OFFERING MEMORANDUM

±0.93 ACRE HOUSING ELEMENT SITE (30 DU/ACRE)

9334 Alondra Blvd, Bellflower, CA 90706



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Activity ID #ZAG0100308

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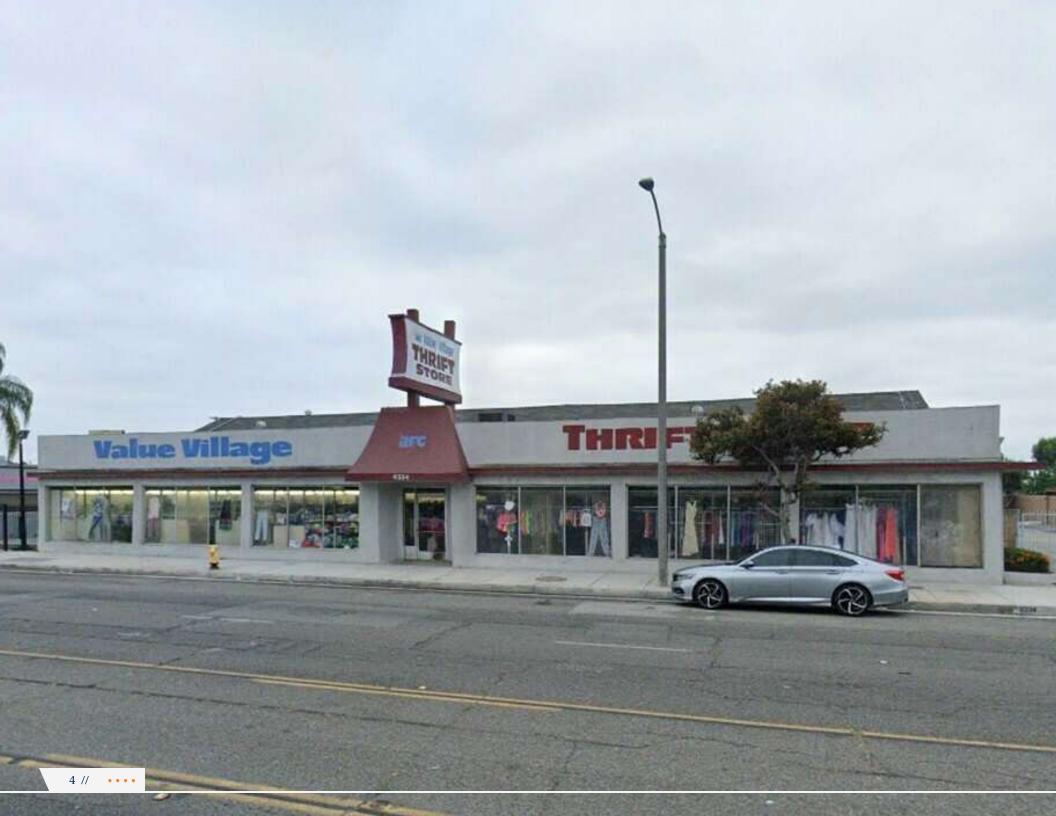


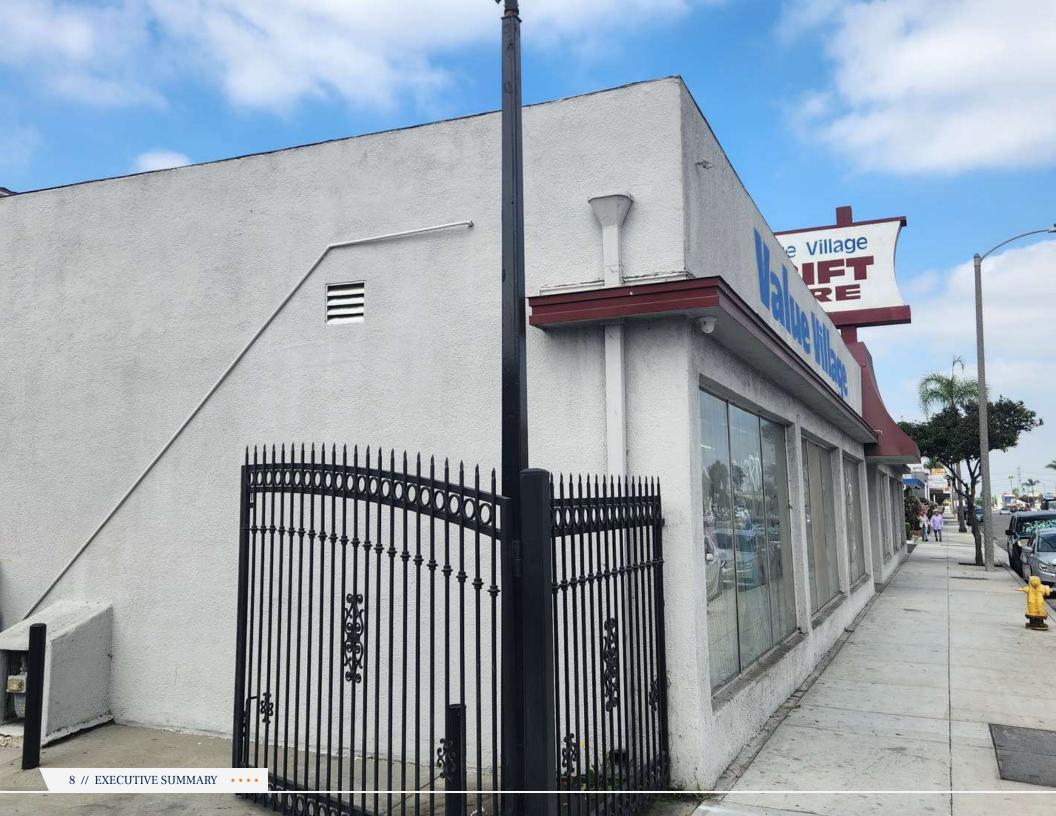
TABLE OF CONTENTS

- **7** EXECUTIVE SUMMARY
- 13 PROPERTY INFORMATION
- **21** FINANCIAL ANALYSIS
- 25 SALE COMPARABLES
- 36 MARKET OVERVIEW

SECTION 1

EXECUTIVE SUMMARY

Offering Summary Investment Highlights



OFFERING SUMMARY



9334 ALONDRA BLVD



Listing Price Lot Size \$2,250,000 **0.93 Acres**



Price per SF \$55.35 per SF

OFFERING SUMMARY

Address	9334 Alondra Blvd, Bellflower CA 90706
Assessor's Parcel #	7105-027-017
Listing Price	\$2,250,000
Lot Size	0.93 Acres (40,649 SF)
Price/Acre	\$2,411,129/Acre
Price/SF	\$55.35/SF
Current Use	Thrift Store
Existing Building	8,480 SF Single-Story Built in 1946
Zoning	GC General Commercial
Zoning Overlay	Housing Opportunity Overlay Zone
Residential Density Allowed	20-30 dwelling units/acre
Estimated Yield	23 Units (based on 25 du/acre)
Price/Estimated Unit	\$97,826 per Estimated Unit
Utilities	All Utilities On-Site
Site Dimensions	150' wide by 280' deep





9334 Alondra Blvd, Bellflower, CA 90706

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to offer for sale the ±0.93-acre redevelopment site located at 9334 Alondra Blvd in the city of Bellflower, CA. The subject property is currently improved with a single-story 8,840 SF building that is operating as a thrift store, this building will be delivered vacant at the close of escrow.

The property is located on busy Alondra Blvd, just to the west of Clark Avenue in central Bellflower. The site is level and fully paved, rectangular in shape with all utilities on-site, and the site benefits from 150' of frontage along Alondra Blvd.

Importantly, this site is also located in the City of Bellflower's Opportunity Area 2 in the Housing Element of the General Plan. Opportunity Area 2 is currently developed with retail and service uses in single-story stand-alone buildings with large surface parking areas tucked behind. None of the parcels have seen any significant improvements over the years, making them prime for redevelopment. Area 2 is surrounded by single family residential to the south, multi-family residential to the north, and a mix of commercial and retail uses to the east and west.

The Area is also zoned General Commercial which does not currently allow housing as a permitted use. To facilitate the development of housing at a variety of income levels, all parcels in Opportunity Area 2 would be redesignated Mixed Use in the General Plan. To rezone the parcels, a housing overlay will be applied to permit residential development at densities of up to 30 dwelling units per acre. The overlay zone provides flexibility in that future developers can either propose projects in accordance with the underlying zone or the overlay classification.

The subject property is specifically designated as Opportunity Site 2.2 in the Housing Element. This site has primary access on the north side along Alondra Boulevard with a secondary access on the south side from Alpha Avenue. Because this site is greater than 0.5 acres and less than 10 acres in size, it is assumed that it could accommodate moderate, or above moderate-income residential development. According to the city, given the residential location of the site, proximity to the Downtown area, transit accessibility, and high potential for increased development, this site is likely to be developed with housing during the 2021-2029 planning period.

INVESTMENT HIGHLIGHTS

± 0.93 Acre Infill Re-development Opportunity in a Prime Bellflower Location

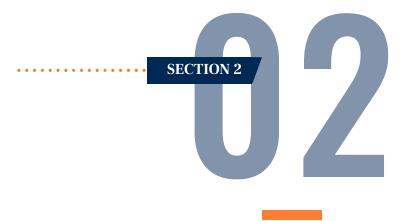
Site is Designated as Opportunity Site 2.2 in the Housing Element of the General Plan

Housing Overlay will be Applied to Permit Residential Densities of up to 30 du/acre

Flat, Rectangular Site with All Utilities On-Site and Street Access on Both North & South Sides

Site is Currently Operated as a Thrift Store which will be Vacated at the Close of Escrow

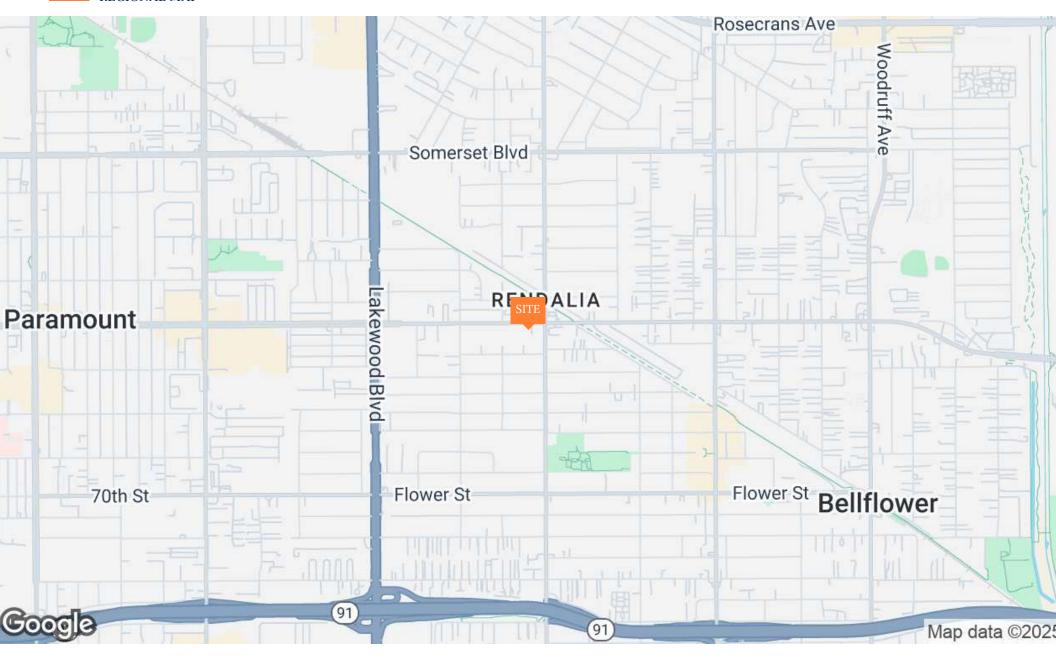
The City of Bellflower Anticipates that this Site will be Redeveloped for Housing during the 2021-2029 Planning Period

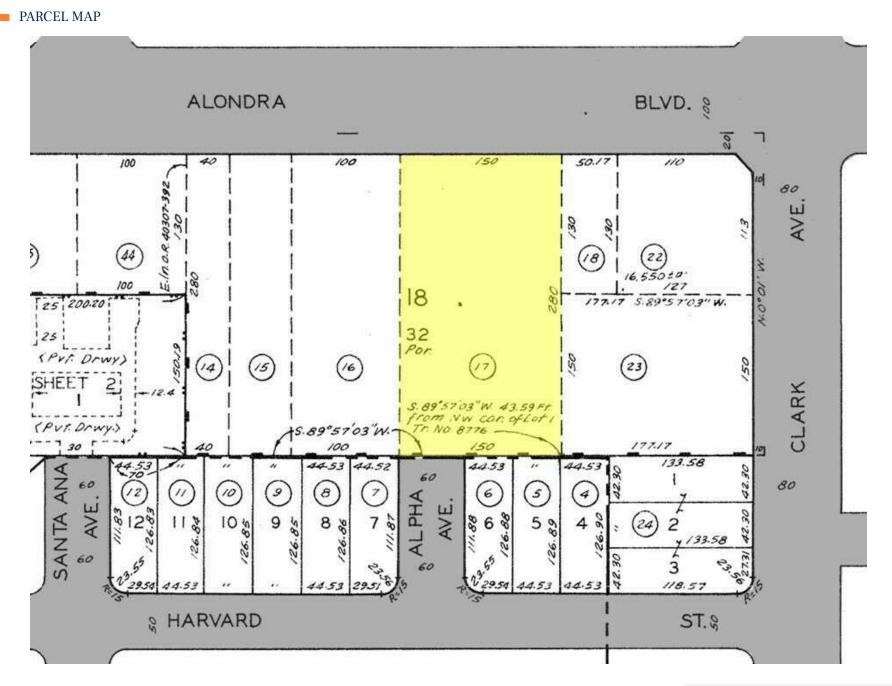


PROPERTY INFORMATION

Regional Map
Parcel Map
Housing Element - Opportunity Area 2
District Map - Bellflower
GeoTracker - Environmental

REGIONAL MAP





HOUSING ELEMENT - OPPORTUNITY AREA 2



City of Bellflower

Opportunity Area 2: Clark + Alondra

Area 2 - Aerial View of Existing Uses



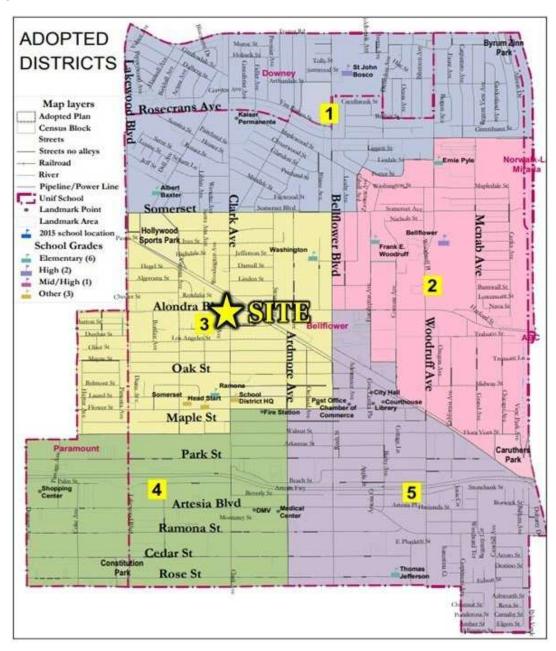
CITY OF BELLFLOWER - HOUSING ELEMENT OPPORTUNITY AREA 2

Opportunity Area 2 is comprised six parcels totaling 3.1 acres located on the southwest corner of the intersection of Alondra Boulevard and Clark Avenue, north of the 91 Freeway.

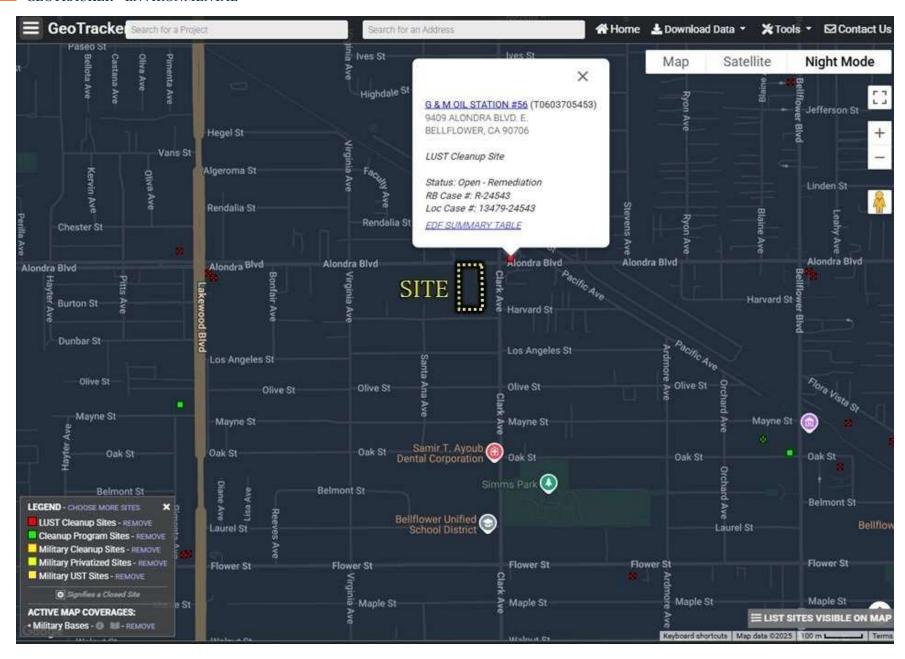
Area 2 is currently developed with retail and service uses, including shops and restaurants, in single-story stand-alone buildings, with large surface parking areas tucked behind. All parcels included in this Area are less than an acre in size and were developed between 1946 and 1969.

The highest land-to-improvement ratio of the parcels is 0.59 and none of the parcels have seen any significant improvements over the years, making them prime for redevelopment. Area 2 is surrounded by single family residential to the south, multi-family residential to the north, and a mix of commercial and retail uses to the east and west.

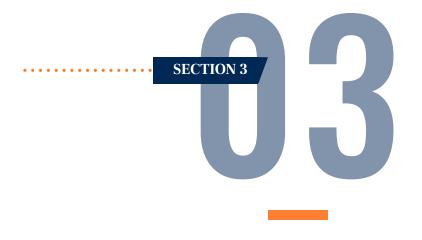




GEOTRACKER - ENVIRONMENTAL







FINANCIAL ANALYSIS

Financial Details





FINANCIAL DETAILS

Listed Price	\$2,250,000
Lot Size	0.93 Acres / 40,649 SF
Price/Acre	\$2,411,129 per Acre
Price/SF	\$55.35 per SF
Zoning Overlay	Housing Opportunity Overlay Zone
Residential Density	20-30 dwelling units/acre
Estimated Density	25 dwelling units/acre
Estimated Yield	23 Units
Price/Estimated Unit	\$97,826 per Estimated Unit



SALE COMPARABLES

Sale Comps Map Sale Comps Summary Price per Acre Chart Price per SF Chart Sale Comps

SALE COMPS MAP



±0.93 Acre Housing Element Site (30 du/acre)



21102 Norwalk Blvd



17802 Clark Ave



8761 Hoffman St



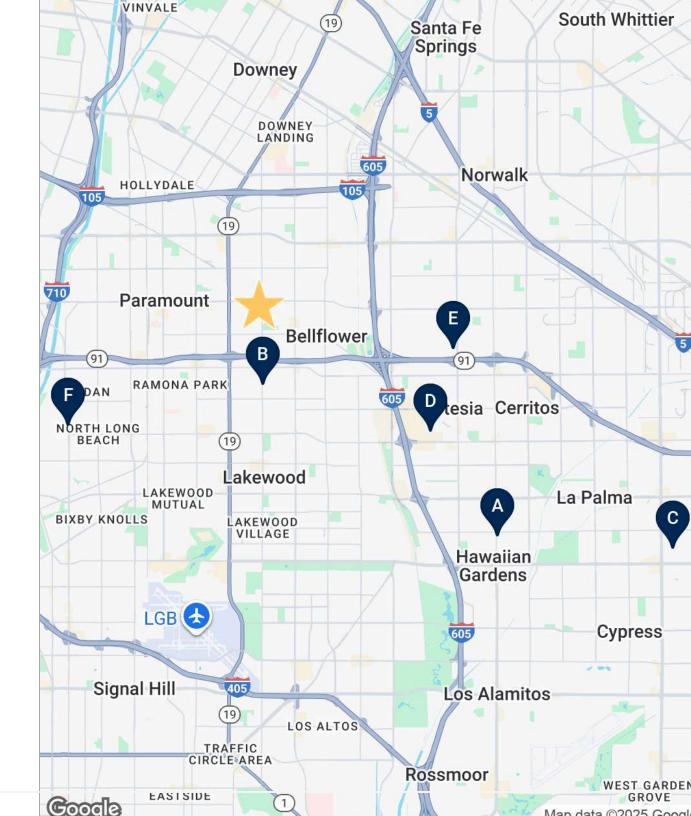
11442 187th St



16703 Pioneer Blvd



5901 Atlantic Ave

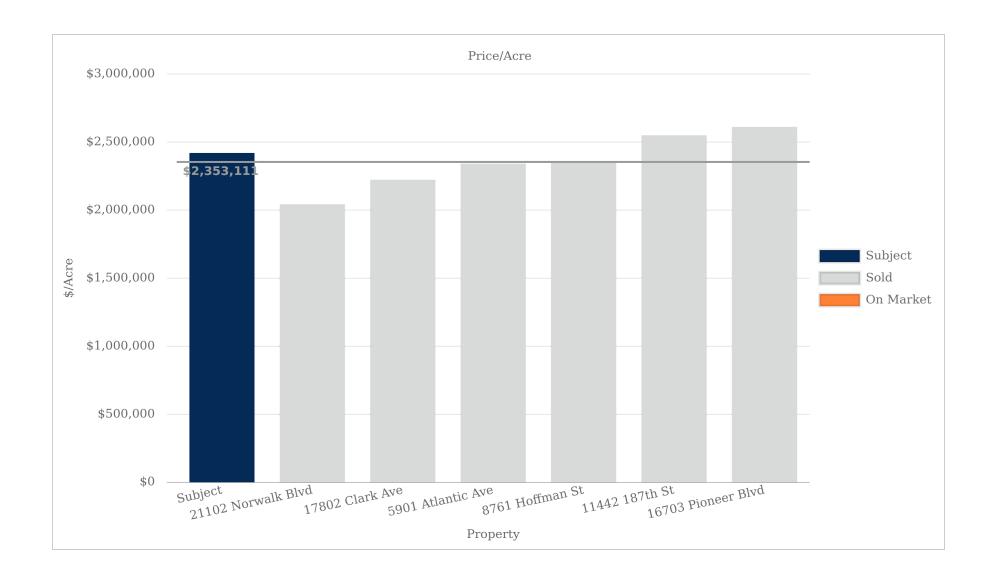


SALE COMPS SUMMARY

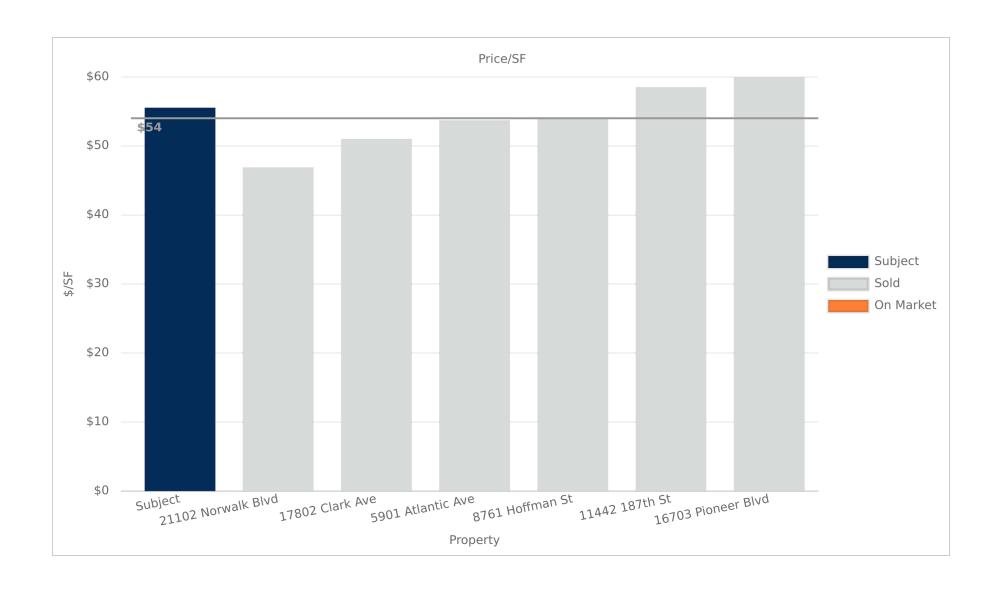
SUBJECT PROPERTY	PRICE	LOT SIZE	\$/ACRE	CLOSE
±0.93 Acre Housing Element Site (30 du/acre) 9334 Alondra Blvd Bellflower, CA 90706	\$2,250,000	0.93 AC	\$2,419,355	On Market

A SALE CON	MPARABLES	PRICE	LOT SIZE	\$/ACRE	CLOSE
The second secon	orwalk Blvd n Gardens, CA 90716	\$858,000	0.42 AC	\$2,042,857	05/31/2024
17802 CI Bellflowe	ark Ave r, CA 90706	\$600,000	0.27 AC	\$2,222,222	01/24/2023
8761 Hot Buena Pa	ffman St ark, CA 90620	\$1,200,000	0.51 AC	\$2,352,941	01/07/2025
11442 18 Artesia, (\$2,065,000	0.81 AC	\$2,549,382	05/23/2025
	oneer Blvd CA 90701	\$6,500,000	2.49 AC	\$2,610,441	12/14/2023
	antic Ave ach, CA 90805	\$6,250,000	2.67 AC	\$2,340,823	06/06/2022
AVERAC	GES	\$2,912,167	1.2 AC	\$2,353,111	-

PRICE PER ACRE CHART



PRICE PER SF CHART



SALE COMPS





±0.93 Acre Housing Element Site (30 Du/Acre) 9334 Alondra Blvd, Bellflower, CA 90706

Listing Price:	\$2,250,000	Density:	25
COE:	On Market	Number Of Lots:	23
Lot Dimensions:	150' x 280'	Price/Lot:	\$97,826
Lot Size:	0.93 Acres	Price/Acre:	\$2,419,355
Zoning:	Housing Opportunity Overlay		



21102 Norwalk Blvd Hawaiian Gardens, CA 90716

Sale Price:	\$858,000	COE:	05/31/2024
Lot Dimensions:	180' x 105'	Lot Size:	0.42 Acres
Price/Acre:	\$2,042,857		
Zoning:	C-4		

SALE COMPS





Sale Price:	\$600,000	COE:	01/24/2023
Lot Dimensions:	100' x 118'	Lot Size:	0.27 Acres
Price/Acre:	\$2,222,222		
Zoning:	CG		



8761 Hoffman St Buena Park, CA 90620

Sale Price:	\$1,200,000	COE:	01/07/2025
Lot Dimensions:	75' x 300'	Lot Size:	0.51 Acres
Price/Acre:	\$2,352,941		
Zoning:	RM10		

SALE COMPS





Sale Price:	\$2,065,000	COE:	05/23/2025
Lot Dimensions:	100' x 355'	Lot Size:	0.81 Acres
Price/Acre:	\$2,549,382		
Zoning:	Residential		



16703 Pioneer Blvd Artesia, CA 90701

Sale Price:	\$6,500,000	COE:	12/14/2023
Lot Dimensions:	480' x 300'	Lot Size:	2.49 Acres
Price/Acre:	\$2,610,441		
Zoning:	MDR		







Sale Price:	\$6,250,000	COE:	06/06/2022
Lot Dimensions:	230' x 595'	Lot Size:	2.67 Acres
Price/Acre:	\$2,340,823		
Zoning:	MU3-A		

SECTION 5

MARKET OVERVIEW

Market Overview Demographics

MARKET OVERVIEW

LOS ANGELES

The Los Angeles-Long Beach metro is located entirely within Los Angeles County, covering 4,751 square miles. The county encompasses 88 incorporated cities and numerous unincorporated areas. It is bordered on the east by San Bernardino County, on the north by Kern and Ventura counties, on the west by the Pacific Ocean and on the south by Orange County. The area is home to nearly 10 million residents. The city of Los Angeles accounts for nearly 3.9 million people, and the Los Angeles coastline stretches along 81 miles of world-famous beaches. The Santa Monica and San Gabriel mountains are located in the county, with the highest point at Mount San Antonio reaching more than 10,000 feet.

METRO HIGHLIGHTS



ECONOMIC CENTER

Los Angeles is the entertainment capital of the world, as well as a leading international trade and manufacturing center.



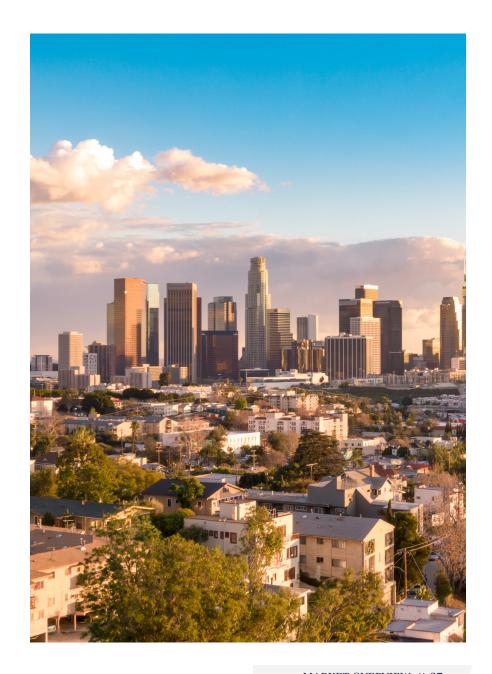
PROMINENT PORT ACTIVITY

The Port of Los Angeles and the Port of Long Beach are the largest and busiest ports in the nation, making the metro a key link in the international supply chain.



IOB AND POPULATION GROWTH

A desirable climate, proximity to the ocean and recreational opportunities lure companies and residents to the metro.



MARKET OVERVIEW

TRANSPORTATION

- The region has well-established and interconnected transportation systems by road, rail and sea, allowing access to most of the world's markets.
- Various interstate routes make the area accessible nationwide. This list includes interstates 5, 10, 15, 110, 210, 215, 405 and 710.
- Amtrak and Metrolink provide passenger rail service. Freight rail lines servicing the county include Union Pacific and BNSF.
- The expanding light rail network provides increased access to in-town travel.
- LAX is one of the busiest airports in the nation. Other commercial airports serving the county include Long Beach, Burbank and Palmdale.
- Alameda Corridor, a 20-mile railroad express line, facilitates port activity, connecting the two local ports to the transcontinental rail network east of downtown.



MORE THAN

15.6

MILLION TEU CONTAINERS ARE SHIPPED THROUGH THE PORTS OF LOS ANGELES AND LONG BEACH ANNUALLY, RANKING THEM FIRST AND SECOND IN THE NATION.



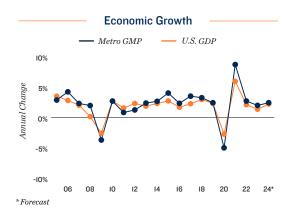
MARKET OVERVIEW

ECONOMY

- The motion picture/entertainment industry is one of the most high-profile sectors of the economy. The resolution of strikes by Hollywood last year should aid hiring in the segment moving forward.
- The gross metropolitan product is expected to grow at a pace faster than the United States rate this year.
- Ten Fortune 500 companies are headquartered in the metro, including Walt Disney, Molina Healthcare, Edison International, Reliance Steel & Aluminum, Live Nation, Avery Dennison and Skechers USA.
- A sizable aerospace presence exists in the South Bay, led by employers that include Boeing, Northrop Grumman, Raytheon Technologies Corp. and SpaceX.
- Employers across a variety of industries employed approximately 4.565 million individuals at the onset of 2024, a record count.
- The metro's two ports make the area a hub in the domestic supply chain, fueling demand for warehouse and distribution space throughout the county.

MAJOR AREA EMPLOYERS

- · Kaiser Permanente
- · Northrop Grumman Corp.
- · The Boeing Co.
- · Kroger Co.
- · Cedars-Sinai Medical Center
- University of California, Los Angeles
- · Target Corp.
- Amazon
- · Home Depot
- · Providence Health & Services



SHARE OF 2023 TOTAL EMPLOYMENT



7%

MANUFACTURING



15% PROFESSIONAL AND BUSINESS SERVICES



13% GOVERNMENT



11% LEISURE AND HOSPITALITY



5% FINANCIAL ACTIVITIES



19%
TRADE, TRANSPORTATION,
AND UTILITIES



3% construction



19%
EDUCATION AND
HEALTH SERVICES



5% INFORMATION



3% OTHER SERVICES



DEMOGRAPHICS

- The population of nearly 10 million people makes Los Angeles County the most populous metropolitan area in the U.S.
- Nearly 190,000 new residents are expected through 2028, a dynamic that will positively impact the local economy and commercial real estate sector, following pandemic-related population declines.
- A median home price that is more than twice that of the U.S. average translates to a homeownership rate that is well below the national level.
- Approximately 30 percent of residents ages 25 and older have attained at least a bachelor's degree. More than 10 percent also hold a graduate or professional degree.

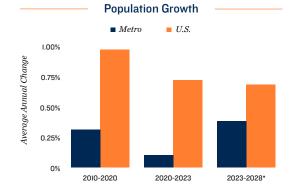
QUICK FACTS

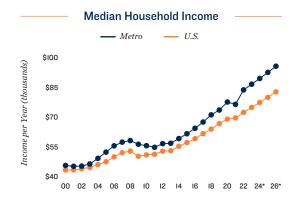


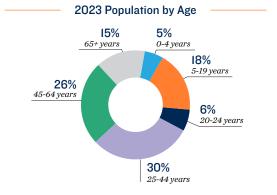












 $[*]Forecast \\ Sources: Marcus \& Millichap \ Research \ Services; BLS; Bureau \ of \ Economic \ Analysis; Experian; Fortune; Moody's \ Analytics; U.S. \ Census \ Bureau \ of \ Economic \ Analysis; Experian; Fortune; Moody's \ Analytics; U.S. \ Census \ Bureau \ of \ Economic \ Analysis; Experian; Fortune; Moody's \ Analytics; U.S. \ Census \ Bureau \ of \ Economic \ Analysis; Experian; Fortune; Moody's \ Analytics; U.S. \ Census \ Bureau \ of \ Economic \ Analysis; Experian; Fortune; Moody's \ Analytics; U.S. \ Census \ Bureau \ of \ Economic \ Analysis; Experian; Fortune; Moody's \ Analytics; U.S. \ Census \ Bureau \ of \ Economic \ Analysis; Experian; Fortune; Moody's \ Analytics; U.S. \ Census \ Bureau \ of \ Economic \ Analysis; Experian; Fortune; Moody's \ Analytics; U.S. \ Census \ Bureau \ of \ Economic \ Analytics; U.S. \ Census \ Bureau \ of \ Economic \ Analytics; U.S. \ Census \ Bureau \ of \ Economic \ Analytics; U.S. \ Census \ Bureau \ of \ Economic \ Analytics; U.S. \ Census \ Bureau \ of \ Economic \ Analytics; U.S. \ Census \ Bureau \ of \ Economic \ Analytics; U.S. \ Census \ Bureau \ of \ Economic \ Analytics; U.S. \ Census \ Bureau \ of \ Economic \ Analytics; U.S. \ Census \ Bureau \ of \ Economic \ Analytics; U.S. \ Census \ Onalytics; U.S. \ Census$

MARKET OVERVIEW

QUALITY OF LIFE

Los Angeles County enjoys pleasant weather, with sunshine throughout the year. Bounded by mountains and the Pacific Ocean, the temperature rarely rises above 85 degrees or falls below 40 degrees, and rainfall is moderate most years. During winter and early spring, it's possible to swim in the ocean and ski on the mountains during the same day.

There are almost 60 institutes of higher learning in the county, including one campus of the University of California system and six California State University campuses. Private institutions, such as Caltech, the Claremont Colleges, Occidental College and the University of Southern California, along with a number of community colleges, are also included in this count.

A number of professional and college teams are located in the area. Cultural venues include Walt Disney Concert Hall, Dorothy Chandler Pavilion, the Hollywood Bowl, Warner Bros. Studios, the Huntington Library, the Museum of Art, and the Natural History Museum of Los Angeles County.

\$844,000

100+

81
MILES OF SHORELINE

SPORTS

Baseball | MLB | LOS ANGELES DODGERS Football | NFL | LOS ANGELES RAMS Basketball | NBA | LOS ANGELES LAKERS Hockey | NHL | LOS ANGELES KINGS Soccer | MLS | LOS ANGELES GALAXY Basketball | NBA | LOS ANGELES CLIPPERS Football NFL | LOS ANGELES CHARGERS Soccer | MLS | LOS ANGELES FC

EDUCATION

- UNIVERSITY OF CALIFORNIA, LOS ANGELES
- UNIVERSITY OF SOUTHERN CALIFORNIA
- CALIFORNIA INSTITUTE OF TECHNOLOGY
- LOYOLA MARYMOUNT UNIVERSITY
- CALIFORNIA STATE UNIVERSITY, LOS ANGELES
- CALIFORNIA STATE UNIVERSITY, NORTHRIDGE
- PEPPERDINE UNIVERSITY

ARTS & ENTERTAINMENT

- LOS ANGELES ZOO & BOTANICAL GARDENS
- LOS ANGELES COUNTY MUSEUM OF ART
- NATURAL HISTORY MUSEUM OF LOS ANGELES COUNTY
- THE GREEK THEATRE

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	43,699	284,404	715,536
2024 Estimate			
Total Population	43,341	282,531	711,905
2020 Census			
Total Population	44,717	293,002	742,523
2010 Census			
Total Population	43,762	288,460	735,196
Daytime Population			
2024 Estimate	29,723	249,638	603,292
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	13,997	88,396	222,137
2024 Estimate			
Total Households	13,864	87,659	220,347
Average (Mean) Household Size	3.2	3.3	3.3
2020 Census			
Total Households	13,674	86,612	217,811
2010 Census			
Total Households	13,101	83,558	208,640

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$250,000 or More	3.2%	5.6%	6.6%
\$200,000-\$249,999	1.6%	2.6%	3.1%
\$150,000-\$199,999	7.4%	10.3%	10.9%
\$125,000-\$149,999	6.3%	8.3%	8.8%
\$100,000-\$124,999	11.6%	11.2%	11.6%
\$75,000-\$99,999	17.1%	16.0%	14.6%
\$50,000-\$74,999	15.9%	16.0%	15.7%
\$35,000-\$49,999	11.8%	10.4%	9.9%
\$25,000-\$34,999	7.0%	6.4%	6.1%
\$15,000-\$24,999	7.8%	5.7%	5.5%
Under \$15,000	10.2%	7.4%	7.2%
Average Household Income	\$86,901	\$101,261	\$105,597
Median Household Income	\$71,870	\$83,110	\$87,229
Per Capita Income	\$27,405	\$31,619	\$33,094

DEMOGRAPHICS

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate	43,341	282,531	711,905
0 to 4 Years	6.2%	5.7%	5.7%
5 to 14 Years	13.8%	13.4%	13.3%
15 to 17 Years	4.2%	4.2%	4.2%
18 to 19 Years	2.9%	2.8%	2.7%
20 to 24 Years	7.0%	7.1%	6.9%
25 to 29 Years	7.9%	7.6%	7.3%
30 to 34 Years	8.1%	7.8%	7.6%
35 to 39 Years	7.0%	7.1%	7.0%
40 to 49 Years	13.1%	13.2%	13.2%
50 to 59 Years	12.4%	12.8%	12.8%
60 to 64 Years	5.6%	5.7%	5.8%
65 to 69 Years	4.4%	4.5%	4.7%
70 to 74 Years	3.1%	3.3%	3.5%
75 to 79 Years	2.0%	2.2%	2.4%
80 to 84 Years	1.2%	1.3%	1.5%
Age 85+	1.0%	1.3%	1.4%
Median Age	35.0	36.0	36.0

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population 25+ by Education Level			
2024 Estimate Population Age 25+	28,543	188,908	477,911
Elementary (0-8)	15.0%	12.6%	13.3%
Some High School (9-11)	11.2%	9.7%	9.5%
High School Graduate (12)	26.7%	25.7%	24.6%
Some College (13-15)	21.0%	22.0%	21.5%
Associate Degree Only	8.0%	8.4%	7.8%
Bachelor's Degree Only	14.0%	15.4%	16.4%
Graduate Degree	4.2%	6.1%	6.9%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2029 Projection	14,361	90,628	227,866
2024 Estimate	14,224	89,859	226,009
Owner Occupied	4,875	43,815	120,364
Renter Occupied	8,988	43,840	100,042
Vacant	360	2,201	5,662
Persons in Units			
2024 Estimate Total Occupied Units	13,864	87,659	220,347
1 Person Units	20.8%	18.5%	18.4%
2 Person Units	24.3%	24.1%	23.9%
3 Person Units	16.7%	17.4%	17.5%
4 Person Units	16.2%	17.3%	17.5%
5 Person Units	12.7%	12.3%	11.6%
6+ Person Units	9.2%	10.3%	11.0%





POPULATION

In 2024, the population in your selected geography is 711,905. The population has changed by -3.17 percent since 2010. It is estimated that the population in your area will be 715,536 five years from now, which represents a change of 0.5 percent from the current year. The current population is 50.8 percent male and 49.2 percent female. The median age of the population in your area is 36.0, compared with the U.S. average, which is 39.0. The population density in your area is 9,063 people per square mile.



HOUSEHOLDS

There are currently 220,347 households in your selected geography. The number of households has changed by 5.61 percent since 2010. It is estimated that the number of households in your area will be 222,137 five years from now, which represents a change of 0.8 percent from the current year. The average household size in your area is 3.3 people.



EMPLOYMENT

In 2024, 341,878 people in your selected area were employed. The 2010 Census revealed that 55.4 percent of employees are in white-collar occupations in this geography, and 27.2 percent are in blue-collar occupations. In 2024, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 30.00 minutes.



HOUSING

The median housing value in your area was \$651,117 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 116,441.00 owner-occupied housing units and 92,195.00 renteroccupied housing units in your area.



INCOME

In 2024, the median household income for your selected geography is \$87,229, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 55.36 percent since 2010. It is estimated that the median household income in your area will be \$98,889 five years from now, which represents a change of 13.4 percent from the current year.

The current year per capita income in your area is \$33,094, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$105,597, compared with the U.S. average, which is \$101,307.



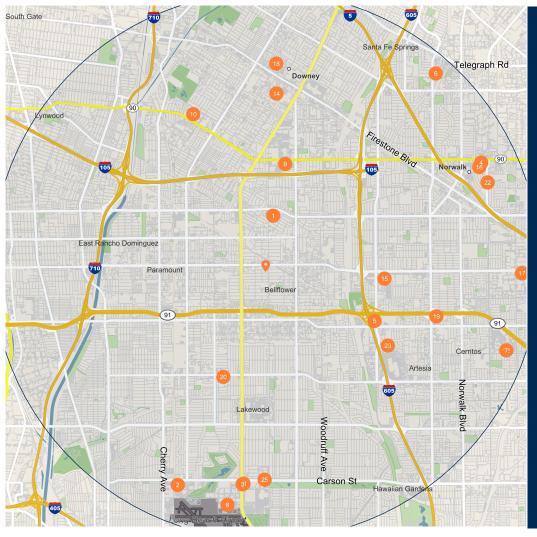
EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S averages. 22.7 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 7.8 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 15.8 percent vs. 8.8 percent, respectively.

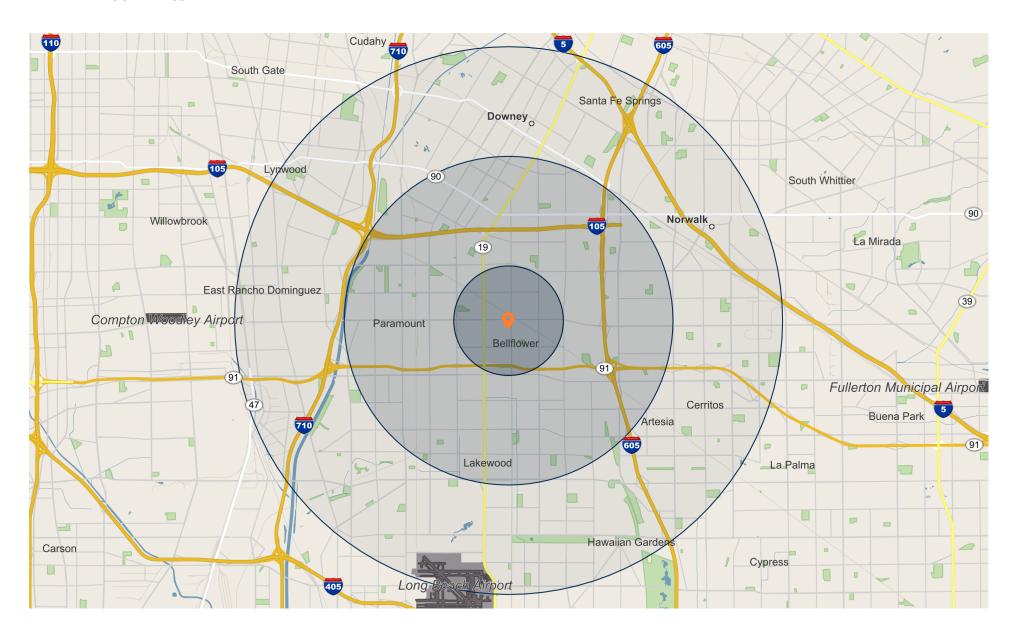
The area had fewer high-school graduates, 4.2 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 30.3 percent in the selected area compared with the 19.7 percent in the U.S.

DEMOGRAPHICS



	Major Employers	Employees
1	Kaiser Foundation Hospitals-Kaiser Permanente	4,363
2	Nationwide Theatres Corp-Cal Coffee Shop	2,720
3	Boeing Company-Boeing	2,000
4	Bally Total Fitness Cal Inc-Bally Total Fitness	1,800
5	Commercial Protective Svcs Inc-CPS Security	1,800
6	Crossing Guard Company	1,762
7	Private Medical-Care Inc	1,730
8	Airgas Usa LLC	1,726
9	Los Angeles County Off Educatn-LOS ANGELES COUNTY SUPT OF SCH	1,500
10	Los Angles Cnty Rncho Los Amgo	1,400
11	Boeing Company-Boeing	1,400
12	Carelon Bhavioral HIth Cal Inc-Valueoptions of California Inc	1,230
13	Gulfstream Aerospace Corp GA	1,180
14	Pih Health Hospital - Whitti-Downey Regional Medical Center	1,150
15	Cerritos Community College Dst-Cerritos Cllege Cmpus Plice De	1,112
16	County of Los Angeles-Registrr-Recorder/County Clerk	1,100
17	Helix Electric Inc	1,079
18	Mike Campbell & Associates Ltd-Mike Campbell Assoc Logictics	1,000
19	Edata Solutions Inc	975
20	Lakewood Regional Med Ctr Inc-Lakewood Regional Medical Ctr	900
21	Cerritos Community College Dst-Cerritos College	893
22	Juvenile Justice Division Cal-MCI Corrections	878
23	Oncology Institute Inc-TOI	800
24	Juvenile Justice Division Cal-Southern Yuth Crrctnal Rcption	791
25	Long Beach Cy College Aux Inc-Long Beach City College Lib	750

DEMOGRAPHICS



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