

FOOTHILL DEVELOPMENT PROJECT

2432-2434 Foothill Blvd | La Crescenta, CA

OFFERING MEMORANDUM



FOOTHILL DEVELOPMENT PROJECT



Foothill Development Project

CONTENTS

01 Executive Summary

Investment Summary
Location Summary

02 Property Description

Property Features
Aerial Map

03 Demographics

Demographics
Demographic Charts

Exclusively Marketed by:



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01 Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS	2432-2434 Foothill Blvd La Crescenta CA 91214
COUNTY	Los Angeles
MARKET	Los Angeles
SUBMARKET	La Canada
PRICE	\$8,999,999
PRICE PSF	\$396.97
LAND SF	22,672 SF
LAND ACRES	.52
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	LACC2
# OF PARCELS	5810-008-001, 002, 003
APN	5810-008-001, 002, 003

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	23,553	71,017	237,605
2023 Median HH Income	\$102,124	\$121,373	\$95,997
2023 Average HH Income	\$151,317	\$185,348	\$143,786



02 Property Description

Property Features

Aerial Map

PROPERTY FEATURES

LAND SF	22,672
LAND ACRES	.52
# OF PARCELS	5810-008-001, 002, 003
ZONING TYPE	LACC2



Demographics

Demographics

Demographic Charts

03

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	21,873	68,778	228,966
2010 Population	23,353	70,913	235,163
2023 Population	23,553	71,017	237,605
2028 Population	23,274	69,719	236,546
2023 African American	228	643	7,003
2023 American Indian	111	278	1,195
2023 Asian	7,045	18,786	40,890
2023 Hispanic	3,686	9,154	40,394
2023 Other Race	1,270	2,786	17,218
2023 White	12,246	40,872	146,145
2023 Multiracial	2,636	7,610	24,992
2023-2028: Population: Growth Rate	-1.20 %	-1.85 %	-0.45 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	771	1,577	9,199
\$15,000-\$24,999	443	1,109	5,793
\$25,000-\$34,999	417	908	4,435
\$35,000-\$49,999	658	1,412	6,072
\$50,000-\$74,999	1,044	2,460	11,032
\$75,000-\$99,999	881	2,702	9,701
\$100,000-\$149,999	1,577	4,700	16,297
\$150,000-\$199,999	976	3,175	9,859
\$200,000 or greater	1,861	7,221	17,552
Median HH Income	\$102,124	\$121,373	\$95,997
Average HH Income	\$151,317	\$185,348	\$143,786

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	8,585	25,739	88,345
2010 Total Households	8,638	25,465	87,501
2023 Total Households	8,628	25,265	89,944
2028 Total Households	8,587	24,974	90,403
2023 Average Household Size	2.71	2.80	2.63
2000 Owner Occupied Housing	4,586	18,192	46,644
2000 Renter Occupied Housing	3,727	6,955	39,449
2023 Owner Occupied Housing	4,815	18,125	45,744
2023 Renter Occupied Housing	3,813	7,140	44,200
2023 Vacant Housing	402	1,024	4,204
2023 Total Housing	9,030	26,289	94,148
2028 Owner Occupied Housing	4,891	18,090	46,073
2028 Renter Occupied Housing	3,696	6,884	44,330
2028 Vacant Housing	453	1,333	4,713
2028 Total Housing	9,040	26,307	95,116
2023-2028: Households: Growth Rate	-0.50 %	-1.15 %	0.50 %

Source: esri

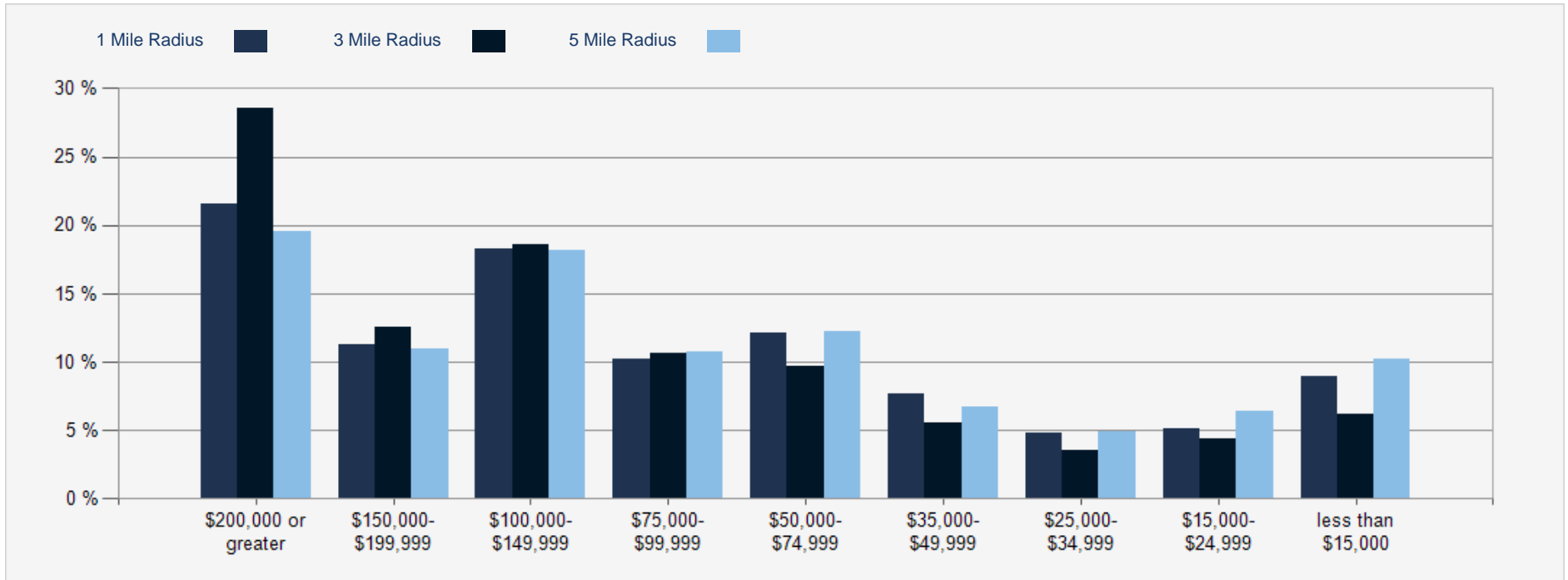
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	1,388	3,848	15,723
2023 Population Age 35-39	1,408	4,083	16,953
2023 Population Age 40-44	1,276	3,998	15,713
2023 Population Age 45-49	1,474	4,429	14,876
2023 Population Age 50-54	1,800	5,408	16,809
2023 Population Age 55-59	1,950	5,966	17,552
2023 Population Age 60-64	1,941	5,990	17,682
2023 Population Age 65-69	1,527	4,916	15,345
2023 Population Age 70-74	1,179	3,867	12,627
2023 Population Age 75-79	796	2,755	9,121
2023 Population Age 80-84	486	1,796	6,073
2023 Population Age 85+	578	1,727	5,719
2023 Population Age 18+	19,504	58,036	195,767
2023 Median Age	45	47	44

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$90,427	\$107,385	\$85,078
Average Household Income 25-34	\$126,340	\$149,424	\$116,187
Median Household Income 35-44	\$124,213	\$150,521	\$109,627
Average Household Income 35-44	\$173,238	\$205,756	\$154,915
Median Household Income 45-54	\$134,560	\$167,945	\$124,988
Average Household Income 45-54	\$186,746	\$233,622	\$179,517
Median Household Income 55-64	\$118,374	\$153,970	\$117,924
Average Household Income 55-64	\$172,825	\$217,910	\$173,820
Median Household Income 65-74	\$84,419	\$101,942	\$83,845
Average Household Income 65-74	\$126,431	\$154,701	\$126,728
Average Household Income 75+	\$92,080	\$110,214	\$88,005

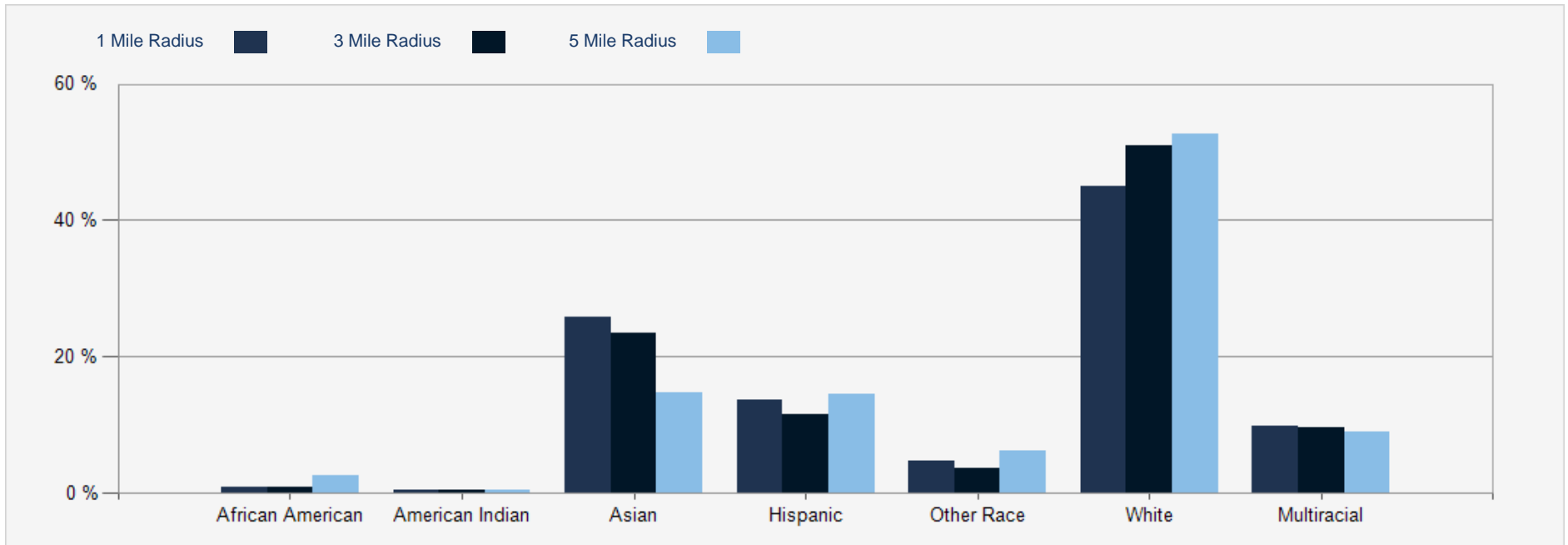
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	1,821	4,172	15,328
2028 Population Age 35-39	1,562	4,719	17,210
2028 Population Age 40-44	1,506	4,697	17,730
2028 Population Age 45-49	1,320	4,299	15,987
2028 Population Age 50-54	1,500	4,545	15,050
2028 Population Age 55-59	1,686	5,205	16,310
2028 Population Age 60-64	1,768	5,266	16,213
2028 Population Age 65-69	1,740	5,382	15,930
2028 Population Age 70-74	1,375	4,386	13,704
2028 Population Age 75-79	1,014	3,257	10,596
2028 Population Age 80-84	644	2,199	7,325
2028 Population Age 85+	646	2,022	6,815
2028 Population Age 18+	19,562	57,929	197,155
2028 Median Age	45	47	45

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$104,980	\$116,193	\$98,145
Average Household Income 25-34	\$144,097	\$167,956	\$132,852
Median Household Income 35-44	\$153,598	\$168,554	\$131,006
Average Household Income 35-44	\$206,800	\$239,417	\$183,892
Median Household Income 45-54	\$158,834	\$187,434	\$143,628
Average Household Income 45-54	\$218,475	\$266,677	\$201,548
Median Household Income 55-64	\$140,300	\$171,884	\$135,617
Average Household Income 55-64	\$199,164	\$246,523	\$195,098
Median Household Income 65-74	\$104,007	\$116,842	\$102,269
Average Household Income 65-74	\$152,934	\$185,113	\$151,612
Average Household Income 75+	\$114,500	\$137,405	\$109,571

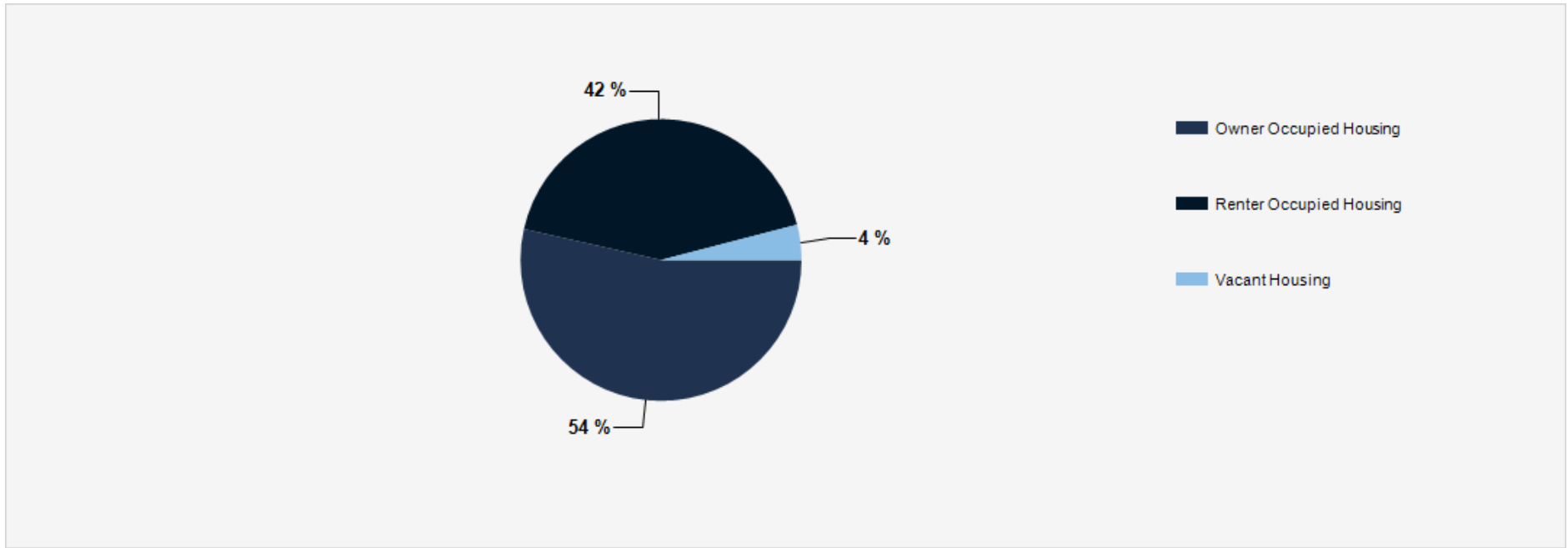
2023 Household Income



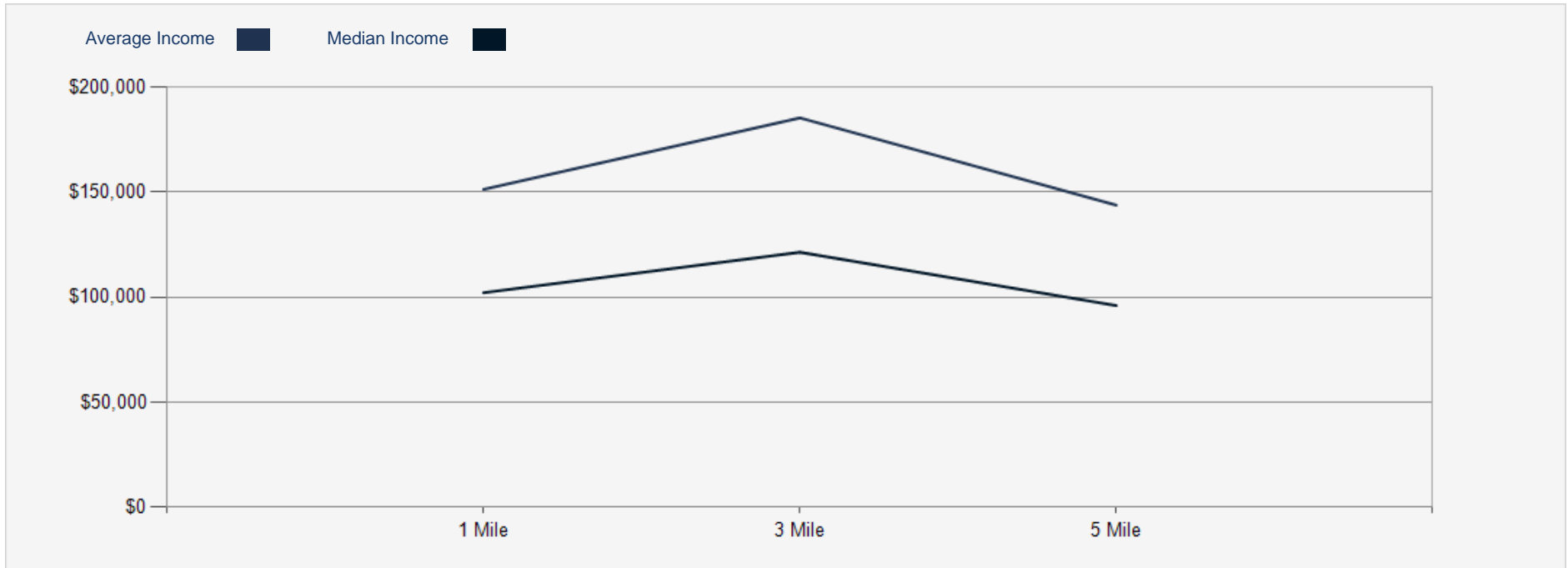
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



Foothill Development Project

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