



# Offering Memorandum

3019 West 6<sup>th</sup> Street, Los Angeles, CA 90020

Dae Young Hur

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DRE # 01489175

**kw**  
KELLERWILLIAMS.  
COMMERCIAL

# Property Highlights



## 14-Units Development Opportunity in Heart/Center of Koreatown

- Opportunity zone
- Property Type: Multi-Family
- Property Subtype: Freestanding
- Total Lot Size: 4,708 SF

# 6-Story 14-Unit Multi Residential TOC Apartment



# Property Details

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Price	Sale Type	Property Type	Property Sub-type	Lot Size
\$2,100,000	Investment	Retail	Storefront Retail/Office	4,708 SF

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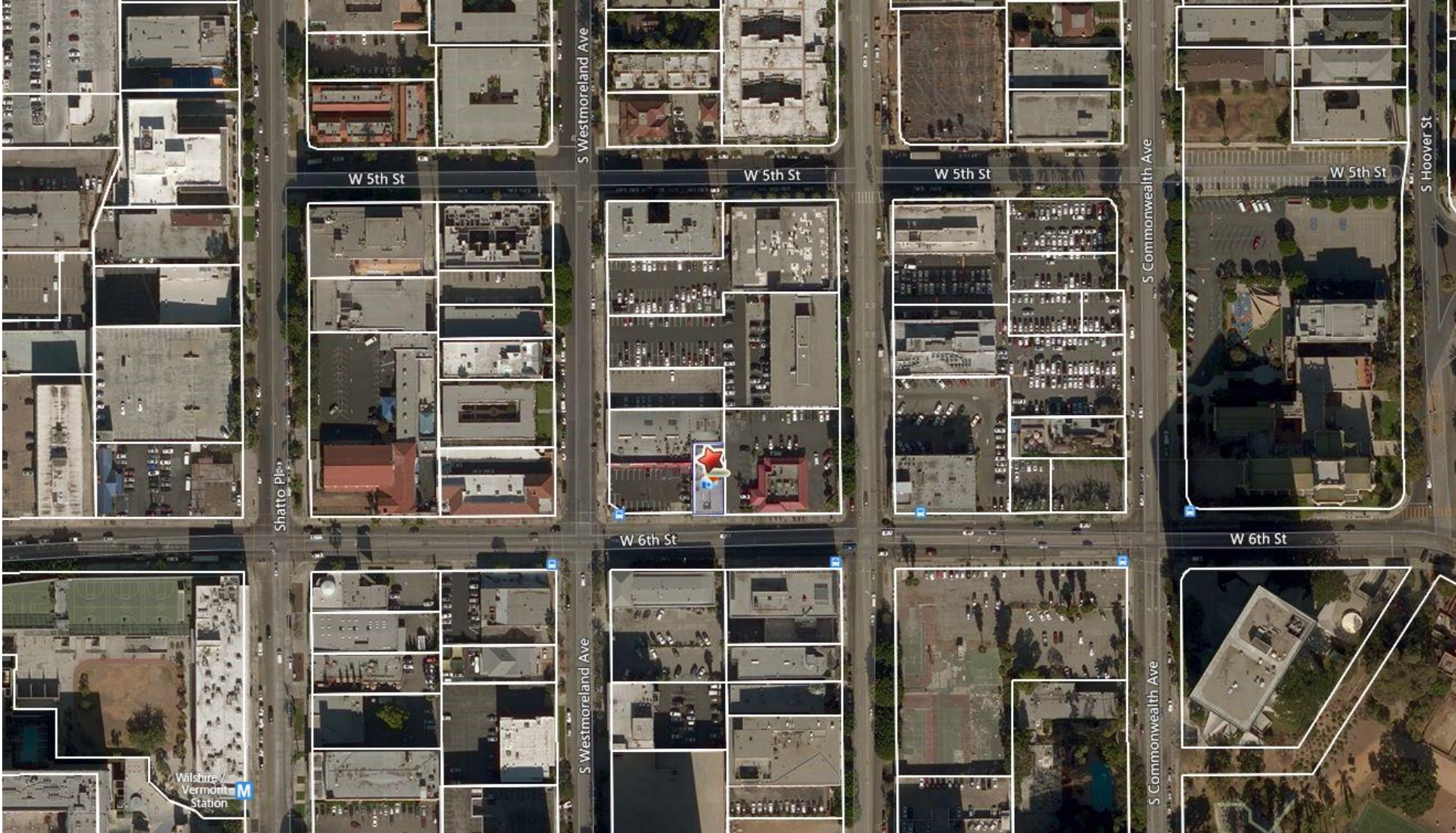
Building Size	Year Built	Zoning	Parking Ratio	APN / Parcel ID
1,696 SF	1933	LAC2	0.41/1,000 SF	5077-004-009

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## Clear Ceiling Height

10 FT				
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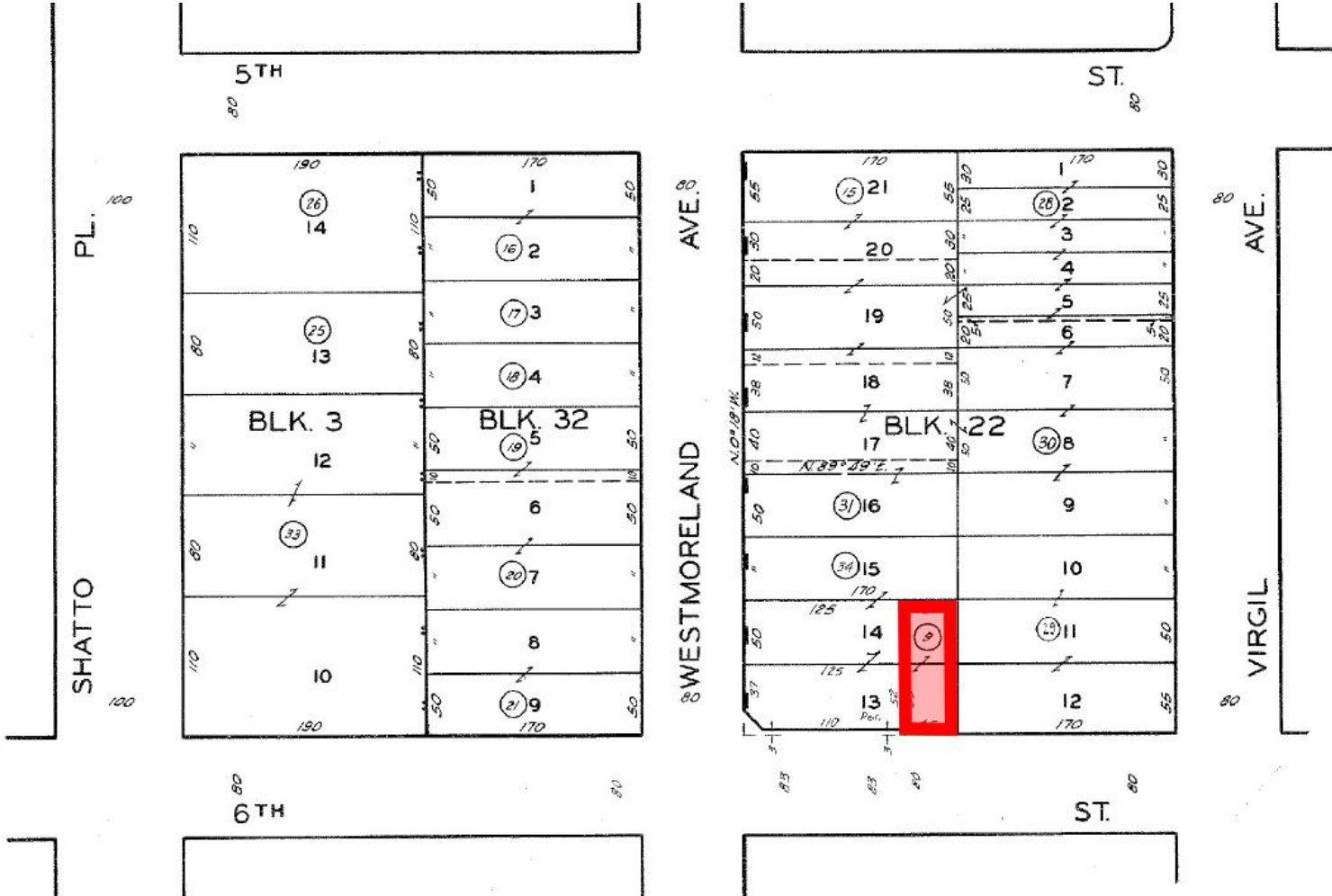
# Aerial Map



# Plat Map

5077 | 4  
 ALE 1" = 80'

5-27-65 7-6-64  
 3-25-64 5-12-64  
 680306  
 720804808  
 781107216



CODE 67

SHATTO PLACE  
 M. B. 6 - 86

AN APPENDIX TO MAP OF  
 THE SOUTH HALF OF THE  
 WEST END UNIVERSITY ADDITION

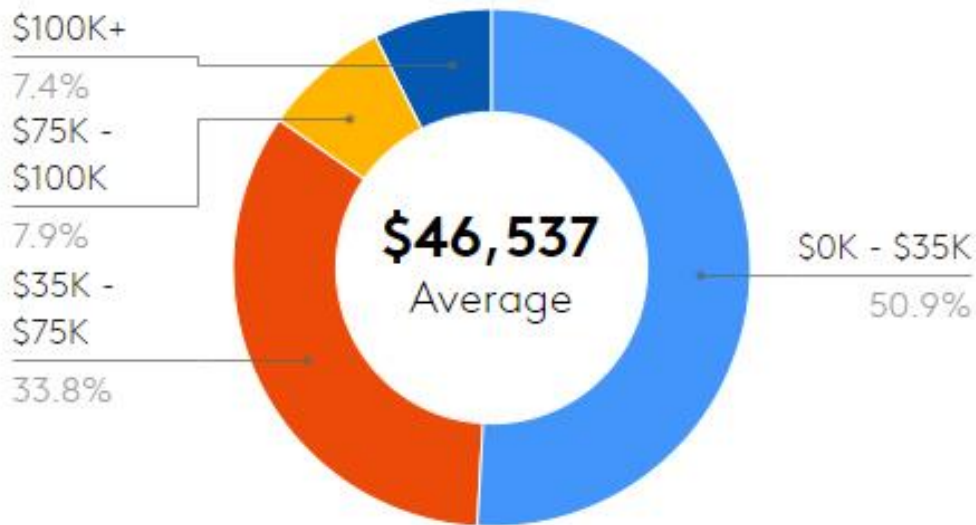
SOUTH HALF  
 THE WEST  
 UNIVERSITY  
 M

FOR PREV. ASSMT. SEE: 44-3, 13 & 35

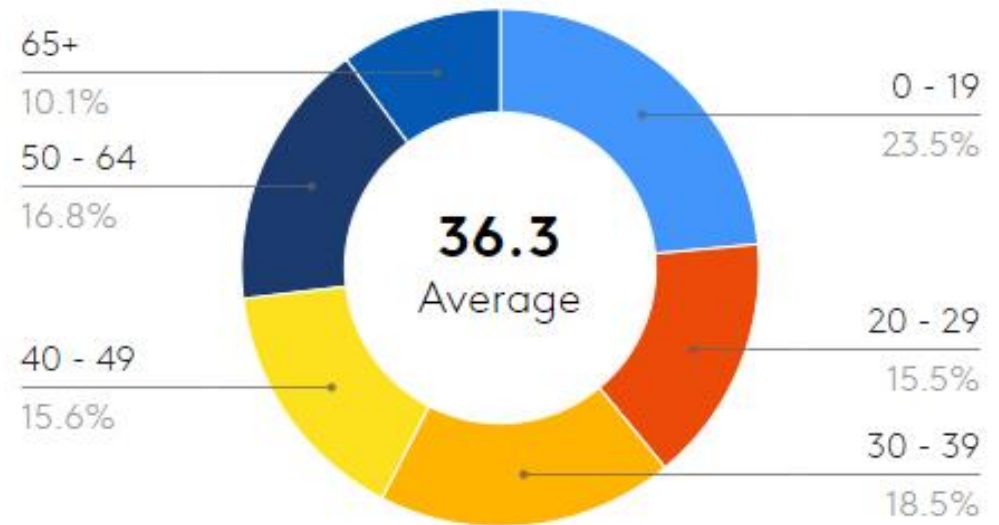
M. R. 24 - 74

# Demographics

## HOUSEHOLD INCOME



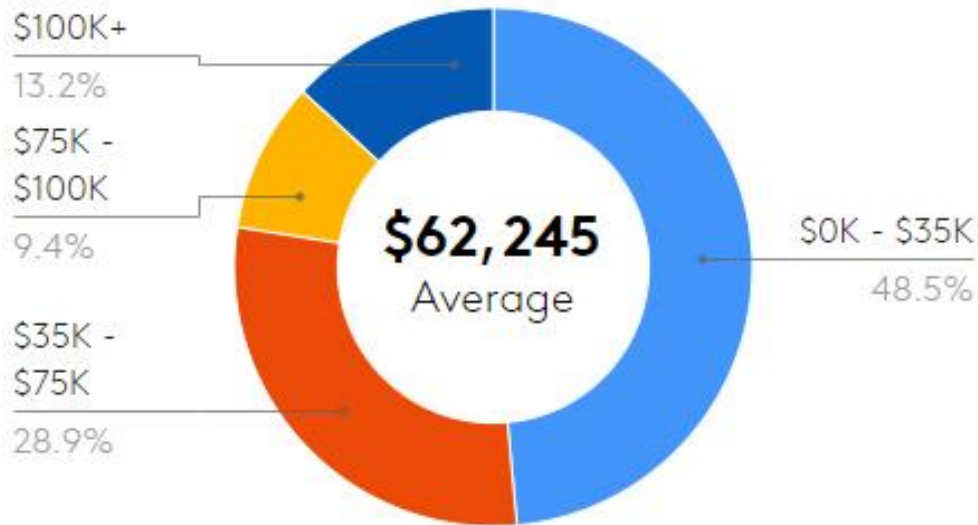
## AGE DISTRIBUTION



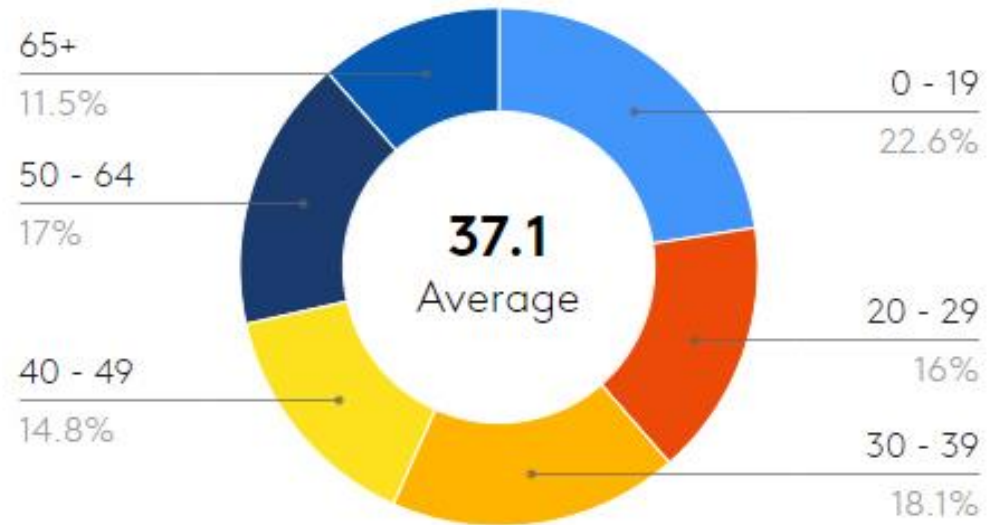
1 Mile

# Demographics (Cont'd)

## HOUSEHOLD INCOME



## AGE DISTRIBUTION

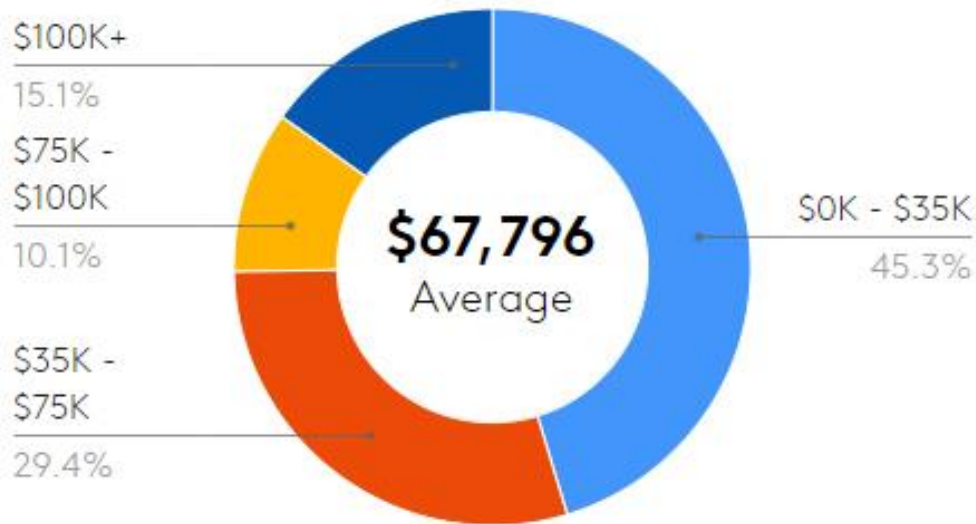


3 Mile

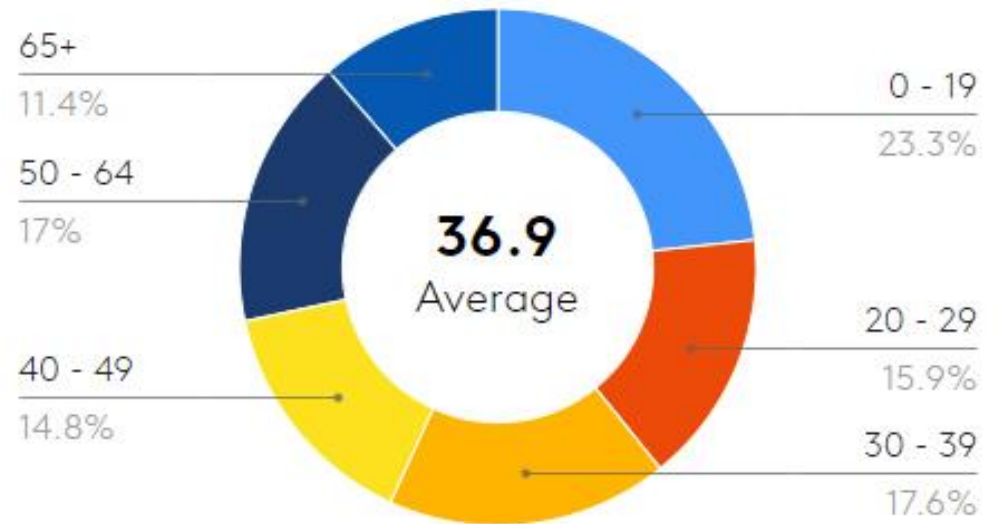


# Demographics (Cont'd)

## HOUSEHOLD INCOME



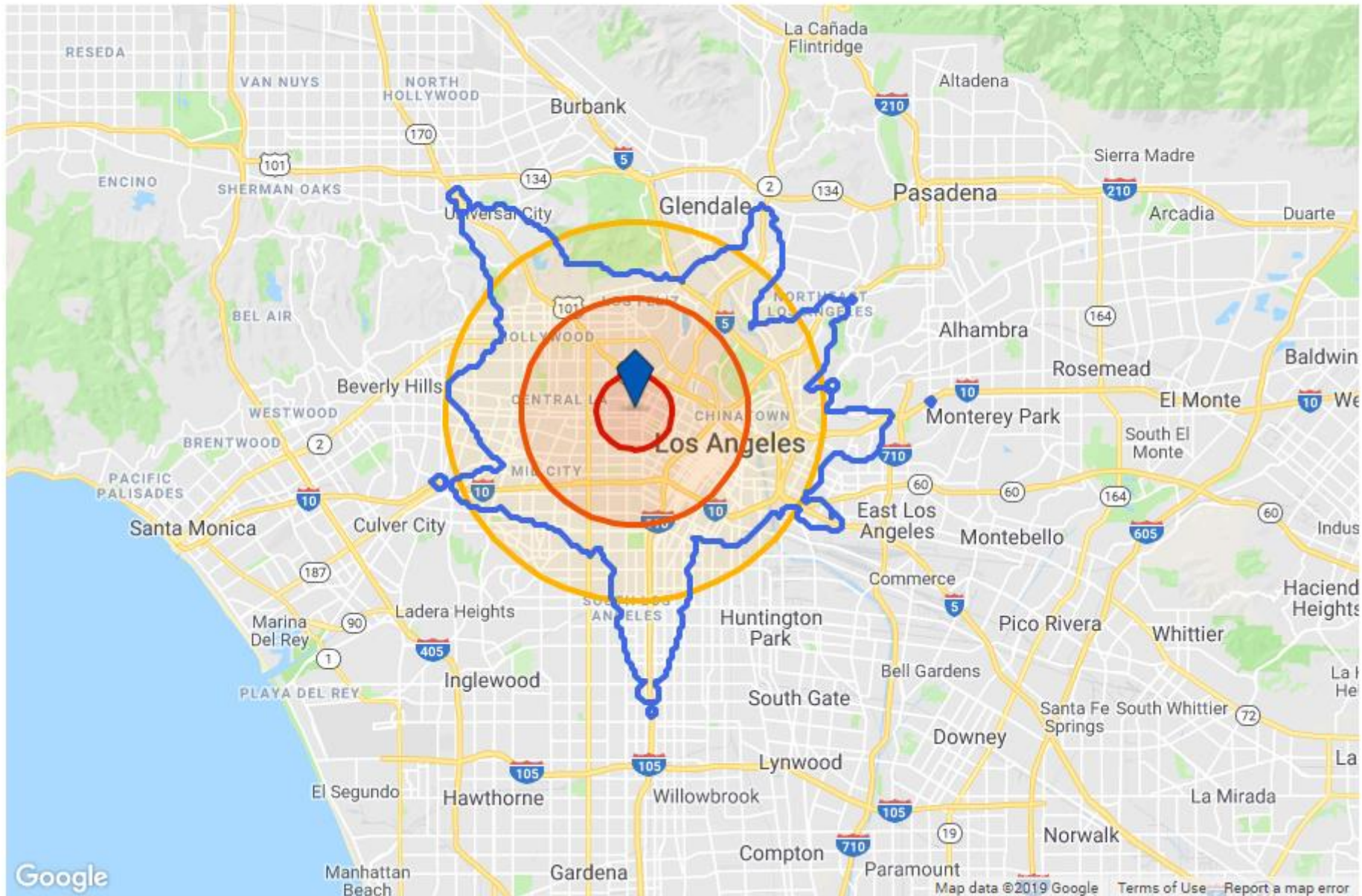
## AGE DISTRIBUTION



5 Mile

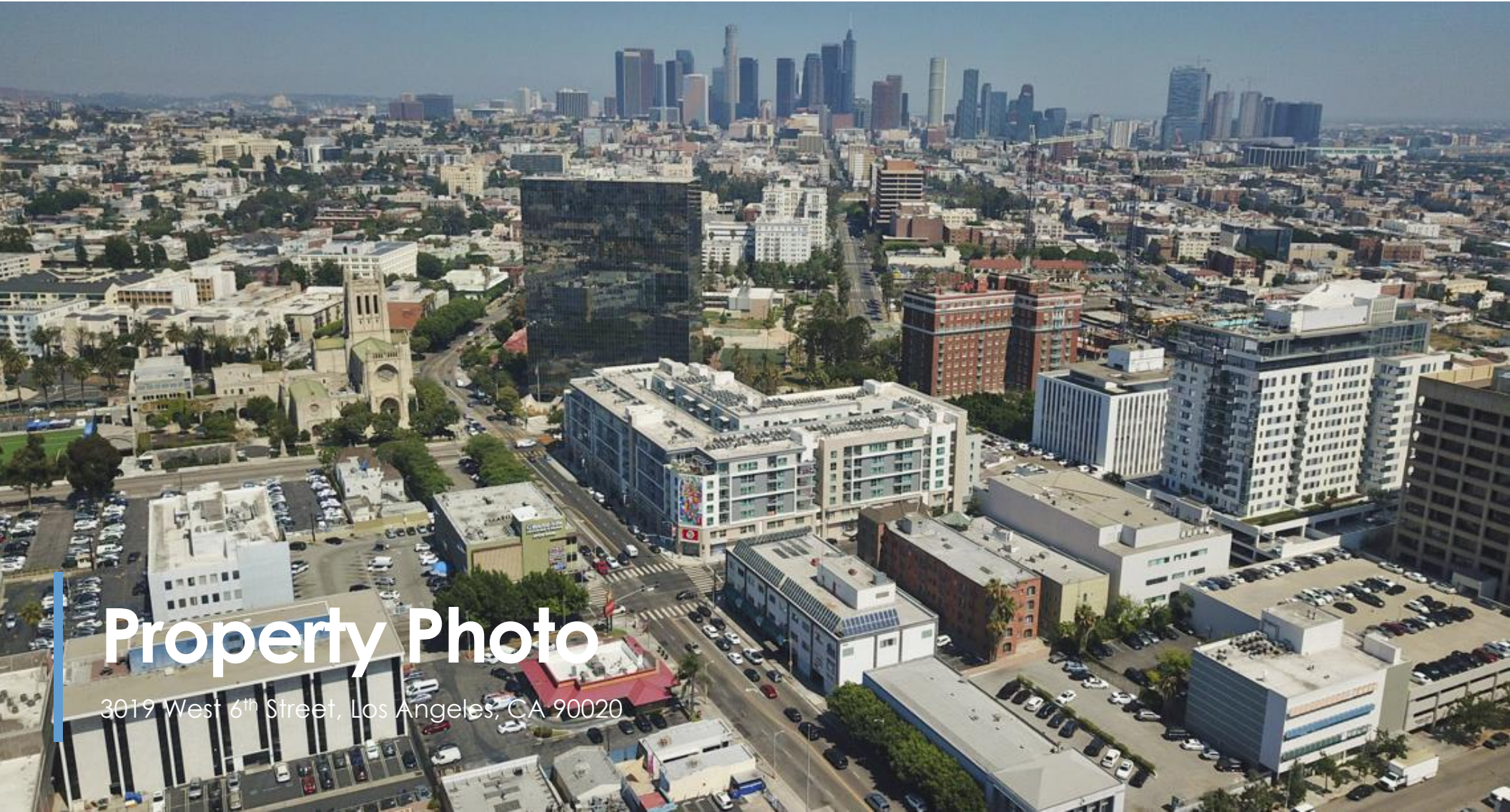
# Trade Areas

1 mile 3 mile 5 mile



# Trade Areas (Cont'd)

	1 MILE	3 MILE	5 MILE
Total Population	136,442	639,539	1,279,844
2010 Population	130,084	589,994	1,192,454
2024 Population	138,442	652,588	1,303,728
Employees	53,538	394,090	636,037
Total Businesses	6,269	38,131	63,851
Average Household Income	\$46,537	\$62,245	\$67,796
Median Household Income	\$34,786	\$38,717	\$42,952
Total Consumer Spending	\$866.82M	\$4.9B	\$10.2B
Median Age	35.8	36.2	36.0
Households	50,285	240,797	469,097
Percent College Degree or Above	17%	20%	19%
Average Housing Unit Value	\$594,557	\$756,837	\$711,903



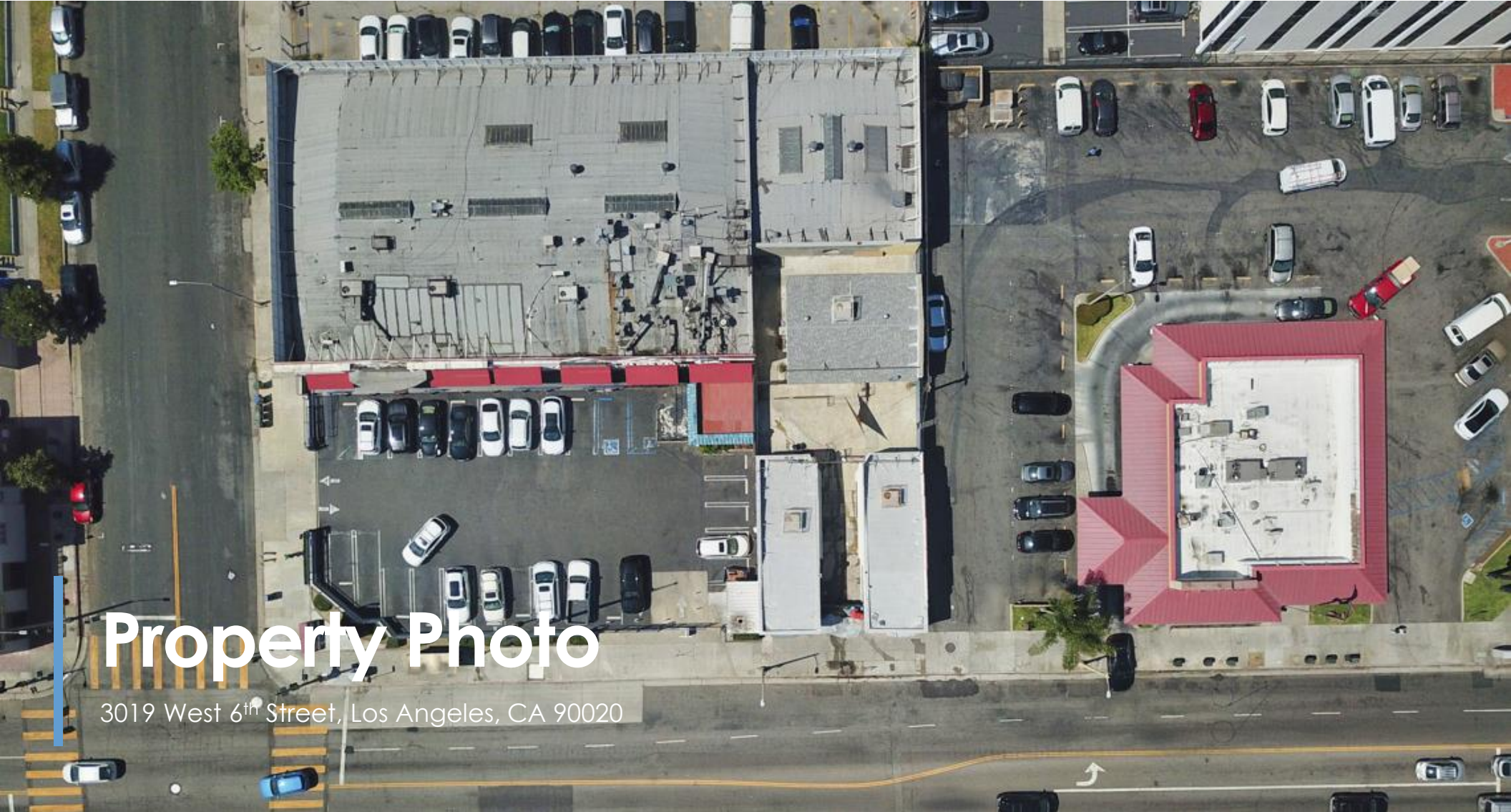
# Property Photo

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