

5211 YORK BLVD, LOS ANGELES, CA 90042



FOR LEASE



LOCAL COMMUNITY MAP



York Blvd

N Avenue 52

PROPERTY SUMMARY

SUBJECT

**5211 YORK BLVD,
LOS ANGELES, CA 90042**

Property Type: Retail/Restaurant

Year Built: 1933

Parcel Number: 2416-002-008

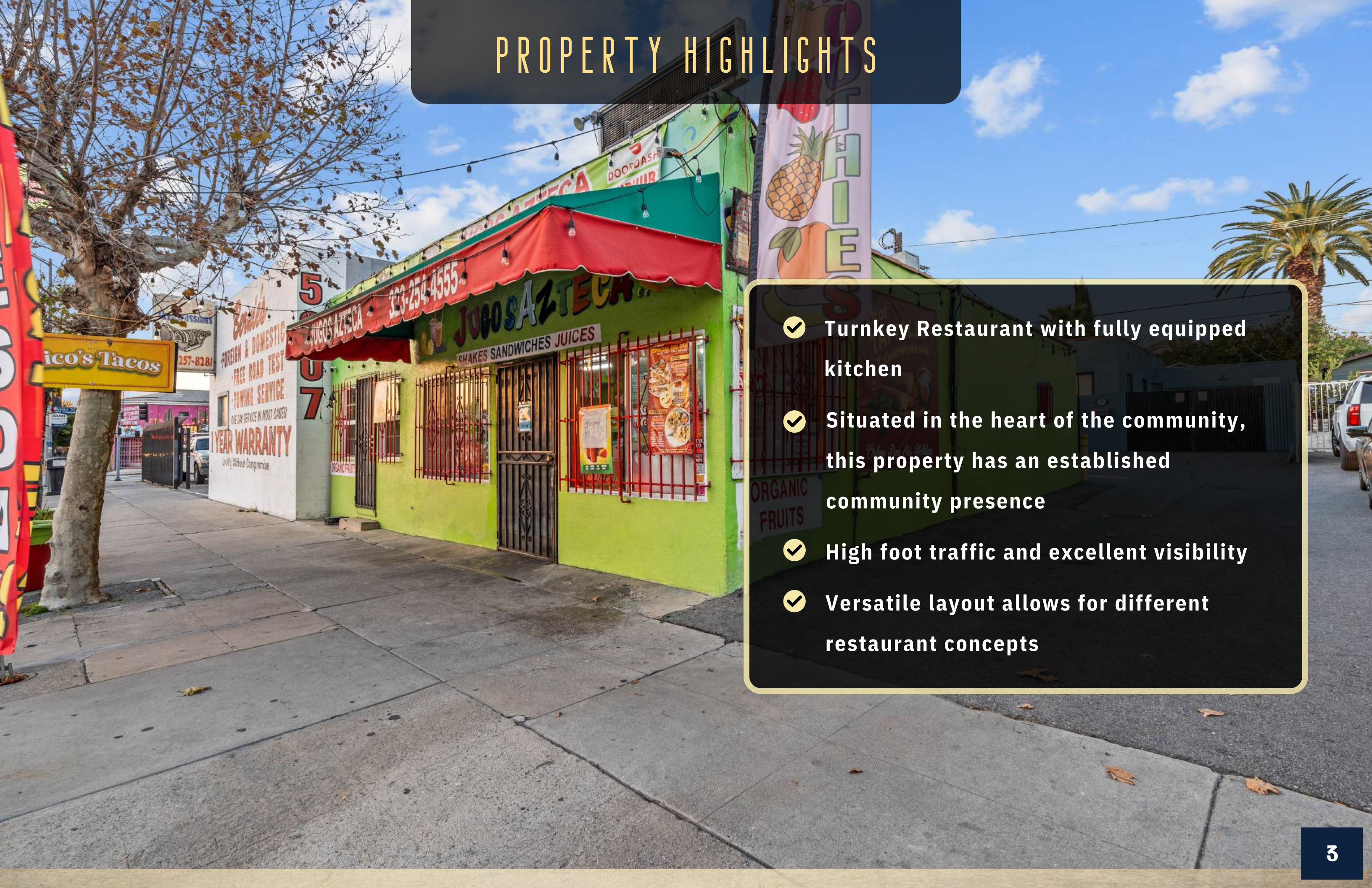
Building: Approximately 906 SF

Lot: 4,994/.11 SF/AC

Zoning: LAC4

York Blvd

PROPERTY HIGHLIGHTS



- ✓ Turnkey Restaurant with fully equipped kitchen
- ✓ Situated in the heart of the community, this property has an established community presence
- ✓ High foot traffic and excellent visibility
- ✓ Versatile layout allows for different restaurant concepts

PROPERTY PHOTOS

5211 YORK BLVD • LOS ANGELES, CA 90042



DEMOGRAPHICS

5211 YORK BLVD • LOS ANGELES, CA 90042

POPULATION

	1 Mile	3 Mile	5 Mile
2028 Projection	34,353	218,491	621,761
2023 Estimate	35,641	226,419	643,131
2010 Census	37,803	238,878	673,039
Growth 2023 - 2028	-3.61%	-3.50%	-3.32%
Growth 2010 - 2023	-5.72%	-5.22%	-4.44%

2023 POPULATION

	1 Mile	3 Mile	5 Mile
White	10,067 28.25%	75,652 33.41%	220,678 34.31%
Black	606 1.70%	4,650 2.05%	22,479 3.50%
Am. Indian & Alaskan	573 1.61%	3,111 1.37%	8,081 1.26%
Asian	4,786 13.43%	38,785 17.13%	127,657 19.85%
Hawaiian & Pacific Island	40 0.11%	213 0.09%	728 0.11%
Other	19,568 54.90%	104,008 45.94%	263,508 40.97%
U.S. Armed Forces	0	44	182

HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
2028 Projection	11,594	78,312	233,252
2023 Estimate	12,063	81,377	241,833
2010 Census	12,940	86,707	254,999
Growth 2023 - 2028	-3.89%	-3.77%	-3.55%
Growth 2010 - 2023	-6.78%	-6.15%	-5.16%
Owner Occupied	5,495 45.55%	35,570 43.71%	87,813 36.31%
Renter Occupied	6,568 54.45%	45,807 56.29%	154,020 63.69%

DEMOGRAPHICS DETAILED REPORT

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2023 POPULATION BY OCCUPATION

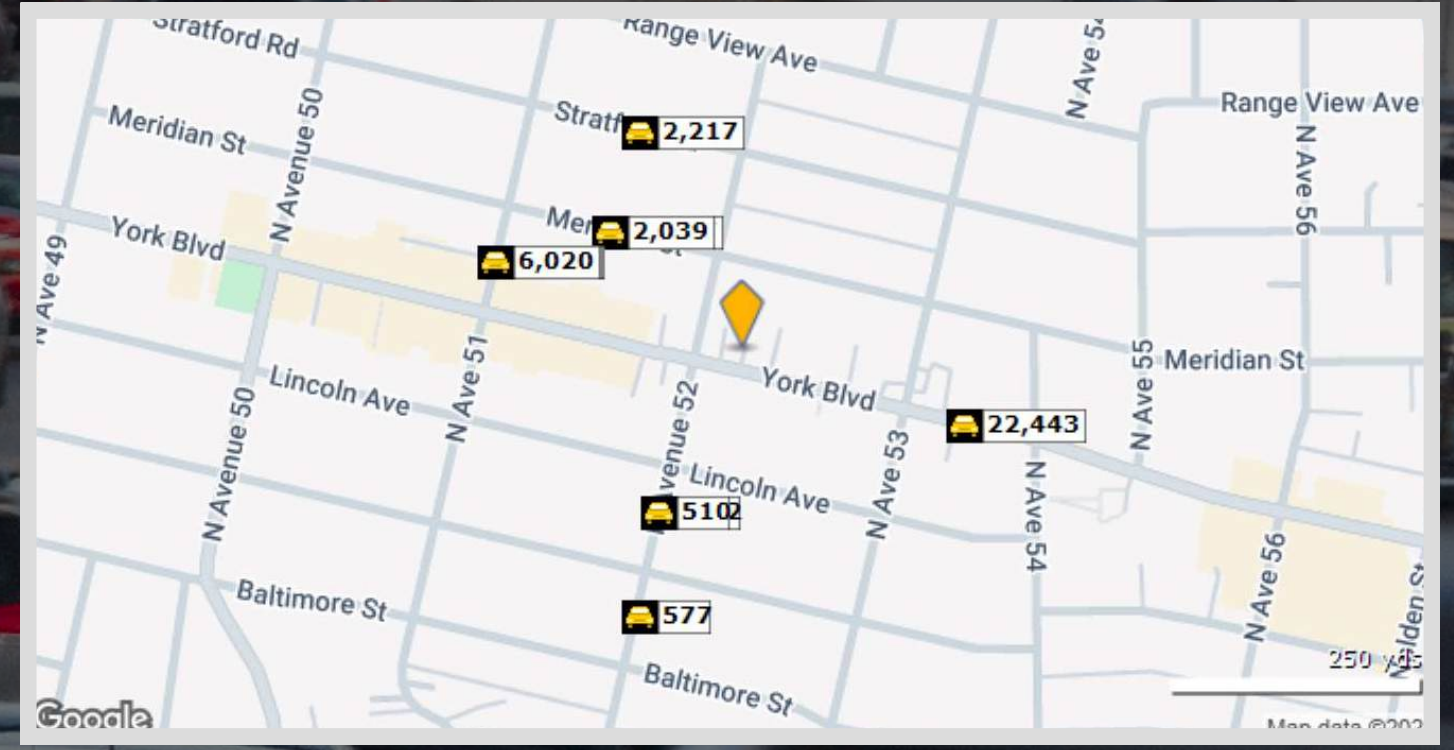
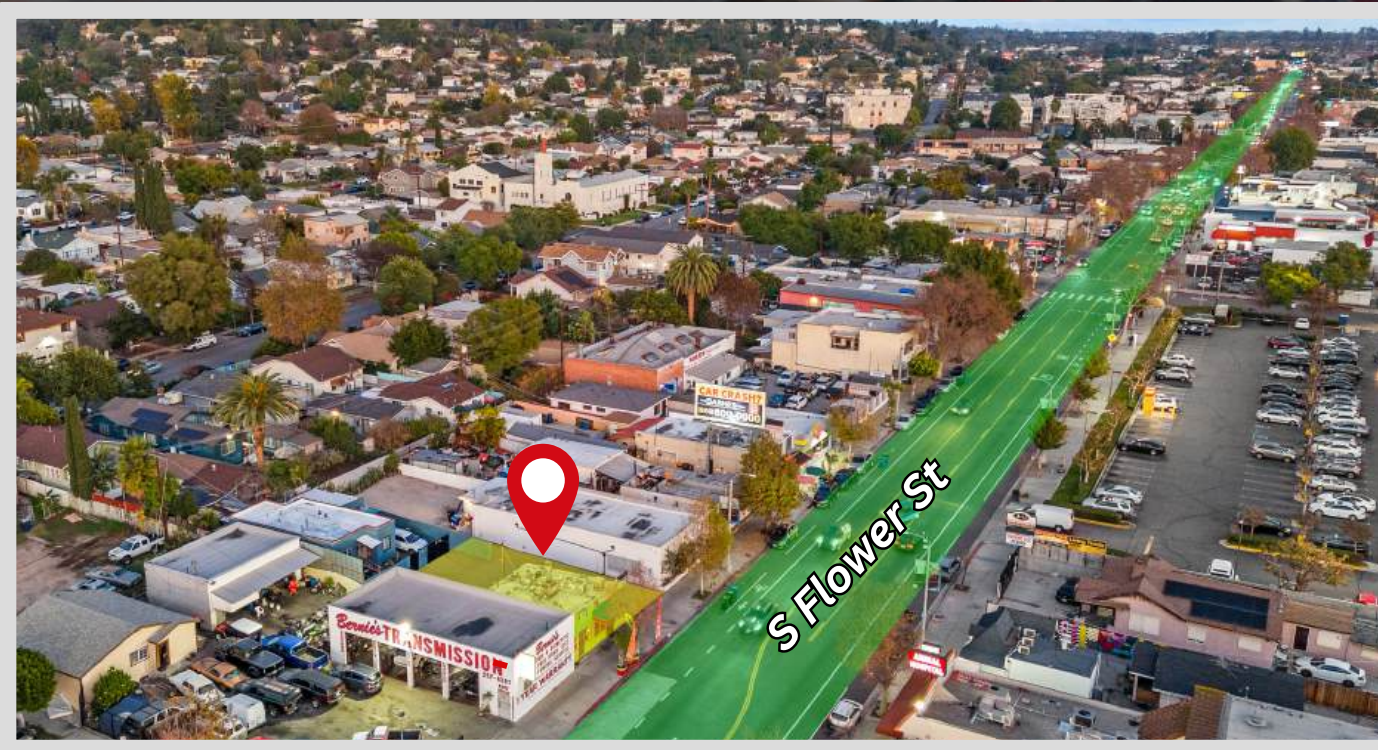
	1 Mile		3 Mile		5 Mile	
Real Estate & Finance	992	2.75%	7,308	3.24%	20,970	3.32%
Professional & Management	11,267	31.23%	74,293	32.92%	211,565	33.48%
Public Administration	693	1.92%	4,249	1.88%	12,302	1.95%
Education & Health	4,408	12.22%	28,382	12.58%	79,126	12.52%
Services	3,316	9.19%	19,474	8.63%	57,509	9.10%
Information	1,429	3.96%	8,228	3.65%	23,077	3.65%
Sales	3,759	10.42%	22,980	10.18%	64,699	10.24%
Transportation	1,109	3.07%	6,447	2.86%	18,285	2.89%
Retail	1,826	5.06%	10,214	4.53%	28,997	4.59%
Wholesale	331	0.92%	2,596	1.15%	7,786	1.23%
Manufacturing	1,314	3.64%	8,144	3.61%	22,387	3.54%
Production	2,005	5.56%	11,999	5.32%	30,702	4.86%
Construction	1,720	4.77%	8,065	3.57%	19,111	3.02%
Utilities	762	2.11%	5,944	2.63%	15,338	2.43%
Agriculture & Mining	104	0.29%	265	0.12%	1,055	0.17%
Farming, Fishing, Forestry	35	0.10%	101	0.04%	490	0.08%
Other Services	1,011	2.80%	7,011	3.11%	18,495	2.93%

2010 HOUSEHOLDS BY HH SIZE

	1 Mile		3 Mile		5 Mile	
1-Person Households	3,024	23.37%	21,230	24.49%	71,706	28.12%
2-Person Households	3,973	30.70%	27,106	31.26%	79,947	31.35%
3-Person Households	2,316	17.90%	15,395	17.76%	42,497	16.67%
4-Person Households	1,854	14.33%	12,637	14.57%	33,259	13.04%
5-Person Households	898	6.94%	5,622	6.48%	15,067	5.91%
6-Person Households	458	3.54%	2,531	2.92%	6,727	2.64%
7-or more Person Households	417	3.22%	2,185	2.52%	5,796	2.27%

TRAFFIC COUNTS

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TRAFFIC COUNT

Street	Street	Direction	Traffic Volume	Distance from Subject
Meridian St	N Ave 51	0.06 W	2,067	MPSI .10
N Ave 52	Lincoln Ave	0.03 N	522	MPSI .10
Meridian St	N Ave 51	0.06 W	2,039	MPSI .10
N Ave 52	Lincoln Ave	0.03 N	510	MPSI .10
York Blvd	N Ave 53	0.04 W	22,443	MPSI .14
Stratford Rd	N Ave 52	0.06 E	2,217	MPSI .14
N Ave 51	York Blvd	0.03 S	6,124	MPSI .15
N Ave 51	York Blvd	0.03 S	6,060	MPSI .15
N Ave 51	York Blvd	0.03 S	6,020	MPSI .15
N Ave 52	Buchanan St	0.03 N	577	MPSI .16

EXCLUSIVELY REPRESENTED BY



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