

OLYMPIC EAST-LOS PLAZA - 310.999.0333

4714-4730 E Olympic Blvd | Los Angeles, CA

VF

COMMERCIAL
REAL ESTATE

WWW.VFCRE.COM

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THE SPACE

Location	4714-4730 E Olympic Blvd Los Angeles, CA 90022
County	Los Angeles
APN	5246-018-026
Cross Street	S Kern Ave
Traffic Count	100k+
Square Feet	7746
Annual Rent PSF	\$2.75
Lease Type	hybrid



HIGHLIGHTS

- ⇒ Operational Revenue and Existing Customer Base
- ⇒ LCM1-R4
- ⇒ Two Buildings
- ⇒ Large Parking OVER 36 spaces
- ⇒ Tenant Improvement Allowance
- ⇒ Outstanding Professional Ownership and Managment

POPULATION

	1.00 MILE	3.00 MILE	5.00 MILE
	40,361	251,121	746,630

AVERAGE HOUSEHOLD INCOME

	1.00 MILE	3.00 MILE	5.00 MILE
	\$76,419	\$86,269	\$89,719

NUMBER OF HOUSEHOLDS

	1.00 MILE	3.00 MILE	5.00 MILE
	10,715	71,686	219,488



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PROPERTY FEATURES

TOTAL TENANTS	1
BUILDING SF	7,746
LAND SF	14,107
YEAR BUILT	1948
YEAR RENOVATED	1948
ZONING TYPE	LCM1-R4
NUMBER OF BUILDINGS	3
NUMBER OF PARKING SPACES	38
CORNER LOCATION	PRIME *Kern&Olympic*



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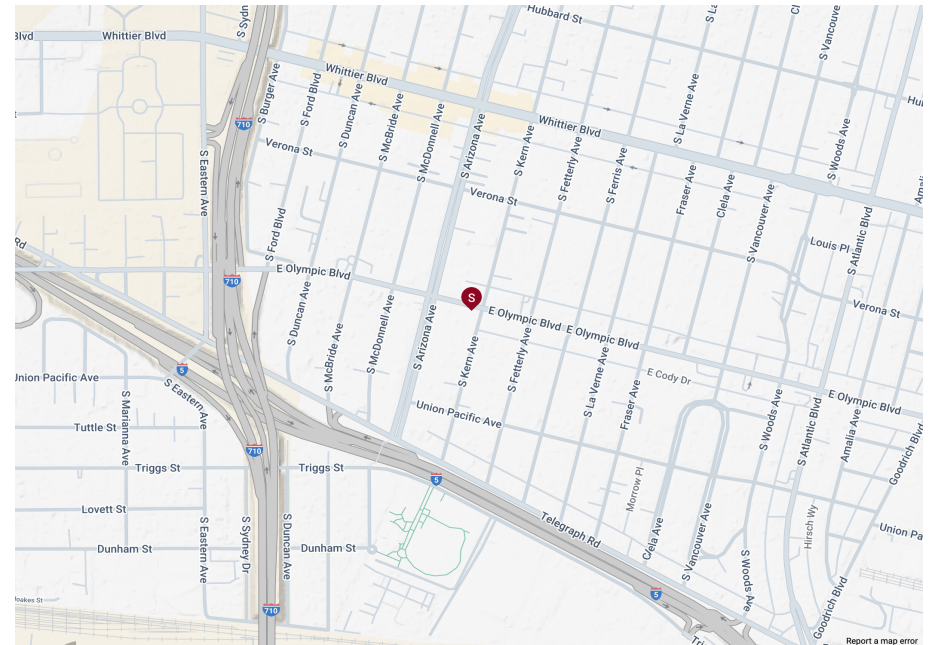
Three Mailing Addresses & Parcels

- ⇒ 4714 E Olympic Blvd - APN 5246-018-023
- 4726 E Olympic Blvd - APN 5246-018-025
- 4730 E Olympic Blvd - APN 5246-018-026

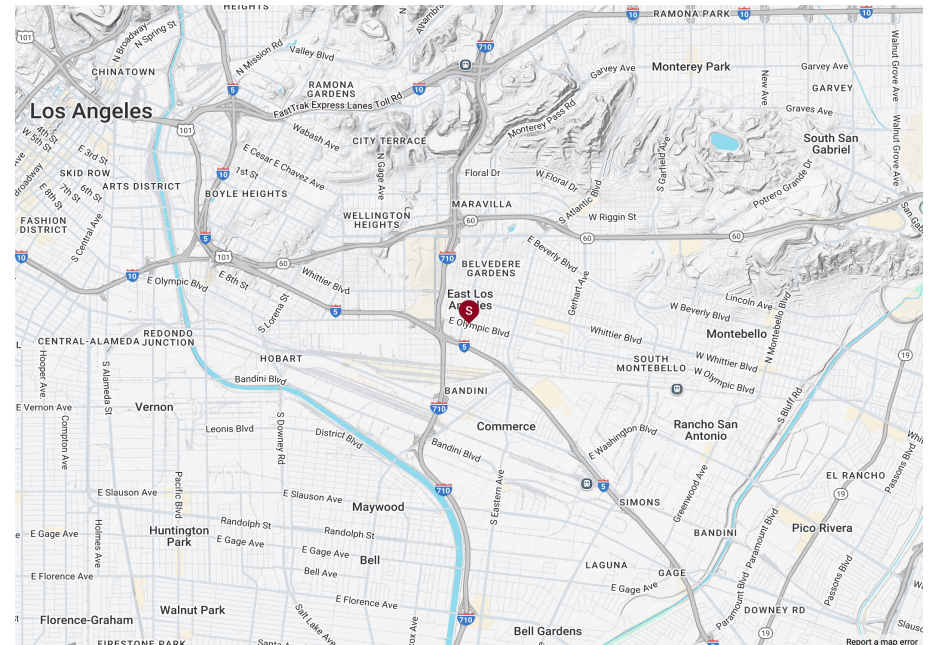
Three Buildings in Total

- ⇒ Larger Two Corner Buildings are adjoined and being used as a grocery and taqueria etc.
- Smaller Detached 600 sqft (4714) Used as Transportation Office

Locator Map



Regional Map



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530 South Lake Ave #936, Pasadena, CA 91101



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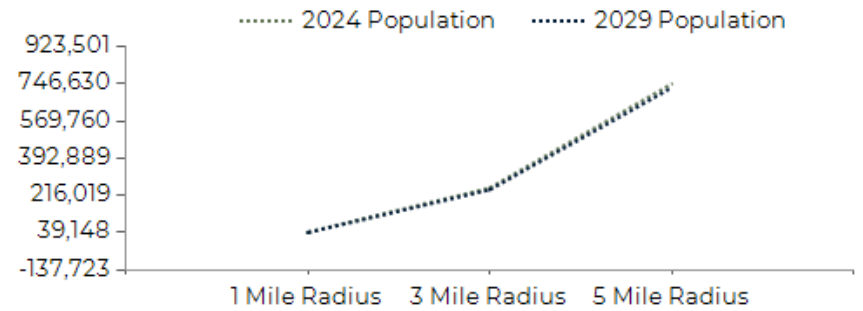
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Aerial Map | Olympic East-Los Plaza - 310.999.0333

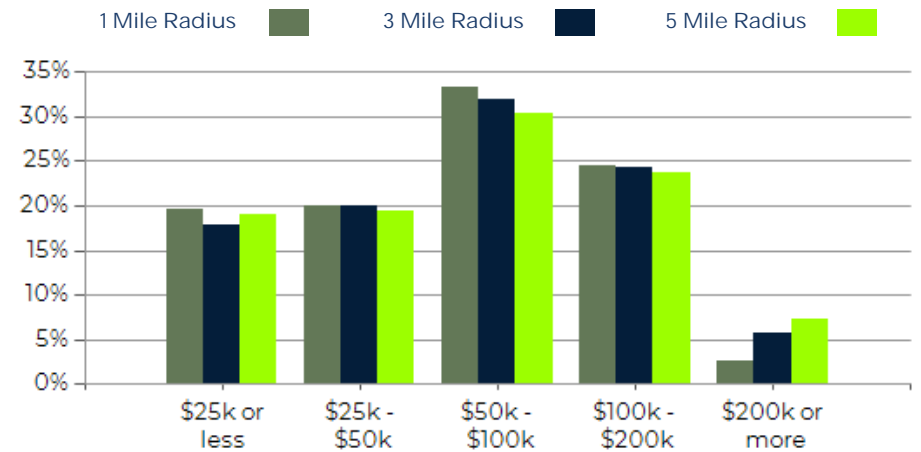
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	43,864	277,532	802,269
2010 Population	43,921	274,458	796,666
2024 Population	40,361	251,121	746,630
2029 Population	39,148	243,188	729,325
2024-2029: Population: Growth Rate	-3.05%	-3.20%	-2.35%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,174	7,069	24,180
\$15,000-\$24,999	935	5,788	17,394
\$25,000-\$34,999	929	6,011	18,118
\$35,000-\$49,999	1,220	8,323	24,540
\$50,000-\$74,999	2,013	12,170	36,958
\$75,000-\$99,999	1,550	10,653	29,885
\$100,000-\$149,999	1,814	11,969	34,912
\$150,000-\$199,999	806	5,510	17,289
\$200,000 or greater	274	4,192	16,210
Median HH Income	\$61,228	\$65,784	\$65,206
Average HH Income	\$76,419	\$86,269	\$89,719

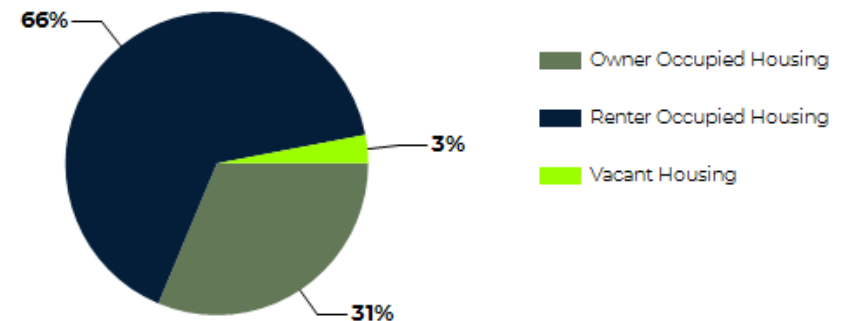
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	10,788	72,446	213,392
2010 Total Households	10,505	70,156	210,395
2024 Total Households	10,715	71,686	219,488
2029 Total Households	10,715	71,516	221,445
2024 Average Household Size	3.71	3.48	3.31
2024-2029: Households: Growth Rate	0.00%	-0.25%	0.90%



2024 Household Income



2024 Own vs. Rent - 1 Mile Radius



Source: esri



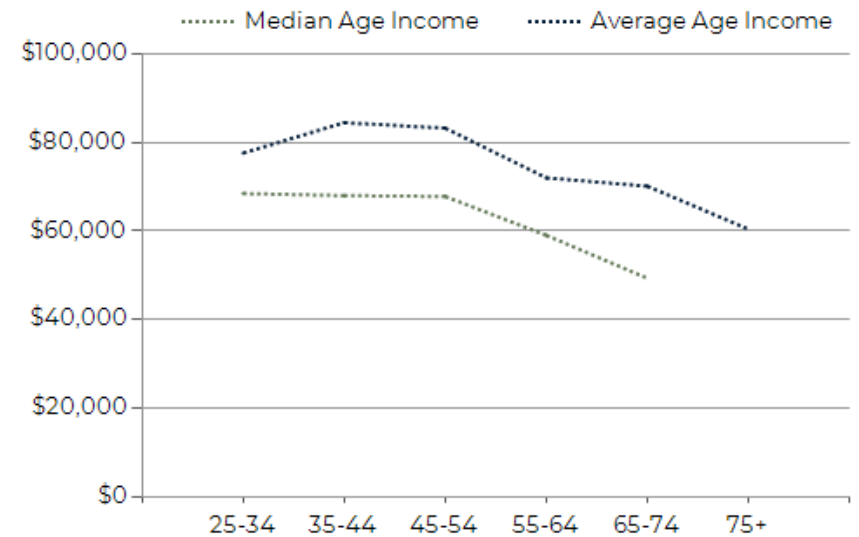
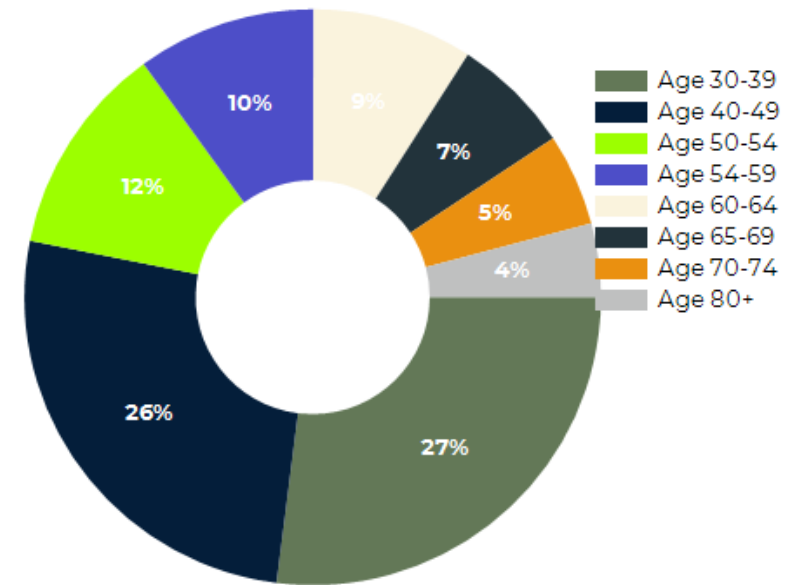
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2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	3,118	19,393	58,678
2024 Population Age 35-39	2,695	17,300	52,565
2024 Population Age 40-44	2,938	17,883	52,892
2024 Population Age 45-49	2,688	16,279	48,571
2024 Population Age 50-54	2,557	16,301	49,983
2024 Population Age 55-59	2,159	13,381	42,519
2024 Population Age 60-64	1,937	12,406	39,429
2024 Population Age 65-69	1,431	10,322	32,861
2024 Population Age 70-74	1,113	8,241	25,764
2024 Population Age 75-79	889	6,107	18,826
2024 Population Age 80-84	528	3,944	12,152
2024 Population Age 85+	574	4,573	14,253
2024 Population Age 18+	30,415	193,365	587,482
2024 Median Age	34	35	37
2029 Median Age	35	36	38

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$68,527	\$72,947	\$71,907
Average Household Income 25-34	\$77,665	\$87,751	\$90,836
Median Household Income 35-44	\$68,044	\$76,559	\$76,630
Average Household Income 35-44	\$84,560	\$97,554	\$102,490
Median Household Income 45-54	\$67,845	\$76,746	\$77,219
Average Household Income 45-54	\$83,294	\$96,176	\$101,400
Median Household Income 55-64	\$59,051	\$65,329	\$65,504
Average Household Income 55-64	\$72,066	\$84,971	\$89,975
Median Household Income 65-74	\$49,339	\$52,143	\$51,901
Average Household Income 65-74	\$70,171	\$77,019	\$77,777
Average Household Income 75+	\$60,440	\$64,466	\$63,906



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Mr. Vic Felekian, CCIM, is a dedicated Certified Commercial Investment Broker with over a decade of experience serving the diverse real estate needs of Greater Los Angeles. In 2018, Vic founded VFCRE.com and has since specialized in flexible properties, industrial warehouses, retail spaces, and hospitality assets. He provides expert guidance tailored to each client's unique investment goals while proving to be a seasoned portfolio management expert.

With an in-depth understanding of the Los Angeles market, Mr. Felekian is committed to delivering exceptional service and crafting personalized strategies that maximize portfolio value and drive optimal returns. His client-centric approach, combined with his extensive market knowledge, has made him a trusted partner for investors navigating the complexities of commercial real estate.

Alongside his expert team, Mr. Felekian works with a select group of investors, offering comprehensive property management, investment advice, and transaction services. Whether you're looking to acquire, sell, or optimize your portfolio, Mr. Felekian is dedicated to delivering unparalleled expertise and results. To date, he has successfully completed over \$100 million in total transaction value.



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The information contained herein is not a substitute for a thorough due diligence investigation. VFCRE 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.

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