



Commercial Real Estate Investments

LOS ANGELES, 1521 S BUNDY DR

EXECUTIVE SUMMARY



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HIGHLIGHTS:

- Signalized Corner of Bundy & Ohio (Approx 67,267 Cars/Day - LADOT)
- 7- Eleven Anchored tenant, On-Site Parking, & Redboxes
- Close to 2 Freeway (10 & 405) - Close to 4 Bus Stop
- Neighboring Tenants - Smart & Final, Starbucks, IHOP, Starbucks
- Population Within 1 Miles Radius is Approx 51,000
- Signage available

OFFERING SUMMARY: 1521 S Bundy Dr, offers tenant the opportunity to lease a 1,223 SF retail space in a busy intersection of Bundy Dr. and Ohio. Located near the busy intersection of Bundy Dr and Santa Monica Blvd. (Traffic Count of approximately 67,267cars per day - LADOT).

DEMOGRAPHICS: The population within a 1 mile radius was estimated at over 51,000 as well as over 294,000 within a 3 mile radius, and this population is expected to grow at 4.47% annually. The average household income was estimated at approximately \$108,000 within a 3 mile radius.

LEASE RATE: 1,223 SF space offered at \$2.25/SF & 0.66 /SF NNN. Contact listing broker for access.



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LOS ANGELES, 1521 S BUNDDY DR

PROPERTY PICTURES

Property
Picture



Property
Picture





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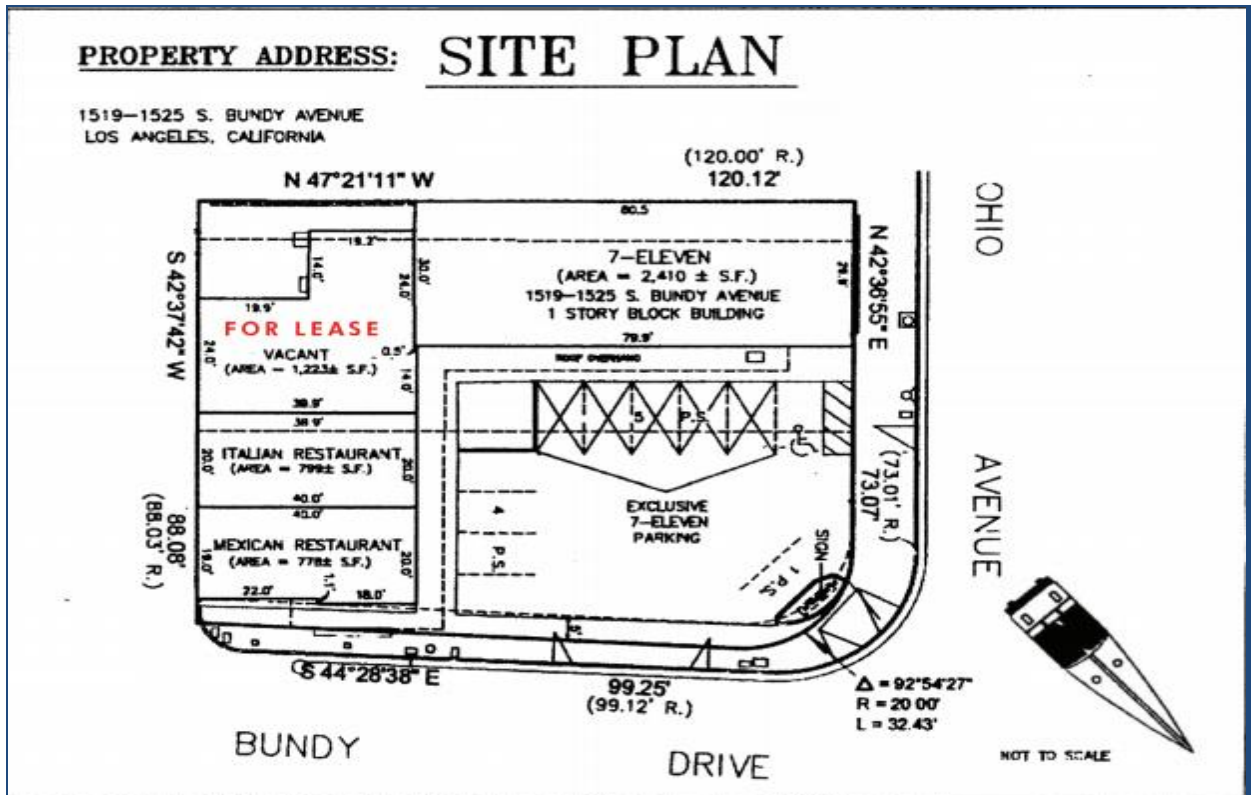
LOS ANGELES, 1521 S BUNDY DR

PROPERTY PICTURES

Property Picture



Property Picture



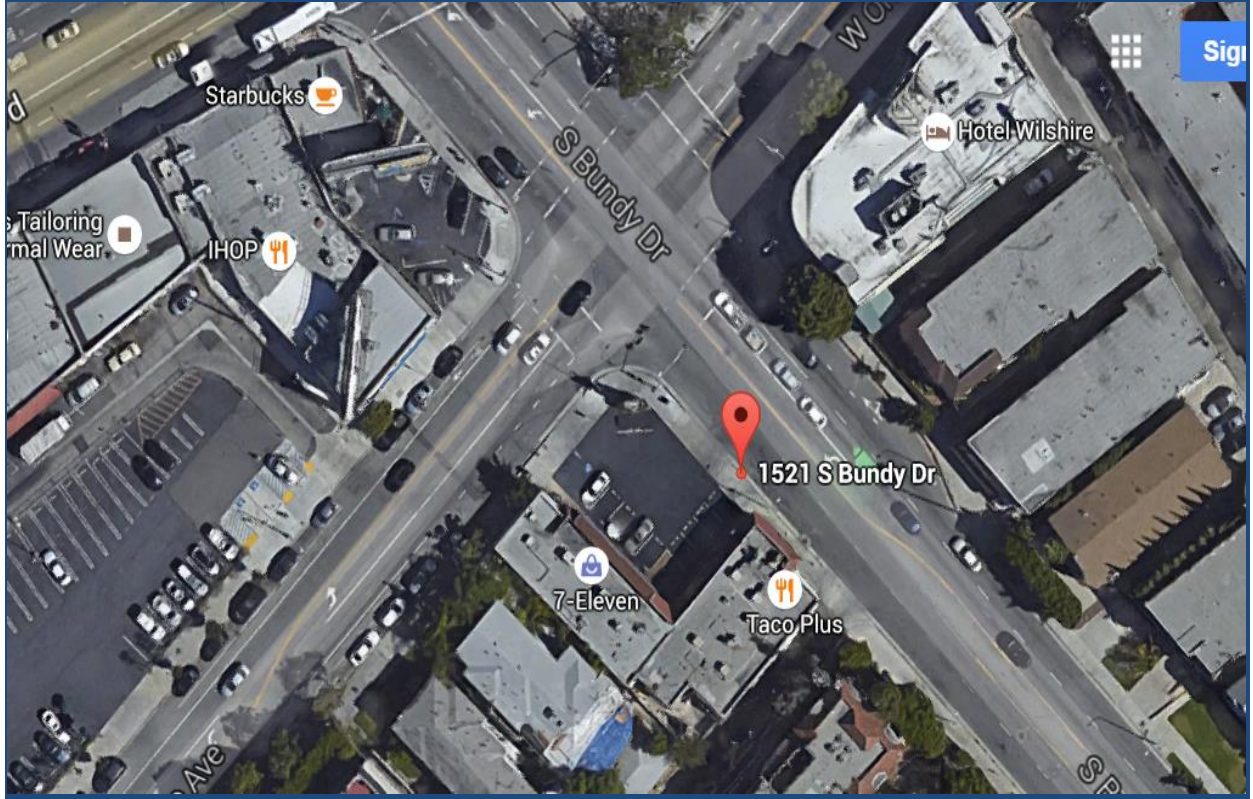


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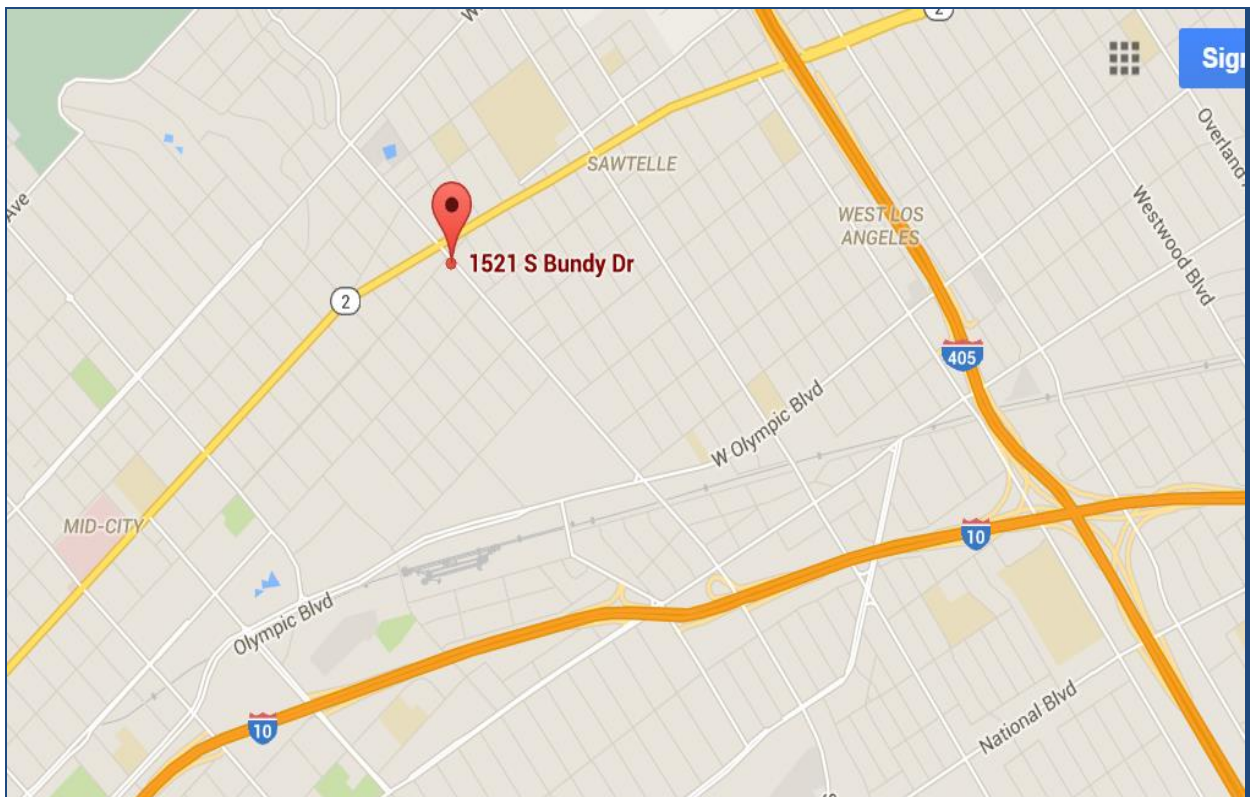
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PROPERTY PICTURES

Aerial Map



Local Area Map



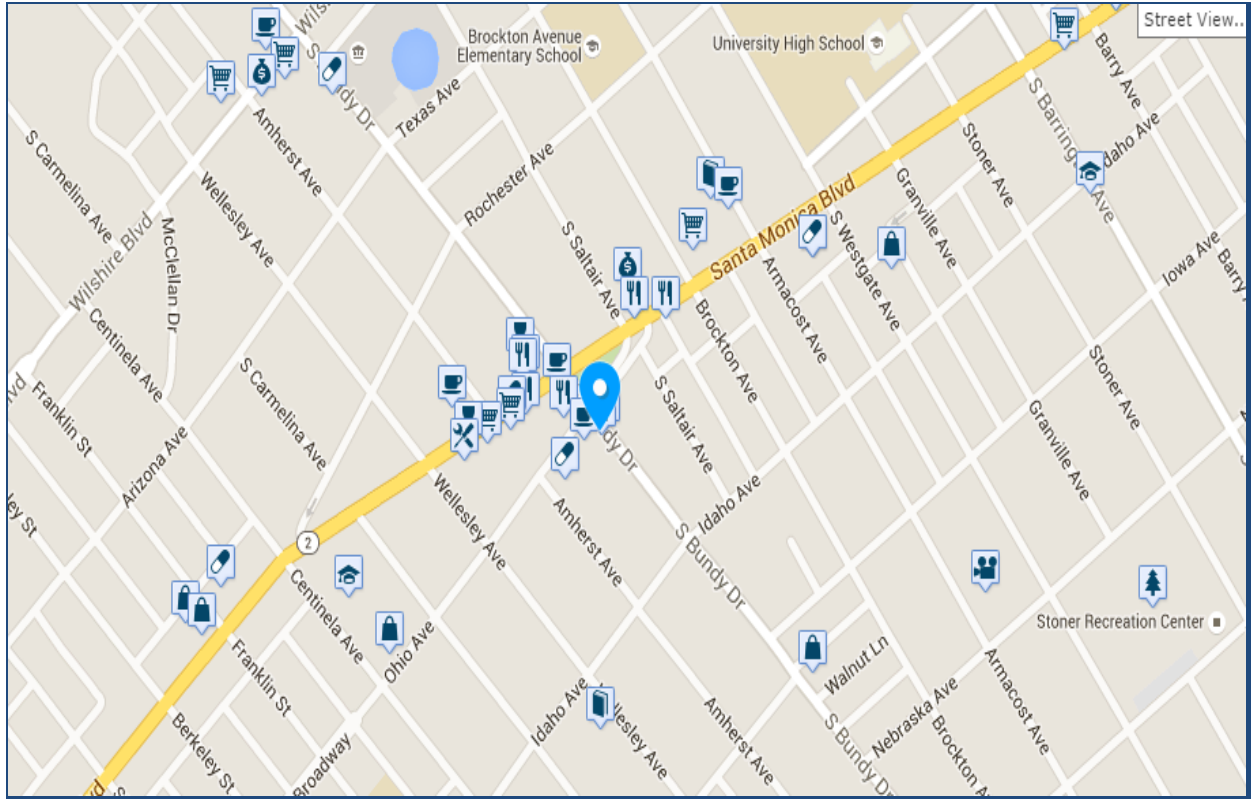


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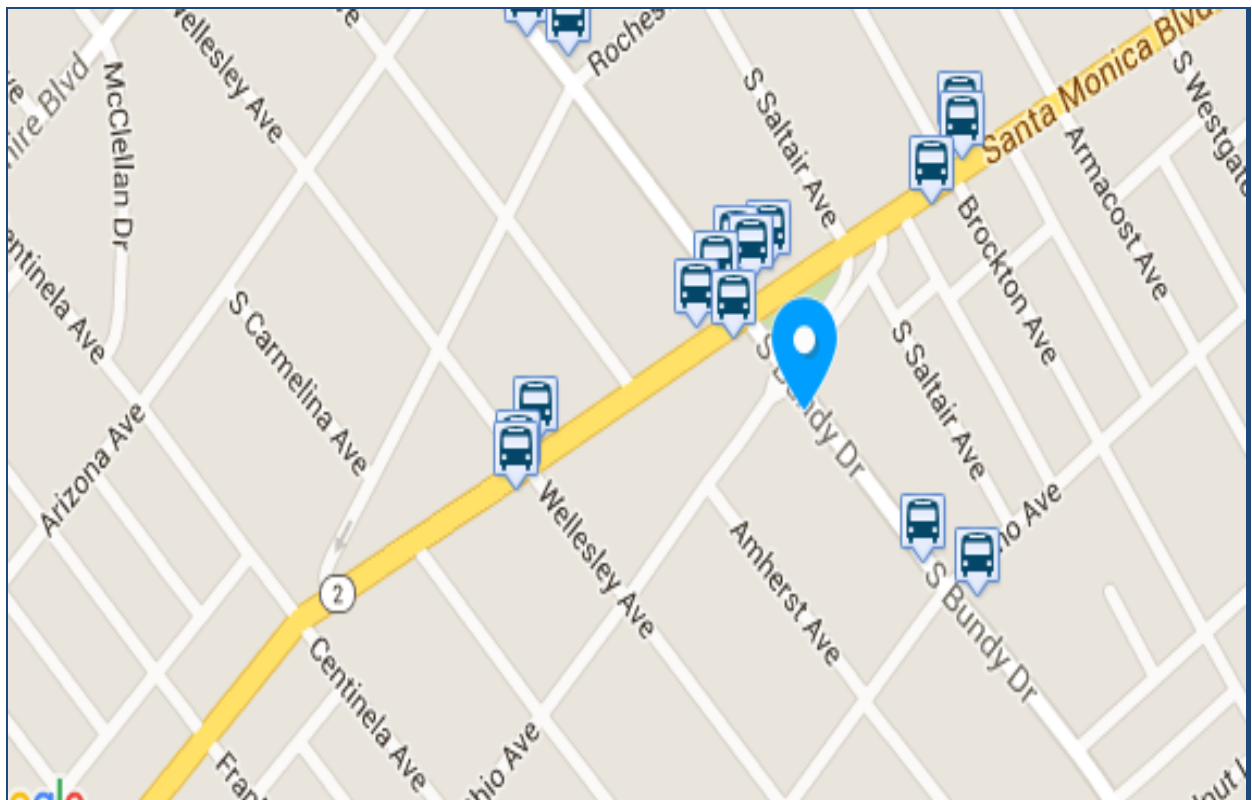
LOS ANGELES, 1521 S BUNDY DR

WALK SCORE

Walk Score Picture



Walk Score Public Transport



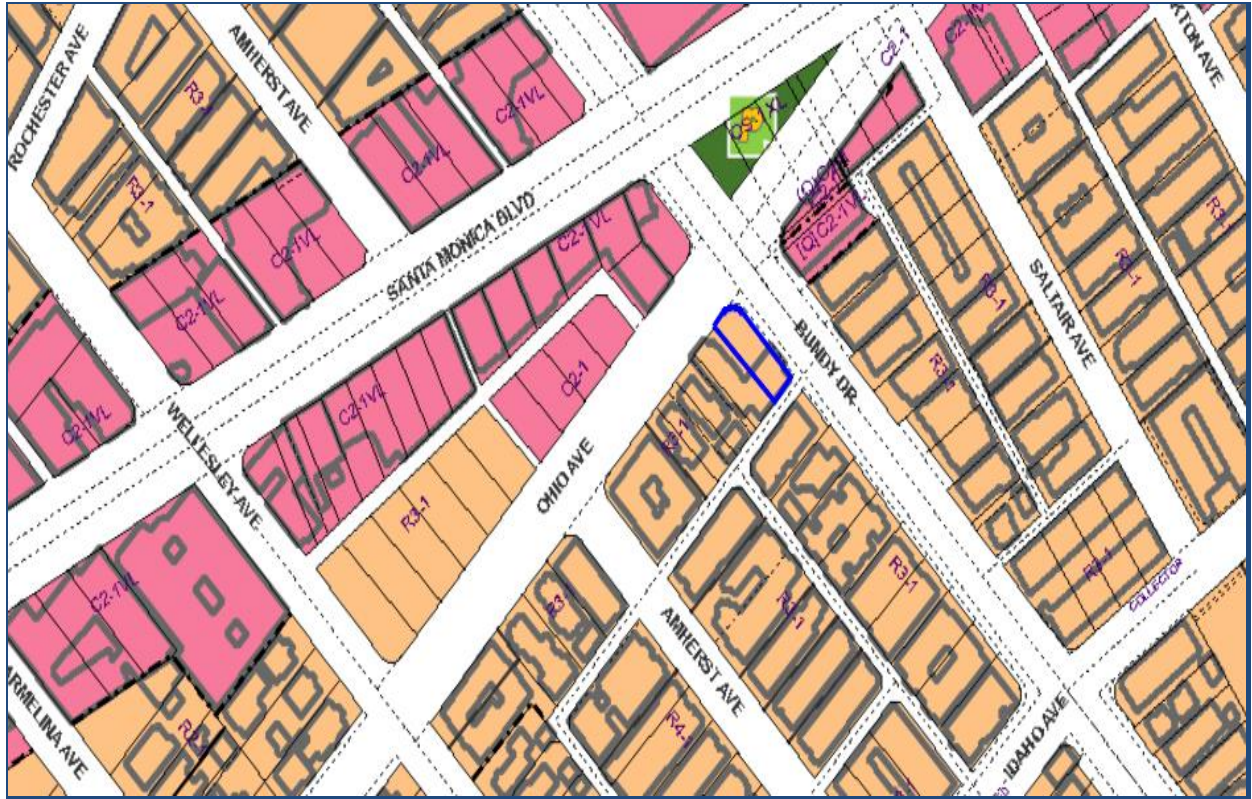


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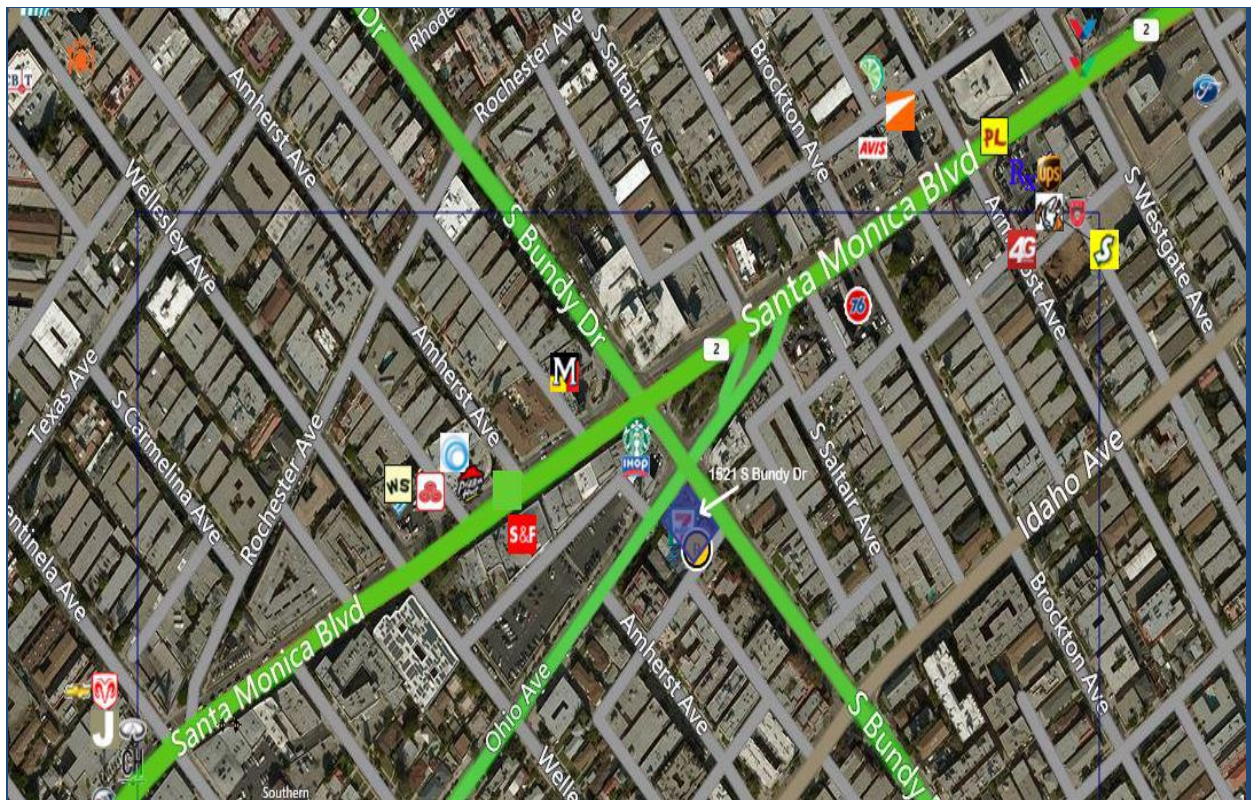
LOS ANGELES, 1521 S BUNDY DR

PROPERTY PICTURES

Zoning Picture



Nearby Tenants





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DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population:			
2020 Projection	53,094	304,559	574,383
2015 Estimate	50,821	293,503	554,340
2010 Census	46,193	274,228	522,235
Growth 2015-2020	4.47%	3.77%	3.62%
Growth 2010-2015	10.02%	7.03%	6.15%
2015 Population Hispanic Origin	8,770	39,822	94,560
2015 Population by Race:			
White	37,174	219,281	420,392
Black	1,521	10,035	25,184
Am. Indian & Alaskan	487	1,773	4,393
Asian	9,298	49,614	80,639
Hawaiian & Pacific Island	89	462	1,114
Other	2,253	12,337	22,618
Households:			
2020 Projection	27,032	141,075	262,710
2015 Estimate	25,934	136,130	253,802
2010 Census	23,860	128,523	240,944
Growth 2015 - 2020	0	0	0
Growth 2010 - 2015	8.69%	5.92%	5.34%
Owner Occupied	615000.00%	4772100.00%	9329600.00%
Renter Occupied	19,785	88,410	160,506
2015 Avg Household Income	97,578	108,378	109,479
2015 Med Household Income	\$75,672	\$76,691	\$76,813
2015 Households by Household Inc:			
<\$25,000	\$4,722	\$27,546	\$48,186
\$25,000 - \$50,000	4,027	20,664	40,212
\$50,000 - \$75,000	4,114	18,809	36,353
\$75,000 - \$100,000	3,886	15,475	29,642
\$100,000 - \$125,000	2,880	13,227	23,502
\$125,000 - \$150,000	1,821	8,128	15,436
\$150,000 - \$200,000	1,807	11,031	19,987
\$200,000+	2,678	21,252	40,484



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DEMOGRAPHICS

Type	# Businesses			# Employees			# Emp/Bus		
	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile	1 Mile	3 Mile	5 Mile
Radius									
Total Businesses	5,329	25,644	47,022	46,498	305,527	502,665	9	12	11
Retail	528	2,775	5,361	5,334	25,488	45,224	10	9	8
Wholesale	104	457	968	1,685	4,118	7,425	16	9	8
Hospitality & Food Service	234	1,378	2,474	3,073	27,452	49,433	13	20	20
Leasing	370	1,481	2,744	2,903	11,546	25,178	8	8	9
Finance & Insurance	372	1,558	2,744	2,873	16,791	28,845	8	11	11
Information	246	1,011	1,813	4,602	25,673	43,082	19	25	24
Services	1,236	5,137	9,915	11,246	37,634	66,796	9	7	7
Management of Companies	4	29	56	83	318	470	21	11	8
Assistance	1,100	6,245	10,162	5,054	36,856	57,932	5	6	6
Education Services	93	560	943	1,121	78,992	86,819	12	141	92
Sales	26	165	284	207	4,606	16,678	8	28	59
Recreation	139	624	1,258	2,056	8,027	15,982	15	13	13
Utilities	1	8	16	6	57	113	6	7	7
Management	192	871	1,702	1,689	6,557	13,287	9	8	8
Construction	209	972	1,887	959	5,058	11,936	5	5	6
Manufacturing	101	392	766	1,205	3,573	9,757	12	9	13
Agriculture, Mining, Fishing	4	18	33	12	138	217	3	8	7
Other Services	370	1,963	3,896	2,390	12,643	23,491	6	6	6