

42239 & 42247 SIERRA HIGHWAY

Los Angeles, CA 93535

syuzisells.com

SIERRA HWY

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JOHN HART
COMMERCIAL · RE

42239 & 42247 SIERRA HIGHWAY



~1,384 SQFT RBA



~27,182 SQFT LOT



LRC3 ZONING



APN
3128-014-009

42239 & 42247 SIERRA HIGHWAY

ATTENTION INVESTORS AND BUSINESS OWNERS!

Unleash your creativity with this expansive 27,182 square foot property. Featuring multiple units, this versatile space offers endless possibilities. Ideally located near a variety of businesses such as auto shops, motels, and construction companies, it ensures steady foot traffic and convenience. With great signage and lots of visibility, your business will thrive in this high-traffic area. A new fence has been added around the perimeter of the property, enhancing security and curb appeal. Just steps away from a gas station and a short walk to the courthouse, this prime location is perfect for your next investment opportunity or your business growth.



ACCESSIBILITY

Great Location on
Sierra Hwy



FENCING

New Fence
Around Perimeter



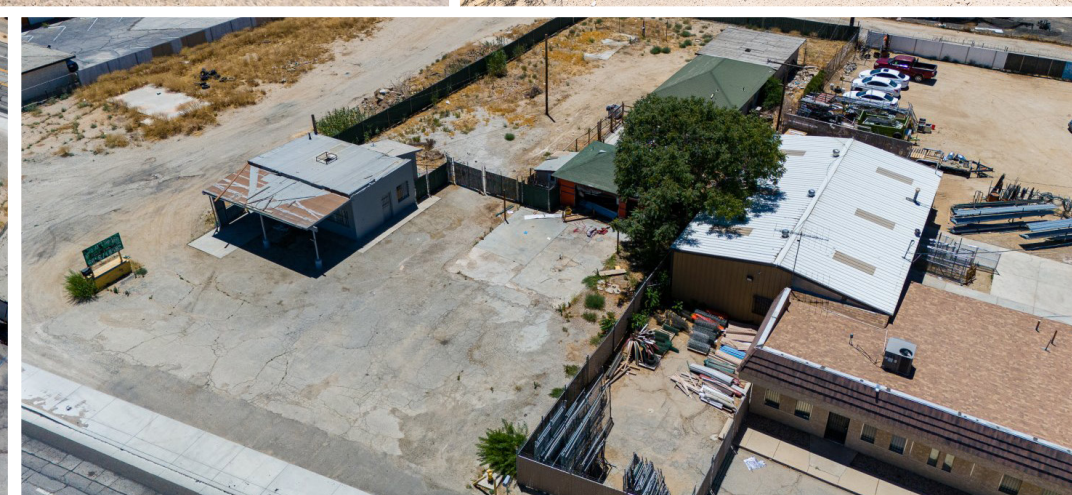
SIGNAGE

Great Visibility +
Signage




LOT

Large Lot
27,182 SQFT



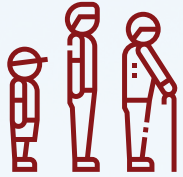



42347 SIERRA HWY

DEMOGRAPHICS

OVERVIEW

In 2021, Los Angeles, CA experienced a population growth to 172,000 people with a median age of 33.3 and a median household income of \$61,454, witnessing a 8.96% increase in population and a 5.21% rise in median household income from 2020. The city's demographics are primarily composed of White (Non-Hispanic), White (Hispanic), Black or African American (Non-Hispanic), Other (Hispanic), and Two+ (Hispanic) ethnic groups, with English being the predominant language spoken at home, while the majority of residents are U.S. citizens.



33

MEDIAN AGE



~61k

POPULATION



55%

RATE
OF HOMEOWNERSHIP



~\$78k

AVERAGE
HOUSEHOLD INCOME



2.75%

YEAR GROWTH
IN INCOME

2020 TO 2021



9.46%

YEAR-OVER-
YEAR GROWTH

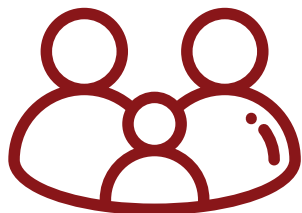
FEB 2022 - FEB 2023



95%

U.S. CITIZENS

DEMOGRAPHICS



**MAJORITY
FAMILY-OCCUPIED**



**MAJORITY
ATTENDED HIGH SCHOOL**

	5 MILE 2023 PER CAPITA	5 MILE 2023 AVG HOUSEHOLDS
EDUCATION & DAYCARE	\$562	\$1,770
HEALTH CARE	\$447	\$1,407
TRANSPORTATION & MAINTENANCE	\$2,603	\$8,193
HOUSEHOLD	\$442	\$1,391
FOOD & ALCOHOL	\$2,811	\$8,846
ENTERTAINMENT, HOBBIES & PETS	\$1,433	\$4,509
APPAREL	\$567	\$1,785

TRAFFIC

COLLECTION STREET	CROSS STREET	TRAFFIC VOLUME	DISTANCE FROM PROPERTY
SIERRA HWY	E AVE S	21,102	0.04 mi
E AVE M	VALLEY LINE RD E	22,321	0.35 mi
COLUMBIA WAY	-	24,319	0.38 mi
4TH ST E	E AVE L-12 N	5,870	0.41 mi
4TH ST E	E AVE L-8 S	5,797	0.43 mi
SIERRA HWY	W AVE L-4 S	16,900	0.50 mi
VALLEY LINE RD	E AVE L 4 S	6,468	0.51 mi
W AVE M	6TH ST W W	20,630	0.64 mi
E AVE L	3RD ST E E	27,365	0.67 mi
E AVE L-8	7TH ST E E	497	0.70 mi

AREA LAYOUT

The properties at 42239 and 42247 Sierra Highway in Los Angeles, CA, comprise a commercial listing featuring three units across two buildings, with a total of 2,751 square feet of structure on a 27,182 square foot lot. This location is ideal for investors and is situated near various businesses such as auto shops, motels, and construction companies, with convenient proximity to a gas station and the courthouse



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