

# FOR SALE

## MIXED-USE PROPERTY WITH RTI DEVELOPMENT OPPORTUNITY

5436 SOUTH BROADWAY, LOS ANGELES, CA 90037

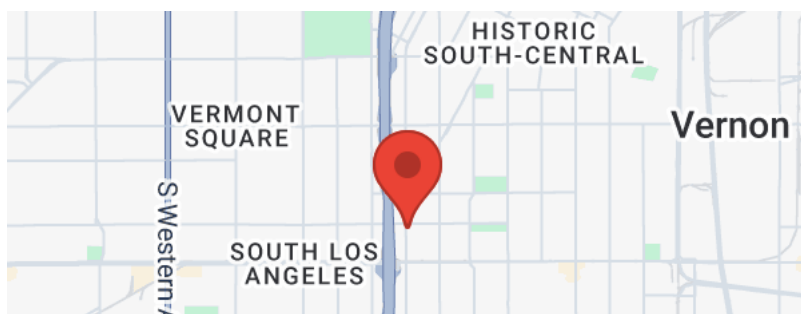


### OFFERING SUMMARY

<b>PRICE:</b>	\$1,195,000
<b>LOT SIZE:</b>	6,021 SF
<b>BUILDING SF:</b>	2,624
<b>PARKING:</b>	On-Site & Street
<b>ZONING:</b>	LAC2
<b>APN:</b>	5101-032-003

### PROPERTY HIGHLIGHTS

- TWO BUILDINGS TOTALING 2,624 SF ON 6,021 SF C2 ZONED CORNER LOT.
- ON A COMMERCIAL THOROUGHFARE IN SOUTH LOS ANGELES.
- **RTI FOR A 35-UNIT APARTMENT BUILDING!!!**
- PERFECT FOR AN OWNER/OCCUPANT, INVESTOR, OR A DEVELOPER.
- APPROX. 2 MILES SOUTH OF USC.
- ONE BLOCK EAST OF THE 110 FREEWAY.
- EXCELLENT DEMOGRAPHICS; OVER 50,000 PEOPLE RESIDE WITHIN A 1-MILE RADIUS & OVER 450,000 PEOPLE RESIDE WITHIN A 3-MILE RADIUS.



#### KW COMMERCIAL | SOUTH BAY

23670 Hawthorne Blvd. Suite 100  
Torrance, CA 90505



#### DAVID YASHAR

Director  
office: (310) 724-8043  
dyashar@kw.com  
DRE# 01102638

#### OMID SALEH

Agent  
office: (818) 381-4111  
osaleh@kw.com  
DRE# 01980838

#### ERIC SIMONYAN

Agent  
office: (310) 724-8066  
esimonyan@kw.com  
DRE# 01984661

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# PROPERTY PHOTOS

Mixed-Use Property with RTI Development Opportunity  
5436 South Broadway | Los Angeles, CA 90037



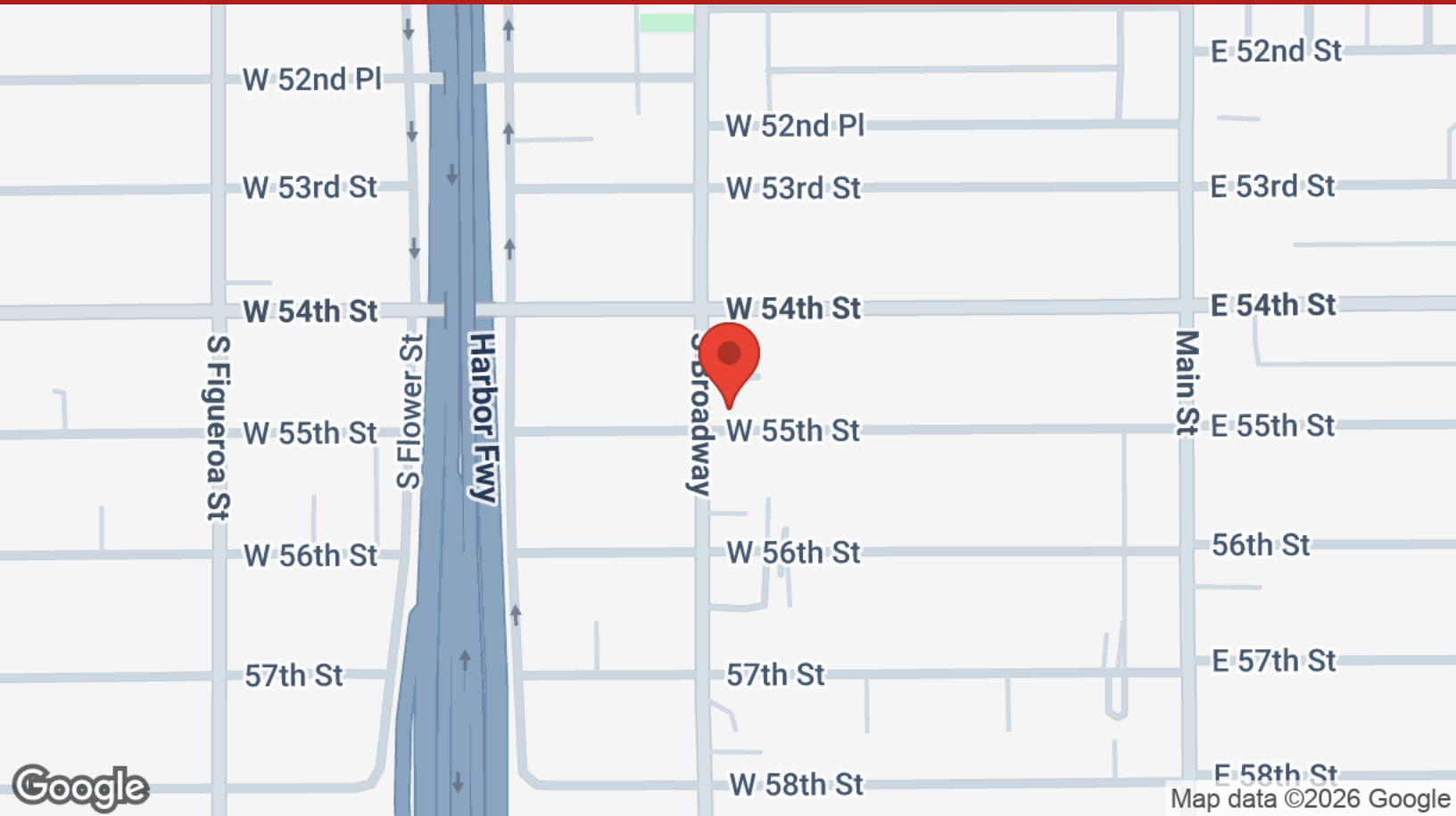
DAVID YASHAR  
(310) 724-8043  
dyashar@kw.com

OMID SALEH  
(818) 381-4111  
osaleh@kw.com

ERIC SIMONYAN  
(310) 724-8066  
esimonyan@kw.com

# LOCATION MAPS

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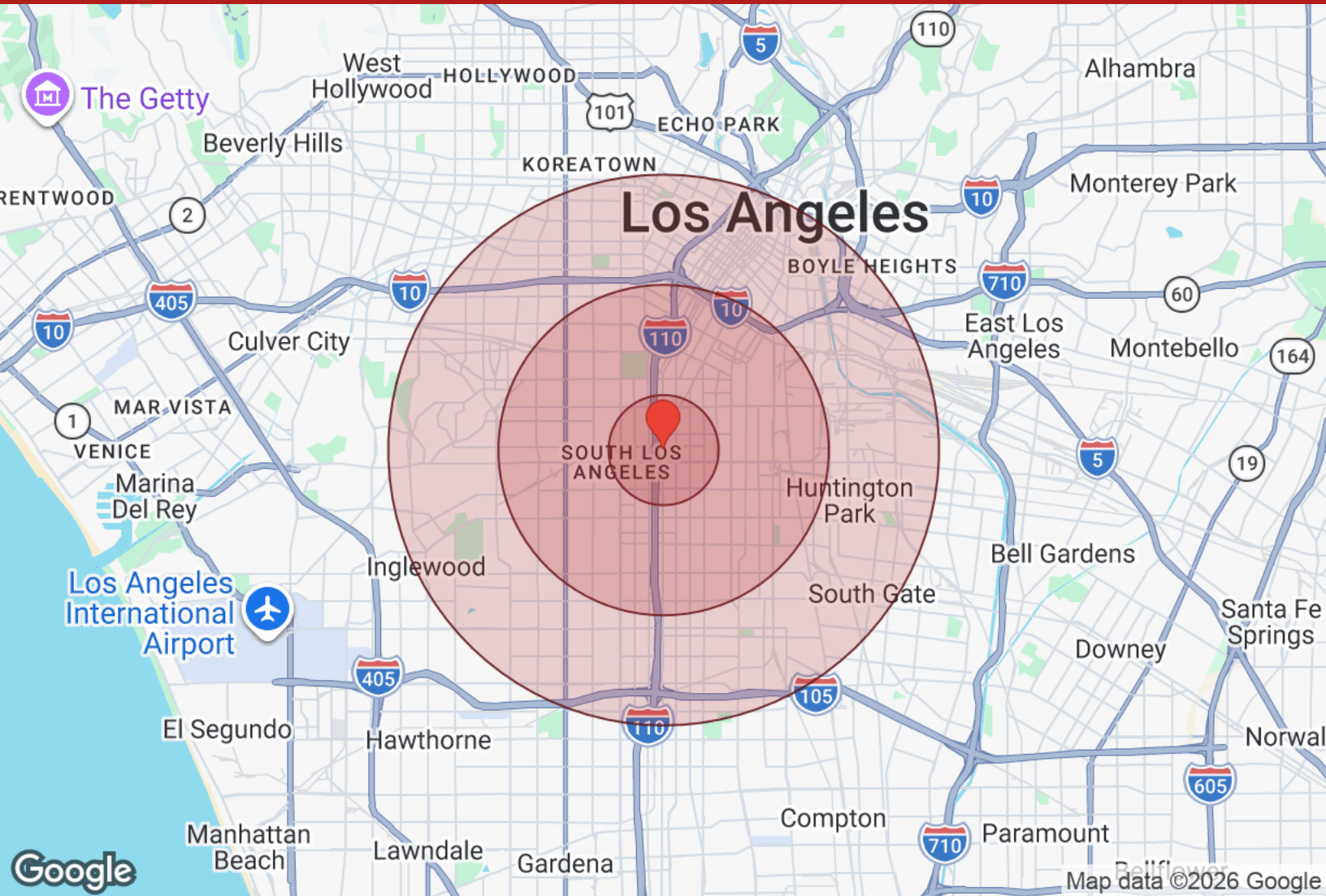
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# DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	33,261	239,966	628,293
Female	32,398	234,106	609,351
Total Population	65,659	474,072	1,237,644

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	4,202	35,224	113,368
Black	8,930	87,087	239,113
Am In/AK Nat	79	616	1,733
Hawaiian	33	332	990
Hispanic	49,947	322,701	761,522
Asian	1,339	19,153	95,546
Multiracial	998	7,680	21,287
Other	131	1,280	4,084

Housing	1 Mile	3 Miles	5 Miles
Total Units	18,627	144,211	442,329
Occupied	17,212	132,690	405,766
Owner Occupied	5,001	41,033	106,762
Renter Occupied	12,211	91,657	299,004
Vacant	1,415	11,521	36,564

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	13,795	91,310	216,690
Ages 15 - 24	10,511	80,705	183,112
Ages 25 - 54	29,064	205,542	552,704
Ages 55 - 64	6,772	50,111	138,179
Ages 65+	5,517	46,403	146,959

Income	1 Mile	3 Miles	5 Miles
Median	\$62,182	\$61,133	\$63,599
Under \$15k	1,961	17,986	56,841
\$15k - \$25k	1,344	10,802	32,252
\$25k - \$35k	1,808	12,604	35,354
\$35k - \$50k	1,901	14,810	42,921
\$50k - \$75k	2,906	21,388	63,271
\$75k - \$100k	2,473	17,133	50,019
\$100k - \$150k	2,222	18,281	56,525
\$150k - \$200k	1,339	9,597	31,467
Over \$200k	1,259	10,090	37,114

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