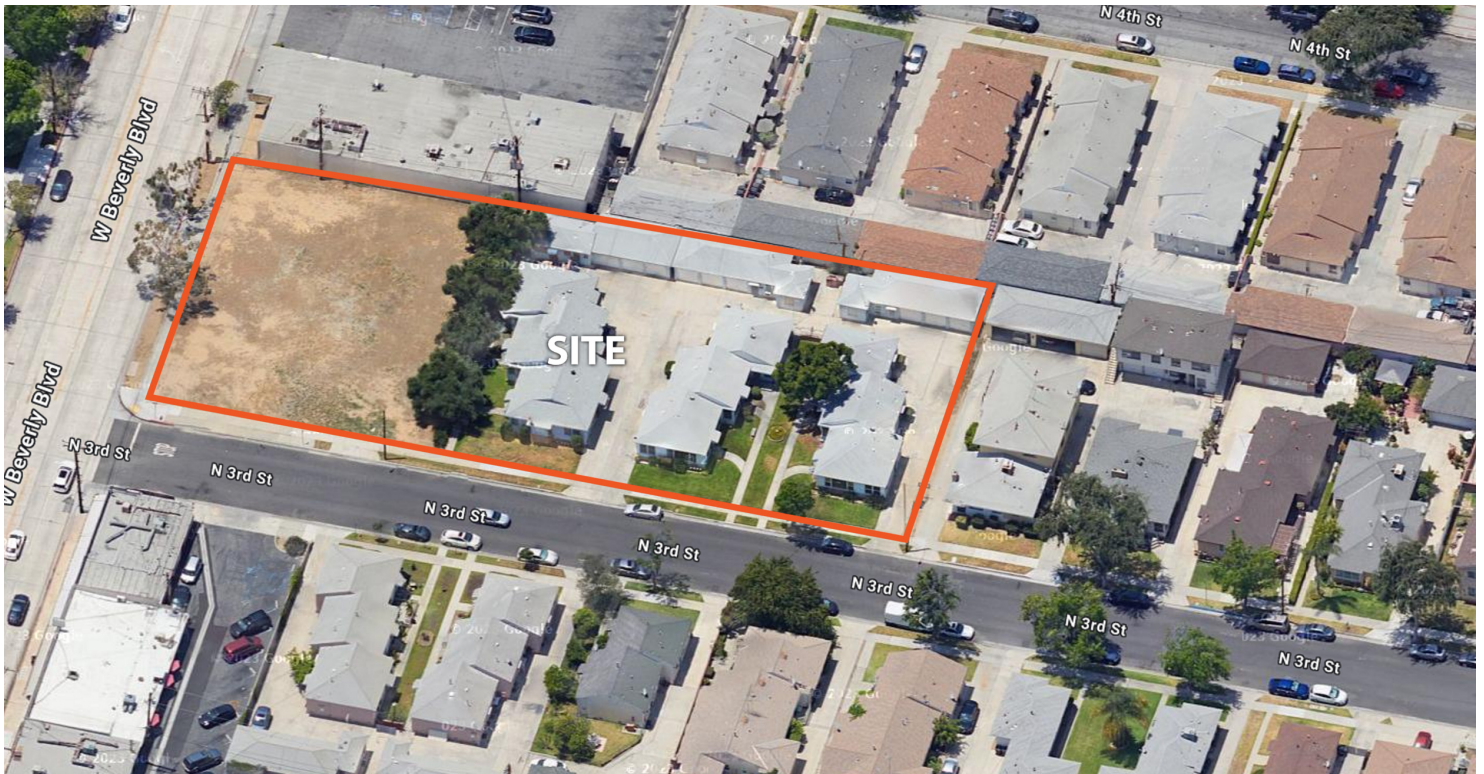


Property Summary



DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	27,697
STREET	W. Beverly Blvd.

* Figures shown represent estimates



DEMOGRAPHICS - 2025

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Estimated Population	28,966	177,719	557,216
Average HH Income	\$105,079	\$112,388	\$109,961
Estimated Households	9,313	54,820	170,558

PROPERTY HIGHLIGHTS

- 12-unit multi-family property consisting of five buildings totaling 11,923 SF and ±0.37 AC of vacant land
- Zoning: General Commercial (C-2), Multiple-Family Residential (R-3)
- APN: 5269-013-037
- High vacancy
- Value add opportunity
- Across Beverly Blvd. from Adventist Health White Memorial Hospital
- Nearby retailers include The Home Depot, Target, Superior Grocers, Vons, Harbor Freight, Big 5 Sporting Goods, Marshalls, and more

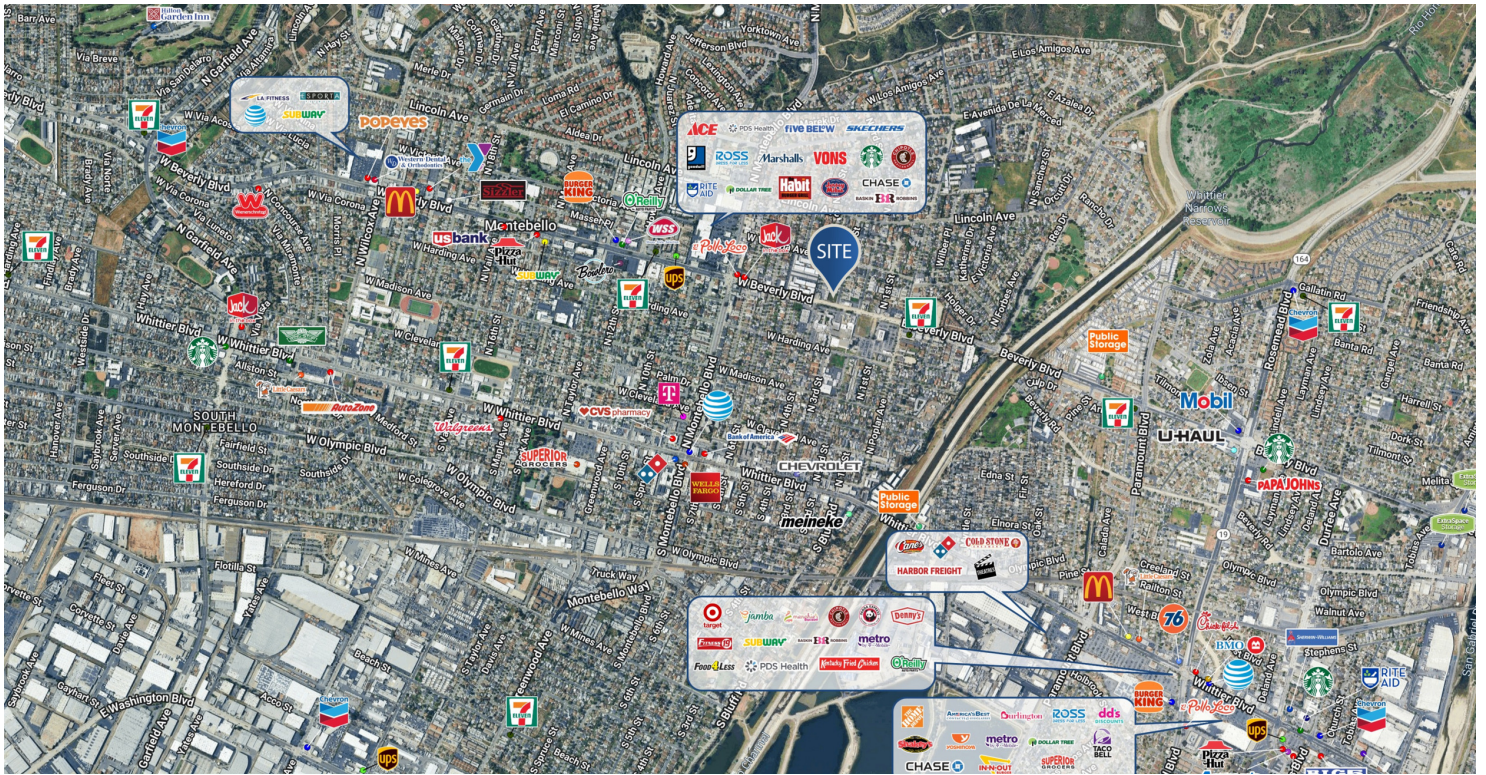
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Location Map



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