

# 1041

# N MCCADDEN PL LOS ANGELES, CA 90038

## OWNER USER OPPORTUNITY FOR SALE



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**CBRE**

Hollywood



**ASKING PRICE:** \$3,750,000

**BUILDING:** ±5,350 SF Ground Floor  
plus ±400 SF Mezzanine

**LAND:** ±5,732 SF

**APN:** 5532-027-001

**ZONING:** LAM1

## *Retail Opportunity For Sale*



Prominent Free Standing Building with a Secured Entrance



Situated in the Hollywood Design district amongst sought after furniture/ design and art gallery tenants that include Ralph Pucci, Apparatus, Regen Projects, BDDW, JF Chen, Holly Hunt, and more to come!



Parking Available Across the Street at \$190/Mo. Per Car and with Neighbor at \$247.50/Mo. Per Car





# THE AREA

CENTURY CITY

HOLLY HUNT

ANAWALT LUMBER

BDDW

APPARATUS

RALPH PUCCI

1041 N MCCADDEN PL

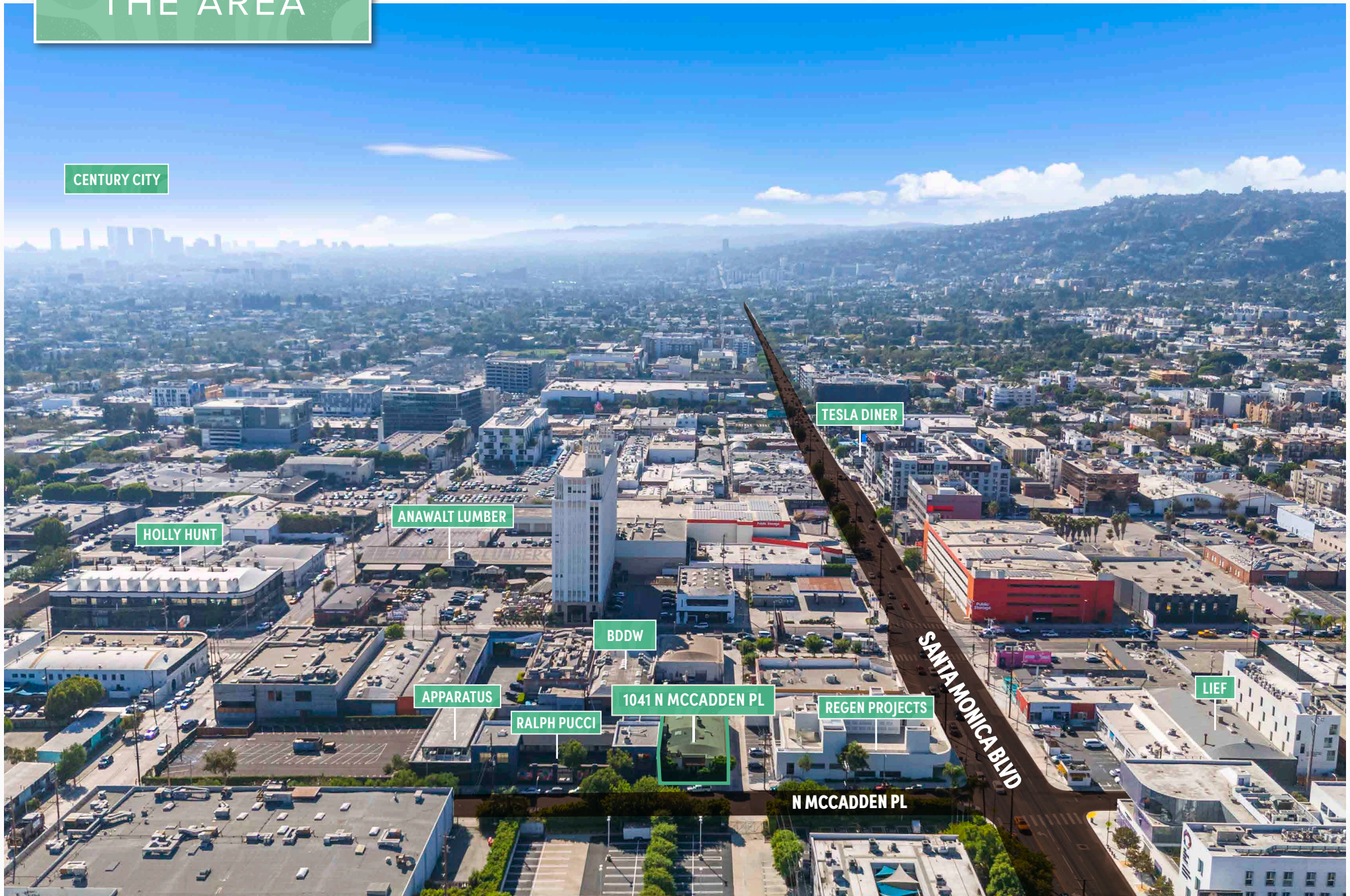
REGEN PROJECTS

N MCCADDEN PL

TESLA DINER

LIEF

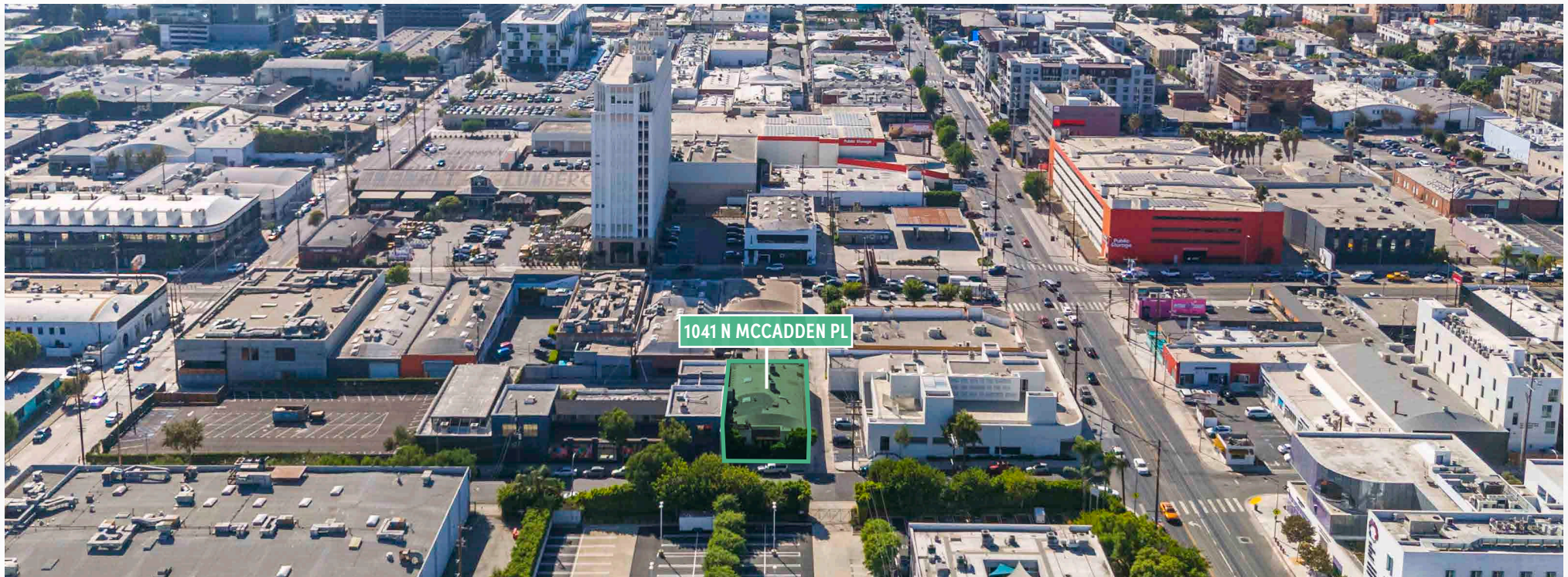
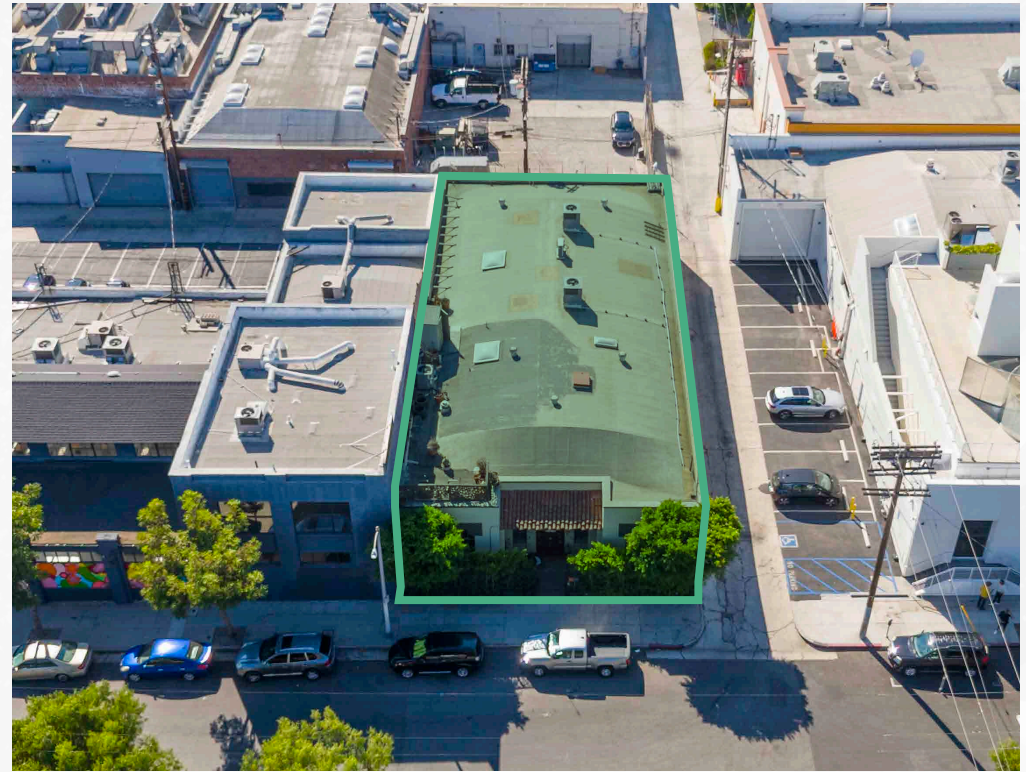
SANTA MONICA BLVD





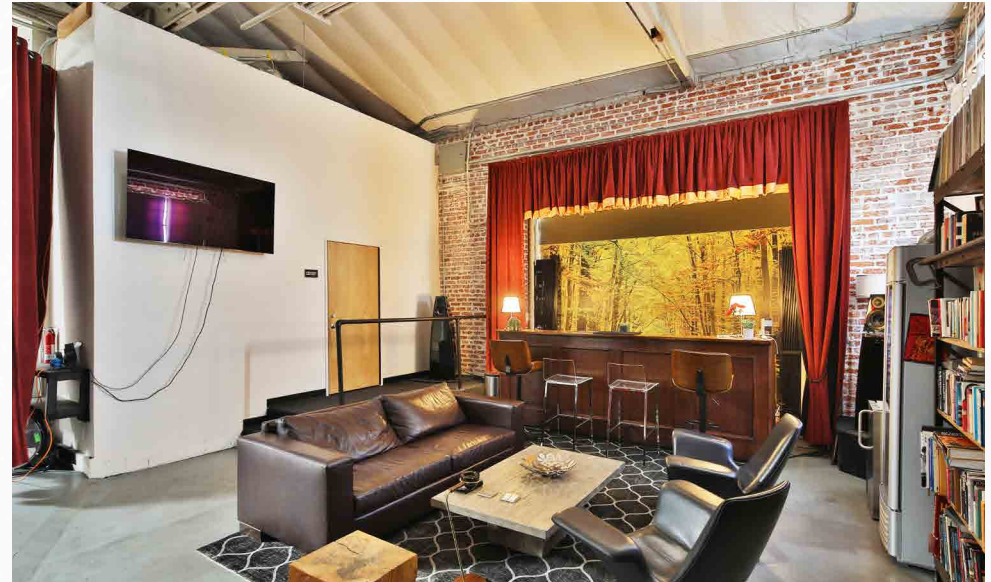
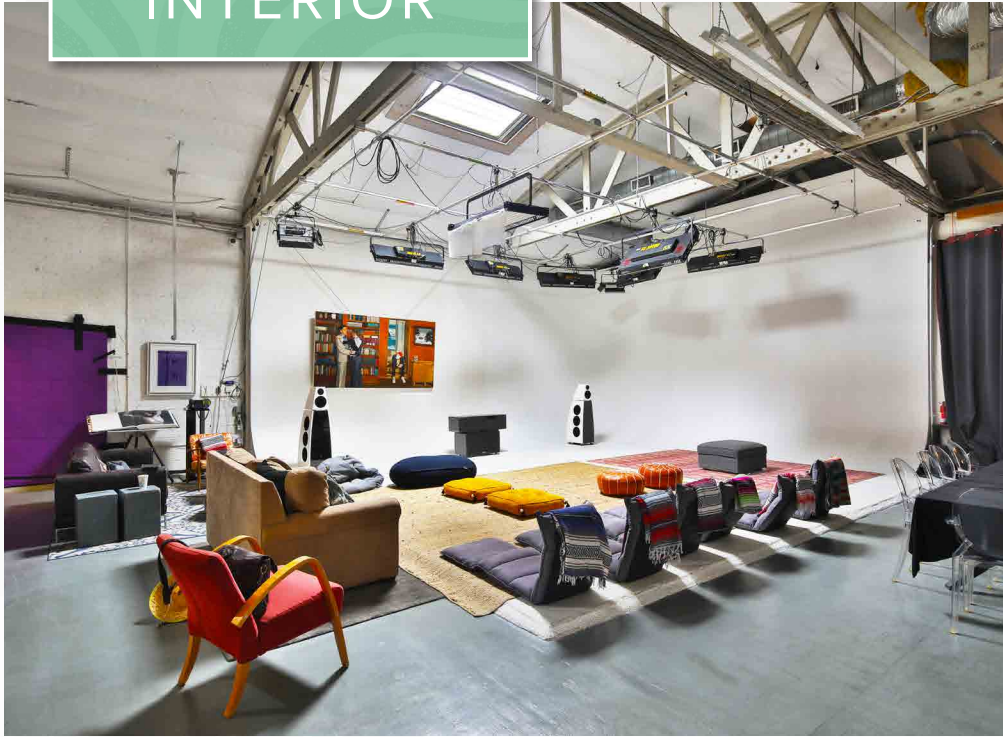
# *Hollywood Design District*

Situated in the heart of the Hollywood Design District, 1041 N McCadden Pl benefits from an exceptional location surrounded by the dense furniture, design, and media complex that defines central Hollywood. Adjacent co-tenants include APPARATUS, Ralph Pucci, Holly Hunt, Regen Projects, BDDW, JF Chen, and more.





# INTERIOR

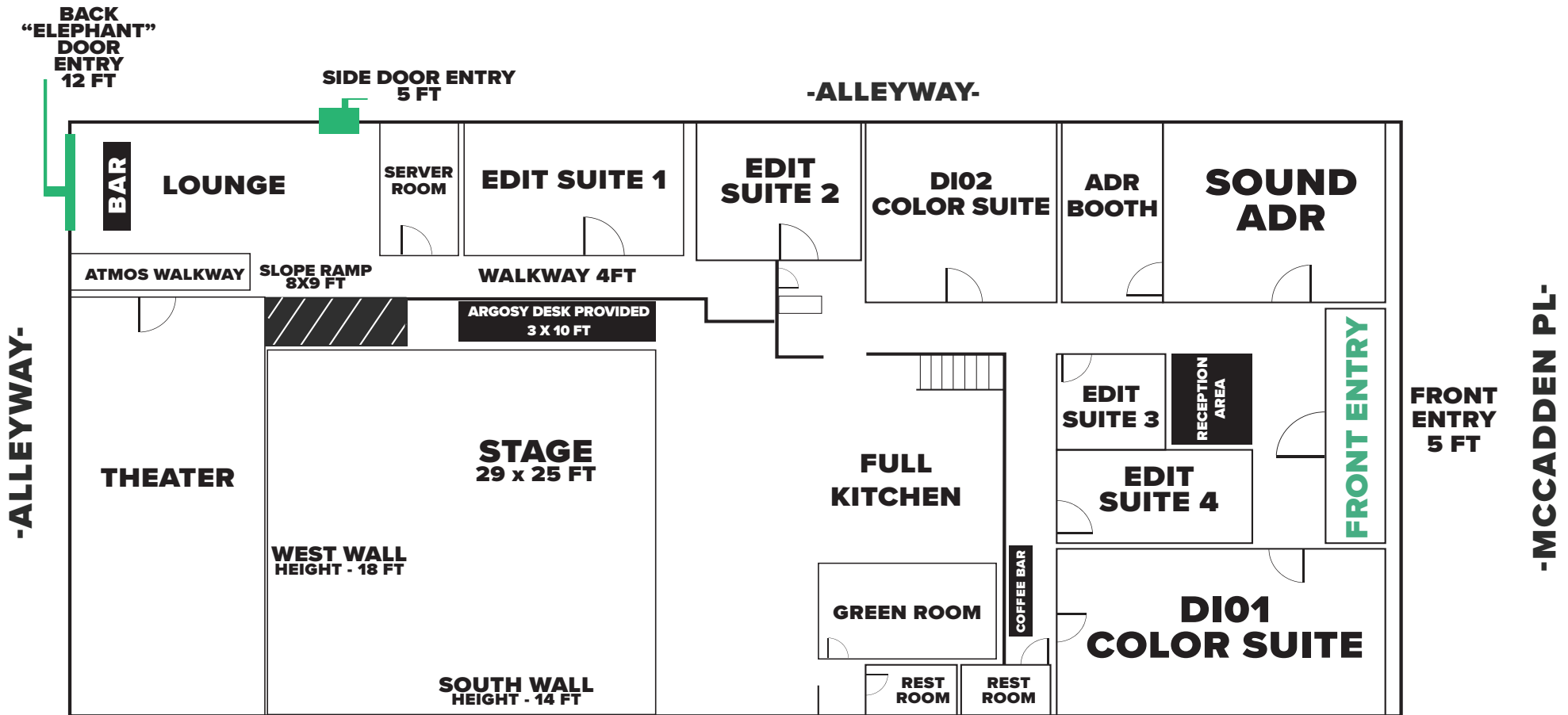




# INTERIOR



# FLOOR PLAN





# THE AREA

DOWNTOWN LA

SUNSET LAS  
PALMAS STUDIOS

MOTHERS MARKET  
STEREOSCOPE COFFEE  
[SOLIDCORE] HOLLYWOOD

1041 N MCCADDEN PL

RALPH PUCCI

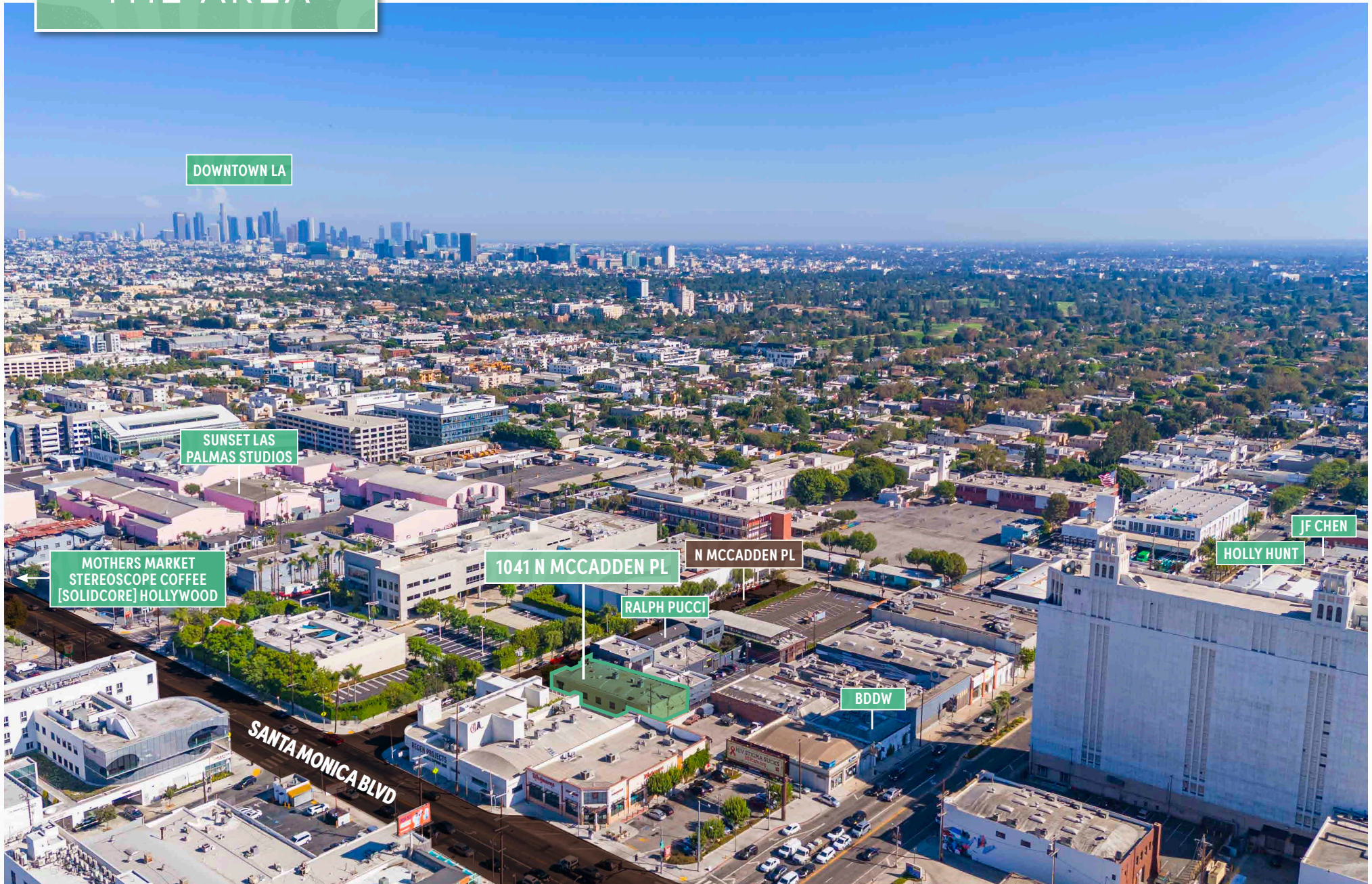
N MCCADDEN PL

BDDW

HOLLY HUNT

JF CHEN

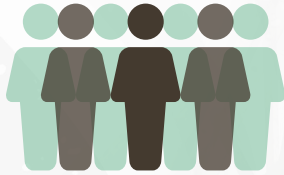
SANTA MONICA BLVD





# LOS ANGELES

19,544  
RESIDENTS



36.6  
MEDIAN AGE



80.5%  
RENT



8.7%  
OWN



32,273  
TOTAL  
HOUSEHOLDS

\$113k  
AVERAGE HOUSEHOLD  
INCOME

\$1.51M  
MEDIAN VALUE OF  
OWNER OCCUPIED  
HOUSING UNITS



# DEMOGRAPHICS



## DEMOGRAPHIC BRIEF

1 MILE

3 MILES

5 MILES

### POPULATION

2024 Population - Current Year Estimate	55,517	394,736	939,310
2029 Population - Five Year Projection	56,388	399,068	948,073
2020 Population - Census	53,066	399,680	950,541
2010 Population - Census	49,742	399,483	952,844
2020-2024 Annual Population Growth Rate	0.86%	-0.24%	-0.23%
2024-2029 Annual Population Growth Rate	0.31%	0.22%	0.19%



### HOUSEHOLDS

2024 Households - Current Year Estimate	32,273	202,520	429,800
2029 Households - Five Year Projection	33,636	209,986	444,999
2020 Households - Census	29,665	196,449	417,239
2010 Households - Census	26,616	186,681	396,619
2020-2024 Compound Annual Household Growth Rate	1.62%	0.58%	0.57%
2024-2029 Annual Household Growth Rate	0.83%	0.73%	0.70%
2024 Average Household Size	1.67	1.91	2.14



### HOUSEHOLD INCOME

2024 Average Household Income	\$113,188	\$130,524	\$128,509
2029 Average Household Income	\$122,715	\$142,777	\$141,086
2024 Median Household Income	\$73,084	\$79,094	\$78,190

## DEMOGRAPHIC BRIEF

1 MILE

3 MILES

5 MILES

### HOUSEHOLD INCOME

2029 Median Household Income	\$78,826	\$87,952	\$87,184
2024 Per Capita Income	\$65,537	\$66,961	\$58,864
2029 Per Capita Income	\$72,887	\$75,101	\$66,279



### HOUSING UNITS

2024 Housing Units	36,218	221,740	468,309
2024 Vacant Housing Units	3,945	19,220	38,509
2024 Occupied Housing Units	32,273	202,520	429,800
2024 Owner Occupied Housing Units	3,134	36,068	91,738
2024 Renter Occupied Housing Units	29,139	166,452	338,062



### EDUCATION

2024 Population 25 and Over	45,397	316,216	720,103
HS and Associates Degrees	14,828	104,733	250,826
Bachelor's Degree or Higher	27,372	178,299	360,332



### PLACE OF WORK

2024 Businesses	4,946	29,611	62,216
2024 Employees	38,358	245,707	509,515



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Hollywood