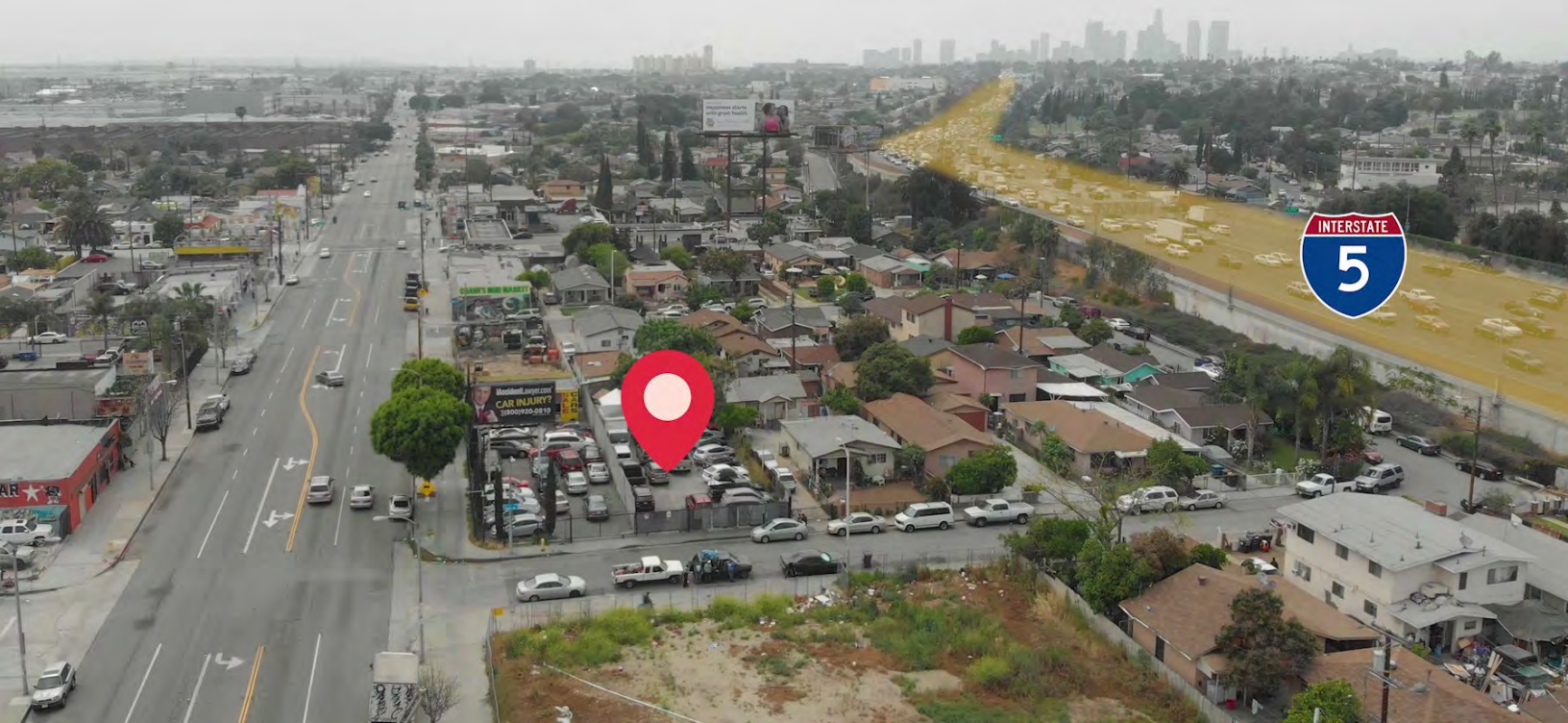


Land For Development Opportunity

1161 S. HICKS AVE., EAST LOS ANGELES, CA 90023



- APPROX. 5,208 SF LC-CM ZONED LOT.
- APPROX 40 FEET OF FRONTAGE ALONG HICKS AVE.
- CURRENTLY INCOME PRODUCING; LEASED ON A MONTH TO MONTH TENANCY.
- **PRICED AT ONLY \$56 PER SF ON LAND VALUE!!!**
- EXCELLENT FREEWAY ACCESS; JUST SOUTH OF THE 5 FREEWAY AND LESS THAN 1 MILE FROM THE 60 & 710 FREEWAYS.
- GOOD DEMOGRAPHICS: OVER 30,000 PEOPLE RESIDE WITHIN A 1-MILE RADIUS & JUST UNDER 300,000 PEOPLE RESIDE WITHIN A 3-MILE RADIUS.

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Confidentiality & Disclaimer

1161 S. HICKS AVE., EAST LOS ANGELES, CA 90023

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PRESENTED BY:

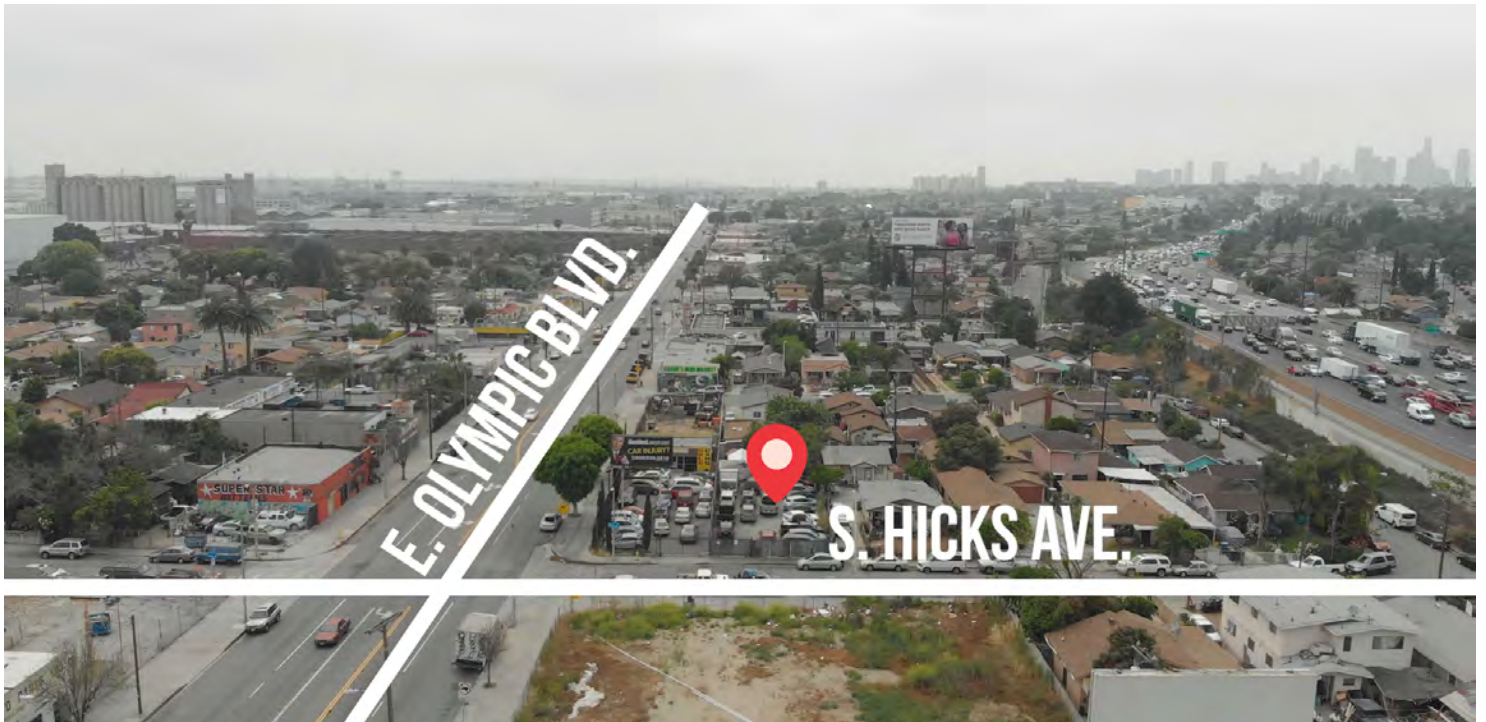
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Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$295,000
APN:	5242-007-010
LOT SIZE:	5,208 SF
PRICE / SF (LOT):	\$56.64
ZONING:	LC-CM
FRONTAGE:	40 Ft on S. Hicks Ave.
DEPTH:	130 Ft



Property Description



PROPERTY OVERVIEW

KW Commercial is pleased to present this 5,208 SF LC-CM zoned lot. The lot has good frontage with approximately 40 feet along Hicks Ave and a depth of approximately 130 feet.

The subject property is currently rented as storage on a month to month tenancy for \$1,000 per month.

Please contact the County of Los Angeles for potential uses.

This Offering will attract an investor, owner/user or a developer looking to build on a piece of land in a densely populated area of East Los Angeles with great freeway access at only \$56 per SF!!!

LOCATION OVERVIEW

The Subject property is located on the west side of S. Hicks Ave., just one parcel north of Olympic Blvd.

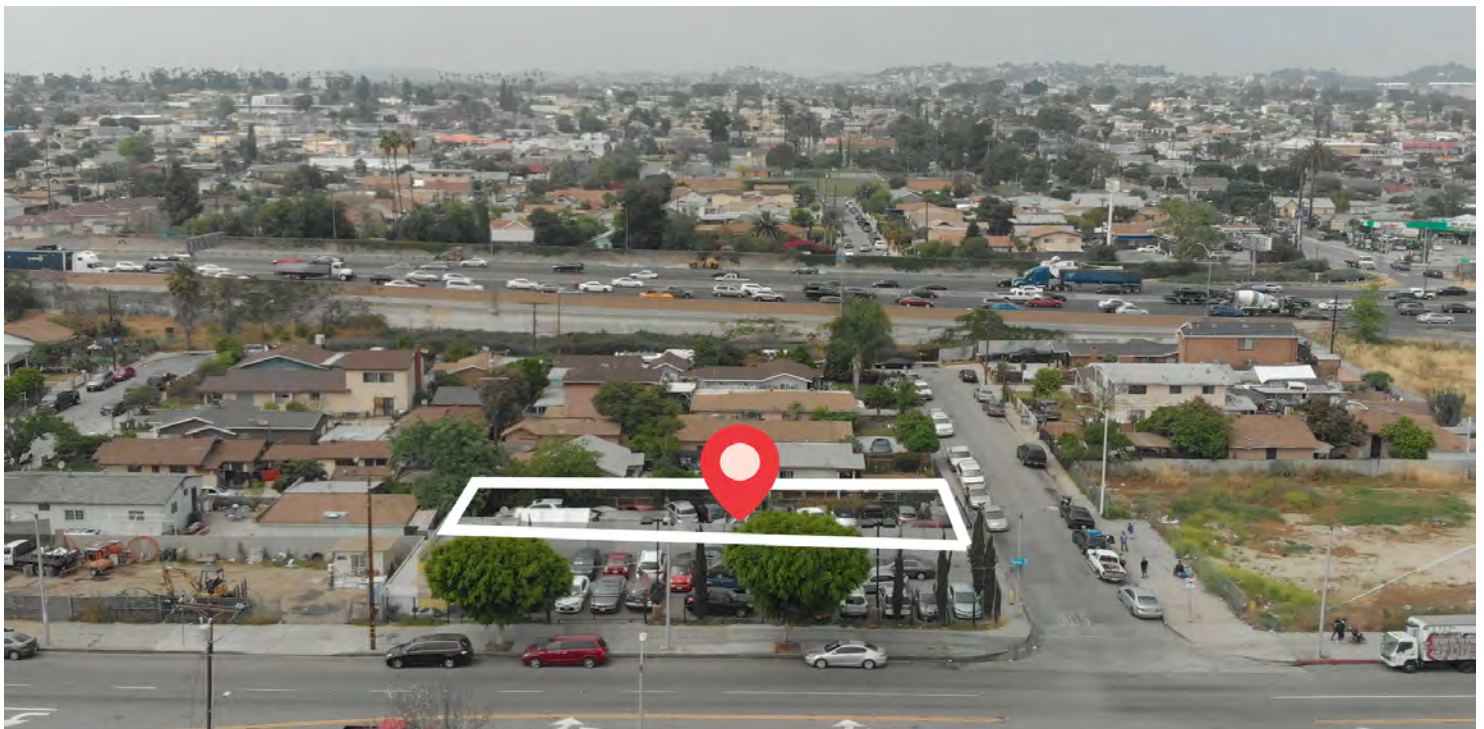
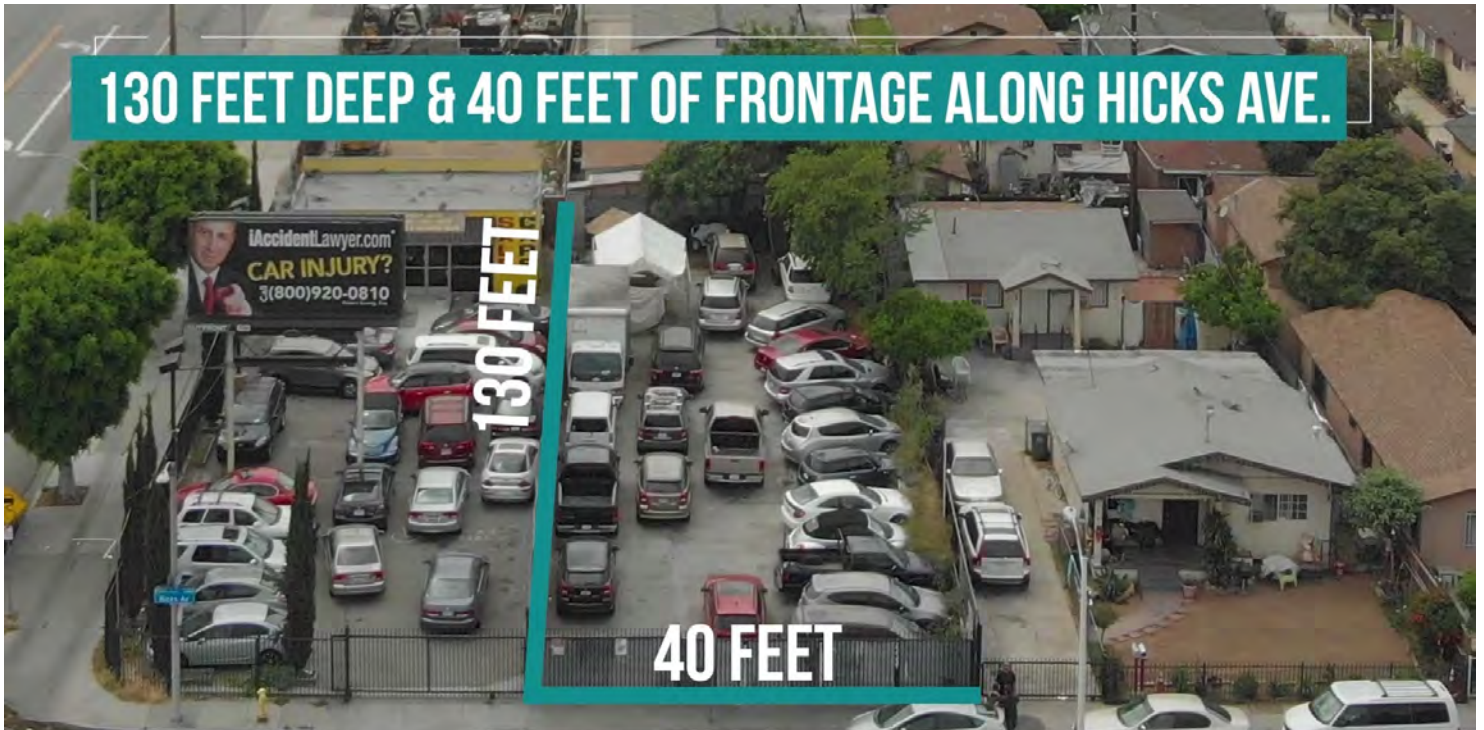
It has great freeway access; just south of the 5 freeway and less than 1 mile from the 60 & 710 Freeways.

Schools in the immediate area include Roosevelt High School, Eastman Avenue Elementary School, Our Lady of Victory School, Robert Louis Stevenson Middle School, Cristo Viene Christian School, Oscar De La Hoya Animo Charter School, just to name a few.

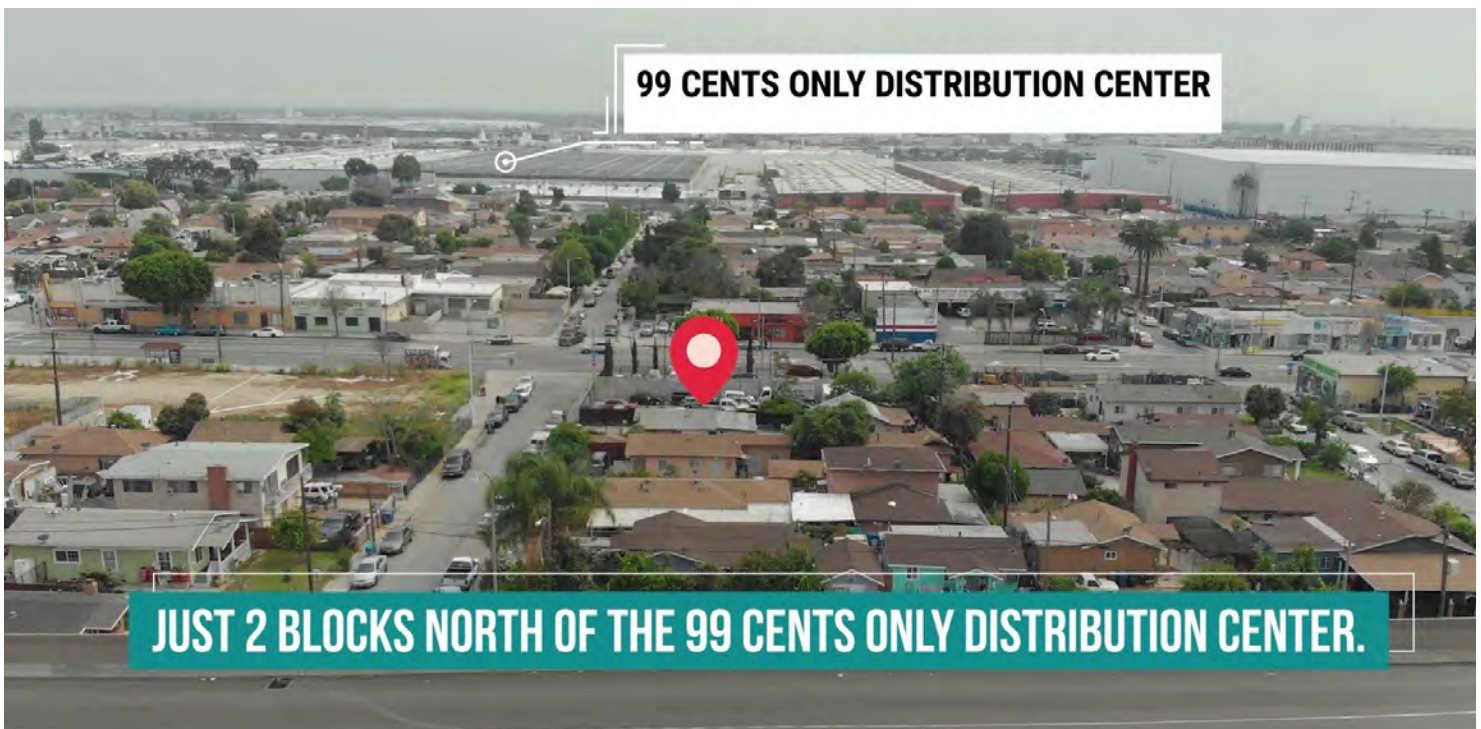
This offering is located 2 blocks north of the 99 Cent Store Distribution Center & 3 blocks west of the Los Angeles Community Hospital.

The subject property offers good demographics; over 30,000 people reside within a 1-mile radius and just under 300,000 people reside within a 3-mile radius.

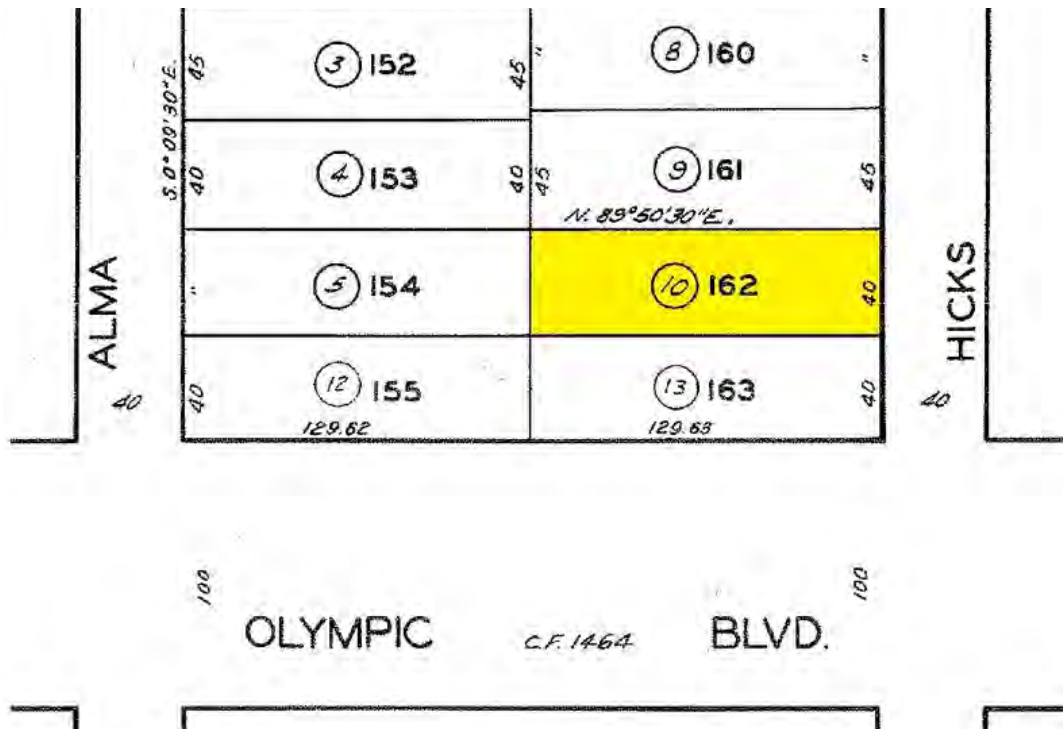
Additional Photos



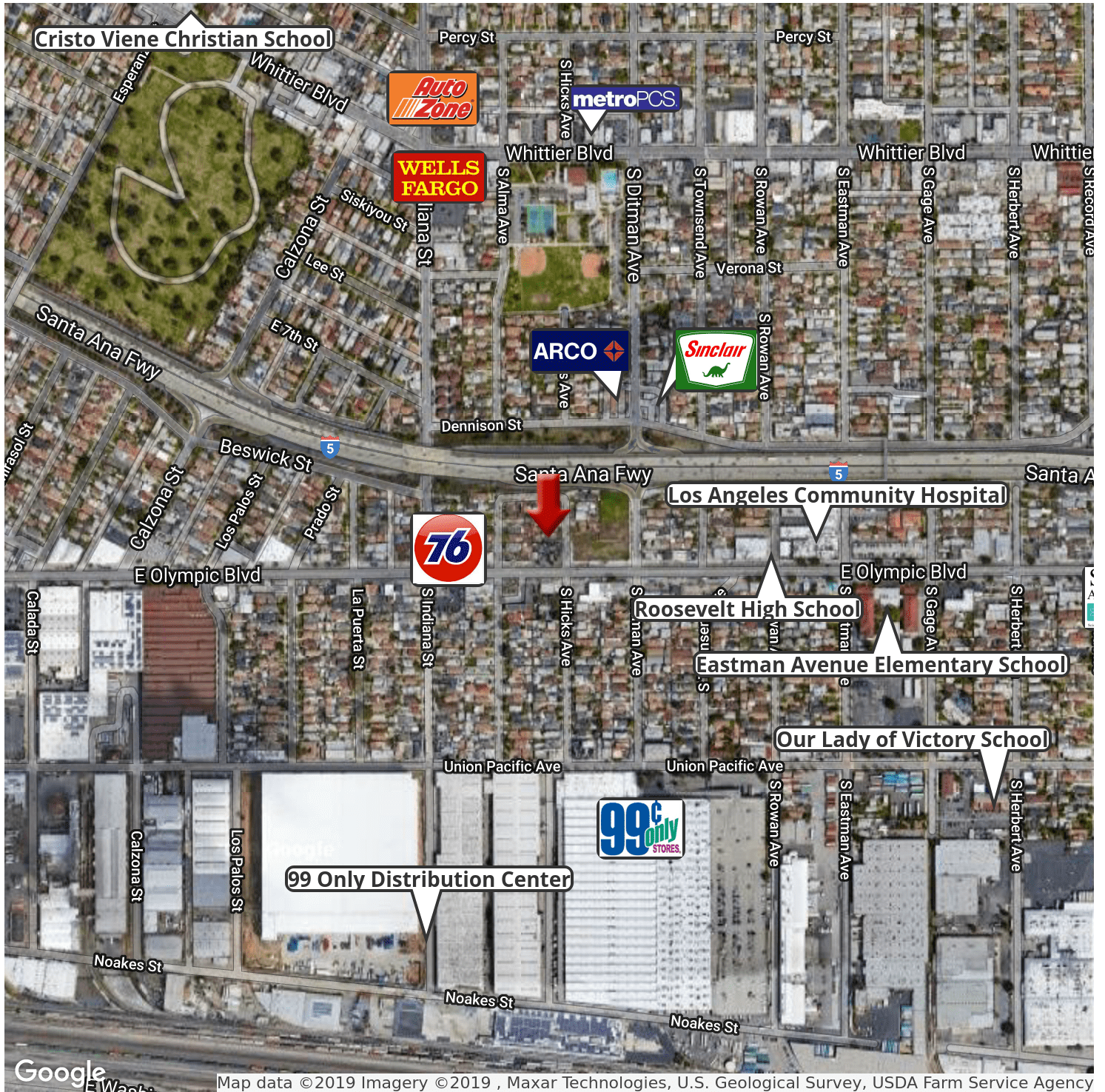
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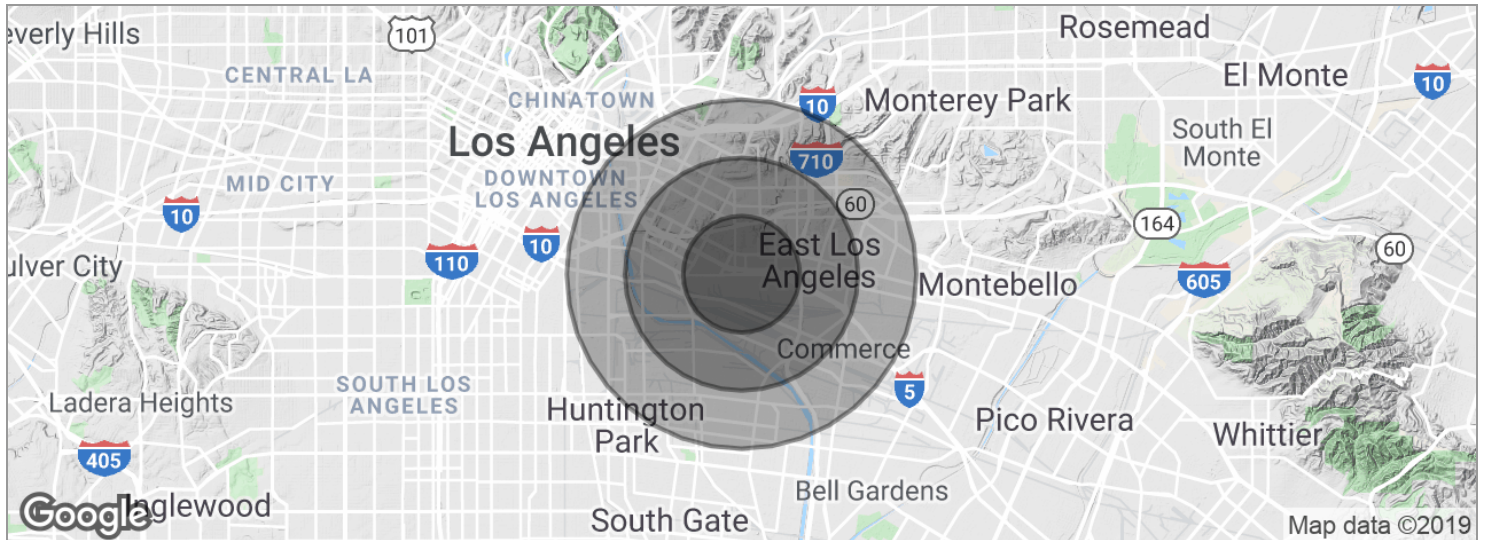
Additional Photos



Retailer Map



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	37,834	140,204	298,896
Median age	28.6	28.7	28.8
Median age (male)	27.4	27.7	27.8
Median age (Female)	29.9	29.8	29.7
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	8,874	34,131	74,160
# of persons per HH	4.3	4.1	4.0
Average HH income	\$44,156	\$45,041	\$46,224
Average house value	\$360,733	\$380,445	\$385,965
ETHNICITY (%)	1 MILE	2 MILES	3 MILES
Hispanic	97.4%	97.0%	95.6%
RACE (%)	1 MILE	2 MILES	3 MILES
White	49.6%	55.2%	55.4%
Black	0.5%	0.5%	0.7%
Asian	0.4%	0.9%	1.8%
Hawaiian	0.0%	0.0%	0.1%
American Indian	0.5%	0.6%	0.9%
Other	47.6%	41.3%	39.7%

* Demographic data derived from 2010 US Census