

Multi-Family For Sale



Sid Lao & Associates

1521 Vandagriff Way Corona, CA 92883 | 951-399-9989

5 Units Multi-Family

1491 Stadium Way, Los Angeles, CA, 90012

Multi-Family For Sale

Prepared on June 29, 2026



Listing Details | Multi-Family For Sale

Total Available Space	3,296 SF
Asking Price	\$998,888
Listing Price Per SF	-
Cap Rate (Actual)	1.71%
NOI	\$17,128
Total Income	\$44,389
Total Expenses	\$27,261
Investment	Yes
Signage	Free-Standing

Show Instructions	Call broker
Vacant	No
Available Date	Now
Days On Market	3 days
Date Listed	6/26/2026
Last Modified	-
Listing ID	6a42a52d393d2c79cc8...
Parking Spaces	-

Description

5 Units Multi-Family
100% Occupancy
Adjacent to Dodger Stadium

Property Details

Number of Units	-
Property Type	Multi-Family
Sub Type	-
Zoning	LAR3
Building Status	Existing
Building Size	3,296 SF
Land Size	0.13 Acres / 5,489 SF

Year Built	1974
Primary Construction	-
Occupancy Type	-
Parcels	5415-017-013
Legal Owner	Stadium Way Property ...
Submarket	AIR - Outlying Los Ange...
County	Los Angeles

Contact



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1491 Stadium Way



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**Parcel
Aerial**



1491 Stadium Way

1491 Stadium Way
Los Angeles, CA 90012



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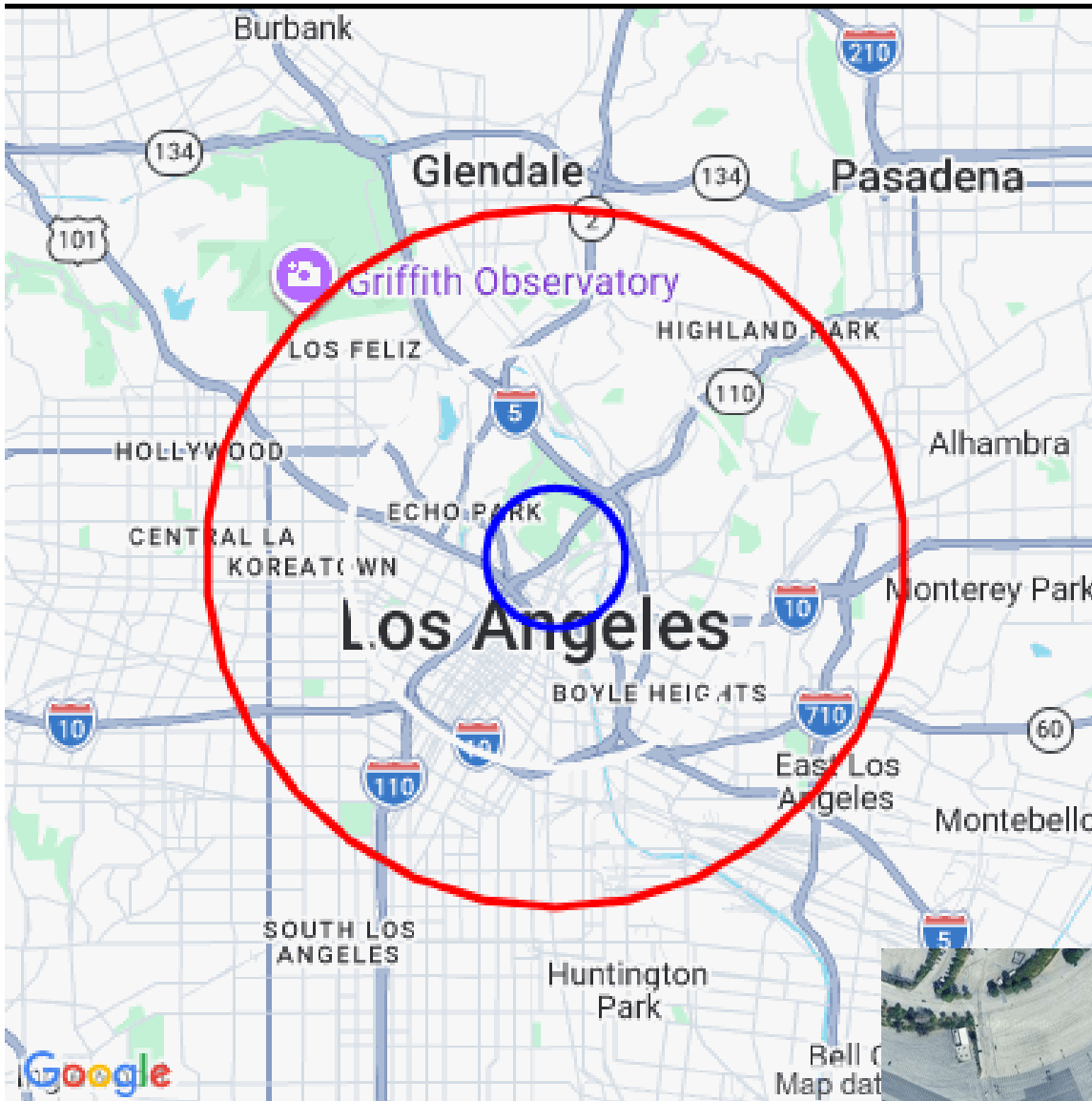
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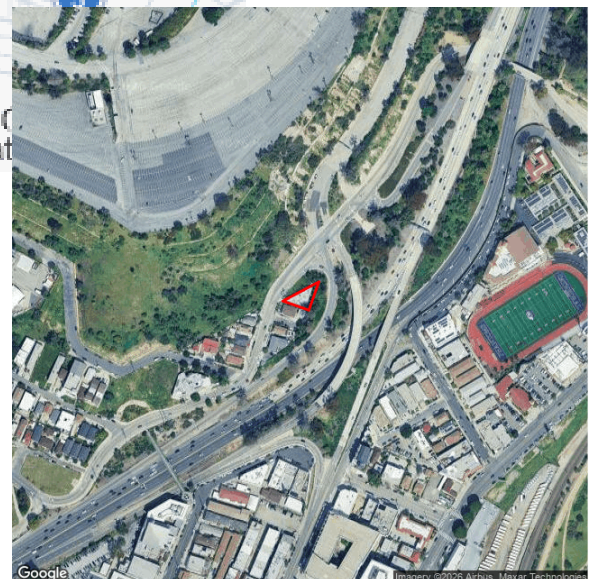
Demographic Report



1491 Stadium Way

Population

Distance	Male	Female	Total
1- Mile	9,816	10,412	20,228
3- Mile	157,846	145,477	303,323
5- Mile	474,147	446,506	920,653



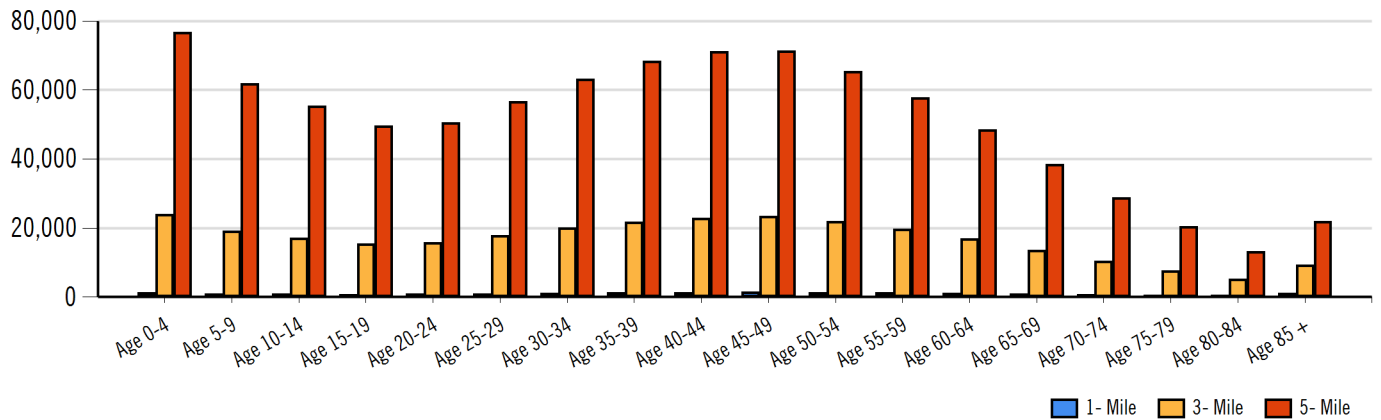
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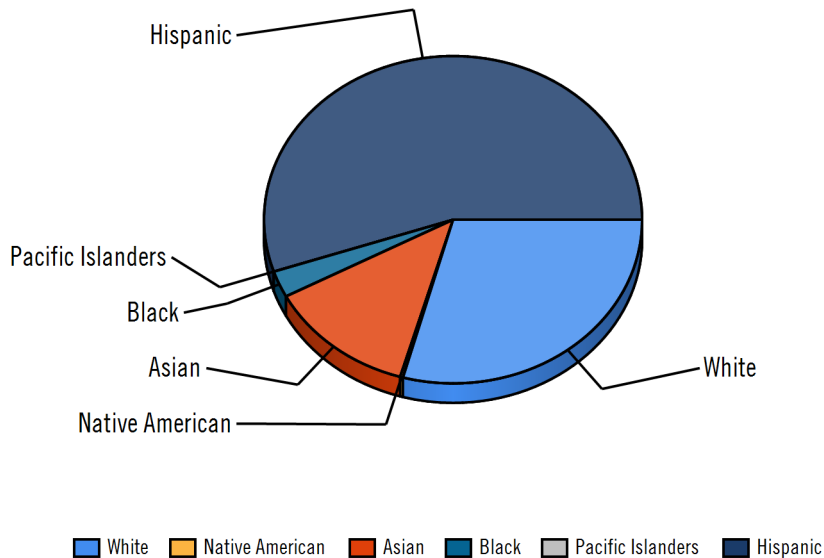
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Population by Distance and Age (2020)



Ethnicity within 5 miles



Home Ownership 1 Mile



Home Ownership 3 Mile



Home Ownership 5 Mile



Employment by Distance

Distance	Employed	Unemployed	Unemployment Rate
1-Mile	8,364	445	3.22 %
3-Mile	140,881	7,926	4.92 %
5-Mile	439,950	26,353	5.37 %



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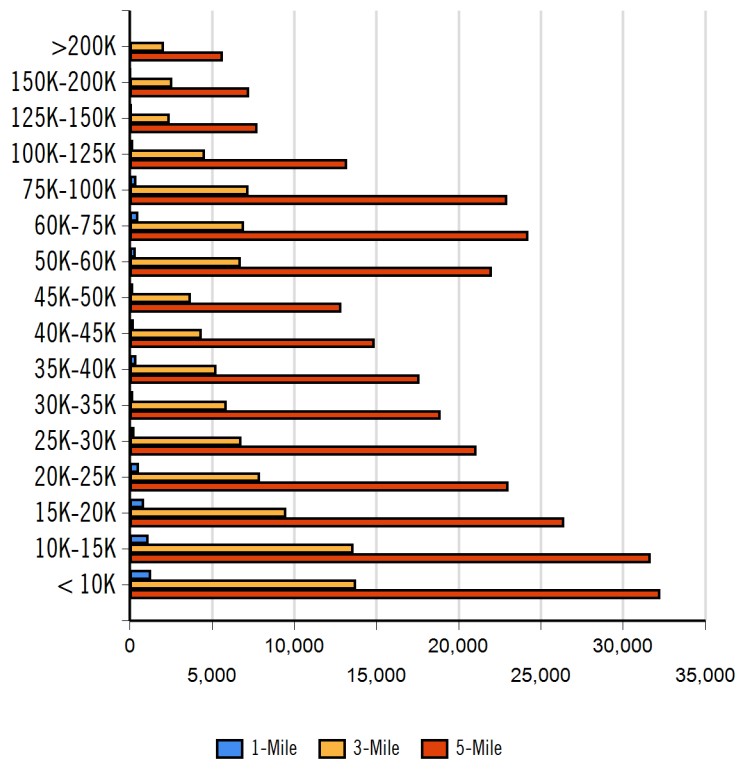
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Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportaion	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	53	25	317	1,072	617	1,044	203	238	995	1,044	1,449	310	778
3-Mile	472	156	9,889	22,477	5,695	14,095	5,052	5,280	17,933	22,533	17,751	3,316	12,728
5-Mile	2,061	507	33,589	58,554	17,280	45,563	17,401	15,643	49,030	77,816	54,347	9,184	46,875

Household Income



Radius	Median Household Income
1-Mile	\$42,209.74
3-Mile	\$40,432.69
5-Mile	\$42,771.26

Radius	Average Household Income
1-Mile	\$45,996.58
3-Mile	\$49,445.60
5-Mile	\$50,162.91

Radius	Aggregate Household Income
1-Mile	\$237,143,954.33
3-Mile	\$4,777,477,846.44
5-Mile	\$14,658,774,132.37

Education

	1-Mile	3-mile	5-mile
Pop > 25	15,137	211,436	626,074
High School Grad	2,186	30,900	99,016
Some College	1,923	27,015	86,427
Associates	1,390	11,066	27,641
Bachelors	1,012	18,781	63,729
Masters	342	6,861	22,532
Prof. Degree	157	3,777	11,765
Doctorate	85	2,659	6,541

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	48 %	53 %	48 %
Teen's	42 %	71 %	77 %
Expensive Homes	0 %	5 %	14 %
Mobile Homes	1 %	2 %	3 %
New Homes	3 %	19 %	21 %
New Households	53 %	108 %	113 %
Military Households	0 %	5 %	7 %
Households with 4+ Cars	28 %	46 %	62 %
Public Transportation Users	235 %	441 %	407 %
Young Wealthy Households	42 %	92 %	90 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.



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Expenditures

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	245,934,662		4,178,203,387		12,488,116,096	
Average annual household	40,623		41,630		41,880	
Food	5,490	13.51 %	5,583	13.41 %	5,597	13.36 %
Food at home	3,665		3,735		3,746	
Cereals and bakery products	516		529		531	
Cereals and cereal products	188		191		191	
Bakery products	327		338		339	
Meats poultry fish and eggs	752		762		763	
Beef	171		174		175	
Pork	136		137		138	
Poultry	144		146		146	
Fish and seafood	125		124		123	
Eggs	62		62		62	
Dairy products	362		370		370	
Fruits and vegetables	737		748		751	
Fresh fruits	104		108		108	
Processed vegetables	142		146		147	
Sugar and other sweets	131		135		136	
Fats and oils	114		117		118	
Miscellaneous foods	696		706		707	
Nonalcoholic beverages	317		325		326	
Food away from home	1,825		1,847		1,851	
Alcoholic beverages	268		279		281	
Housing	15,166	37.33 %	15,504	37.24 %	15,586	37.22 %
Shelter	9,142		9,348		9,393	
Owned dwellings	4,902		5,120		5,183	
Mortgage interest and charges	2,398		2,515		2,544	
Property taxes	1,635		1,713		1,736	
Maintenance repairs	868		891		903	
Rented dwellings	3,654		3,568		3,550	
Other lodging	586		659		659	
Utilities fuels	3,634		3,722		3,757	
Natural gas	332		337		341	
Electricity	1,493		1,529		1,541	
Fuel oil	125		134		136	
Telephone services	1,114		1,143		1,156	
Water and other public services	567		576		581	
Household operations	992	2.44 %	1,014	2.44 %	1,020	2.44 %
Personal services	286		287		287	
Other household expenses	706		727		732	
Housekeeping supplies	515		531		530	
Laundry and cleaning supplies	145		148		148	
Other household products	288		299		300	
Postage and stationery	81		82		81	
Household furnishings	881		888		884	
Household textiles	67		69		67	
Furniture	172		183		180	
Floor coverings	17		19		19	
Major appliances	118		117		121	
Small appliances	77		80		80	
Miscellaneous	427		417		414	
Apparel and services	1,264	3.11 %	1,210	2.91 %	1,197	2.86 %
Men and boys	221		220		217	
Men 16 and over	182		179		177	
Boys 2 to 15	38		40		39	
Women and girls	422		428		425	



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Women 16 and over	352	358	354
Girls 2 to 15	70	70	71
Children under 2	89	88	88

Expenditures (Continued)

	1-Mile	%	3-Mile	%	5-Mile	%
Total Expenditures	245,934,662		4,178,203,387		12,488,116,096	
Average annual household	40,623		41,630		41,880	
Transportation	5,619	13.83 %	5,690	13.67 %	5,741	13.71 %
Vehicle purchases	1,220		1,246		1,252	
Cars and trucks new	583		610		618	
Cars and trucks used	610		607		605	
Gasoline and motor oil	1,825		1,862		1,885	
Other vehicle expenses	2,184		2,185		2,212	
Vehicle finance charges	132		137		141	
Maintenance and repairs	734		750		755	
Vehicle insurance	1,056		1,032		1,051	
Vehicle rental leases	261		264		264	
Public transportation	389		395		390	
Health care	3,082	7.59 %	3,190	7.66 %	3,241	7.74 %
Health insurance	2,076		2,136		2,169	
Medical services	592		629		641	
Drugs	311		319		324	
Medical supplies	101		105		105	
Entertainment	2,379	5.86 %	2,430	5.84 %	2,453	5.86 %
Fees and admissions	406		423		424	
Television radios	906		919		930	
Pets toys	861		890		897	
Personal care products	503		527		529	
Reading	44		47		47	
Education	1,044		1,093		1,067	
Tobacco products	380		393		395	
Miscellaneous	594	1.46 %	641	1.54 %	653	1.56 %
Cash contributions	1,025		1,066		1,094	
Personal insurance	3,760		3,973		3,993	
Life and other personal insurance	123		130		133	
Pensions and Social Security	3,636		3,843		3,859	

Estimated Households					Housing Occupied By		Housing Occupancy		
Distance	Year	Projection	2018	Change	1 Person	Family	Owner	Renter	Vacant
1-Mile	2020	11,076	10,351	3.14 %	3,259	6,289	1,227	9,849	1,479
3-Mile	2020	117,654	109,449	8.61 %	37,422	66,812	21,857	95,797	17,170
5-Mile	2020	323,681	296,358	9.97 %	89,997	199,045	67,654	256,027	36,666
1-Mile	2023	11,370	10,351	5.95 %	3,328	6,477	1,308	10,062	1,531
3-Mile	2023	121,136	109,449	12.71 %	37,819	69,577	23,132	98,004	18,740
5-Mile	2023	335,643	296,358	14.52 %	92,145	207,786	71,829	263,814	38,953



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Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1491 Stadium Way, Los Angeles, CA 90012

CITY, STATE

Los Angeles, CA

POPULATION

711,782

AVG. HH SIZE

3.06

MEDIAN HH INCOME

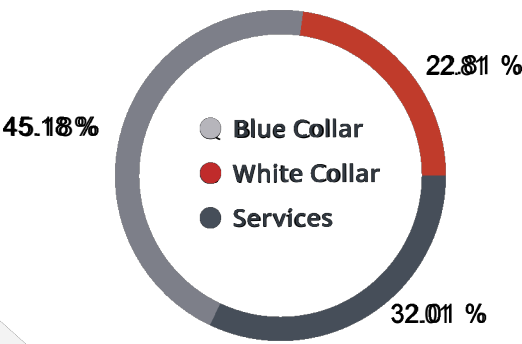
\$46,551

HOME OWNERSHIP

Renters: 177,739

Owners: 54,328

EMPLOYMENT



47.33 %
Employed

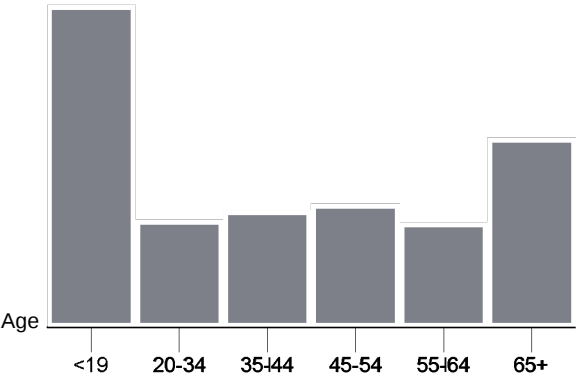
2.83 %
Unemployed

EDUCATION

High School Grad: 15.79 %
Some College: 14.02 %
Associates: 4.72 %
Bachelors: 18.34 %

GENDER & AGE

51.39 %
48.61 %

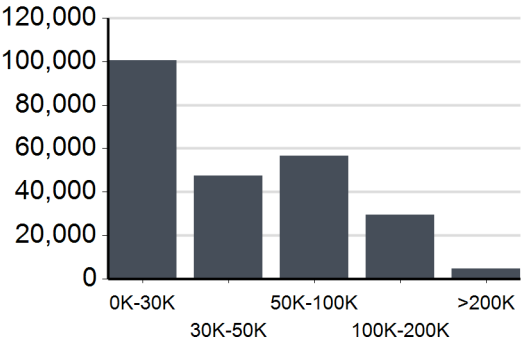


RACE & ETHNICITY

White: 21.41 %
Asian: 17.24 %
Native American: 0.11 %
Pacific Islanders: 0.00 %
African-American: 2.10 %
Hispanic: 37.41 %
Two or More Races: 21.72 %

MOODY'S

INCOME BY HOUSEHOLD



HH SPENDING

