

# Locust Medical Office

LOCUST MEDICAL OFFICE

  
DASH TWO

214 S LOCUST, INGLEWOOD, CA 90301



# THE SPACE

Location	214 S Locust Inglewood, CA 90301
County	Los Angeles
Square Feet	1822

**Notes** Modified Gross

## HIGHLIGHTS

- Five Private Exam Rooms: Perfect for medical, wellness, or consulting needs.
- Break Room: Comfortable and private space for team downtime.
- Reception Area & Office: Welcoming layout for seamless client check-ins and administrative work.
- Main Doctor/Executive Office: Spacious and well-appointed for leadership use.
- Three Restrooms: Convenient for staff and visitors alike.
- Parking: Dedicated 6-8 spaces ensure easy accessibility.



### POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
40,813	275,053	846,599

### AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$83,645	\$109,165	\$110,027

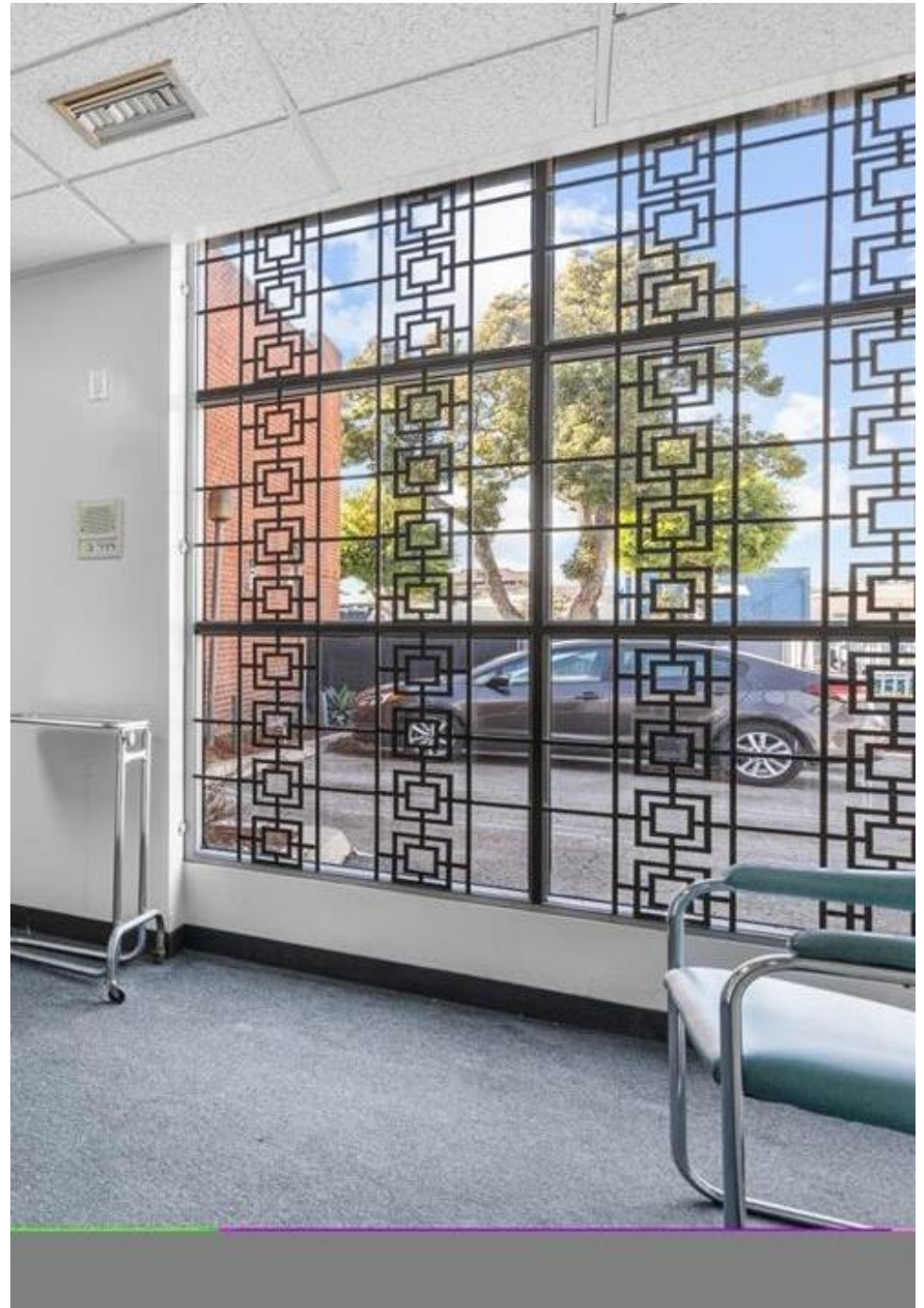
### NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
15,631	100,236	292,136

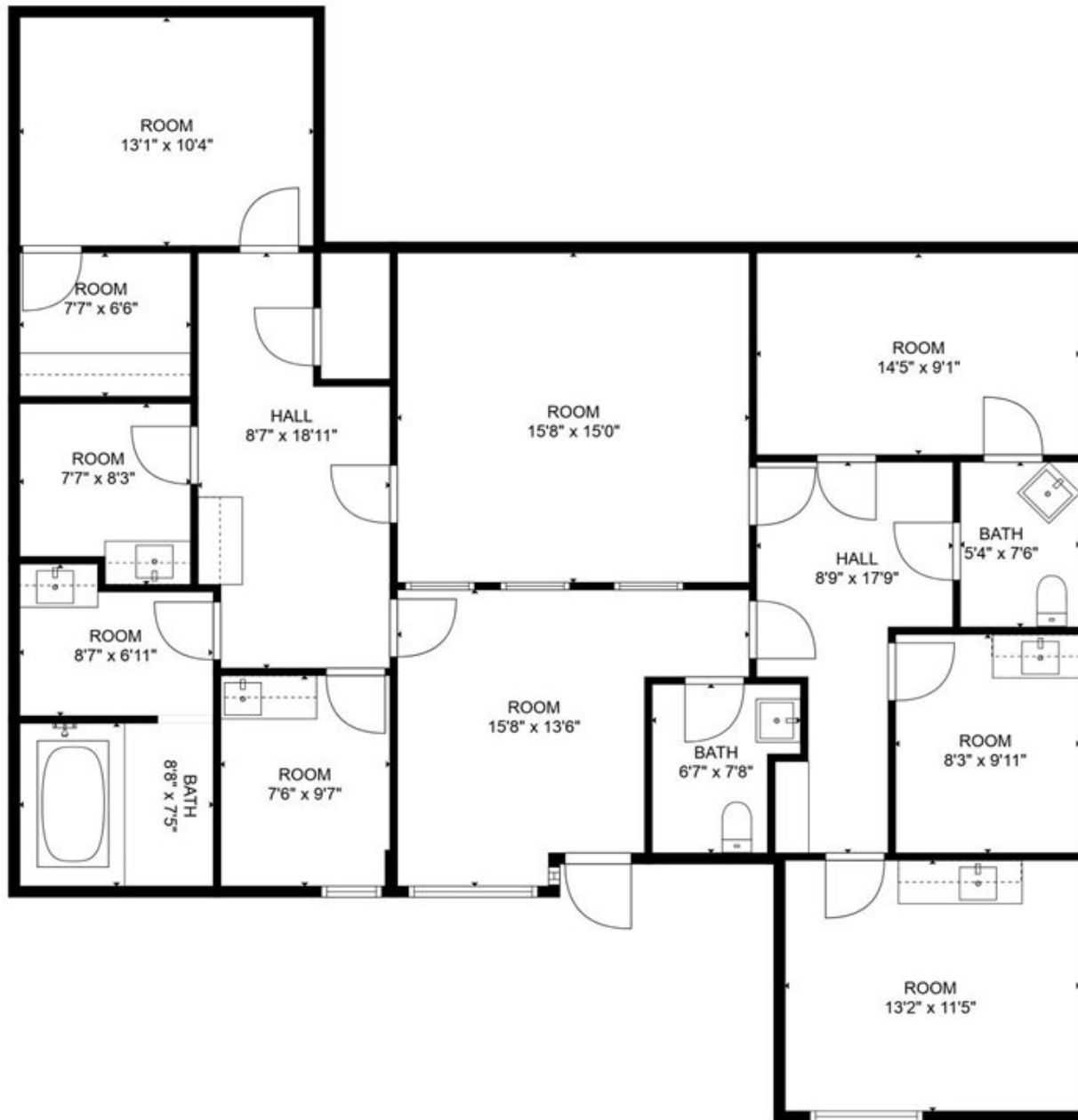


## PROPERTY FEATURES

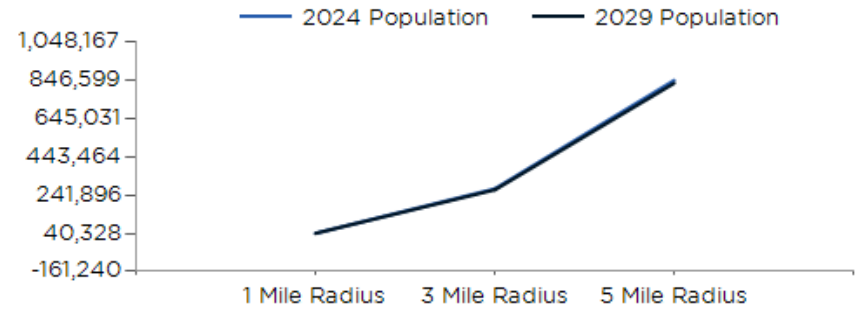
CURRENT OCCUPANCY	1,822.00%
TOTAL TENANTS	2
BUILDING SF	2,322
LAND SF	5,167
LAND ACRES	.12
YEAR BUILT	1989



- High Foot Traffic: Located in a vibrant, high-demand area of Downtown Inglewood.

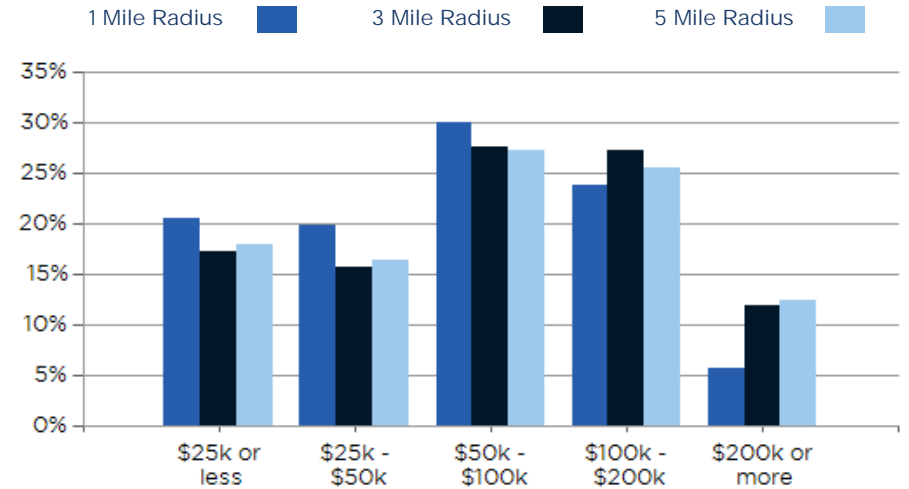


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	42,758	286,115	811,432
2010 Population	41,519	281,760	838,017
2024 Population	40,813	275,053	846,599
2029 Population	40,328	269,925	832,056
2024-2029: Population: Growth Rate	-1.20%	-1.90%	-1.75%



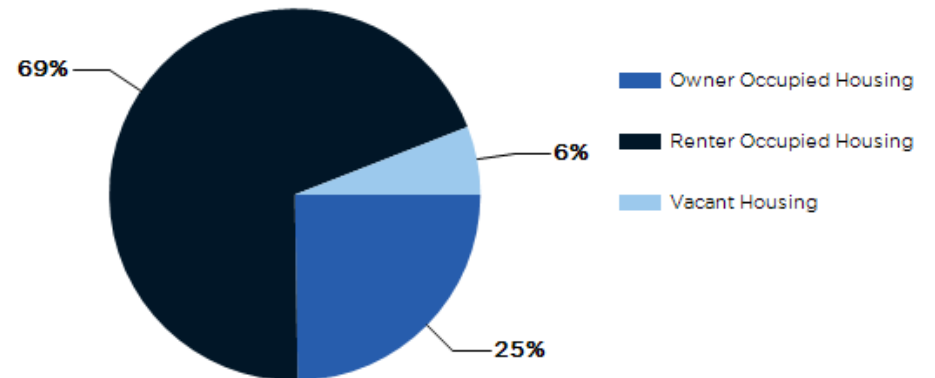
2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,918	10,639	32,969
\$15,000-\$24,999	1,302	6,669	19,844
\$25,000-\$34,999	1,292	6,815	20,389
\$35,000-\$49,999	1,809	9,050	27,765
\$50,000-\$74,999	2,457	14,961	42,996
\$75,000-\$99,999	2,236	12,693	36,725
\$100,000-\$149,999	2,685	17,766	48,230
\$150,000-\$199,999	1,035	9,628	26,636
\$200,000 or greater	897	12,010	36,574
Median HH Income	\$63,028	\$78,057	\$76,090
Average HH Income	\$83,645	\$109,165	\$110,027

2024 Household Income



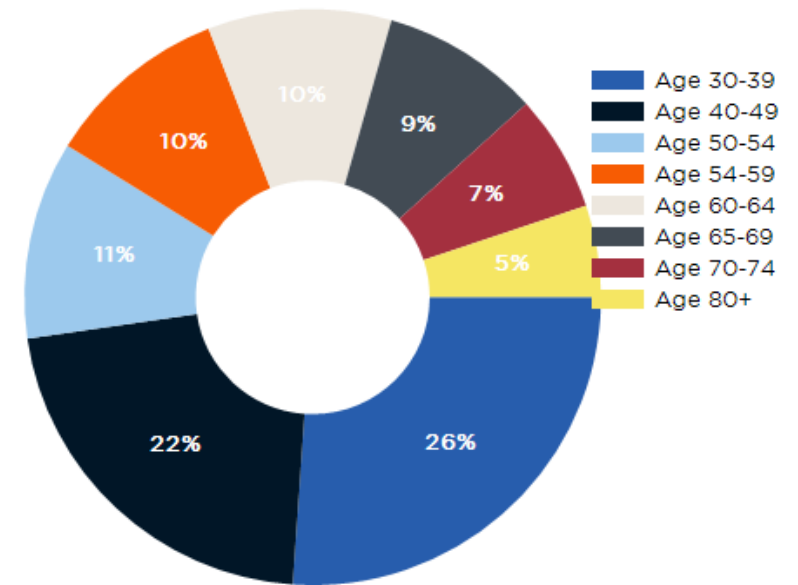
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	15,374	101,587	282,476
2010 Total Households	14,576	95,975	272,832
2024 Total Households	15,631	100,236	292,136
2029 Total Households	15,953	101,342	295,542
2024 Average Household Size	2.57	2.72	2.86
2024-2029: Households: Growth Rate	2.05%	1.10%	1.15%

2024 Own vs. Rent - 1 Mile Radius

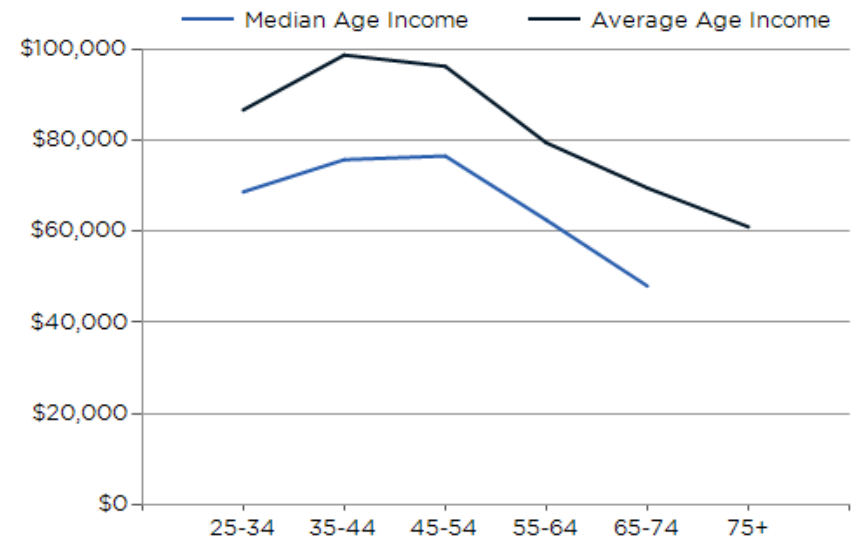


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	3,452	22,626	69,639
2024 Population Age 35-39	2,915	20,183	63,386
2024 Population Age 40-44	2,808	19,482	61,890
2024 Population Age 45-49	2,458	17,151	53,819
2024 Population Age 50-54	2,712	18,062	54,074
2024 Population Age 55-59	2,510	17,328	50,333
2024 Population Age 60-64	2,511	17,207	48,501
2024 Population Age 65-69	2,164	14,469	39,887
2024 Population Age 70-74	1,602	10,716	29,204
2024 Population Age 75-79	1,255	7,823	21,084
2024 Population Age 80-84	695	5,093	13,344
2024 Population Age 85+	663	4,998	13,573
2024 Population Age 18+	32,627	221,065	666,487
2024 Median Age	38	39	37
2029 Median Age	40	40	38



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$68,775	\$84,174	\$82,518
Average Household Income 25-34	\$86,816	\$111,125	\$111,655
Median Household Income 35-44	\$75,869	\$89,553	\$86,534
Average Household Income 35-44	\$98,913	\$125,093	\$126,375
Median Household Income 45-54	\$76,678	\$93,382	\$88,381
Average Household Income 45-54	\$96,423	\$126,404	\$125,631
Median Household Income 55-64	\$62,572	\$80,697	\$76,348
Average Household Income 55-64	\$79,577	\$112,410	\$111,614
Median Household Income 65-74	\$48,043	\$62,427	\$61,012
Average Household Income 65-74	\$69,636	\$93,882	\$93,911
Average Household Income 75+	\$61,069	\$76,114	\$76,731





James Daughrity  
Principal Broker

James Daughrity is a commercial real estate broker at D.R.E. (Daughrity Real Estate). Daughrity Real Estate is a full-service boutique commercial real estate firm based in Inglewood, California. D.R.E. focuses on urban revitalization and neighborhood economic development projects.

D.R.E. utilizes a powerful and proprietary marketing system to facilitate the sale, purchase, or lease of investment properties nationwide. In the truest sense, we work together as a team, sharing deals and opportunities in order to effectively pay greater attention to your needs. As a genuine partnership, we have established a culture of information-sharing and deal-sharing that makes it impossible for companies to outwork us.

This internal culture is unique amongst brokerage firms, creating tremendous value for the clients we represent.



# Locust Medical Office



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