

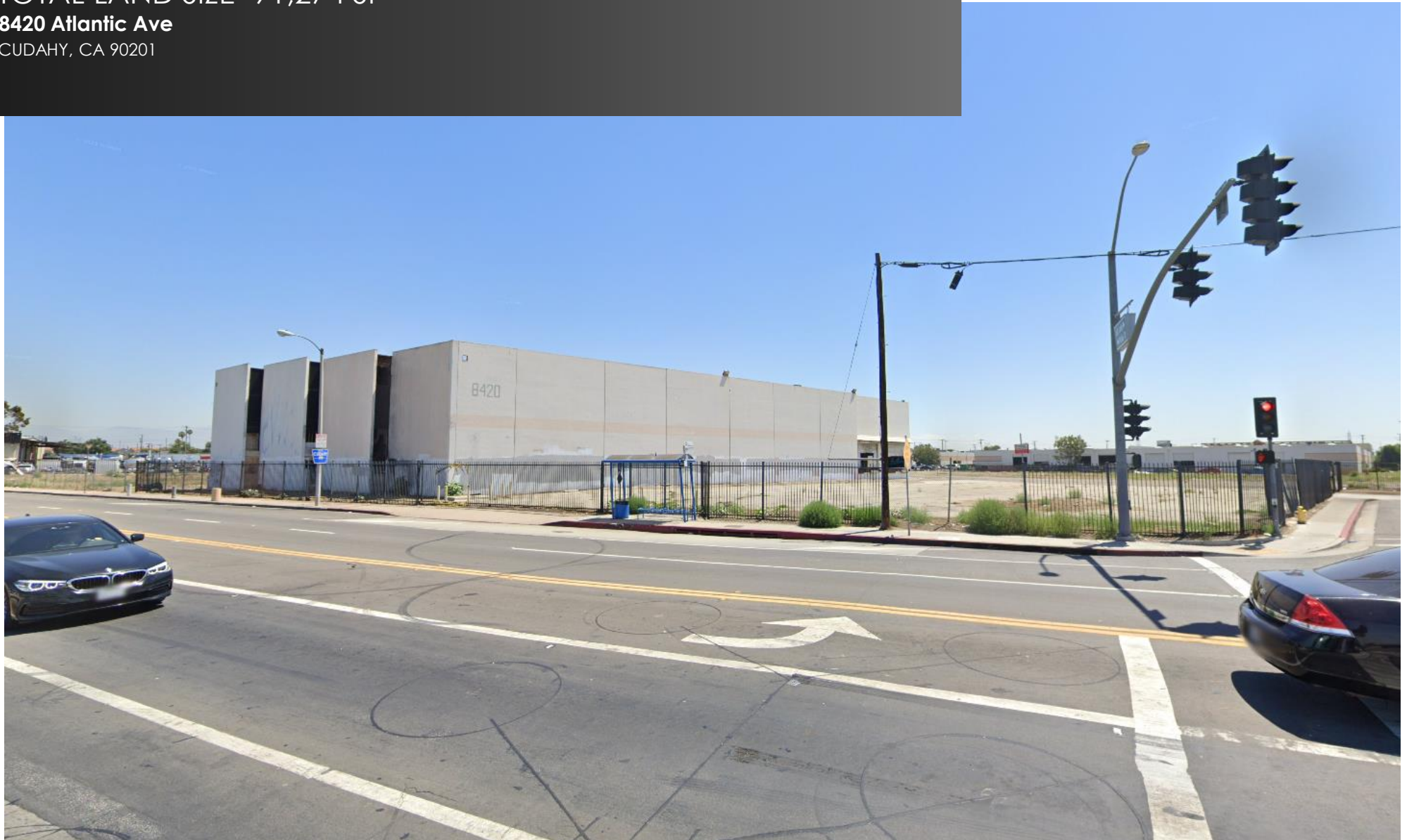
OFFERING MEMORANDUM

# CUDAHY PROPERTY FOR LEASE

TOTAL LAND SIZE- 91,274 SF

8420 Atlantic Ave

CUDAHY, CA 90201



DEODATE  
REAL ESTATE | STRATEGY

10  
YEAR ANNIVERSARY  
2013-2023

# CONTENTS

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## 3 EXECUTIVE SUMMARY

- PROPERTY DETAILS
- ZONING

## 6 LOCATION HIGHLIGHTS

- TRAFFIC COUNT
- NEARBY ATTRACTIONS MAP
- LOCATION SUMMARY
- DEMOGRAPHICS REPORT & MAP
- TRANSIT ACCESSIBILITY

## 10 CONTACT PAGE

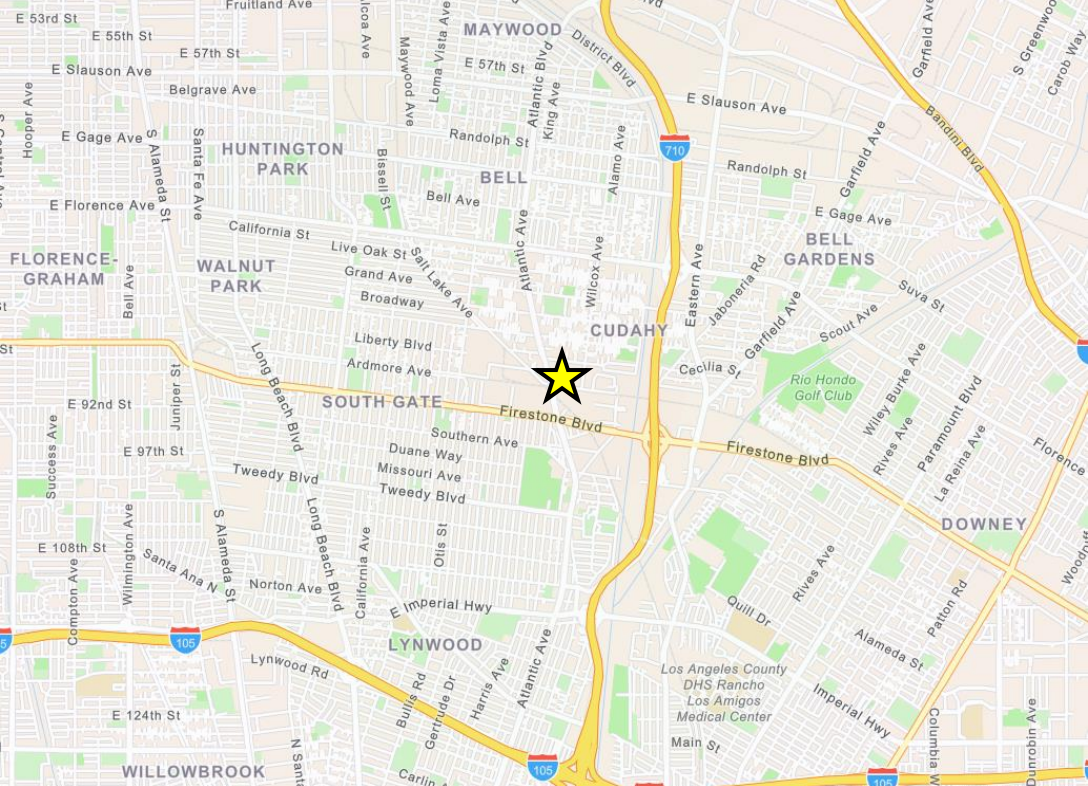
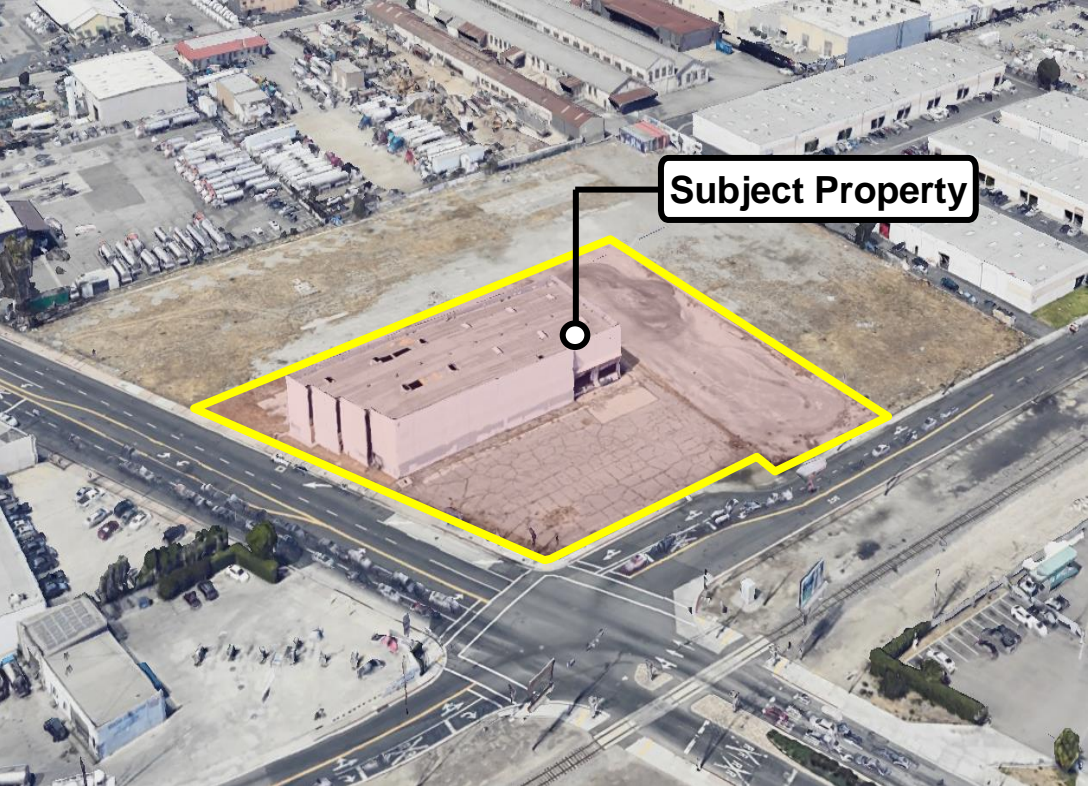




Atlantic Ave

Patata St

# EXECUTIVE SUMMARY

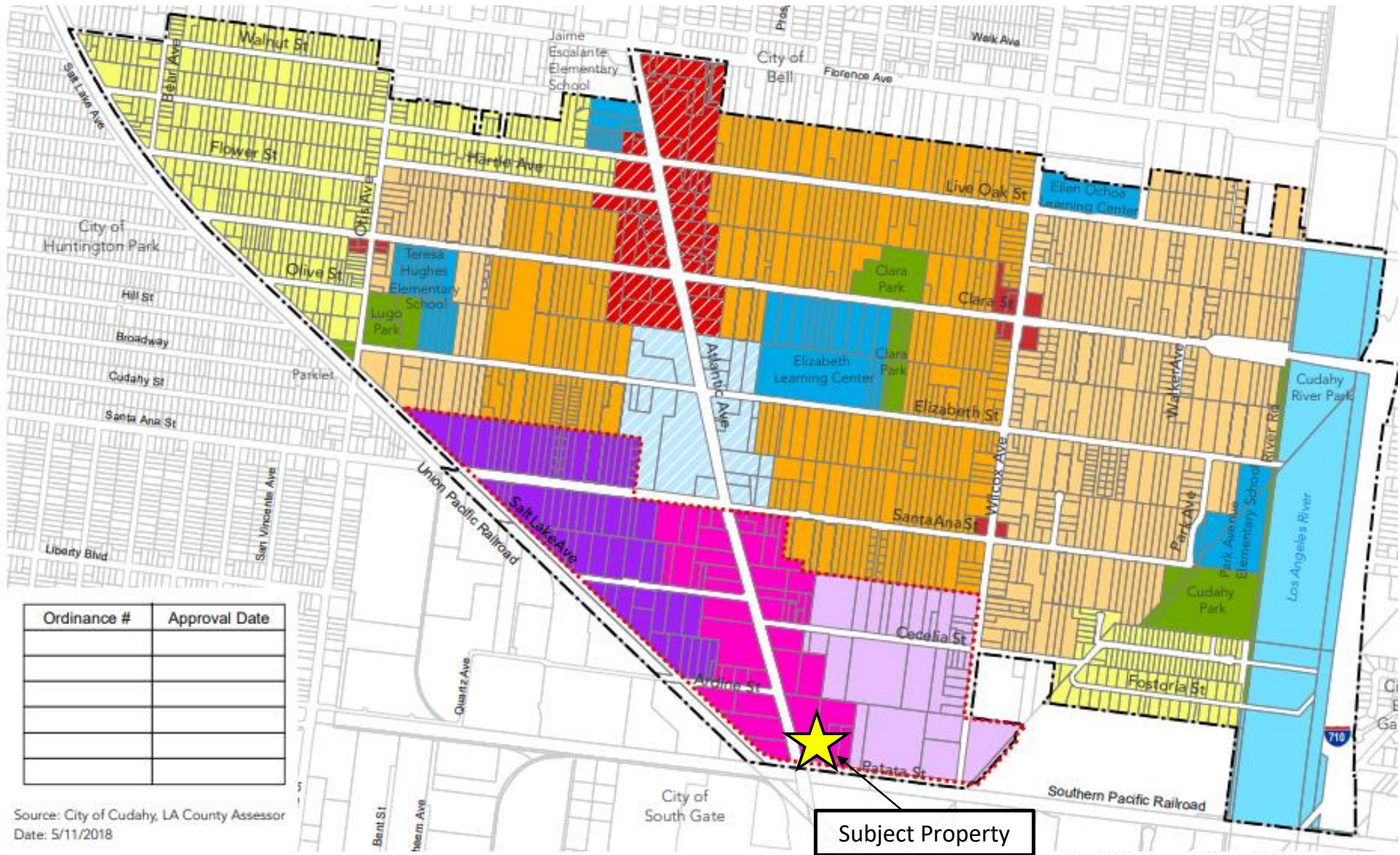


## Property Highlights

- Address: 8420 Atlantic Ave., Cudahy, CA 90201
- APN: 6224-034-045; 6224-034-046; 6224-034-044; 6224-034-043
- Building Size: 19,401 SF
- Total Lot Size: 91,274 SF
- Zoning: ENT (Entertainment)



# Zoning Map



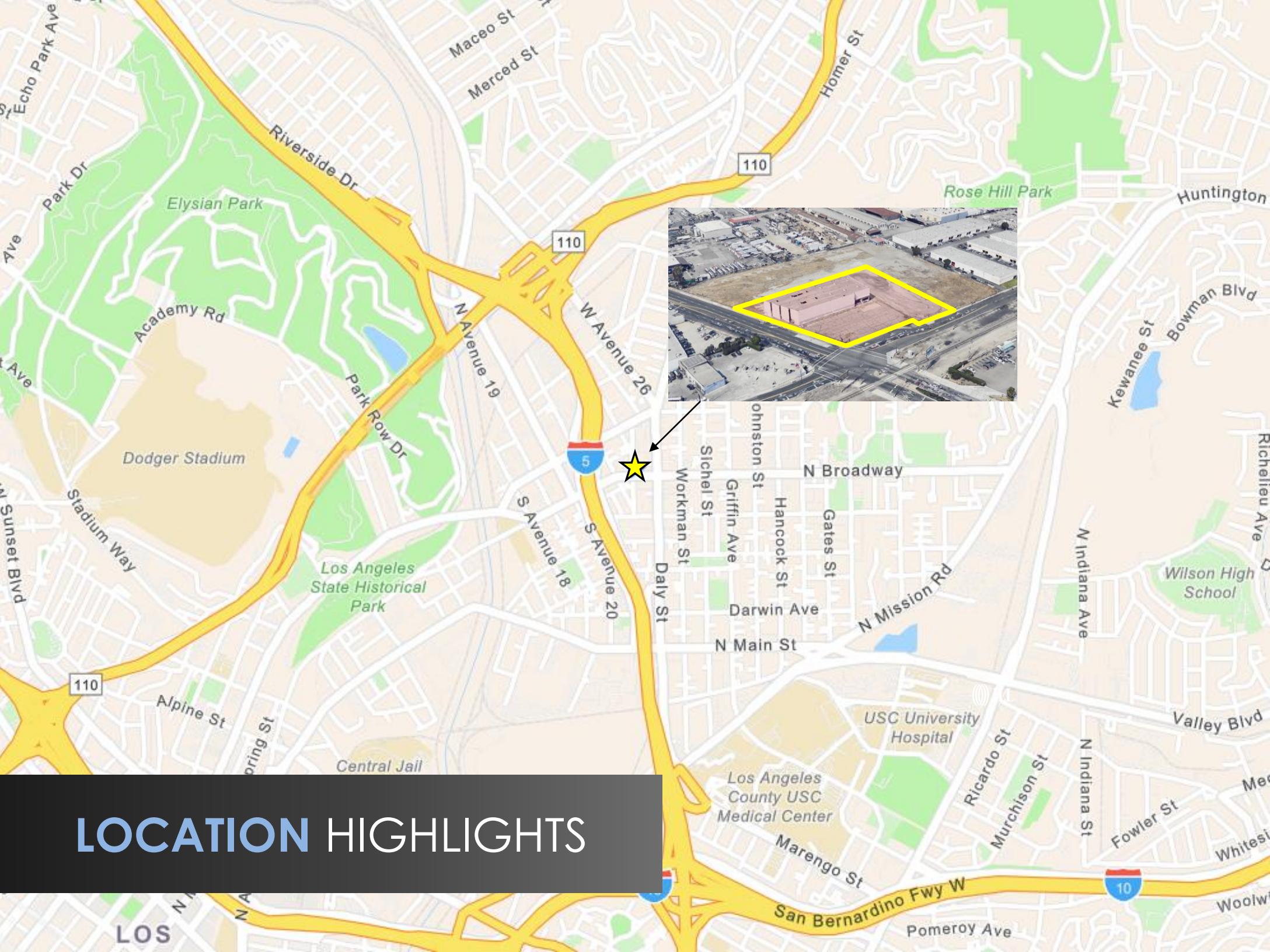
Ordinance #	Approval Date

Source: City of Cudahy, LA County Assessor  
Date: 5/11/2018

## ZONING DISTRICTS

- Low Density Residential (LDR)
- Neighborhood Commercial (NC)
- School (S)
- Medium Density Residential (MDR)
- Entertainment (Ent)
- Los Angeles River (LAR)
- High Density Residential (HDR)
- Innovative Industrial (I-Ind)
- Urban Agriculture Overlay
- Commercial Mixed-Use (CMU)
- Light Industrial (LI)
- Cudahy Boundary
- Civic Mixed-Use (Civic MU)
- City Parks/ Parklets (P)





# LOCATION HIGHLIGHTS

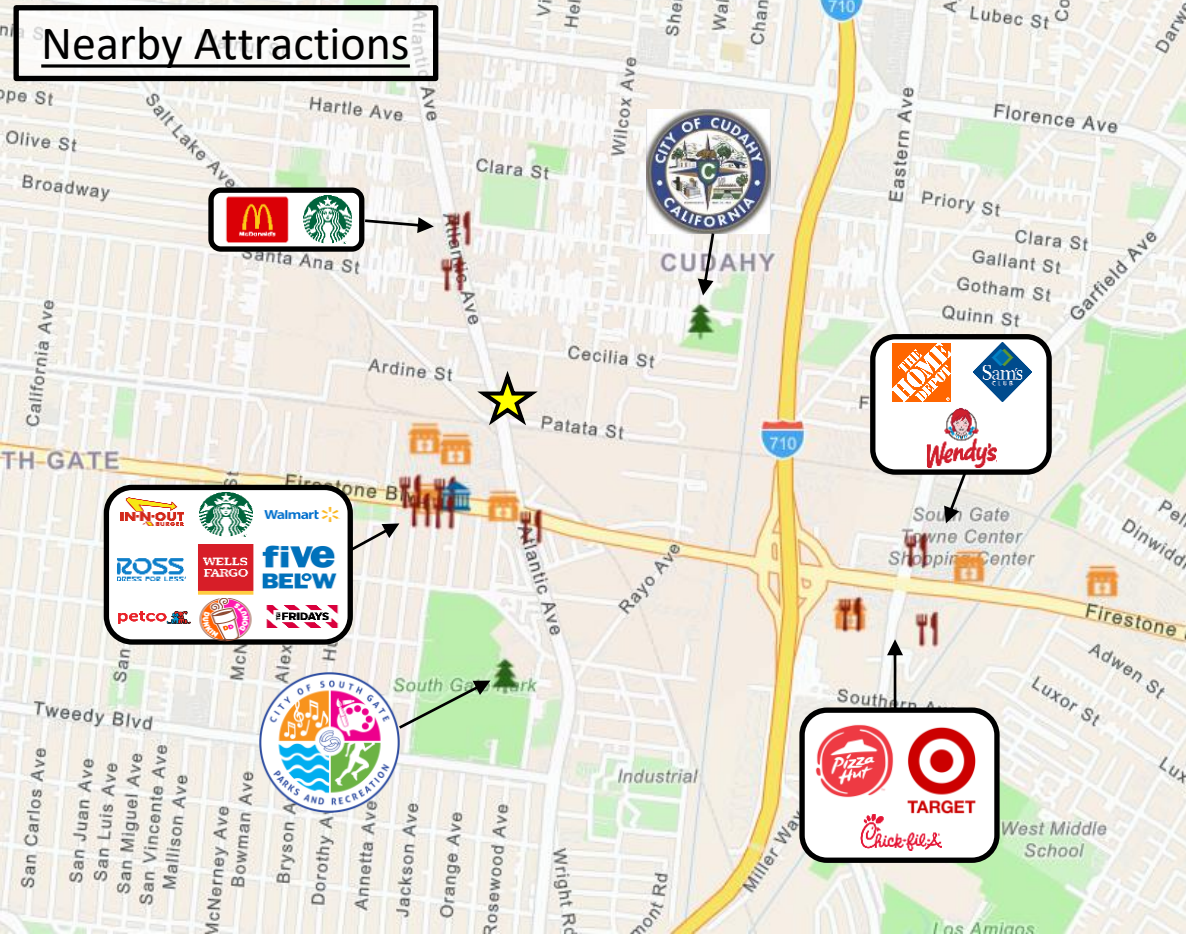
## Traffic Count



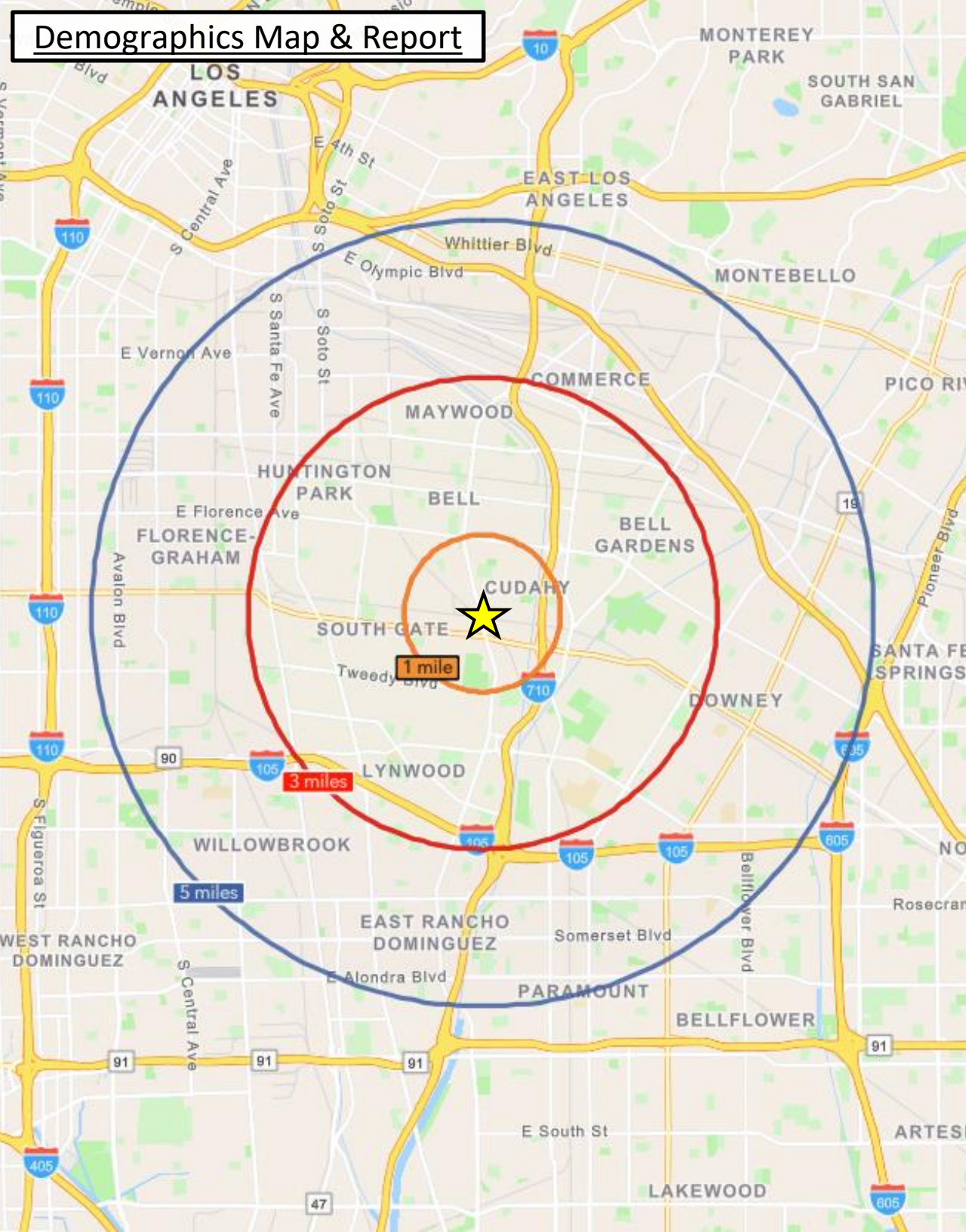
## Location Summary

The area surrounding the subject property offers a strategic and appealing location for businesses. Positioned within the bustling Los Angeles metropolitan area, this location benefits from excellent connectivity to major transportation routes, including the I-710 and I-5 freeways. This accessibility facilitates smooth logistics and easy access for both clients and suppliers. The neighborhood is characterized by a mix of commercial, industrial, and residential properties, creating a dynamic and diverse economic environment. Additionally, the local community is vibrant and engaged, providing a broad customer base and potential for local partnerships. The presence of various amenities, such as retail stores, dining options, and service-oriented businesses, enhances the convenience and attractiveness of the area for business operations. This combination of strategic location, diverse economic activity, and strong community engagement makes the area around 8499 Atlantic Ave a prime choice for businesses looking to establish or expand their presence in Cudahy.





## Nearby Attractions



# Demographics Map & Report



## Legend

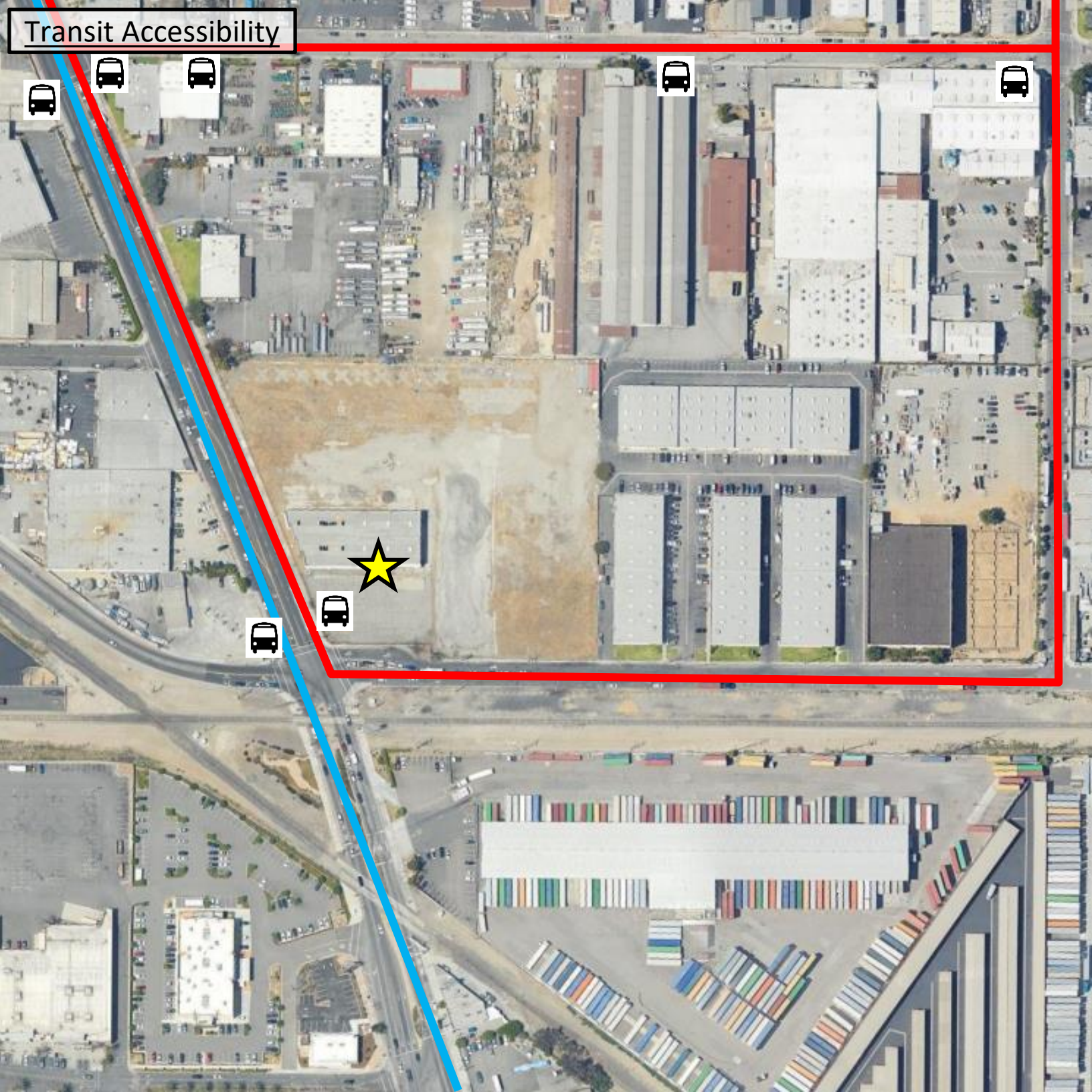
-  Subject Location
-  Within 1 Mile Radius of Subject Property
-  Within 3 Mile Radius of Subject Property
-  Within 5 Mile Radius of Subject Property

## 2024 Demographic Report





	1-Mile	3-Mile	5-Mile
Total Population	37,386	314,656	514,030
Population: Compound Annual Growth Rate	-0.58%	-0.58%	-0.52%
Total Daytime Population	29,326	258,182	487,315
Daytime Population Density (Pop per Square Mile)	9,342	10,274	9,696
Daytime Population: Workers	7,728	83,445	190,864
Unemployment Rate	6.7%	6.2%	6.2%
Median Household Income	\$54,645	\$65,863	\$65,927
Diversity Index	62	66	75
White Population	5,799	47,227	68,526
Hispanic Population	35,815	291,964	428,922
Black/African American Population	316	7,041	52,486
American Indian/Alaska Native Population	1,448	9,255	13,214
Asian Population	289	4,141	10,922
Pacific Islander Population	37	364	1,089
Other Race Population	22,221	180,026	276,601



# Transit Accessibility



## Legend

-  Retail Location
-  Transit Station
-  28
-  260

Presented By:

DEODATE

REAL ESTATE | STRATEGY

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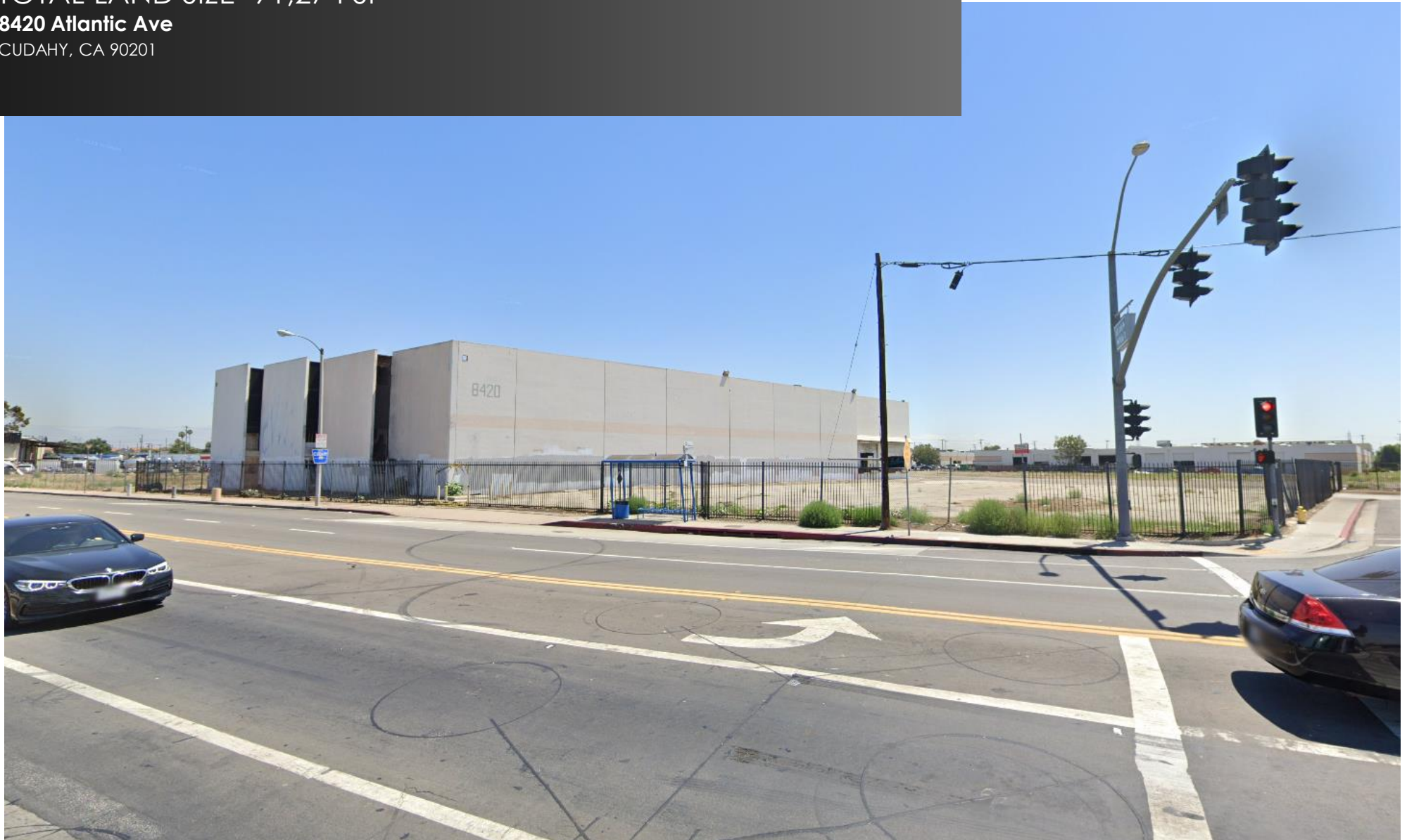
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