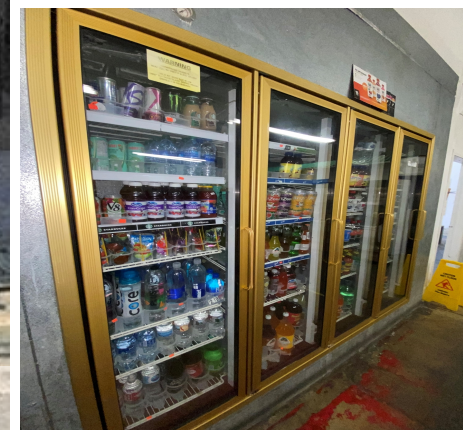
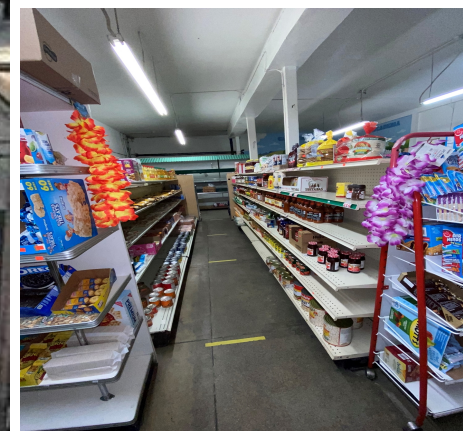
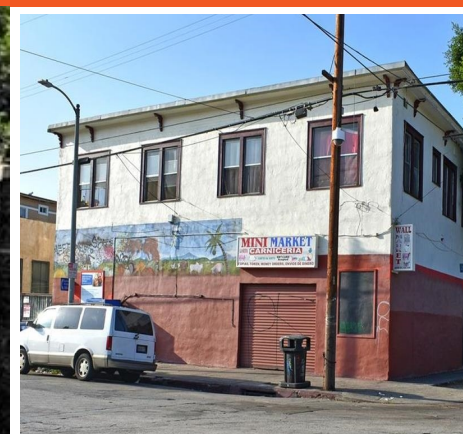
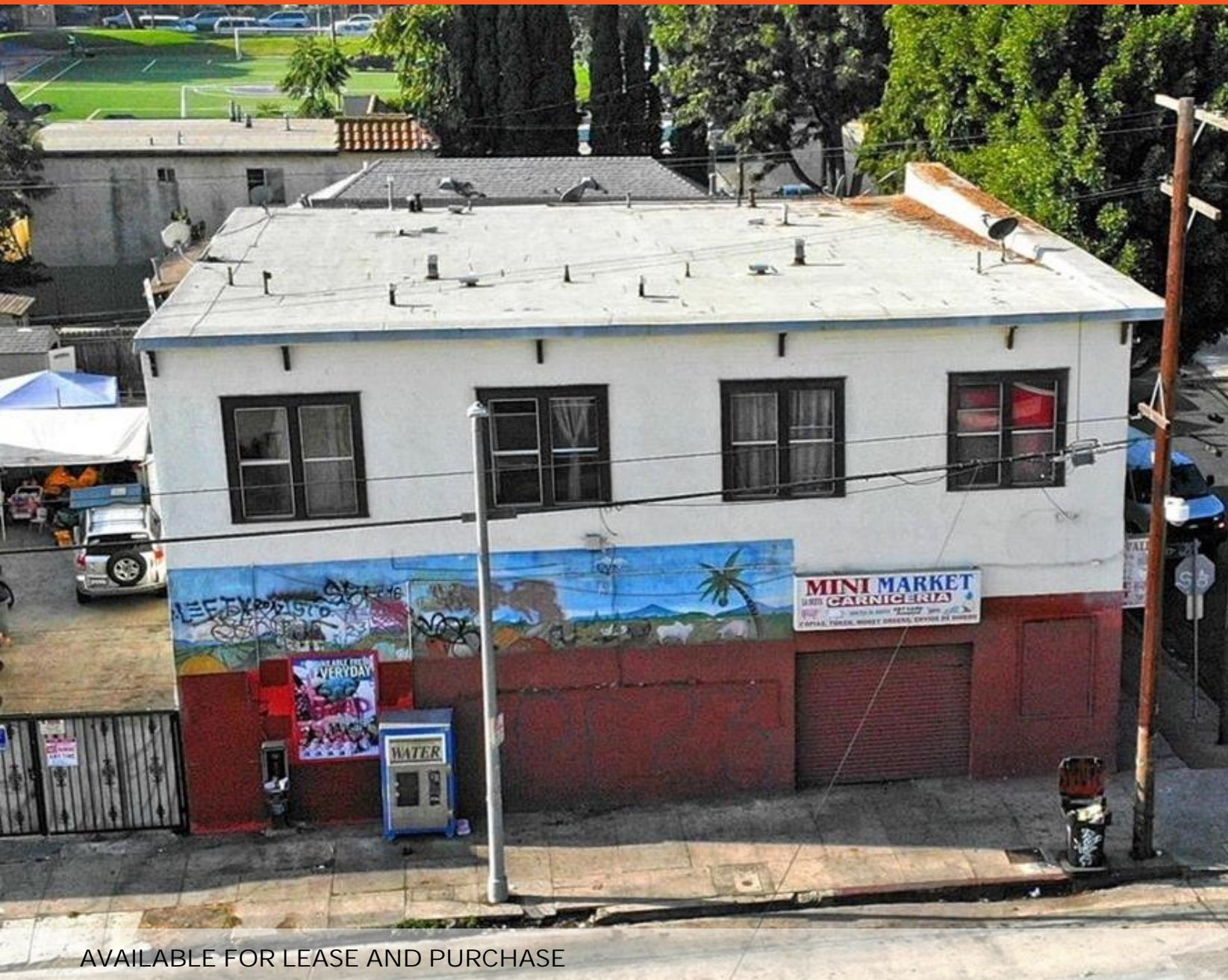


# Downtown Mini Mart



AVAILABLE FOR LEASE AND PURCHASE

502 E 23rd Street  
Los Angeles, CA 90011

EDISON ECHEVERRY  
PEAK COMMERCIAL  
Commercial Agent  
DRE#01224344  
562 644 4544  
Edison4life@gmail.com





# THE SPACE

Location	502 E 23rd Street, Los Angeles, CA, 90011
COUNTY	Los Angeles
APN	5127-012-006
Square Feet	2667
Monthly Rent	\$3,500.00
Lease Type	NNN



## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
47,060	534,999	1,360,536



## AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$52,045	\$55,696	\$60,969



## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
11,887	164,745	415,999

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PROPERTY FEATURES

TOTAL TENANTS	1
BUILDING SF	5,334
GLA (SF)	2,667
LAND SF	3,802
LAND ACRES	.09
YEAR BUILT	1904
YEAR RENOVATED	1924
ZONING TYPE	LAR2
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1

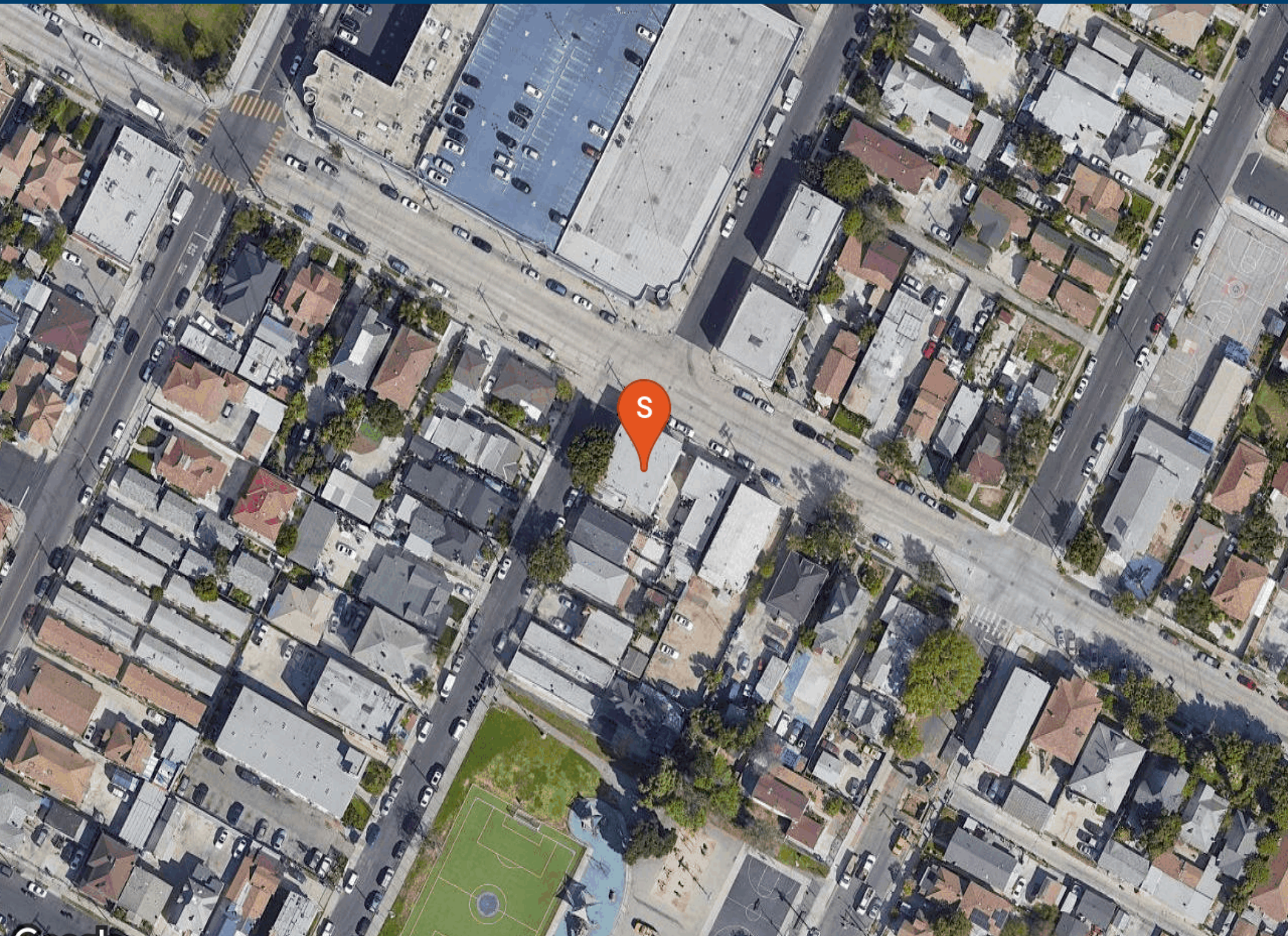




- The most heavily populated county in the country is Los Angeles County with approximately 9.9 million people, including about 1 million that live in unincorporated areas of the county. The metropolis - formed by the six neighboring counties of Los Angeles, Ventura, Kern, San Bernardino, Riverside, and Orange - is home to approximately 19 million residents.
- Los Angeles County is home to one of the most educated labor pools in the country and offers a labor force of more than 4.7 million, of which more than 1.5 million are college graduates. Los Angeles County has the largest population of any county in the nation, exceeded only by eight states. According to the United States Conference of Mayors, Los Angeles County boasts a GDP among the twenty largest in the world. Los Angeles County's continued economic growth, in contrast to other areas of the state and nation, is due to its diversified economy and abundant, well-trained workforce.
- Los Angeles County is well located on the Southern Coast of the California, and covers 4,061 square miles, including the San Clemente and Santa Catalina islands. The County is comprised of approximately 88 vibrant and diverse cities hosting more than 244,000 business establishments— the greatest concentration in the state. Los Angeles County has a Gross Domestic Product (GDP) of approximately \$446 billion - placing it among the top 20 economies in the world. The combined GDP of Los Angeles and its five surrounding neighboring counties places it in the top 10. California is generally considered to be in the top five. If Los Angeles County were its own nation, its economy would be the 18th largest in the world. It is home to more than 244,000 businesses, with more minority and women owned businesses than any other in the nation and is the nation's top international trade center and manufacturing center. Los Angeles is recognized worldwide as a leader in entertainment, health sciences, business services, aerospace and international trade. Because the Los Angeles

[illegible]







POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	43,189	464,772	1,281,219
2010 Population	42,184	491,137	1,293,393
2020 Population	47,060	534,999	1,360,536
2025 Population	49,196	561,403	1,398,087
2020 African American	3,511	59,141	177,553
2020 American Indian	473	5,721	12,775
2020 Asian	1,642	63,497	167,770
2020 Hispanic	39,510	374,976	927,829
2020 Other Race	22,561	206,351	485,344
2020 White	16,779	174,591	455,952
2020 Multiracial	2,067	25,134	59,941
2020-2025: Population: Growth Rate	4.45 %	4.85 %	2.75 %

2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,449	38,626	77,111
\$15,000-\$24,999	1,799	23,738	56,195
\$25,000-\$34,999	1,446	18,674	47,372
\$35,000-\$49,999	1,977	22,687	60,173
\$50,000-\$74,999	1,862	23,599	67,350
\$75,000-\$99,999	845	13,356	39,552
\$100,000-\$149,999	966	13,946	39,643
\$150,000-\$199,999	297	4,994	14,056
\$200,000 or greater	245	5,126	14,547
Median HH Income	\$36,358	\$35,641	\$40,626
Average HH Income	\$52,045	\$55,696	\$60,969

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	10,218	141,078	397,834
2010 Total Households	9,986	145,910	391,477
2020 Total Households	11,887	164,745	415,999
2025 Total Households	12,695	177,291	431,551
2020 Average Household Size	3.77	3.09	3.18
2000 Owner Occupied Housing	1,777	20,202	86,247
2000 Renter Occupied Housing	7,696	109,892	286,555
2020 Owner Occupied Housing	1,693	23,010	85,289
2020 Renter Occupied Housing	10,194	141,734	330,710
2020 Vacant Housing	860	17,550	37,167
2020 Total Housing	12,747	182,295	453,166
2025 Owner Occupied Housing	1,755	23,767	87,742
2025 Renter Occupied Housing	10,940	153,523	343,809
2025 Vacant Housing	856	17,887	38,789
2025 Total Housing	13,551	195,178	470,340
2020-2025: Households: Growth Rate	6.60 %	7.40 %	3.70 %





2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	3,847	47,792	115,112
2020 Population Age 35-39	3,481	40,547	102,494
2020 Population Age 40-44	2,857	34,043	87,662
2020 Population Age 45-49	2,806	31,974	84,346
2020 Population Age 50-54	2,480	29,133	78,042
2020 Population Age 55-59	2,029	25,675	69,650
2020 Population Age 60-64	1,631	21,571	60,126
2020 Population Age 65-69	1,221	16,772	47,496
2020 Population Age 70-74	831	12,571	34,711
2020 Population Age 75-79	522	8,532	23,215
2020 Population Age 80-84	318	5,761	15,168
2020 Population Age 85+	300	6,091	15,559
2020 Population Age 18+	33,894	406,813	1,024,636
2020 Median Age	29	31	32

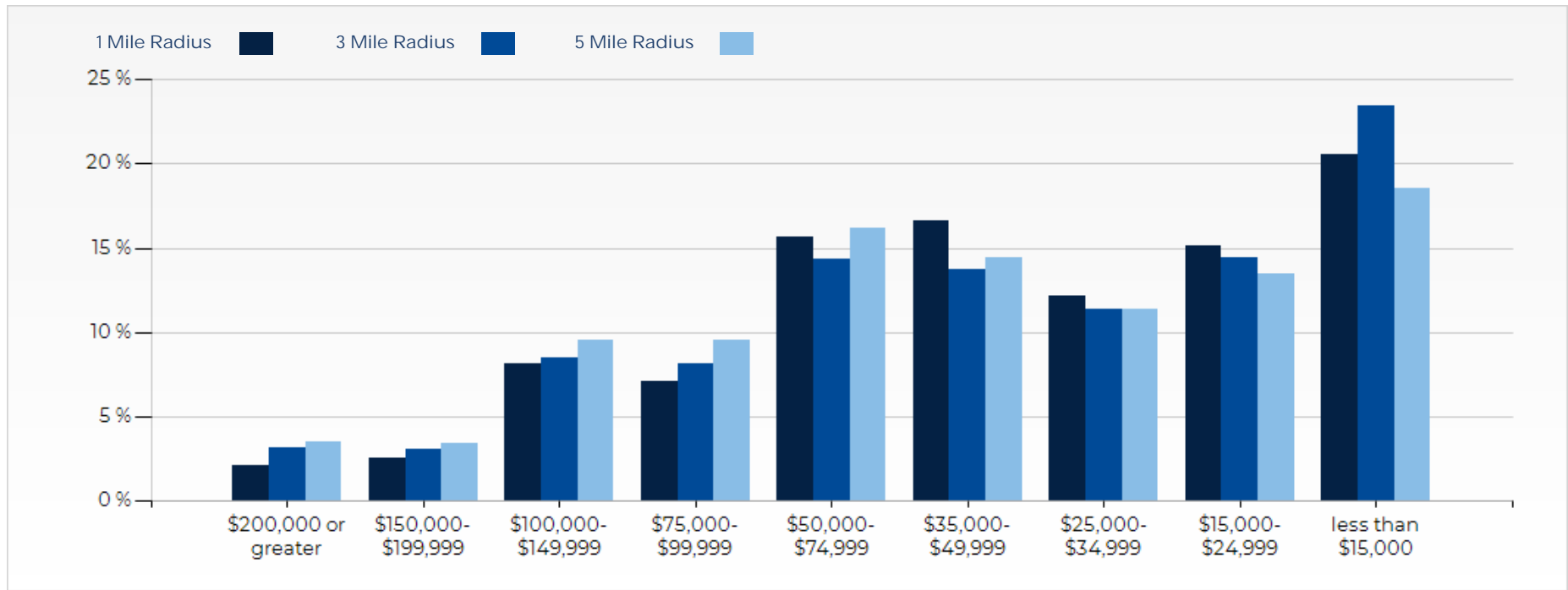
2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$42,346	\$44,841	\$48,426
Average Household Income 25-34	\$57,807	\$62,377	\$63,691
Median Household Income 35-44	\$36,940	\$39,899	\$44,363
Average Household Income 35-44	\$54,452	\$63,326	\$67,277
Median Household Income 45-54	\$44,206	\$44,480	\$52,424
Average Household Income 45-54	\$61,469	\$66,787	\$74,376
Median Household Income 55-64	\$36,955	\$35,173	\$41,314
Average Household Income 55-64	\$50,354	\$52,513	\$61,077
Median Household Income 65-74	\$28,721	\$24,795	\$31,369
Average Household Income 65-74	\$39,151	\$41,328	\$47,664
Average Household Income 75+	\$28,174	\$29,425	\$35,125

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	4,010	50,774	121,187
2025 Population Age 35-39	3,699	44,230	107,287
2025 Population Age 40-44	3,353	38,855	97,978
2025 Population Age 45-49	2,821	33,480	85,139
2025 Population Age 50-54	2,727	30,936	80,606
2025 Population Age 55-59	2,350	27,901	73,683
2025 Population Age 60-64	1,898	23,808	64,600
2025 Population Age 65-69	1,502	19,853	54,185
2025 Population Age 70-74	1,094	15,663	42,223
2025 Population Age 75-79	728	11,492	30,172
2025 Population Age 80-84	433	7,217	18,690
2025 Population Age 85+	353	6,748	17,119
2025 Population Age 18+	36,120	433,015	1,068,905
2025 Median Age	31	33	34

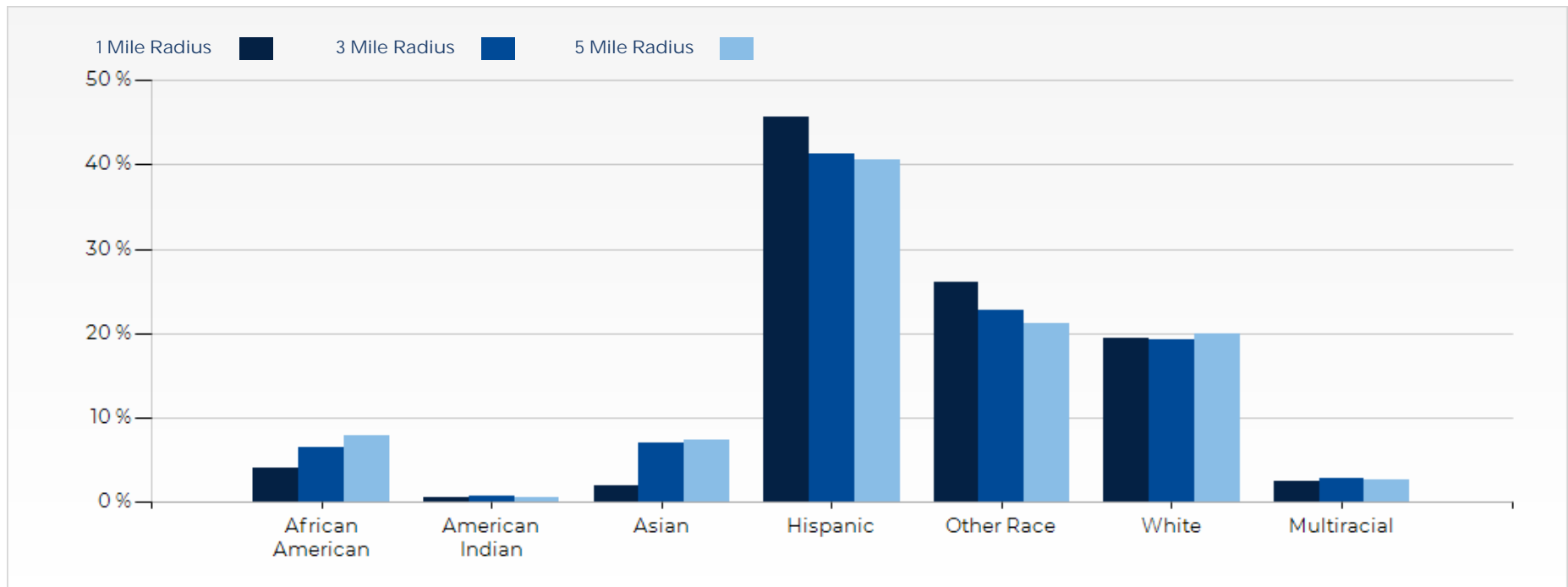
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$48,404	\$51,865	\$53,465
Average Household Income 25-34	\$65,584	\$71,096	\$71,859
Median Household Income 35-44	\$40,754	\$45,650	\$50,295
Average Household Income 35-44	\$63,379	\$73,500	\$76,440
Median Household Income 45-54	\$49,266	\$51,055	\$57,231
Average Household Income 45-54	\$70,946	\$78,059	\$84,354
Median Household Income 55-64	\$40,541	\$39,725	\$47,205
Average Household Income 55-64	\$58,132	\$61,936	\$70,189
Median Household Income 65-74	\$31,238	\$27,989	\$35,049
Average Household Income 65-74	\$44,786	\$48,299	\$54,226
Average Household Income 75+	\$30,391	\$34,301	\$39,946



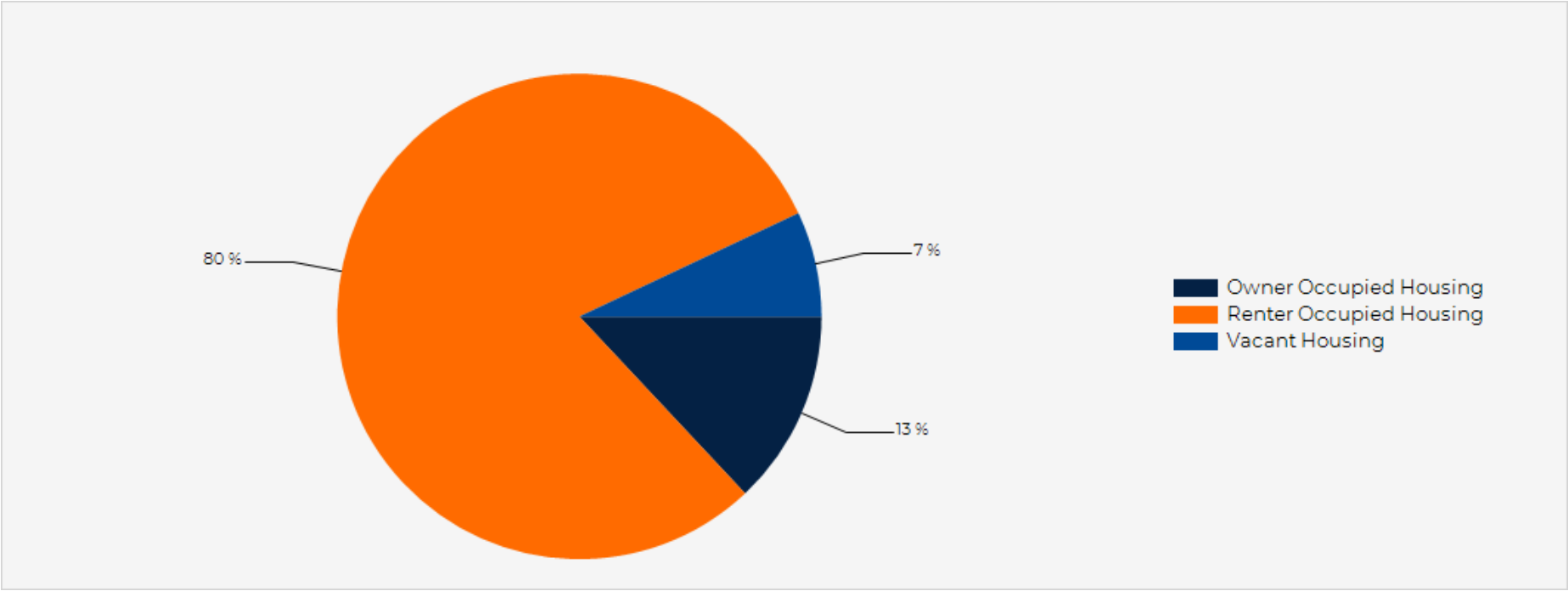
2020 Household Income



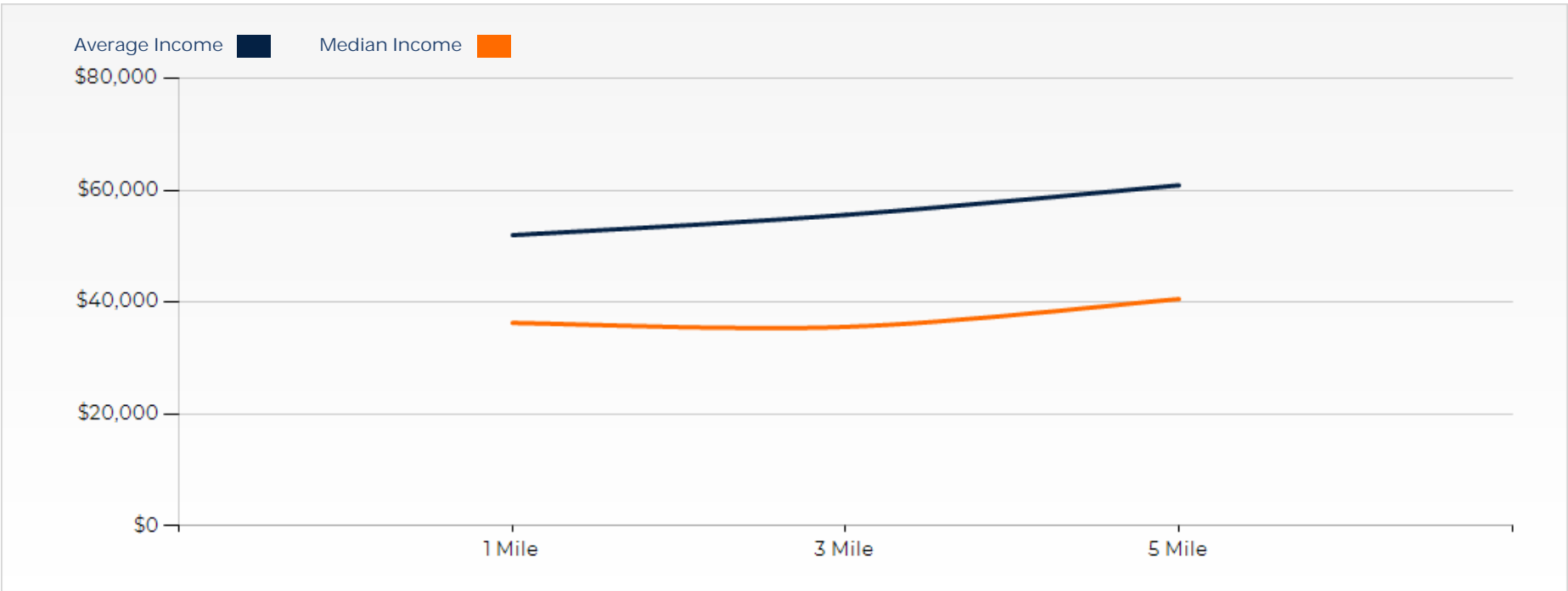
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median





# Downtown Mini Mart

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*Exclusively Marketed by:*

EDISON ECHEVERRY  
PEAK COMMERCIAL  
Commercial Agent  
DRE#01224344  
562 644 4544  
Edison4life@gmail.com

