

# FOR SALE | MEDICAL BUILDING

REMODELED MEDICAL FACILITY IN THE HEART OF LOS ANGELES



## EXECUTIVE SUMMARY

A rare opportunity to acquire a fully improved medical building in a prime Los Angeles location. Situated on a **±2,500 SF lot** with **±1,700 SF of covered medical facilities**, this property has been thoughtfully remodeled and is well-suited for owner-users or medical operators seeking a turnkey space.

The building features **12 total rooms**, including **four exam rooms**, a welcoming **waiting area, reception, private doctor's office, two file rooms, and three ADA-compliant restrooms**. Additional highlights include a **new roof, new plumbing**, and a **3-foot-high attic space**—well-constructed for extra storage and equipped with lighting.

This efficient layout and recent upgrades make the property ideal for a variety of medical or healthcare uses.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	61,375	490,048	1,061,546
2025 Median HH Income	\$62,166	\$60,996	\$64,450
2025 Average HH Income	\$77,302	\$79,180	\$84,742

## OFFERING SUMMARY

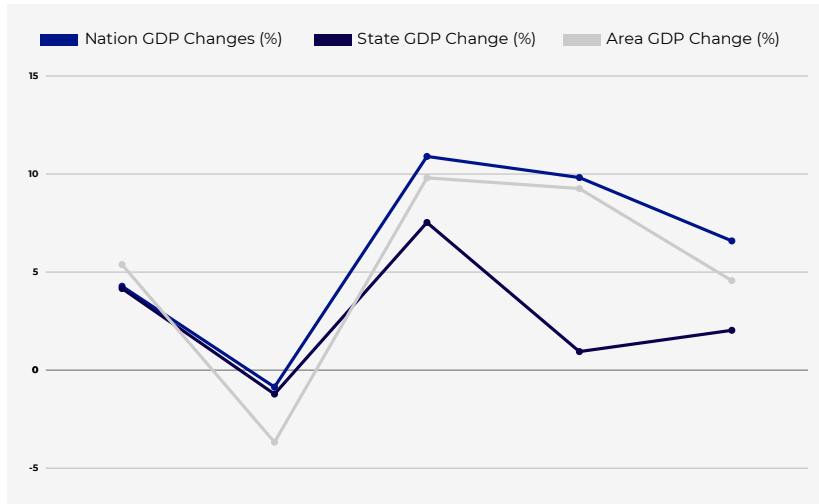
County	Los Angeles
Market	Los Angeles
Submarket	Mid-Cities
<b>ASKING PRICE</b>	<b>\$1,400,000</b>

## PROPERTY HIGHLIGHTS

- ±2,500 SF lot
- ±1,700 SF covered medical building
- 12 interior rooms
- 4 exam rooms
- Waiting area & reception
- Private doctor's office
- 2 file rooms
- 3 ADA-compliant restrooms
- New roof & new plumbing
- Attic storage with lighting
- Prime South Los Angeles location

# MEDICAL BUILDING COUNTY TRENDS

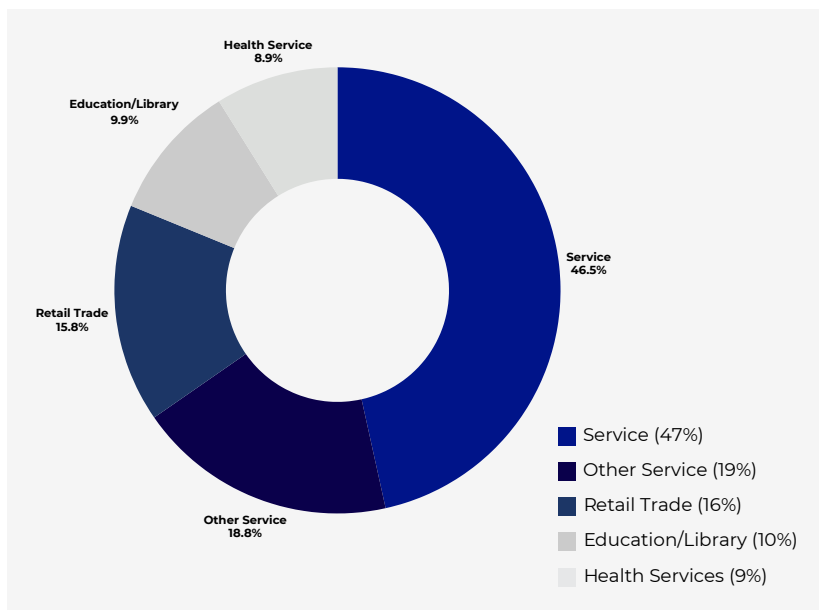
## LOS ANGELES COUNTY GDP TREND



## LARGEST EMPLOYERS

County of Los Angeles	100,800
Los Angeles Unified School District	90,900
City of Los Angeles	68,300
University of California, Los Angeles	51,700
Federal Government	44,600
Kaiser Permanente	37,400
State of California (Non-Education)	33,900
University of Southern California	21,000

## MAJOR INDUSTRIES BY EMPLOYEE COUNT



*Exclusively Marketed by:*

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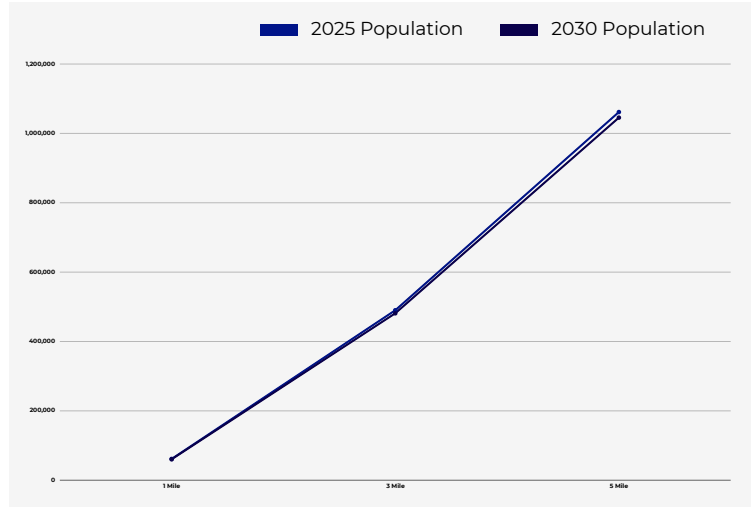


# MEDICAL BUILDING GENERAL DEMOGRAPHICS



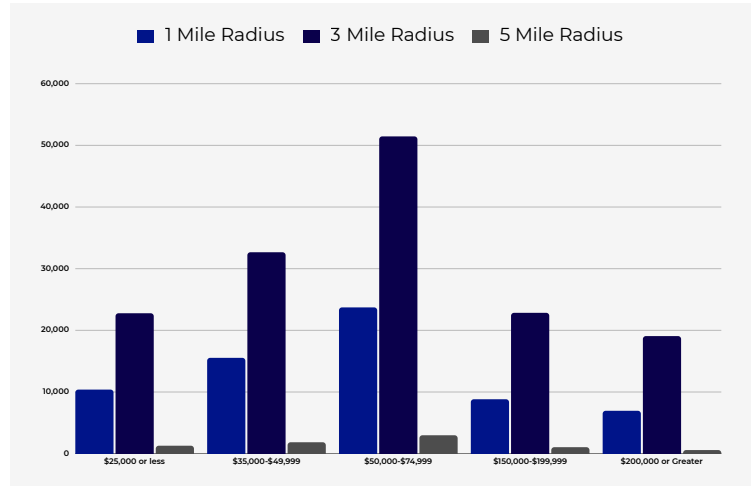
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	55,005	472,142	1,053,216
2010 Population	60,722	498,216	1,088,308
2025 Population	61,375	490,048	1,061,546
2030 Population	60,389	481,283	1,045,458
2025 African American	9,353	80,180	197,866
2025 American Indian	1,462	12,153	27,431
2025 Asian	264	2,876	17,515
2025 Hispanic	50,696	395,843	807,402
2025 Other Race	36,508	276,579	552,760
2025 White	5,294	46,360	108,583
2025 Multiracial	8,449	71,320	155,623
2025-2030: Population: Growth Rate	-1.60%	-1.80%	-1.50%

## POPULATION

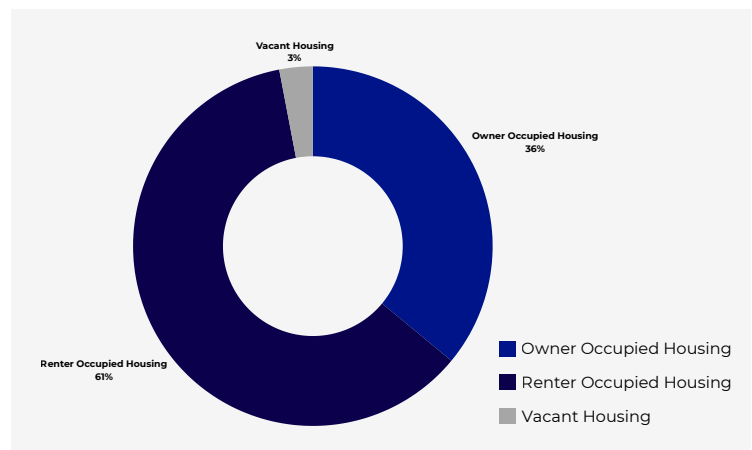


2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,710	17,015	35,589
\$15,000-\$24,999	1,289	10,391	22,771
\$25,000-\$34,999	1,280	11,564	24,686
\$35,000-\$49,999	1,850	15,539	32,664
\$50,000-\$74,999	2,984	23,719	51,452
\$75,000-\$99,999	2,361	17,623	39,104
\$100,000-\$149,999	2,184	18,941	45,868
\$150,000-\$199,999	1,050	8,824	22,840
\$200,000 or greater	584	6,954	19,067
Median HH Income	\$62,166	\$60,996	\$64,450
Average HH Income	\$77,302	\$79,180	\$84,742

## 2025 HOUSEHOLD INCOME



## 2025 OWN VS. RENT - 1 MILE RADIUS



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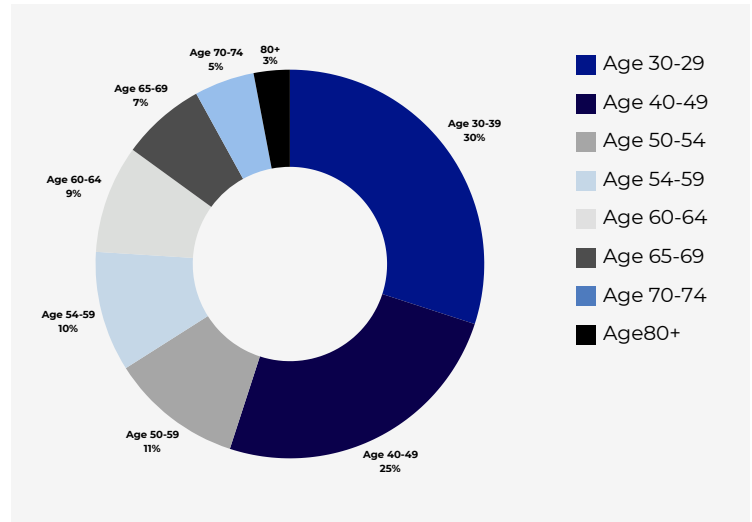
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# MEDICAL BUILDING GENERAL DEMOGRAPHICS



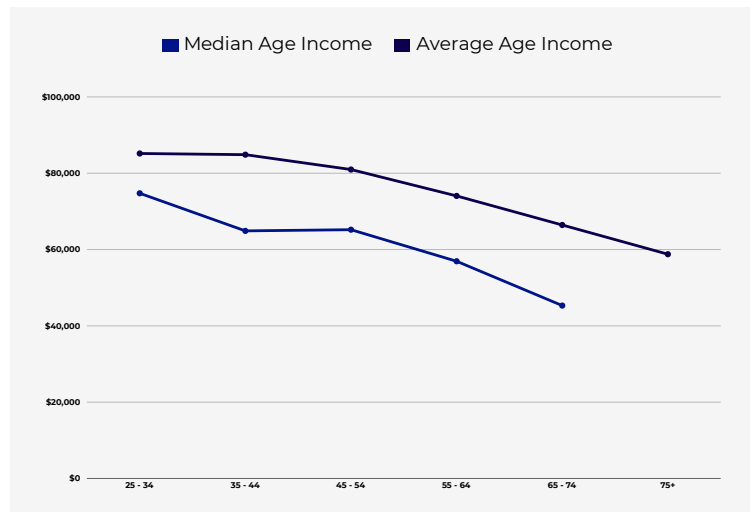
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	5,022	40,239	87,219
2025 Population Age 35-39	4,190	33,858	73,411
2025 Population Age 40-44	3,913	31,462	68,055
2025 Population Age 45-49	3,693	29,717	64,464
2025 Population Age 50-54	3,380	28,171	62,327
2025 Population Age 55-59	3,148	26,144	58,749
2025 Population Age 60-64	2,767	23,054	52,705
2025 Population Age 65-69	2,227	19,229	44,230
2025 Population Age 70-74	1,509	13,996	33,128
2025 Population Age 75-79	870	8,417	20,873
2025 Population Age 80-84	476	4,780	12,489
2025 Population Age 85+	415	3,958	10,467
2025 Population Age 18+	44,645	362,322	804,674
2025 Median Age	31	32	33
2030 Median Age	32	33	35

## 2025 POPULATION BY AGE



2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$74,741	\$71,819	\$73,918
Average Household Income 25-34	\$85,172	\$85,331	\$88,106
Median Household Income 35-44	\$64,890	\$64,449	\$71,174
Average Household Income 35-44	\$84,862	\$88,008	\$95,563
Median Household Income 45-54	\$65,202	\$66,130	\$73,585
Average Household Income 45-54	\$80,971	\$85,854	\$93,869
Median Household Income 55-64	\$56,928	\$55,996	\$62,608
Average Household Income 55-64	\$74,049	\$76,110	\$85,203
Median Household Income 65-74	\$45,313	\$44,044	\$48,577
Average Household Income 65-74	\$66,432	\$68,065	\$73,654
Average Household Income 75+	\$58,775	\$58,168	\$61,659

## 2025 INCOME BY AGE - 1 MILE



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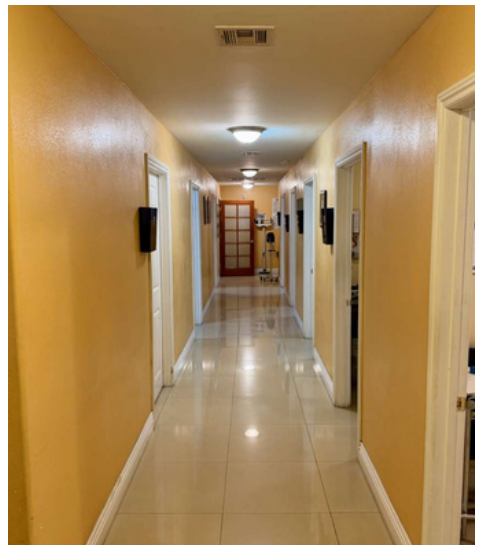
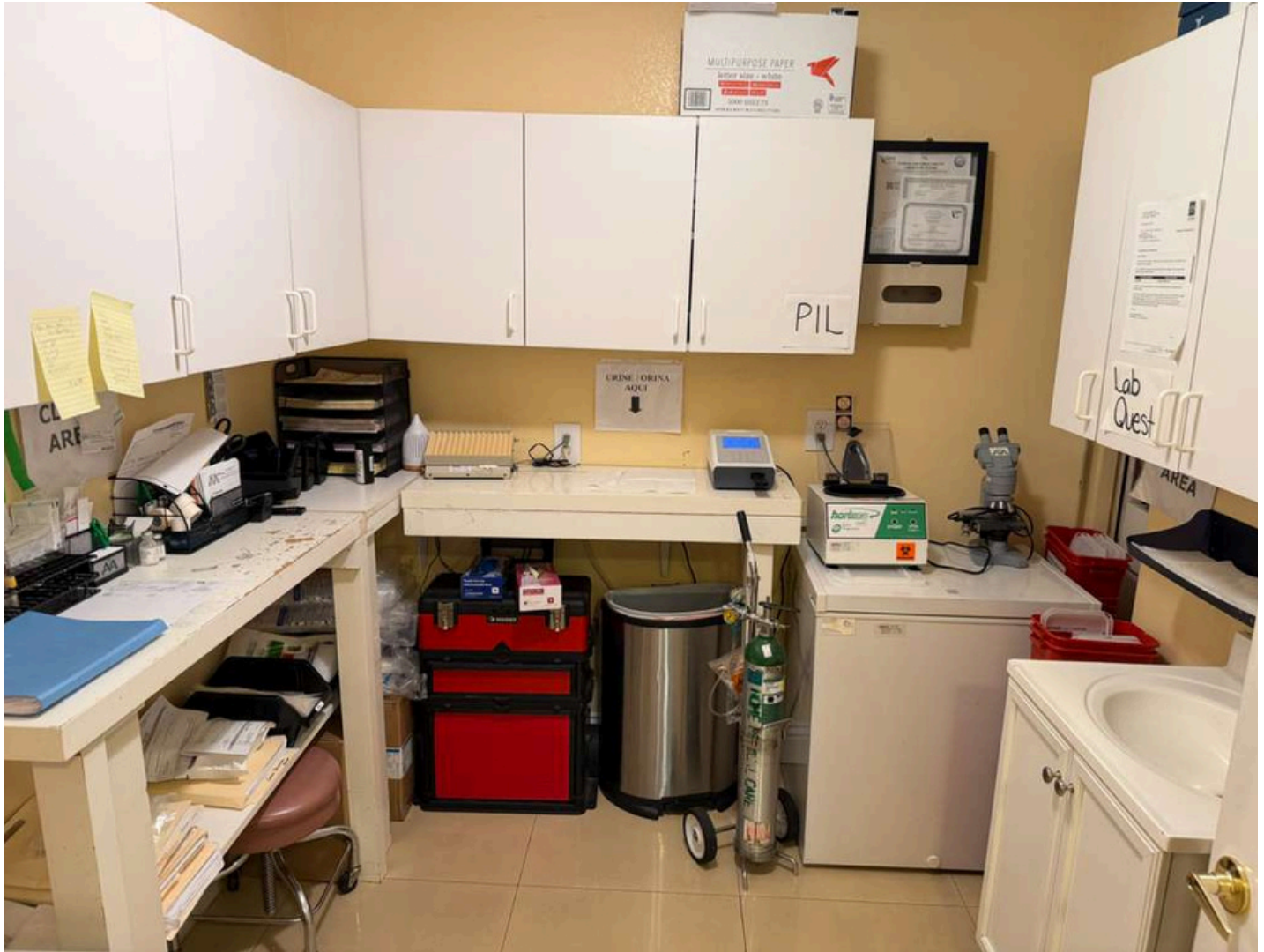
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# MEDICAL BUILDING INTERIOR PHOTOS



# PEAK COMMERCIAL

In 1991, two respected leaders in the Southern California real estate community established Peak Companies as an investment vehicle for real estate private equity opportunities. They realized the opportunity to offer their expertise, reserved for maintaining their own successful portfolio of business, to the rest of the real estate investment community.

In the years to follow, the organization assembled an unparalleled suite of real estate services that delivers innovative solutions to both real estate investors and consumers alike. Operating as the Peak Companies, this multi-entity brand is recognized in the market as a “one-stop-shop” for “Everything Real Estate.”

## BROKERAGE

Peak Commercial, Inc. is a full-service, professionally dedicated real estate brokerage headquartered in Woodland Hills, California with three additional offices in Southern California. Peak Commercial's management and agent team prides itself on a depth of experience spanning local, national, and international commercial markets. This includes a proven track record in successful closings for all property types.

What differentiates Peak Commercial from other commercial brokerages is its affiliation with the Peak Companies. It's comprehensive service offerings comprised of commercial financing, insurance, escrow, and 1031 exchange services deliver an integrated set of resources for investors.



## HEADQUARTERS

Peak Professional Plaza  
5900 Canoga Ave, Suite 110  
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## CONTACT INFO

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