

# 1646 N. Curson Ave.

Los Angeles CA 90046



OFFERING MEMORANDUM



# 1646 N. Curson Ave.

*Exclusively Marketed by:*

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## OFFERING SUMMARY

ADDRESS	1646 N. Curson Ave. Los Angeles CA 90046
COUNTY	Los Angeles
PRICE	\$1,250,000
PRICE PSF	\$264.33
LAND SF	4,729 SF
LAND ACRES	0.11
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	LAR3
# OF PARCELS	1
APN	5550-008-004

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	45,397	269,564	802,954
2023 Median HH Income	\$74,171	\$83,465	\$77,247
2023 Average HH Income	\$117,544	\$138,451	\$126,552

## PROPERTY FEATURES

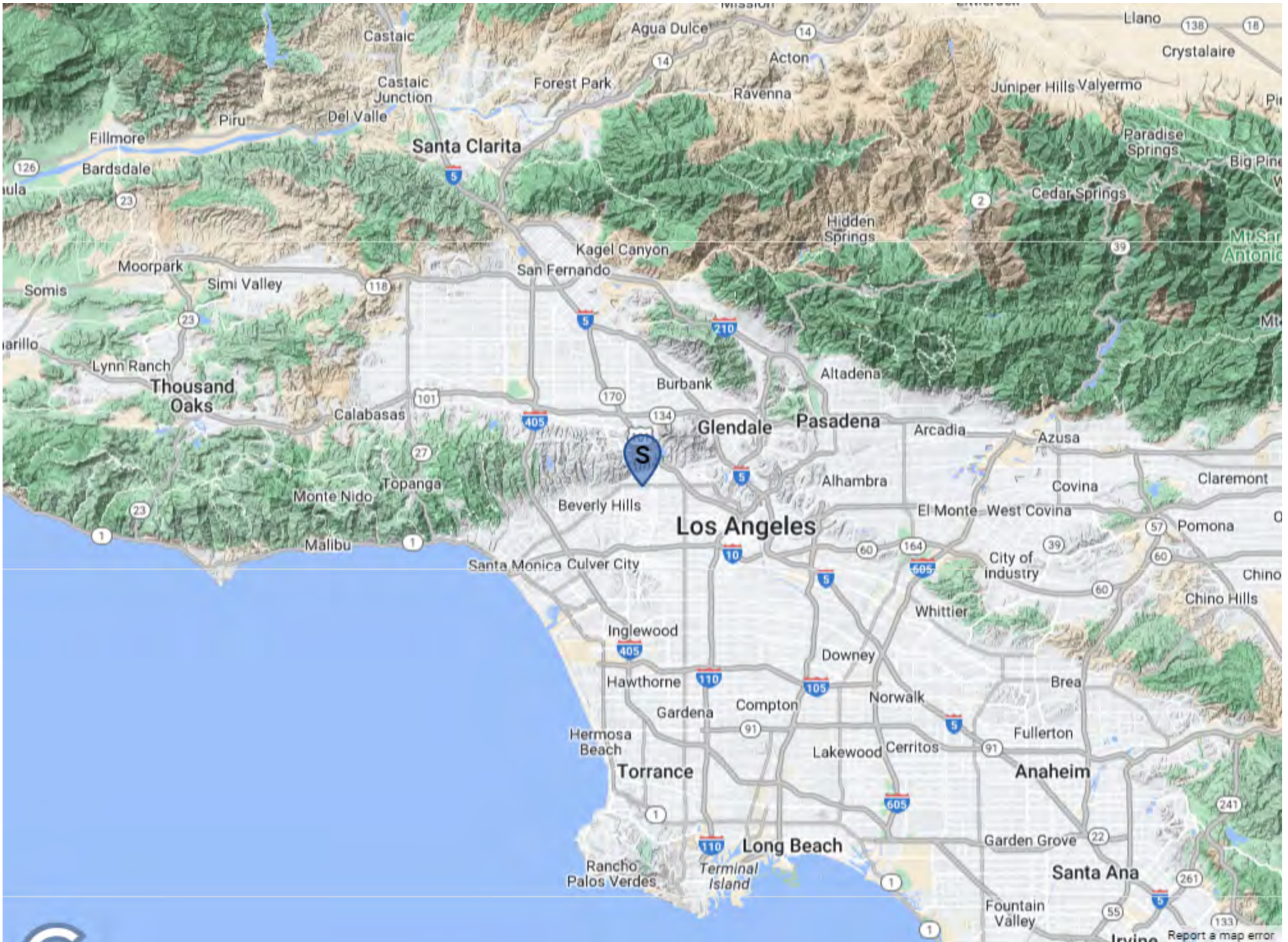
LAND SF	4,729
LAND ACRES	0.11
# OF PARCELS	1
ZONING TYPE	LAR3
TOPOGRAPHY	Rolling/Hilly

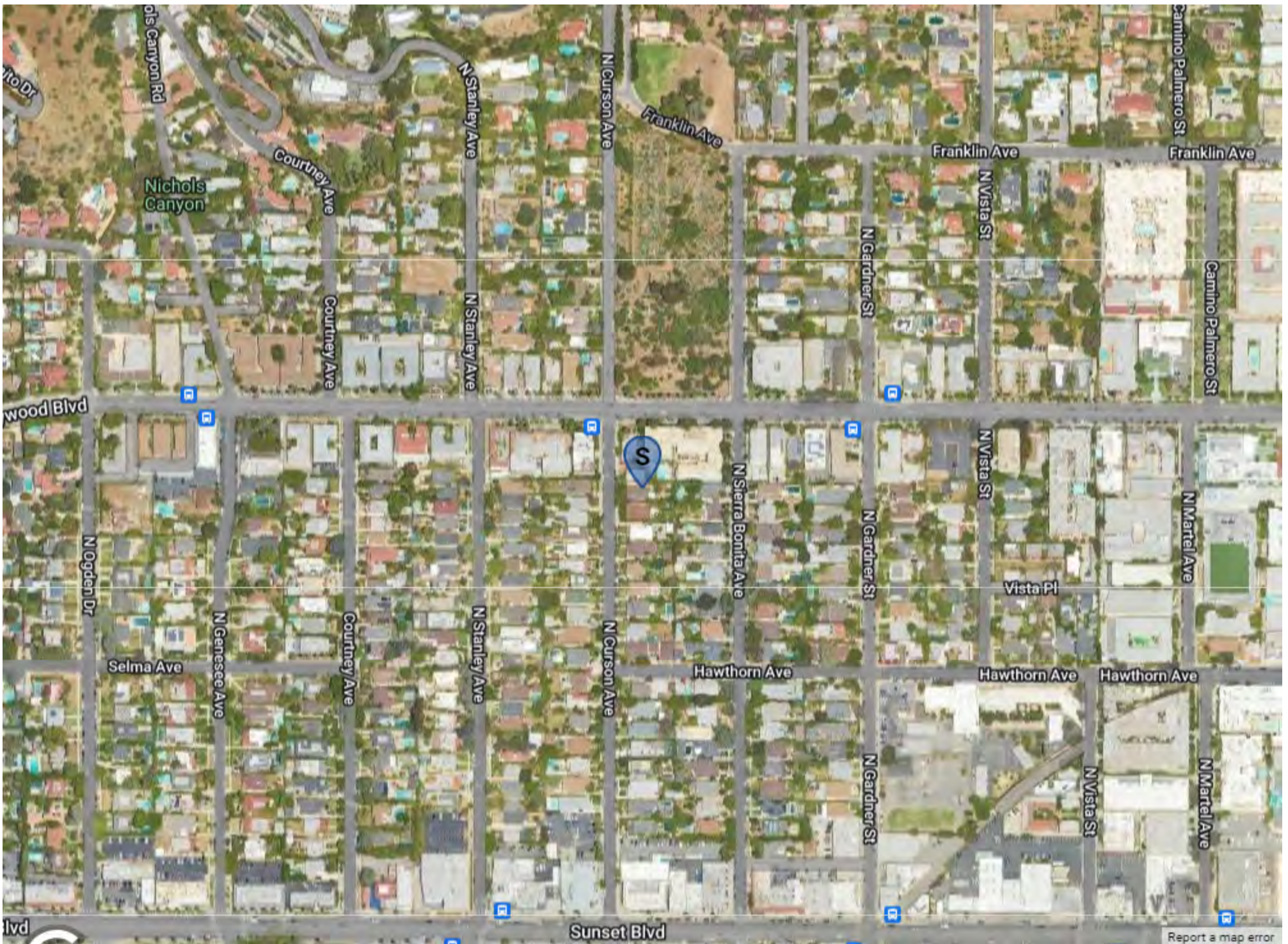


## Description

Residential Development: Create luxury apartments, condos, or townhomes for Hollywood's growing population. The allure of Hollywood ensures a steady demand for real estate in the area. Benefit from established infrastructure and access to major transportation routes. Hollywood continues to experience economic growth and revitalization, attracting businesses and residents alike. Convenient access to major freeways and public transportation options, making it easy to explore all that Los Angeles has to offer. Whether you're an investor or a developer these adjoining lots at Hollywood and Curson are a rare opportunity.

\*Property photos are virtually staged\*







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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Population	45,473	263,151	810,561
2010 Population	42,685	259,131	790,873
2023 Population	45,397	269,564	802,954
2028 Population	46,529	272,988	819,919
2023 African American	2,623	14,522	54,291
2023 American Indian	239	1,965	10,293
2023 Asian	3,371	30,004	131,032
2023 Hispanic	7,206	56,183	245,714
2023 Other Race	2,988	29,697	149,163
2023 White	30,785	162,050	363,554
2023 Multiracial	5,332	30,980	93,764
2023-2028: Population: Growth Rate	2.45 %	1.25 %	2.10 %

<b>2023 HOUSEHOLD INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
less than \$15,000	3,887	17,622	44,203
\$15,000-\$24,999	1,986	8,851	25,283
\$25,000-\$34,999	1,691	8,102	25,112
\$35,000-\$49,999	2,499	10,764	33,403
\$50,000-\$74,999	4,128	20,104	54,508
\$75,000-\$99,999	3,343	16,654	42,956
\$100,000-\$149,999	4,411	22,186	57,082
\$150,000-\$199,999	2,166	12,202	31,465
\$200,000 or greater	4,072	27,715	60,853
Median HH Income	\$74,171	\$83,465	\$77,247
Average HH Income	\$117,544	\$138,451	\$126,552

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Total Housing	27,634	140,175	366,448
2010 Total Households	26,240	134,271	351,849
2023 Total Households	28,182	144,200	374,868
2028 Total Households	29,117	147,379	386,034
2023 Average Household Size	1.59	1.83	2.11
2000 Owner Occupied Housing	3,696	32,990	90,011
2000 Renter Occupied Housing	23,037	100,464	260,317
2023 Owner Occupied Housing	3,771	34,865	94,401
2023 Renter Occupied Housing	24,411	109,335	280,467
2023 Vacant Housing	2,668	14,887	34,751
2023 Total Housing	30,850	159,087	409,619
2028 Owner Occupied Housing	3,886	35,467	96,423
2028 Renter Occupied Housing	25,232	111,912	289,611
2028 Vacant Housing	2,392	13,918	31,597
2028 Total Housing	31,509	161,297	417,631
2023-2028: Households: Growth Rate	3.25 %	2.20 %	2.95 %

Source: esri

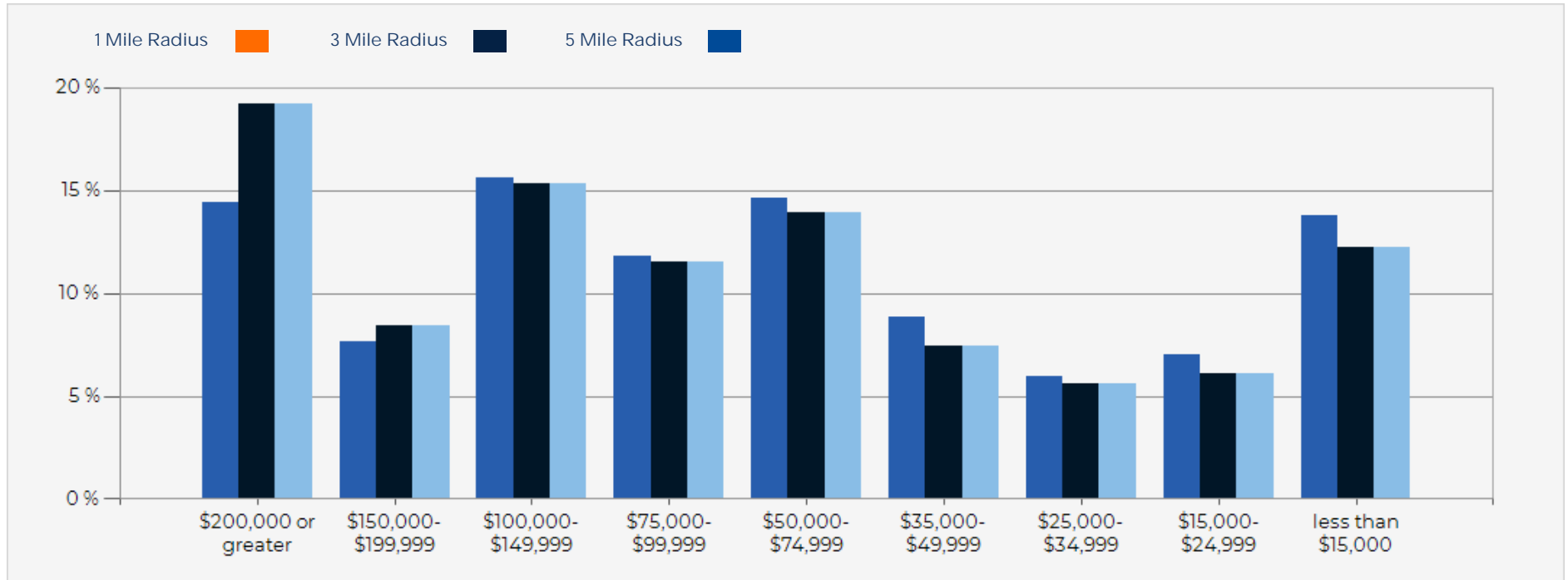
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	6,402	30,718	77,580
2023 Population Age 35-39	5,361	27,682	73,845
2023 Population Age 40-44	4,093	23,079	64,464
2023 Population Age 45-49	3,171	19,320	54,842
2023 Population Age 50-54	2,897	17,696	52,599
2023 Population Age 55-59	2,482	15,654	46,792
2023 Population Age 60-64	2,362	14,881	44,788
2023 Population Age 65-69	2,010	12,663	38,398
2023 Population Age 70-74	1,734	10,638	31,488
2023 Population Age 75-79	1,292	7,630	21,970
2023 Population Age 80-84	950	5,274	14,501
2023 Population Age 85+	1,054	5,778	15,329
2023 Population Age 18+	42,361	236,678	673,365
2023 Median Age	39	40	39

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$78,024	\$82,340	\$77,284
Average Household Income 25-34	\$110,338	\$119,692	\$110,247
Median Household Income 35-44	\$84,813	\$96,361	\$86,871
Average Household Income 35-44	\$133,101	\$154,001	\$138,906
Median Household Income 45-54	\$92,269	\$109,274	\$96,938
Average Household Income 45-54	\$143,994	\$173,177	\$152,666
Median Household Income 55-64	\$78,571	\$96,744	\$84,614
Average Household Income 55-64	\$133,610	\$162,648	\$144,727
Median Household Income 65-74	\$55,442	\$69,186	\$65,470
Average Household Income 65-74	\$106,645	\$127,704	\$117,550
Average Household Income 75+	\$70,558	\$91,533	\$91,600

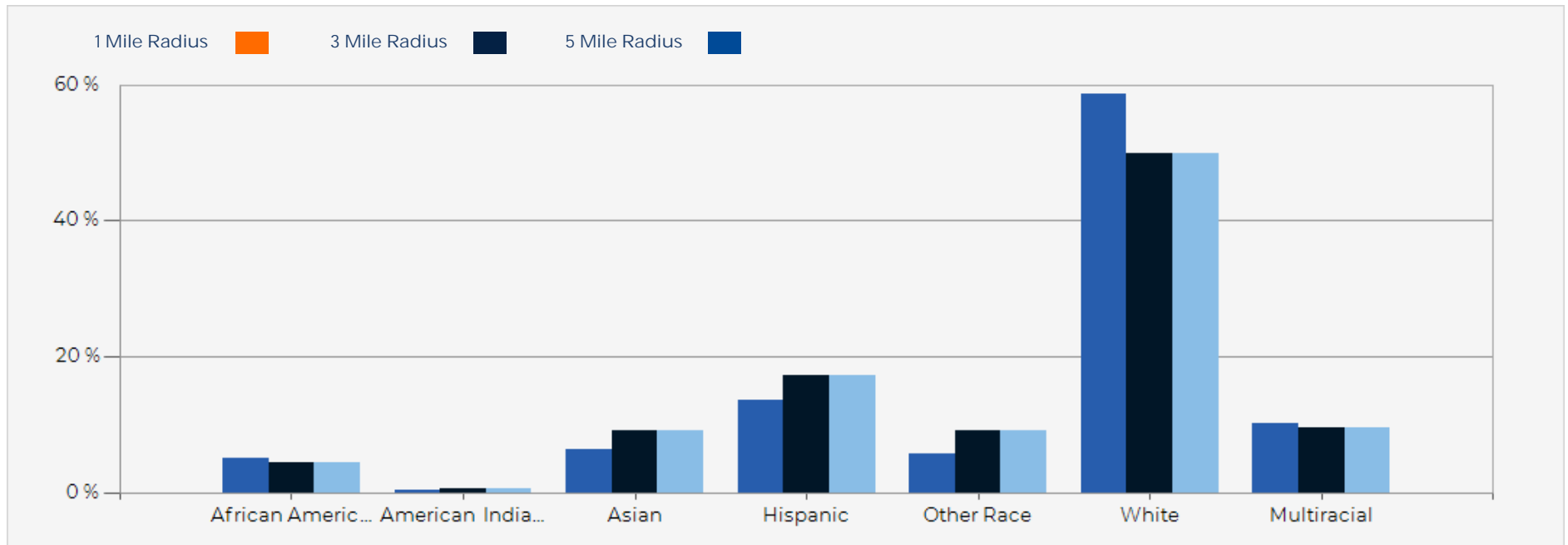
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	5,590	26,737	71,821
2028 Population Age 35-39	5,140	26,371	71,235
2028 Population Age 40-44	4,342	23,822	66,639
2028 Population Age 45-49	3,540	20,745	59,569
2028 Population Age 50-54	2,854	17,766	51,619
2028 Population Age 55-59	2,693	16,397	49,234
2028 Population Age 60-64	2,300	14,227	42,841
2028 Population Age 65-69	2,028	12,957	39,382
2028 Population Age 70-74	1,901	11,506	34,311
2028 Population Age 75-79	1,506	8,937	26,301
2028 Population Age 80-84	1,103	6,357	18,205
2028 Population Age 85+	1,199	6,635	17,821
2028 Population Age 18+	43,453	241,101	693,779
2028 Median Age	40	41	40

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$92,961	\$96,836	\$88,307
Average Household Income 25-34	\$131,629	\$140,570	\$128,745
Median Household Income 35-44	\$103,145	\$112,739	\$103,069
Average Household Income 35-44	\$157,149	\$177,192	\$161,081
Median Household Income 45-54	\$110,507	\$127,641	\$112,716
Average Household Income 45-54	\$168,955	\$196,908	\$174,244
Median Household Income 55-64	\$100,745	\$118,863	\$104,877
Average Household Income 55-64	\$159,085	\$188,234	\$166,659
Median Household Income 65-74	\$75,833	\$87,544	\$83,144
Average Household Income 65-74	\$134,367	\$152,475	\$139,795
Average Household Income 75+	\$92,696	\$115,702	\$113,665

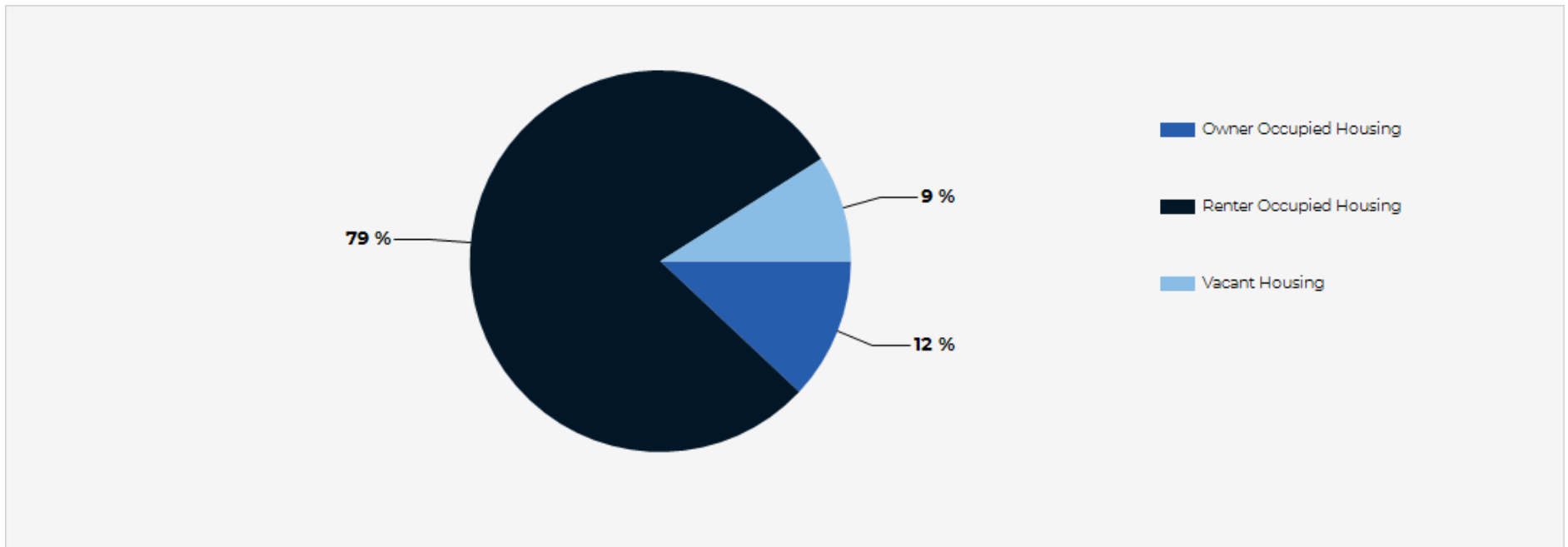
## 2023 Household Income



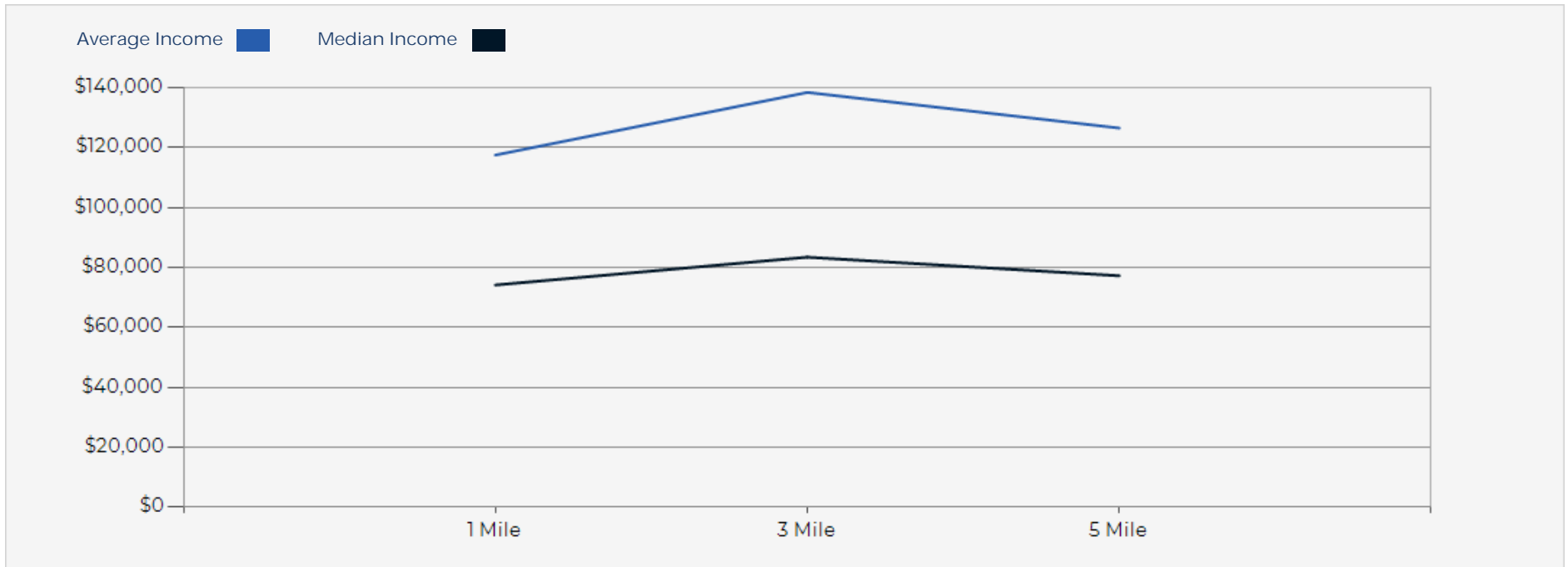
## 2023 Population by Race



## 2023 Household Occupancy - 1 Mile Radius



## 2023 Household Income Average and Median



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