

1100 E 14TH PL

Los Angeles, CA 90021

FOR SALE & LEASE

1100

GREAT FOR INVESTMENT OR OWNER USER
A FULLY BUILT OUT VIRTUAL KITCHEN CENTER

Frank Lahijani

Global Commercial Real Estate
CEO
(213) 792-7007
frankl@global-cre.com
Lic: 01022511

Vee Sookiasian

Global Commercial Real Estate
Senior Sale Associate
(818) 922-5192
vee@global-cre.com
Lic: 02039708



THE SPACE

| | |
|--------------------|---|
| Location | 1100 E 14th Pl Los Angeles, CA 90021 |
| County | Los Angeles |
| Sale & Lease Price | TBD |

HIGHLIGHTS

- A Fully Build out Virtual Kitchen Center
- 11 Individual Kitchens
- Gated and Secured Property

Kitchens are equipped with the followings:

- 10 foot commercial hoods
- 3 Compartment sinks
- Prep sink
- Hand sink
- High pressure gas

Common areas offer the followings:

- A full walk-in freezer
- A walk-in refrigerator
- Dry Storage racks
- Lockers
- Minutes from Freeways 10, 5, 101



POPULATION

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 31,719 | 463,504 | 1,246,196 |

AVERAGE HOUSEHOLD INCOME

| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| \$72,450 | \$79,521 | \$85,065 |

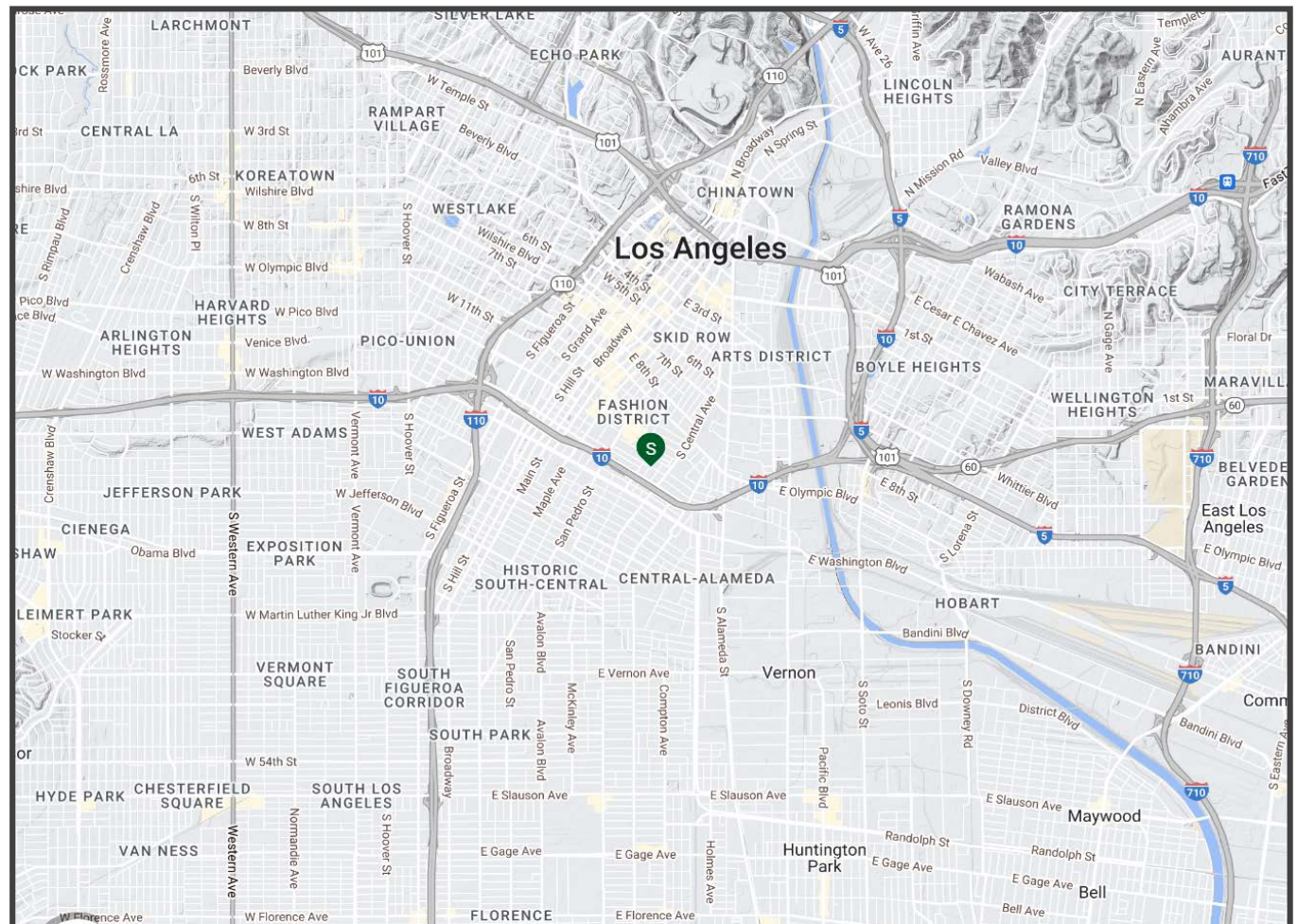
NUMBER OF HOUSEHOLDS

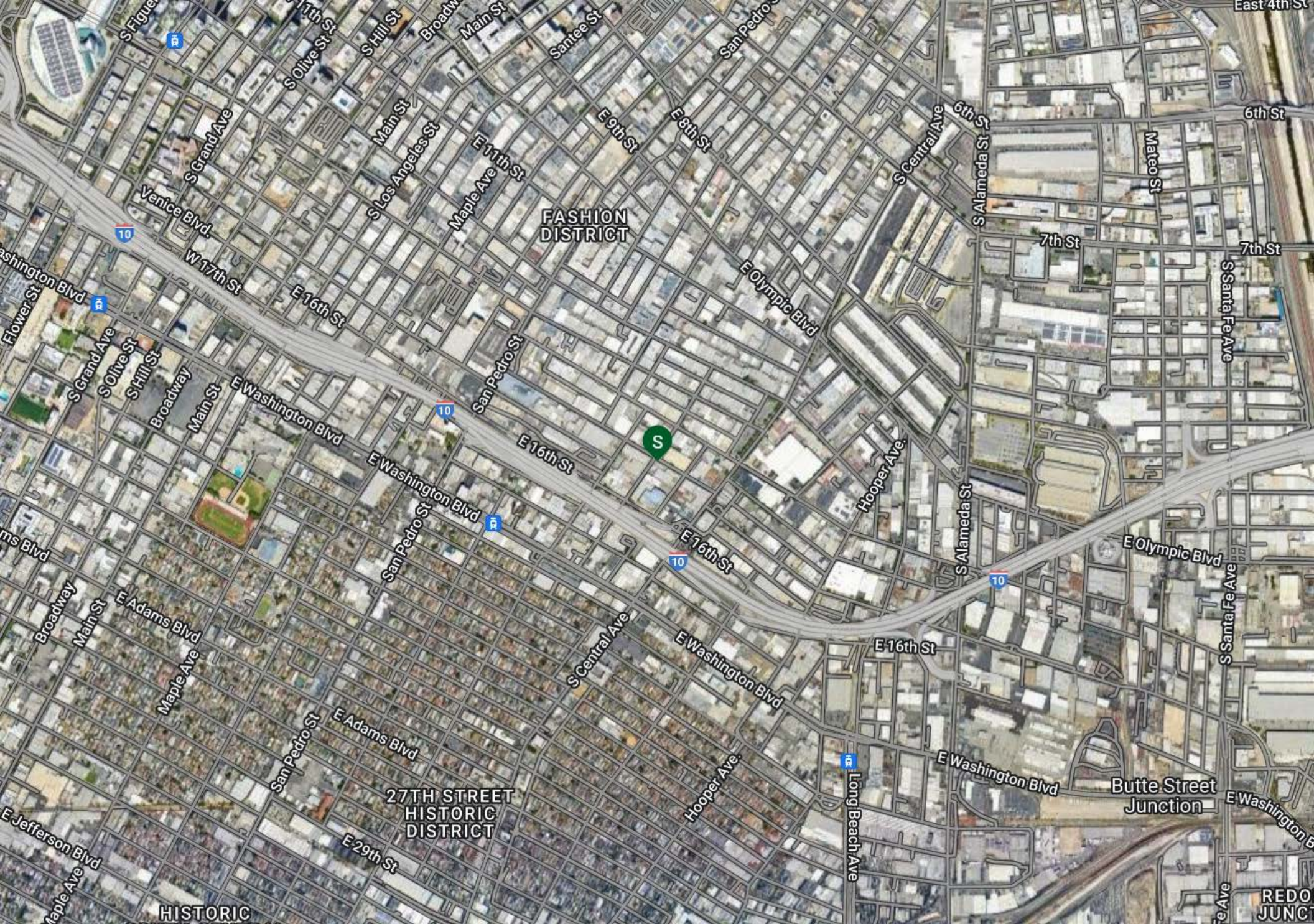
| 1.00 MILE | 3.00 MILE | 5.00 MILE |
|-----------|-----------|-----------|
| 9,005 | 158,722 | 420,866 |

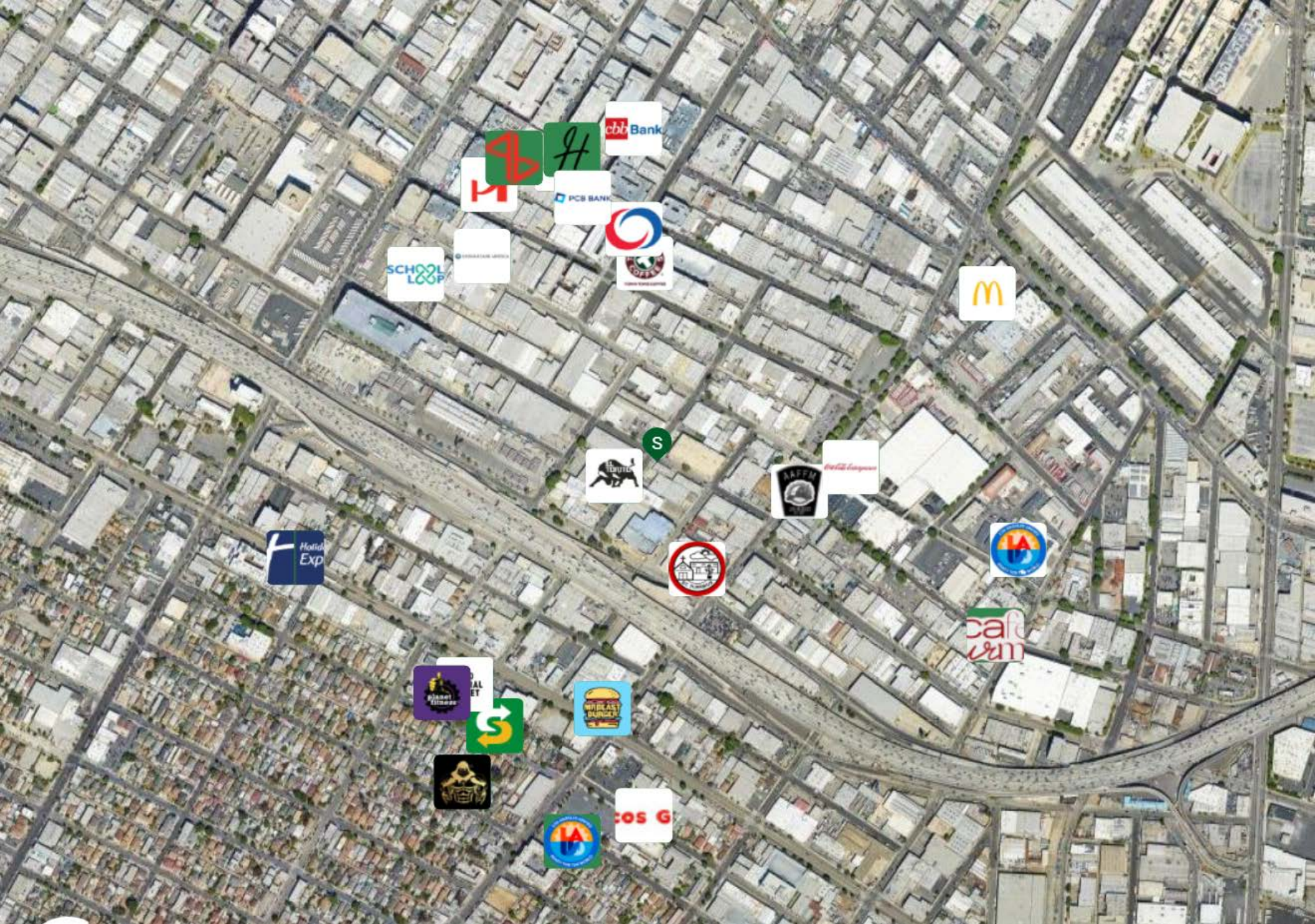


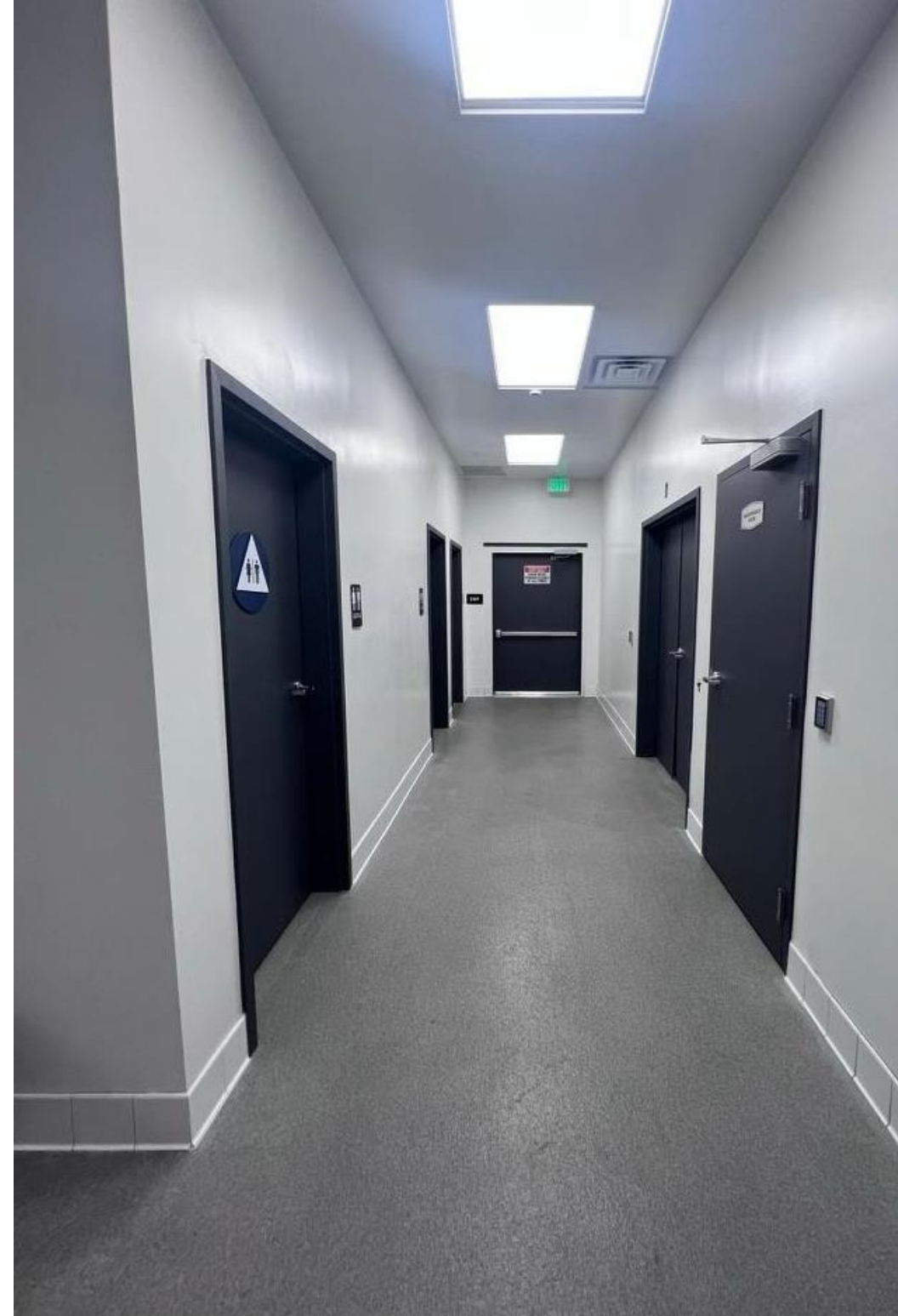
PROPERTY FEATURES

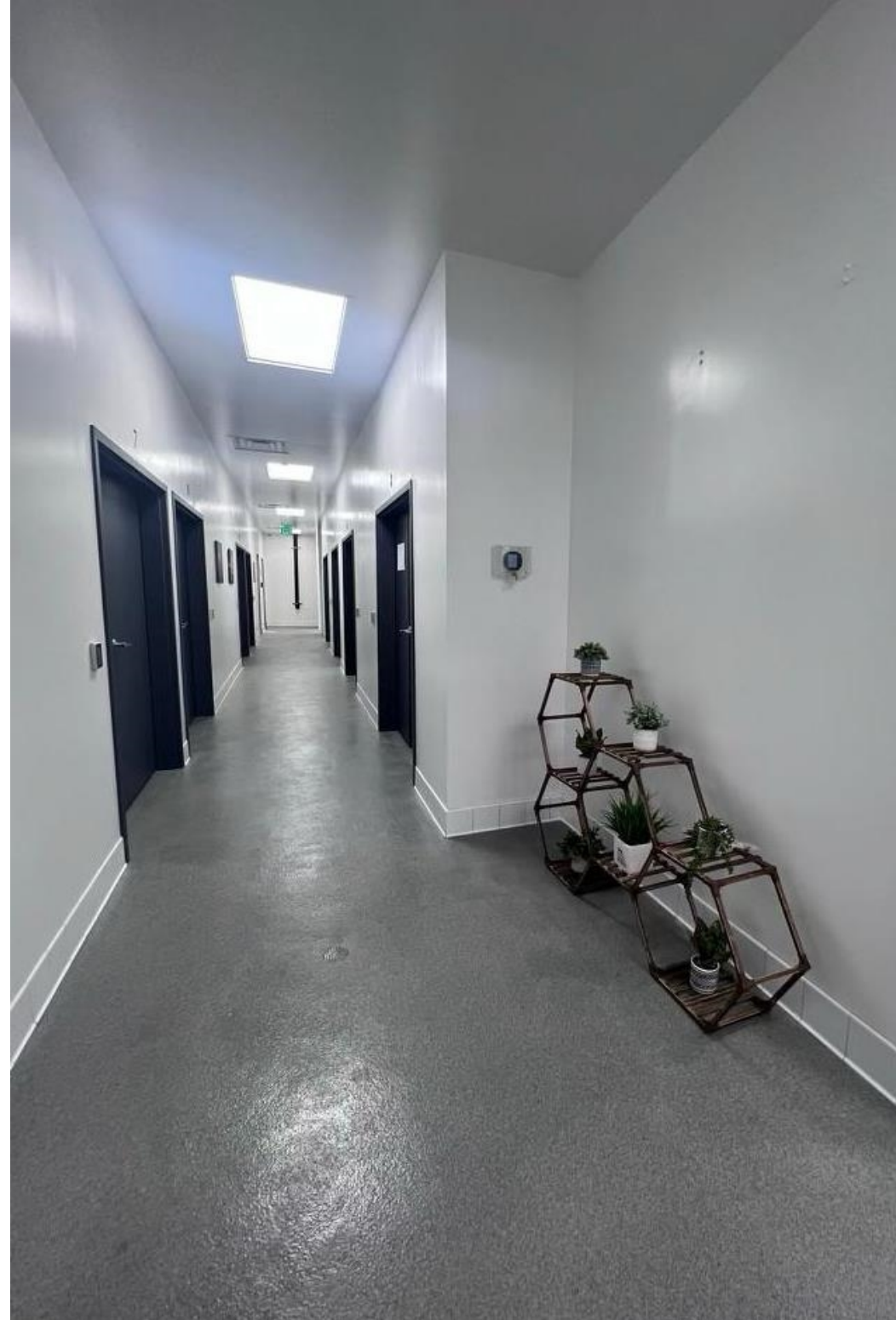
| | |
|-------------|-------------------|
| TOTAL UNITS | 11 |
| BUILDING SF | 4,184 SF |
| LAND SF | 5,041 SF |
| YEAR BUILT | 1967 |
| ZONING TYPE | M2 |
| LOADING | 1 GL |
| PARKING | Gated and Secured |





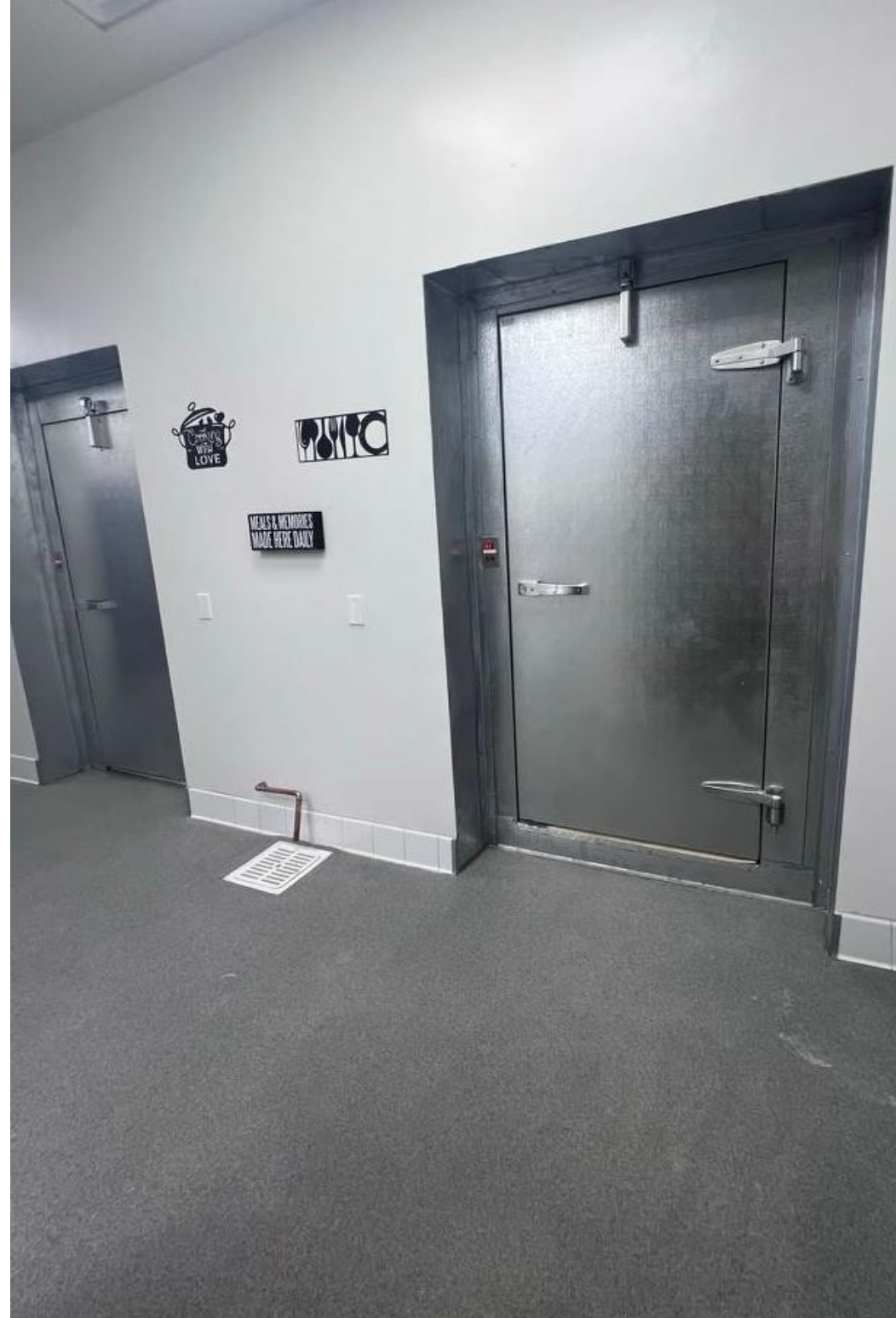


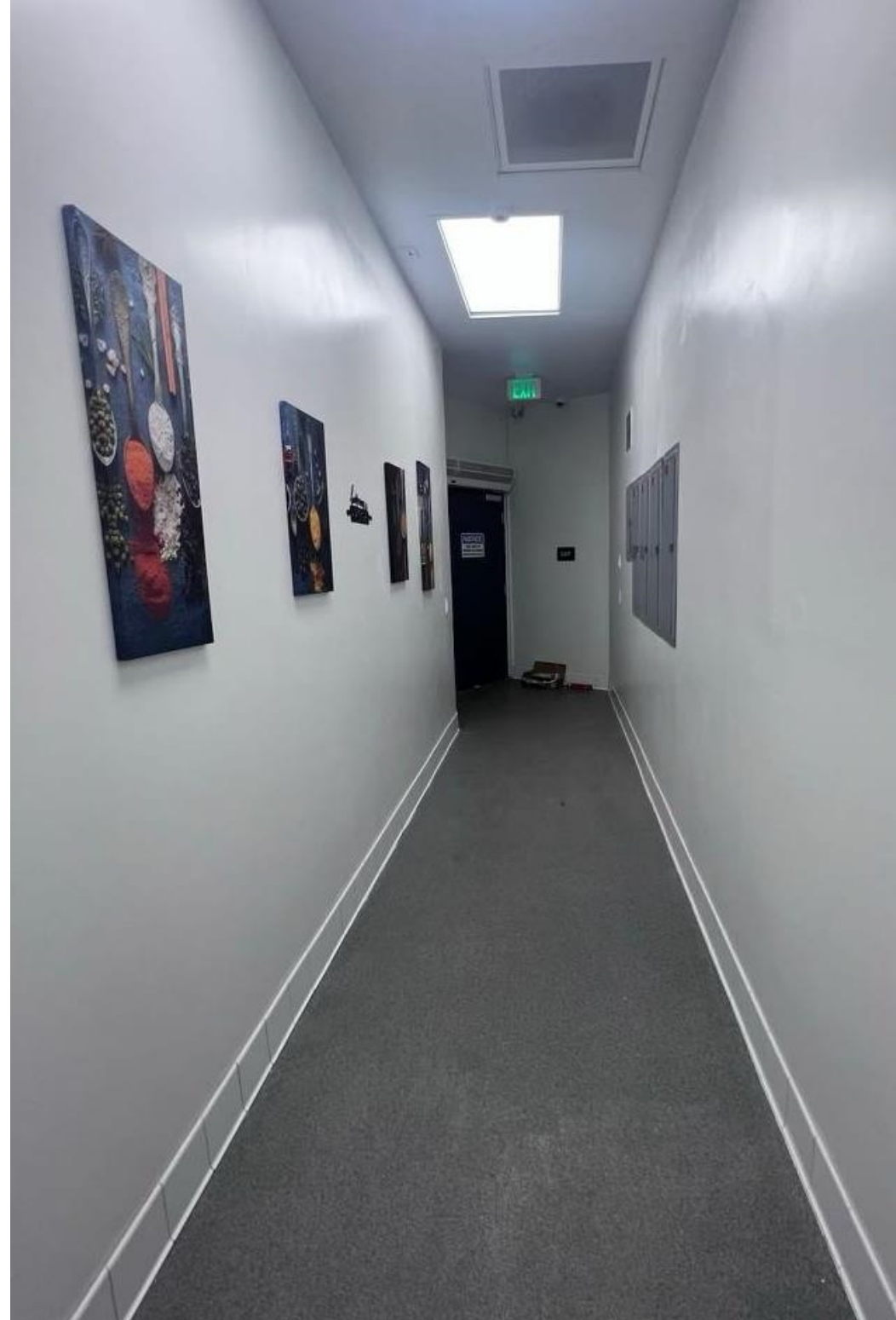




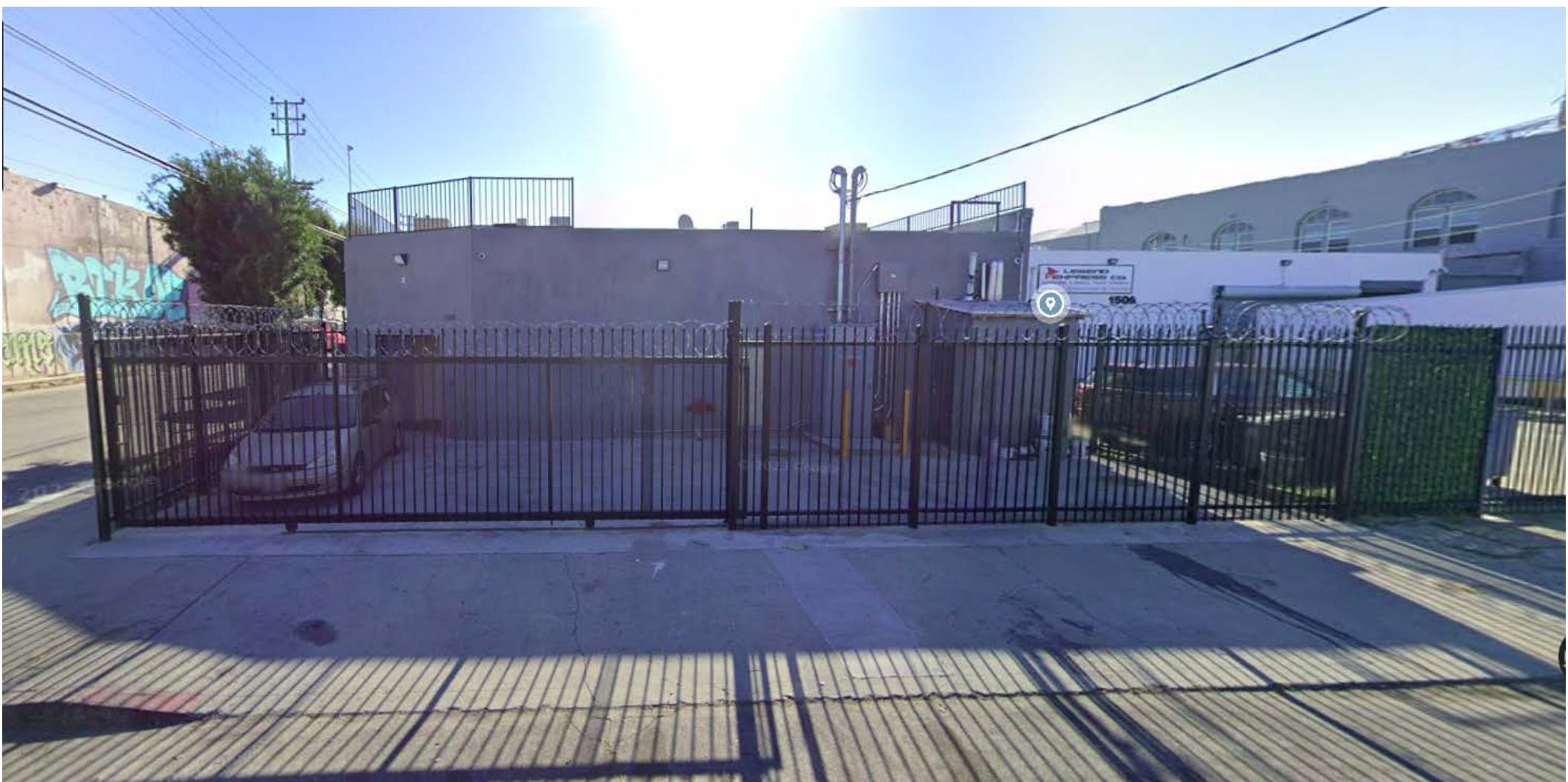


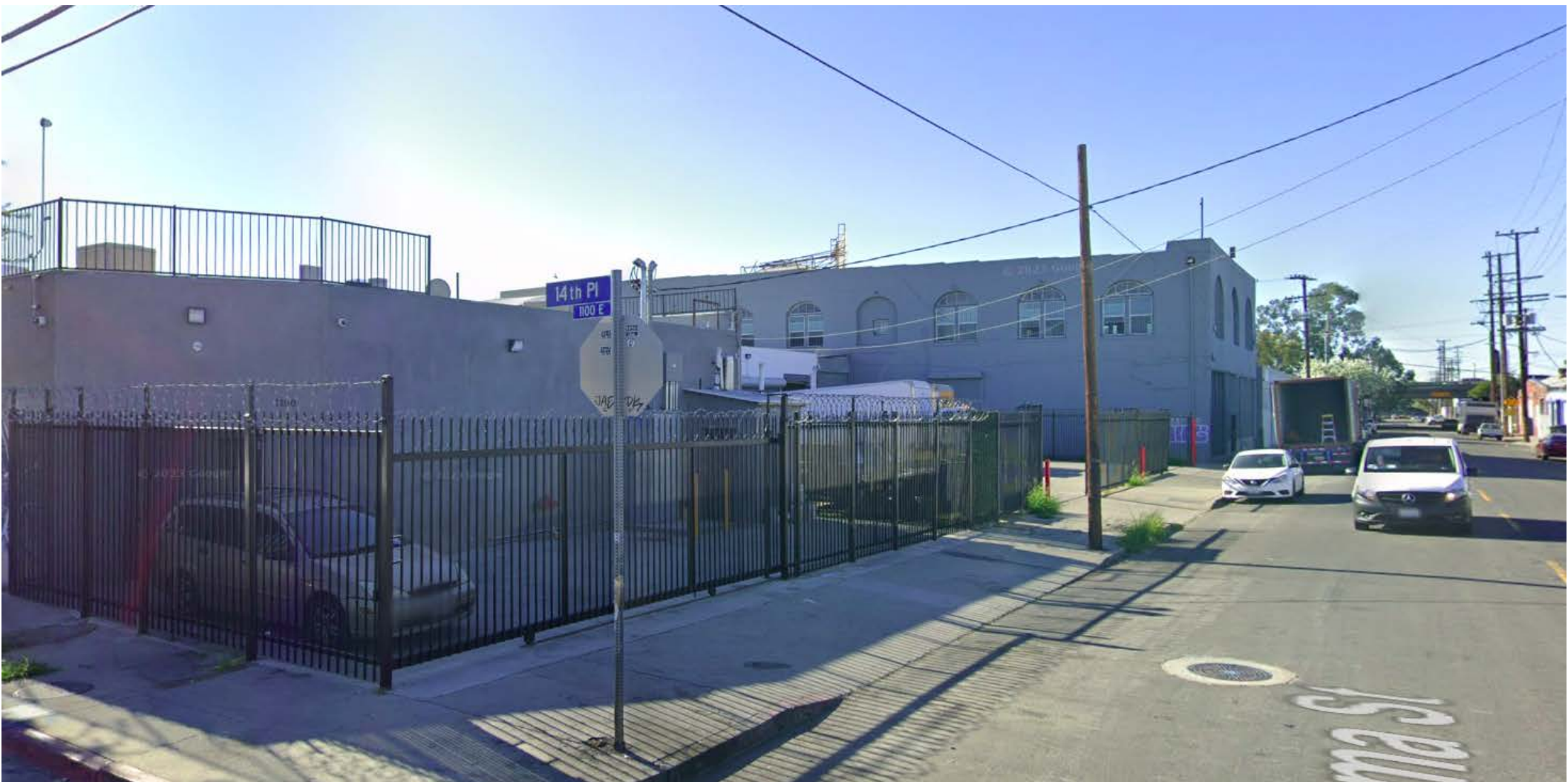




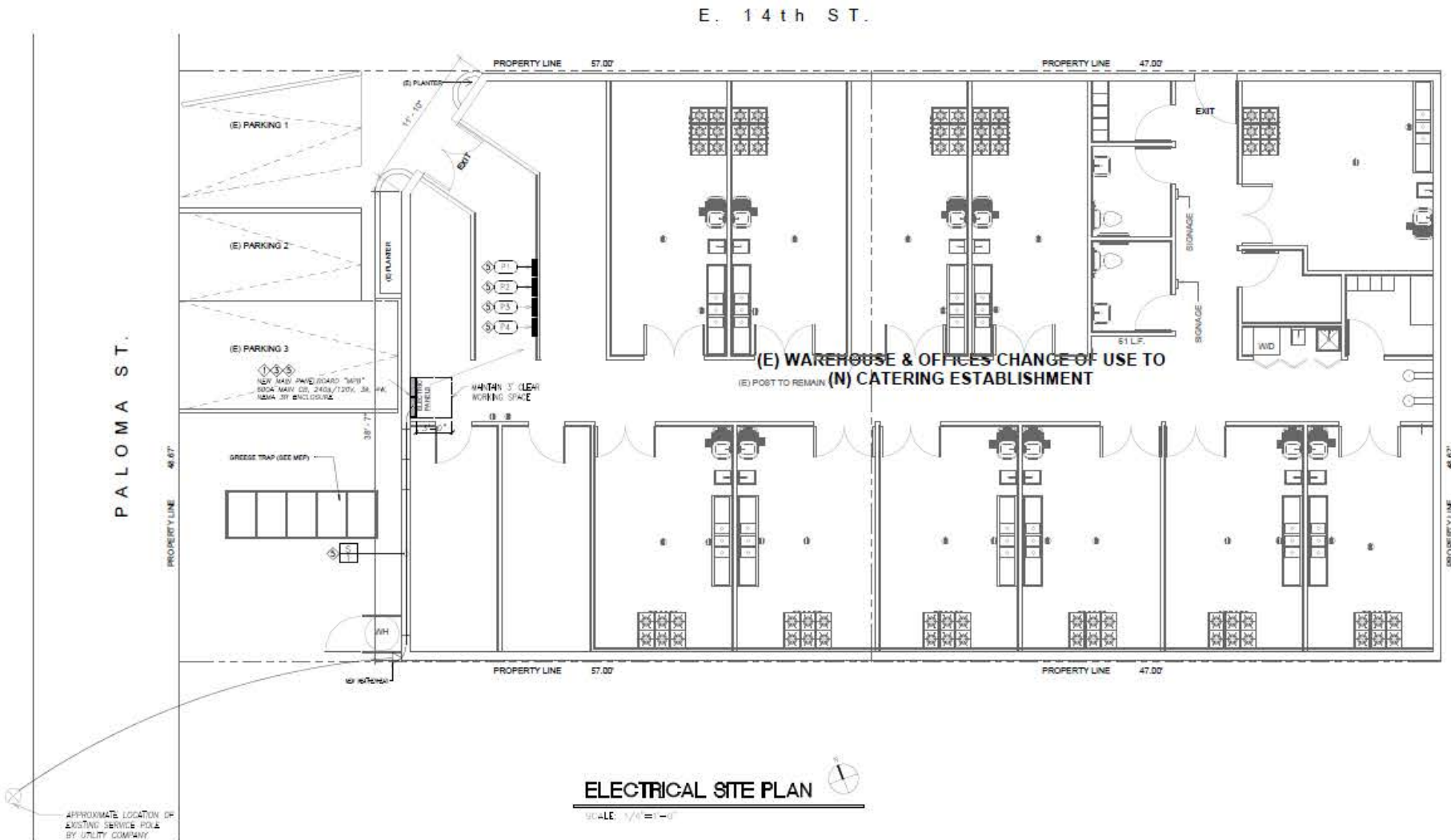












| SPECIFIC NOTES |
|--|
| ① TO LOS ANGELES WATER AND POWER COMPANY POWER POLE, VERIFY LOCATION REQUIREMENTS OF POINT OF CONNECTIONS (SERVICE/POWERSPOLE) PRIOR TO START OF WORK. CONTRACTOR TO PROVIDE ALTERNATE BID FOR WORST CASE CONDITION. |
| ② ROUTE FEEDER PER FIELD CONDITION. |
| ③ METERING SHALL BE AS LOS ANGELES WATER AND POWER COMPANY REQUIREMENTS AND SPECIFICATION. |
| ④ ALL WORK EXPOSED TO WEATHER SHALL BE WEATHERPROOF TYPE IN NEMA 3R ENCLOSURE. |
| ⑤ REFER TO SHEET E-4.0 SINGLE LINE DIAGRAM AND SHEET E-5.0 PANEL SCHEDULE FOR DETAILS. |

BF Consulting Design
Consulting Mechanical Electrical
and Plumbing Engineers
1100 E. 14th Place
Los Angeles, CA 90021
TEL: (213) 786-5487
FAX: (213) 786-5487
E-MAIL: bfc@bfcdesign.com



Project Name:
TENANT IMPROVEMENT
1100 E. 14TH PLACE
LOS ANGELES, CA 90021

Issue Date:

Revisions:

Project Number:

Sheet Title:

**ELECTRICAL
SITE PLAN**

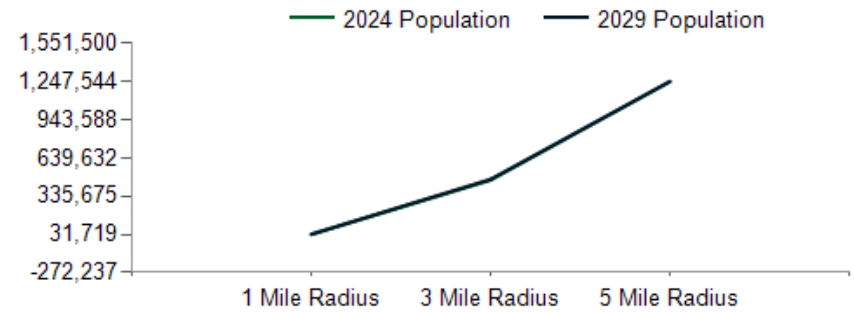
Sheet Number:

E-1.1

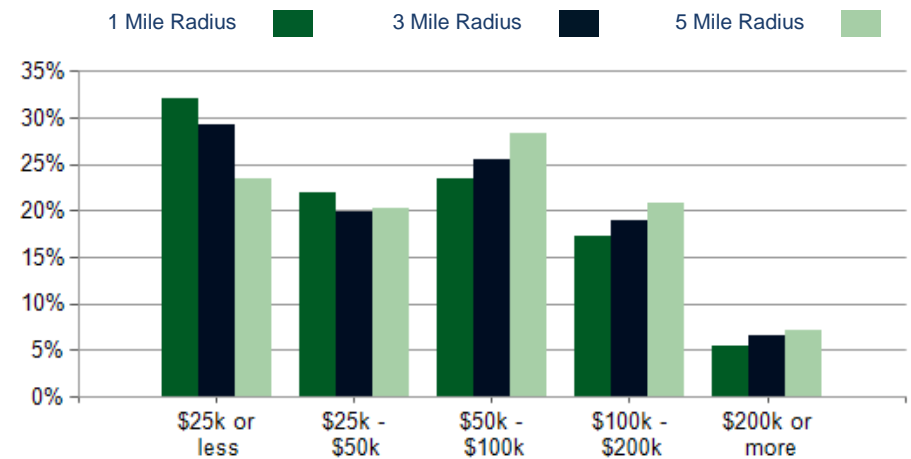
| POPULATION | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|---------|-----------|
| 2000 Population | 26,830 | 426,078 | 1,262,351 |
| 2010 Population | 27,450 | 443,387 | 1,270,396 |
| 2024 Population | 31,719 | 463,504 | 1,246,196 |
| 2029 Population | 32,478 | 469,274 | 1,247,544 |
| 2024-2029: Population: Growth Rate | 2.35% | 1.25% | 0.10% |

| 2024 HOUSEHOLD INCOME | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|----------|----------|----------|
| less than \$15,000 | 1,815 | 30,315 | 61,786 |
| \$15,000-\$24,999 | 1,064 | 15,978 | 37,012 |
| \$25,000-\$34,999 | 826 | 14,544 | 37,617 |
| \$35,000-\$49,999 | 1,145 | 16,893 | 47,816 |
| \$50,000-\$74,999 | 1,284 | 22,562 | 67,803 |
| \$75,000-\$99,999 | 824 | 17,917 | 51,609 |
| \$100,000-\$149,999 | 1,097 | 19,799 | 58,351 |
| \$150,000-\$199,999 | 459 | 10,329 | 28,989 |
| \$200,000 or greater | 490 | 10,385 | 29,885 |
| Median HH Income | \$44,441 | \$51,279 | \$57,568 |
| Average HH Income | \$72,450 | \$79,521 | \$85,065 |

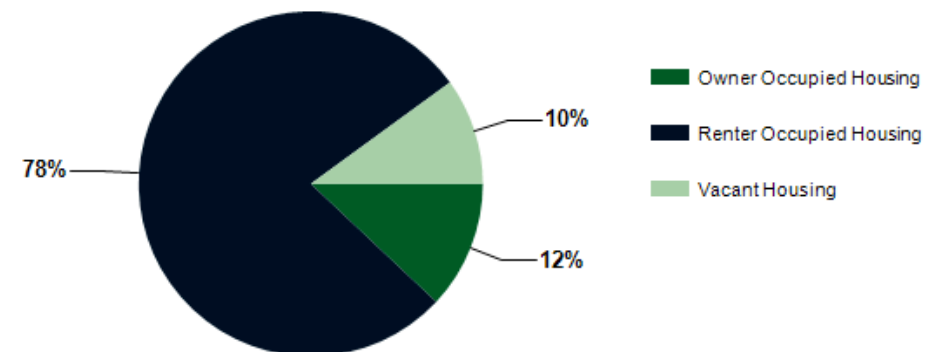
| HOUSEHOLDS | 1 MILE | 3 MILE | 5 MILE |
|------------------------------------|--------|---------|---------|
| 2000 Total Housing | 7,092 | 124,556 | 381,680 |
| 2010 Total Households | 7,001 | 129,759 | 376,268 |
| 2024 Total Households | 9,005 | 158,722 | 420,866 |
| 2029 Total Households | 9,520 | 168,375 | 439,145 |
| 2024 Average Household Size | 3.01 | 2.71 | 2.86 |
| 2024-2029: Households: Growth Rate | 5.60% | 5.95% | 4.25% |



2024 Household Income



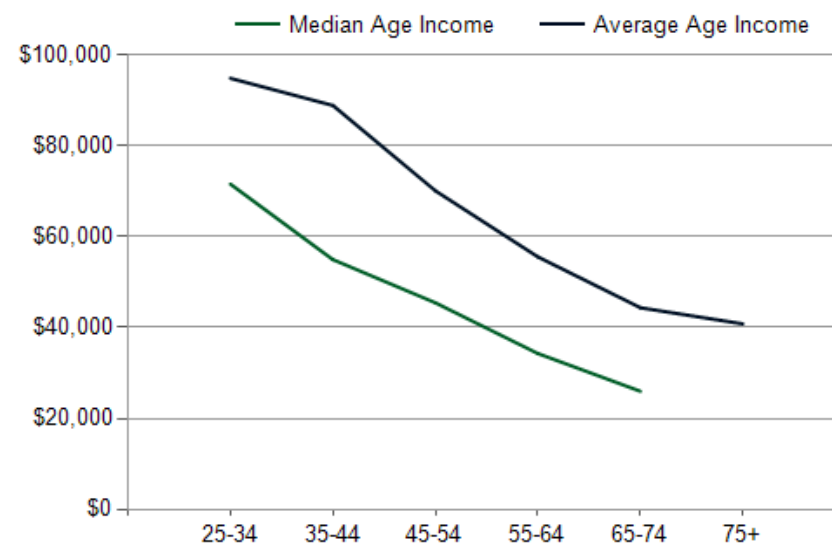
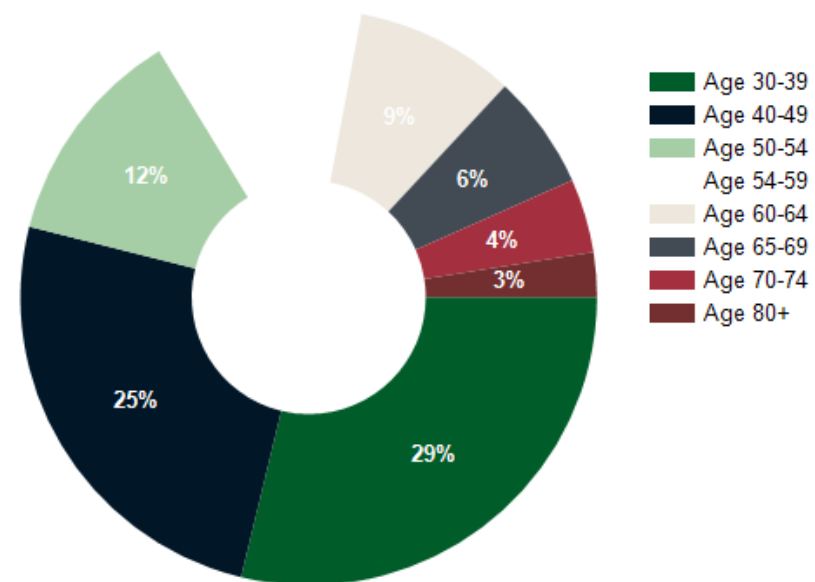
2024 Own vs. Rent - 1 Mile Radius



Source: esri

| 2024 POPULATION BY AGE | 1 MILE | 3 MILE | 5 MILE |
|---------------------------|--------|---------|---------|
| 2024 Population Age 30-34 | 2,770 | 46,084 | 119,333 |
| 2024 Population Age 35-39 | 2,576 | 37,584 | 99,684 |
| 2024 Population Age 40-44 | 2,488 | 34,054 | 91,864 |
| 2024 Population Age 45-49 | 2,188 | 28,058 | 78,604 |
| 2024 Population Age 50-54 | 2,300 | 27,322 | 77,473 |
| 2024 Population Age 55-59 | 2,158 | 23,191 | 67,108 |
| 2024 Population Age 60-64 | 1,668 | 20,628 | 61,680 |
| 2024 Population Age 65-69 | 1,195 | 16,406 | 49,864 |
| 2024 Population Age 70-74 | 771 | 12,020 | 36,569 |
| 2024 Population Age 75-79 | 465 | 8,863 | 26,099 |
| 2024 Population Age 80-84 | 265 | 5,818 | 16,570 |
| 2024 Population Age 85+ | 225 | 6,343 | 17,391 |
| 2024 Population Age 18+ | 25,468 | 374,456 | 997,819 |
| 2024 Median Age | 36 | 34 | 35 |
| 2029 Median Age | 37 | 35 | 37 |

| 2024 INCOME BY AGE | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|----------|----------|----------|
| Median Household Income 25-34 | \$71,593 | \$67,372 | \$67,701 |
| Average Household Income 25-34 | \$94,901 | \$91,823 | \$91,371 |
| Median Household Income 35-44 | \$54,966 | \$61,417 | \$66,930 |
| Average Household Income 35-44 | \$88,926 | \$94,041 | \$98,558 |
| Median Household Income 45-54 | \$45,459 | \$56,929 | \$65,547 |
| Average Household Income 45-54 | \$70,130 | \$86,094 | \$93,584 |
| Median Household Income 55-64 | \$34,285 | \$42,690 | \$54,170 |
| Average Household Income 55-64 | \$55,567 | \$71,661 | \$81,515 |
| Median Household Income 65-74 | \$25,974 | \$33,600 | \$43,278 |
| Average Household Income 65-74 | \$44,374 | \$62,266 | \$71,576 |
| Average Household Income 75+ | \$40,821 | \$48,129 | \$57,607 |



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Exclusively Marketed by:

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Lic: 01022511

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