



Michael Mehdizadeh
ACLEE Commercial
Real Estate
Sr. Vice President
(310) 466-9580
michael@iaginco.com
01315713

ENGINEERING MEMORANDUM

46-UNIT-RTI READY TO BREAK GROUND

4159 S CENTRAL AVE , LOS ANGELES CA 90011

46-Unit-RTI Ready to Break Ground

CONTENTS

01 Executive Summary

Investment Summary

02 Location

Location Summary
Local Business Map
Traffic Counts

03 Property Description

Property Features
Property Images

04 Demographics

General Demographics
Race Demographics

05 Company Profile

Advisor Profile

Exclusively Marketed by:



Michael Mehdizadeh

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Sr. Vice President
(310) 466-9580
michael@iaginco.com
01315713



www.michaelmehdizadeh.com



01 Executive Summary
Investment Summary

OFFERING SUMMARY

ADDRESS	4159 S Central Ave Los Angeles CA 90011
COUNTY	Los Angeles
PRICE	\$1,250,000
PRICE PSF	\$164.84
LAND SF	7,583 SF
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	C2-2D-CPIO
# OF PARCELS	1
APN	5115-02-2003

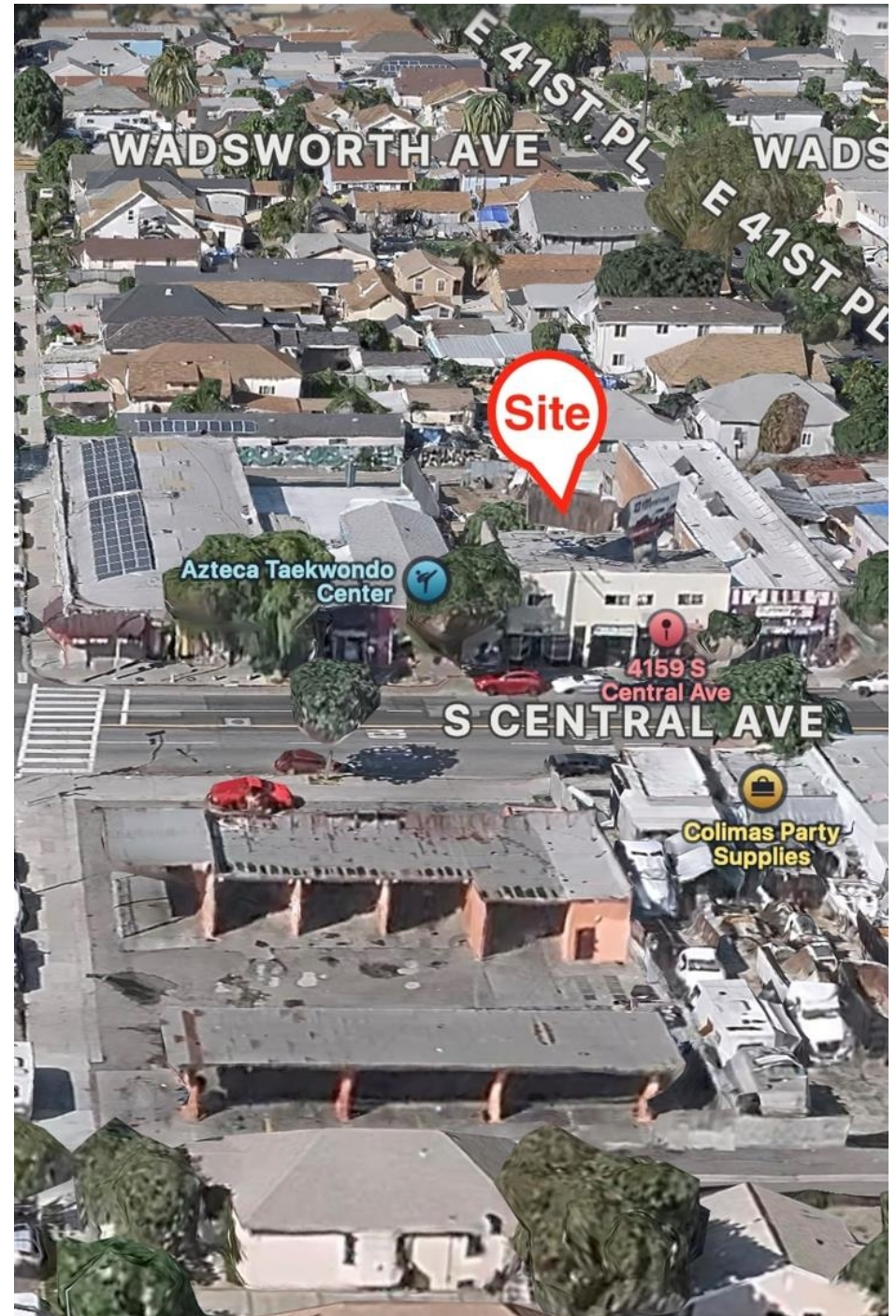
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	70,513	434,634	1,292,243
2026 Median HH Income	\$59,065	\$58,200	\$61,004
2026 Average HH Income	\$79,490	\$83,684	\$83,445

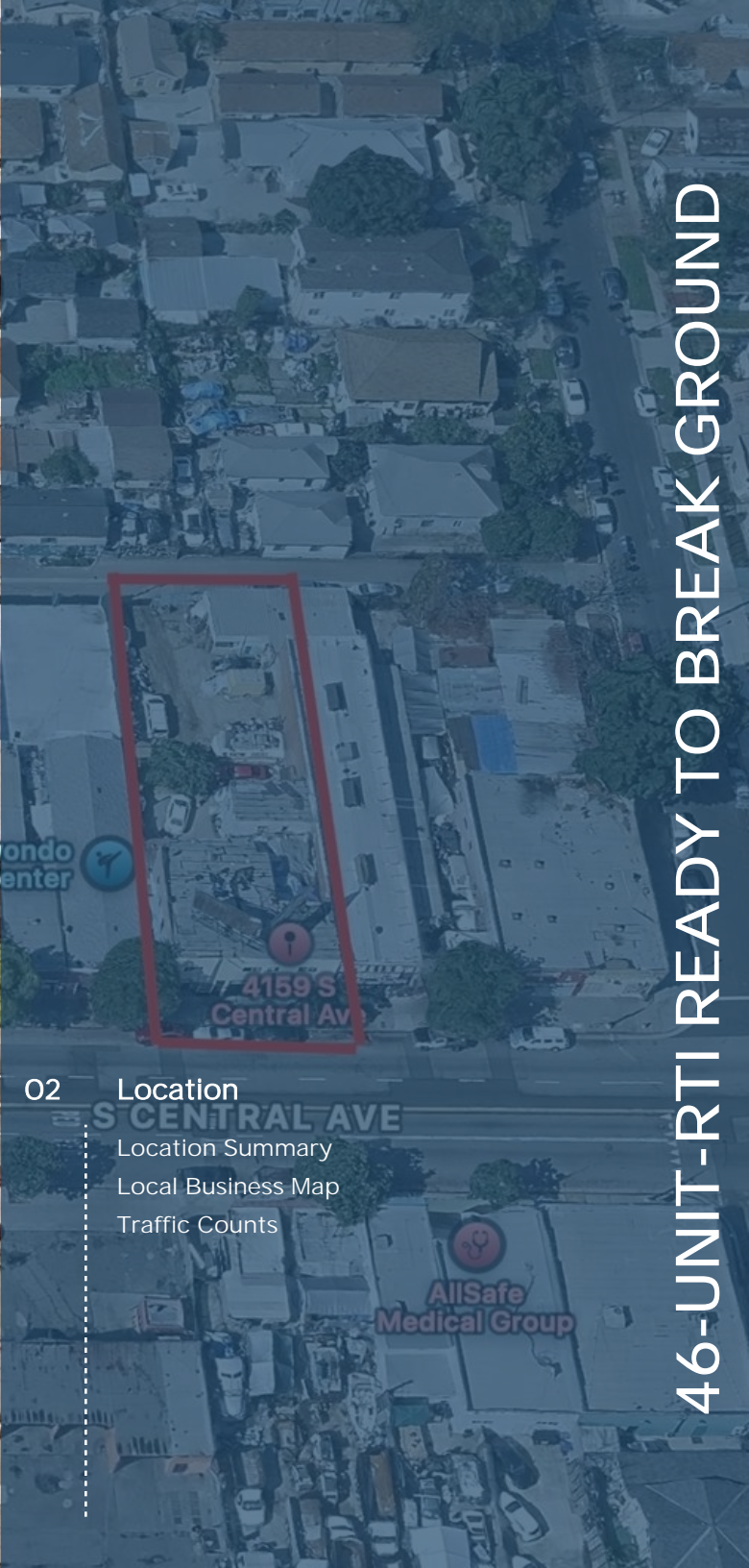
46 Units – RTI (Ready to Break Ground)

- Investment Opportunity: Acquire a Ready-To-Issue (RTI) multifamily development site in South Los Angeles with a 46-unit approved program. The asset is designed around a predominately 1-bedroom mix—well-aligned with renter demand and favorable long-term operating efficiency. With RTI in place, the project supports an accelerated timeline from acquisition to mobilization.
- All information is deemed reliable but not guaranteed. Buyer to verify all approvals, permits, zoning, and development feasibility to their satisfaction. Renderings/plans (if any) are conceptual unless otherwise stated.



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Location

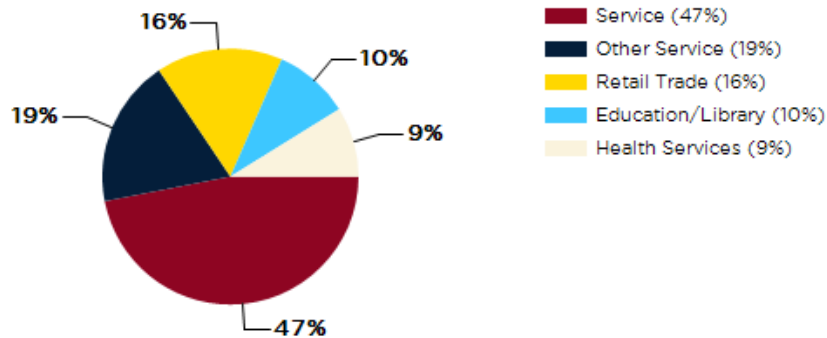
Location Summary

Local Business Map

Traffic Counts

- The property is located in the South Central neighborhood of Los Angeles, known for its diverse community and vibrant cultural scene.
- Nearby attractions include the California African American Museum, Exposition Park, and the University of Southern California (USC) campus.
- South Central is a historically significant area with a rich cultural heritage, attracting residents and tourists alike.
- The neighborhood offers convenient access to major freeways, facilitating transportation and connectivity to other parts of the city.
- The area has seen ongoing revitalization efforts and increasing property values, making it a potentially lucrative investment opportunity.

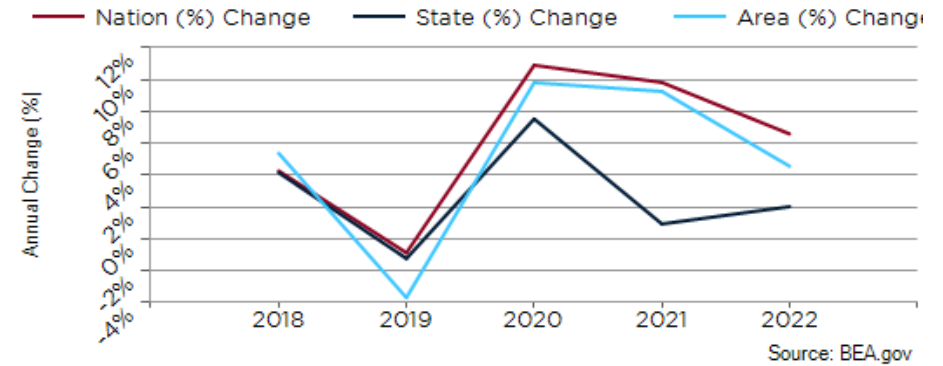
Major Industries by Employee Count



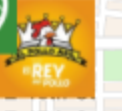
Largest Employers

County of Los Angeles	100,729
Los Angeles Unified School District	74,000
City of Los Angeles	68,300
University of California, Los Angeles	51,597
Kaiser Permanente	44,769
Federal Government - All Agencies Except Defense & State	44,700
State of California (non-education)	32,300
University of Southern California	23,227

Los Angeles County GDP Trend



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University of Southern California

Los Angeles Memorial Coliseum

VERNON

E 42ND PL

E 42ND ST

S CENTRAL AVE

S CENTRAL AVE

La Jungla Del Encanto

Central Avenue Jazz Park

Azteca Taekwondo Center

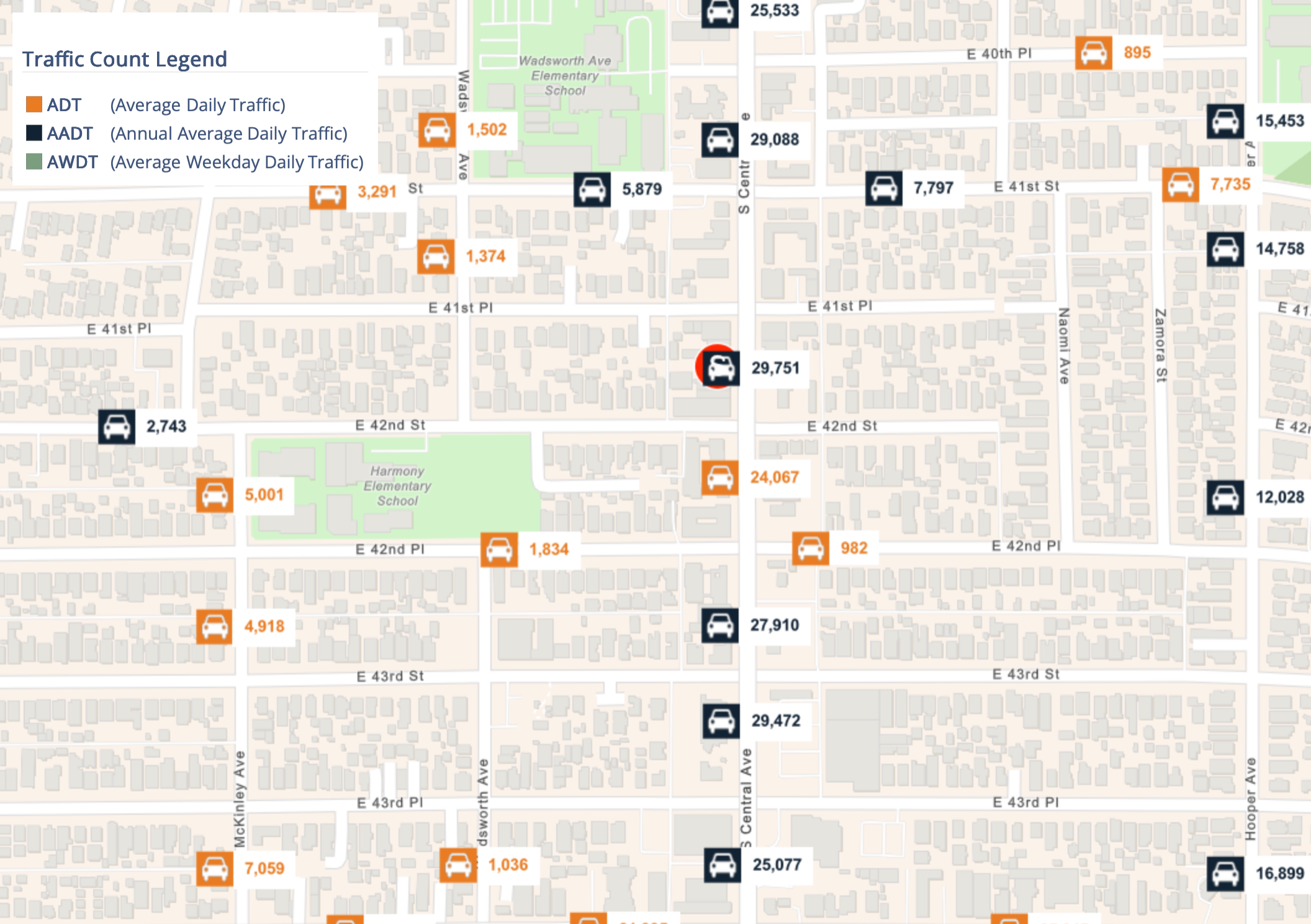
4159 S Central Av

AllSafe Medical Group



Traffic Count Legend

- ADT (Average Daily Traffic)
- AADT (Annual Average Daily Traffic)
- AWDT (Average Weekday Daily Traffic)



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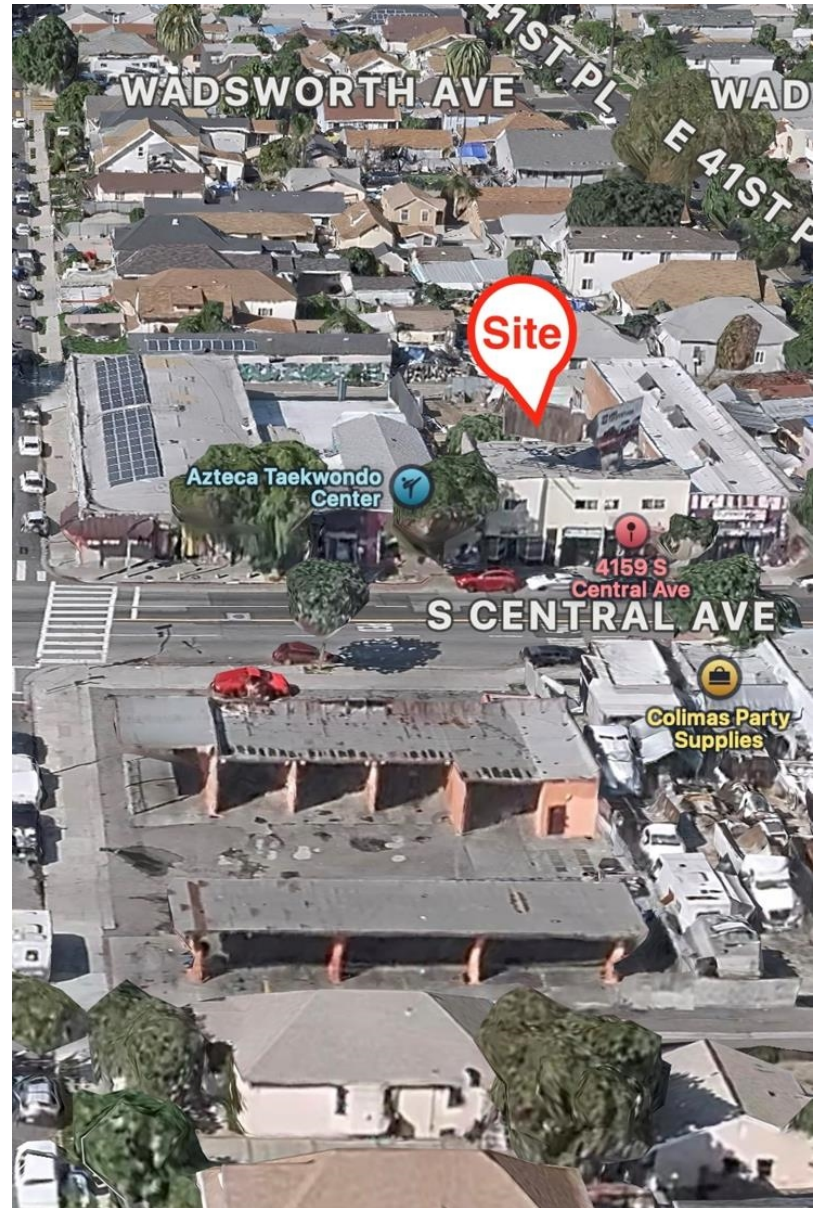


03 Property Description

- Property Features
- Property Images

PROPERTY FEATURES

LAND SF	7,583
# OF PARCELS	1
ZONING TYPE	C2-2D-CPIO



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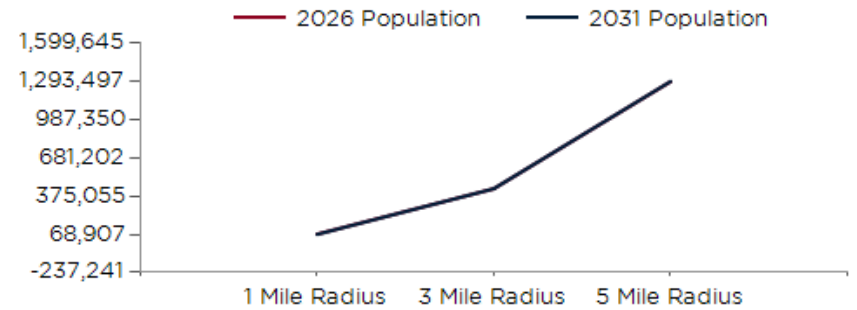
Demographics

General Demographics

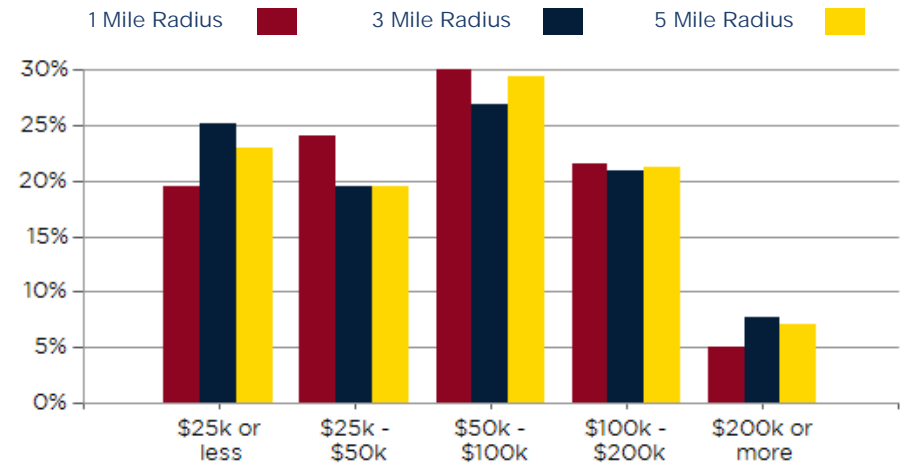
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	71,654	393,556	1,272,557
2010 Population	74,898	419,635	1,300,601
2026 Population	70,513	434,634	1,292,243
2031 Population	68,907	434,795	1,293,497
2026 African American	5,351	50,490	171,461
2026 American Indian	2,622	11,905	34,326
2026 Asian	604	28,301	118,830
2026 Hispanic	63,396	316,828	903,057
2026 Other Race	45,357	220,693	615,931
2026 White	6,513	63,479	169,450
2026 Multiracial	10,029	59,283	180,822
2026-2031: Population: Growth Rate	-2.30%	0.05%	0.10%

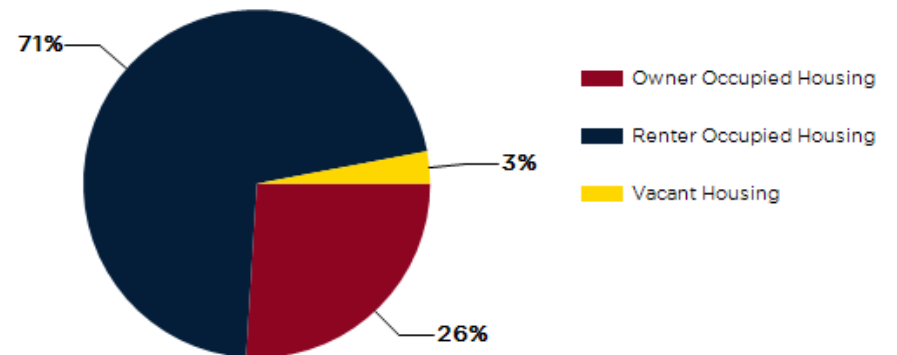
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,790	23,073	63,100
\$15,000-\$24,999	1,528	11,169	34,490
\$25,000-\$34,999	1,795	11,888	36,578
\$35,000-\$49,999	2,277	14,626	46,485
\$50,000-\$74,999	2,802	21,221	71,176
\$75,000-\$99,999	2,280	15,423	53,891
\$100,000-\$149,999	2,393	18,334	59,298
\$150,000-\$199,999	1,248	10,223	30,945
\$200,000 or greater	867	10,542	30,013
Median HH Income	\$59,065	\$58,200	\$61,004
Average HH Income	\$79,490	\$83,684	\$83,445



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius



Source: esri

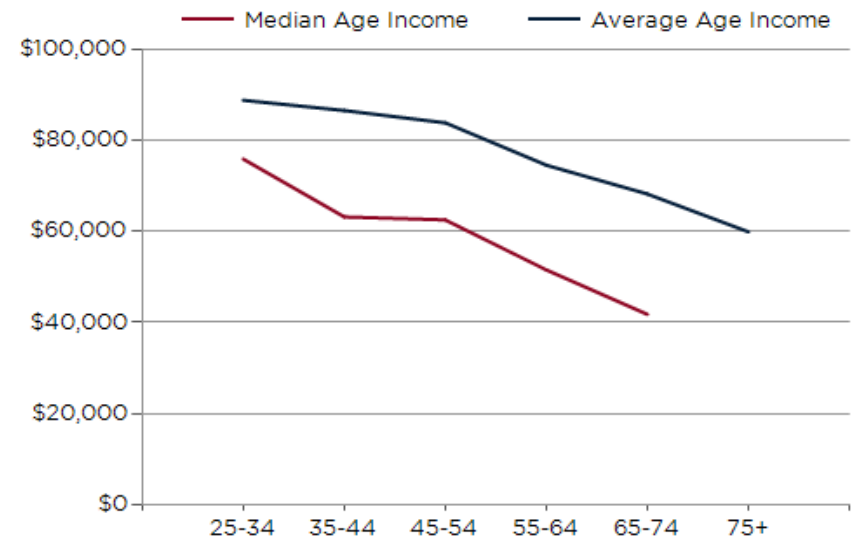
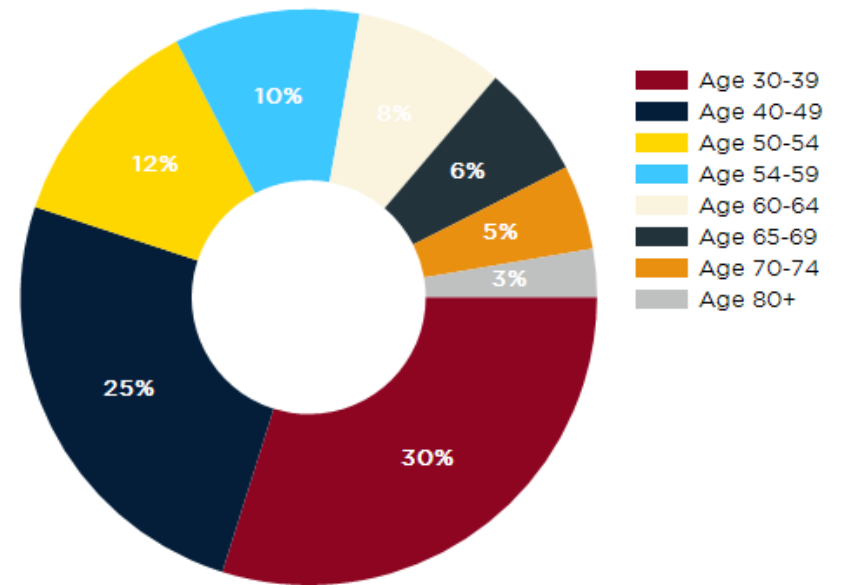


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2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	5,786	41,108	120,434
2026 Population Age 35-39	4,873	32,837	99,765
2026 Population Age 40-44	4,507	28,848	88,255
2026 Population Age 45-49	4,504	26,374	80,080
2026 Population Age 50-54	4,405	25,369	76,876
2026 Population Age 55-59	3,719	22,931	71,173
2026 Population Age 60-64	2,996	19,844	63,067
2026 Population Age 65-69	2,261	15,820	53,656
2026 Population Age 70-74	1,697	11,601	41,139
2026 Population Age 75-79	963	7,455	27,439
2026 Population Age 80-84	546	4,586	17,362
2026 Population Age 85+	383	3,888	15,724
2026 Population Age 18+	51,951	342,393	1,022,285
2026 Median Age	31	33	35
2031 Median Age	32	34	36

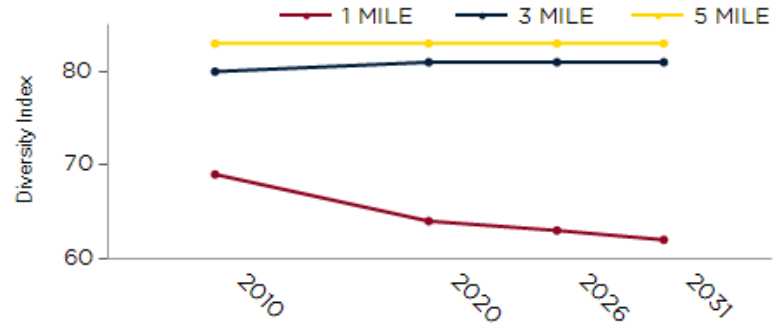
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$76,015	\$74,445	\$72,155
Average Household Income 25-34	\$88,965	\$93,032	\$89,996
Median Household Income 35-44	\$63,270	\$68,335	\$68,506
Average Household Income 35-44	\$86,700	\$101,147	\$97,609
Median Household Income 45-54	\$62,612	\$63,579	\$67,676
Average Household Income 45-54	\$83,996	\$90,788	\$92,319
Median Household Income 55-64	\$51,595	\$50,444	\$55,776
Average Household Income 55-64	\$74,666	\$77,717	\$81,127
Median Household Income 65-74	\$41,801	\$38,476	\$42,753
Average Household Income 65-74	\$68,317	\$66,628	\$69,549
Average Household Income 75+	\$59,973	\$55,517	\$56,345

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	62	81	83
Diversity Index (current year)	63	81	83
Diversity Index (2020)	64	81	83
Diversity Index (2010)	69	80	83

POPULATION DIVERSITY



POPULATION BY RACE

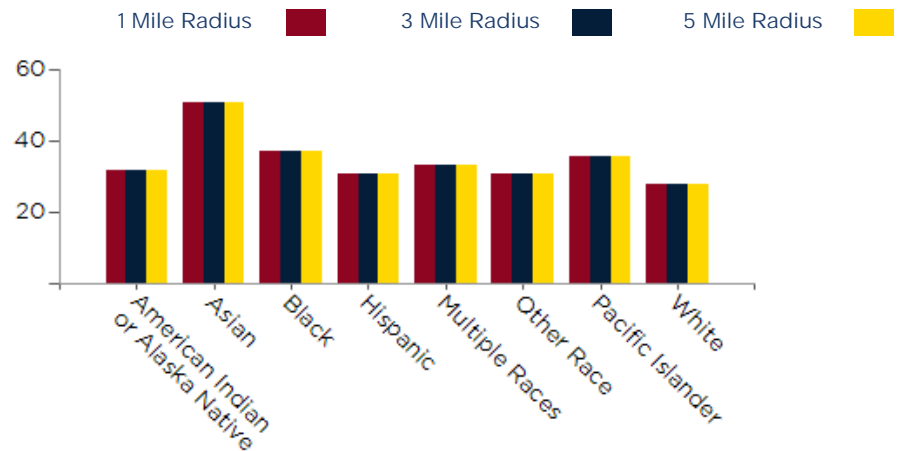


2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	32	34	35
Median Asian Age	50	32	41
Median Black Age	37	38	40
Median Hispanic Age	31	32	33
Median Multiple Races Age	33	34	35
Median Other Race Age	31	32	33
Median Pacific Islander Age	36	33	34
Median White Age	28	32	33

2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	4%	7%	8%
American Indian	2%	2%	2%
Asian	0%	4%	5%
Hispanic	47%	42%	41%
Multiracial	7%	8%	8%
Other Race	34%	29%	28%
White	5%	8%	8%

2026 MEDIAN AGE BY RACE



05 Company Profile

Advisor Profile



Michael Mehdizadeh
Sr. Vice President

With over 20 years in the commercial real estate world, Michael Mehdizadeh specializes in retail and NNN (Triple Net Lease) properties and 1031 Exchanges across Southern California.

Michael has experience working with private investors, financial institutions, developers, and retailers to make smart, strategic investments.

Since joining Advance Investment Group in 2003, he's focused on net-leased NNN retail sales and industrial and office properties.

Whether it's 1031 exchanges, sale/leasebacks, or Tenant-In-Common (TIC) ownership, Michael takes pride in delivering exceptional service and results for his clients, helping them navigate and succeed in commercial real estate.

46-Unit-RTI Ready to Break Ground

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The information contained herein has been obtained from various sources which we deem reliable, however, we make no guarantee, warranty, or representation about it, and it is subject to change and errors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. All offerings are subject to prior sale, lease, or withdrawal from the market without notice. This property is offered exclusively through Andrew C. Lee Commercial Real Estate Services



Azteca Taekwondo Center

4159 S Central Ave

Colimas Park Supplies

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