

LAND FOR SALE

DEVELOPMENT OPPORTUNITY

OFFERING MEMORANDUM

Prepared by:

Michael Mehdizadeh

Aclee Real Estate

Commercial Services

Sr. Vice President

(310) 466-9580

michael@laginco.com

Lic: 01315713

2212 S. Compton Ave
Los Angeles, CA 90011

LAND FOR SALE

CONTENTS

- 01 **Executive Summary**
Investment Summary
- 02 **Location**
Location Summary
- 03 **Property Description**
Property Features
Aerial Map
Parcel Map
- 04 **Demographics**
Demographics

Exclusively Marketed by:



Michael Mehdizadeh

Aclee Real Estate Commercial Services
Sr. Vice President
(310) 466-9580
michael@iaginco.com
Lic: 01315713

www.michaelmehdizadeh.com

LAND FOR SALE

01 Executive Summary
Investment Summary

01

OFFERING SUMMARY

ADDRESS	2212 S. Compton Ave Los Angeles CA 90011
COUNTY	Los Angeles
MARKET	Los Angeles
PRICE	\$430,000
PRICE PSF	\$119.44
LAND SF	3,600 SF
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	M1-1
# OF PARCELS	1
APN	5118-022-008

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	34,358	404,800	1,271,222
2024 Median HH Income	\$52,121	\$52,490	\$56,116
2024 Average HH Income	\$72,445	\$81,746	\$80,811

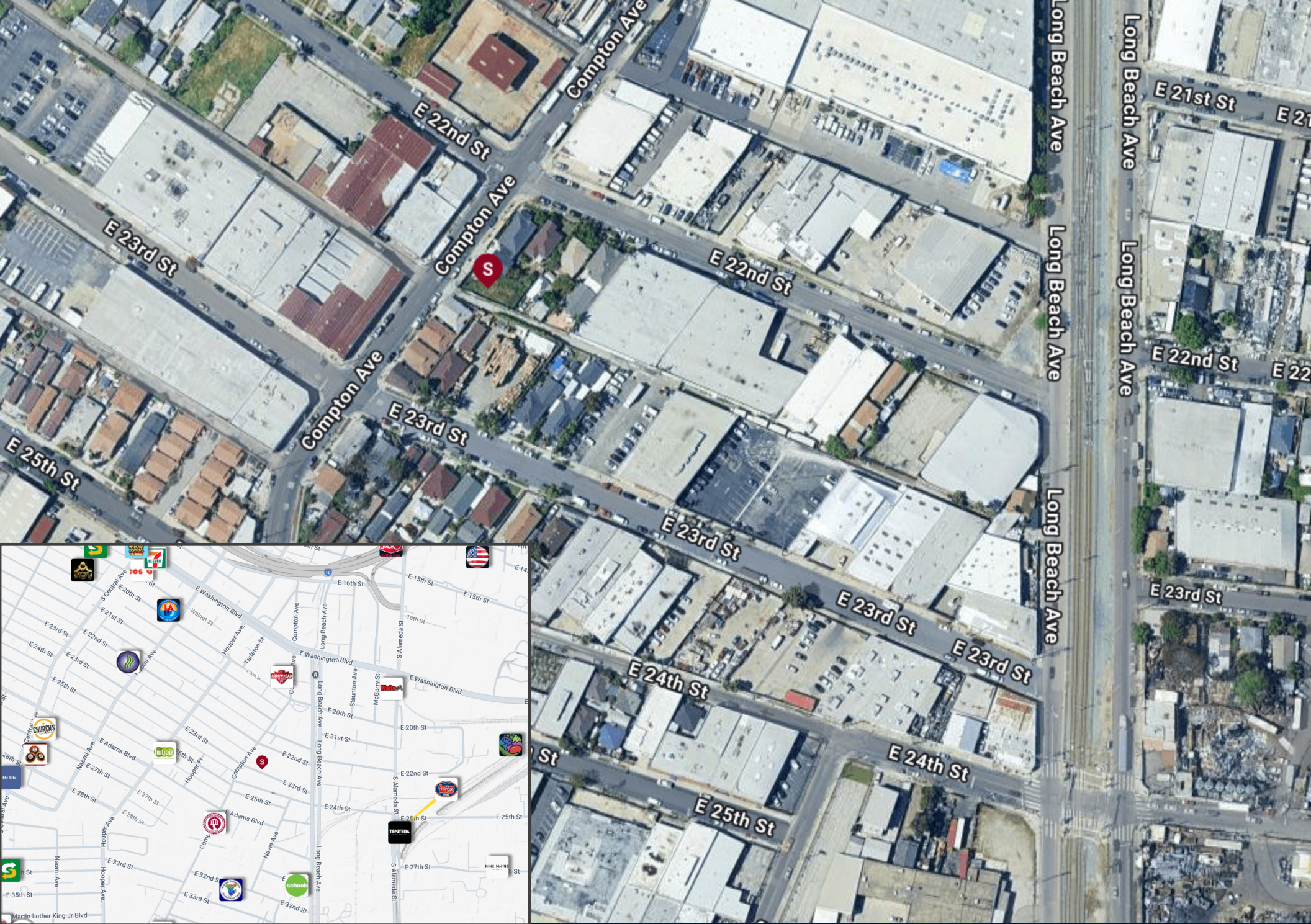
- Dream Big in Downtown LA! Nestled in a prime location just minutes away from major freeways and a stone's throw from public transportation, this property on 2212 S. Compton Ave. is a developer's paradise waiting to be transformed. Let your imagination run wild as you envision the endless possibilities for this prime piece of real estate.
- Unlock the Potential! With a strategic location that offers convenience and accessibility, this property is a golden opportunity for those seeking a high ROI. Whether you're looking to build a commercial complex, residential units, or a mixed-use development, this land provides the perfect canvas to bring your vision to life and reap the rewards of a smart investment.

LAND FOR SALE

02 Location

Location Summary

02



Michael Mehdizadeh
Sr. Vice President
(310) 466-9580
michael@iaginc.com
Lic: 01315713

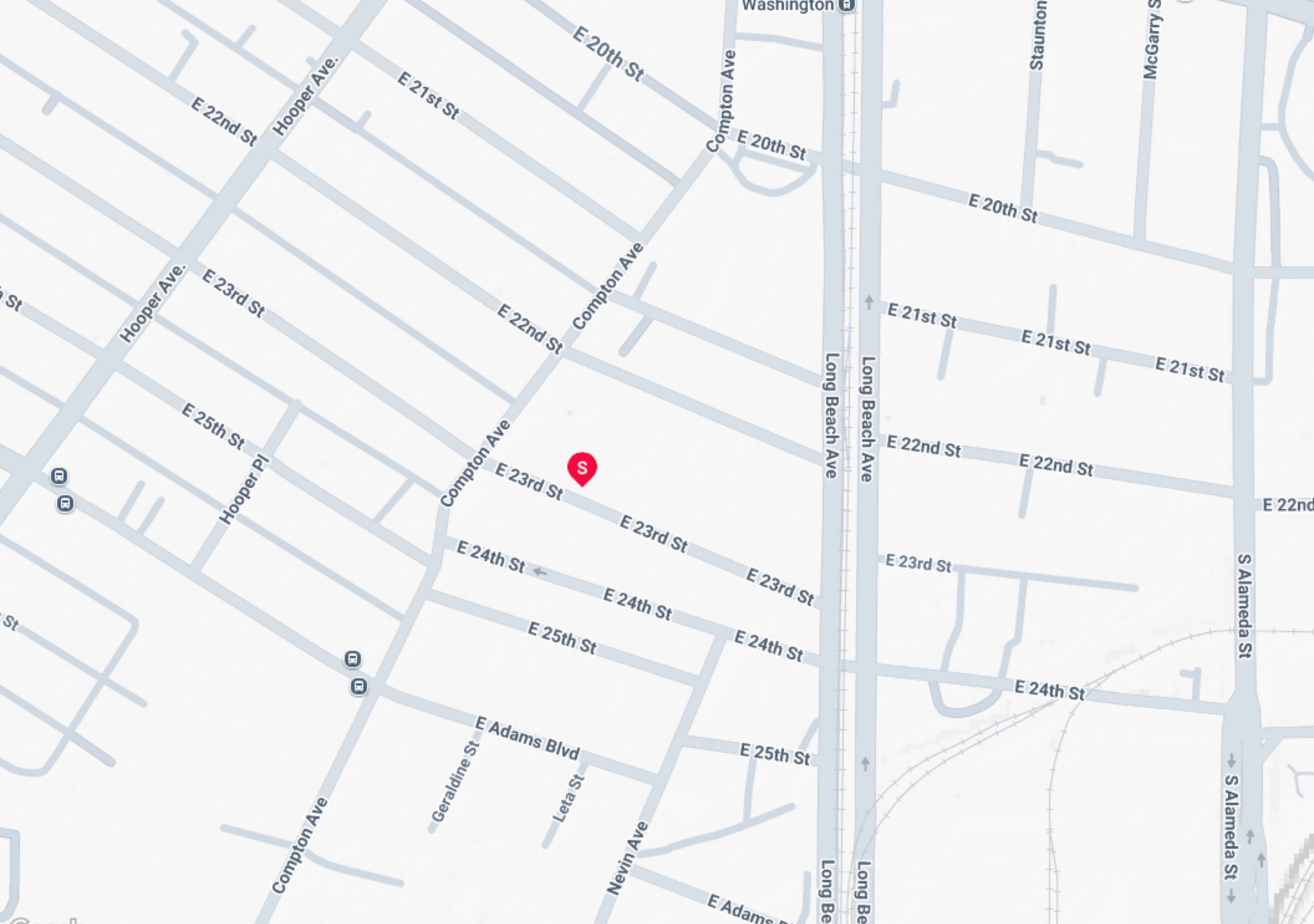


03 Property Description

- Property Features
- Aerial Map
- Parcel Map

PROPERTY FEATURES

LAND SF	3,600
# OF PARCELS	1
ZONING TYPE	M1-1
LOT DIMENSION	40X80





LAND FOR SALE

04 Demographics

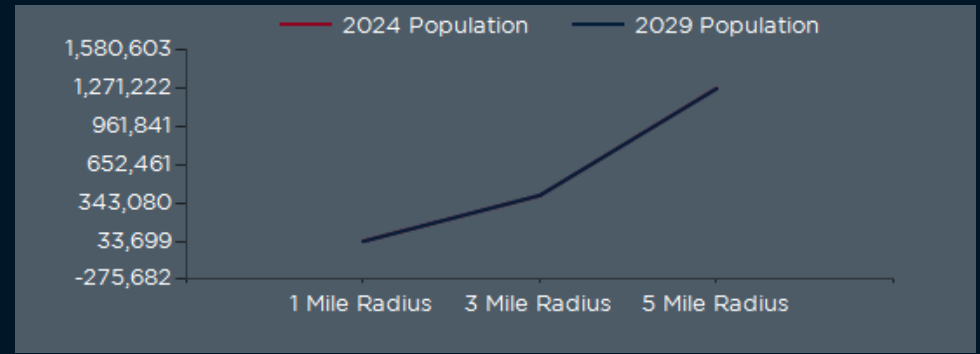
Demographics

04

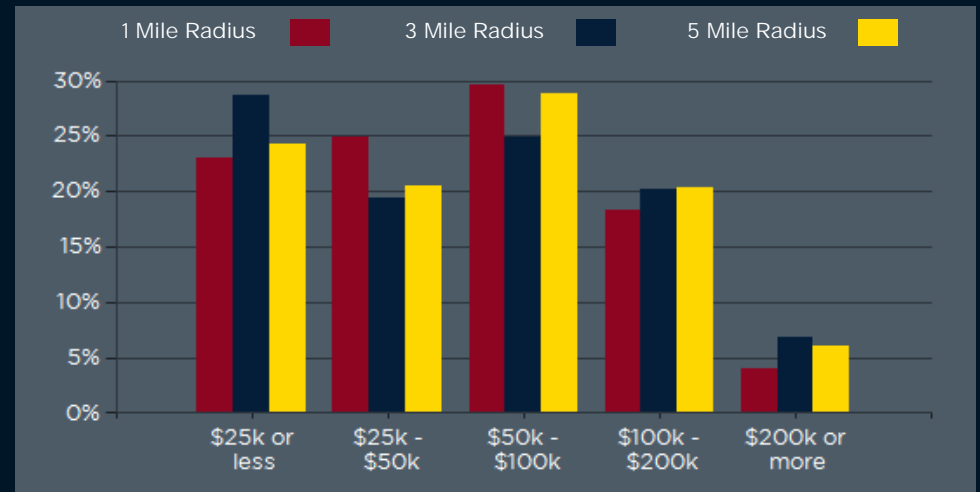
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	34,109	365,327	1,267,348
2010 Population	34,798	386,565	1,287,314
2024 Population	34,358	404,800	1,271,222
2029 Population	33,699	405,380	1,269,418
2024-2029: Population: Growth Rate	-1.95%	0.15%	-0.15%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	954	25,033	63,120
\$15,000-\$24,999	930	12,745	37,434
\$25,000-\$34,999	916	11,869	37,666
\$35,000-\$49,999	1,130	13,767	47,139
\$50,000-\$74,999	1,370	18,653	67,368
\$75,000-\$99,999	1,062	14,167	52,055
\$100,000-\$149,999	1,133	17,185	56,906
\$150,000-\$199,999	366	9,428	27,492
\$200,000 or greater	331	9,102	24,783
Median HH Income	\$52,121	\$52,490	\$56,116
Average HH Income	\$72,445	\$81,746	\$80,811

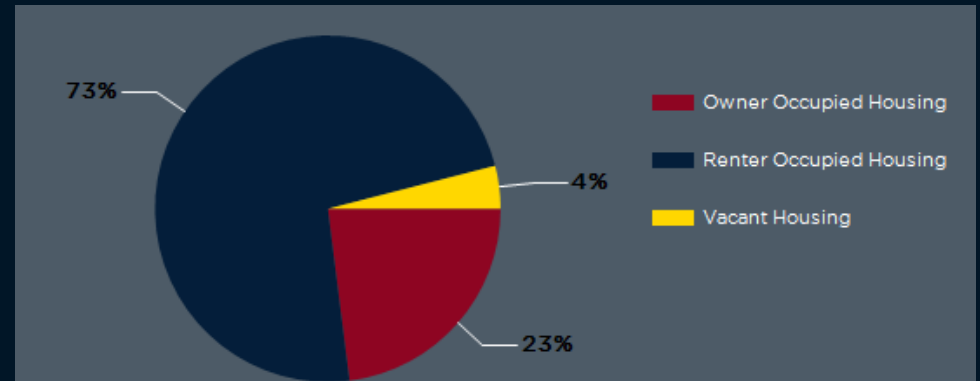
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	7,800	102,146	373,484
2010 Total Households	7,537	106,926	368,724
2024 Total Households	8,192	131,949	413,964
2029 Total Households	8,312	138,208	431,073
2024 Average Household Size	4.08	2.83	2.96
2024-2029: Households: Growth Rate	1.45%	4.65%	4.05%



2024 Household Income

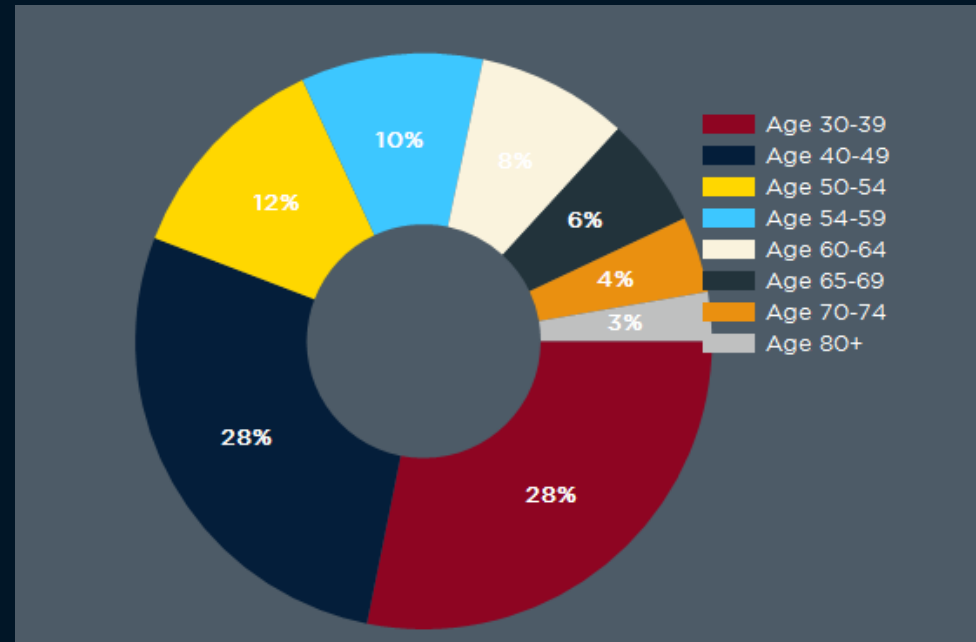


2024 Own vs. Rent - 1 Mile Radius

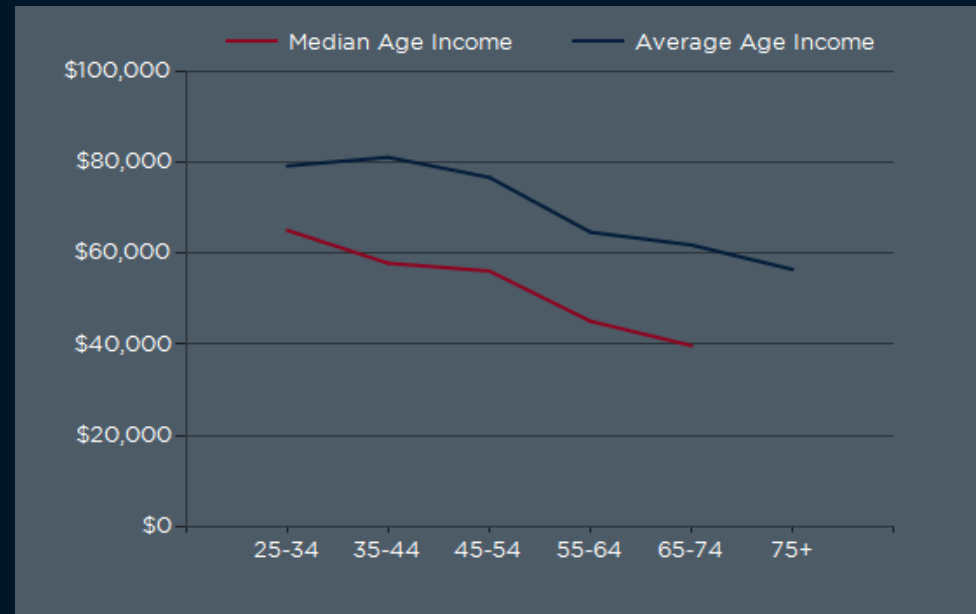


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	2,565	38,619	117,805
2024 Population Age 35-39	2,434	32,149	98,791
2024 Population Age 40-44	2,585	29,640	92,689
2024 Population Age 45-49	2,327	24,709	79,711
2024 Population Age 50-54	2,176	23,899	78,378
2024 Population Age 55-59	1,813	20,263	67,847
2024 Population Age 60-64	1,506	17,813	62,210
2024 Population Age 65-69	1,099	13,846	50,087
2024 Population Age 70-74	758	9,833	36,280
2024 Population Age 75-79	488	7,257	25,791
2024 Population Age 80-84	257	4,624	16,262
2024 Population Age 85+	232	4,949	17,105
2024 Population Age 18+	25,214	323,265	1,005,582
2024 Median Age	32	33	35
2029 Median Age	33	34	36



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$65,171	\$70,097	\$66,308
Average Household Income 25-34	\$79,341	\$94,660	\$88,099
Median Household Income 35-44	\$57,907	\$64,068	\$64,838
Average Household Income 35-44	\$81,242	\$97,514	\$93,202
Median Household Income 45-54	\$56,206	\$59,184	\$63,508
Average Household Income 45-54	\$76,825	\$88,878	\$88,030
Median Household Income 55-64	\$45,145	\$44,219	\$52,890
Average Household Income 55-64	\$64,748	\$72,791	\$76,303
Median Household Income 65-74	\$39,776	\$34,572	\$41,605
Average Household Income 65-74	\$61,922	\$63,016	\$68,009
Average Household Income 75+	\$56,543	\$49,735	\$55,813



LAND FOR SALE

CONFIDENTIALITY and DISCLAIMER

The information contained herein has been obtained from various sources which we deem reliable, however, we make no guarantee, warranty, or representation about it, and it is subject to change and errors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. All offerings are subject to prior sale, lease, or withdrawal from the market without notice. This property is offered exclusively through Andrew C. Lee Commercial Real Estate Services

Exclusively Marketed by:



Michael Mehdizadeh

Aclee Real Estate Commercial Services
Sr. Vice President
(310) 466-9580
michael@iaginco.com
Lic: 01315713

www.michaelmehdizadeh.com