

MEDICAL OFFICE BUILDING FOR SALE

1542 E FLORENCE AVE, LOS ANGELES, CA 90001



BUILDING SIZE: +/- 2,407 SF
LOT SIZE: +/- 5,392 SF

APN: #6021-015-011
SALE PRICE: \$1,385,000

MEDICAL OFFICE BUILDING FOR SALE

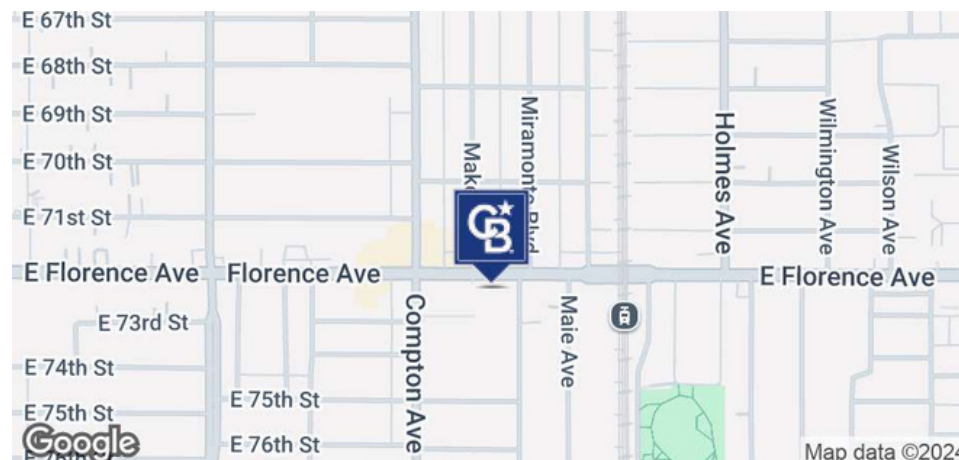
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Los Angeles, CA 90001



PROPERTY DESCRIPTION

Rare retail/medical building for sale on a major thoroughfare in South Los Angeles. Originally built in 1942 and remodeled in 2021 to include a new roof and HVAC due to a small fire. This +/- 2,407 SF building sits on a +/- 5,392 SF lot. This is a great opportunity to own a medical clinic or retail space located on a highly trafficked street with great visibility and foot traffic. Perfect for an owner/user!

Don't miss out on this rare opportunity to own a medical office building!



OFFERING SUMMARY

Building Size:	+/- 2,407 SF
Lot Size:	+/- 5,392 SF
Sale Price:	\$1,385,000
APN Number:	6021-015-011
Zoning:	LCC2-P*
Parking Lot:	6 PARKING SPACES
Year Built:	1942

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,284	3,408	13,027
Total Population	5,275	13,851	52,987

Exclusively Marketed by:

KATHI CONSTANZO, CCIM

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CalDRE #02067397



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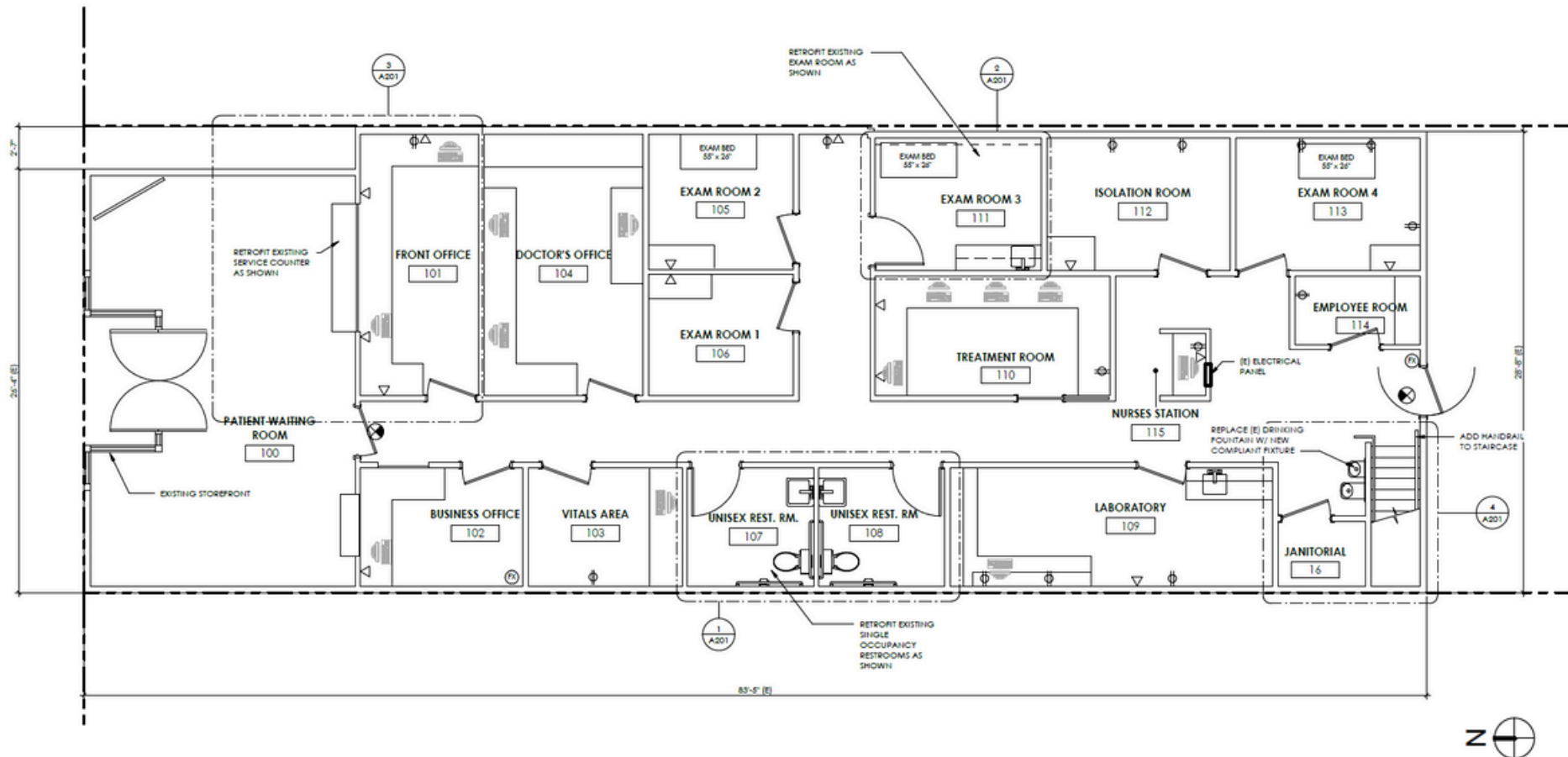


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FLOOR PLAN - FIRST FLOOR



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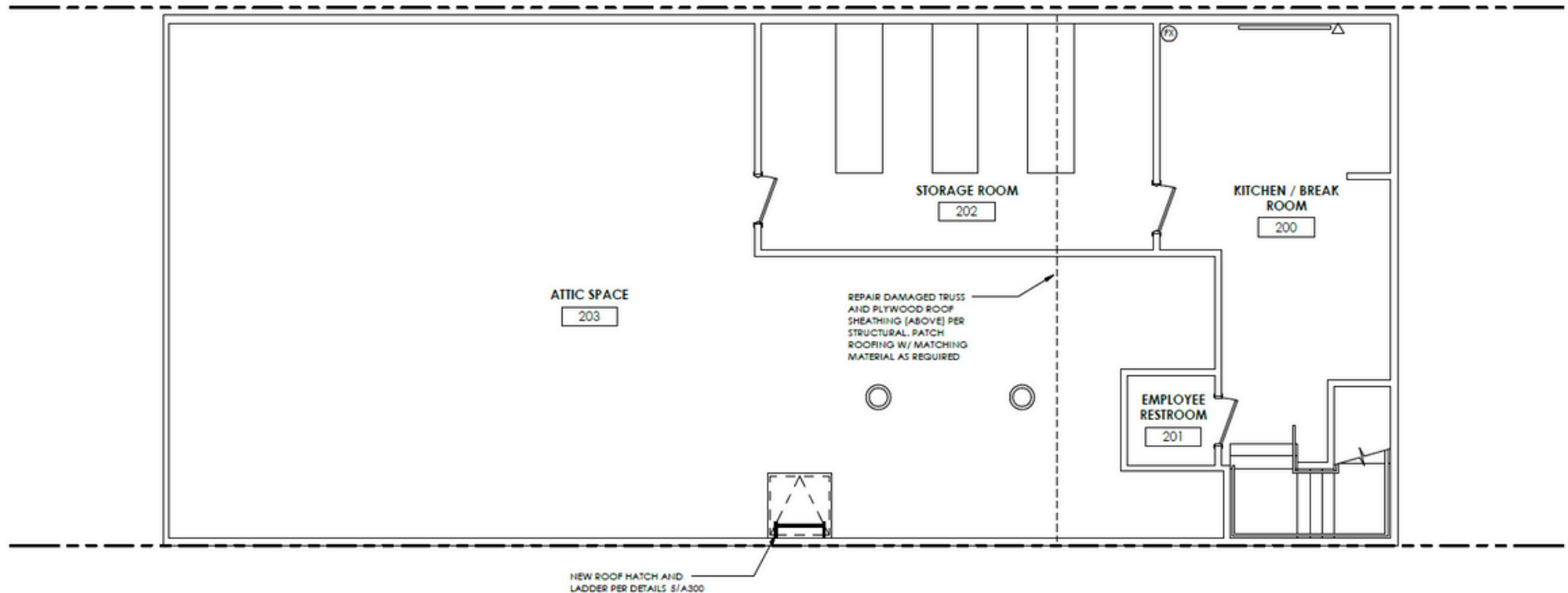


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FLOOR PLAN - SECOND FLOOR



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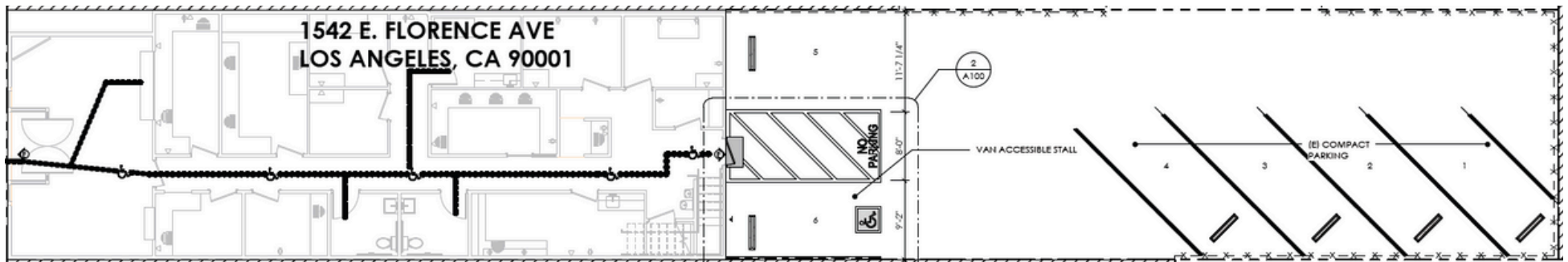


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FLOOR PLAN - PLAN THAT INCLUDES PARKING



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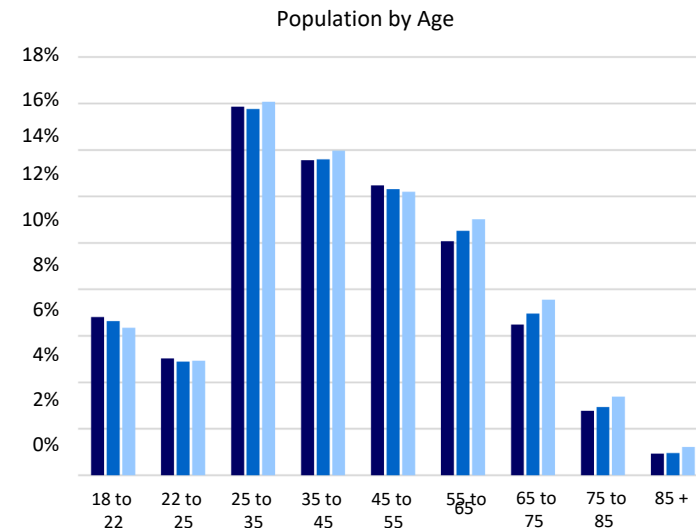
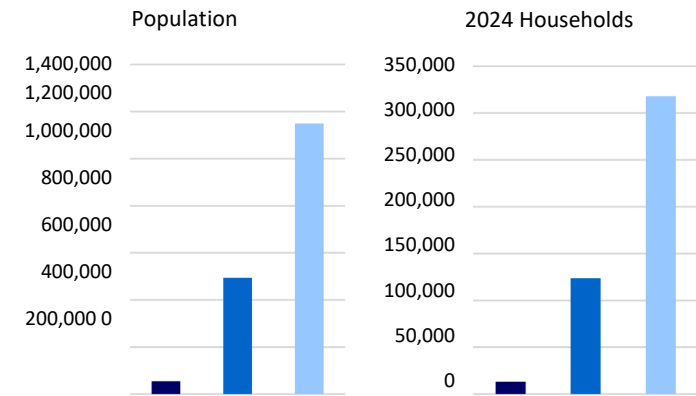
1542 E FLORENCE AVE
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Demographics for 1542 E Florence Ave, Los Angeles, California 90001, United States

Consumer Profile Report

STI: PopStats, 2024 Q4

	1 Mile		3 Miles		5 Miles	
Current						
2024 Population	54,557	---	493,941	---	1,149,631	---
2029 Projected Population	56,507	---	504,372	---	1,179,783	---
Pop Growth (%)	3.6%	---	2.1%	---	2.6%	---
2024 Households	13,186	---	123,604	---	318,026	---
2029 Projected Households	13,655	---	126,234	---	329,473	---
HH Growth (%)	3.6%	---	2.1%	---	3.6%	---
Census Year						
2010 Population	54,953	---	486,149	---	1,112,817	---
2020 Population	53,402	---	489,320	---	1,134,962	---
Pop Growth (%)	-2.8%	---	0.7%	---	2.0%	---
2010 Households	12,327	---	114,604	---	285,436	---
2020 Households	12,906	---	122,410	---	311,907	---
HH Growth (%)	4.7%	---	6.8%	---	9.3%	---
Total Population by Age						
Average Age (2024)	35.0		35.5		36.7	
Children (2024)						
0 - 4 Years	3,330		30,126		68,593	
5 - 9 Years	3,858		33,287		69,722	
10-13 Years	3,311		29,452		61,064	
14-17 Years	3,688		32,679		68,578	
Adults (2024)						
18 to 22	3,713	6.8%	32,802	6.6%	73,044	6.4%
22 to 25	2,742	5.0%	24,132	4.9%	56,726	4.9%
25 to 35	8,651	15.9%	77,887	15.8%	184,793	16.1%
35 to 45	7,398	13.6%	67,175	13.6%	160,581	14.0%
45 to 55	6,804	12.5%	60,831	12.3%	140,223	12.2%
55 to 65	5,498	10.1%	51,962	10.5%	126,601	11.0%
65 to 75	3,541	6.5%	34,374	7.0%	86,840	7.6%
75 to 85	1,512	2.8%	14,508	2.9%	38,869	3.4%
85 +	508	0.9%	4,727	1.0%	13,996	1.2%



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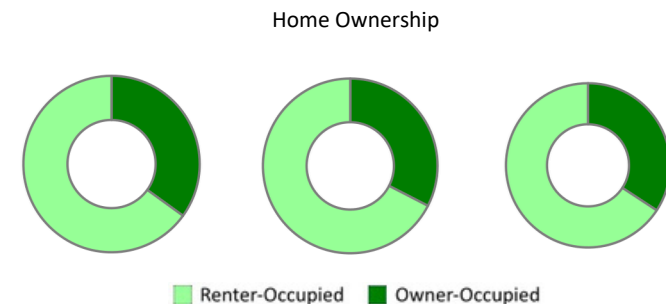
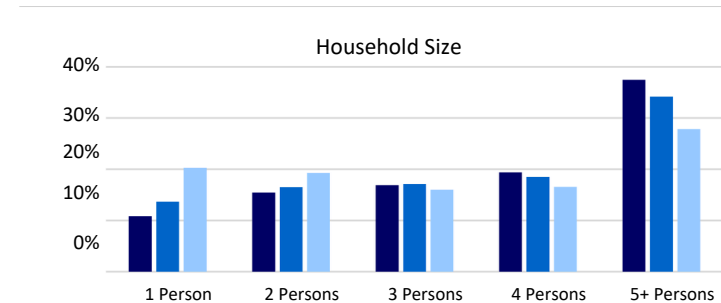
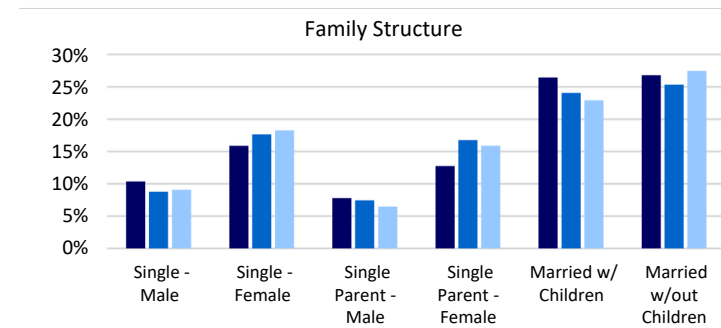
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Demographics for 1542 E Florence Ave, Los Angeles, California 90001, United States

Consumer Profile Report

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	1 Mile		3 Miles		5 Miles	
Family Structure (2024)	11,100		100,935		232,914	
Single - Male	1,151	10.4%	8,830	8.7%	21,091	9.1%
Single - Female	1,762	15.9%	17,815	17.6%	42,496	18.2%
Single Parent - Male	863	7.8%	7,510	7.4%	15,037	6.5%
Single Parent - Female	1,414	12.7%	16,936	16.8%	36,988	15.9%
Married w/ Children	2,937	26.5%	24,258	24.0%	53,323	22.9%
Married w/out Children	2,973	26.8%	25,588	25.4%	63,979	27.5%
Household Size (2024)						
1 Person	1,426	10.8%	16,919	13.7%	64,487	20.3%
2 Persons	2,035	15.4%	20,415	16.5%	61,333	19.3%
3 Persons	2,226	16.9%	21,146	17.1%	50,967	16.0%
4 Persons	2,559	19.4%	22,856	18.5%	52,669	16.6%
5+ Persons	4,940	37.5%	42,268	34.2%	88,569	27.8%
Home Ownership (2024)	13,186		123,604		318,026	
Owners	4,610	35.0%	40,230	32.5%	108,842	34.2%
Renters	8,576	65.0%	83,374	67.5%	209,184	65.8%
Components of Change (2024)						
Births	668	1.2%	5,960	1.2%	13,501	1.2%
Deaths	235	0.4%	2,191	0.4%	5,647	0.5%
Migration	28	0.1%	-2,387	-0.5%	-2,171	-0.2%
Unemployment Rate (2024)	8.3%		8.1%		8.3%	
Employment, Pop 16+ (2024)	42,241		384,704		915,941	
Armed Services	0	0.0%	219	0.1%	497	0.1%
Civilian	25,829	61.1%	240,637	62.6%	567,194	61.9%
Employed	23,689	56.1%	221,181	57.5%	521,019	56.9%
Unemployed	2,140	5.1%	19,456	5.1%	46,175	5.0%
Not in Labor Force	16,412	38.9%	144,067	37.4%	348,748	38.1%
Businesses						
Establishments	1,106	---	10,355	---	40,064	---
Employees (FTEs)	8,004	---	82,674	---	341,643	---



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