

7576 Hollywood Blvd.

Los Angeles CA 90046



OFFERING MEMORANDUM



7576 Hollywood Blvd.

Exclusively Marketed by:

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OFFERING SUMMARY

ADDRESS	7576 Hollywood Blvd. Los Angeles CA 90046
COUNTY	Los Angeles
PRICE	\$1,499,999
PRICE PSF	\$303.58
LAND SF	4,941 SF
LAND ACRES	0.11
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	LAR3
# OF PARCELS	1
APN	5550-008-001

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	45,540	268,900	802,250
2023 Median HH Income	\$74,457	\$83,489	\$77,326
2023 Average HH Income	\$118,069	\$138,451	\$126,654

PROPERTY FEATURES

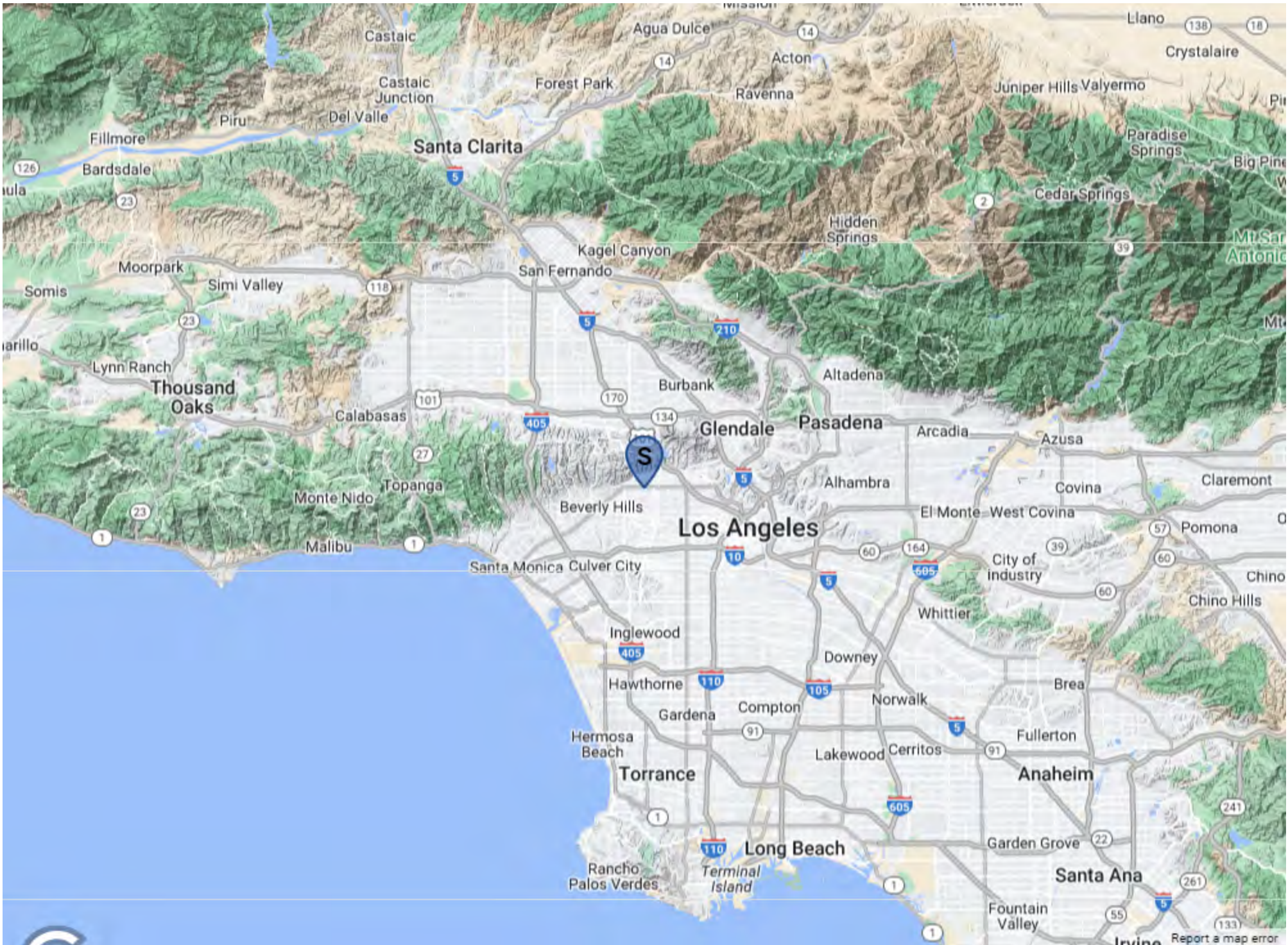
LAND SF	4,941
LAND ACRES	0.11
# OF PARCELS	1
ZONING TYPE	LAR3
TOPOGRAPHY	Rolling/Hilly



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







Property photos are virtually staged

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	45,618	262,323	809,543
2010 Population	42,824	258,400	790,024
2023 Population	45,540	268,900	802,250
2028 Population	46,724	272,323	819,112
2023 African American	2,626	14,498	54,166
2023 American Indian	239	1,960	10,253
2023 Asian	3,377	29,910	130,887
2023 Hispanic	7,218	55,973	244,884
2023 Other Race	2,992	29,574	148,524
2023 White	30,902	161,719	363,873
2023 Multiracial	5,346	30,894	93,692
2023-2028: Population: Growth Rate	2.55 %	1.25 %	2.10 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	3,887	17,588	44,128
\$15,000-\$24,999	1,987	8,825	25,220
\$25,000-\$34,999	1,691	8,079	25,095
\$35,000-\$49,999	2,500	10,742	33,360
\$50,000-\$74,999	4,131	20,058	54,437
\$75,000-\$99,999	3,348	16,624	42,939
\$100,000-\$149,999	4,423	22,152	57,084
\$150,000-\$199,999	2,179	12,184	31,495
\$200,000 or greater	4,116	27,656	60,901
Median HH Income	\$74,457	\$83,489	\$77,326
Average HH Income	\$118,069	\$138,451	\$126,654

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	27,728	139,859	366,191
2010 Total Households	26,322	133,979	351,625
2023 Total Households	28,262	143,908	374,664
2028 Total Households	29,227	147,085	385,781
2023 Average Household Size	1.59	1.83	2.11
2000 Owner Occupied Housing	3,764	32,886	90,082
2000 Renter Occupied Housing	23,057	100,266	259,998
2023 Owner Occupied Housing	3,830	34,761	94,468
2023 Renter Occupied Housing	24,432	109,147	280,196
2023 Vacant Housing	2,680	14,866	34,732
2023 Total Housing	30,942	158,774	409,396
2028 Owner Occupied Housing	3,944	35,362	96,494
2028 Renter Occupied Housing	25,283	111,723	289,288
2028 Vacant Housing	2,391	13,896	31,591
2028 Total Housing	31,618	160,981	417,372
2023-2028: Households: Growth Rate	3.35 %	2.20 %	2.95 %

Source: esri

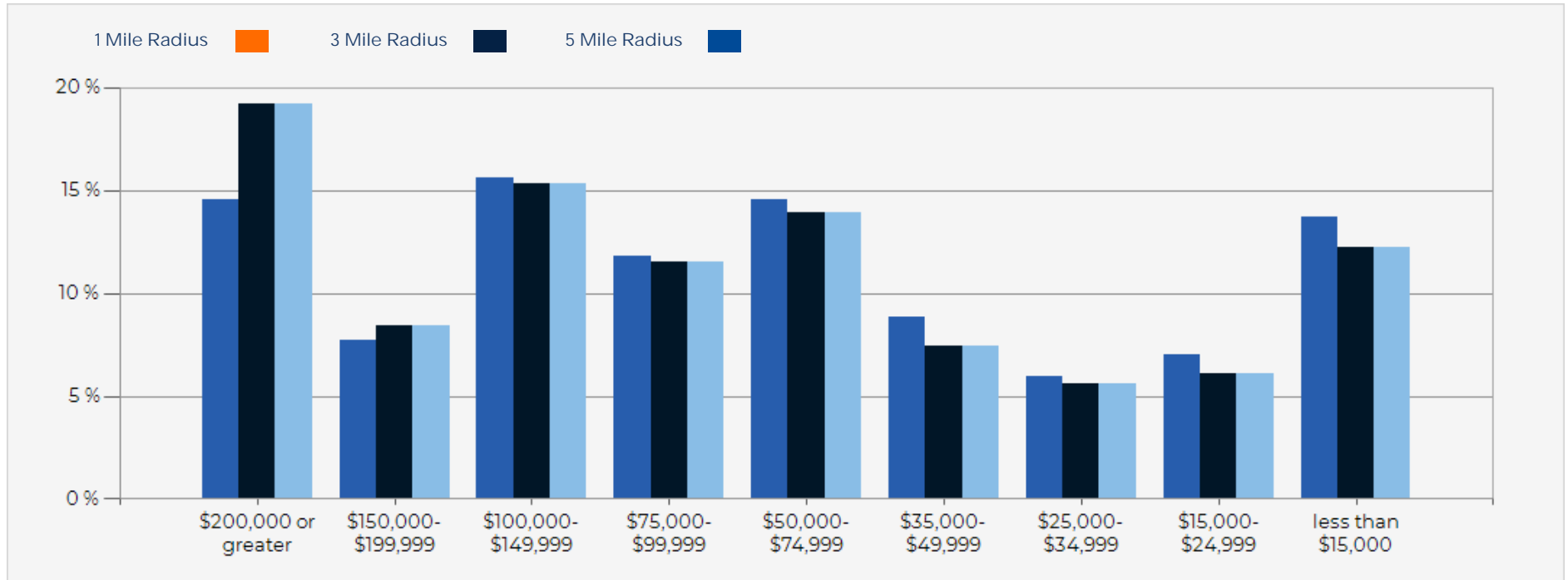
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	6,416	30,667	77,516
2023 Population Age 35-39	5,376	27,632	73,790
2023 Population Age 40-44	4,108	23,031	64,418
2023 Population Age 45-49	3,183	19,278	54,818
2023 Population Age 50-54	2,906	17,646	52,576
2023 Population Age 55-59	2,492	15,612	46,773
2023 Population Age 60-64	2,375	14,836	44,768
2023 Population Age 65-69	2,020	12,625	38,379
2023 Population Age 70-74	1,742	10,604	31,473
2023 Population Age 75-79	1,298	7,609	21,957
2023 Population Age 80-84	953	5,260	14,493
2023 Population Age 85+	1,058	5,766	15,316
2023 Population Age 18+	42,490	236,132	672,863
2023 Median Age	39	40	39

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$78,136	\$82,354	\$77,321
Average Household Income 25-34	\$110,613	\$119,687	\$110,295
Median Household Income 35-44	\$85,062	\$96,402	\$86,956
Average Household Income 35-44	\$133,664	\$154,025	\$138,999
Median Household Income 45-54	\$92,578	\$109,299	\$97,097
Average Household Income 45-54	\$144,680	\$173,170	\$152,807
Median Household Income 55-64	\$78,950	\$96,811	\$84,779
Average Household Income 55-64	\$134,398	\$162,641	\$144,880
Median Household Income 65-74	\$55,682	\$69,209	\$65,588
Average Household Income 65-74	\$107,323	\$127,733	\$117,661
Average Household Income 75+	\$71,072	\$91,521	\$91,682

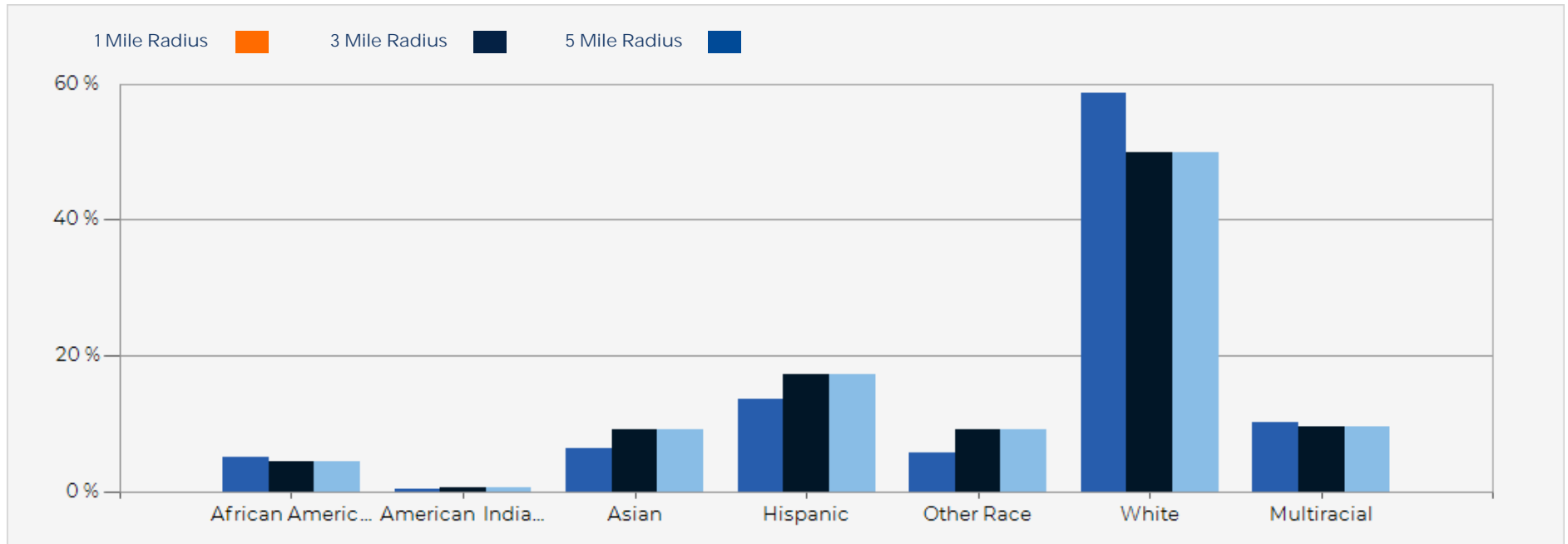
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	5,607	26,687	71,759
2028 Population Age 35-39	5,161	26,321	71,169
2028 Population Age 40-44	4,363	23,771	66,579
2028 Population Age 45-49	3,557	20,697	59,525
2028 Population Age 50-54	2,864	17,724	51,586
2028 Population Age 55-59	2,705	16,350	49,207
2028 Population Age 60-64	2,315	14,190	42,824
2028 Population Age 65-69	2,043	12,918	39,360
2028 Population Age 70-74	1,912	11,473	34,289
2028 Population Age 75-79	1,515	8,910	26,282
2028 Population Age 80-84	1,107	6,340	18,192
2028 Population Age 85+	1,205	6,620	17,804
2028 Population Age 18+	43,630	240,550	693,207
2028 Median Age	40	41	40

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$93,159	\$96,839	\$88,362
Average Household Income 25-34	\$132,025	\$140,563	\$128,802
Median Household Income 35-44	\$103,504	\$112,763	\$103,156
Average Household Income 35-44	\$157,930	\$177,206	\$161,184
Median Household Income 45-54	\$110,922	\$127,666	\$112,856
Average Household Income 45-54	\$169,855	\$196,921	\$174,400
Median Household Income 55-64	\$101,275	\$118,913	\$105,027
Average Household Income 55-64	\$159,981	\$188,249	\$166,828
Median Household Income 65-74	\$76,338	\$87,577	\$83,287
Average Household Income 65-74	\$135,360	\$152,513	\$139,935
Average Household Income 75+	\$93,536	\$115,713	\$113,782

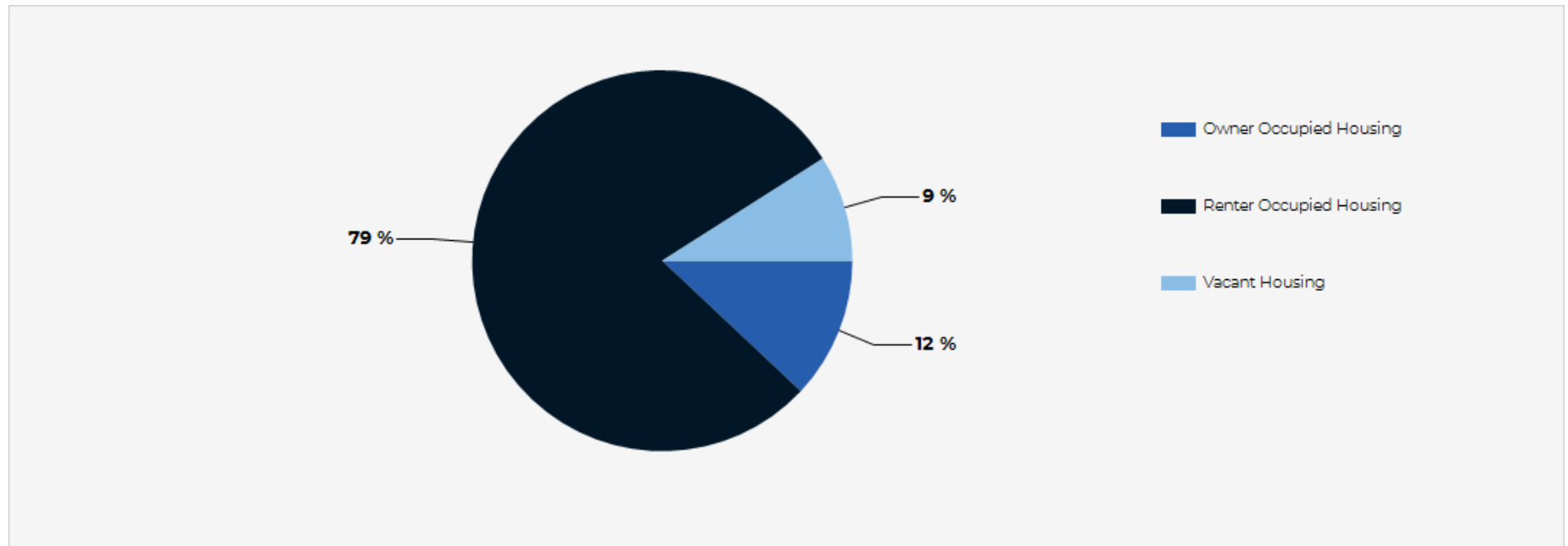
2023 Household Income



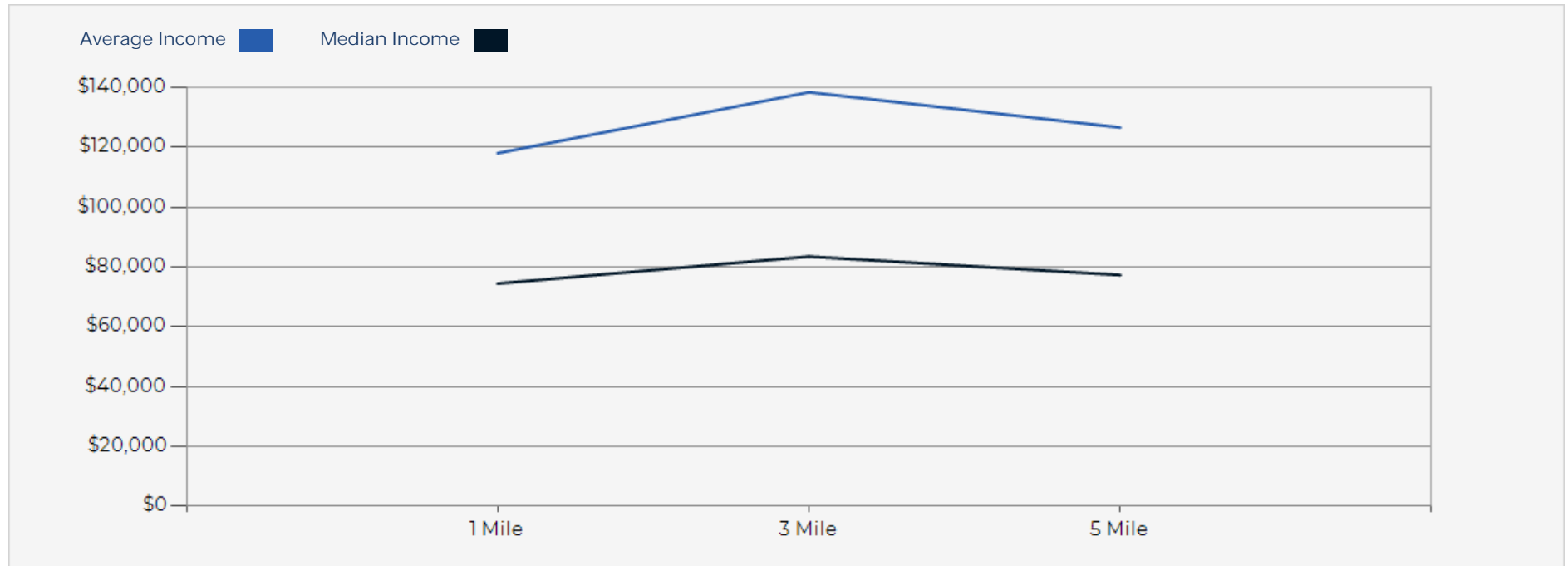
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



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