

OFFERING MEMORANDUM



1311 W Florence Ave
Los Angeles CA 90044



COMPASS



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01 Executive Summary

Investment Summary

OFFERING SUMMARY

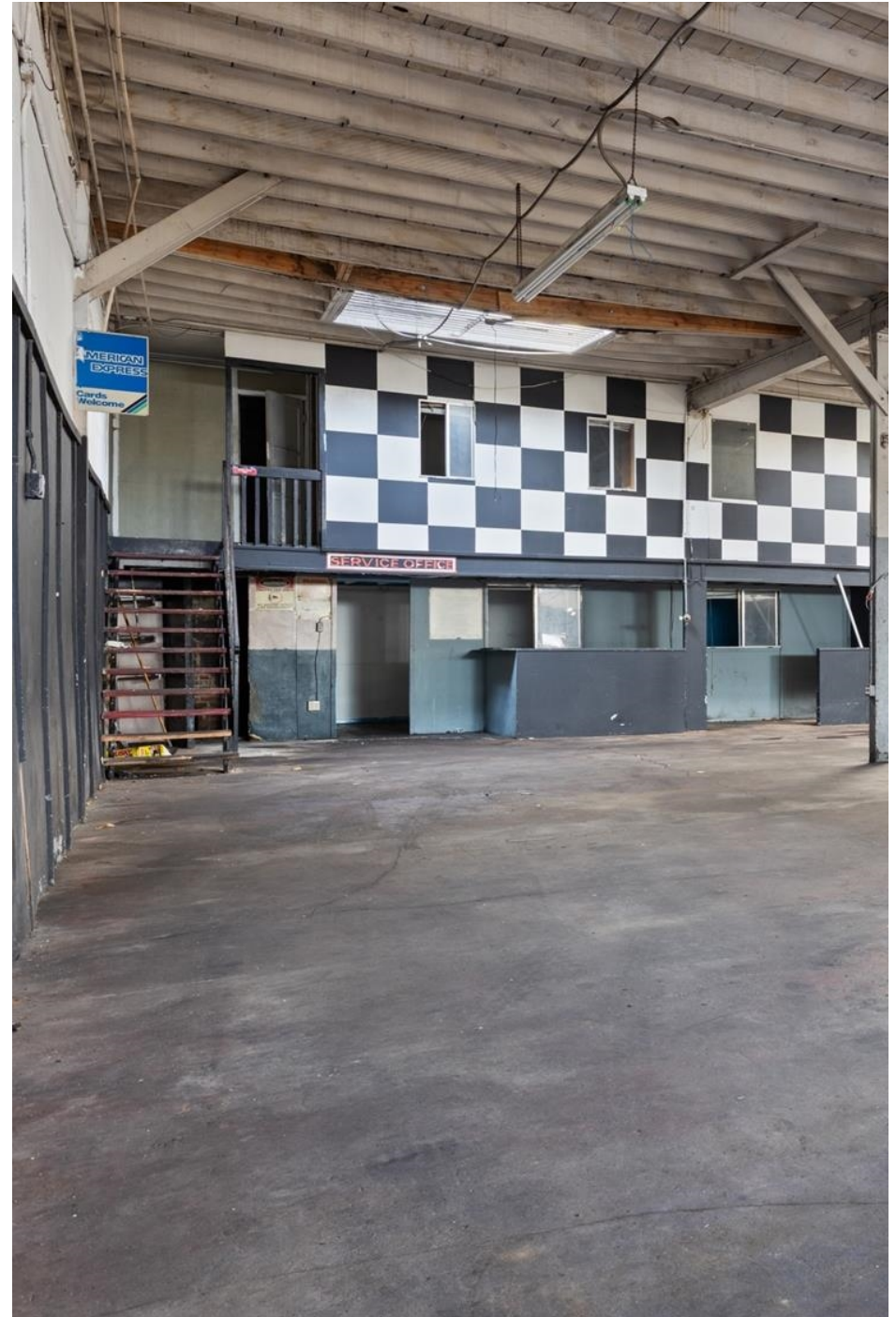
ADDRESS	1311 W Florence Ave Los Angeles CA 90044
COUNTY	Los Angeles
BUILDING SF	4,108 SF
LAND SF	4,108 SF
YEAR BUILT	1935
APN	6014-033-018

FINANCIAL SUMMARY

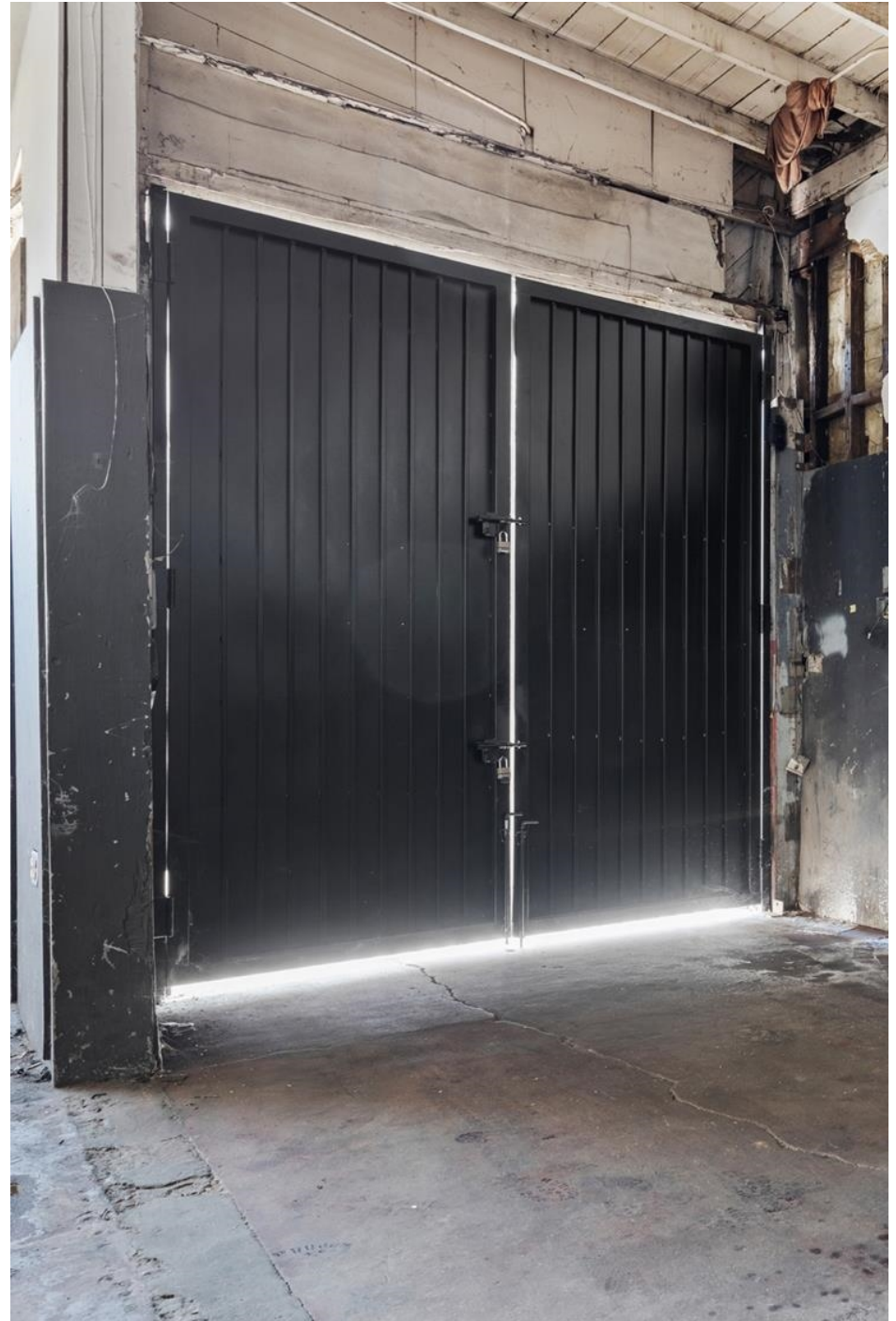
PRICE	\$800,000
PRICE PSF	\$194.74

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	53,794	444,459	1,086,149
2025 Median HH Income	\$61,057	\$63,660	\$64,861
2025 Average HH Income	\$80,920	\$85,414	\$88,680

PROPERTY VIDEO



- Compass and Daugherty Real Estate are proud to offer the opportunity to purchase 1311 W Florence Ave in Los Angeles. This freestanding building is located in the heart of South LA's Inglewood/South LA submarket, with prime visibility along Florence Avenue. The property features approximately 4,108 square feet of building area on a 4,108 SF lot. It is zoned C2, making it suitable for a wide variety of retail, showroom, medical, service, automotive, and creative commercial uses. Built in 1935, the building offers 40 feet of prominent street frontage, ideal for signage and branding.
- The property was previously used as an automotive repair and restoration facility, taking advantage of the generous open floor plate, roll-up style access, and strong street exposure along a busy commercial corridor. That history makes it especially attractive for another auto-related user or a service business seeking a highly visible, functional space. The location draws strong traffic counts, exceeding 22,000 vehicles per day on W Florence Ave and more than 30,000 per day on nearby cross streets. The surrounding South LA trade area is dense and established, supporting a variety of neighborhood-serving and destination commercial uses. Key highlights include: flexible floor plan, infill South LA trade area, strong visibility and signage, and proximity to major employment centers and airports. This is a rare opportunity to acquire a fee-simple, standalone commercial building with significant upside potential in a key Los Angeles corridor.



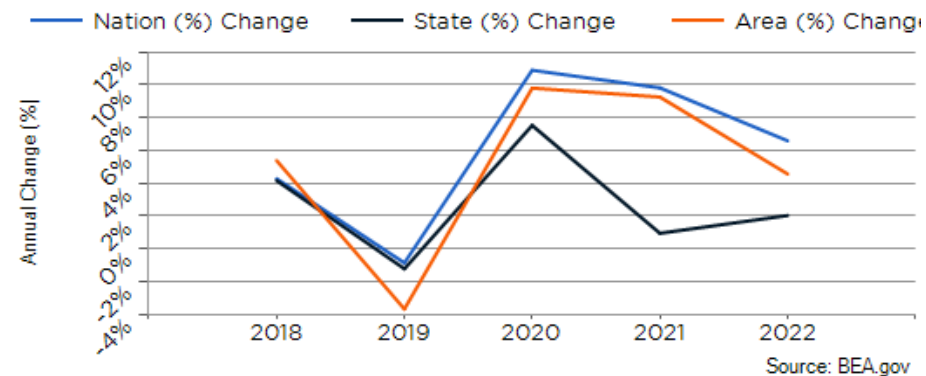


02 Location

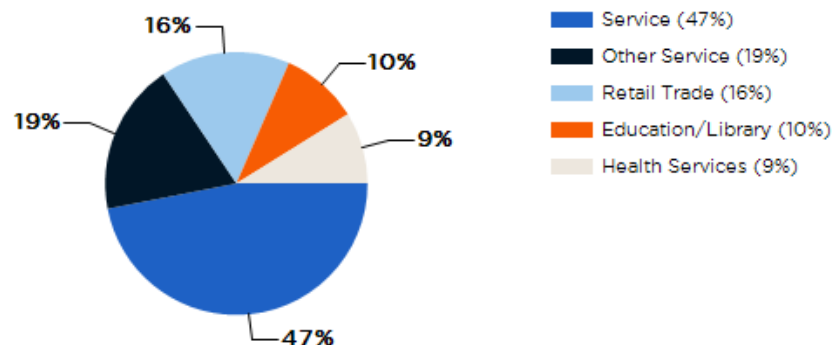
Location Summary
Local Business Map
Major Employers Map
Aerial View Map

- Situated on busy Florence Avenue in the heart of South Los Angeles, this property offers exceptional visibility, daily drive-by traffic, and a strong neighborhood customer base. Positioned in an established commercial corridor with convenient access to major freeways and transit, it connects easily to Inglewood, Downtown LA, and surrounding communities. Nearby retail, services, and housing create steady demand for businesses that value both exposure and convenience, making this an ideal location for an owner-user or investor seeking long-term growth.

Los Angeles County GDP Trend



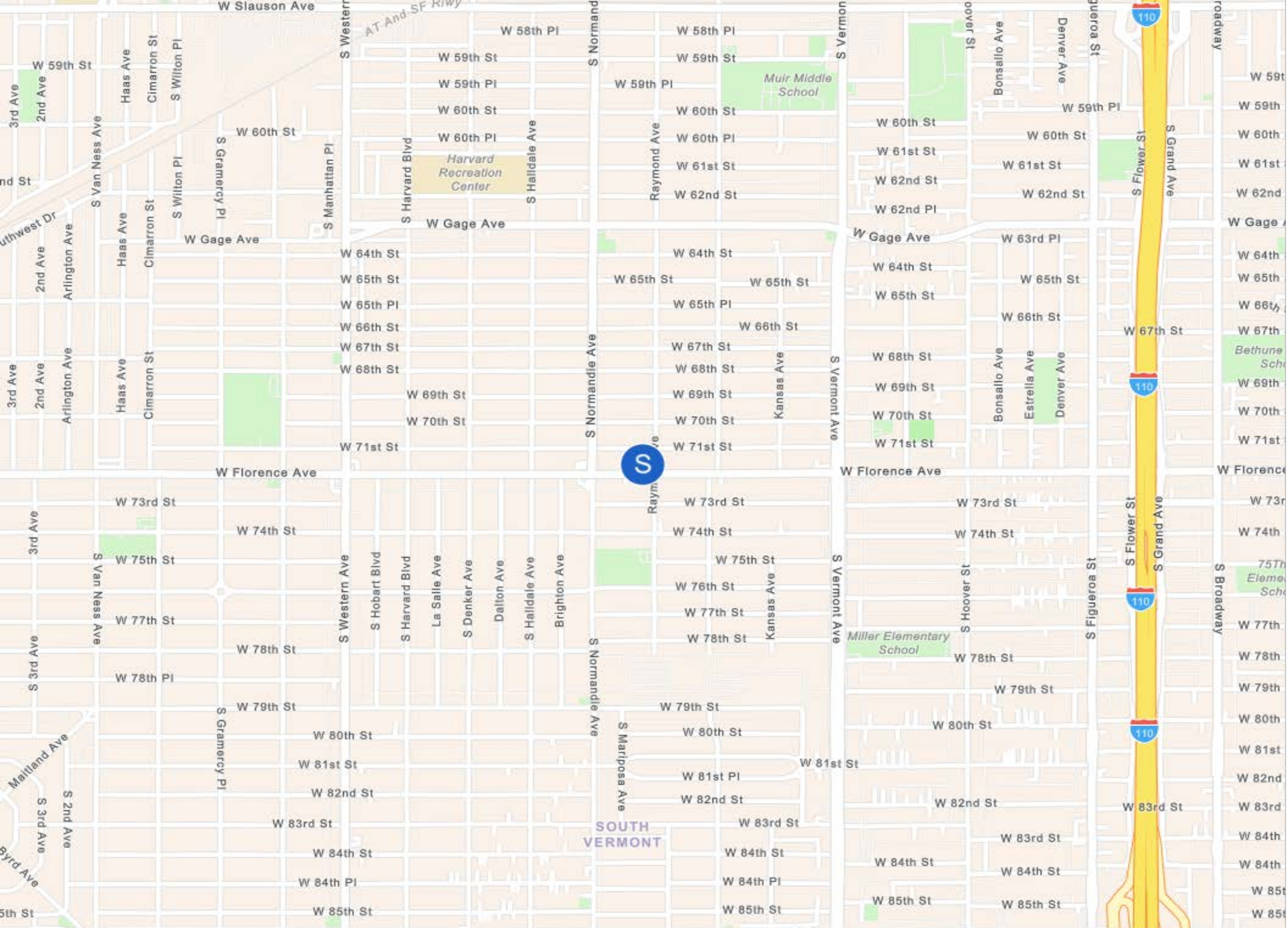
Major Industries by Employee Count

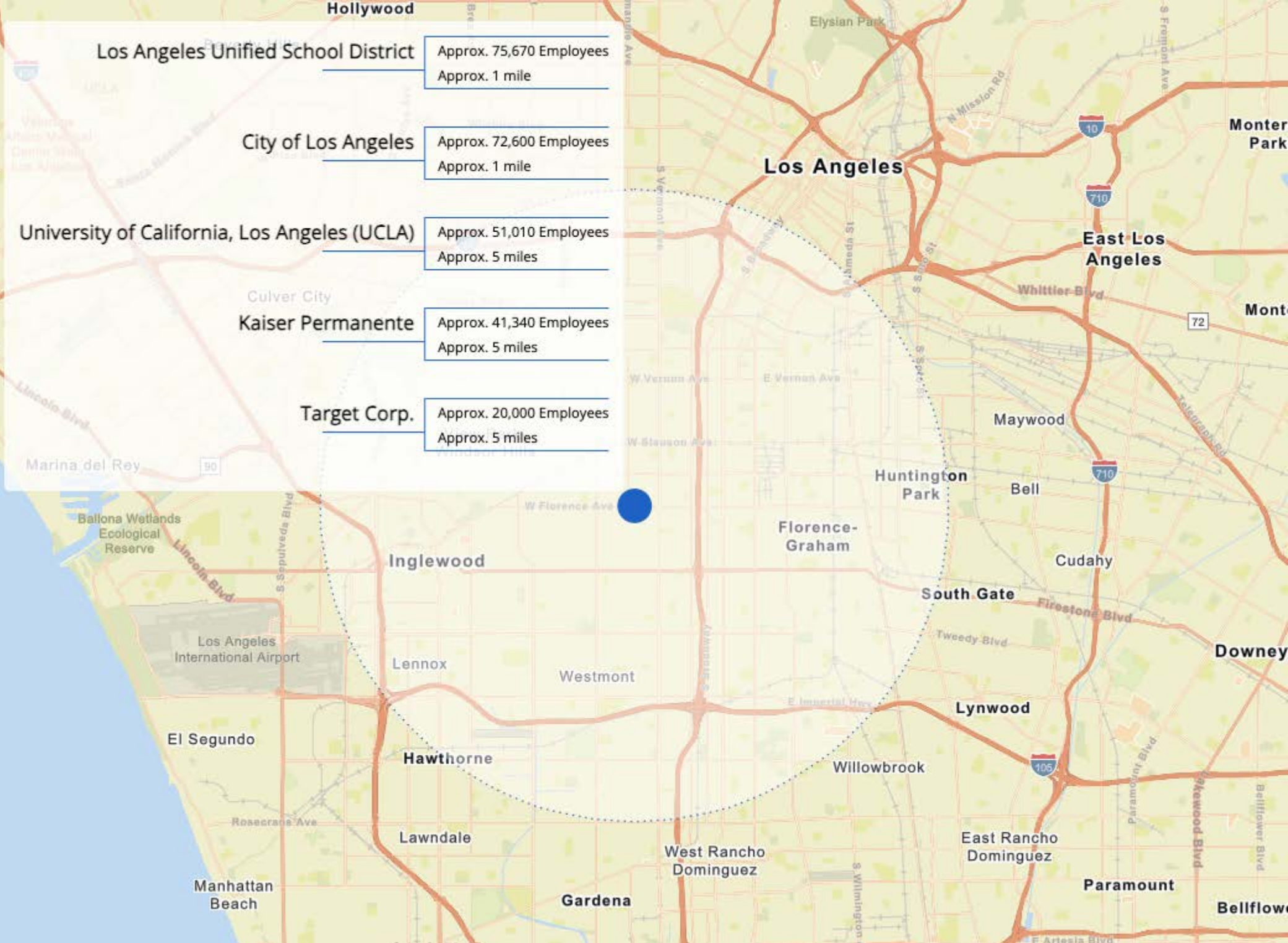


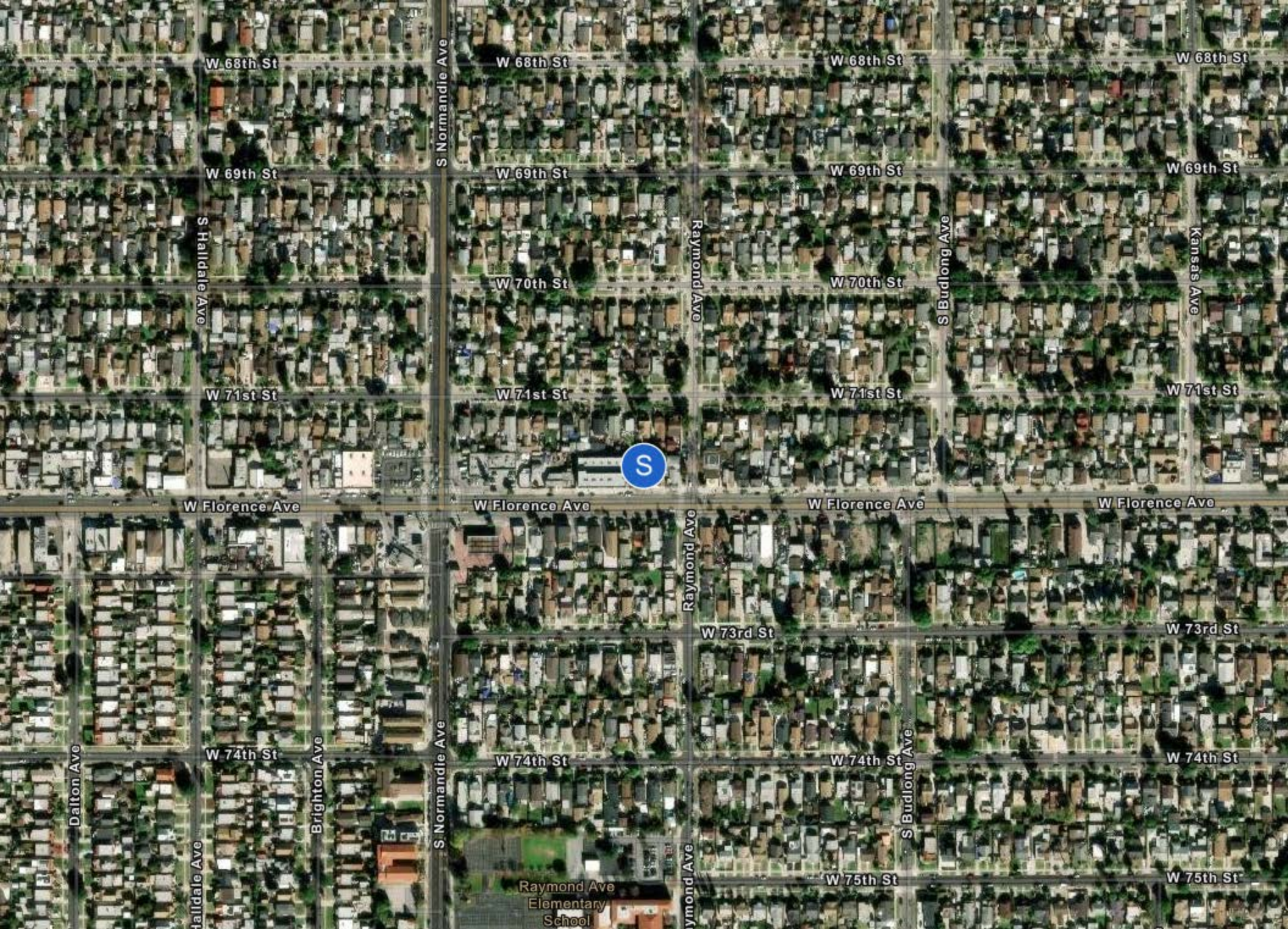
Largest Employers

Kaiser Permanente	44,769
University of Southern California	23,227
Northrop Grumman Corp.	18,000
Cedars-Sinai Medical Center	16,730
Allied Universal	15,326
Target Corp.	15,000
Providence Health and Services Southern California	14,395
Ralphs/Food 4 Less (Kroger Co. Division)	14,000







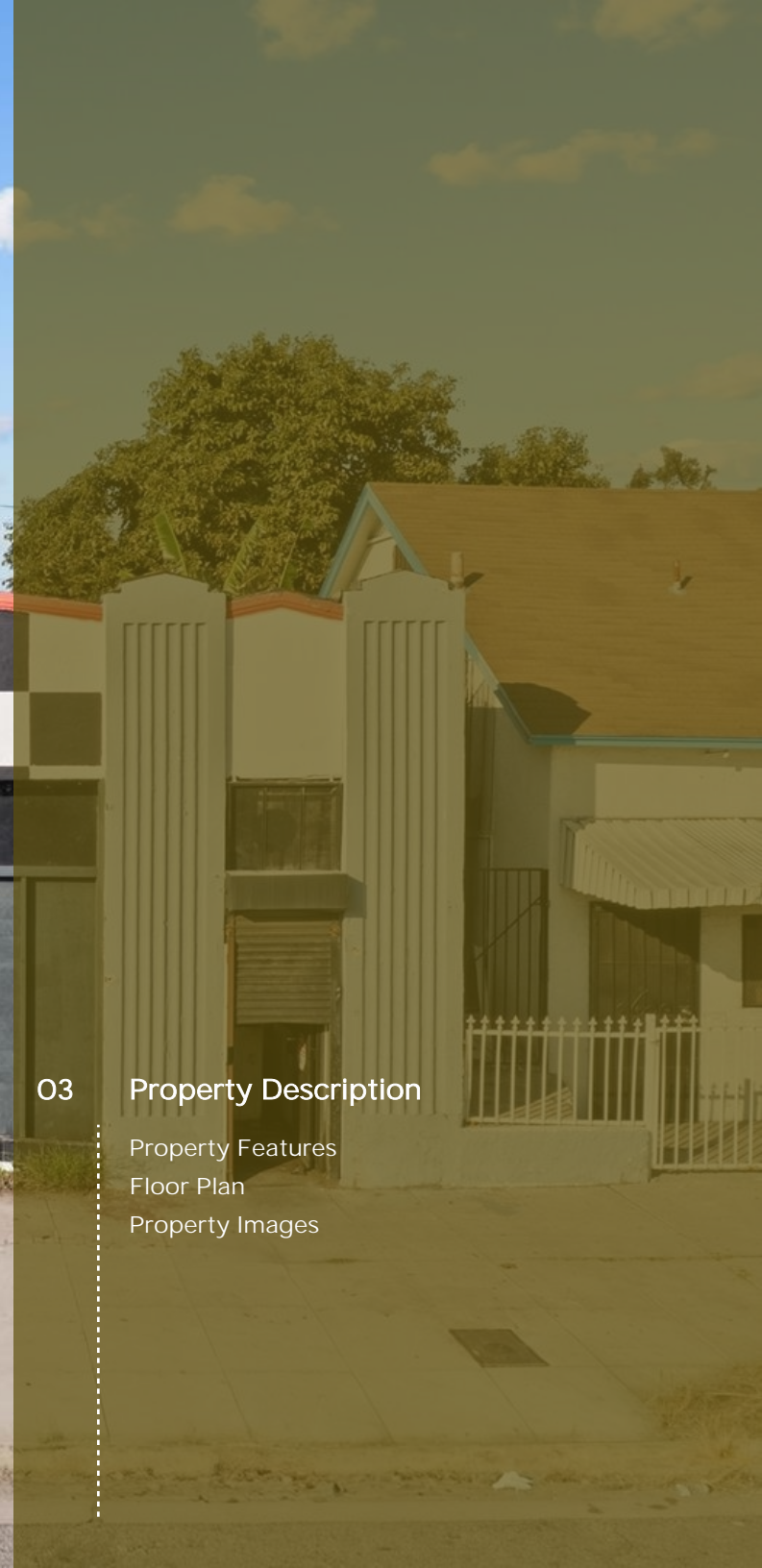




03

Property Description

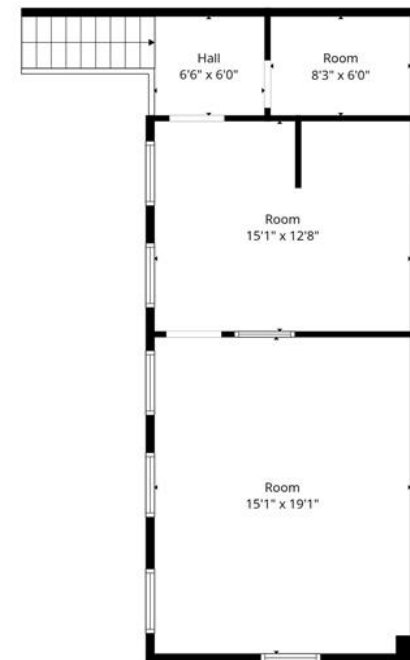
Property Features
Floor Plan
Property Images



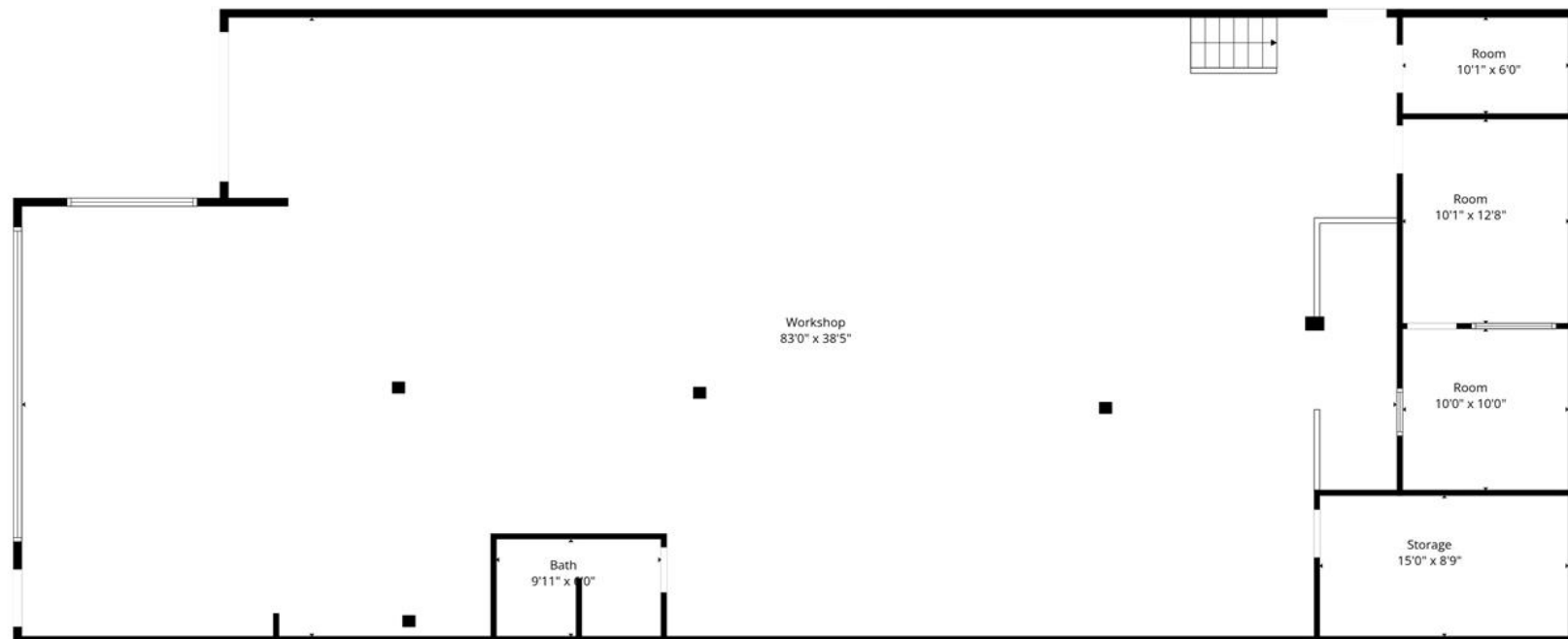
PROPERTY FEATURES

NUMBER OF UNITS	1
BUILDING SF	4,108
LAND SF	4,108
YEAR BUILT	1935
ZONING TYPE	C2
MEZZANINE SF	300





2nd Floor



1st Floor



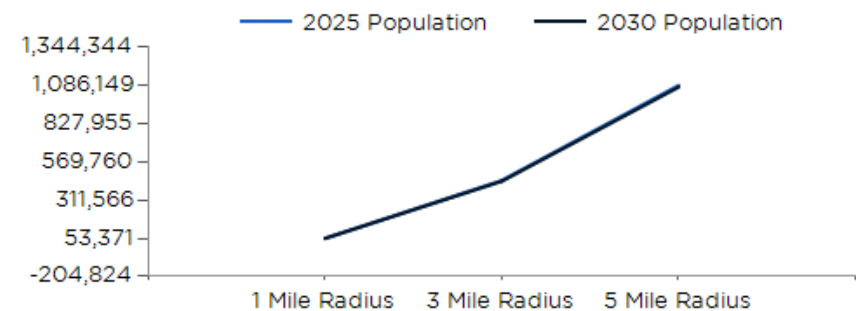


General Demographics

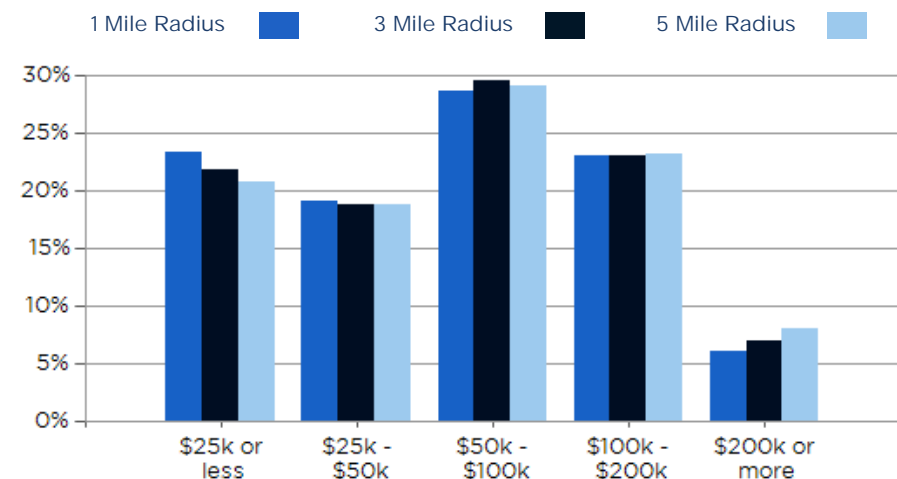
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	51,896	417,670	1,068,442
2010 Population	53,653	443,907	1,099,476
2025 Population	53,794	444,459	1,086,149
2030 Population	53,371	439,467	1,074,957
2025 African American	17,641	130,532	263,951
2025 American Indian	1,196	10,527	25,469
2025 Asian	364	4,455	35,373
2025 Hispanic	33,840	291,147	719,717
2025 Other Race	24,849	209,497	500,861
2025 White	3,470	34,171	112,043
2025 Multiracial	6,175	54,697	146,449
2025-2030: Population: Growth Rate	-0.80%	-1.15%	-1.05%

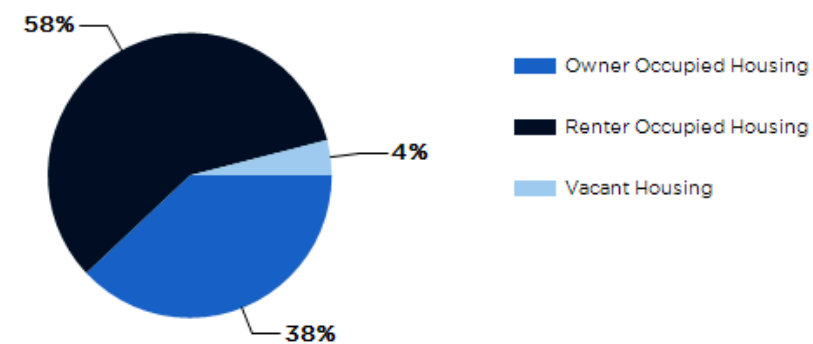
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,460	18,320	43,829
\$15,000-\$24,999	1,395	10,573	26,032
\$25,000-\$34,999	1,475	10,552	27,243
\$35,000-\$49,999	1,668	14,345	36,162
\$50,000-\$74,999	2,719	22,063	55,690
\$75,000-\$99,999	2,005	17,132	42,173
\$100,000-\$149,999	2,633	19,765	51,287
\$150,000-\$199,999	1,172	10,764	26,748
\$200,000 or greater	1,005	9,201	27,079
Median HH Income	\$61,057	\$63,660	\$64,861
Average HH Income	\$80,920	\$85,414	\$88,680



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius

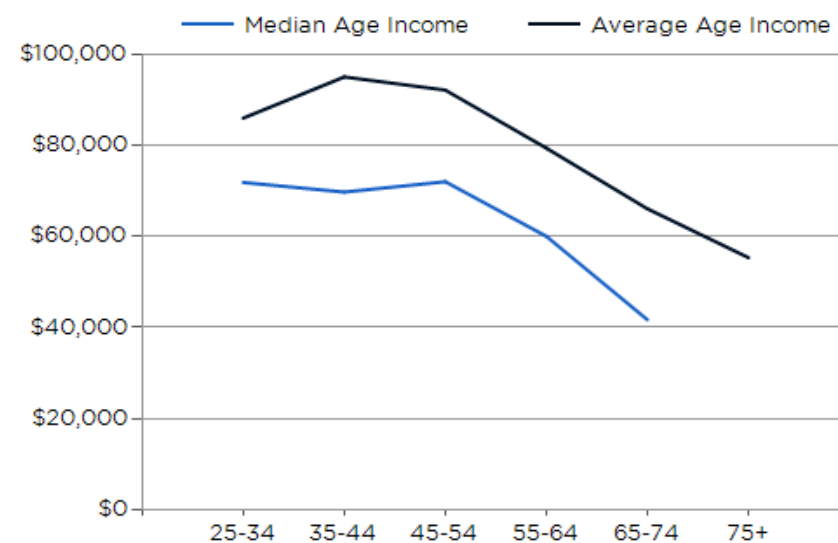
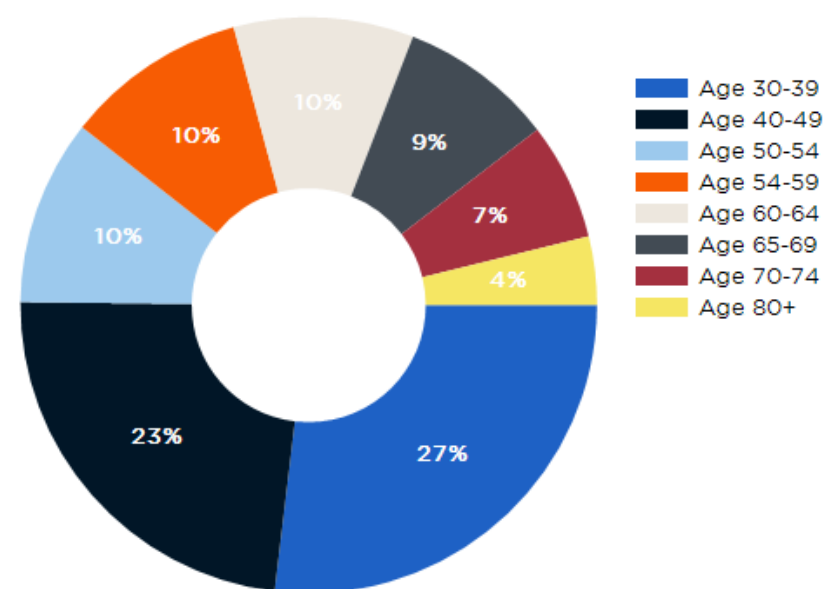


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	4,243	35,898	90,482
2025 Population Age 35-39	3,777	31,314	77,355
2025 Population Age 40-44	3,544	29,419	71,845
2025 Population Age 45-49	3,398	27,523	66,275
2025 Population Age 50-54	3,112	25,937	64,121
2025 Population Age 55-59	3,040	25,102	61,179
2025 Population Age 60-64	3,008	23,809	56,557
2025 Population Age 65-69	2,589	20,403	48,103
2025 Population Age 70-74	1,962	14,930	36,626
2025 Population Age 75-79	1,148	9,303	24,036
2025 Population Age 80-84	692	5,768	14,738
2025 Population Age 85+	659	5,024	12,723
2025 Population Age 18+	40,785	336,929	839,143
2025 Median Age	35	35	35
2030 Median Age	36	36	36

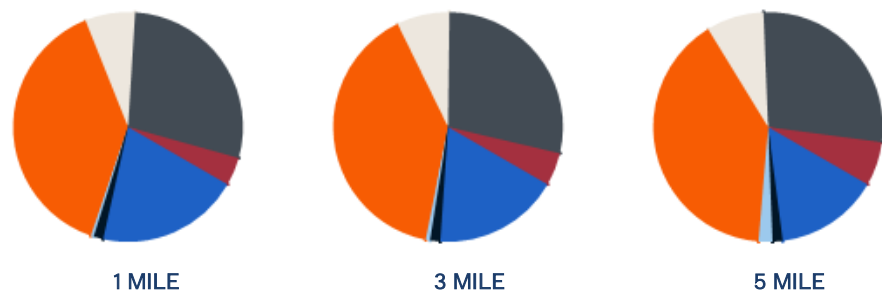
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$71,962	\$74,953	\$74,763
Average Household Income 25-34	\$86,130	\$89,351	\$91,392
Median Household Income 35-44	\$69,838	\$70,809	\$73,263
Average Household Income 35-44	\$95,203	\$96,998	\$101,560
Median Household Income 45-54	\$72,133	\$73,090	\$75,207
Average Household Income 45-54	\$92,308	\$95,411	\$99,949
Median Household Income 55-64	\$60,095	\$61,582	\$63,085
Average Household Income 55-64	\$79,525	\$86,226	\$90,073
Median Household Income 65-74	\$41,725	\$47,225	\$50,300
Average Household Income 65-74	\$66,161	\$72,818	\$76,895
Average Household Income 75+	\$55,399	\$62,226	\$64,021

Population By Age



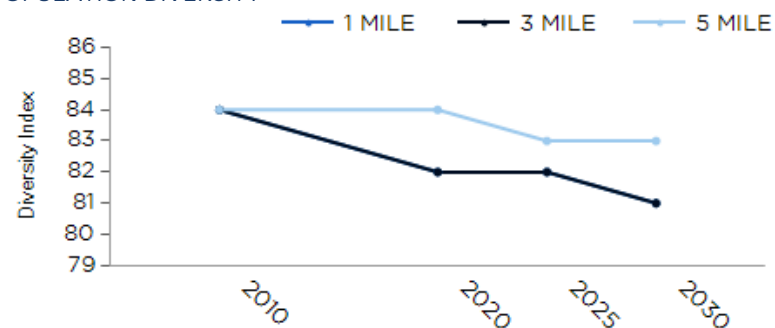
DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	81	81	83
Diversity Index (current year)	82	82	83
Diversity Index (2020)	82	82	84
Diversity Index (2010)	84	84	84

POPULATION BY RACE



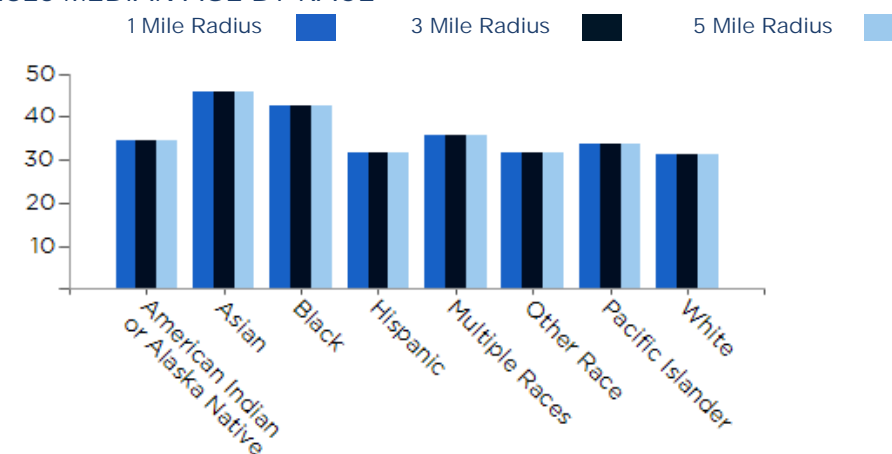
2025 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	20%	18%	15%
American Indian	1%	1%	1%
Asian	0%	1%	2%
Hispanic	39%	40%	40%
Multiracial	7%	7%	8%
Other Race	28%	29%	28%
White	4%	5%	6%

POPULATION DIVERSITY



2025 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	35	34	35
Median Asian Age	46	44	35
Median Black Age	43	43	43
Median Hispanic Age	32	31	32
Median Multiple Races Age	36	34	35
Median Other Race Age	32	31	32
Median Pacific Islander Age	34	34	34
Median White Age	31	31	32

2025 MEDIAN AGE BY RACE





05 Company Profile

Advisor Profile



James Daughrity
Principal Broker

James Daughrity is a commercial real estate broker at D.R.E. (Daughrity Real Estate). Daughrity Real Estate is a full-service boutique commercial real estate firm based in Inglewood, California. D.R.E. focuses on urban revitalization and neighborhood economic development projects.

D.R.E. utilizes a powerful and proprietary marketing system to facilitate the sale, purchase, or lease of investment properties nationwide. In the truest sense, we work together as a team, sharing deals and opportunities in order to effectively pay greater attention to your needs. As a genuine partnership, we have established a culture of information-sharing and deal-sharing that makes it impossible for companies to outwork us.

This internal culture is unique amongst brokerage firms, creating tremendous value for the clients we represent.



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