

11819 Firestone Blvd, Norwalk, CA 90650

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OFFERING MEMORANDUM



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COMMERCIAL

11819 Firestone Blvd, Norwalk, CA 90650

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Exclusively Marketed by:



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01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	11819 Firestone Blvd Norwalk CA 90650
COUNTY	Los Angeles County
BUILDING SF	2,046 SF
TYPICAL FLOOR SF	1,023
LAND ACRES	0.17
LAND SF	7,251 SF
YEAR BUILT	1925
YEAR RENOVATED	1989
APN	8048-021-015

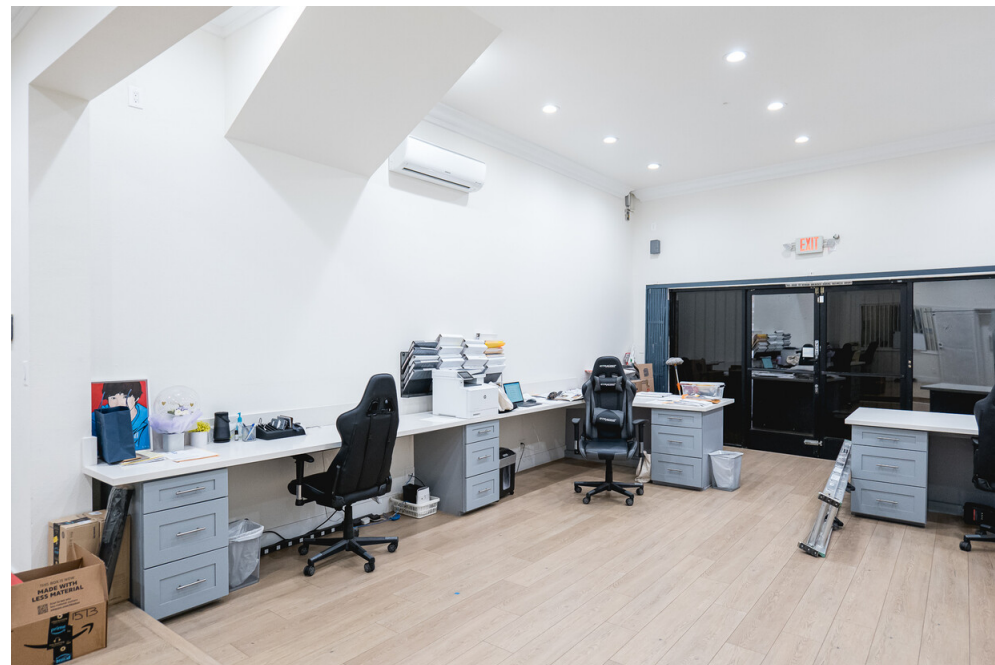
FINANCIAL SUMMARY

PRICE	\$1,250,000
PRICE PSF	Call Broker

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2023 Population	34,848	214,178	636,846
2023 Median HH Income	\$79,479	\$84,436	\$86,623
2023 Average HH Income	\$97,667	\$108,308	\$113,267

Highlights

- Modern and Upgraded
- Open Floor Plan - 1st & 2nd Floors
- High Traffic Centralized Location





02

Property Description

Property Features

PROPERTY FEATURES

BUILDING SF	2,046
TYPICAL FLOOR SF	1,023
LAND SF	7,251
LAND ACRES	0.17
YEAR BUILT	1925
YEAR RENOVATED	1989
ZONING TYPE	C3
BUILDING CLASS	C
TENANCY	Multi
NUMBER OF STORIES	2
NUMBER OF PARKING SPACES	12
PARKING RATIO	5.87 per 1000 SF





03

Demographics

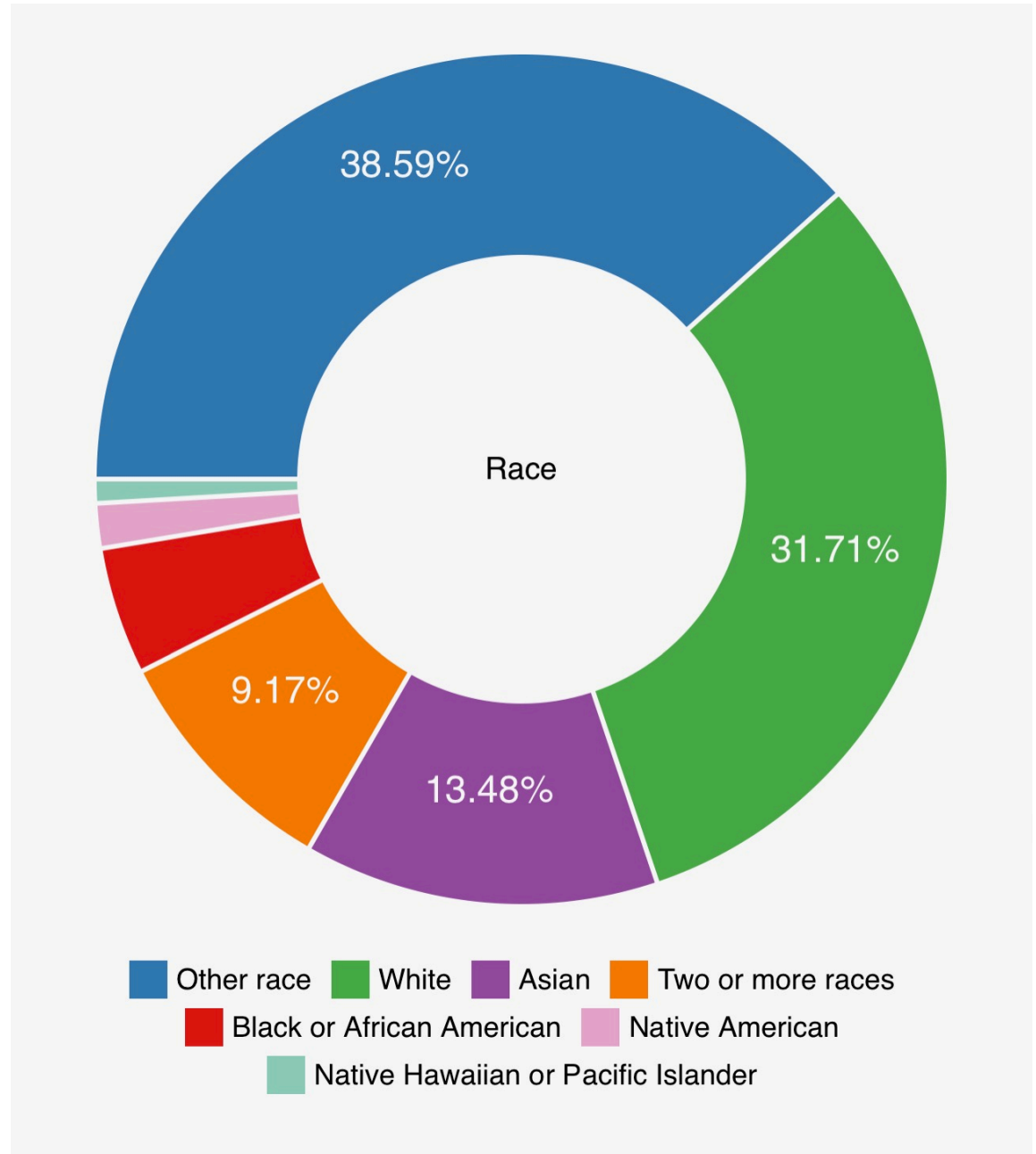
Demographics

Demographic Charts

11819 FIRESTONE BLVD, NORWALK, CA 90650

Demographics

- Other race: 38.59%
- White: 31.71%
- Asian: 13.48%
- Two or more races: 9.17%
- Black or African American: 4.74%
- Native American: 1.55%
- Native Hawaiian or Pacific Islander: 0.76%



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	35,496	214,668	631,147
2010 Population	36,859	217,840	640,805
2023 Population	34,848	214,178	636,846
2028 Population	34,390	210,566	627,362
2023 African American	1,399	10,773	31,966
2023 American Indian	886	4,610	12,571
2023 Asian	4,210	32,427	97,128
2023 Hispanic	26,228	147,085	415,577
2023 Other Race	14,169	79,013	217,281
2023 White	6,588	42,019	144,056
2023 Multiracial	7,484	44,470	131,283
2023-2028: Population: Growth Rate	-1.30 %	-1.70 %	-1.50 %
2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	703	3,953	12,545
\$15,000-\$24,999	593	3,028	9,662
\$25,000-\$34,999	593	3,756	10,895
\$35,000-\$49,999	835	5,487	17,350
\$50,000-\$74,999	1,805	10,082	29,549
\$75,000-\$99,999	1,414	9,466	28,010
\$100,000-\$149,999	2,214	12,909	39,303
\$150,000-\$199,999	1,002	7,031	22,383
\$200,000 or greater	544	5,431	20,413
Median HH Income	\$79,479	\$84,436	\$86,623
Average HH Income	\$97,667	\$108,308	\$113,267

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	9,624	59,951	188,374
2010 Total Households	9,640	58,911	184,569
2023 Total Households	9,702	61,147	190,118
2028 Total Households	9,660	60,581	188,793
2023 Average Household Size	3.54	3.46	3.30
2000 Owner Occupied Housing	5,742	35,910	112,396
2000 Renter Occupied Housing	3,651	22,546	71,486
2023 Owner Occupied Housing	5,676	35,977	113,060
2023 Renter Occupied Housing	4,026	25,170	77,058
2023 Vacant Housing	294	1,914	5,821
2023 Total Housing	9,996	63,061	195,939
2028 Owner Occupied Housing	5,720	36,217	113,606
2028 Renter Occupied Housing	3,939	24,363	75,187
2028 Vacant Housing	387	2,671	8,081
2028 Total Housing	10,047	63,252	196,874
2023-2028: Households: Growth Rate	-0.45 %	-0.95 %	-0.70 %

Source: esri

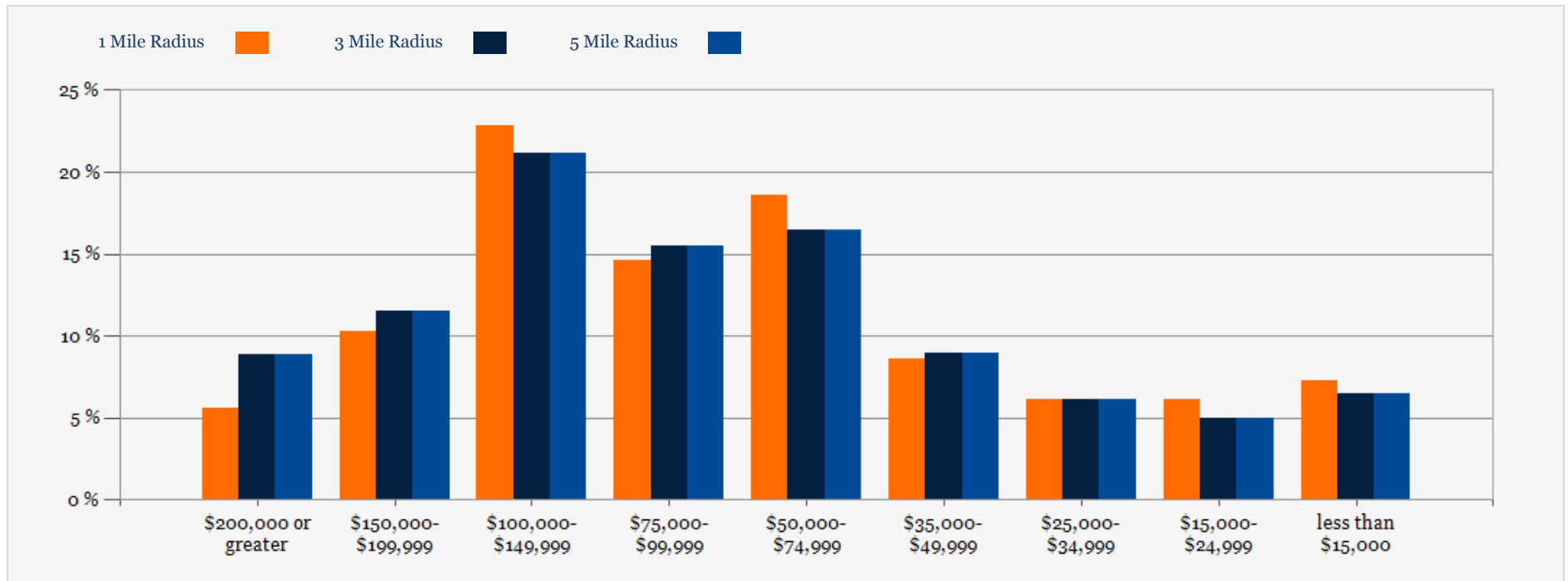
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	2,823	17,646	51,285
2023 Population Age 35-39	2,409	14,864	43,937
2023 Population Age 40-44	2,337	13,983	41,455
2023 Population Age 45-49	2,099	12,576	38,094
2023 Population Age 50-54	1,964	12,428	38,294
2023 Population Age 55-59	1,804	11,374	35,585
2023 Population Age 60-64	1,783	11,364	35,097
2023 Population Age 65-69	1,467	9,670	29,894
2023 Population Age 70-74	1,219	8,056	24,685
2023 Population Age 75-79	856	5,664	17,702
2023 Population Age 80-84	527	3,434	10,780
2023 Population Age 85+	501	3,260	10,620
2023 Population Age 18+	26,196	163,724	490,958
2023 Median Age	34	35	36

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$81,873	\$84,165	\$84,662
Average Household Income 25-34	\$97,734	\$104,244	\$107,011
Median Household Income 35-44	\$99,367	\$101,166	\$102,583
Average Household Income 35-44	\$117,924	\$126,601	\$129,708
Median Household Income 45-54	\$96,484	\$102,717	\$105,883
Average Household Income 45-54	\$115,351	\$127,557	\$133,987
Median Household Income 55-64	\$84,706	\$92,011	\$96,385
Average Household Income 55-64	\$100,568	\$116,262	\$123,566
Median Household Income 65-74	\$59,322	\$68,488	\$73,199
Average Household Income 65-74	\$79,933	\$92,275	\$97,866
Average Household Income 75+	\$51,535	\$64,240	\$68,340

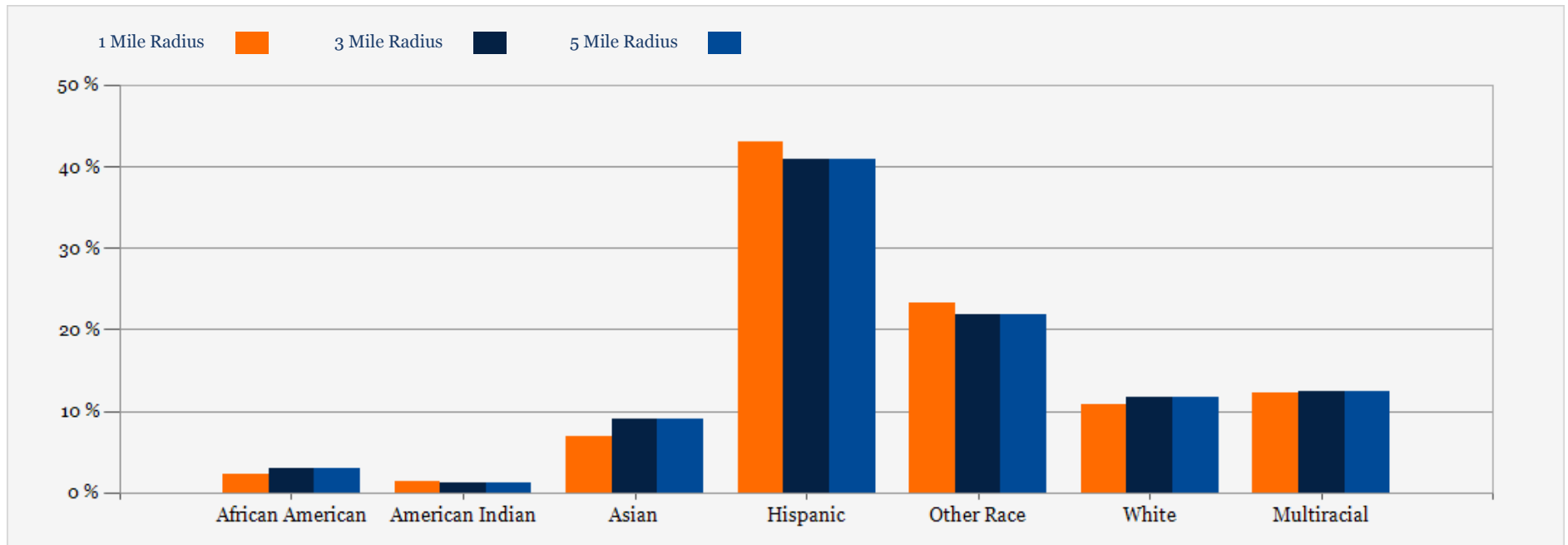
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	2,629	16,219	47,769
2028 Population Age 35-39	2,763	17,064	50,914
2028 Population Age 40-44	2,344	14,497	43,127
2028 Population Age 45-49	2,240	13,334	39,846
2028 Population Age 50-54	2,003	11,990	36,540
2028 Population Age 55-59	1,844	11,602	35,994
2028 Population Age 60-64	1,621	10,258	32,090
2028 Population Age 65-69	1,545	9,909	30,591
2028 Population Age 70-74	1,284	8,334	25,704
2028 Population Age 75-79	984	6,563	20,090
2028 Population Age 80-84	691	4,446	13,829
2028 Population Age 85+	566	3,798	12,201
2028 Population Age 18+	26,274	163,193	490,500
2028 Median Age	36	37	38

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$89,631	\$91,747	\$93,946
Average Household Income 25-34	\$108,068	\$116,289	\$121,173
Median Household Income 35-44	\$107,465	\$112,006	\$114,839
Average Household Income 35-44	\$134,042	\$145,676	\$150,129
Median Household Income 45-54	\$104,167	\$111,296	\$116,217
Average Household Income 45-54	\$129,410	\$144,616	\$152,634
Median Household Income 55-64	\$95,664	\$103,580	\$108,263
Average Household Income 55-64	\$114,997	\$133,598	\$143,047
Median Household Income 65-74	\$73,635	\$82,185	\$86,639
Average Household Income 65-74	\$96,420	\$109,570	\$116,713
Average Household Income 75+	\$63,421	\$78,891	\$84,393

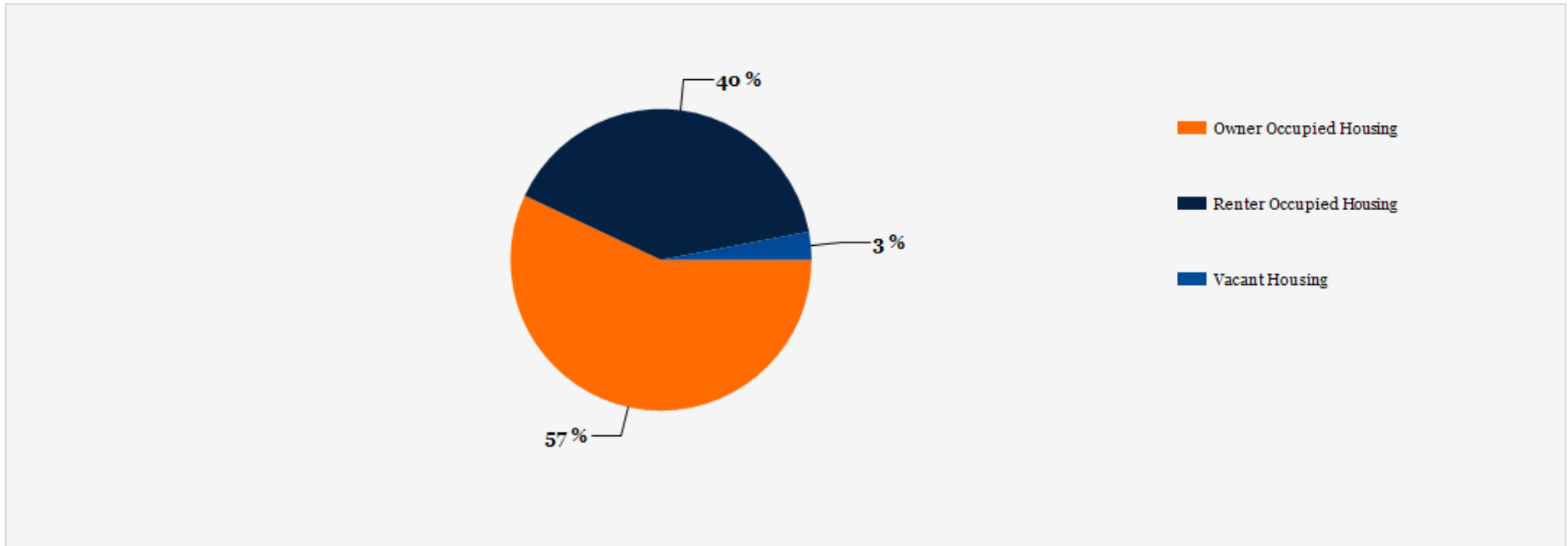
2023 Household Income



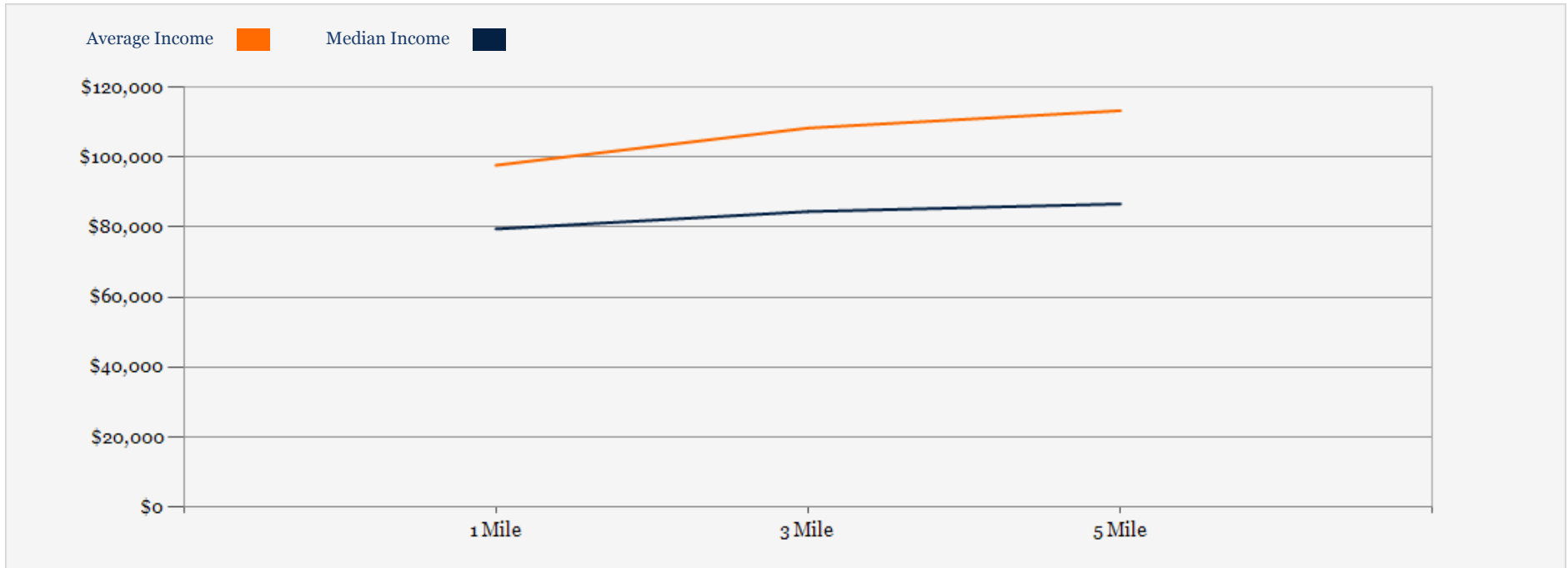
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median



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