

1020 N Gage Ave.

City Terrace, CA 90063



OFFERING MEMORANDUM

PEAK
COMMERCIAL

1020 N Gage Ave.

Exclusively Marketed by:

Edison Echeverry

Commercial Agent

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DRE#01224344



5900 Canoga Ave Suite 110, Woodland Hills, CA 91367

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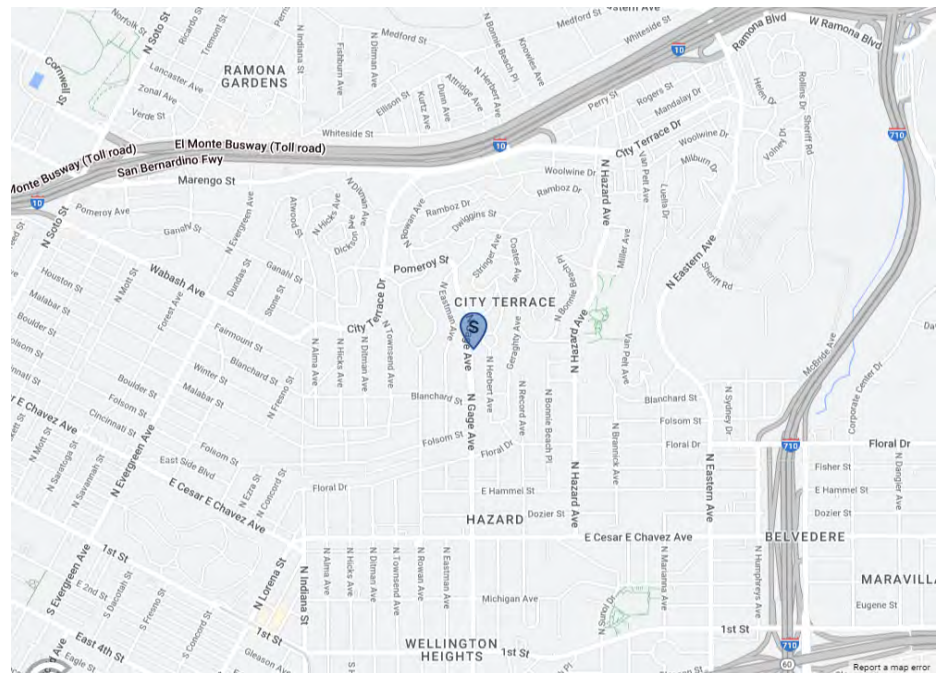
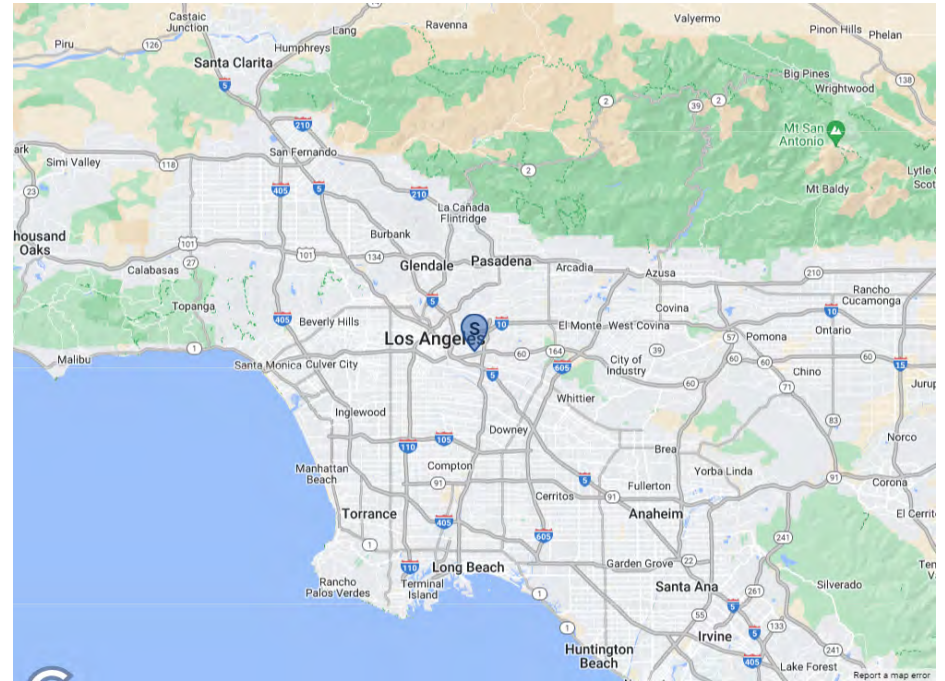
OFFERING SUMMARY

ADDRESS	1020 N Gage Ave. City Terrace CA 90063
COUNTY	Los Angeles
OFFERING PRICE	\$130,000
PRICE PSF	\$24.09
LAND SF	5,397 SF
LAND ACRES	0.12
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	LCR2
# OF PARCELS	1
APN	5230-005-004

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2022 Population	47,899	305,874	818,235
2022 Median HH Income	\$55,653	\$58,222	\$62,411
2022 Average HH Income	\$74,839	\$82,658	\$92,180

PROPERTY FEATURES

LAND SF	5,397
LAND ACRES	0.12
# OF PARCELS	1
ZONING TYPE	LCR2





POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	52,552	322,873	811,712
2010 Population	52,611	320,088	815,464
2022 Population	47,899	305,874	818,235
2027 Population	46,615	299,887	809,411
2022 African American	465	6,796	30,271
2022 American Indian	1,467	8,365	19,512
2022 Asian	1,197	34,996	163,103
2022 Hispanic	44,650	246,559	530,435
2022 Other Race	27,813	151,188	321,666
2022 White	7,359	47,984	149,645
2022 Multiracial	9,558	56,245	133,173
2022-2027: Population: Growth Rate	-2.70 %	-1.95 %	-1.10 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,316	9,535	33,239
\$15,000-\$24,999	1,308	8,205	24,196
\$25,000-\$34,999	1,241	7,824	21,377
\$35,000-\$49,999	1,776	11,804	31,170
\$50,000-\$74,999	2,390	15,894	44,795
\$75,000-\$99,999	1,906	11,235	32,653
\$100,000-\$149,999	1,723	13,230	43,550
\$150,000-\$199,999	605	5,566	19,873
\$200,000 or greater	476	4,798	21,656
Median HH Income	\$55,653	\$58,222	\$62,411
Average HH Income	\$74,839	\$82,658	\$92,180

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	12,969	84,283	240,545
2010 Total Households	12,502	83,687	244,785
2022 Total Households	12,741	88,093	272,511
2027 Total Households	12,451	87,284	272,813
2022 Average Household Size	3.76	3.35	2.90
2000 Owner Occupied Housing	4,432	29,798	77,774
2000 Renter Occupied Housing	7,870	50,590	150,784
2022 Owner Occupied Housing	4,839	32,811	87,386
2022 Renter Occupied Housing	7,902	55,282	185,125
2022 Vacant Housing	625	4,032	18,720
2022 Total Housing	13,366	92,125	291,231
2027 Owner Occupied Housing	4,768	32,499	86,656
2027 Renter Occupied Housing	7,683	54,785	186,157
2027 Vacant Housing	934	5,725	21,531
2027 Total Housing	13,385	93,009	294,344
2022-2027: Households: Growth Rate	-2.30 %	-0.90 %	0.10 %



Source: esri

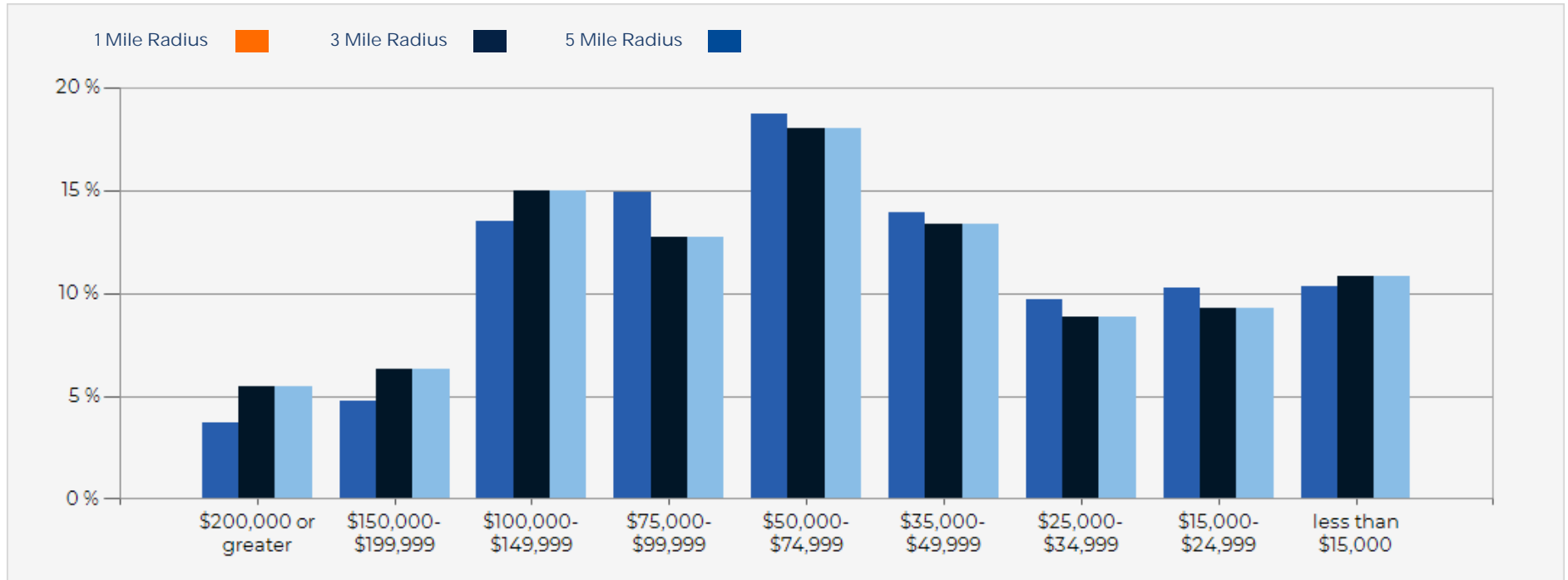
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	3,878	24,870	69,008
2022 Population Age 35-39	3,368	21,958	61,261
2022 Population Age 40-44	2,890	19,308	53,885
2022 Population Age 45-49	2,633	18,360	50,946
2022 Population Age 50-54	2,405	16,430	47,914
2022 Population Age 55-59	2,032	14,351	43,259
2022 Population Age 60-64	1,747	13,145	39,382
2022 Population Age 65-69	1,524	10,993	33,476
2022 Population Age 70-74	1,111	8,871	26,833
2022 Population Age 75-79	792	6,626	19,710
2022 Population Age 80-84	488	4,407	13,186
2022 Population Age 85+	486	4,934	14,517
2022 Population Age 18+	33,603	226,246	631,730
2022 Median Age	29	32	35

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$62,152	\$64,169	\$69,901
Average Household Income 25-34	\$77,547	\$83,156	\$94,307
Median Household Income 35-44	\$66,903	\$67,299	\$73,966
Average Household Income 35-44	\$87,381	\$92,751	\$104,245
Median Household Income 45-54	\$62,701	\$68,310	\$74,136
Average Household Income 45-54	\$83,381	\$94,245	\$104,457
Median Household Income 55-64	\$54,742	\$59,613	\$65,218
Average Household Income 55-64	\$72,405	\$83,798	\$95,542
Median Household Income 65-74	\$40,809	\$46,194	\$50,974
Average Household Income 65-74	\$60,360	\$72,759	\$80,753
Average Household Income 75+	\$48,510	\$58,299	\$62,248

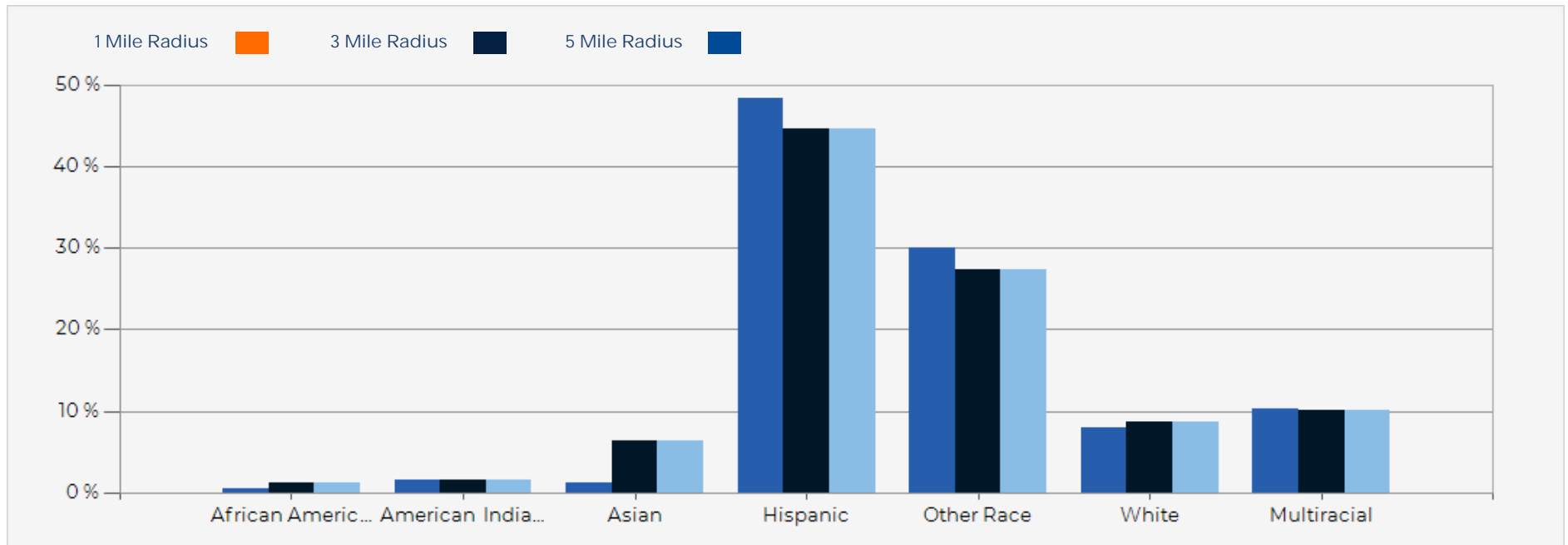
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	3,850	23,891	67,566
2027 Population Age 35-39	3,483	22,795	63,145
2027 Population Age 40-44	3,107	20,657	57,151
2027 Population Age 45-49	2,752	18,556	51,730
2027 Population Age 50-54	2,413	16,922	47,637
2027 Population Age 55-59	2,241	15,169	44,533
2027 Population Age 60-64	1,845	12,999	39,012
2027 Population Age 65-69	1,555	11,560	34,771
2027 Population Age 70-74	1,282	9,608	29,582
2027 Population Age 75-79	901	7,481	22,774
2027 Population Age 80-84	621	5,309	15,820
2027 Population Age 85+	525	5,215	15,475
2027 Population Age 18+	33,353	225,471	634,101
2027 Median Age	32	34	36

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$72,501	\$78,417	\$85,857
Average Household Income 25-34	\$89,830	\$100,157	\$114,996
Median Household Income 35-44	\$77,837	\$81,317	\$89,513
Average Household Income 35-44	\$103,096	\$112,261	\$125,695
Median Household Income 45-54	\$74,145	\$83,236	\$90,733
Average Household Income 45-54	\$99,476	\$114,777	\$126,001
Median Household Income 55-64	\$65,870	\$74,050	\$82,266
Average Household Income 55-64	\$88,485	\$102,628	\$116,177
Median Household Income 65-74	\$49,480	\$58,500	\$66,291
Average Household Income 65-74	\$74,102	\$90,491	\$101,507
Average Household Income 75+	\$62,736	\$75,024	\$82,434

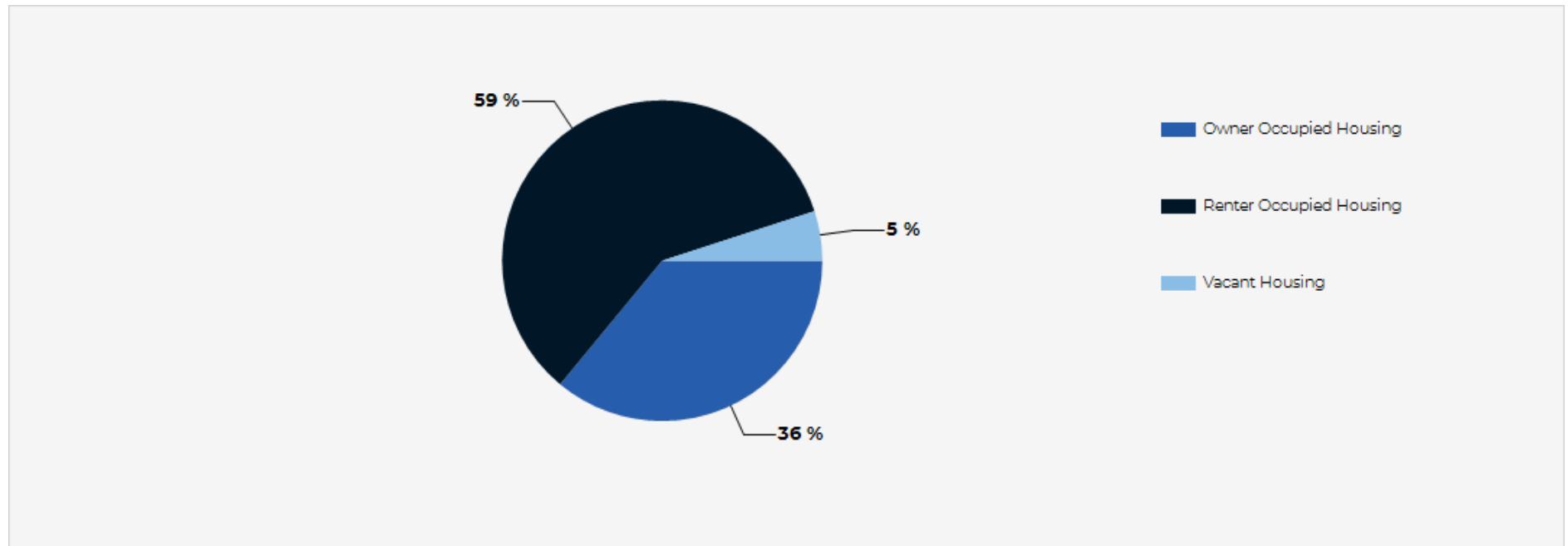
2022 Household Income



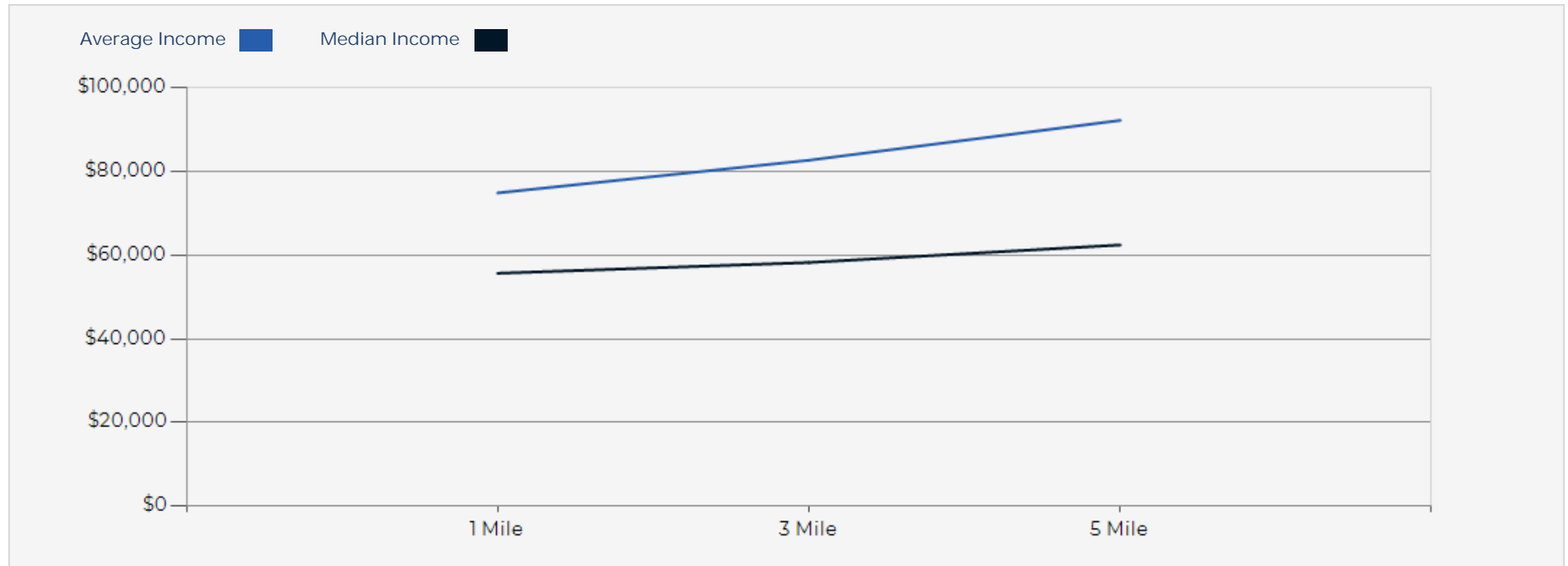
2022 Population by Race



2022 Household Occupancy - 1 Mile Radius



2022 Household Income Average and Median



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