

VALUE ADD 5-UNIT APARTMENT COMPLEX

2403 LOUELLA AVE, VENICE, CA 90291

PRIME WEST LA VENICE BLVD COORDIOR



PRESENTED BY



THE YAMZON TEAM

2024 RANKING

#1 California

#2 Nationwide

#3 Worldwide

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PROPERTY DESCRIPTION

Subject Property:	2403 Louella Ave, Venice, CA 90291
Building Size:	± 2,947 SF
Lot Size:	± 5,858 SF (± 0.13 AC)
No. of Stories:	2
No. of Units:	5
Unit Mix:	(4) 1+1 (1) 2+1.
Year Built:	1950
No. of Parking:	4 Garage
Street Frontage:	± 48 Ft Along Venice Blvd
Property Type:	Multifamily
Zoning:	LAR4
APN:	4236-006-006



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INVESTMENT HIGHLIGHTS

- Prime West LA Location Along Venice Blvd
- Value Add with Below Market Rents, Vacant 1+1 Unit, and Garage Parking Spaces
- All Units have been Renovated
- Ideal Location in the Heart of Silicon Beach's "Tech Hub" with Close Proximity to Major Employers (Snap Inc., Google, System1, Headspace, and More)
- Less than a Mile Away from the Famous Venice Beach & Boardwalk and in Close Proximity to other well-known Surrounding Amenities and Locations, including Muscle Beach, Venice Skatepark, Venice Canals Historic District, Abbot Kinney Boulevard, and Santa Monica Pier
- Submarket Median Home Values Expected to Increase by Approximately 12% in the Next 5 Years
- Adjacent to Culver City, Marina Del Rey, and Santa Monica
- Down the Street from CA 10 and 405 Freeway
- 7 Miles Away from Los Angeles Airport (LAX)
- 2.5 Miles Away from Santa Monica Airport
- 4.5 Miles Away from West Los Angeles College (WLAC)
- 8 Miles Away from UCLA



AERIAL MAP



Bel Air

UCLA

Beverly Hills

Hollywood

Los Feliz

North East LA

Alhambra

CAL STATE LA
CALIFORNIA STATE UNIVERSITY, LOS ANGELES

Central LA

Monterey Park

Westwood

Brentwood

Mid-City

LOS ANGELES

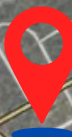
Culver City

USC

East LA

West
LA COLLEGE

Santa Monica



Ladera Heights

South LA

Huntington Park

Commerce

Marina Del Rey

LAX
Los Angeles
World Airports

Inglewood

Bell Gardens

South Gate

Downey

El Segundo

Hawthorne

Willowbrook

Lynwood

Compton

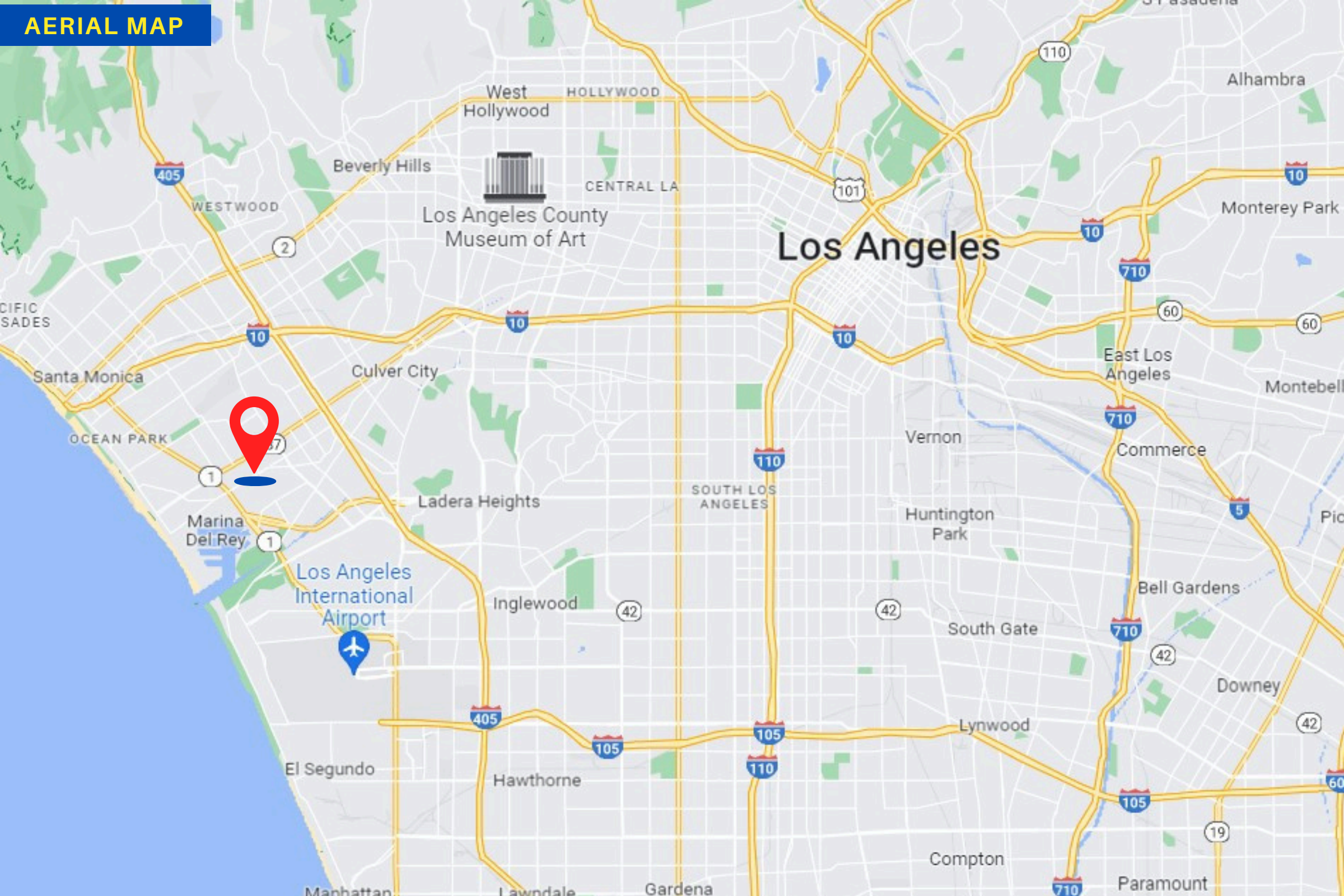
Paramount

Manhattan Beach

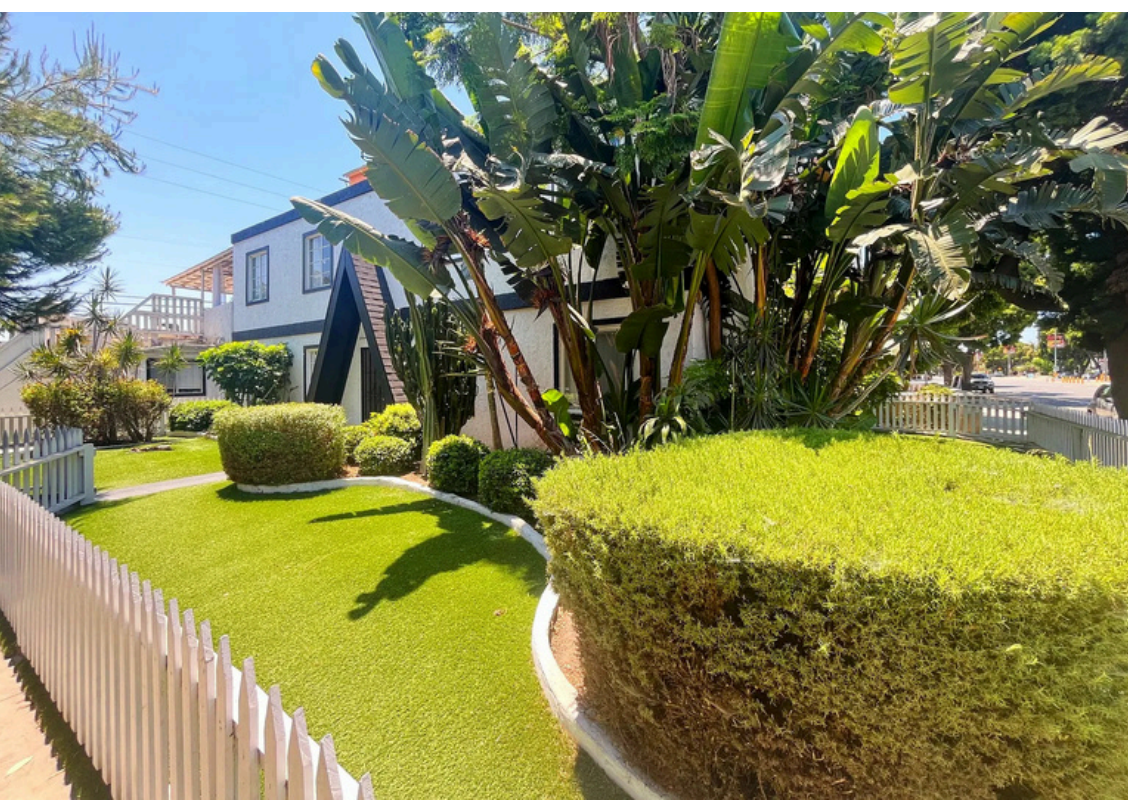
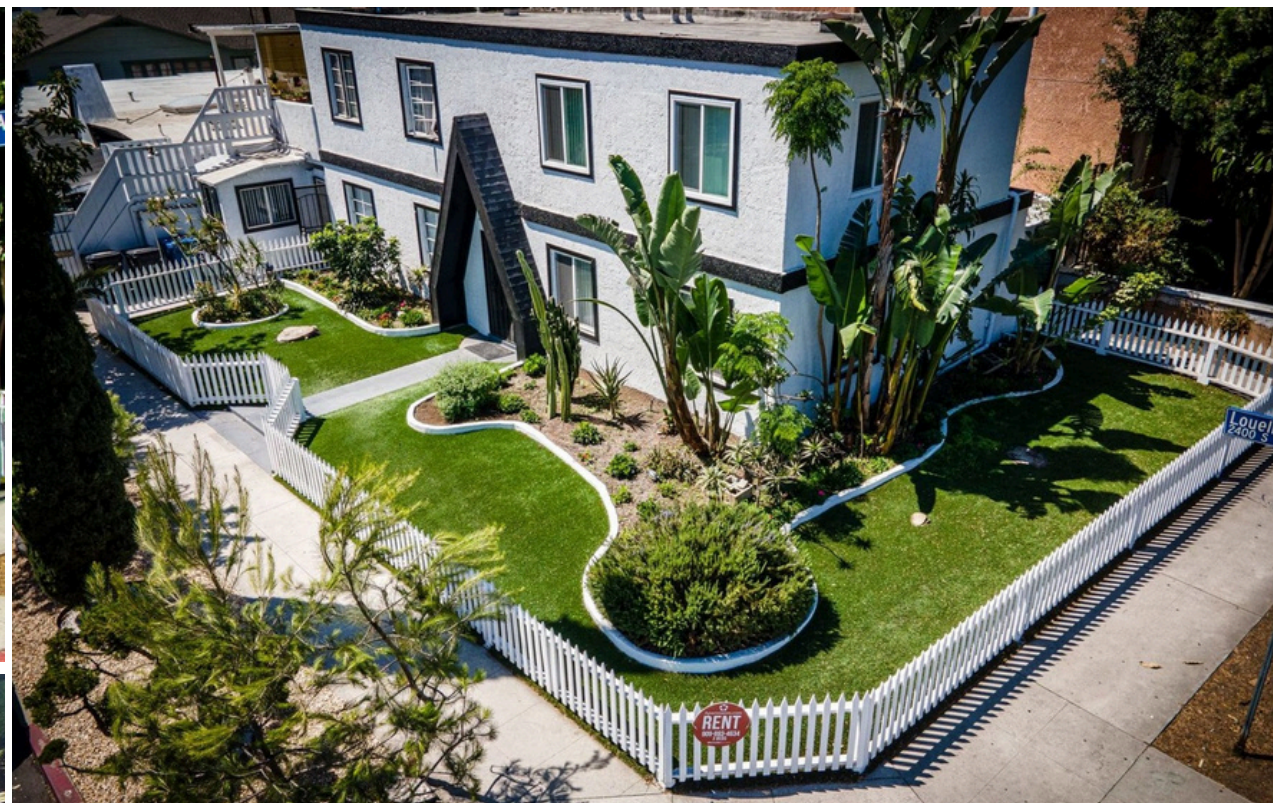
Gardena

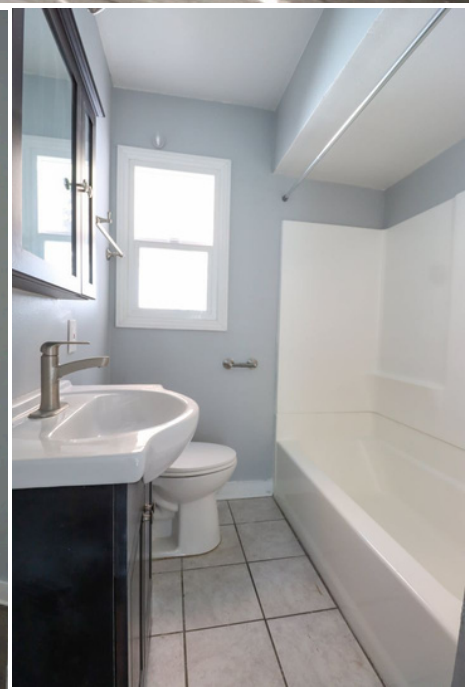
CSUDH
CALIFORNIA STATE UNIVERSITY, DOMINGUEZ HILLS

AERIAL MAP



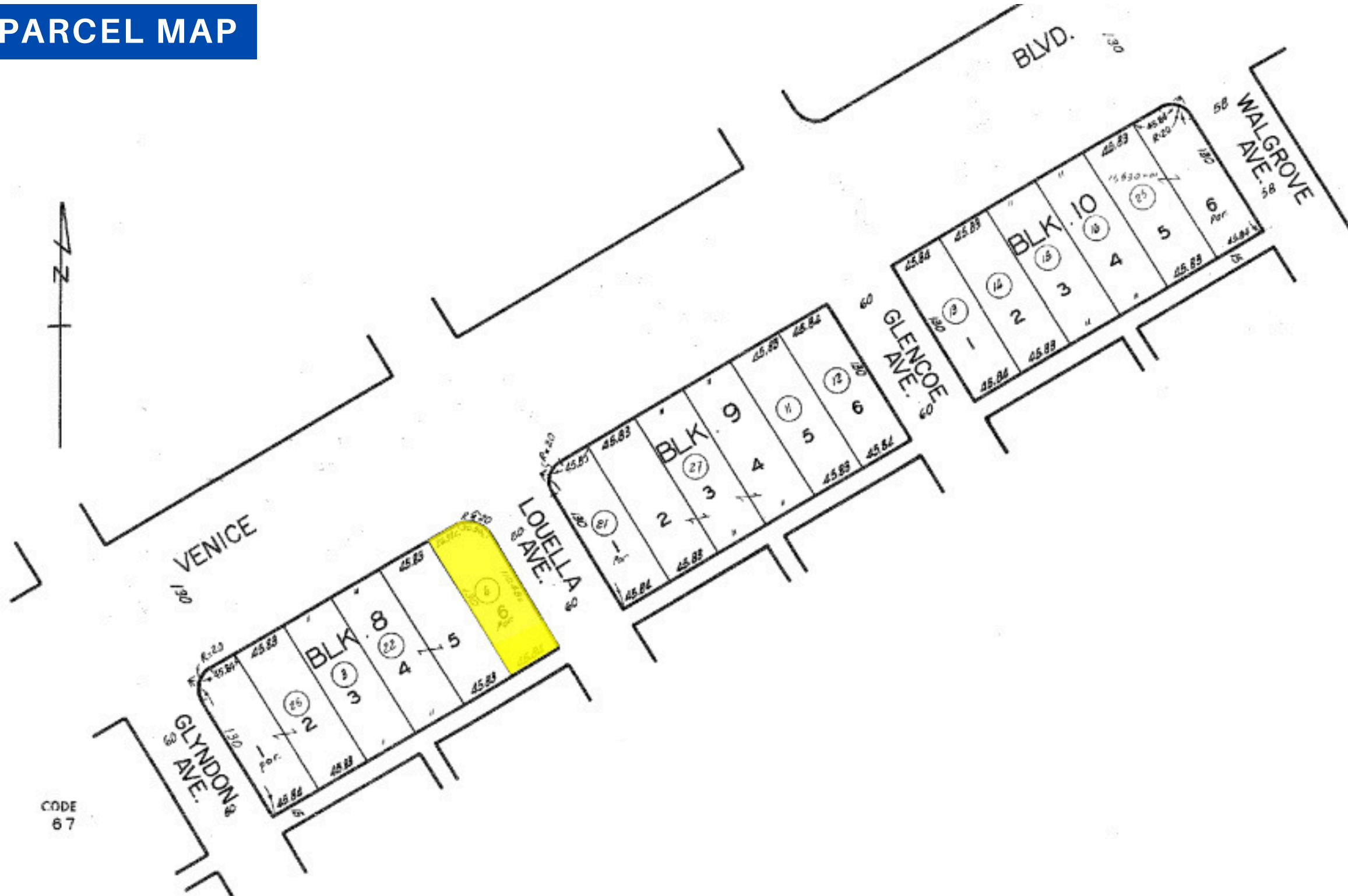
PROPERTY PHOTOS







PARCEL MAP



RADIUS DEMOGRAPHICS

Population

	3 miles	5 miles	10 miles
2020 Population	255,850	535,592	1,855,087
2024 Population	255,115	540,154	1,821,298
2029 Population Projection	250,440	531,832	1,780,781
Annual Growth 2020-2024	-0.1%	0.2%	-0.5%
Annual Growth 2024-2029	-0.4%	-0.3%	-0.4%
Median Age	40.8	40.3	39.4

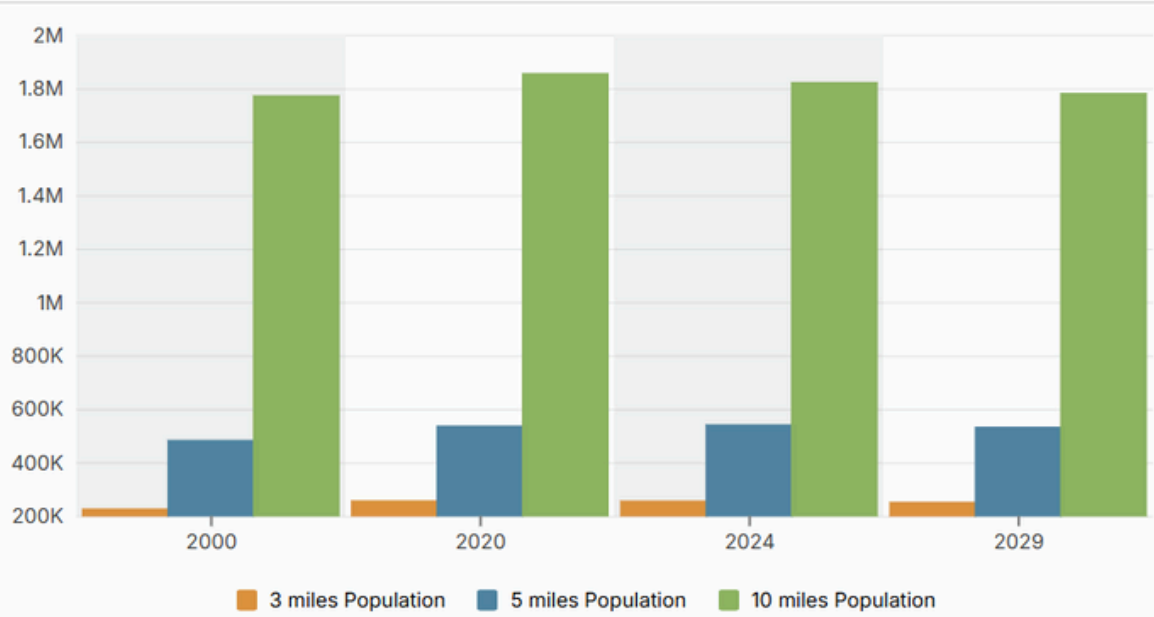
Population By Race

	3 miles	5 miles	10 miles
White	138,644	297,540	665,031
Black	12,518	34,518	266,055
American Indian/Alaskan Native	2,251	3,740	23,285
Asian	36,908	81,460	216,905
Hawaiian & Pacific Islander	466	919	3,616
Two or More Races	64,329	121,977	646,406
Hispanic Origin	55,696	100,924	631,686

Housing

	3 miles	5 miles	10 miles
Median Home Value	\$1,116,859	\$1,107,351	\$1,056,701
Median Year Built	1972	1971	1963

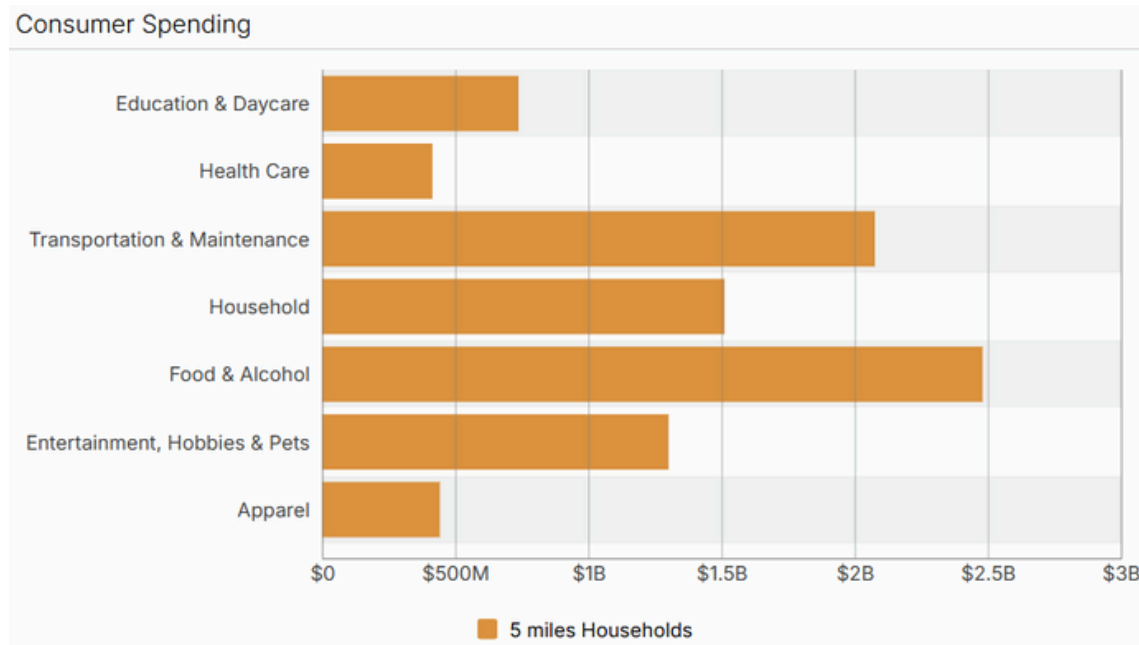
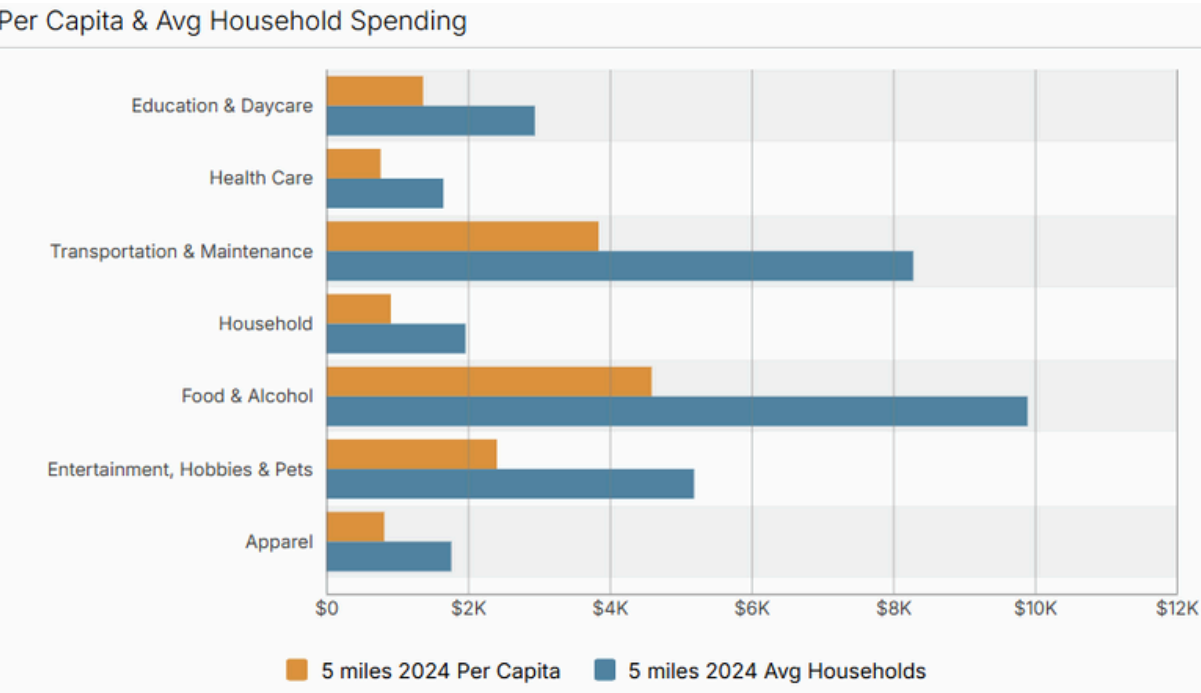
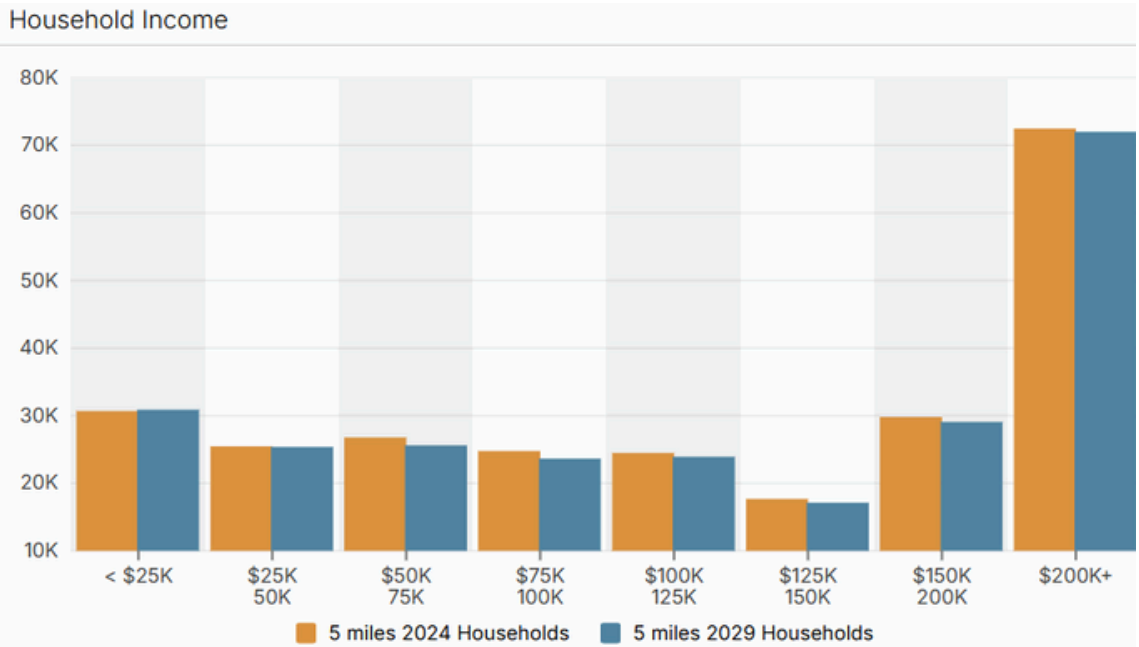
Population



Households

	3 miles	5 miles	10 miles
2020 Households	120,505	249,969	747,645
2024 Households	119,514	250,626	732,333
2029 Household Projection	117,011	246,094	714,643
Annual Growth 2020-2024	1.6%	1.7%	1.2%
Annual Growth 2024-2029	-0.4%	-0.4%	-0.5%
Owner Occupied Households	37,210	83,841	237,434
Renter Occupied Households	79,801	162,253	477,209

Income			
	3 miles	5 miles	10 miles
Avg Household Income	\$150,632	\$151,085	\$127,076
Median Household Income	\$119,013	\$118,880	\$92,495
< \$25,000	13,914	30,499	114,781
\$25,000 - 50,000	12,551	25,290	102,072
\$50,000 - 75,000	12,930	26,582	93,976
\$75,000 - 100,000	11,390	24,583	79,074
\$100,000 - 125,000	11,796	24,309	67,495
\$125,000 - 150,000	8,618	17,487	47,121
\$150,000 - 200,000	14,377	29,614	71,854
\$200,000+	33,937	72,262	155,959





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