

OFFERING MEMORANDUM

RETAIL & OFFICE PROPERTY

FOR SALE- 4,947 SF

1900 1ST ST

LOS ANGELES, CA 90033



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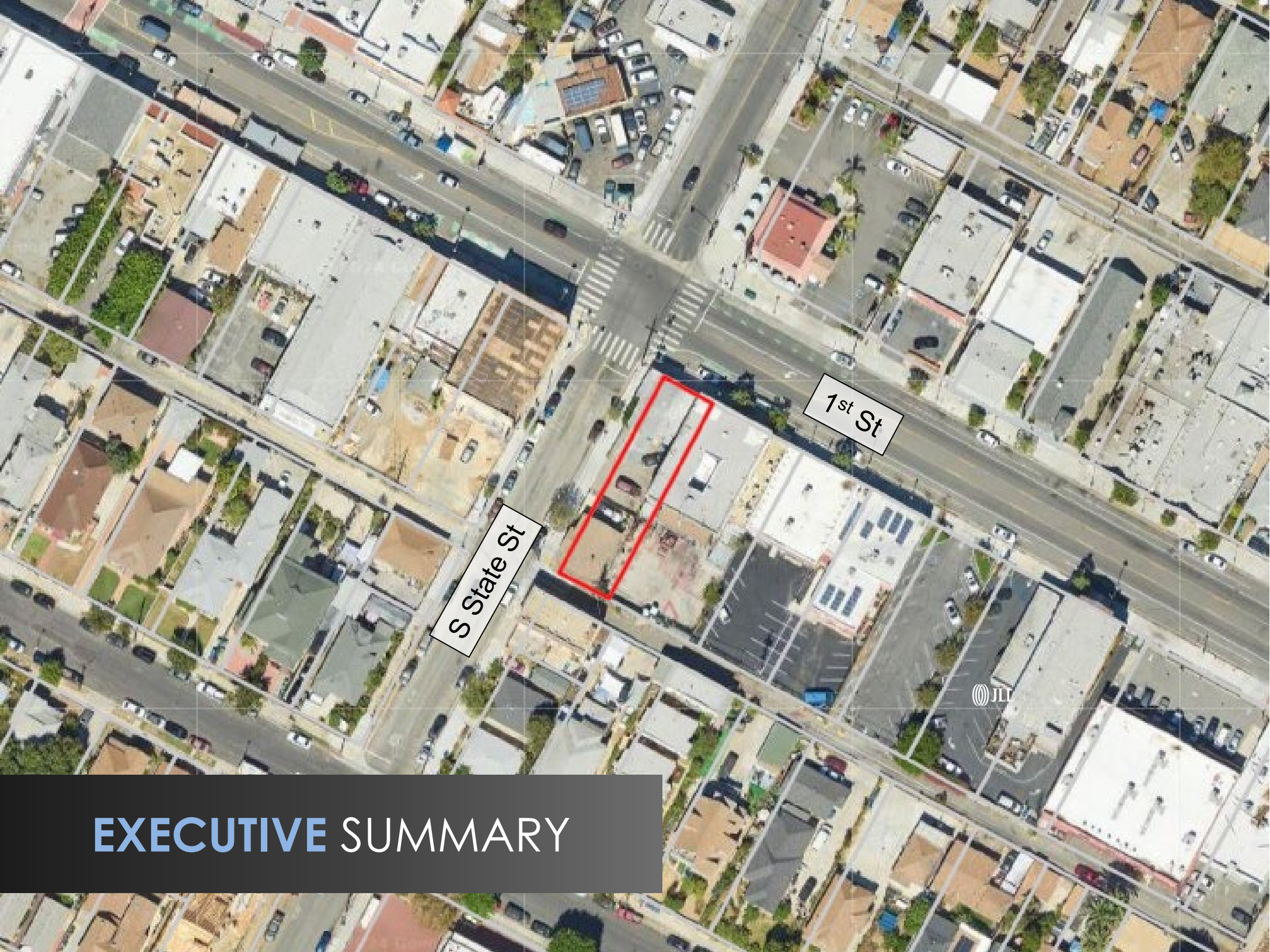
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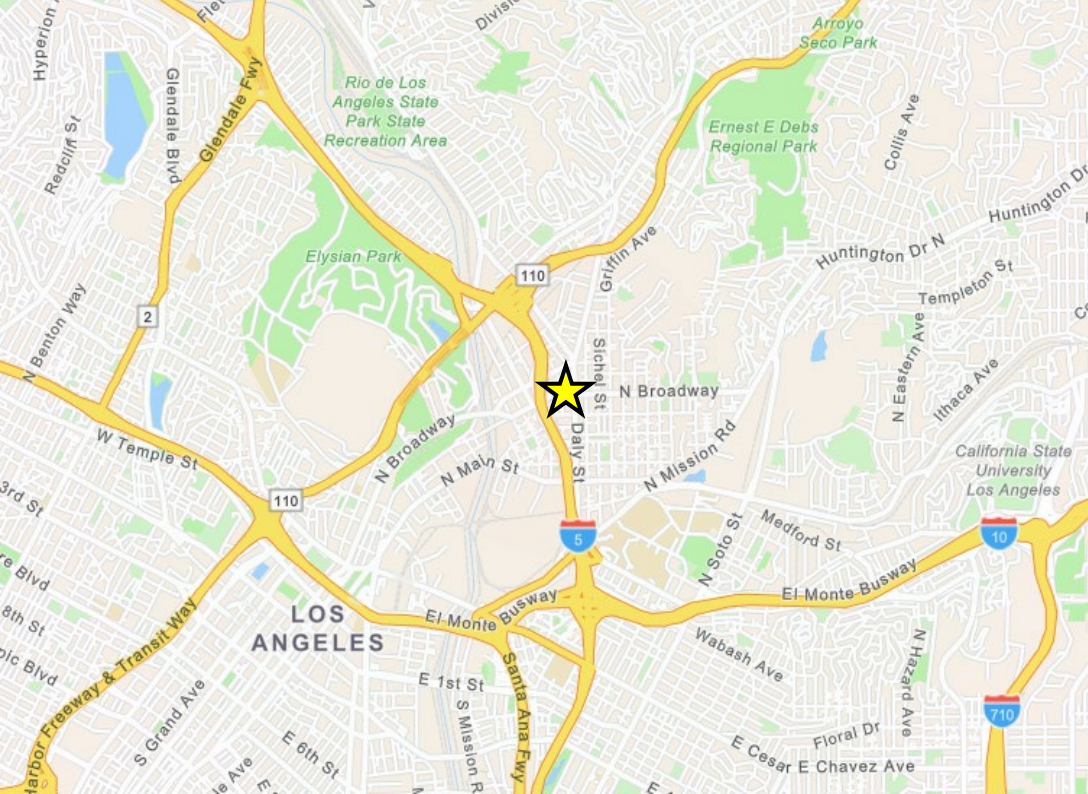
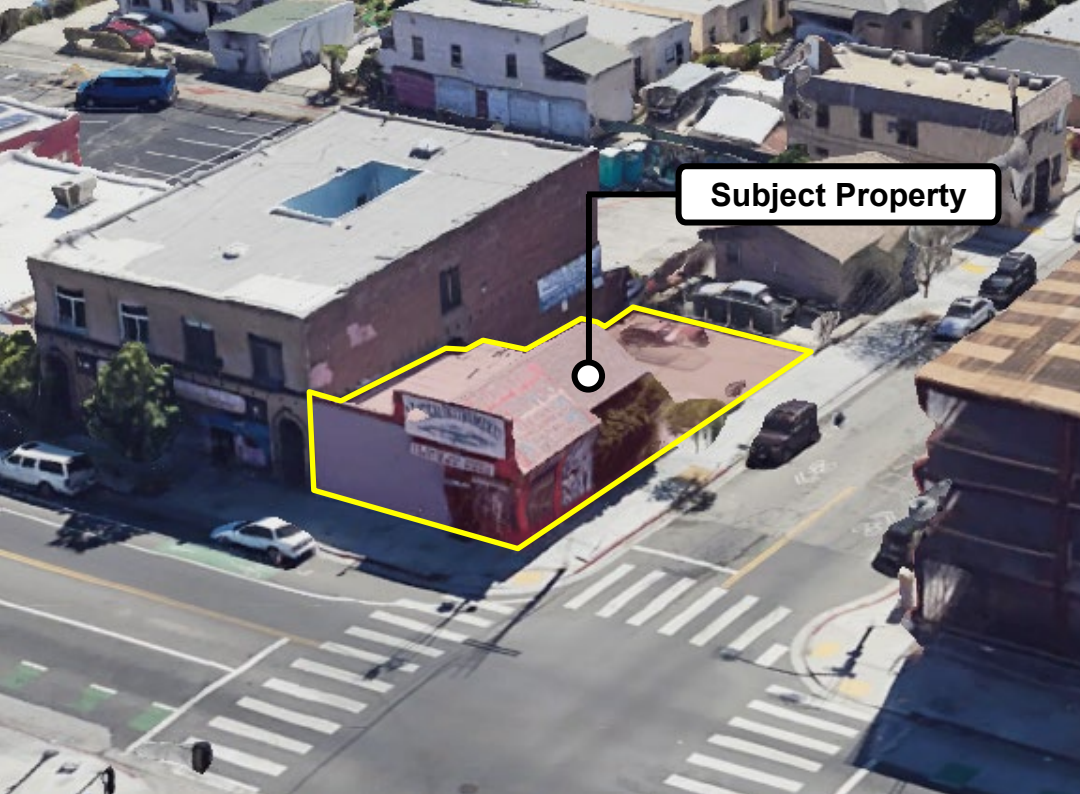


S State St

1st St



EXECUTIVE SUMMARY



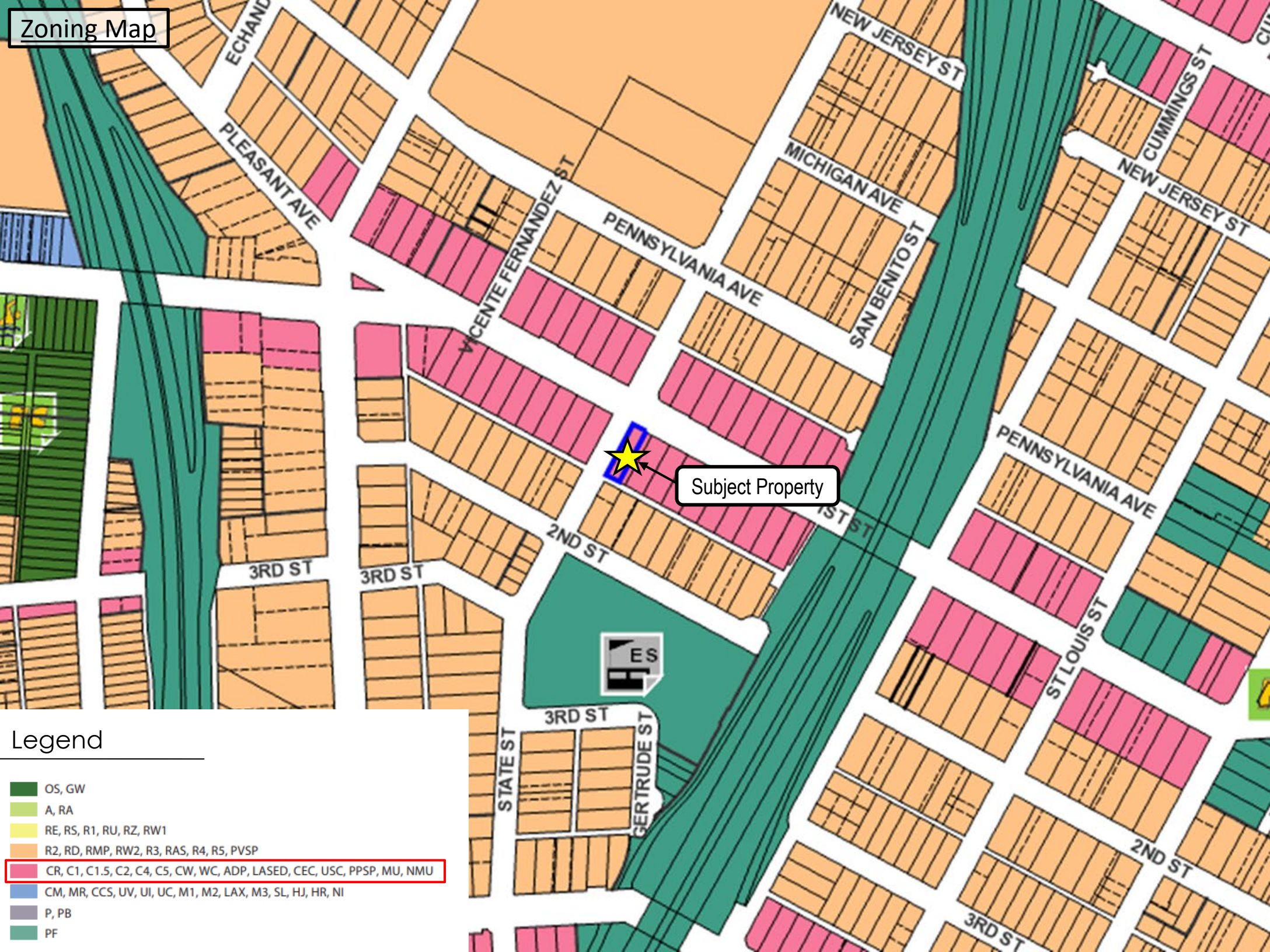
Property Highlights

| | |
|-----------------------------|-------------------------------------|
| Address: | 1900 1st St., Los Angeles, CA 90033 |
| APN: | 5174-016-024 |
| Lease Rate: | Call For Pricing |
| Building Size: | approx. 1,050 SF |
| Lot Size: | 4,947 SF |
| Lease Structure: | Modified Gross |
| # of Parking Spaces: | 6 |
| Year Built: | 1960 |
| Zoning: | LAC2 |

Property Overview

The offering consists of an unoccupied commercial retail unit (approx. 1,050 SF). The retail unit was previously a small music and guitar store that had occupied the space for over 15 years but has recently undergone an interior renovation. The retail unit is on a hard corner and is front facing a heavily trafficked street. The retail unit has its own interior restroom and access to the 6 space parking lot shared with the residential unit. The two units are divided by a gate and all utilities are separately metered including electricity, water, and gas.

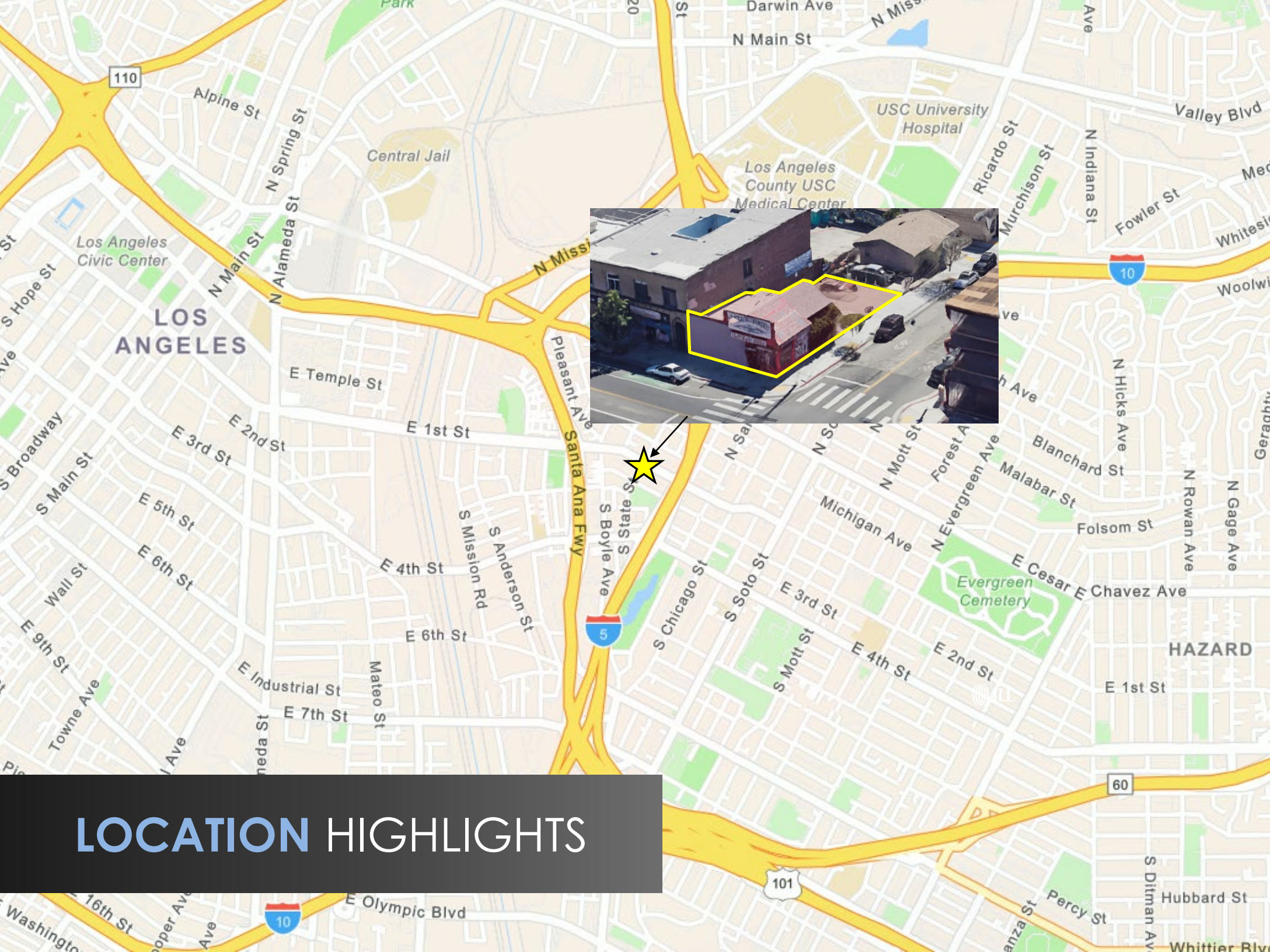
Zoning Map



Subject Property

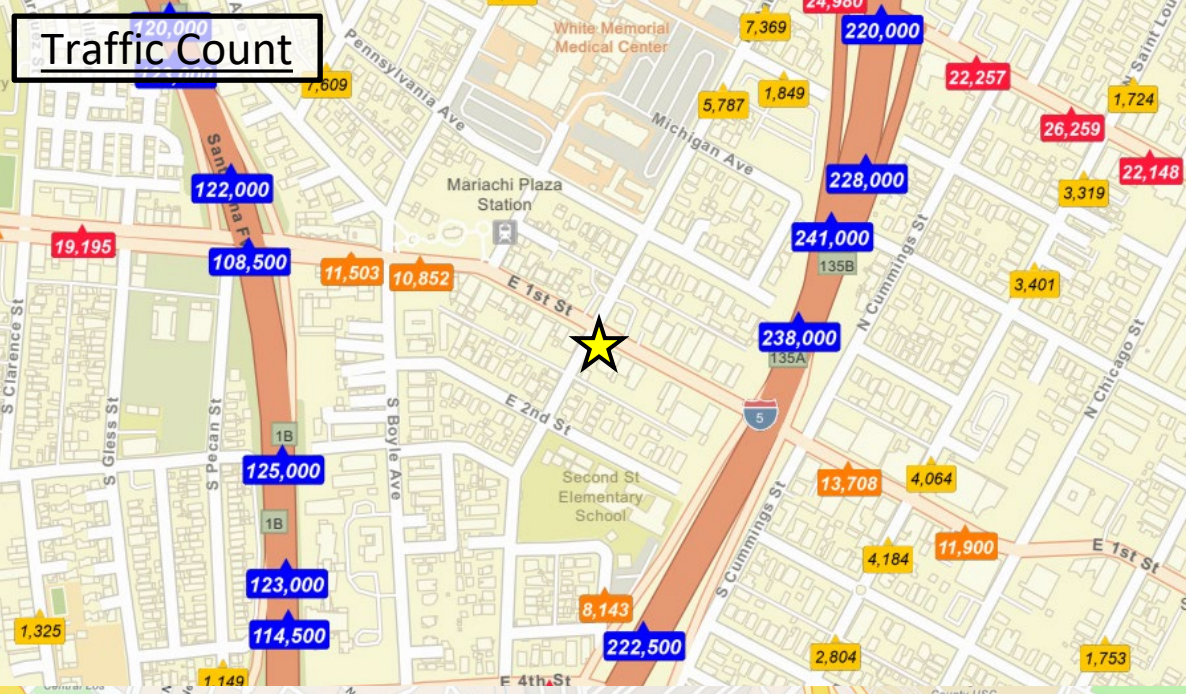
Legend

- OS, GW
- A, RA
- RE, RS, R1, RU, RZ, RW1
- R2, RD, RMP, RW2, R3, RAS, R4, R5, PVSP
- CR, C1, C1.5, C2, C4, C5, CW, WC, ADP, LASED, CEC, USC, PPSP, MU, NMU**
- CM, MR, CCS, UV, UI, UC, M1, M2, LAX, M3, SL, HJ, HR, NI
- P, PB
- PF



LOCATION HIGHLIGHTS

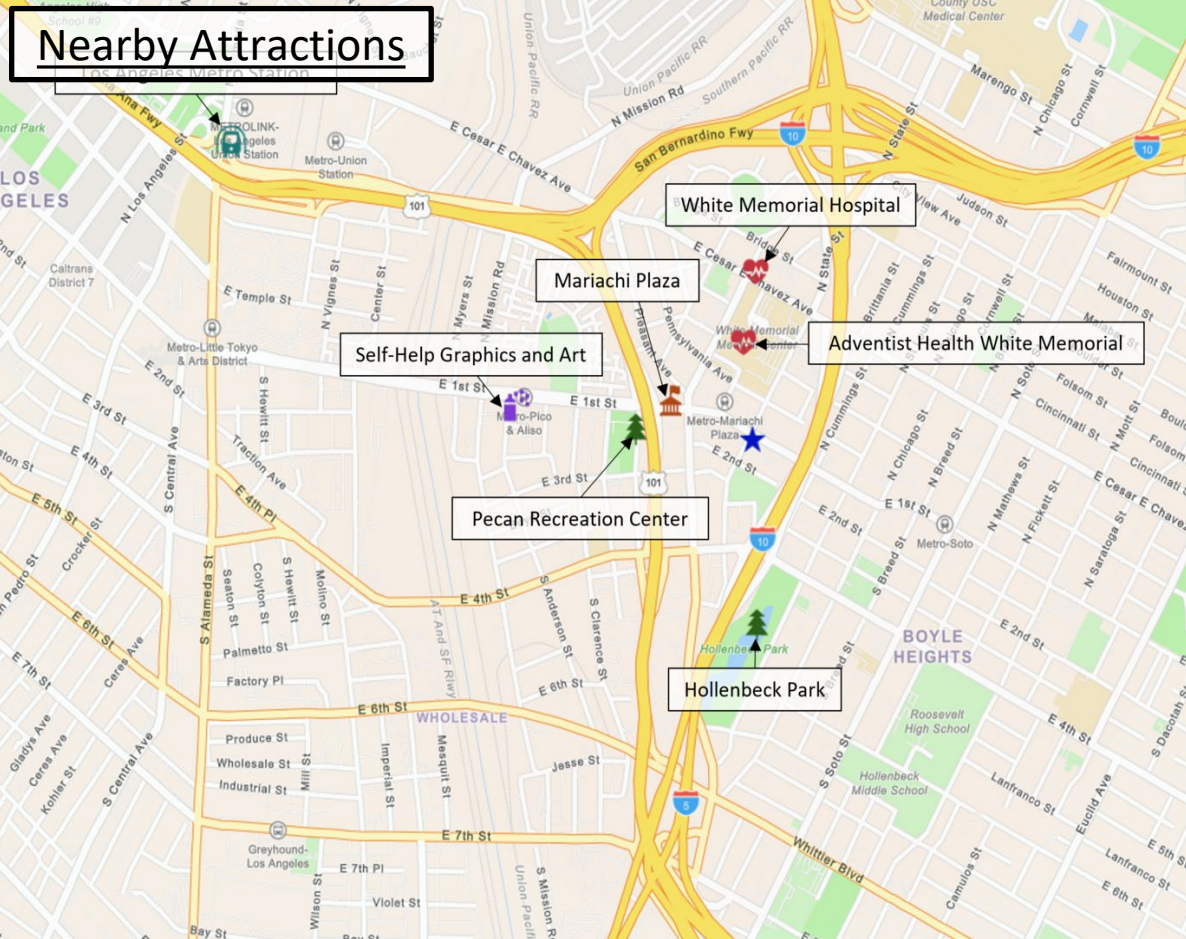
Traffic Count



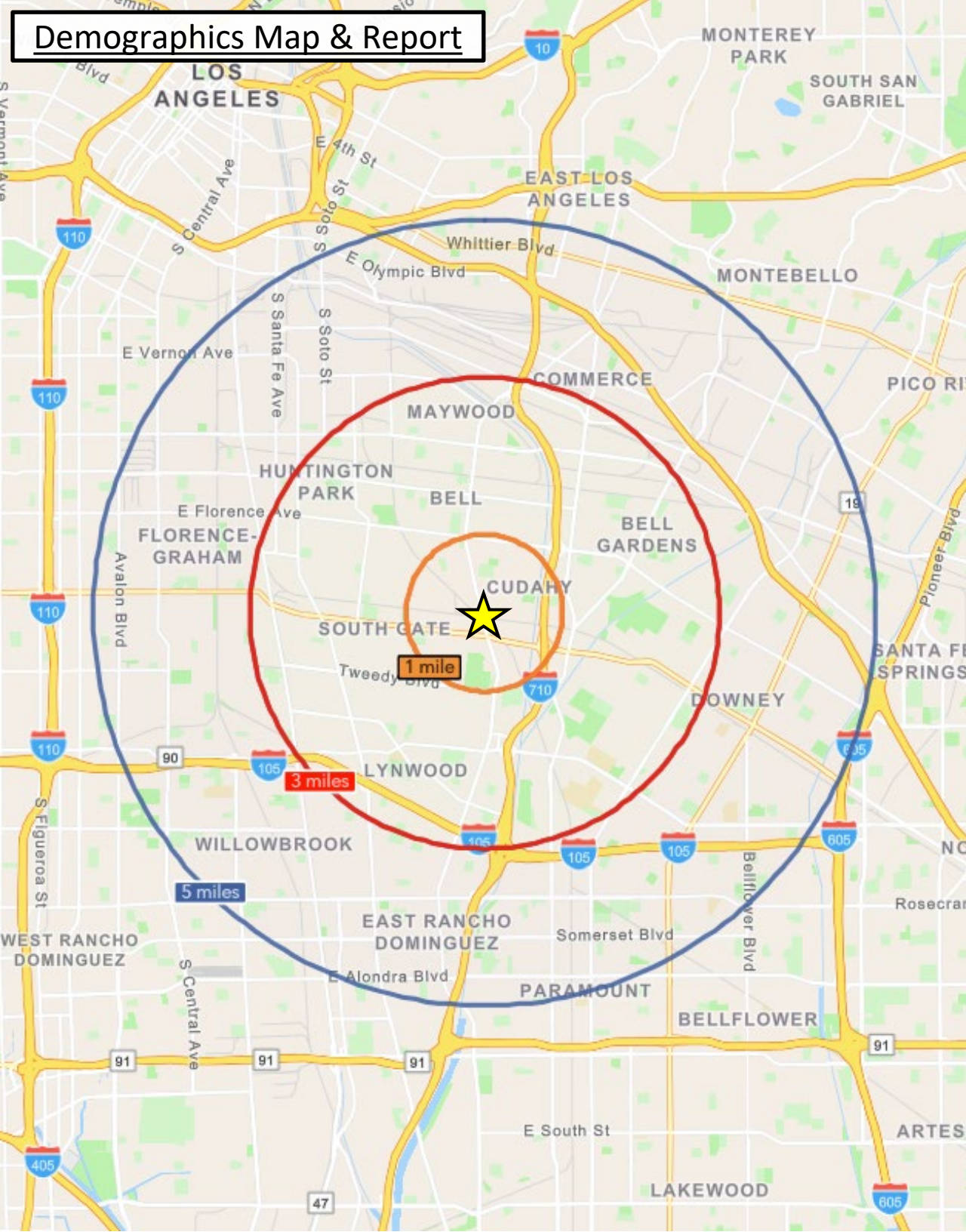
Location Summary

The area surrounding 1900 E 1st St in Los Angeles, CA 90033, is an attractive location for businesses due to its strategic positioning within the vibrant Boyle Heights neighborhood. This area benefits from its proximity to major transportation routes, including the I-5 and I-10 freeways, providing excellent connectivity for logistics and easy access for clients and suppliers. The neighborhood is known for its rich cultural heritage and diverse community, which creates a dynamic market for various business ventures. Additionally, the area is close to key landmarks such as Mariachi Plaza and the Los Angeles County+USC Medical Center, enhancing its appeal for businesses looking to attract a wide range of clientele. The presence of educational institutions and healthcare facilities further supports a robust local economy. This combination of strategic location, cultural vibrancy, and strong economic infrastructure makes the area around 1900 E 1st St a prime location for businesses aiming to establish or expand their presence in Los Angeles.





Nearby Attractions



Demographics Map & Report



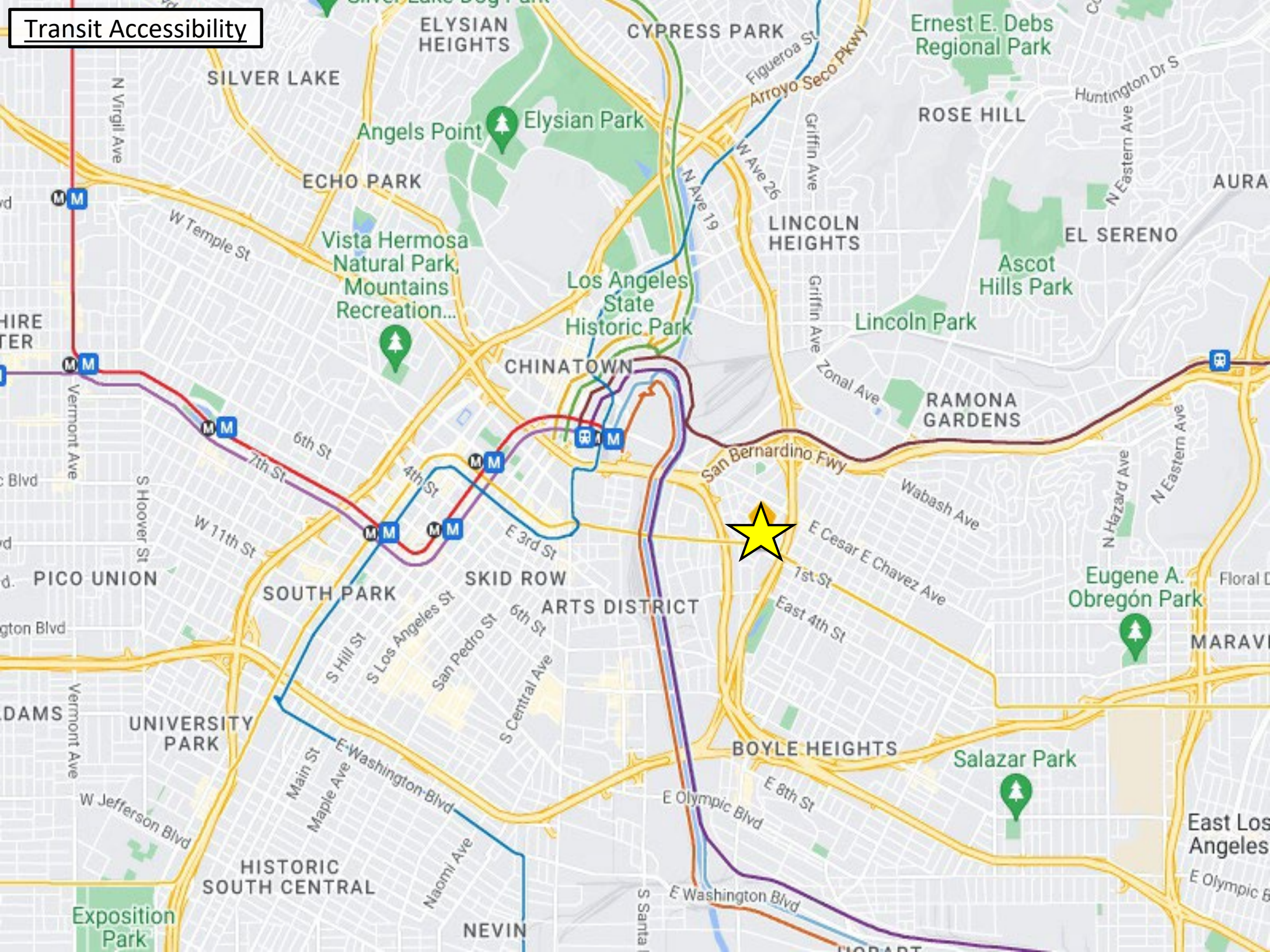
Legend

-  Subject Location
-  Within 1 Mile Radius of Subject Property
-  Within 3 Mile Radius of Subject Property
-  Within 5 Mile Radius of Subject Property

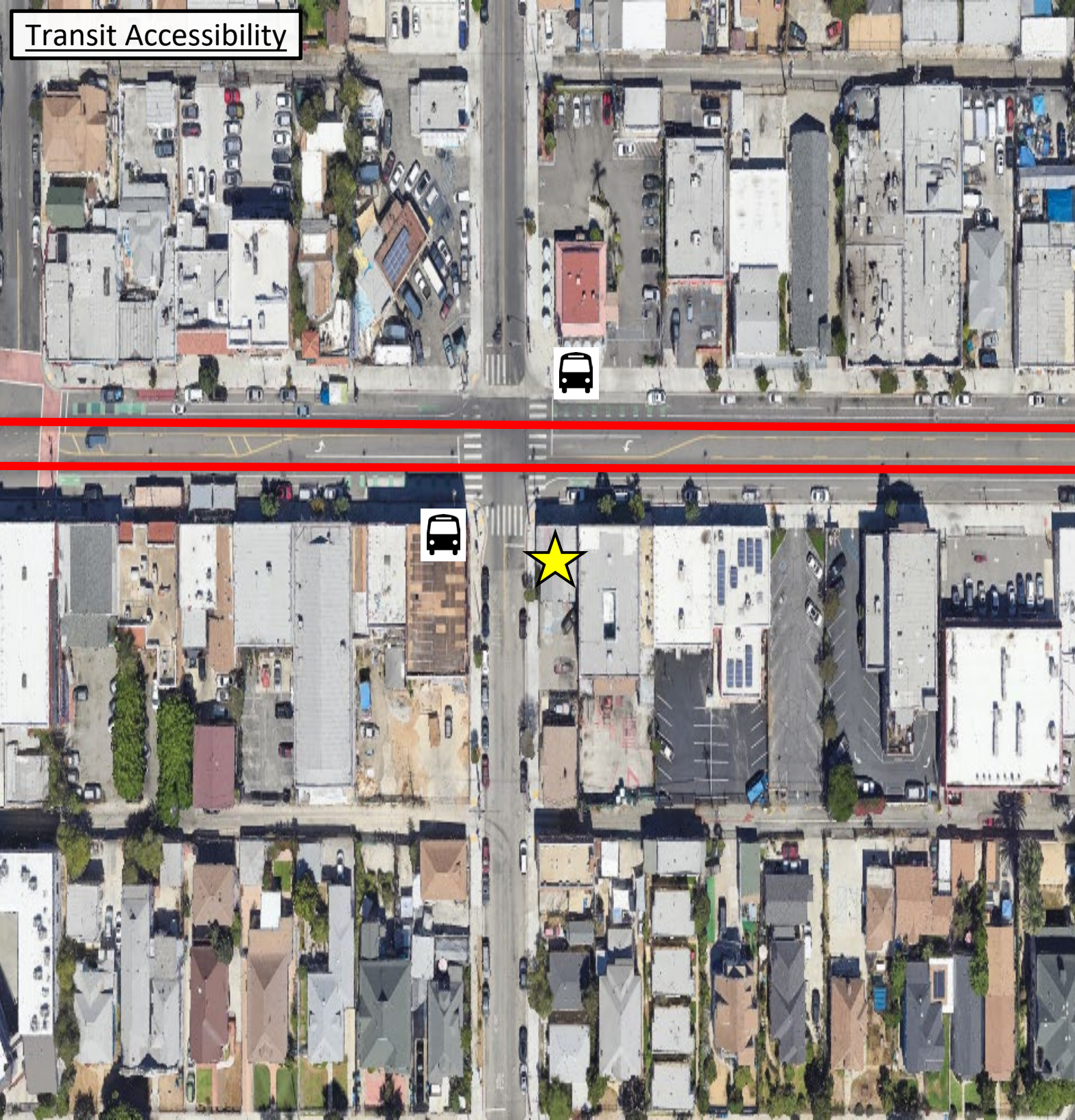
2024 Demographic Report

| | 1-Mile | 3-Mile | 5-Mile |
|--|----------|----------|----------|
| Total Population | 39,789 | 289,762 | 693,426 |
| Population: Compound Annual Growth Rate | -0.47% | 0.46% | -0.17% |
| Total Daytime Population | 44,018 | 461,892 | 627,074 |
| Daytime Population Density (Pop per Square Mile) | 14,023 | 18,381 | 12,477 |
| Daytime Population: Workers | 21,171 | 309,676 | 259,527 |
| Unemployment Rate | 6.8% | 6.4% | 6.2% |
| Median Household Income | \$56,563 | \$62,533 | \$60,833 |
| Diversity Index | 72 | 86 | 84 |
| White Population | 5,888 | 58,020 | 120,786 |
| Hispanic Population | 33,943 | 190,094 | 485,265 |
| Black/African American Population | 916 | 20,327 | 30,934 |
| American Indian/Alaska Native Population | 1,026 | 7,298 | 19,730 |
| Asian Population | 2,714 | 40,194 | 100,168 |
| Pacific Islander Population | 65 | 389 | 642 |
| Other Race Population | 22,321 | 119,071 | 314,404 |




Transit Accessibility



Transit Accessibility



Legend

-  Retail Location
-  Transit Station
-  106



PROPERTY PHOTOS





Presented By:

DEODATE

REAL ESTATE | STRATEGY

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