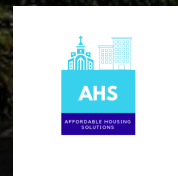


# Caesar's Restaurant

1016 W El Segundo, Gardena CA 90247



Steve Richardson  
(213) 344-7856  
srichardsonrealty@gmail.com



# THE SPACE

Location	1016 W El Segundo, Gardena, CA, 90247
COUNTY	Los Angeles
APN	6115-039-005
Cross Street	Vermont
Traffic Count	33098
Square Feet	2,800
Lease Type	Single Tenant

# HIGHLIGHTS

- Strong Visibility with Exceptional Traffic Count
- Great Opportunity to Provide Breakfast, Lunch, And Dinner to The Hotel Guest and Employees
- Hotel Room Service Extension Rings Directly to the Restaurant
- Standalone Building with Ample Parking
- Decades After the Big Screen Release of Mulholland Drive, Tourist are Still Driving by to Take Pictures of the Dilapidated Restaurant
- Great Opportunity for a Restaurateur to Rehab or Renovate the 2,800+ Sq Ft Diner, Add a Liquor License, and Provide a Contemporary Dining Experience for Both Locals and Tourist



## POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
28,143	325,912	910,782



## AVERAGE HOUSEHOLD INCOME

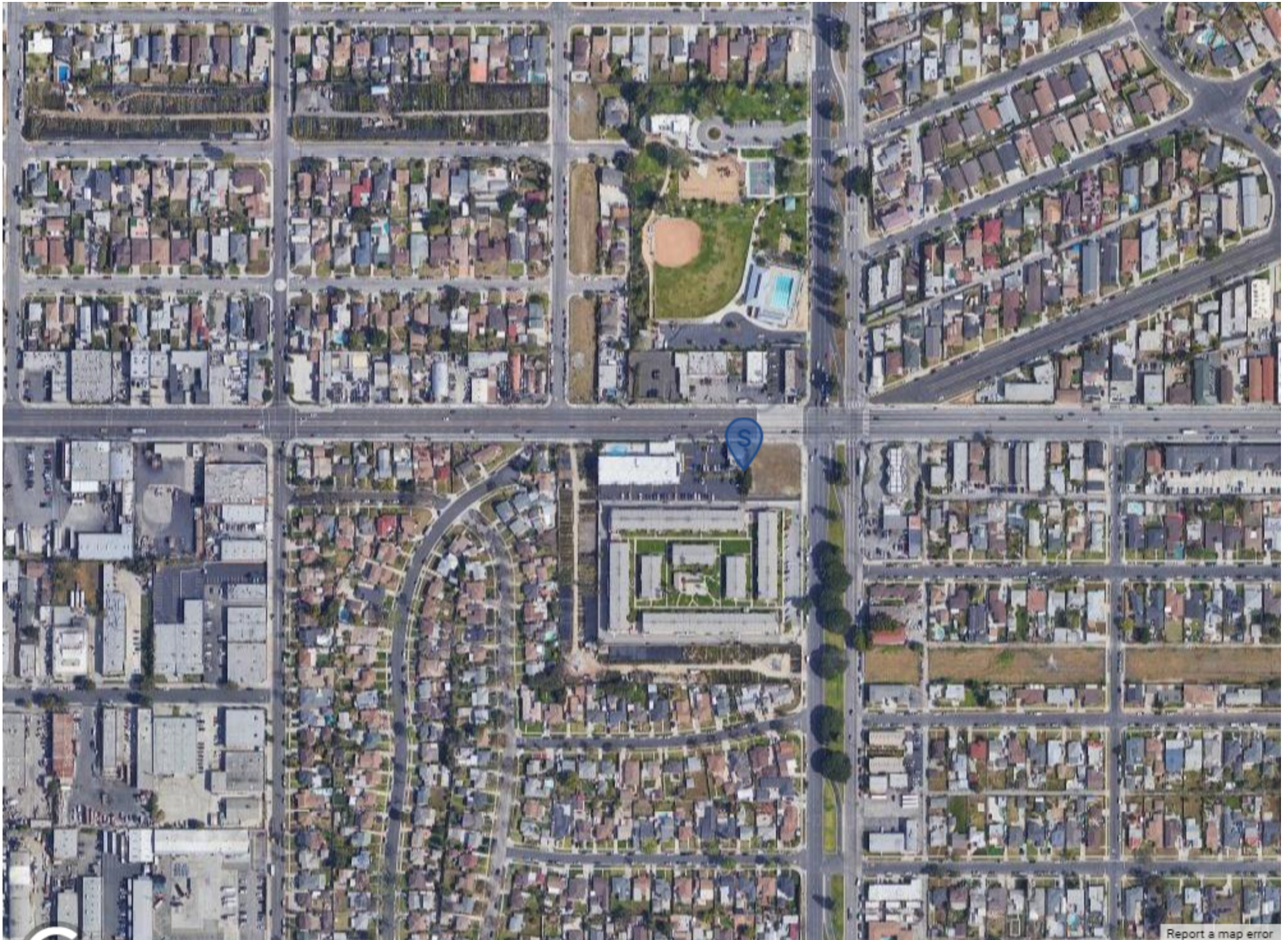
1.00 MILE	3.00 MILE	5.00 MILE
\$81,809	\$79,175	\$81,976



## NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
8,452	98,954	267,088





[Report a map error](#)

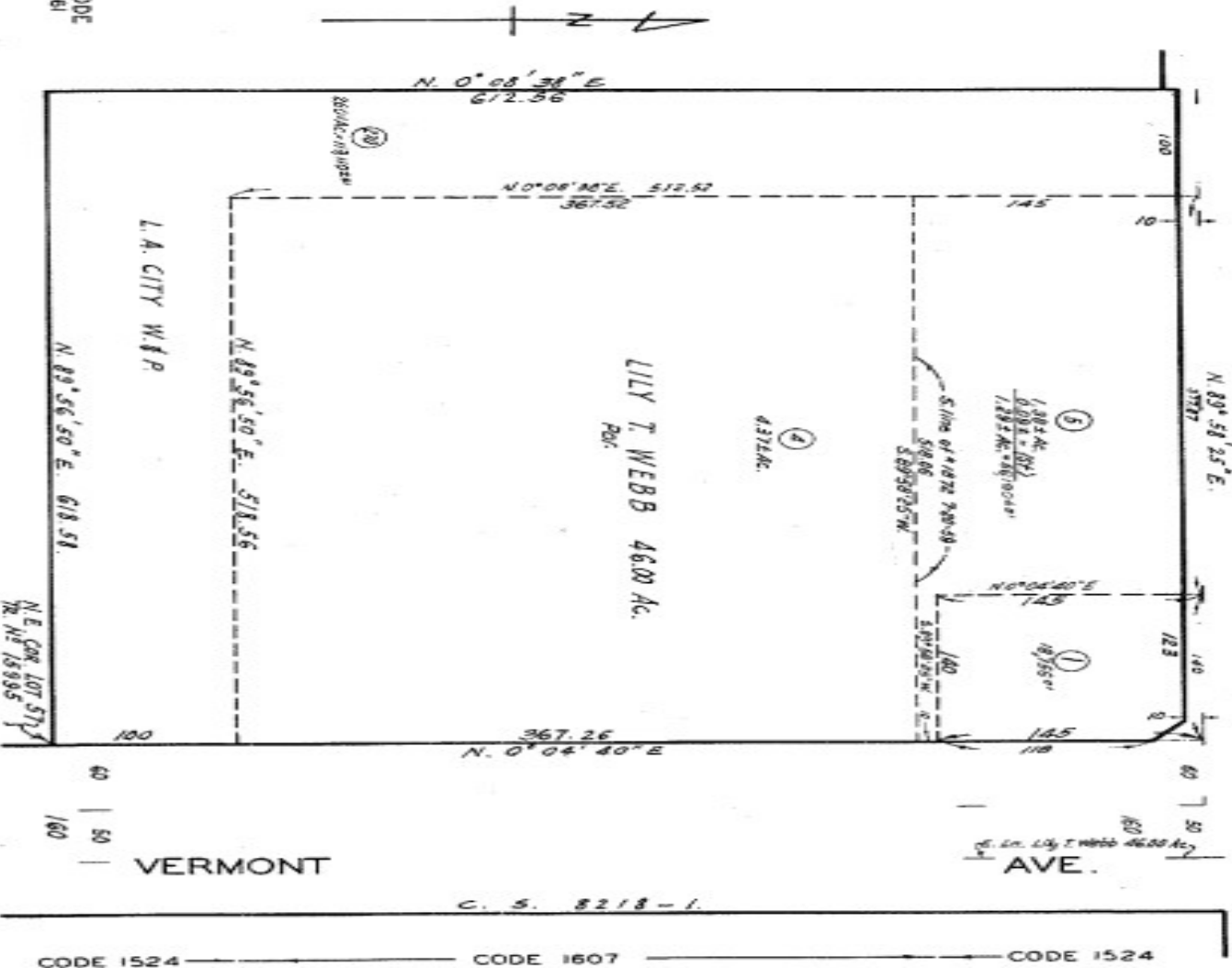
SCALE 1" = 80'  
**6115 39**

BERENDO AVE

EL SEGUNDO

BLVD.

ACREAGE  
 4-5-45 4-15-57  
 7-9-59  
 6-25-59  
 10-24-60  
 8-19-61  
 08/27/75  
 7/10/11  
 7/10/14



Street lines per M.R. 52-36 are considered the lot lines in this town, although the division of some lots are measured from the center line of streets.

RESURVEY OF THAT PORTION OF THE TOWNSITE OF ROSECRANS  
 LOCATED IN THE EAST 87.275 ACS. OF THE NE 1/4 OF SEC. 13, T.35, R.14W.

FOR PREV. ASSM'T. SEE: 1907-39

M. R. 52-36

ASSESSOR'S MAP  
 COUNTY OF LOS ANGELES, CALIF.



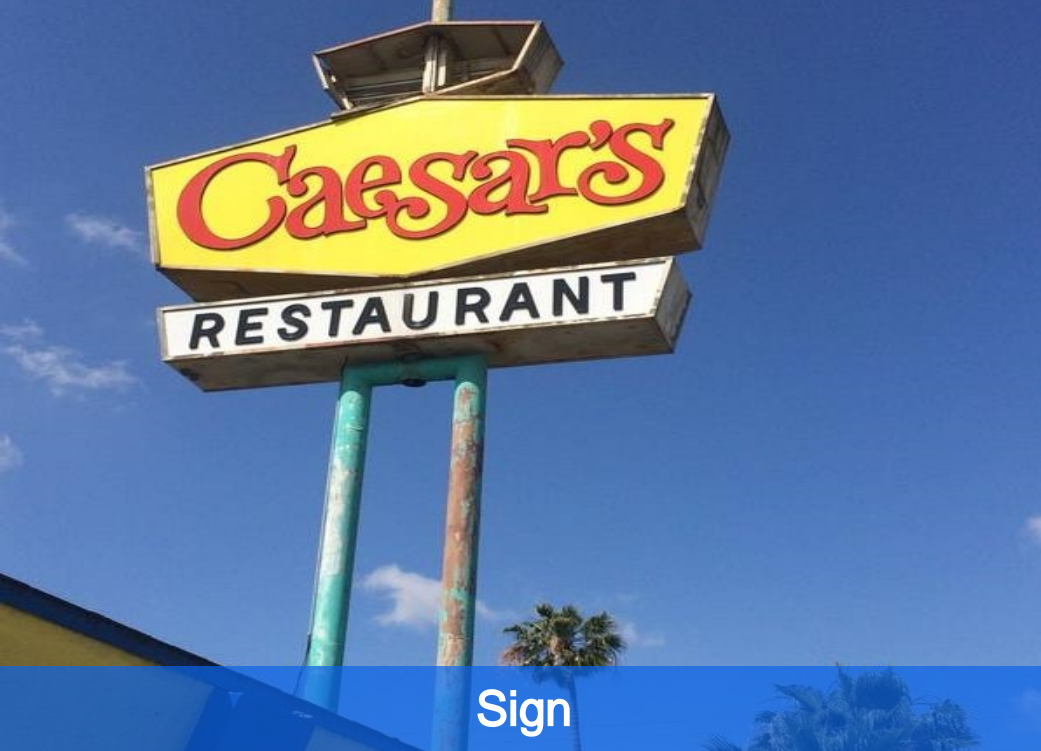
Interior



Side View



Side View 2



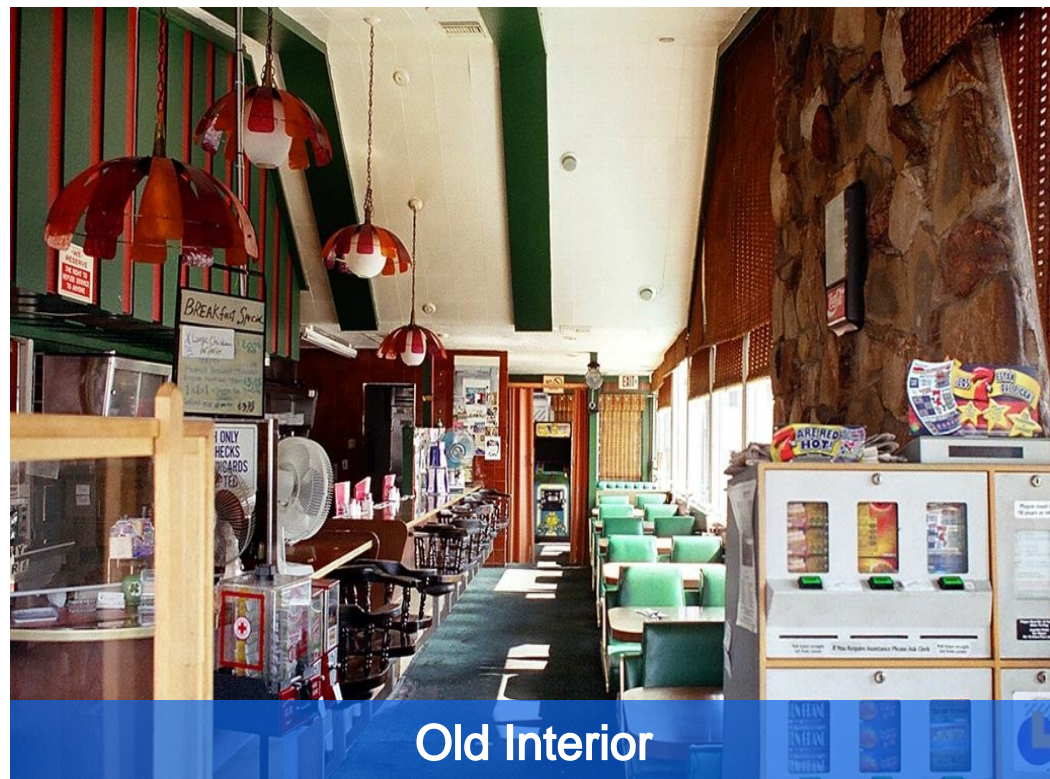
Sign



Exterior Full



Exterior Front



Old Interior

<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Population	25,674	301,163	865,870
2010 Population	26,514	310,709	894,737
2022 Population	28,143	325,912	910,782
2027 Population	27,602	318,786	889,801
2022 African American	9,790	104,624	220,728
2022 American Indian	585	5,966	18,987
2022 Asian	1,266	23,577	54,557
2022 Hispanic	15,663	177,209	566,931
2022 Other Race	11,254	124,309	387,508
2022 White	1,922	27,462	100,067
2022 Multiracial	3,208	38,656	125,311
2022-2027: Population: Growth Rate	-1.95 %	-2.20 %	-2.35 %

<b>2022 HOUSEHOLD INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
less than \$15,000	1,020	12,903	31,568
\$15,000-\$24,999	900	8,974	23,682
\$25,000-\$34,999	804	8,632	23,550
\$35,000-\$49,999	1,000	12,267	33,107
\$50,000-\$74,999	1,428	18,059	49,238
\$75,000-\$99,999	1,013	12,477	34,244
\$100,000-\$149,999	1,313	15,385	41,253
\$150,000-\$199,999	495	6,014	17,238
\$200,000 or greater	478	4,240	13,204
Median HH Income	\$56,739	\$57,099	\$58,646
Average HH Income	\$81,809	\$79,175	\$81,976

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Total Housing	7,778	96,593	261,880
2010 Total Households	7,699	92,811	252,661
2022 Total Households	8,452	98,954	267,088
2027 Total Households	8,339	97,156	262,029
2022 Average Household Size	3.30	3.26	3.37
2000 Owner Occupied Housing	3,544	40,281	107,209
2000 Renter Occupied Housing	3,894	50,769	139,652
2022 Owner Occupied Housing	3,915	42,099	113,338
2022 Renter Occupied Housing	4,536	56,855	153,750
2022 Vacant Housing	316	3,904	9,990
2022 Total Housing	8,768	102,858	277,078
2027 Owner Occupied Housing	3,915	41,679	111,796
2027 Renter Occupied Housing	4,424	55,477	150,233
2027 Vacant Housing	496	6,095	16,084
2027 Total Housing	8,835	103,251	278,113
2022-2027: Households: Growth Rate	-1.35 %	-1.85 %	-1.90 %

Source: esri

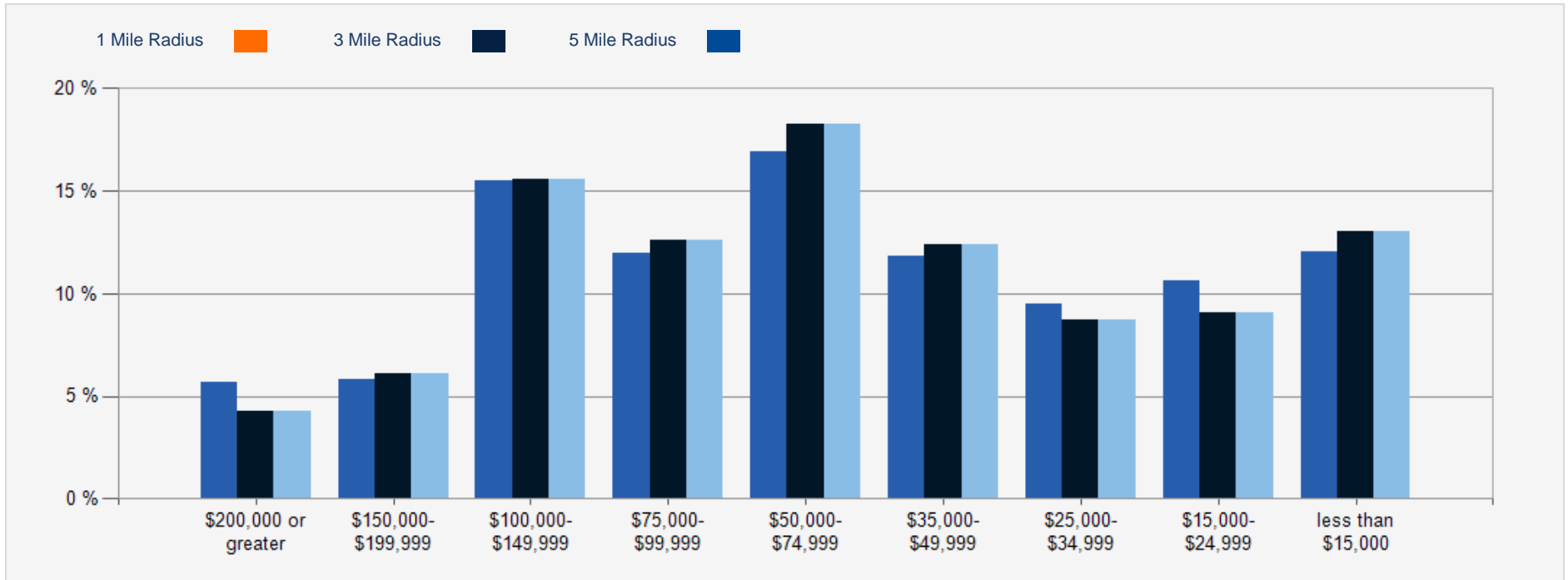
2022 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2022 Population Age 30-34	2,242	25,349	71,608
2022 Population Age 35-39	1,898	21,924	61,538
2022 Population Age 40-44	1,750	19,632	54,920
2022 Population Age 45-49	1,630	18,455	51,540
2022 Population Age 50-54	1,603	18,546	50,934
2022 Population Age 55-59	1,481	17,548	47,595
2022 Population Age 60-64	1,317	16,288	43,802
2022 Population Age 65-69	1,064	13,142	34,711
2022 Population Age 70-74	852	10,131	25,886
2022 Population Age 75-79	650	7,152	18,089
2022 Population Age 80-84	378	4,805	11,581
2022 Population Age 85+	313	4,691	11,173
2022 Population Age 18+	20,651	239,584	662,443
2022 Median Age	33	33	32

2022 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$60,925	\$58,645	\$60,367
Average Household Income 25-34	\$83,309	\$76,240	\$78,633
Median Household Income 35-44	\$63,392	\$63,048	\$64,598
Average Household Income 35-44	\$91,422	\$87,194	\$89,354
Median Household Income 45-54	\$69,969	\$67,359	\$68,499
Average Household Income 45-54	\$93,854	\$90,008	\$92,418
Median Household Income 55-64	\$57,466	\$61,097	\$62,459
Average Household Income 55-64	\$78,364	\$82,007	\$86,115
Median Household Income 65-74	\$49,103	\$50,100	\$50,795
Average Household Income 65-74	\$75,737	\$73,980	\$75,869
Average Household Income 75+	\$62,754	\$58,997	\$60,806

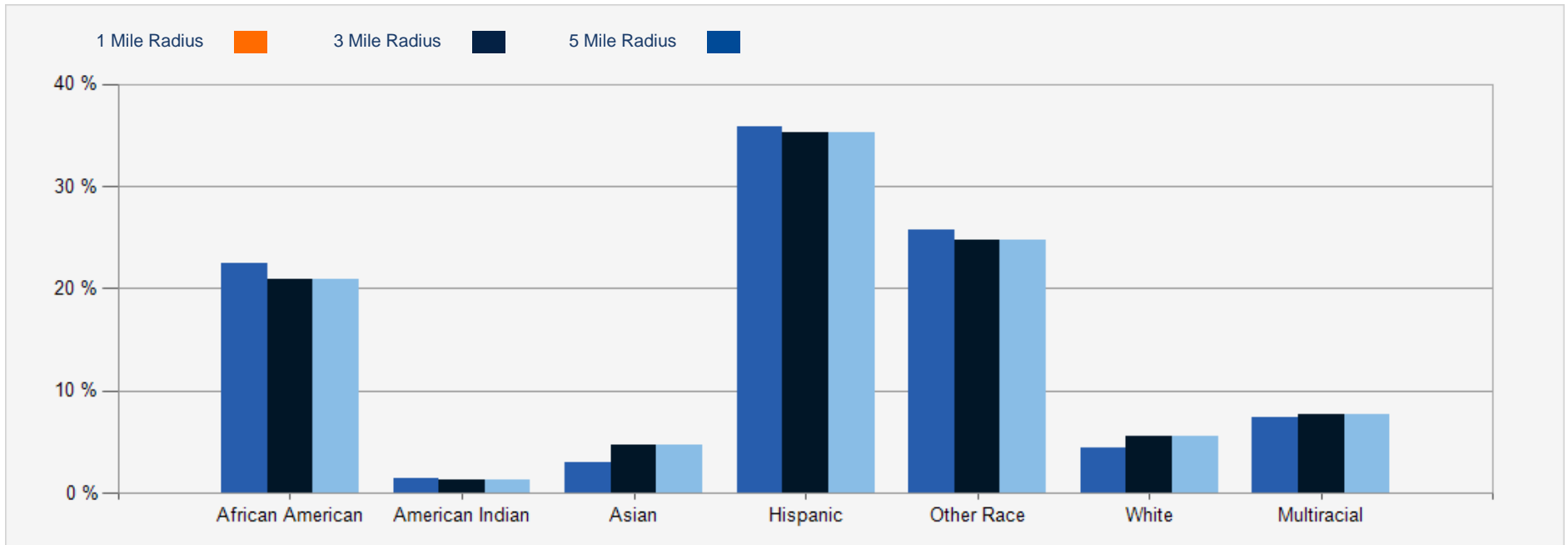
2027 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2027 Population Age 30-34	2,203	24,597	70,846
2027 Population Age 35-39	2,093	23,797	66,303
2027 Population Age 40-44	1,832	20,880	58,178
2027 Population Age 45-49	1,681	18,831	52,218
2027 Population Age 50-54	1,556	17,235	47,976
2027 Population Age 55-59	1,487	17,203	46,699
2027 Population Age 60-64	1,316	15,521	41,915
2027 Population Age 65-69	1,148	14,076	37,592
2027 Population Age 70-74	904	11,105	29,143
2027 Population Age 75-79	674	8,190	20,973
2027 Population Age 80-84	481	5,399	13,465
2027 Population Age 85+	357	5,051	12,137
2027 Population Age 18+	20,589	237,130	656,317
2027 Median Age	34	35	34

2027 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$76,333	\$70,799	\$74,124
Average Household Income 25-34	\$102,002	\$92,356	\$94,959
Median Household Income 35-44	\$84,976	\$79,273	\$80,443
Average Household Income 35-44	\$116,793	\$107,959	\$109,163
Median Household Income 45-54	\$89,454	\$82,654	\$82,806
Average Household Income 45-54	\$115,742	\$110,704	\$111,393
Median Household Income 55-64	\$72,951	\$76,771	\$77,602
Average Household Income 55-64	\$97,781	\$101,914	\$105,075
Median Household Income 65-74	\$60,890	\$62,228	\$63,509
Average Household Income 65-74	\$94,585	\$92,630	\$94,456
Average Household Income 75+	\$82,479	\$76,921	\$79,661

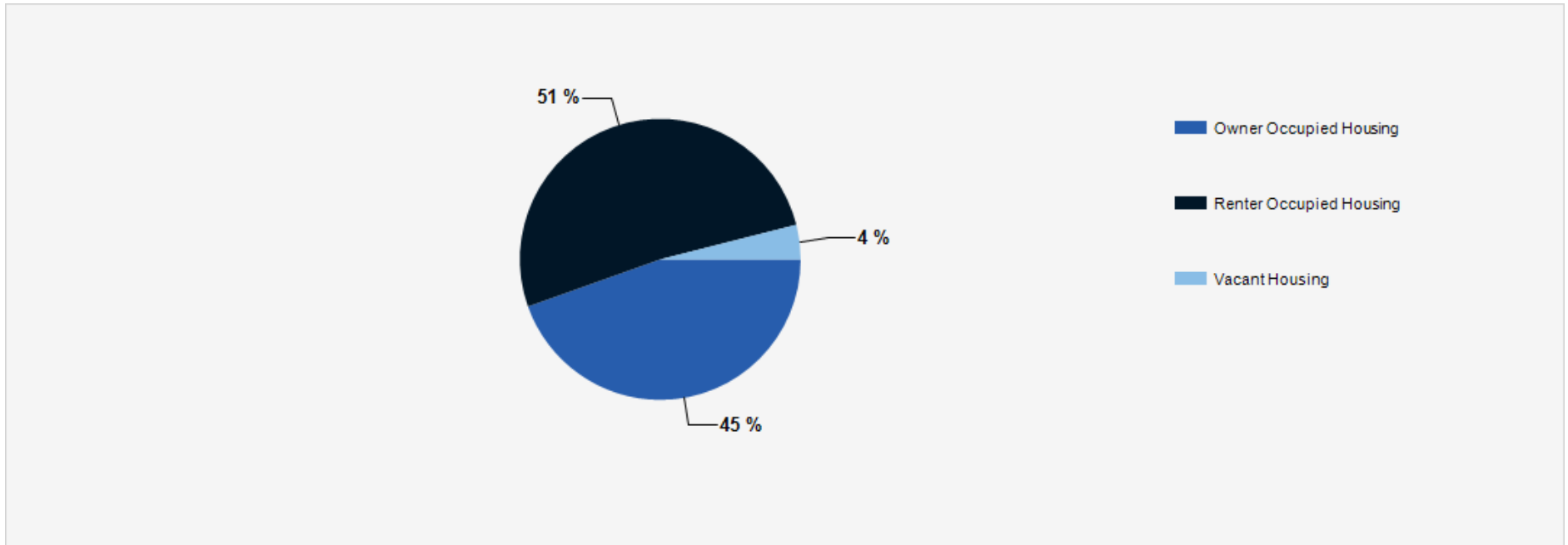
## 2022 Household Income



## 2022 Population by Race



## 2022 Household Occupancy - 1 Mile Radius



## 2022 Household Income Average and Median

