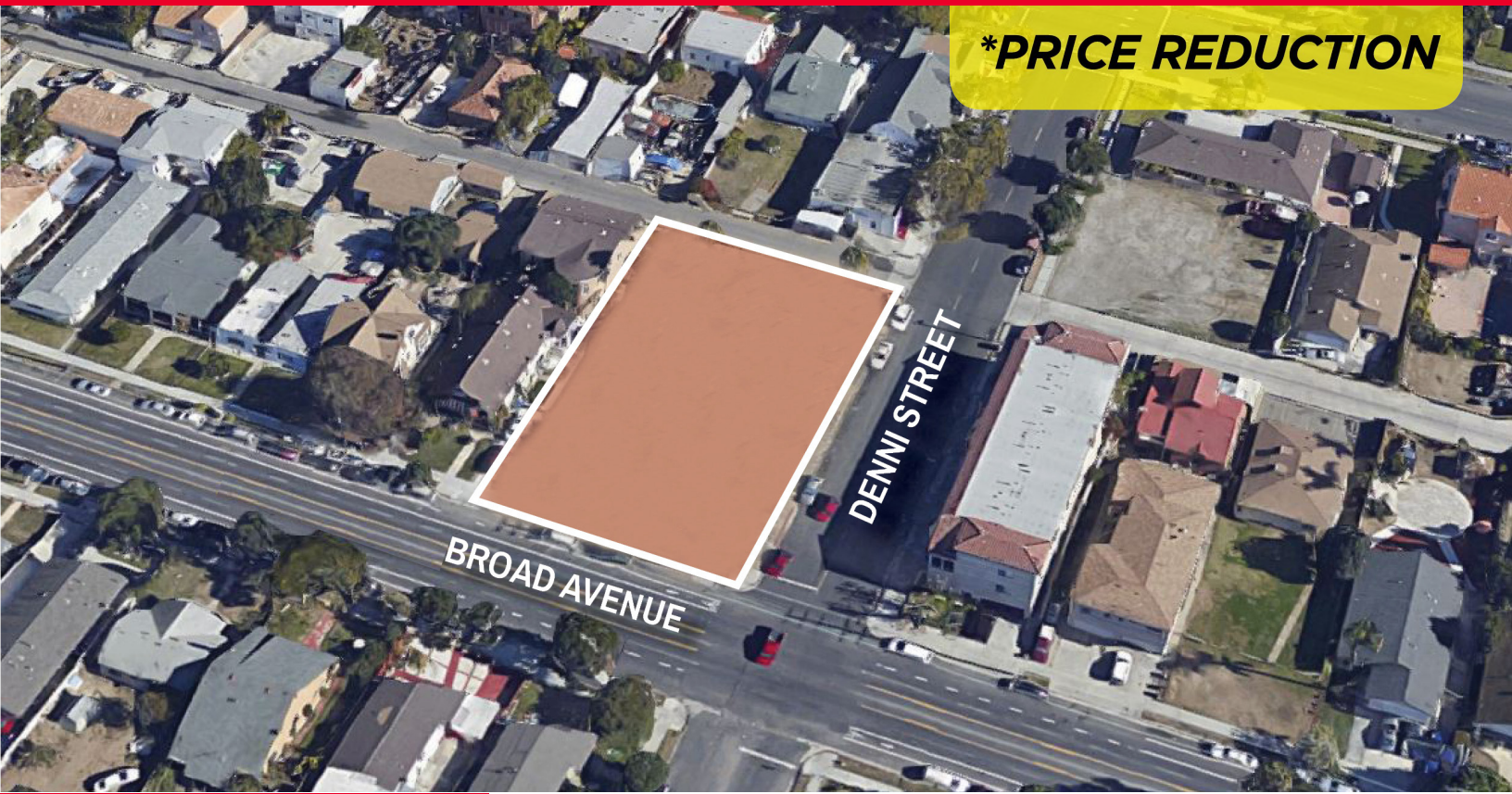


FOR SALE Multifamily Land

***PRICE REDUCTION**



Listed by:

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1102-1108 Broad Avenue

Wilmington, CA 90744

PROPERTY FACTS

SALE PRICE	\$650,000
LAND SIZE	16,952 SF
LAND PRICE PER SF	\$38.34
ZONING	[Q]RD3-1XL-O-CUGU
APN'S: MINERAL RIGHTS	7423-008-012 & 7423-008-013 Seller shall retain mineral interests to the Property

PROPERTY FEATURES

- 2 vacant lots consisting of 16,952 SF
- Corner lot with alley access
- First time on the market in over 60 years

PROPERTY DESCRIPTION

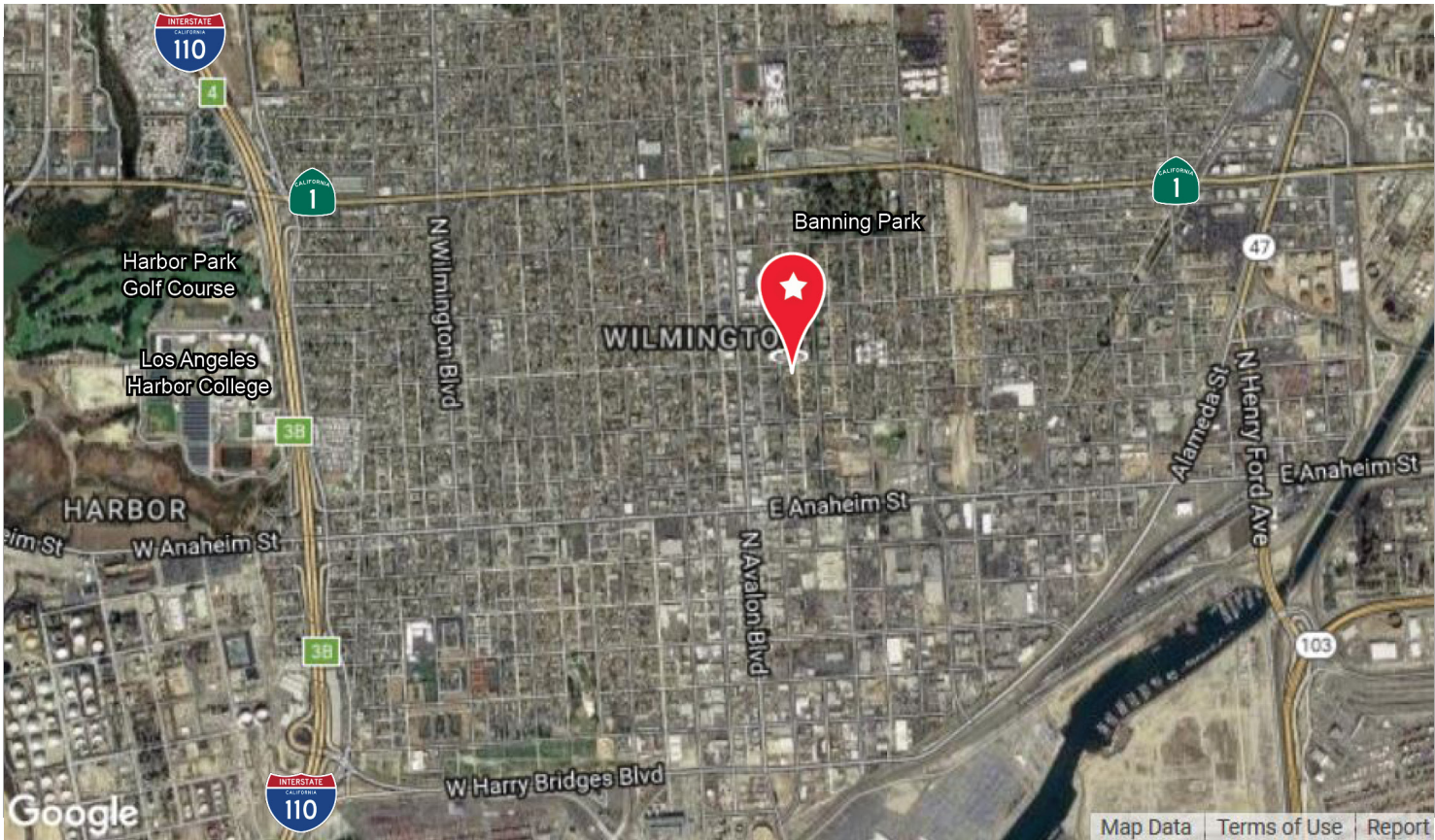
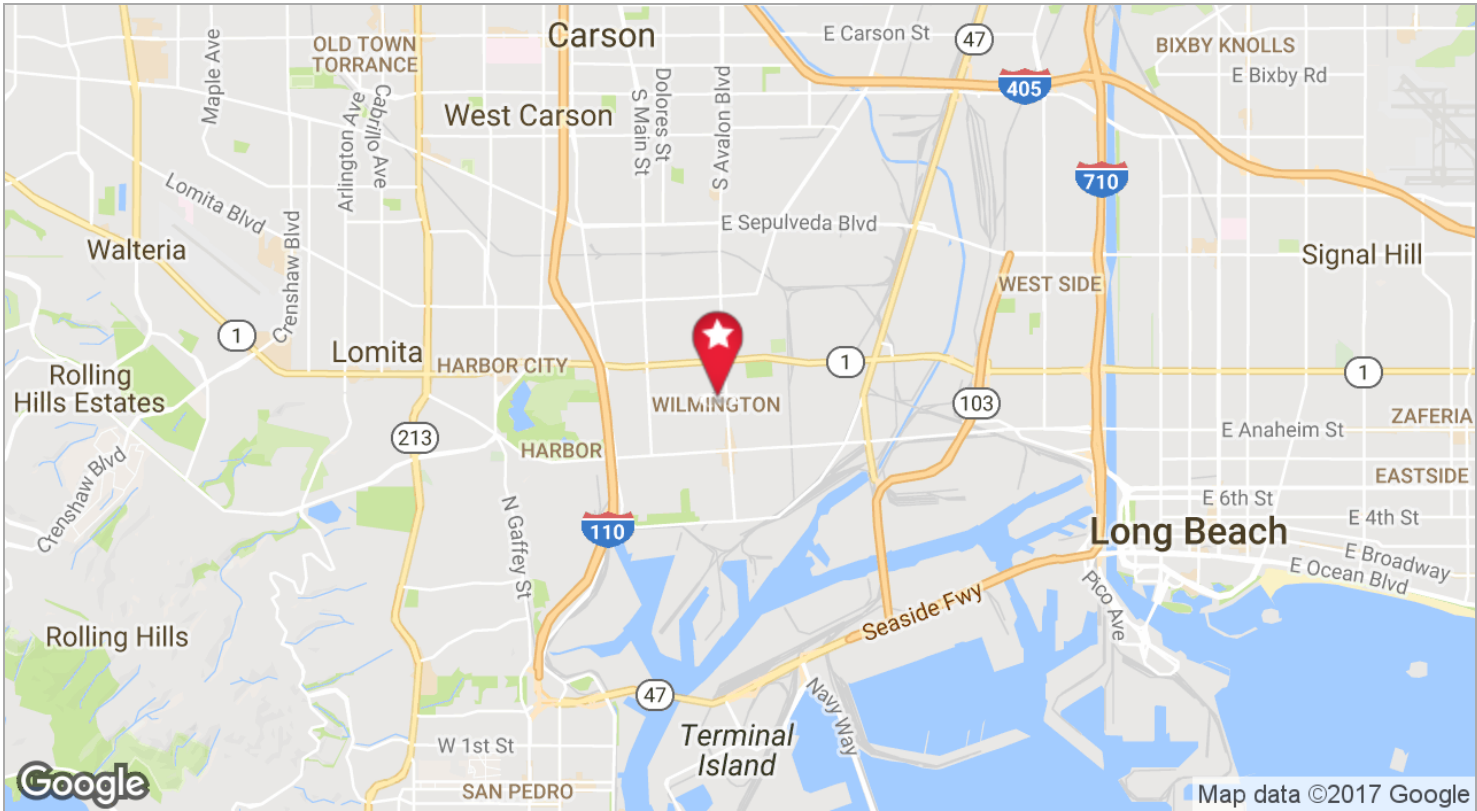
Property is located in the City of Los Angeles, in the Wilmington area. It is situated on the corner of Broad Avenue and Denni Street. The property is within close proximity to Banning Park and other densely populated residential areas, schools and shopping centers. The property offers nearby access to the 710, 110, 91, and 405 freeways and Pacific Coast Highway 1.

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Charles Dunn

Location Maps

1102-1108 Broad Avenue
Wilmington, CA 90744



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Parcel Map

1102-1108 Broad Avenue
Wilmington, CA 90744

7423	8
ALE 1"	80'



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Property Photos

1102-1108 Broad Avenue
Wilmington, CA 90744



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	1 Mile Ring	3 Mile Ring	5 Mile Ring
Population Trend			
2010 Total Population	41,245	136,310	481,113
2016 Total Population	42,473	142,028	504,450
2021 Total Population	43,799	146,667	521,938
Population Change 2010 to 2021	6.2%	7.6%	8.5%
Population Change 2016 to 2021	3.1%	3.3%	3.5%

2016 Race and Ethnicity			
White alone	43.3%	38.5%	39.6%
Black or African American alone	2.4%	6.5%	10.8%
Asian alone	1.8%	16.8%	18.0%
Other Race	52.4%	38.2%	31.6%
Hispanic	92.0%	63.6%	50.1%

2016 Age			
Median Age	29.5	34.3	35.9

2016 Occupation			
Civilian employed population 16 years and over	17,660	62,750	227,037
White collar	34.1%	48.8%	54.7%
Blue collar	65.9%	51.2%	45.3%

2016 Educational Attainment			
Population 25 years and over	24,533	90,485	334,045
No High School Diploma	44.4%	28.9%	23.7%
High school graduate, GED, or alternative	28.8%	24.8%	22.0%
College No Degree	16.5%	21.3%	22.1%
College or Advanced Degree	10.3%	25.0%	32.3%

2016 Marital Status			
Married	43.6%	44.9%	44.3%
Not Married	56.4%	55.1%	55.7%

2016 Household Size			
Average Household Size	4.0	3.6	3.1

	1 Mile Ring	3 Mile Ring	5 Mile Ring
Household Trend			
2010 Households	10,546	38,353	155,601
2016 Households	10,691	39,295	159,520
2021 Households	10,871	39,941	162,179
Household Change 2010 to 2021	3.1%	4.1%	4.2%
Household Change 2016 to 2021	1.7%	1.6%	1.7%

Household Income Trend			
2000 Median Income	\$29,430	\$39,994	\$38,511
2010 Median Income	\$39,995	\$54,676	\$53,762
2016 Median Income	\$39,845	\$54,879	\$54,484
2021 Median Income	\$43,556	\$59,384	\$59,057
Median Income Change 2000 to 2010	35.9%	36.7%	39.6%
Median Income Change 2000 to 2016	35.4%	37.2%	41.5%
Median Income Change 2010 to 2021	8.9%	8.6%	9.8%
Median Income Change 2016 to 2021	9.3%	8.2%	8.4%

2016 Household Income			
up to \$24,999	29.5%	22.5%	24.0%
\$25,000 to \$49,999	29.9%	23.8%	22.6%
\$50,000 to \$74,999	18.1%	18.0%	16.8%
\$75,000 to \$124,999	16.2%	21.4%	20.4%
\$125,000 to \$199,999	5.3%	10.9%	11.2%
\$200,000 or more	1.1%	3.3%	4.9%

2016 Home Value			
Median Home Value	\$318,093.90	\$343,132.20	\$378,597.30
Average Home Value	\$343,676.50	\$362,985.90	\$459,921.30

2016 Occupancy			
Households	10,691	39,295	159,520
Owner Occupied	37.3%	53.6%	46.5%
Renter Occupied	62.7%	46.4%	53.5%