

OFFERING MEMORANDUM



1725 E 7th St - Units F & G  
Los Angeles CA 90021

# THE SPACE

|                  |   |
|------------------|---|
| Location         | 1725 E 7th St - Unit F&G Los Angeles, CA, 90021 |
| County           | Los Angeles                                     |
| APN              | 5164-022-002                                    |
| Square Feet      | <b>1,800</b>                                    |
| Monthly Rent PSF | <b>\$2.75</b>                                   |
| Lease Type       | MG  |

# HIGHLIGHTS

- Located in the prime strip of the Southern Arts district
- Conveniently located near major freeways (10, 5, 101, and 110 freeways)
- Roll up Door
- Prime space for Retail or Industrial Use



## POPULATION

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 21,997    | 408,270   | 1,169,855 |



## AVERAGE HOUSEHOLD INCOME

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| \$89,024  | \$83,733  | \$86,155  |



## NUMBER OF HOUSEHOLDS

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 8,298     | 141,362   | 395,828   |

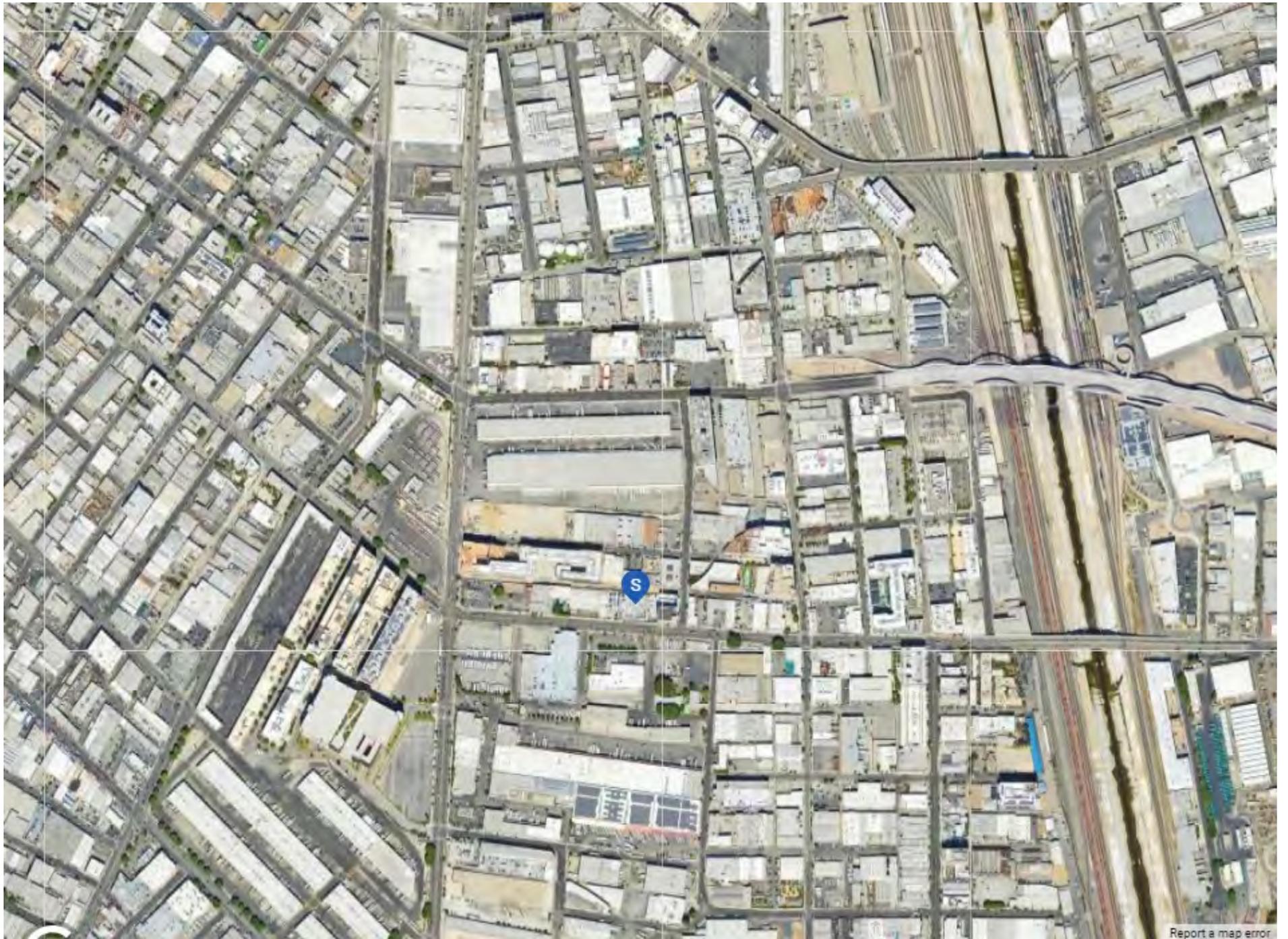
# PROPERTY FEATURES

|                   |               |
|-------------------|---------------|
| BUILDING SF       | <b>15,000</b> |
| LAND SF           | <b>18,764</b> |
| LAND ACRES        | <b>0.43</b>   |
| YEAR BUILT        | <b>1921</b>   |
| ZONING TYPE       | <b>LAM3</b>   |
| NUMBER OF STORIES | <b>1</b>      |









[Report a map error](#)

| <b>POPULATION</b>                  | <b>1 MILE</b> | <b>3 MILE</b> | <b>5 MILE</b> |
|------------------------------------|---------------|---------------|---------------|
| 2000 Population                    | 13,394        | 378,623       | 1,193,617     |
| 2010 Population                    | 16,737        | 392,661       | 1,196,539     |
| 2023 Population                    | 21,997        | 408,270       | 1,169,855     |
| 2028 Population                    | 23,429        | 413,806       | 1,171,484     |
| 2023 African American              | 4,757         | 30,160        | 82,547        |
| 2023 American Indian               | 414           | 12,438        | 32,448        |
| 2023 Asian                         | 3,390         | 48,640        | 145,749       |
| 2023 Hispanic                      | 7,765         | 282,038       | 823,730       |
| 2023 Other Race                    | 4,409         | 187,281       | 546,296       |
| 2023 White                         | 6,329         | 71,510        | 189,677       |
| 2023 Multiracial                   | 2,598         | 57,687        | 171,946       |
| 2023-2028: Population: Growth Rate | 6.35 %        | 1.35 %        | 0.15 %        |
| <b>2023 HOUSEHOLD INCOME</b>       | <b>1 MILE</b> | <b>3 MILE</b> | <b>5 MILE</b> |
| less than \$15,000                 | 2,939         | 26,097        | 57,249        |
| \$15,000-\$24,999                  | 820           | 13,435        | 34,946        |
| \$25,000-\$34,999                  | 519           | 12,133        | 35,253        |
| \$35,000-\$49,999                  | 374           | 14,760        | 44,480        |
| \$50,000-\$74,999                  | 653           | 19,280        | 63,451        |
| \$75,000-\$99,999                  | 589           | 16,602        | 48,492        |
| \$100,000-\$149,999                | 874           | 18,841        | 55,050        |
| \$150,000-\$199,999                | 556           | 9,889         | 27,812        |
| \$200,000 or greater               | 974           | 10,326        | 29,094        |
| Median HH Income                   | \$32,067      | \$54,149      | \$58,098      |
| Average HH Income                  | \$89,024      | \$83,733      | \$86,155      |

| <b>HOUSEHOLDS</b>                  | <b>1 MILE</b> | <b>3 MILE</b> | <b>5 MILE</b> |
|------------------------------------|---------------|---------------|---------------|
| 2000 Total Housing                 | 4,912         | 107,813       | 356,216       |
| 2010 Total Households              | 6,490         | 114,350       | 352,904       |
| 2023 Total Households              | 8,298         | 141,362       | 395,828       |
| 2028 Total Households              | 9,431         | 150,243       | 413,436       |
| 2023 Average Household Size        | 1.76          | 2.68          | 2.84          |
| 2000 Owner Occupied Housing        | 235           | 16,187        | 75,760        |
| 2000 Renter Occupied Housing       | 4,079         | 83,711        | 259,427       |
| 2023 Owner Occupied Housing        | 992           | 20,448        | 82,398        |
| 2023 Renter Occupied Housing       | 7,306         | 120,914       | 313,430       |
| 2023 Vacant Housing                | 1,428         | 16,617        | 34,336        |
| 2023 Total Housing                 | 9,726         | 157,979       | 430,164       |
| 2028 Owner Occupied Housing        | 1,020         | 21,425        | 85,669        |
| 2028 Renter Occupied Housing       | 8,410         | 128,818       | 327,767       |
| 2028 Vacant Housing                | 1,222         | 12,724        | 27,897        |
| 2028 Total Housing                 | 10,653        | 162,967       | 441,333       |
| 2023-2028: Households: Growth Rate | 12.95 %       | 6.15 %        | 4.35 %        |

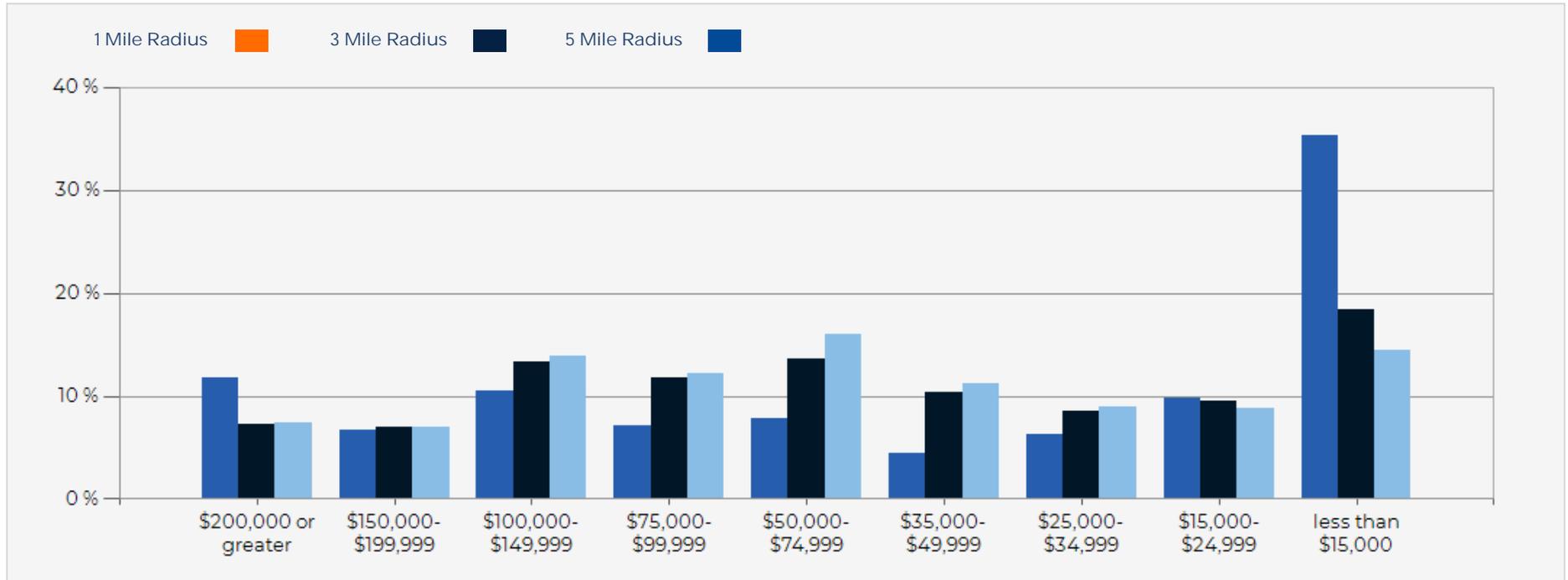
| <b>2023 POPULATION BY AGE</b> | <b>1 MILE</b> | <b>3 MILE</b> | <b>5 MILE</b> |
|-------------------------------|---------------|---------------|---------------|
| 2023 Population Age 30-34     | 2,155         | 41,338        | 112,919       |
| 2023 Population Age 35-39     | 2,156         | 33,713        | 94,186        |
| 2023 Population Age 40-44     | 1,919         | 30,201        | 86,483        |
| 2023 Population Age 45-49     | 1,575         | 24,995        | 73,820        |
| 2023 Population Age 50-54     | 1,927         | 24,344        | 72,647        |
| 2023 Population Age 55-59     | 2,157         | 20,494        | 62,165        |
| 2023 Population Age 60-64     | 1,799         | 18,320        | 56,926        |
| 2023 Population Age 65-69     | 1,274         | 14,588        | 46,088        |
| 2023 Population Age 70-74     | 829           | 10,986        | 34,378        |
| 2023 Population Age 75-79     | 567           | 8,076         | 24,859        |
| 2023 Population Age 80-84     | 407           | 5,380         | 15,862        |
| 2023 Population Age 85+       | 487           | 6,004         | 16,781        |
| 2023 Population Age 18+       | 20,403        | 331,086       | 939,250       |
| 2023 Median Age               | 45            | 34            | 35            |

| <b>2023 INCOME BY AGE</b>      | <b>1 MILE</b> | <b>3 MILE</b> | <b>5 MILE</b> |
|--------------------------------|---------------|---------------|---------------|
| Median Household Income 25-34  | \$79,841      | \$72,035      | \$68,186      |
| Average Household Income 25-34 | \$112,059     | \$96,005      | \$92,107      |
| Median Household Income 35-44  | \$83,708      | \$66,247      | \$68,106      |
| Average Household Income 35-44 | \$127,662     | \$99,418      | \$100,365     |
| Median Household Income 45-54  | \$39,721      | \$60,991      | \$66,390      |
| Average Household Income 45-54 | \$102,348     | \$90,902      | \$95,226      |
| Median Household Income 55-64  | \$14,820      | \$45,381      | \$54,549      |
| Average Household Income 55-64 | \$65,929      | \$75,048      | \$82,364      |
| Median Household Income 65-74  | \$14,558      | \$35,293      | \$43,490      |
| Average Household Income 65-74 | \$48,951      | \$64,817      | \$72,379      |
| Average Household Income 75+   | \$36,652      | \$50,520      | \$57,776      |

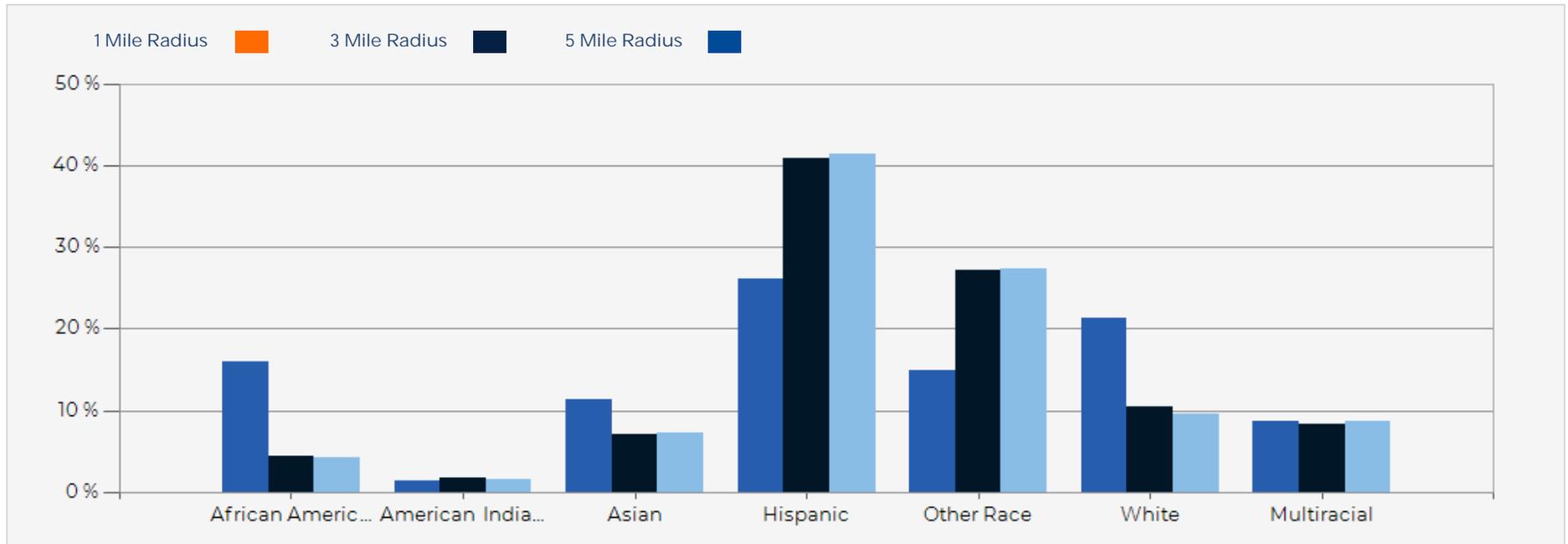
| <b>2028 POPULATION BY AGE</b> | <b>1 MILE</b> | <b>3 MILE</b> | <b>5 MILE</b> |
|-------------------------------|---------------|---------------|---------------|
| 2028 Population Age 30-34     | 1,993         | 39,328        | 102,283       |
| 2028 Population Age 35-39     | 2,312         | 36,517        | 102,096       |
| 2028 Population Age 40-44     | 2,084         | 31,616        | 89,596        |
| 2028 Population Age 45-49     | 1,914         | 27,908        | 80,735        |
| 2028 Population Age 50-54     | 1,982         | 23,830        | 69,000        |
| 2028 Population Age 55-59     | 2,253         | 21,275        | 62,937        |
| 2028 Population Age 60-64     | 1,793         | 18,152        | 55,263        |
| 2028 Population Age 65-69     | 1,354         | 15,637        | 49,062        |
| 2028 Population Age 70-74     | 978           | 12,404        | 39,229        |
| 2028 Population Age 75-79     | 703           | 9,591         | 29,570        |
| 2028 Population Age 80-84     | 518           | 6,690         | 19,968        |
| 2028 Population Age 85+       | 542           | 6,622         | 18,464        |
| 2028 Population Age 18+       | 21,684        | 339,998       | 951,816       |
| 2028 Median Age               | 46            | 36            | 37            |

| <b>2028 INCOME BY AGE</b>      | <b>1 MILE</b> | <b>3 MILE</b> | <b>5 MILE</b> |
|--------------------------------|---------------|---------------|---------------|
| Median Household Income 25-34  | \$90,706      | \$82,100      | \$78,986      |
| Average Household Income 25-34 | \$124,948     | \$110,013     | \$105,948     |
| Median Household Income 35-44  | \$100,815     | \$81,346      | \$81,387      |
| Average Household Income 35-44 | \$143,174     | \$118,715     | \$119,253     |
| Median Household Income 45-54  | \$73,386      | \$77,787      | \$80,774      |
| Average Household Income 45-54 | \$128,936     | \$112,413     | \$115,602     |
| Median Household Income 55-64  | \$19,255      | \$57,874      | \$67,198      |
| Average Household Income 55-64 | \$87,043      | \$93,549      | \$101,241     |
| Median Household Income 65-74  | \$17,775      | \$44,985      | \$55,184      |
| Average Household Income 65-74 | \$67,485      | \$81,119      | \$88,602      |
| Average Household Income 75+   | \$49,130      | \$63,678      | \$71,713      |

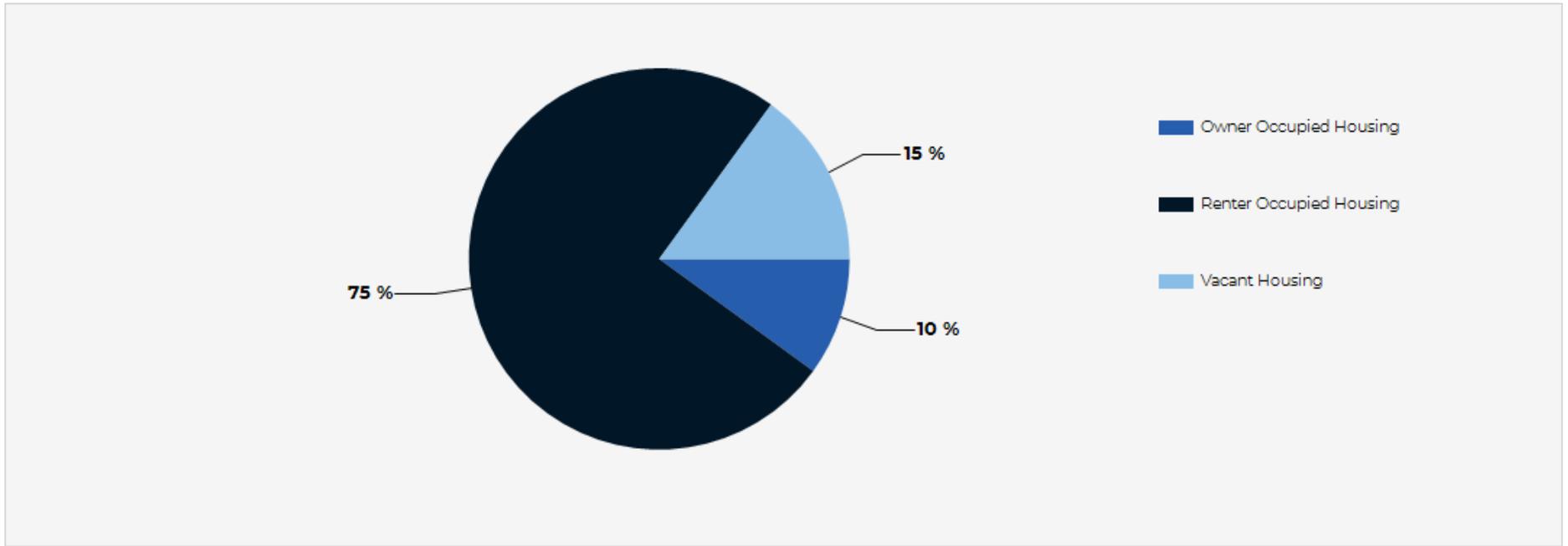
## 2023 Household Income



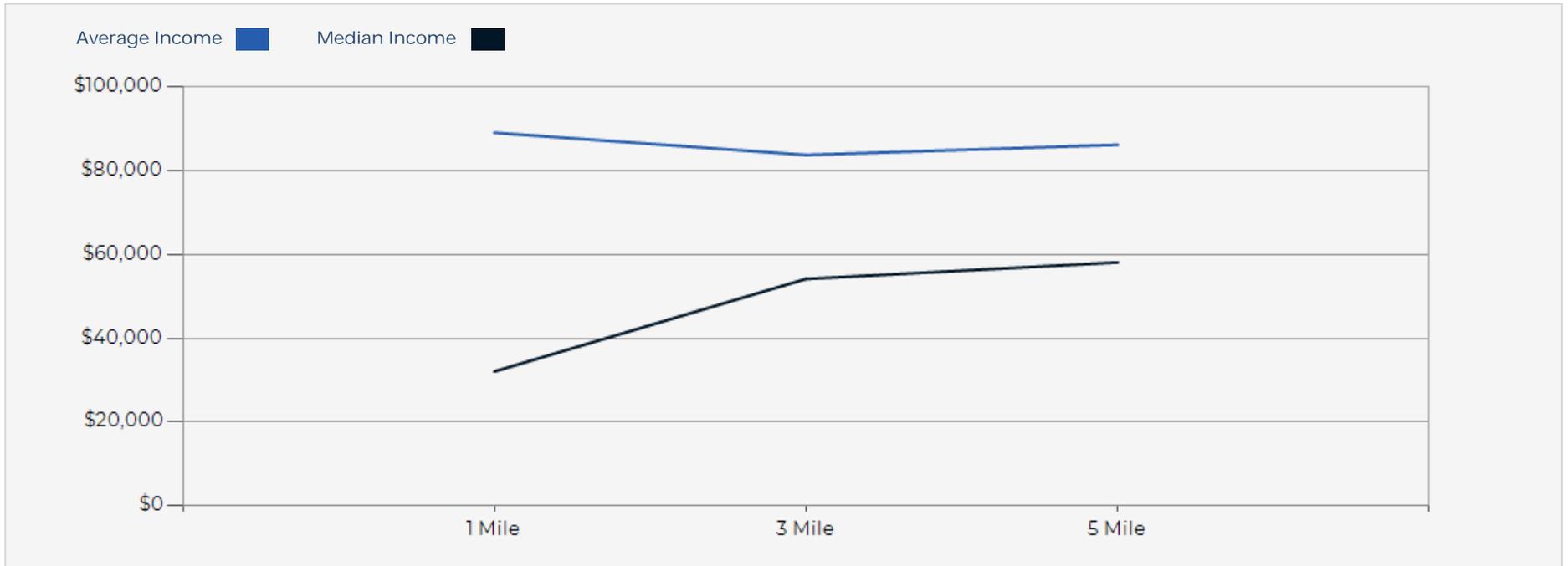
## 2023 Population by Race



### 2023 Household Occupancy - 1 Mile Radius



### 2023 Household Income Average and Median



## CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Peak Commercial and it should not be made available to any other person or entity without the written consent of Peak Commercial.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Peak Commercial. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Peak Commercial has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Peak Commercial has not verified, and will not verify, any of the information contained herein, nor has Peak Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

### *Exclusively Marketed by:*

Joseph Dahan  
Commercial Associate  
D: 424-457-4049  
C: 213-509-4089  
Joseph@jdcregroup.com  
DRE #02121212

