BRANDON MICHAELS GROUP

Marcus & Millichap

3965

E OLYMPIC BLVD

LOS ANGELES

Unique Development Opportunity Consisting of 1.28 Acres of Land Located Directly off the Interstate 5 Freeway at the NW Signalized Corner of E Olympic Boulevard and Ditman Avenue with Leases in Place from National Credit Tenants including Starbucks, Circle K, and Carl's Jr.

BRANDON MICHAELS GROUP

BrandonMichaelsGroup.com

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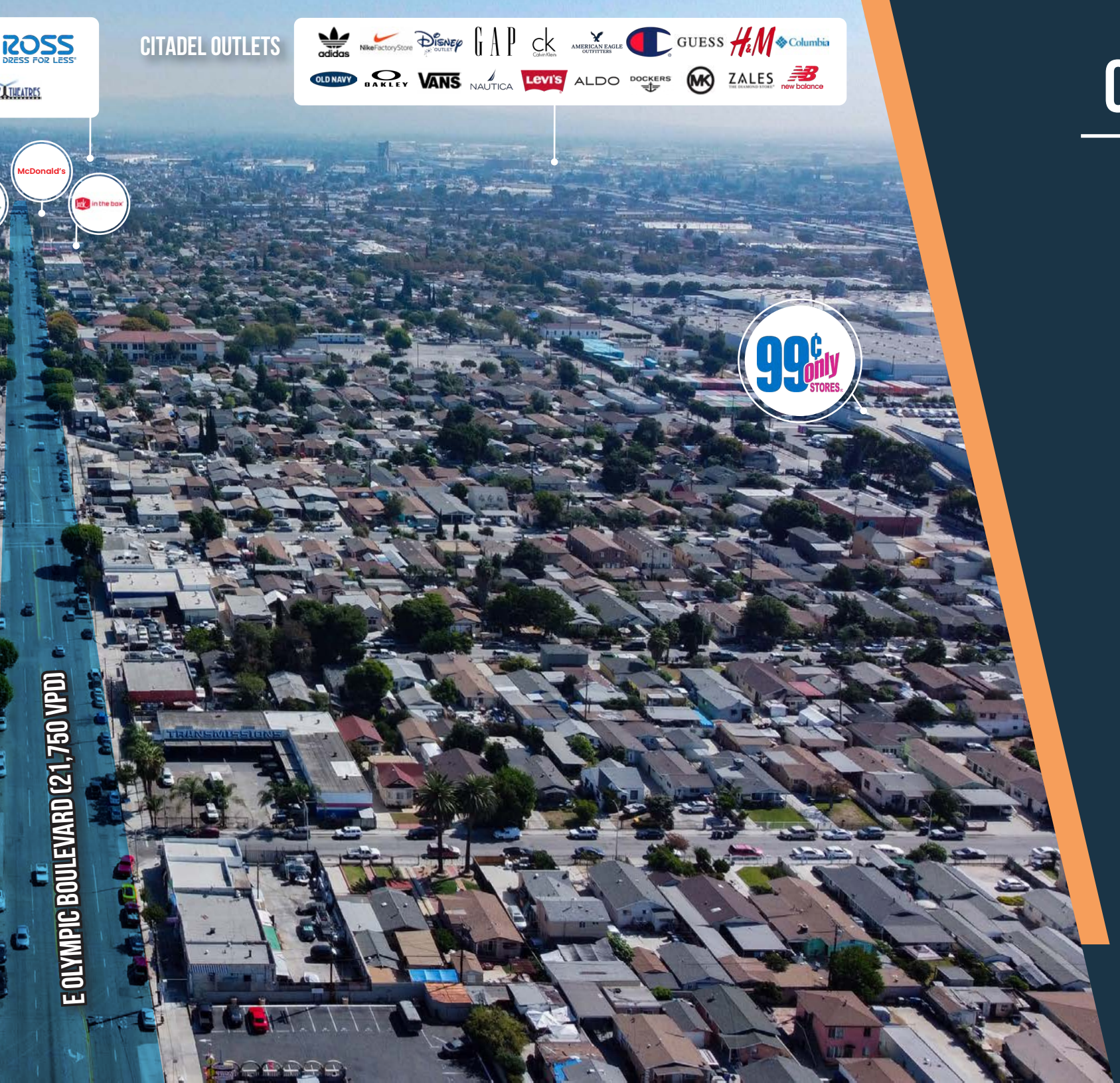
Marcus & Millichap



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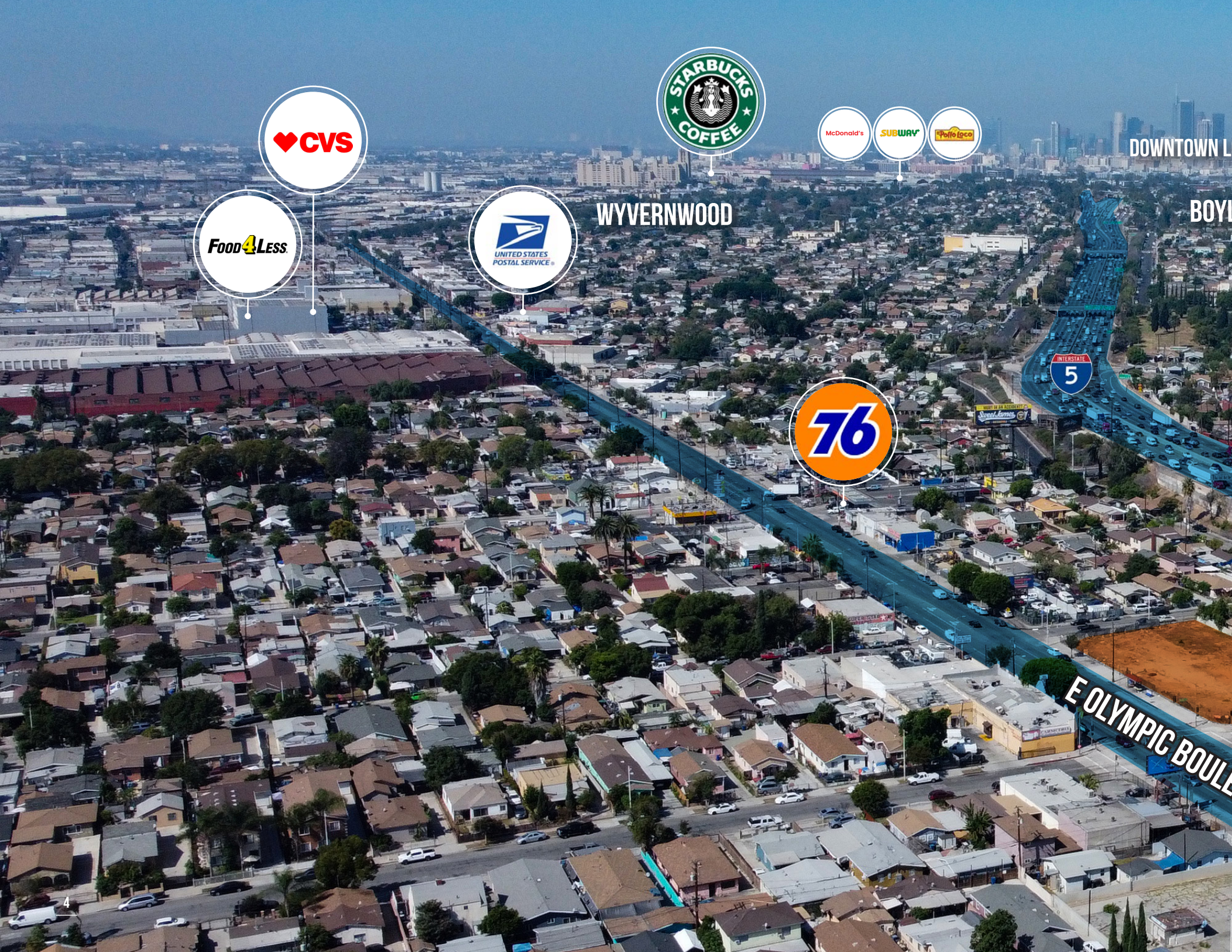
CVS
FOOD 4 LESS
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UNITED STATES POSTAL SERVICE
WYVERNWOOD
McDonald's
SUBWAY
Pollo Loco
DOWNTOWN L
BOYL
INTERSTATE 5
76
E OLYMPIC BOULE

OS ANGELES
LE HEIGHTS
OLD CHINATOWN
McDonald's
99¢ only STORES
Burger King
Dodgers
WELLS FARGO
AutoZone
ARCO
SALAZAR PARK
SANTA ANA FWY (248,000 VPD)
EVARD (21,750 VPD)
INTERSTATE
5

3965 E OLYMPIC BLVD LOS ANGELES

Unique Development Opportunity Consisting of 1.28 Acres of Land Located Directly off the Interstate 5 Freeway at the NW Signalized Corner of E Olympic Boulevard and Ditman Avenue with Leases in Place from National Credit Tenants including Starbucks, Circle K, and Carl's Jr.

EXECUTIVE SUMMARY

THE OFFERING

The Brandon Michaels Group of Marcus & Millichap has been selected to exclusively market for sale 3965 E Olympic Boulevard and 1156 S Hicks Ave, a 55,839 (1.28 Acres) square foot lot zoned C-3 and R-3 in unincorporated Los Angeles, CA.

3965 E Olympic Boulevard and 1156 S Hicks Ave is two parcels of unimproved land directly off the Interstate 5 Santa Ana Freeway in East Los Angeles, CA. The subject property enjoys superior zoning to the surrounding area with the majority of land zoned C-3 among other parcels in the area zoned for commercial manufacturing. This unique zoning entitles a new owner to additional residential density (up to 50 units per acre) and a broader range of permitted land uses.

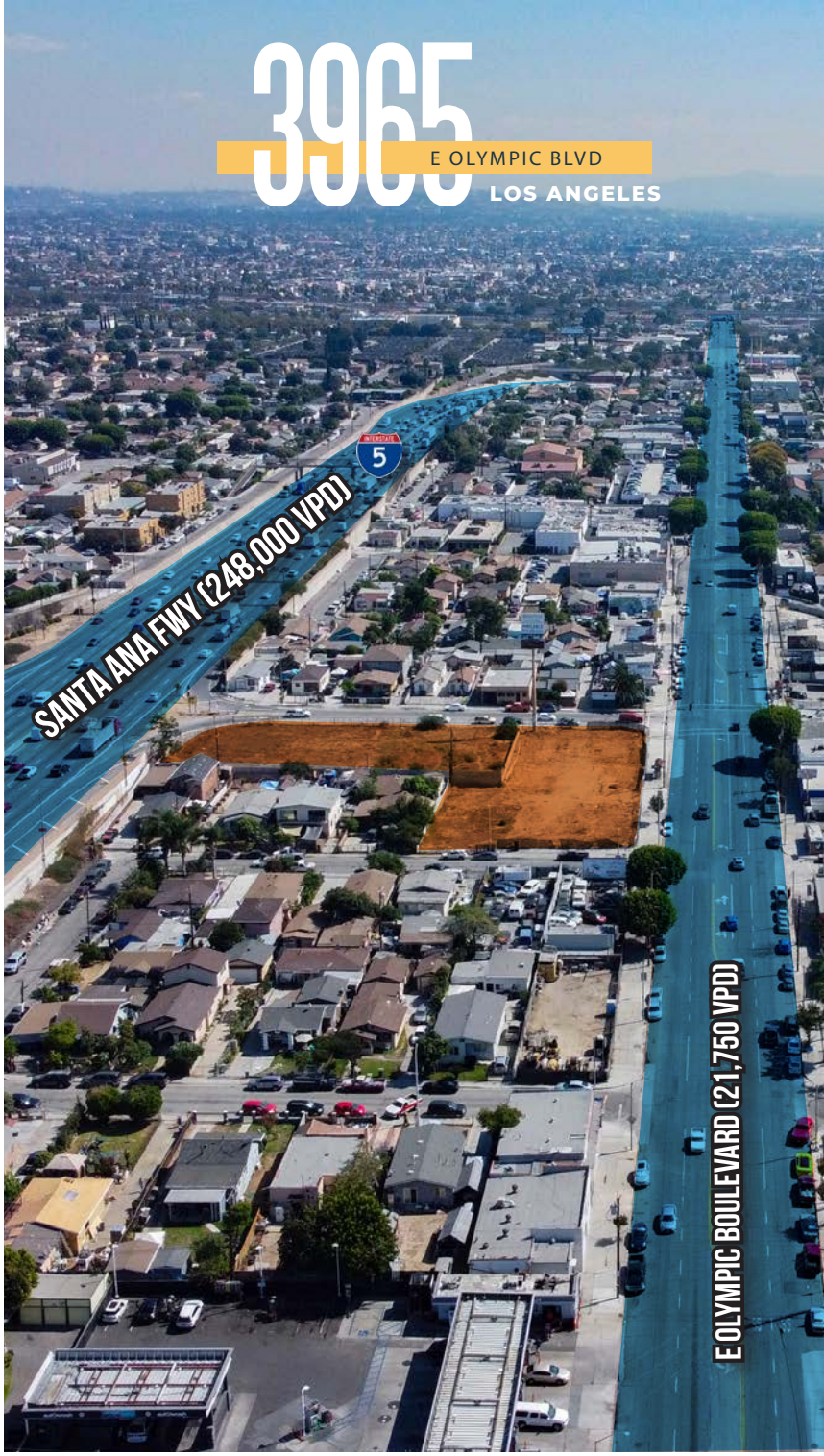
This unique land development opportunity on the NW signalized corner of Olympic Boulevard and Ditman Avenue benefits from daily traffic counts exceeding 21,000 vehicles per day along Olympic Boulevard. As a result of outstanding freeway visibility, the site is exposed to over 250,000 vehicles per day that travel along the Santa Ana Freeway. The subject property benefits from unprecedented visibility and frontage on three streets with roughly 260' on Olympic Blvd, 303' on Ditman Ave, and 125' along Hicks Ave, providing any new development a variety of egress and ingress options.

The site has garnered significant interest from national credit tenants, with leases in place from Starbucks, Carl's Jr., and Circle K, and significant activity from a host of others, including Food4Less (gas).

Starbucks has a 10-year lease in place with a starting rent of $250,000 per year. This lease is a build to suit, in which the landowner must build a 2,000 square foot drive thru building. Circle K has a twenty-year ground lease in place with a starting rent of $250,000 per year. Carl's Jr. is a ground lease as well, with a twenty-year lease in place starting at $150,000. The developer has the option of which tenants to move forward with.

Please note, there is an ordinance in place that requires specific uses such as gas stations, car washes, and drive-thrus to obtain a Conditional Use Permit (CUP), subject to a public hearing. Please contact the listing agents for more details.

The subject property rests in a pocket of Los Angeles County east of its namesake city benefiting from a dense immediate population of approximately 893,057 people within a five-mile radius, and an average household income north of $71,879 within a five-mile radius. The retail rents in the submarket have risen more than 12% in the past 5 years with the multifamily sector seeing increases of almost 4%, outpacing average growth throughout Los Angeles.



PROPERTY SUMMARY

Address	3965 E Olympic Blvd & 1156 S Hicks Ave Los Angeles, CA 90032
Price	$4,950,000
Lot Size	55,839 SF
Price/SF Land	$89
ProForma Net Operating Income	$500,000
Zoning	49,992 SF Zoned C-3 5,847 SF Zoned R-3
Community Standards District	East Los Angeles
Number of Parcels	2
APN #'s	5242-006-018 5242-006-005

VACANT LAND ON THE CORNER OF

E OLYMPIC BLVD & S DITMAN AVE

INVESTMENT HIGHLIGHTS

LEASES IN PLACE WITH NATIONAL CREDIT TENANTS

- 10-year lease in place with Starbucks with a starting rent of $250,000 per year
- Starbucks is a build to suit; The developer must build a 2,000 square foot drive through building
- 20-year ground lease in place with Circle K at a starting rent of $250,000 per year
- 20-year ground lease in place with Carl's Jr. at a starting rent of $150,000 per year
- Significant interest from a host of additional national credit tenants, including Food4Less (gas)
- Developer has the option of which tenants to move forward with
- There is an ordinance in place that requires specific uses such as gas stations, car washes, and drive-thru must obtain a Conditional Use Permit (CUP), subject to a public hearing

FLEXIBLE LAND DEVELOPMENT OPPORTUNITY WITH DESIRABLE AREA ZONING

- 55,839 SF (1.28 Acres) of vacant land
- Increased density on C-3 zoning compared to neighboring parcels
- Zoning does allow for multi-family development at this location
- Immediate access to the 5 Freeway and major thoroughfare Olympic Boulevard
- Abundance of frontage with roughly 260' on Olympic Blvd, 303' on Ditman Ave, and 125' along Hicks Ave
- NW signalized corner of Olympic Boulevard and Ditman Avenue, running block to block from Ditman Avenue to South Hicks Avenue
- Zoning allows for multi-family development at this location
- Seller has invested over $400,000 on grading, entitlements, noise study, excavation plans, and architectural plans

EXCELLENT EAST LOS ANGELES LOCATION WITH FREEWAY VISIBILTY

- Ideally located directly off the Interstate 5 Santa Ana Freeway with excellent freeway visibility and access
- Traffic counts in excess of 21,000 vehicles per days along Olympic Boulevard
- Excellent freeway visibility with over 250,000 vehicles passing the site per day along the Interstate 5 Freeway
- Within close proximity to national credit tenants including Target, Ross, DD's Discount, Nike, Coach, Chipotle, and Starbucks, among others
- Dense immediate population with over 33,000 people within one mile of the subject property and over 893,057 people within five miles
- Average household income of over $62,000 within one mile of the subject property and over $71,000 within five miles

Carl's Jr.
5

STARBUCKS

- $250,000 Starting Base Rent
- Landlord Must Construct And Deliver To Tenant A 2,000 SF Single Tenant Drive Thru Building

CIRCLE K

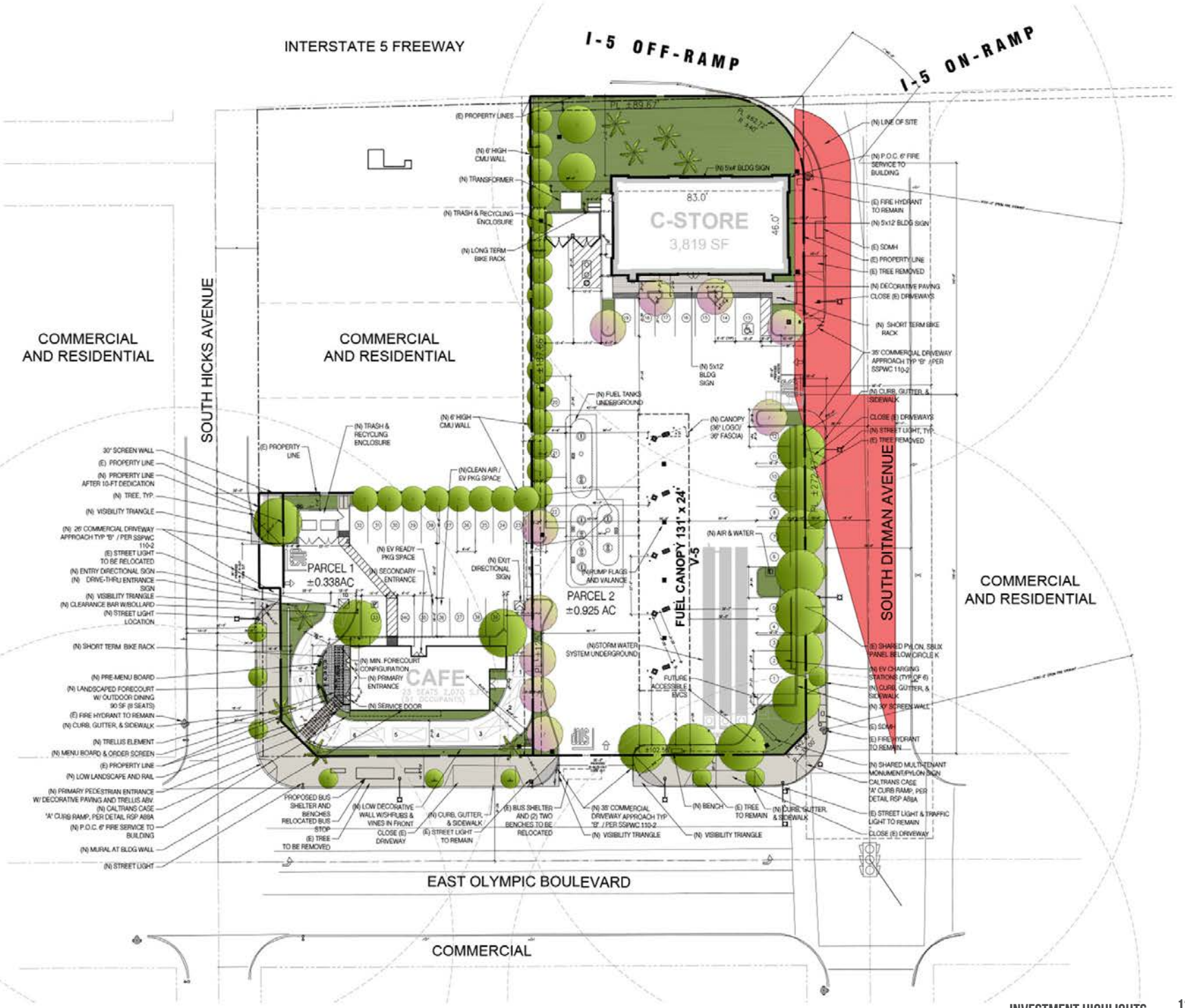
- $250,000 Starting Base Rent
- Ground Lease

Conditional Use Permit (CUP) Required For Drive Thru And Service Station Uses, Subject To A Public Hearing

Total Net Operating Income - $500,000

STARBUCKS

CIRCLE K


INTERSTATE 5 FREEWAY
I-5 OFF-RAMP
I-5 ON-RAMP
SOUTH HICKS AVENUE
SOUTH DITMAN AVENUE
EAST OLYMPIC BOULEVARD
COMMERCIAL AND RESIDENTIAL
COMMERCIAL AND RESIDENTIAL
COMMERCIAL AND RESIDENTIAL
COMMERCIAL
C-STORE
3,819 SF
83.0'
46.0'
PARCEL 1
±0.338AC
PARCEL 2
±0.925 AC
CAFE
FUEL CANOPY 131' x 24'
V-5
(E) PROPERTY LINES
(N) 6' HIGH CMU WALL
(N) TRANSFORMER
(N) TRASH & RECYCLING ENCLOSURE
(N) LONG TERM BIKE RACK
(N) 5'x9' BLDG SIGN
(N) LINE OF SITE
(N) P.O.C. 6" FIRE SERVICE TO BUILDING
(E) FIRE HYDRANT TO REMAIN
(N) 5'x12' BLDG SIGN
(E) SDMH
(E) PROPERTY LINE
(E) TREE REMOVED
(N) DECORATIVE PAVING
CLOSE (E) DRIVEWAYS
(N) SHORT TERM BIKE RACK
35' COMMERCIAL DRIVEWAY APPROACH TYP "B" / PER SSPWC 110-2
(N) 5'x12' BLDG SIGN
(N) CURB, GUTTER, & SIDEWALK
CLOSE (E) DRIVEWAYS
(N) STREET LIGHT, TYP.
(E) TREE REMOVED
(N) FUEL TANKS UNDERGROUND
(N) CANOPY (36" LOGO/ 36" FASCIA)
(N) AIR & WATER
(N) PUMP FLAGS AND VALANCE
(N) STORM WATER SYSTEM UNDERGROUND
FUTURE ACCESSIBLE EVCS
(E) SHARED PYLON, 58UX PANEL BELOW CIRCLE K
(N) EV CHARGING STATIONS (TYP. OF 6)
(N) CURB, GUTTER, & SIDEWALK
(N) 30" SCREEN WALL
(E) SDMH
(E) FIRE HYDRANT TO REMAIN
(N) SHARED MULTI-TENANT MONUMENT/PYLON SIGN
CALTRANS CASE 'A' CURB RAMP, PER DETAIL RSP A88A
(E) STREET LIGHT & TRAFFIC LIGHT TO REMAIN
CLOSE (E) DRIVEWAY
(N) BENCH
(E) TREE TO REMAIN
(N) CURB, GUTTER, & SIDEWALK
(N) 6' HIGH CMU WALL
(N) TRASH & RECYCLING ENCLOSURE
(E) PROPERTY LINE
(N) CLEAN AIR / EV PKG SPACE
(N) EV READY PKG SPACE
(N) SECONDARY ENTRANCE
(N) EXIT DIRECTIONAL SIGN
(N) MIN. FORECOURT CONFIGURATION
(N) PRIMARY ENTRANCE
(N) SERVICE DOOR
30" SCREEN WALL
(E) PROPERTY LINE
(N) PROPERTY LINE AFTER 10-FT DEDICATION
(N) TREE, TYP.
(N) VISIBILITY TRIANGLE
(N) 26' COMMERCIAL DRIVEWAY APPROACH TYP "B" / PER SSPWC 110-2
(E) STREET LIGHT TO BE RELOCATED
(N) ENTRY DIRECTIONAL SIGN
(N) DRIVE-THRU ENTRANCE SIGN
(N) VISIBILITY TRIANGLE
(N) CLEARANCE BAR W/BOLLARD
(N) STREET LIGHT LOCATION
(N) SHORT TERM BIKE RACK
(N) PRE-MENU BOARD
(N) LANDSCAPED FORECOURT W/ OUTDOOR DINING 90 SF (8 SEATS)
(E) FIRE HYDRANT TO REMAIN
(N) CURB, GUTTER, & SIDEWALK
(N) TRELLIS ELEMENT
(N) MENU BOARD & ORDER SCREEN
(E) PROPERTY LINE
(N) LOW LANDSCAPE AND RAIL
(N) PRIMARY PEDESTRIAN ENTRANCE W/ DECORATIVE PAVING AND TRELLIS ABV.
(N) CALTRANS CASE 'A' CURB RAMP, PER DETAIL RSP A88A
(N) P.O.C. 6" FIRE SERVICE TO BUILDING
(N) MURAL AT BLDG WALL
(N) STREET LIGHT
PROPOSED BUS SHELTER AND BENCHES RELOCATED BUS STOP
(E) TREE TO BE REMOVED
(N) LOW DECORATIVE WALL W/SHRUBS & VINES IN FRONT
CLOSE (E) DRIVEWAY
(N) CURB, GUTTER, & SIDEWALK
(E) STREET LIGHT TO REMAIN
(E) BUS SHELTER AND (2) TWO BENCHES TO BE RELOCATED
(N) 38' COMMERCIAL DRIVEWAY APPROACH TYP "B" / PER SSPWC 110-2
(N) VISIBILITY TRIANGLE
(N) VISIBILITY TRIANGLE

CARL'S JR

- $150,000 Starting Base Rent
- Ground Lease

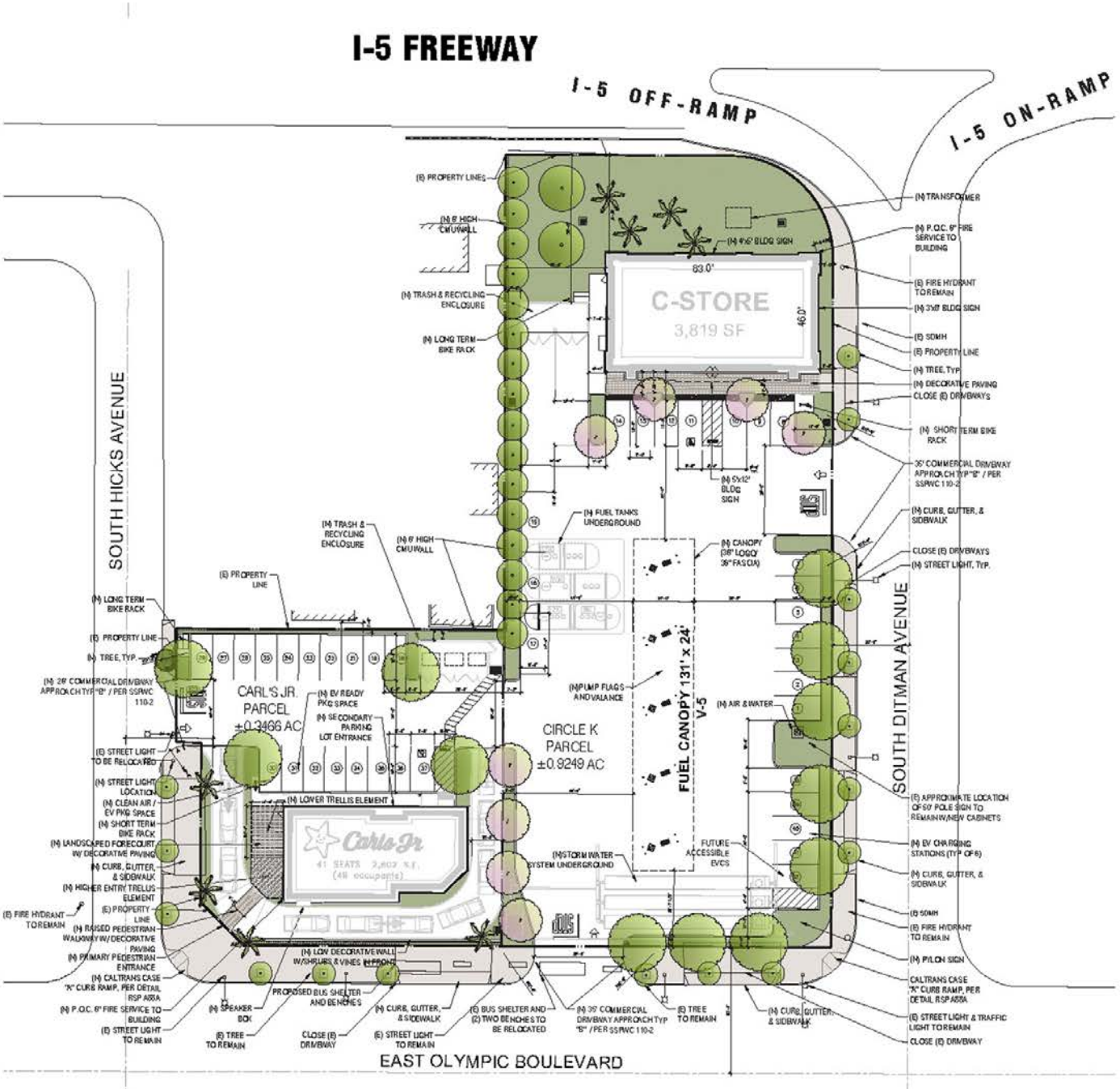
CIRCLE K

- $250,000 Starting Base Rent
- Ground Lease

Conditional Use Permit (CUP) Required For Drive Thru
And Service Station Uses, Subject To A Public Hearing

Total Net Operating Income - $400,000

CARL'S JR | CIRCLE K


I-5 FREEWAY
I-5 OFF-RAMP
I-5 ON-RAMP
SOUTH HICKS AVENUE
SOUTH DITMAN AVENUE
EAST OLYMPIC BOULEVARD
C-STORE
3,819 SF
83.0'
46.0'
CARL'S JR.
PARCEL
±0.3466 AC
CIRCLE K
PARCEL
±0.9249 AC
FUEL CANOPY 131' x 24'
V-5
Carls Jr
41 SEATS 2,802 S.F.
(48 occupants)
(E) PROPERTY LINES
(N) 6' HIGH CMU WALL
(N) TRASH & RECYCLING ENCLOSURE
(N) LONG TERM BIKE RACK
(N) 4'x6' BLDG SIGN
(N) TRANSFORMER
(N) P.O.C. 6" FIRE SERVICE TO BUILDING
(E) FIRE HYDRANT TO REMAIN
(N) 3'x8' BLDG SIGN
(E) SDMH
(E) PROPERTY LINE
(N) TREE, TYP.
(N) DECORATIVE PAVING
CLOSE (E) DRIVEWAYS
(N) SHORT TERM BIKE RACK
35' COMMERCIAL DRIVEWAY APPROACH TYP "B" / PER SSPWC 110-2
(N) 5'x12' BLDG SIGN
(N) FUEL TANKS UNDERGROUND
(N) CURB, GUTTER, & SIDEWALK
CLOSE (E) DRIVEWAYS
(N) STREET LIGHT, TYP.
(N) CANOPY (38" LOGO/ 36" FASCIA)
(N) TRASH & RECYCLING ENCLOSURE
(N) 6' HIGH CMU WALL
(E) PROPERTY LINE
(N) LONG TERM BIKE RACK
(E) PROPERTY LINE
(N) TREE, TYP.
(N) 26' COMMERCIAL DRIVEWAY APPROACH TYP "B" / PER SSPWC 110-2
(N) EV READY PKG SPACE
(N) SECONDARY PARKING LOT ENTRANCE
(N) PUMP FLAGS AND VALANCE
(N) AIR & WATER
(E) STREET LIGHT TO BE RELOCATED
(N) STREET LIGHT LOCATION
(N) CLEAN AIR / EV PKG SPACE
(N) SHORT TERM BIKE RACK
(N) LANDSCAPED FORECOURT W/ DECORATIVE PAVING
(N) CURB, GUTTER, & SIDEWALK
(N) HIGHER ENTRY TRELLIS ELEMENT
(E) PROPERTY LINE
(E) FIRE HYDRANT TO REMAIN
(N) RAISED PEDESTRIAN WALKWAY W/ DECORATIVE PAVING
(N) PRIMARY PEDESTRIAN ENTRANCE
(N) CALTRANS CASE "A" CURB RAMP, PER DETAIL RSP A88A
(N) P.O.C. 6" FIRE SERVICE TO BUILDING
(E) STREET LIGHT TO REMAIN
(N) LOWER TRELLIS ELEMENT
(N) LOW DECORATIVE WALL W/SHRUBS & VINES IN FRONT
(N) STORM WATER SYSTEM UNDERGROUND
FUTURE ACCESSIBLE EVCS
(E) APPROXIMATE LOCATION OF 50' POLE SIGN TO REMAIN W/NEW CABINETS
(N) EV CHARGING STATIONS (TYP OF 6)
(N) CURB, GUTTER, & SIDEWALK
(E) SDMH
(E) FIRE HYDRANT TO REMAIN
(N) PYLON SIGN
CALTRANS CASE "A" CURB RAMP, PER DETAIL RSP A88A
(E) STREET LIGHT & TRAFFIC LIGHT TO REMAIN
CLOSE (E) DRIVEWAY
(N) SPEAKER BOX
(E) TREE TO REMAIN
PROPOSED BUS SHELTER AND BENCHES
CLOSE (E) DRIVEWAY
(N) CURB, GUTTER, & SIDEWALK
(E) STREET LIGHT TO REMAIN
(E) BUS SHELTER AND (2) TWO BENCHES TO BE RELOCATED
(N) 35' COMMERCIAL DRIVEWAY APPROACH TYP "B" / PER SSPWC 110-2
(E) TREE TO REMAIN
(N) CURB, GUTTER, & SIDEWALK

CIRCLE K
CIRCLE K
Carl's Jr.

CIRCLE K

LEASE SUMMARY

Tenant	Starbucks Corporation
Land SF:	16,446 SF
Landlord Obligations:	Landlord must deliver a 2,000 SF single tenant drive thru building*
Term	10 Years
Rent	$250,000**
Options	4 x 5 Year Options
Increases	10% Every 5 Years including Option Periods
Lease Type	NNN
Real Estate Taxes	Tenant Responsible
Insurance	Tenant Responsible
Maintenance	Tenant Responsible
Trash Removal	Tenant Responsible, billed separately
Utilities	Landlord Responsible
Tenant Improvement Allowance	$30/SF plus an additional $15,000 allowance for a restroom
Early Termination Provision	None

*Drive thru use requires a conditional use permit (CUP), subject to a public hearing

**Rent based on estimate of ground floor area and will be adjusted if the actual square footage is less

TENANT SUMMARY

WWW.STARBUCKS.COM

TENANT	FOUNDED
STARBUCKS	1971
HEADQUARTERS	**NYSE**
SEATTLE, WA	SBUX
LOCATIONS	
15,000+	

From its beginnings in 1971 in Seattle's famous Pike Place Market, Starbucks has grown to be the premier coffeehouse chain in the industry. The company purchases and roasts high quality coffees that they sell, along with handcrafted coffee, tea and other beverages and a variety of fresh food items, though company operated stores. Starbucks also sells a variety of coffee and tea products and license their trademarks through other channels such as licensed stores, grocery, and national food service accounts. As the first name in coffee, Starbucks prides itself in providing superior service, a welcoming environment, and an overall exceptional beverage experience. The company has replicated this experience in over 84 different markets with a cumulative store count in excess of 34,000. From its corporate headquarters in Washington, its reach expands into countries in Asia, Europe, Africa, South America, and Oceania.

On June 26, 1992, the then CEO at the time, Howard Shultz, took Starbucks public trading under the ticker symbol SBUX on the NASDAQ. Starbucks closed their 2021 fiscal year with a net revenue of $29 billion, up $5.5 billion from 2020 and has maintained a credit rating through Standard & Poor's of BBB+.

Beyond its Starbucks brand, the company also has a number of popular subsidiaries like Ethos Water, Evolution Fresh, La Boulange Bakery, Seattle's Best Coffee, and Teavana.

LEASE SUMMARY

Tenant	Carl's Jr Franchisee
Land SF:	16,446 SF
Landlord Obligations:	None - Ground Lease
Term	20 Years
Rent	$150,000
Options	4 x 5 Year Options
Increases	10% Every 5 Years including Option Periods
Lease Type	NNN - Ground Lease
Real Estate Taxes	Tenant Responsible
Insurance	Tenant Responsible
Maintenance	Tenant Responsible
Utilities	Tenant Responsible

*Drive thru use requires a conditional use permit (CUP), subject to a public hearing

TENANT SUMMARY

WWW.CARLSJR.COM

TENANT	FOUNDED
CARL'S JR	1941
HEADQUARTERS	**HELD**
FRANKLIN,TN	PRIVATELY
LOCATIONS	
1,000+	

Founded in 1941, Carl's Jr. has been a West Coast favorite for over 80 years, known for iconic charbroiled burgers. Today, we have more than 1,000 locations across the U.S. and serves 28 countries worldwide. CKE Restaurants Holdings, Inc. ("CKE"), a privately held company based in Franklin, Tennessee, runs and operates Carl's Jr. and Hardee's, two beloved regional brands, known for one-of-a-kind premium and innovative menu items such as 100 percent Black Angus Thickburgers®, Made from Scratch™ Biscuits and Hand-Breaded Chicken Tenders™. With both a US and international footprint, Carl's Jr. Restaurants LLC and Hardee's Restaurants LLC have over 3,900 franchised or company-operated restaurants in 44 states and 42 foreign countries and U.S. territories.

LEASE SUMMARY

Tenant	Circle K
Land SF:	40,289 SF
Landlord Obligations:	Rough grading (95% compaction), substantially completing placement of water, sewer, electricity, natural gas, fire lines, telephone, and cable lines, off-site retention
Term	20 Years
Rent	$250,000
Options	4 x 5 Year Options
Increases	10% Every 10 Years including Option Periods
Lease Type	NNN - Ground Lease
Real Estate Taxes	Tenant Responsible
Insurance	Tenant Responsible
Maintenance	Tenant Responsible
Utilities	Tenant Responsible
Tank Removal and Corrective Action	Tenant Responsible

*Service station use requires a conditional use permit (CUP), subject to a public hearing

TENANT SUMMARY

WWW.CIRCLEK.COM

TENANT	FOUNDED
CIRCLE K	1951
HEADQUARTERS	**HELD**
TEMPE, AZ	PRIVATELY
LOCATIONS	
15,000+	

Circle K Stores Inc. is a Canadian-owned American multinational chain of convenience stores. Founded in 1951 in El Paso, Texas, the company filed for bankruptcy protection in 1990 and went through several owners, before being acquired by its current owner, Alimentation Couche-Tard, in 2003. It is present in most of the 50 U.S. states and is franchised in Asia and Latin America. In 2015, Circle K unveiled a new logo and brand identity, and Couche-Tard announced that it would deploy the brand in English-speaking Canada (in parallel with, and in some cases rebranded from the Mac's chain), and in Europe to replace Statoil. Circle K is the neighborhood corner store on thousands of corners. The bright-red Circle K logo is a beacon for customers seeking a convenient place to find quality products and a great shopping experience around the world.

3965 E OLYMPIC BLVD
LOS ANGELES

DEVELOPMENT STANDARDS

DEVELOPMENT STANDARDS SUMMARY

COMMERCIAL LAND	
APN:	5242-006-018
Land SF (AC):	49,992 SF (1.15 AC)
Zone	C-3
Land Use Designation	MC - Major Commercial
Height	40 Feet
Density	20-50 Units/Acre
Mixed Use FAR	1.0
Non-Residential Use FAR	1.0
RESIDENTIAL LAND	
APN:	5242-006-005
Land SF (AC):	5,847 SF (.13 AC)
Zone	R-3
Land Use Designation	MD - Medium Density
Height	35 Feet/3 Stories
Density	30 Units/Acre
FAR	N/A
MAXIMUM RESIDENTIAL UNITS	
"By Right" Units:	63 Units
CA State Density Bonus:	Up to 50% (Subject to affordable housing component)
Total Buildable Units:	95 Units

3965 E OLYMPIC BLVD LOS ANGELES

PROPERTY DESCRIPTION

The subject property is located in unincorporated Los Angeles County subject to the Los Angeles County General Plan and, more specifically, the east Los Angeles Community Plan and Standards District. Adopted in 1988, the East Los Angeles Community Standards District implements guidance for land use and its development as far North and West as the city of Los Angeles, east to Monterey Park and Montebello, and South to the city of Commerce.

EAST LOS ANGELES UNIVERSITY

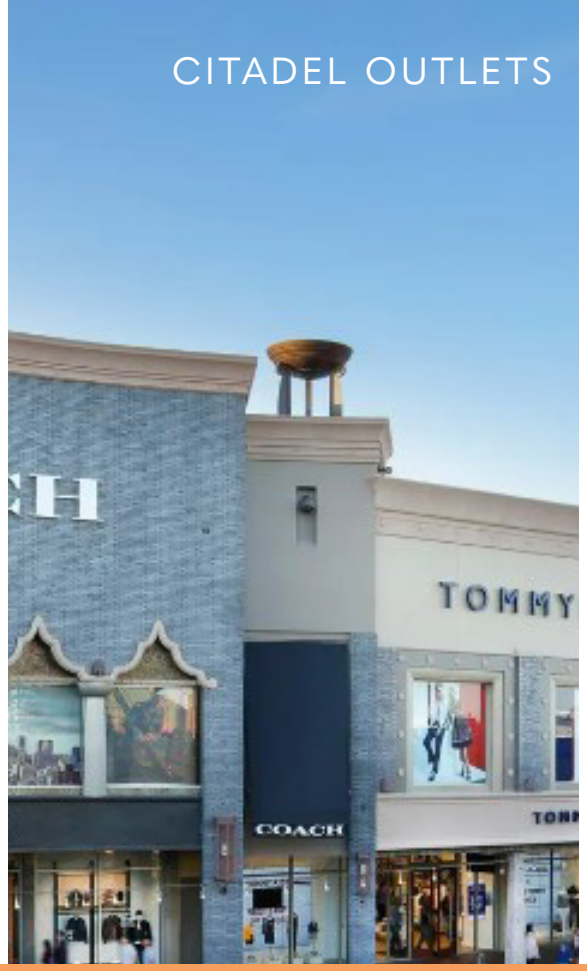
AREA OVERVIEW

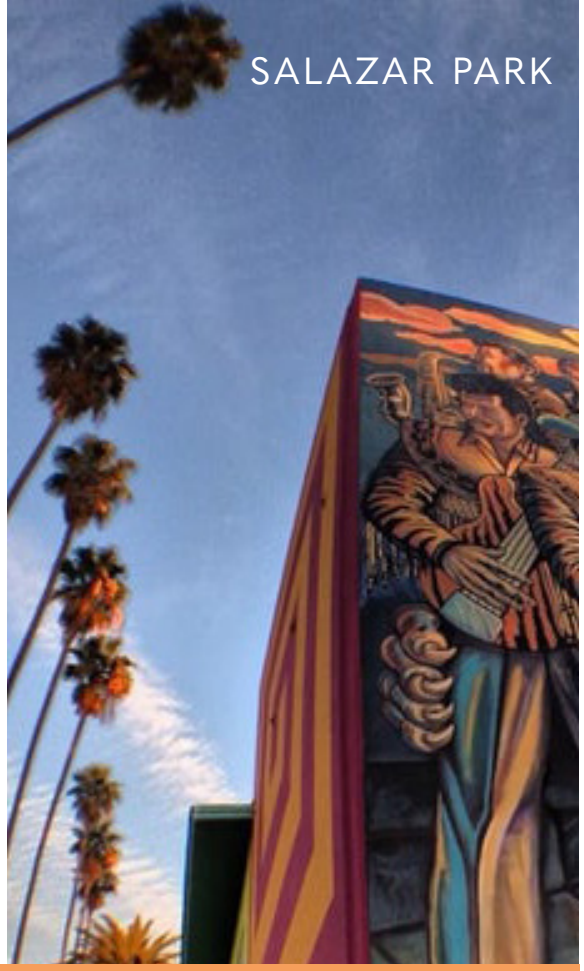
CAL STATE UNIVERSITY LOS ANGELES

SMORGASBURG LOS ANGELES

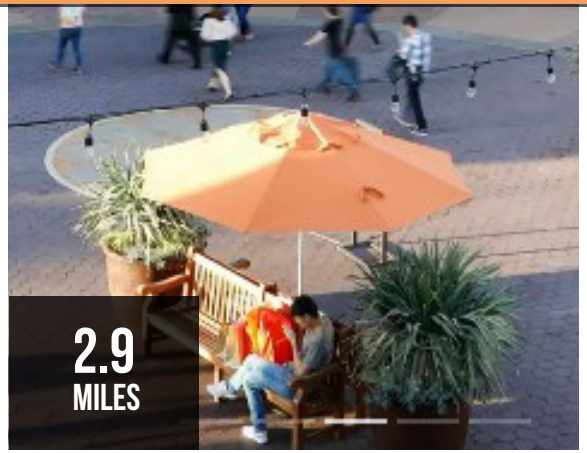
3965 E Olympic Boulevard and 1156 S Hicks Ave is ideally located in East Los Angeles. The excellent signalized corner has strong daily traffic counts north of 21,000 vehicles per day and has a Walk Score of 78 (Very Walkable). The subject property is located directly off the 5 Freeway via the Ditman Ave with the Citadel Outlets of Commerce to the southeast and the DTLA Arts District to the northwest. The Property also benefits from its proximity to two large retail centers 2.5 miles to its east, with over 400,000 and 465,000 retail square footage, respectively. These centers house major national tenants like Target, Ross, DD's Discount, Nike, Coach, Chipotle, and Starbucks among a variety of others.

The subject property benefits from a dense population in the immediate area, with over 33,269 people within one mile of the subject property, over 275,950 people within three miles, and over 893,057 people within five miles. The immediate submarket boasts an average household income within one, three, and five miles is $62,601, $65,096, and $71,879, respectively, with a median income within one, three, and five miles $47,367, $49,256, and $51,648, respectively. There are over 7,582 households within one mile of the subject property, and over 68,775 households within three miles. The median home value in the immediate area is $484,227.





CLOSE PROXIMITY



East Los Angeles
DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	33,269	275,950	893,057
Households	7,582	68,775	245,187
Average Household Income	$62,601	$65,096	$71,879
Median Household Income	$47,367	$49,256	$51,648

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	33,269	275,950	893,057
Households	7,582	68,775	245,187
Average Household Size	4.2	3.9	3.5
Annual Growth 2017-2022	0.0%	0.1%	0.7%
Median Age	33.0	33.8	35.0
Owner Occupied Households	2,409	21,399	73,595
Renter Occupied Households	4,950	45,575	168,965
Average Household Income	$62,601	$65,096	$71,879
Median Household Income	$47,367	$49,256	$51,648
Businesses	963	11,744	49,004

BRANDON MICHAELS
GROUP

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