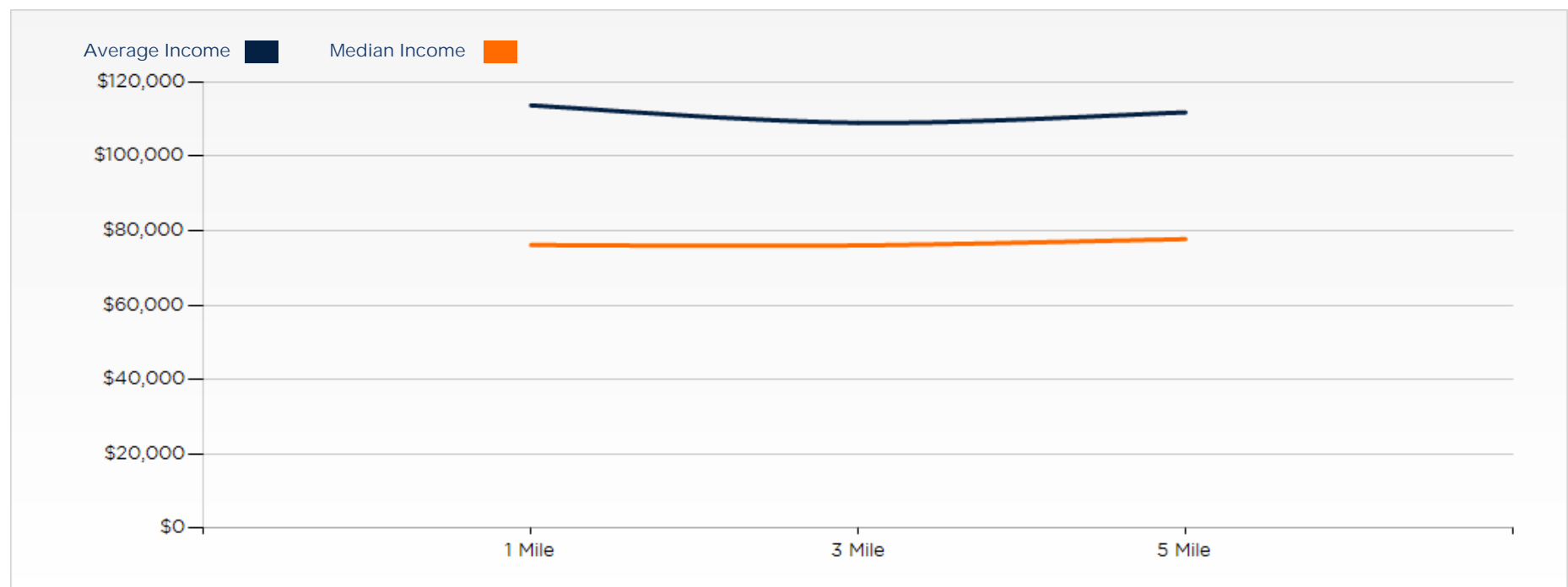
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



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Exclusively Marketed by:

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