

Marcus & Millichap

FLOYD GROUP

A DIVISION OF

LEE & ASSOCIATES

4557-4575

W Adams Blvd
LOS ANGELES, CA 90016

A 10,312 SQUARE FOOT, MULTI-TENANT RETAIL STOREFRONT/CREATIVE-FLEX SPACE, AND A FULLY LICENSED AUTO-BODY/AUTO REPAIR

4557-4575

W Adams Blvd
LOS ANGELES, CA 90016

EXCLUSIVELY LISTED BY



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A DIVISION OF
LEE & ASSOCIATES



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AREA
OVERVIEW



INVESTMENT OVERVIEW



16,237
LOT SF



28,969
CARS PER DAY



+/- 300 FT
FRONTAGE



W Adams Blvd
LOS ANGELES, CA 90016

4557-4575



**MONTESSORI ACADEMY
OF WEST ADAMS**

(294,000 VPD)



VIRGINIA RD

**4557-4575 W Adams Blvd
LOS ANGELES, CA 90016**

BUCKINGHAM RD

W ADAMS BLVD (28,969 VPD)

VIRGINIA RD

EXECUTIVE SUMMARY

4557-4575 W Adams Blvd
LOS ANGELES, CA 90016

Floyd Shaheen of Marcus & Millichap and Vaun Lennon and Robert Clifford of Lee & Associates West LA have been selected to exclusively market for sale 4557-4575 West Adams Boulevard, a 10,312 square foot, multi-tenant retail storefront/creative-flex space, and a fully licensed auto-body/auto repair ideally located in the highly sought-after West Adams Neighborhood.

Two contiguous parcels combine for 16,237 square feet of land block to block between Buckingham Road and Virginia Road. West Adams Boulevard in Mid-City is one of the most in demand neighborhoods in Los Angeles that has had a rich history as an epi-center for creativity and commerce. The irreplaceable location is within minutes of the Culver City downtown revitalization and downtown Los Angeles. There are 15-18 FT ceilings, mezzanine space, the roof has been upgraded, and two billboards. All current tenants are on month-to-month leases. This is a rare opportunity to acquire a value-add multi-tenant retail building with the potential to develop on-site secured parking in an area experiencing extensive growth and development.

4557-4575 West Adams Boulevard, presents the opportunity to purchase in a truly locally-renowned location that is seeing explosive growth. Open space with high ceilings/sky lights, multiple entry points to the building, future development potential, and a centralized location combine to offer unlimited flexibility with this property. There is major upside in the rents allowing the opportunity for a value-add investor to create immediate value. The property is also well positioned for an owner/user to take advantage of SBA financing. The West Adams rental market has experienced significant growth and offers outstanding long-term returns for investors. There has been a significant amount of movement and turnover within this specific marketplace, creating an opportunity for new concepts to enter the market and position this submarket for the future. All information to be verified by buyer.

INVESTMENT HIGHLIGHTS

- ✓ Located in West Adams Neighborhood | Major Development Nearby
- ✓ Multi-Tenant Retail | Creative Flex-Space | Fully Licensed Auto Body/Auto Repair
- ✓ 15-18 FT Ceilings | Skylights
- ✓ Owner/User - SBA Financing
- ✓ Value Add | Major Upside in Rents
- ✓ Tier 2 TOC | ED-1 100% Affordable Housing Future Redevelopment
- ✓ Potential For On-Site Secured Parking
- ✓ Centrally Located in The Highly Sought-After Mid-City Corridor
- ✓ Easy Access to the 10, 110, and 405 Freeways



KENNETH HAHN
RECREATION AREA

CENTURY CITY

CULVER CITY MCMANUS



(294,000 VPD)



BUCKINGHAM RD (12,339 VPD)

W ADAMS BLVD (28,969 VPD)

BUCKINGHAM RD

VIRGINIA RD

4557-4575 W Adams Blvd
LOS ANGELES, CA 90016



OFFERING SUMMARY

THE OFFERING

PROPERTY SUMMARY

Address	4557-4575 W Adams Blvd Los Angeles, CA 90016
Price	\$3,500,000
Current CAP Rate	3.07%
Pro Forma CAP Rate	9.50%
Building SF	10,310
Building Price/SF	\$339.48
Land SF	16,237
Land Price/SF	\$215.56
APN	5050-007-036, 050
Zoning	C2-1VL-CPIO
Year Built	1938/1930
W Adams Blvd Frontage	+/- 300 Feet



10,310 BUILDING SF ON 16,237 LAND SF ZONED C2-1VL-CPIO

4557-4575

W Adams Blvd
LOS ANGELES, CA 90016

BY-RIGHT **TIER 2 TOC**
37 UNITS **63 UNITS**

.....
ED-1 100% AFFORDABLE
95-105 UNITS



FINANCIAL ANALYSIS

PROPERTY SUMMARY

Price	\$3,500,000
Current CAP Rate	3.07%
Pro Forma CAP Rate	9.50%
Building SF	10,310
Building Price/SF	\$339.48
Land SF	16,237
Land Price/SF	\$215.56

RENTAL INCOME

	CURRENT	PRO FORMA
Monthly Rent	\$16,851	\$28,352
Annual Rent	\$202,212	\$340,230

OPERATING INCOME

	CURRENT	PRO FORMA
Scheduled Lease Income	\$202,212	\$340,230
NNN Charges	\$22,399	\$116,389
Effective Gross Income	\$225,461	\$457,469
Vacancy	\$10,111	\$17,011
Other Income - Two Billboards	\$850	\$850
Vacancy and Expenses	\$118,174	\$125,074
NET OPERATING INCOME	\$107,287	\$332,395

OPERATING EXPENSES

	CURRENT
Property Tax	\$43,750
Insurance	\$16,044
Utilities	\$29,158
Management	\$10,111
Repair	\$9,000
TOTAL EXPENSES	\$108,063

RENT ROLL

TENANT	SF	LEASE START	LEASE EXP	OPTIONS	RENT
4575 - Auto Body	1,000	1/1/2014	M2M	None	\$1,871
4577 - Auto Repair	1,011	1/1/1994	M2M	None	\$2,495
4557 - Unit 1 - Barber Shop	1,700	1/1/2008	M2M	None	\$3,350
4557 - Unit 2 - Laundry	3,500	1/1/2019	M2M	None	\$4,725
4569 - Photographers	1,800	1/1/2019	M2M	None	\$2,730
4569 1/2 - Art Studio	1,299	1/1/2004	M2M	None	\$1,680
TOTAL	10,310				\$16,851

PRO FORMA RENT : \$2.75 NNN

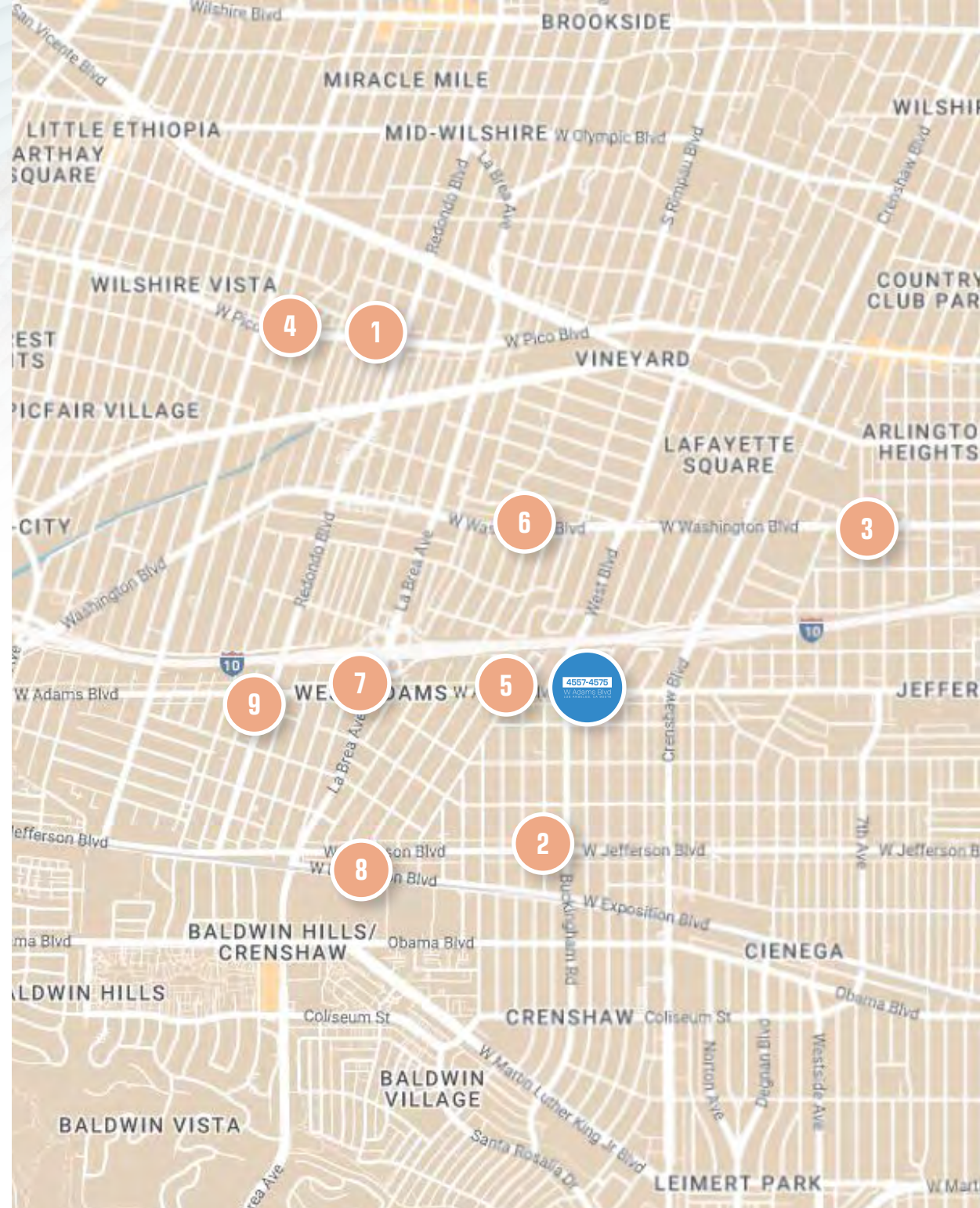


COMPARABLES ANALYSIS

SOLD COMPARABLES

SUBJECT PROPERTY

1. 5151 W Pico Blvd
2. 4203 W Jefferson Blvd
3. 3622 W Washington Blvd
4. 5369 W Pico Blvd
5. 4725 W Adams Blvd
6. 4743 W Washington Blvd
7. 5075 W Adams Blvd
8. 4921 Exposition Blvd
9. 5246-5252 W Adams Blvd



SOLD COMPARABLES



4557-4575 W Adams Blvd Los Angeles, CA 90016	
SALE PRICE	\$3,500,000
BUILDING SF	10,310
BUILDING PRICE/SF	\$339.48
LAND SF	16,237
LAND PRICE/SF	\$215.56
YEAR BUILT	1938/1930
ZONING	C2-1VL-CPIO



5151 W Pico Blvd Los Angeles, CA 90019	
SALE PRICE	\$4,450,000
BUILDING SF	7,386
BUILDING PRICE/SF	\$602.49
LAND SF	28,726
LAND PRICE/SF	\$154.91
YEAR BUILT	2001
ZONING	LAC4
SALE DATE	2/14/2024



4203 W Jefferson Blvd Los Angeles, CA 90016	
SALE PRICE	\$2,592,500
BUILDING SF	3,240
BUILDING PRICE/SF	\$800.15
LAND SF	7,510
LAND PRICE/SF	\$345.21
YEAR BUILT	1950
ZONING	M1
SALE DATE	1/8/2024

SOLD COMPARABLES



3622 W Washington Blvd
Los Angeles, CA 90018

SALE PRICE \$2,600,000

BUILDING SF 5,983

BUILDING PRICE/SF \$434.56

LAND SF 8,677

LAND PRICE/SF \$299.64

YEAR BUILT 1920

ZONING C2

SALE DATE 12/21/2023



5369 W Pico Blvd
Los Angeles, CA 90019

SALE PRICE \$2,175,000

BUILDING SF 5,087

BUILDING PRICE/SF \$427.56

LAND SF 3,920

LAND PRICE/SF \$554.85

YEAR BUILT 1960

ZONING C4

SALE DATE 9/22/2023



4725 W Adams Blvd
Los Angeles, CA 90016

SALE PRICE \$2,065,000

BUILDING SF 1,896

BUILDING PRICE/SF \$1,089.14

LAND SF 4,103

LAND PRICE/SF \$503.29

YEAR BUILT 1958

ZONING C2

SALE DATE 6/28/2023

SOLD COMPARABLES



4743 W Washington Blvd
Los Angeles, CA 90016

SALE PRICE \$2,325,000

BUILDING SF 5,000

BUILDING PRICE/SF \$465.00

LAND SF 7,057

LAND PRICE/SF \$329.46

YEAR BUILT 1927

ZONING C2-1VL-CPIO

SALE DATE 6/9/2023



5075 W Adams Blvd
Los Angeles, CA 90016

SALE PRICE \$4,300,000

BUILDING SF 6,518

BUILDING PRICE/SF \$659.71

LAND SF 16,382

LAND PRICE/SF \$262.48

YEAR BUILT 1952

ZONING C2

SALE DATE 4/21/2023



4921 Exposition Blvd
Los Angeles, CA 90016

SALE PRICE \$2,422,000

BUILDING SF 3,720

BUILDING PRICE/SF \$651.08

LAND SF 4,728

LAND PRICE/SF \$512.27

YEAR BUILT 1947

ZONING M1

SALE DATE 3/8/2023

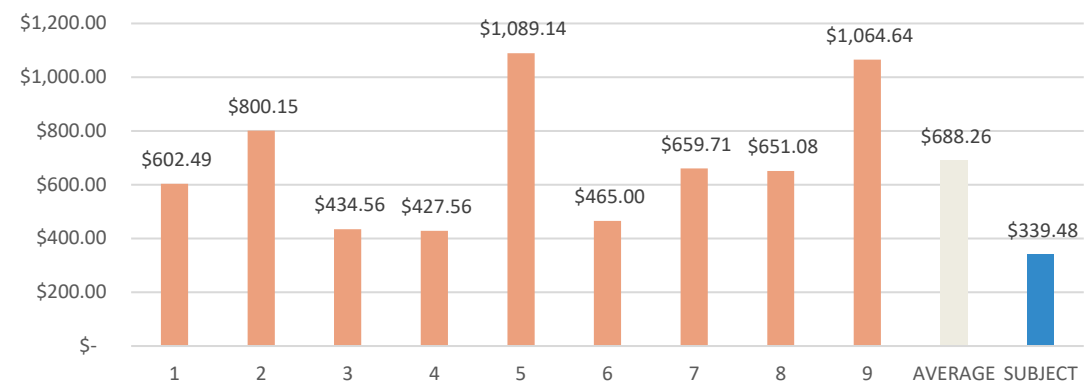
SOLD COMPARABLES



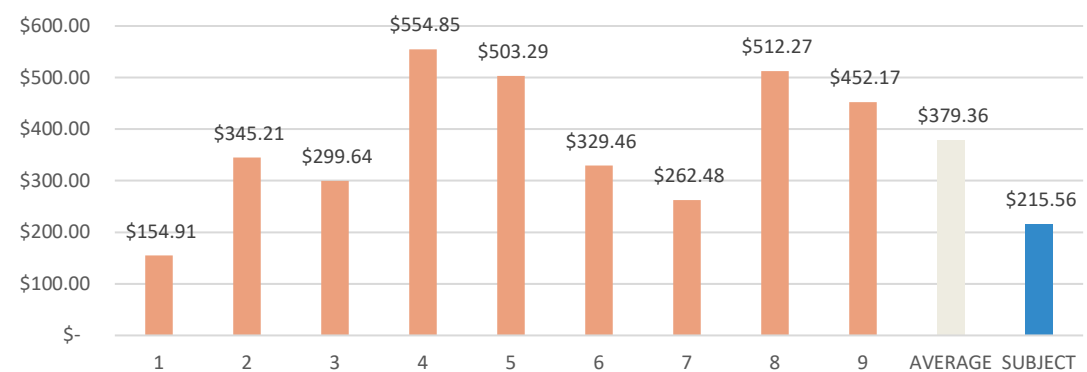
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5246-5252 W Adams Blvd
Los Angeles, CA 90016

SALE PRICE	\$7,000,000
BUILDING SF	6,575
BUILDING PRICE/SF	\$1,064.64
LAND SF	15,481
LAND PRICE/SF	\$452.17
YEAR BUILT	1928
ZONING	C2
SALE DATE	3/1/2023

BUILDING PRICE PER SF



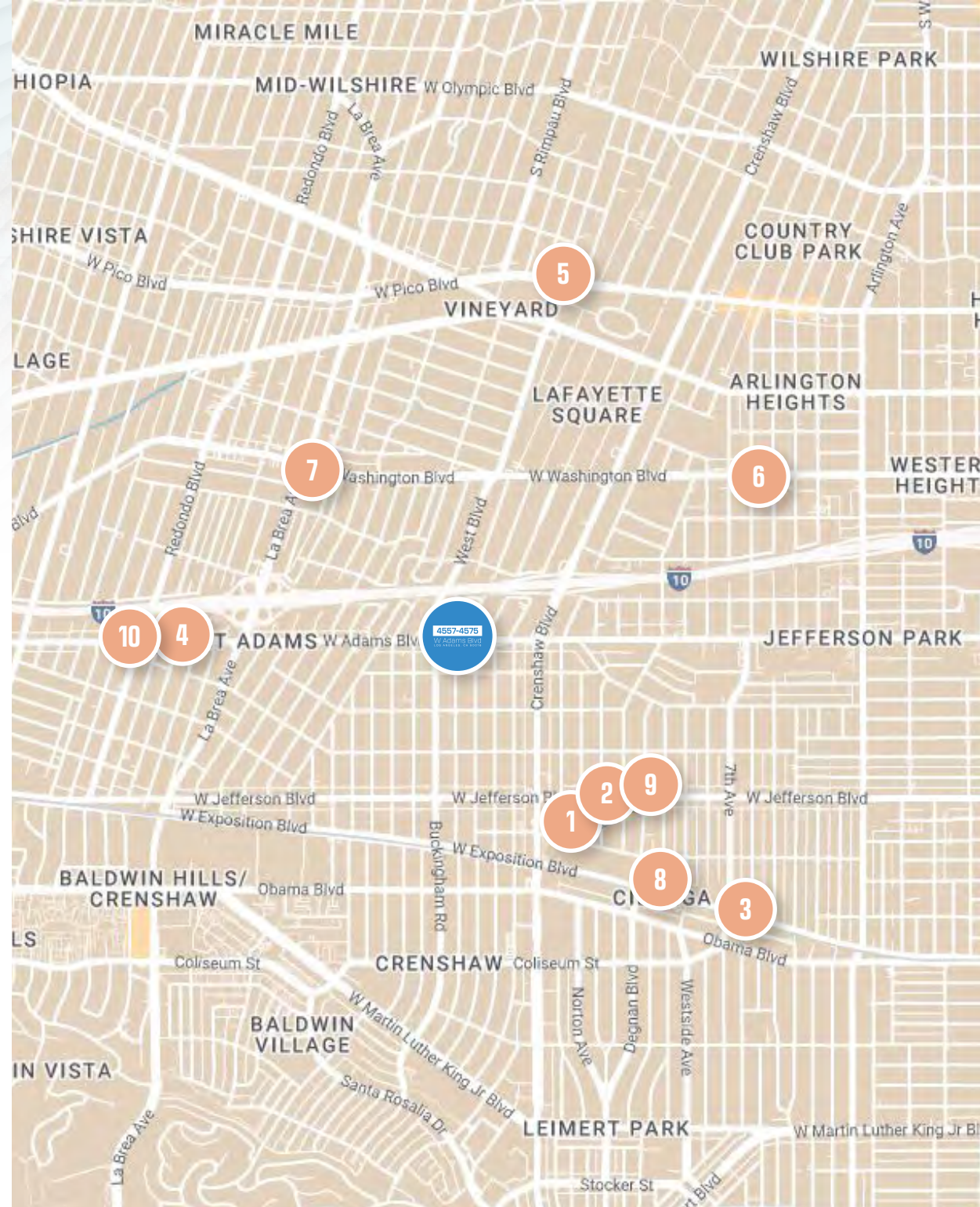
LAND PRICE PER SF











LEASE COMPARABLES

SUBJECT PROPERTY

- 1. 3411 12th Ave
- 2. 3300-3314 W Jefferson Blvd
- 3. 2611-2619 Exposition Blvd
- 4. 5181 W Adams Blvd
- 4. 5181 W Adams Blvd
- 5. 4501-4503 W Pico Blvd
- 6. 3520 W Washington Blvd
- 7. 1900 S La Brea Ave
- 8. 3641-3645 10th Ave
- 9. 3121 W Jefferson Blvd
- 10. 5235 W Adams Blvd



LEASE COMPARABLES

#	ADDRESS	SF LEASED	LEASE START	LEASE EXPIRATION	SPACE USE	ASKING RENT	LEASE TYPE
1	 3411 12th Ave Los Angeles, CA 90018	550	Mar-24	Mar-27	Office	\$3.99	Modified Gross
2	 3300-3314 W Jefferson Blvd Los Angeles, CA 90018	1,500	Apr-24	May-27	Office	\$2.79	Modified Gross
3	 2611-2619 Exposition Blvd Los Angeles, CA 90018	14,500	Jun-24	Jan-27	Office	\$4.15	Modified Gross
4	 5181 W Adams Blvd Los Angeles, CA 90018	2,700	Apr-24		Retail	\$2.75	NNN
4	 5181 W Adams Blvd Los Angeles, CA 90018	2,000	May-24		Retail	\$2.75	NNN
5	 4501-4503 W Pico Blvd Los Angeles, CA 90019	850	Apr-24		Retail	\$3.50	Modified Gross
6	 3520 W Washington Blvd Los Angeles, CA 90018	1,100	Feb-24		Retail	\$2.40	NNN
7	 1900 S La Brea Ave Los Angeles, CA 90016	1,000	Mar-24		Retail	\$3.00	NNN
8	 3641-3645 10th Ave Los Angeles, CA 90018	5,900	Mar-24		Office	\$3.50	NNN
9	 3121 W Jefferson Blvd Los Angeles, CA 90018	4,325	Nov-23		Retail	\$2.08	NNN
10	 5235 W Adams Blvd Los Angeles, CA 90016	5,240	Nov-23		Flex	\$2.73	
AVERAGE		3,606				\$3.06	



| AREA OVERVIEW



West Adams

LOS ANGELES

West Adams is a historic neighborhood located in the western region of South Los Angeles, California. Situated just south of the I-10 freeway, West Adams is bordered by Crenshaw Boulevard to the west, Jefferson Boulevard to the north, Exposition Boulevard to the south, and Normandie Avenue to the east. This central location provides convenient access to various parts of Los Angeles, including Downtown LA, Culver City, and the beach cities to the west.

The residential character of West Adams is diverse, offering a blend of single-family homes, apartment buildings, and condominiums. Tree-lined streets and spacious lots characterize much of the neighborhood, providing a suburban atmosphere within the urban landscape of Los Angeles. Residents range from young professionals and families to artists and creatives attracted to the area's vibrant culture and sense of community.

Nearby recreational destinations include Exposition Park, which encompasses the California Science Center, Natural History Museum, and the California African American Museum, providing opportunities for education, exploration, and leisure.

In recent years, West Adams has experienced revitalization efforts aimed at fostering economic growth and community development. The influx of investment has led to the restoration of historic properties, the establishment of new businesses, and the enhancement of public spaces. This revitalization has helped bolster property values and attract a diverse array of residents and entrepreneurs to the area.

West Adams benefits from its central location and proximity to major transportation arteries, including the I-10 freeway and several Metro Expo Line stations. These transportation options offer convenient access to other parts of Los Angeles, facilitating commuting and exploration. Additionally, the neighborhood is served by several bus routes, providing further connectivity within the city.

West Adams stands as a vibrant and culturally rich neighborhood in Los Angeles, celebrated for its historic architecture, diverse community, and thriving arts scene. With its prime location, economic revitalization, and abundance of amenities, West Adams continues to attract residents and visitors alike, offering a blend of urban convenience and suburban tranquility amidst the bustling metropolis of Los Angeles.



USC



NATURAL HISTORY MUSEUM

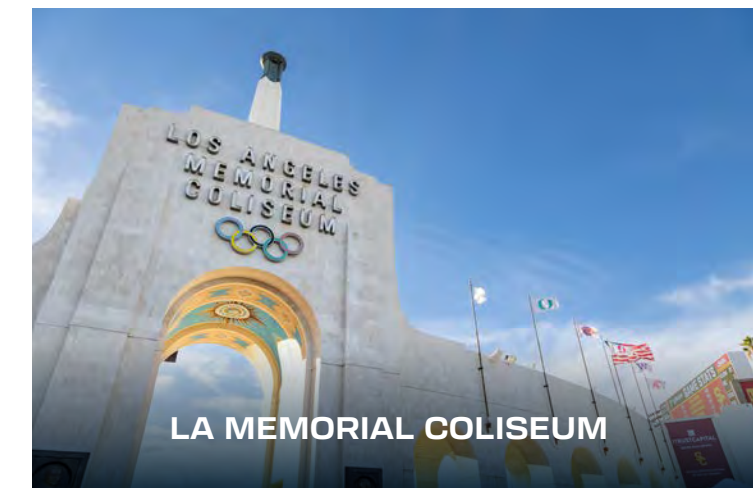


BMO STADIUM



DOWNTOWN LOS ANGELES

CLOSE PROXIMITY



LA MEMORIAL COLISEUM



KENNETH HAHN RECREATION



CULVER CITY

4557-4575

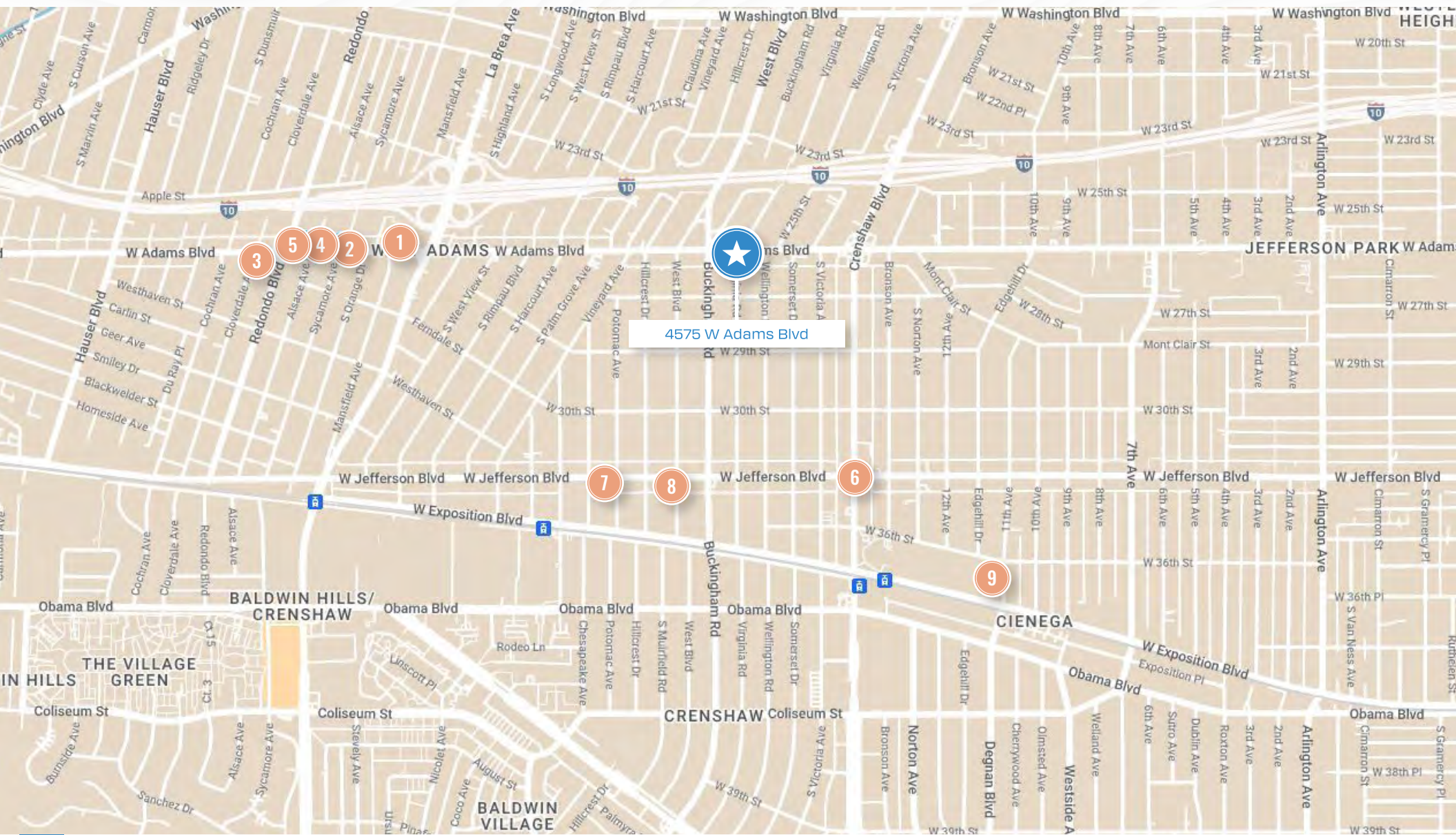
W Adams Blvd
LOS ANGELES, CA 90016



W ADAMS BLVD (28,969 VPD)

Burgeoning W Adams Blvd

NOTABLE DEVELOPMENTS



NOTABLE DEVELOPMENTS

1



5109 W Adams Blvd

69 Unit Development - The project calls for the construction of a six-story edifice featuring 69 studio, one-, and two-bedroom dwellings above 5,689 square feet of ground-floor retail and restaurant space and 63 parking stalls in a two-level subterranean garage.

2

5163-5189 W Adams Blvd

The project, referred to as Rise on Adams, would consist of a low-rise structure featuring 72 apartments, 33,800 square feet of ground-level commercial floor area and two levels of underground parking.



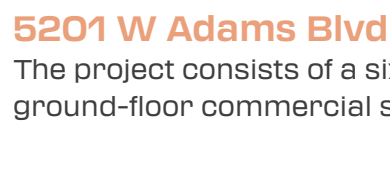
3



5252 W Adams Blvd

The project will consist of a three-story building featuring offices atop ground-floor commercial space and a two-level basement parking garage. According to a leasing profile for the property on LoopNet, the finished building is expected to include just over 32,600 square feet of space for rent.

4



5201 W Adams Blvd

The project consists of a six-story building which will feature 25 apartments above 1,650 square feet of ground-floor commercial space and parking for 17 vehicles.



5



5213-5227 W Adams Blvd

74-unit apartment building to replace a pair of single-story commercial buildings in West Adams, according to a new planning case posted by the city of Los Angeles. Plans also call for about 9,750 square feet of ground-floor commercial space, as well as about 6,500 square feet of common open space, about 5,000 of which would be on the roof. The mixed-use project would also include a 730-square-foot courtyard, 600-square-foot gym, and 250 square feet of balcony space.

NOTABLE DEVELOPMENTS

6

**3045 Crenshaw Blvd**

Plans call for a mixed-use, 168-unit apartment complex with 17 affordable units for low-income tenants. The entitled, six-story project includes 40,000 square feet of ground-level shops and restaurants.

4410 W Jefferson Blvd, 3416 Chesapeake Ave & 3417 Potomac Ave

This project was never built - 4410 W. Jefferson Blvd., 3416 Chesapeake Ave., and 3417 Potomac Avenue and will go before the West Adams Neighborhood Council's Land Use Committee on Thursday, according to its agenda. They call for one two-story, 23,716-square-foot commercial building and one three-story, roughly 7,000-square-foot multifamily building. The commercial building would rise at the southeast corner of West Jefferson Boulevard and Chesapeake Avenue, featuring about 21,000 square feet of office space over a ground floor with about 3,600 square feet of indoor and outdoor restaurant space.



7

8

**4202-4216 W Jefferson Blvd**

Property was rehabbed by Fundrise and they rented out 27,000 SF to a company called Mother.

3101 W Exposition Blvd

Reused buildings associated with a defunct dairy production business, while adding a new four-story structure with subterranean parking at the northern side of the site. The resulting campus include 94,000 square feet of office space. While the property was fully leased by fast-casual restaurant chain Sweetgreen to serve as its new quarters, the company has since opted to remain in a smaller office nearby while subleasing the Exposition Boulevard site. 3609-3645 10th Avenue, vertical construction is now complete for the Depot, a similar project featuring 107,000 square feet of office space. The Luzzatto Company broke ground on the more than \$50-million development last year.



9



WEST ADAMS

One of LA's Oldest Neighborhoods Continues to Evolve

West Adams, one of the oldest neighborhoods in Los Angeles, is witnessing a remarkable resurgence. Originally developed in the late 1800s by railroad magnate Henry Huntington, West Adams transformed from a pueblo into a thriving metropolis during the land boom of 1887 through 1915. The area, once lined with grand homes and the choice residence for city leaders and Hollywood stars such as Lawrence Doheny, Isadore Dockweiler, and Fatty Arbuckle, became known for its diverse architectural styles including Victorian, Queen Anne, and Craftsman.

Throughout the early 1900s, West Adams was overshadowed by the glamour of Hollywood and Beverly Hills, but the neighborhood has been rediscovering its prominence. The resurgence began in the early 1980s when new residents started to restore the historic homes and rejuvenate its streets, working alongside long-time residents. This renewal has continued to accelerate in recent years due to a convergence of factors including significant commercial investments, office conversions, and new retail and mixed-use projects.

West Adams has also evolved into a vibrant cultural hub, particularly for Black artists and creators since the 1940s. The area, once known as Sugar Hill, now bursts with creativity and innovation, housing artists like Mara Brock Akil and chefs like Keith Corbin of Alta Adams, who are redefining the West Coast culinary narrative while maintaining its soulful roots.

The neighborhood's growth is further propelled by its improved connectivity, with the expansion of the Metro Expo Line which

completed its route between Downtown Los Angeles and Santa Monica in 2016. This development has led to increased density bonuses for multifamily developers who include affordable housing options, supported by the city's Transit Oriented Communities program. Moreover, most of West Adams is designated as a federally recognized Opportunity Zone, offering tax incentives to spur development in this historically rich area.

Today, West Adams is a bustling locale with new businesses such as The Alsace Hotel and trendy coffee shops like Highly Likely, revitalizing the area while preserving its historical charm. This blend of rich history, cultural significance, and modern development makes West Adams a compelling destination in Los Angeles, marking its return to prominence in the city's landscape.



Trending Spots

Alsace LA Hotel: A stylish 48-room boutique hotel that offers a serene oasis amidst the neighborhood's bustling activity, featuring upscale design and proximity to local dining options like Tartine.

Peace Awareness Labyrinth & Meditation Garden: An unexpected urban retreat where visitors can walk the labyrinth or relax by the fountain amidst the gardens, offering a peaceful break from city life.

Ray Charles Foundation Memorial Library: A tribute to the legendary musician, this memorial library showcases Ray Charles' gold records and iconic outfits, situated in his former recording studio.

Free Bike Tour: Led by a local realtor and community enthusiast, this monthly bike tour offers insights into West Adams' rich history along with a glimpse of current real estate opportunities.

Band of Vices Gallery: An art and culture hub dedicated to showcasing works from marginalized creative communities, providing a space for thought-provoking exhibitions and cultural events.

MIZLALA: The original location of this Mediterranean grill which serves a blend of Moroccan/Israeli cuisine, renowned for dishes like spit-roasted chicken, kebabs, and their signature crispy broccoli.

Delicious Pizza by Delicious Vinyl: More than just a pizza spot, this venue is a community hub linked to the hip-hop history of Los Angeles, offering a taste of local culture along with excellent food.

Kneeland Co.: A unique boutique offering exquisite handmade goods collected from around the world, curated by textile expert Joanna Williams, ideal for discovering rare and one-of-a-kind items.

The Global Trunk: A store committed to sustainable, fair trade, and responsible consumerism, featuring home goods and textiles crafted by global artisan communities.

Alta Adams & Adams Wine Shop: A hotspot for food lovers, Alta Adams serves soulful cuisine with a Californian twist, paired with a curated selection of wines from diverse producers, ensuring a lively and inclusive dining experience.

ALSACE LA HOTEL



PEACE AWARENESS LABYRINTH & MEDITATION GARDEN



BANDS OF VICES GALLERY







DELICIOUS PIZZA



WEST ADAMS

DEMOGRAPHICS BY RADIUS

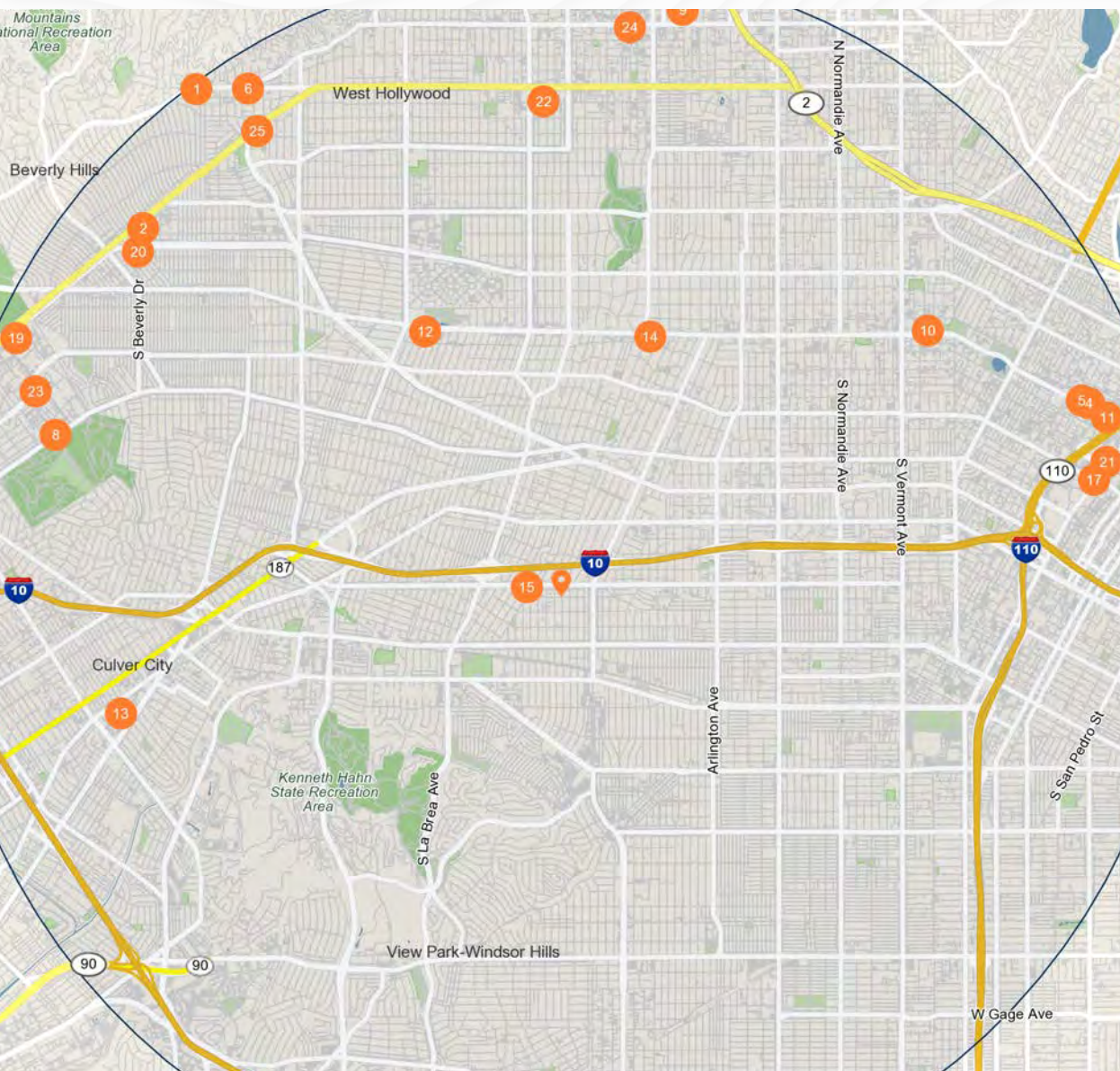
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
 Population	47,952	417,299	1,282,258
 Households	16,094	154,536	496,357
 Average Household Income	\$80,085	\$94,632	\$95,639
 Median Household Income	\$51,564	\$59,693	\$59,329

DEMOGRAPHICS BY RADIUS

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	48,755	423,401	1,308,463
2022 Estimate			
Total Population	47,952	417,299	1,282,258
2010 Census			
Total Population	47,068	407,218	1,231,767
2000 Census			
Total Population	45,870	406,426	1,234,883
Daytime Population			
2022 Estimate	27,563	371,903	1,377,414
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	16,443	157,622	511,366
2022 Estimate			
Total Households	16,094	154,536	496,357
Average (Mean) Household Size	2.9	2.6	2.5
2010 Census			
Total Households	15,441	148,629	466,930
2000 Census			
Total Households	15,292	147,199	458,783
Occupied Units			
2027 Projection	17,937	170,911	559,014
2022 Estimate	17,525	167,166	540,326
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$150,000 or More	10.5%	15.1%	15.2%
\$100,000-\$149,999	14.9%	14.3%	14.1%
\$75,000-\$99,999	10.0%	10.9%	11.4%
\$50,000-\$74,999	15.7%	16.0%	15.3%
\$35,000-\$49,999	13.8%	11.8%	11.5%
Under \$35,000	35.0%	31.8%	32.5%
Average Household Income	\$80,085	\$94,632	\$95,639
Median Household Income	\$51,564	\$59,693	\$59,329
Per Capita Income	\$27,227	\$35,311	\$37,442

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$113,819	\$121,386	\$120,973
Consumer Expenditure Top 10 Categories			
Housing	\$21,824	\$23,179	\$23,136
Transportation	\$8,935	\$9,649	\$9,754
Food	\$7,474	\$7,757	\$7,648
Personal Insurance and Pensions	\$6,132	\$6,695	\$6,648
Healthcare	\$4,084	\$4,253	\$4,125
Entertainment	\$2,468	\$2,816	\$2,912
Cash Contributions	\$1,959	\$2,056	\$1,983
Gifts	\$1,306	\$1,485	\$1,560
Apparel	\$1,196	\$1,221	\$1,227
Education	\$705	\$771	\$766
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2022 Estimate Total Population	47,952	417,299	1,282,258
Under 20	25.9%	22.8%	21.8%
20 to 34 Years	23.7%	25.1%	26.9%
35 to 39 Years	7.1%	7.7%	8.3%
40 to 49 Years	13.3%	13.4%	13.5%
50 to 64 Years	18.6%	18.0%	17.0%
Age 65+	11.5%	13.0%	12.5%
Median Age	35.3	36.3	35.8
Population 25+ by Education Level			
2022 Estimate Population Age 25+	32,348	293,770	913,118
Elementary (0-8)	18.1%	14.0%	14.9%
Some High School (9-11)	10.6%	9.1%	8.7%
High School Graduate (12)	22.6%	19.4%	17.9%
Some College (13-15)	22.2%	18.1%	16.8%
Associate Degree Only	5.3%	5.8%	5.6%
Bachelor's Degree Only	14.5%	22.1%	23.9%
Graduate Degree	6.7%	11.5%	12.0%

MAJOR EMPLOYERS



MAJOR EMPLOYERS

MAJOR EMPLOYERS	EMPLOYEES
Yf Art Holdings Gp LLC	10,600
Live Nation Worldwide Inc	8,800
Security Indust Specialists Inc	5,246
Samaritan Imaging Center	5,005
The Orthopedic Institute of	5,004
Ticketmaster Entertainment LLC	4,390
Mufg Union Bank Foundation	4,200
Twentieth Cntury Fox	4,000
Viacom Networks-Mtv Networks	3,645
Service Employees Intl Un	3,343
Employment Dev Cal Dept	3,000
Stockbridge/Sbe Holdings LLC-SBE	3,000
Sony Pictures Entrmt Inc-Sony Pictures Studios	3,000
Mercury Insurance Services LLC	2,978
Wand Topco Inc	2,713
Sbeeg Holdings LLC	2,693
Mpg Inc-Metaldyne	2,117
Career Group Inc-Fourthfloor Fashion Talent	2,100
Project Skyline Intermediate H	2,020
John Hancock Life Insur Co USA-John Hancock	2,000
Rsg Group USA Inc-Golds Gym	2,000
Fox Inc-Home Entertainment Div	2,000
Broadreach Capitl Partners LLC	1,974
Los Angles Cnty Mtro Trnsp Aut	1,971



METRO K-LINE



1.00 MILE TO EXPO/CRENSHAW K-LINE STATION



Rail Station
Transfer Station
Busway Street Service
Busway Station

Metro Rail

- A Line (Blue)** Downtown LA to Long Beach
- B Line (Red)** North Hollywood to Union Station
- C Line (Green)** Redondo Beach to Norwalk
- D Line (Purple)** Wilshire/Western to Union Station
- E Line (Expo)** Downtown LA to Santa Monica
- K Line** Expo/Crenshaw to Westchester
- L Line (Gold)** East Los Angeles to Azusa

Metro Busway

- G Line (Orange)** Chatsworth to North Hollywood
- J Line (Silver)** San Pedro to El Monte

Regional Rail

Amtrak
amtrak.com

MetroLink
metroinktrains.com

Airport Shuttle

LAX FlyAway
flylac.com/flyaway

LAX Shuttle (free)
flylac.com

Station closure

Little Tokyo/District Station is closed effective Fall 2022. Use the Expo L Line 100th Shuttle for connecting service.

OCT 2022 Subject to Change

Marcus & Millichap

FLOYDGROUP

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LOS ANGELES, CA 90016

A DIVISION OF

LEE & ASSOCIATES

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