

# Dental Practice For Sale

8540 S. Sepulveda Blvd., Los Angeles CA 90045



OFFERING MEMORANDUM

**PEAK**

COMMERCIAL



# Dental Practice For Sale

*Exclusively Marketed by:*

**Michael Makabeh**

Senior Commercial Acquisition Manager

D: (310) 994-3564

O: 818-836-6643

MMakabeh@gmail.com

DRE #01411477

**PEAK**  
COMMERCIAL

5900 Canoga Ave Suite 110, Woodland Hills, CA 91367

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## INVESTMENT HIGHLIGHTS

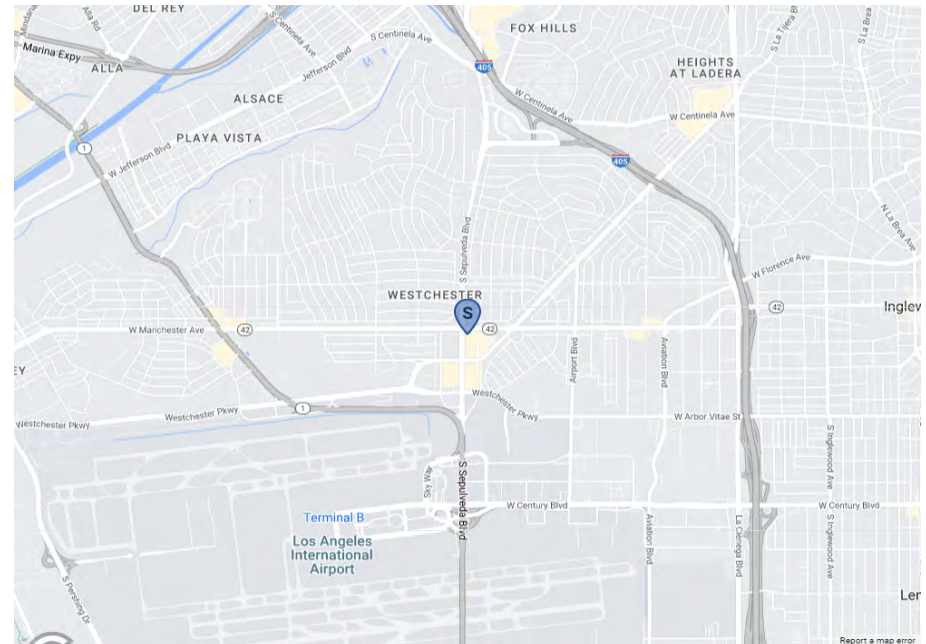
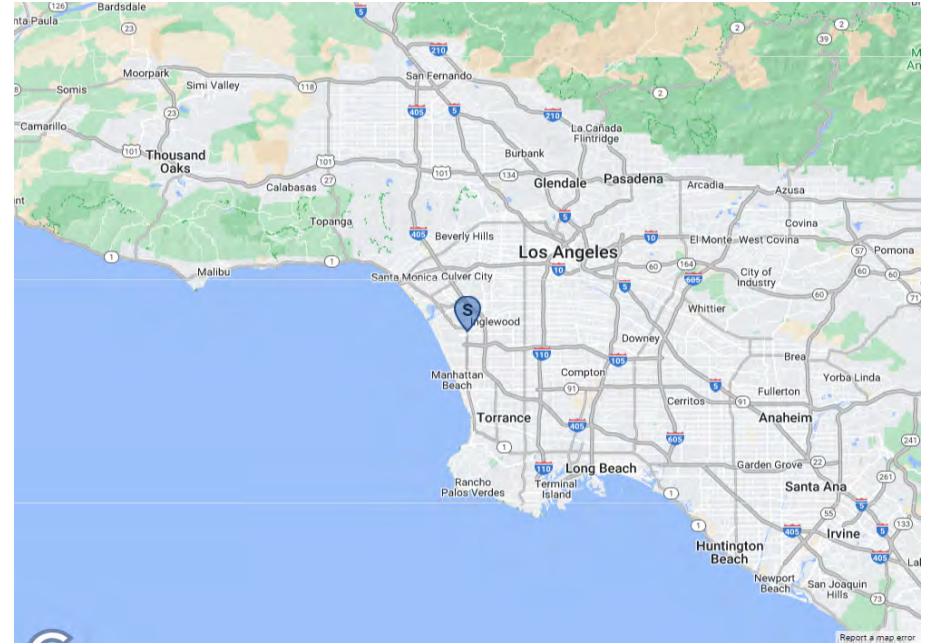
BUSINESS NAME	Dental Practice For Sale
OFFERING PRICE	\$125,000
Year Built	1973

## Property Features

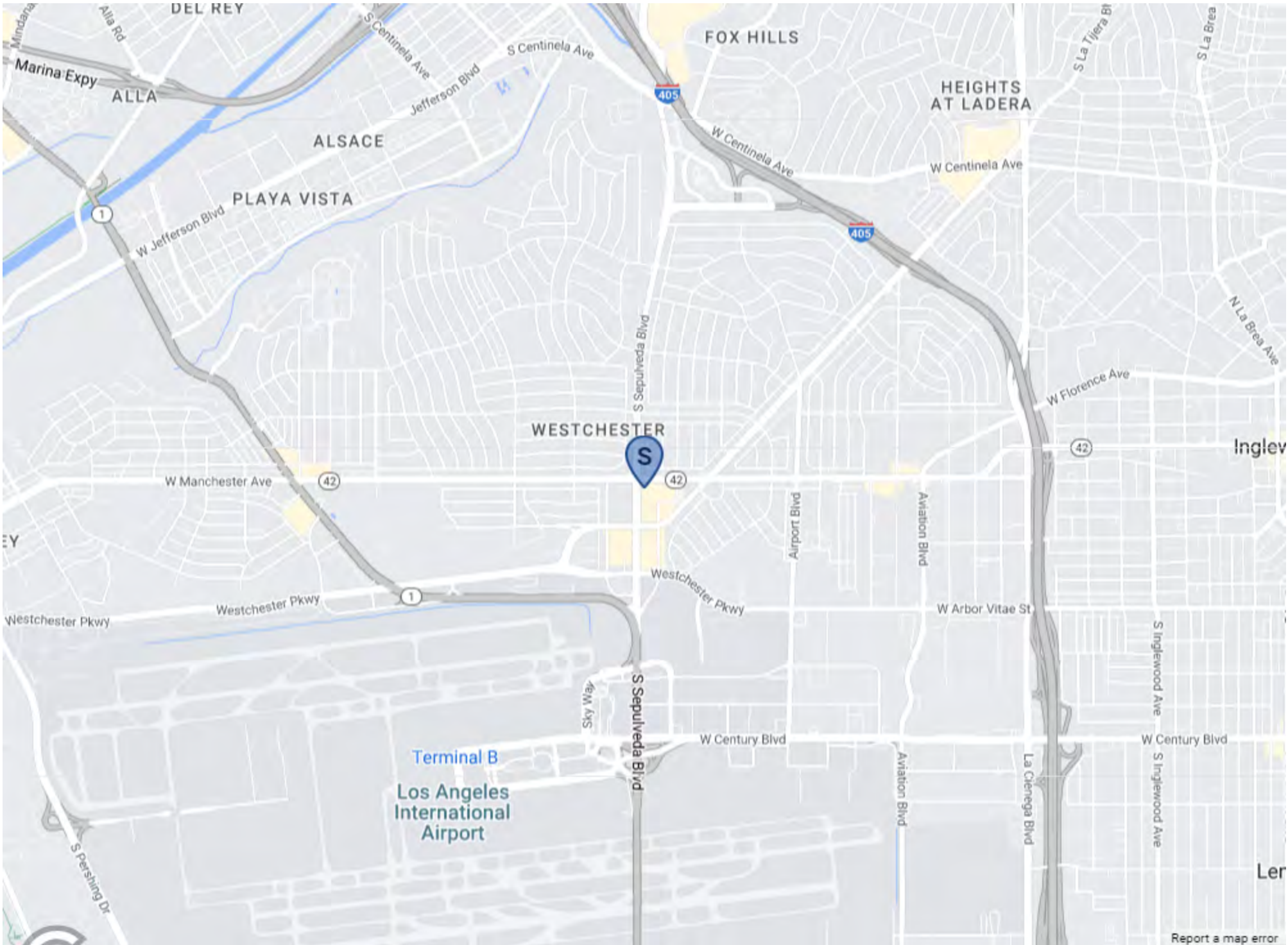
BUILDING SF	92,343
LAND SF	31,363
LAND ACRES	0.72
YEAR BUILT	1973
# OF PARCELS	1
NUMBER OF BUILDINGS	1
NUMBER OF STORIES	12
ZONING TYPE	C2
PARKING RATIO	4.06/1,000 SF

## Description

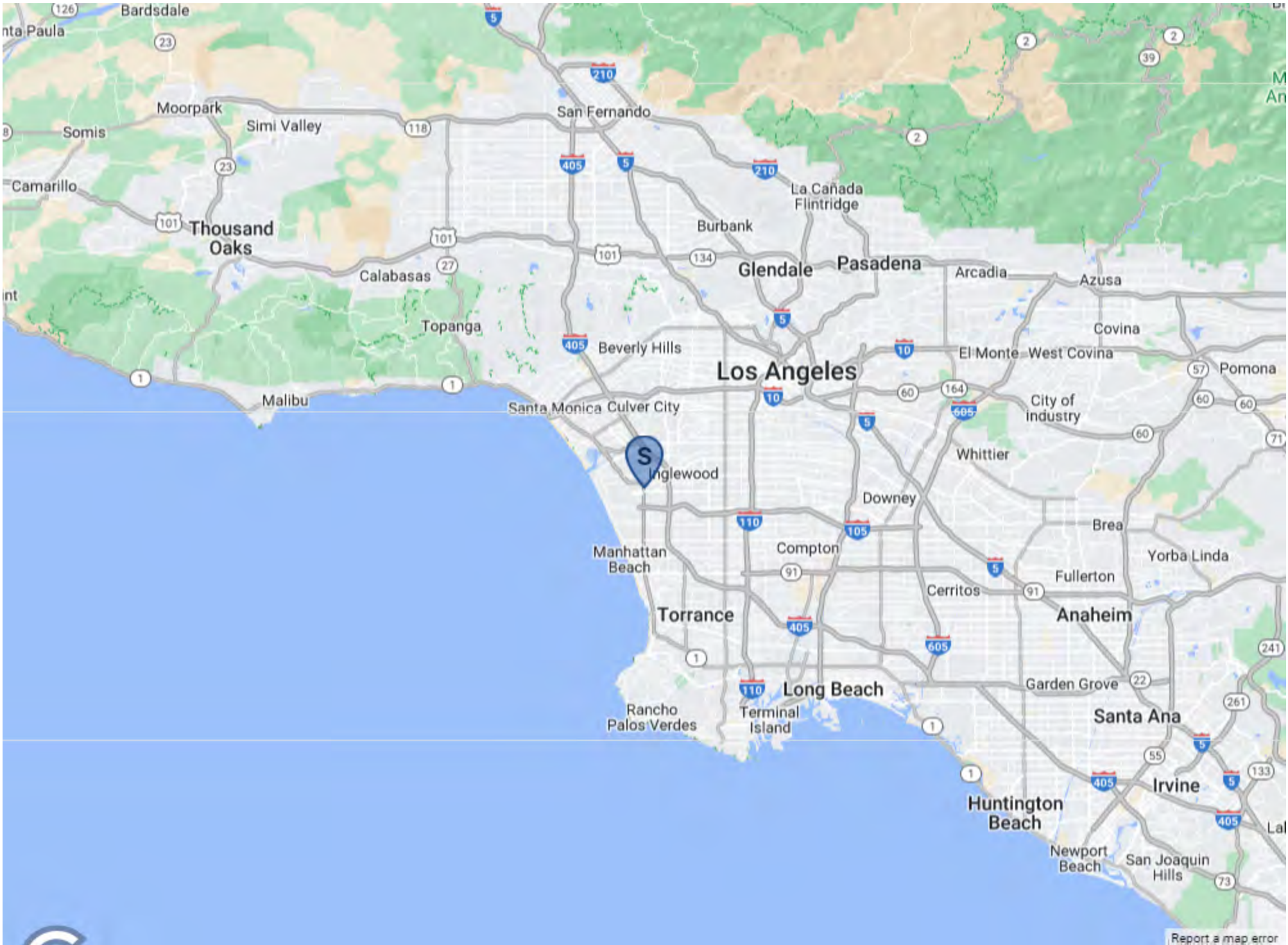
Available- Dental Practice for Sale Los Angeles, CA  
Rare opportunity to purchase Local Dental Practice in the Los Angeles, Westchester and LAX area.  
Located at 8540 S. Sepulveda Blvd., in one the most well known dental office buildings in Westchester.  
Business for sale for \$125,000.  
Existing practice with all Dental Improvements and equipment in good condition.  
Located on the corner of Sepulveda Blvd. and Manchester Ave. near Los Angeles Airport.  
Great Dental Office with 4 Operatories and small lab  
Office 800 Sqft building with building & street parking  
Low Rent  
Please Reach Out For More Information & Other Dental Practices Available in Other Areas



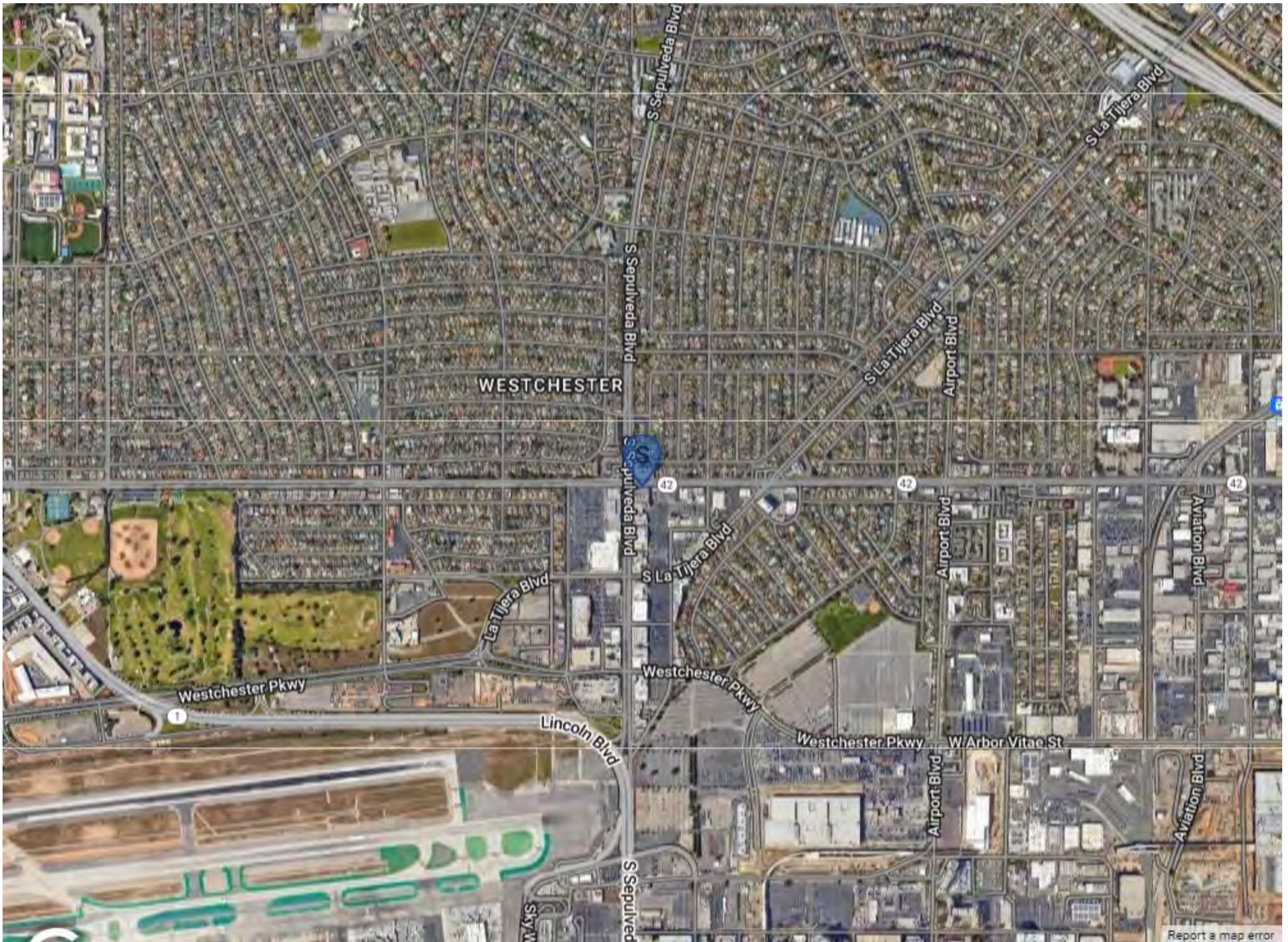




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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	17,822	199,725	587,800
2010 Population	16,595	203,759	594,294
2022 Population	16,763	213,608	616,777
2027 Population	16,460	210,020	608,325
2022 African American	1,248	37,804	132,621
2022 American Indian	101	2,816	8,663
2022 Asian	2,294	22,273	57,790
2022 Hispanic	3,471	77,770	211,898
2022 Other Race	1,211	43,687	124,042
2022 White	9,097	73,368	205,295
2022 Multiracial	2,746	33,040	86,362
2022-2027: Population: Growth Rate	-1.80 %	-1.70 %	-1.40 %

2022 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	299	5,938	20,057
\$15,000-\$24,999	251	4,878	14,138
\$25,000-\$34,999	224	5,112	14,548
\$35,000-\$49,999	252	6,902	21,368
\$50,000-\$74,999	705	12,304	36,670
\$75,000-\$99,999	736	9,690	30,121
\$100,000-\$149,999	1,346	15,246	44,358
\$150,000-\$199,999	1,116	9,268	25,676
\$200,000 or greater	1,833	15,378	41,653
Median HH Income	\$129,439	\$92,371	\$87,910
Average HH Income	\$179,071	\$139,663	\$134,086

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	7,412	77,003	240,308
2010 Total Households	6,652	77,487	233,833
2022 Total Households	6,763	84,721	248,596
2027 Total Households	6,663	83,531	246,049
2022 Average Household Size	2.47	2.47	2.43
2000 Owner Occupied Housing	4,384	31,922	89,938
2000 Renter Occupied Housing	2,876	42,464	139,696
2022 Owner Occupied Housing	4,448	35,751	97,602
2022 Renter Occupied Housing	2,315	48,970	150,993
2022 Vacant Housing	494	5,271	16,899
2022 Total Housing	7,257	89,992	265,495
2027 Owner Occupied Housing	4,421	35,274	96,540
2027 Renter Occupied Housing	2,242	48,257	149,508
2027 Vacant Housing	632	6,313	19,762
2027 Total Housing	7,295	89,844	265,811
2022-2027: Households: Growth Rate	-1.50 %	-1.40 %	-1.05 %



Source: esri



2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	1,191	17,193	50,716
2022 Population Age 35-39	1,081	15,873	46,659
2022 Population Age 40-44	1,078	14,250	41,778
2022 Population Age 45-49	1,105	13,127	38,595
2022 Population Age 50-54	1,278	13,476	39,189
2022 Population Age 55-59	1,277	13,170	38,258
2022 Population Age 60-64	1,206	12,660	36,054
2022 Population Age 65-69	1,030	10,254	30,208
2022 Population Age 70-74	789	8,372	24,301
2022 Population Age 75-79	600	5,797	17,091
2022 Population Age 80-84	317	3,542	10,607
2022 Population Age 85+	398	3,805	10,698
2022 Population Age 18+	13,473	171,579	494,432
2022 Median Age	43	37	38

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$113,975	\$91,933	\$88,369
Average Household Income 25-34	\$154,463	\$127,414	\$122,357
Median Household Income 35-44	\$157,983	\$105,195	\$101,206
Average Household Income 35-44	\$203,697	\$157,391	\$150,631
Median Household Income 45-54	\$169,311	\$113,272	\$109,150
Average Household Income 45-54	\$223,141	\$166,178	\$161,934
Median Household Income 55-64	\$162,608	\$105,116	\$100,214
Average Household Income 55-64	\$215,960	\$156,521	\$149,214
Median Household Income 65-74	\$103,001	\$77,684	\$74,042
Average Household Income 65-74	\$144,898	\$121,408	\$116,651
Average Household Income 75+	\$106,418	\$94,190	\$89,814

2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	1,013	17,285	50,194
2027 Population Age 35-39	1,250	15,720	46,019
2027 Population Age 40-44	1,090	14,546	42,422
2027 Population Age 45-49	1,072	13,196	39,081
2027 Population Age 50-54	1,076	12,338	36,213
2027 Population Age 55-59	1,204	12,452	36,393
2027 Population Age 60-64	1,120	11,679	33,972
2027 Population Age 65-69	1,065	11,050	31,605
2027 Population Age 70-74	878	8,793	25,903
2027 Population Age 75-79	681	6,899	20,031
2027 Population Age 80-84	442	4,411	13,008
2027 Population Age 85+	388	4,072	11,538
2027 Population Age 18+	13,372	170,712	493,480
2027 Median Age	44	38	39

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$132,082	\$107,766	\$104,545
Average Household Income 25-34	\$178,136	\$152,412	\$146,751
Median Household Income 35-44	\$168,280	\$126,237	\$118,473
Average Household Income 35-44	\$228,013	\$185,520	\$176,154
Median Household Income 45-54	\$184,005	\$132,543	\$127,099
Average Household Income 45-54	\$253,377	\$192,730	\$187,663
Median Household Income 55-64	\$175,106	\$124,812	\$118,266
Average Household Income 55-64	\$242,304	\$184,222	\$176,225
Median Household Income 65-74	\$131,242	\$102,505	\$96,769
Average Household Income 65-74	\$184,202	\$151,364	\$145,869
Average Household Income 75+	\$151,679	\$127,373	\$121,113



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