

# Los Angeles Body Shop

6016 S Central Ave, Los Angeles CA 90001



OFFERING MEMORANDUM

# Los Angeles Body Shop

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*Inquire today:*

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01

**Executive Summary**

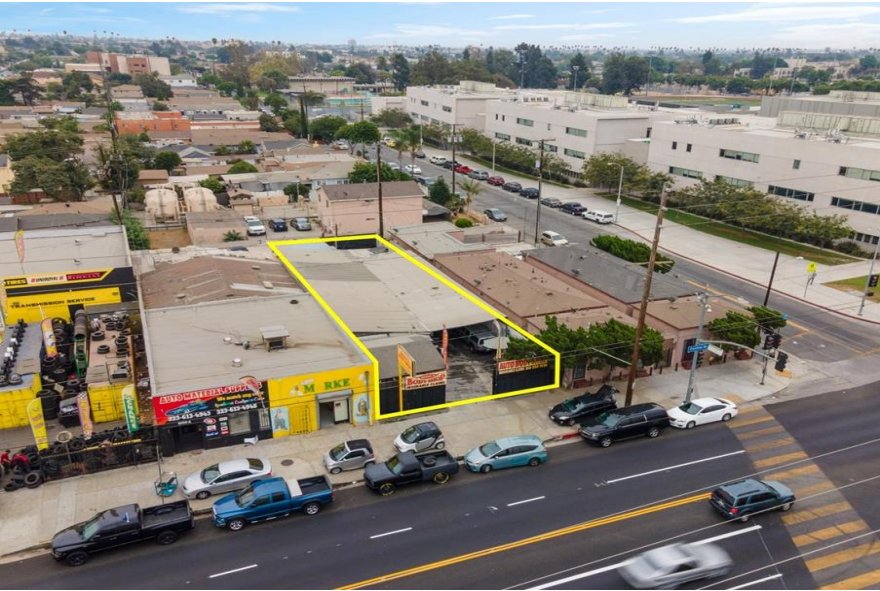
Investment Summary

Location Summary

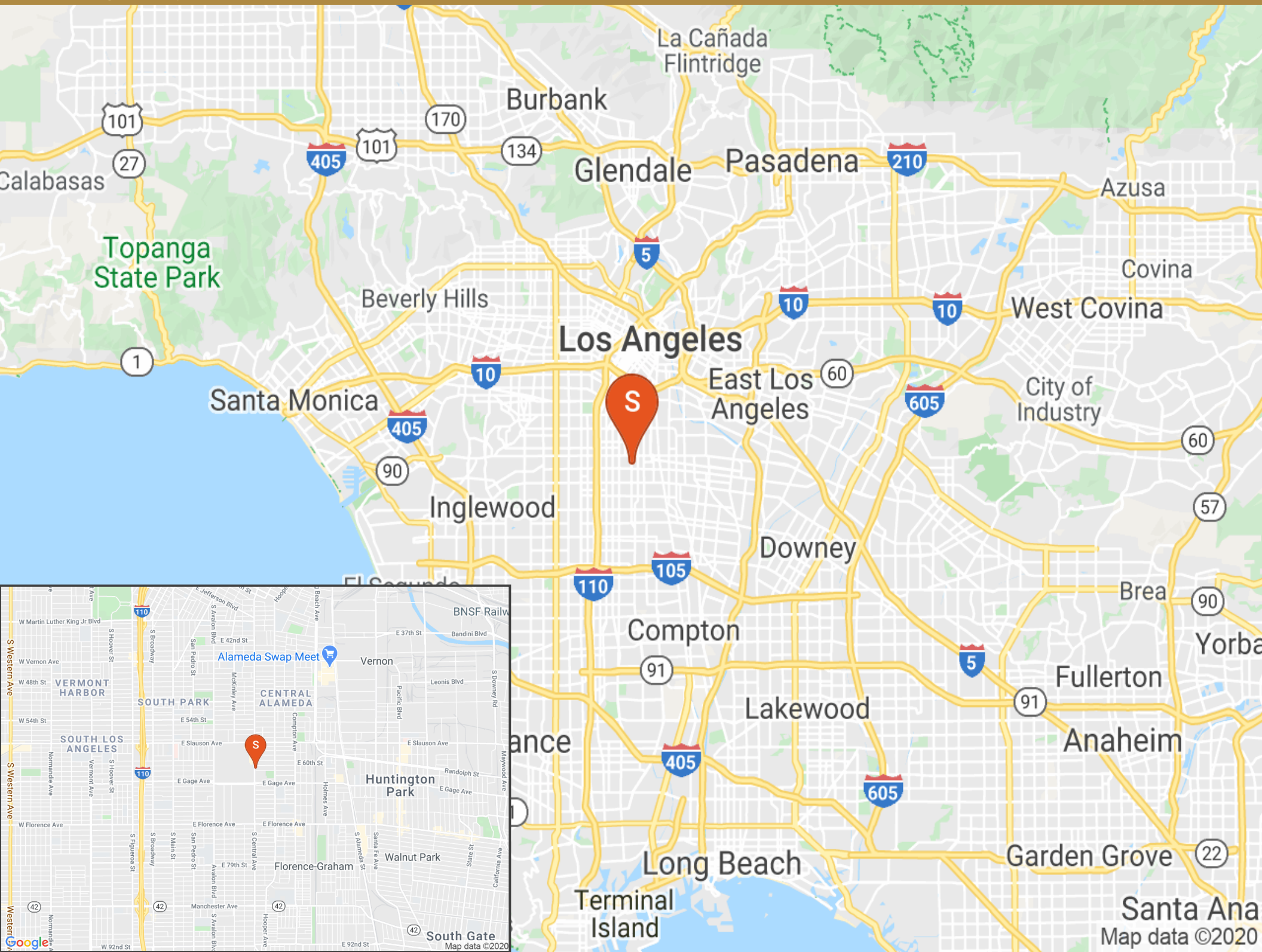
OFFERING SUMMARY

ADDRESS	6016 S Central Ave Los Angeles CA 90001
OFFERING PRICE	\$978,888
BUILDING SF	3,928 SF
PRICE PSF	\$249.21
LAND SF	5,057 SF
YEAR BUILT	2005
ZONING TYPE	LCM1*
APN	6008-011-015

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2020 Population	58,113	485,832	1,217,936
2020 Median HH Income	\$37,697	\$37,353	\$40,207
2020 Average HH Income	\$49,940	\$50,470	\$57,975











02

## Property Description

Property Features

Aerial Map

Parcel Map

Additional Maps

Pictures with Captions

# LOS ANGELES BODY SHOP

PROPERTY FEATURES	
BUILDING SF	3,928
LAND SF	5,057
LAND ACRES	0.116
YEAR BUILT	2005
ZONING TYPE	LCM1*





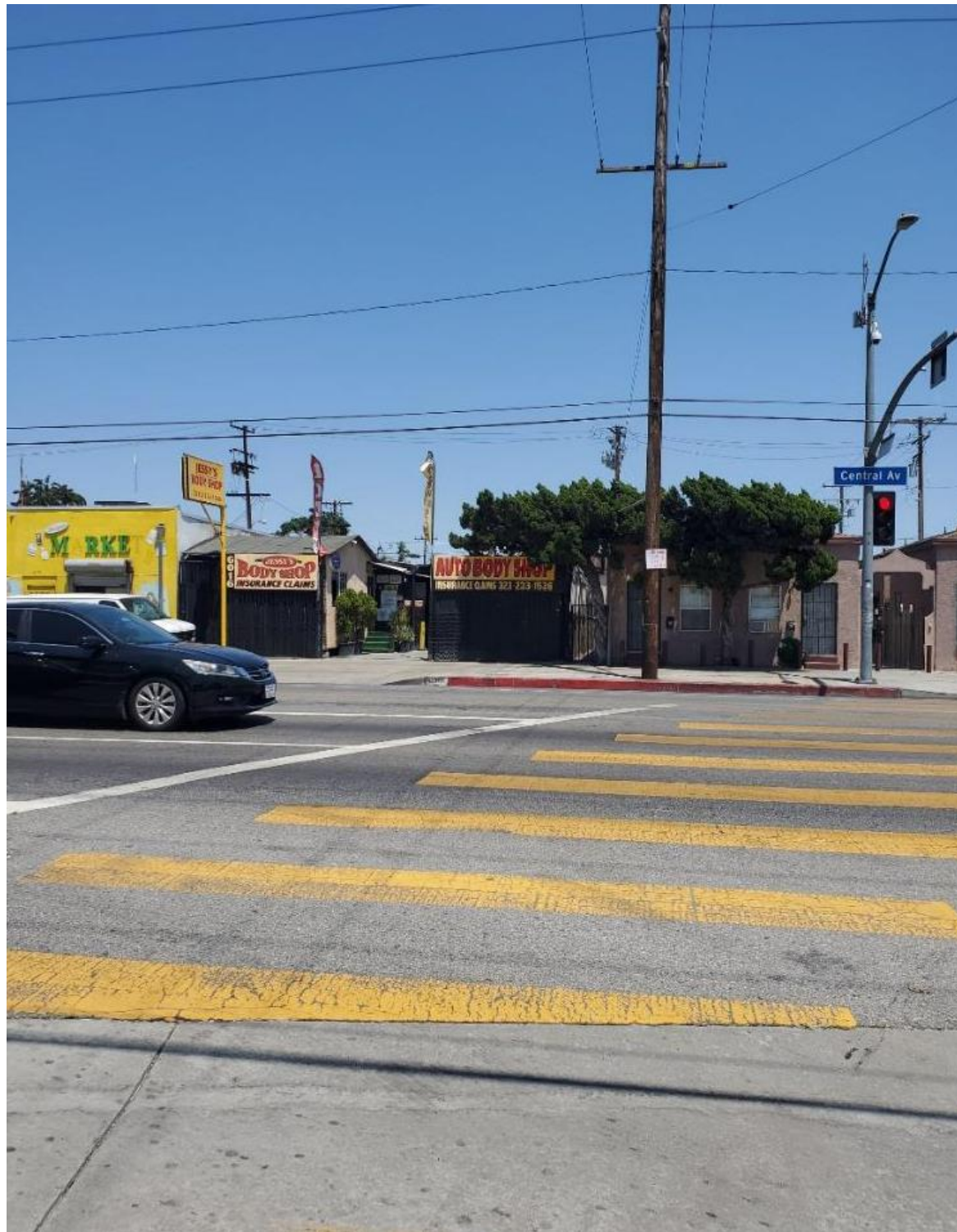






































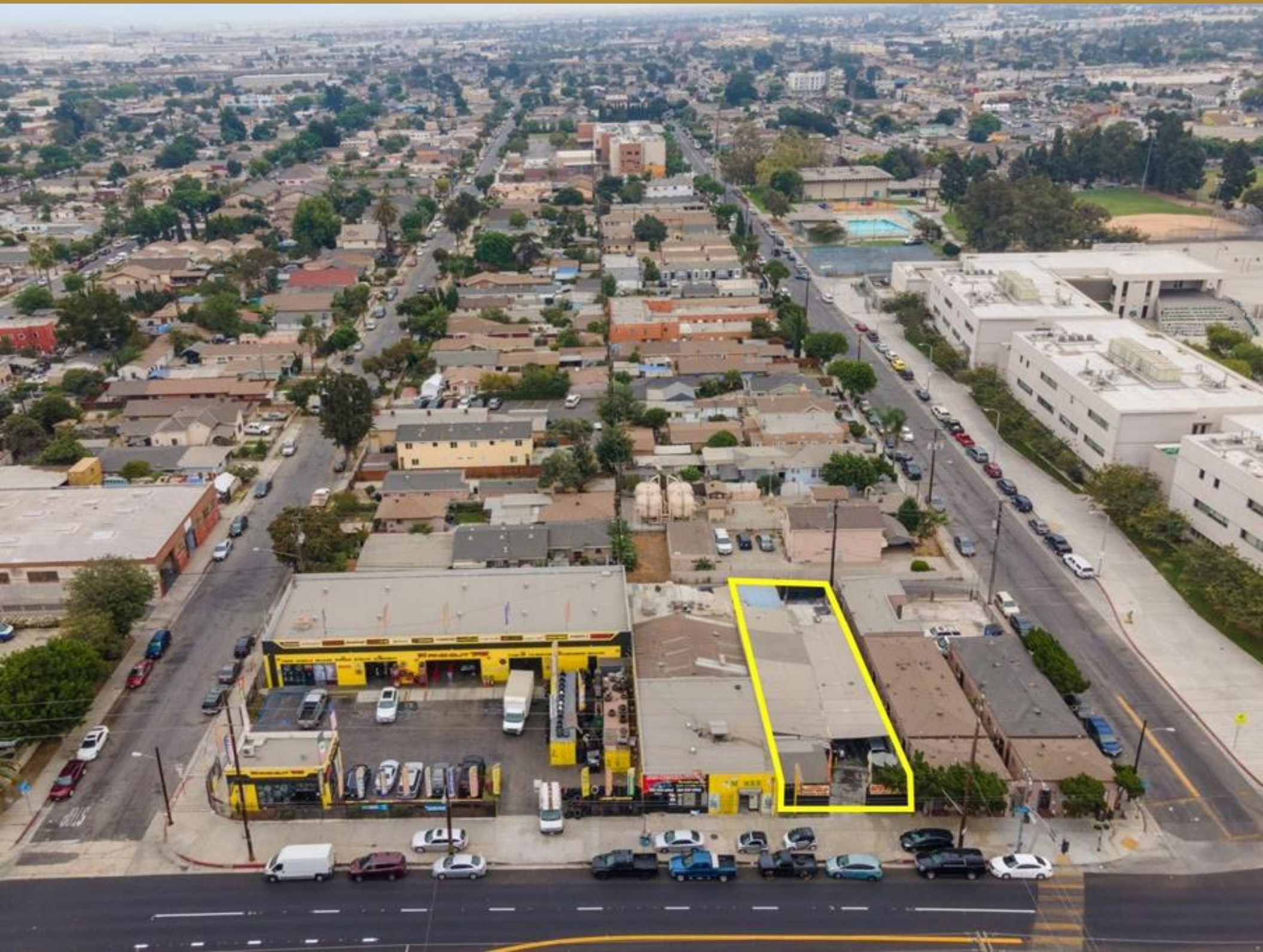


























## 03 Demographics

Demographic Details

Demographic Charts





POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	52,513	443,369	1,114,678
2010 Population	55,519	467,632	1,162,338
2020 Population	58,113	485,832	1,217,936
2025 Population	58,694	490,489	1,239,143
2020 African American	5,605	73,241	231,076
2020 American Indian	597	4,593	10,495
2020 Asian	252	3,333	40,693
2020 Hispanic	51,973	403,704	900,774
2020 Other Race	29,702	218,475	472,599
2020 White	19,642	165,823	410,940
2020 Multiracial	2,278	20,095	51,066
2020-2025: Population: Growth Rate	1.00 %	0.95 %	1.75 %
2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	2,243	21,279	64,980
\$15,000-\$24,999	1,877	17,234	43,626
\$25,000-\$34,999	1,628	14,706	37,857
\$35,000-\$49,999	2,225	18,643	47,692
\$50,000-\$74,999	2,045	19,072	54,867
\$75,000-\$99,999	1,226	10,520	32,645
\$100,000-\$149,999	969	9,293	32,610
\$150,000-\$199,999	248	2,233	10,736
\$200,000 or greater	111	1,310	8,373
Median HH Income	\$37,697	\$37,353	\$40,207
Average HH Income	\$49,940	\$50,470	\$57,975

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	12,781	117,467	319,167
2010 Total Households	12,169	111,503	314,747
2020 Total Households	12,573	114,291	333,386
2025 Total Households	12,640	114,871	341,440
2020 Average Household Size	4.62	4.21	3.57
2000 Owner Occupied Housing	3,846	34,823	97,128
2000 Renter Occupied Housing	7,965	73,009	199,440
2020 Owner Occupied Housing	3,632	32,600	94,912
2020 Renter Occupied Housing	8,941	81,691	238,474
2020 Vacant Housing	834	8,305	27,988
2020 Total Housing	13,407	122,596	361,374
2025 Owner Occupied Housing	3,769	33,725	97,419
2025 Renter Occupied Housing	8,871	81,146	244,020
2025 Vacant Housing	838	8,709	29,247
2025 Total Housing	13,478	123,580	370,687
2020-2025: Households: Growth Rate	0.55 %	0.50 %	2.40 %



2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	4,712	39,146	98,847
2020 Population Age 35-39	4,034	33,390	84,508
2020 Population Age 40-44	3,391	28,528	72,527
2020 Population Age 45-49	3,231	27,611	70,591
2020 Population Age 50-54	2,776	25,170	66,541
2020 Population Age 55-59	2,348	21,684	59,609
2020 Population Age 60-64	1,972	18,333	51,509
2020 Population Age 65-69	1,455	13,561	39,925
2020 Population Age 70-74	879	8,752	28,552
2020 Population Age 75-79	532	5,521	18,828
2020 Population Age 80-84	315	3,321	12,094
2020 Population Age 85+	260	2,939	11,759
2020 Population Age 18+	38,759	334,698	882,393
2020 Median Age	27	28	30

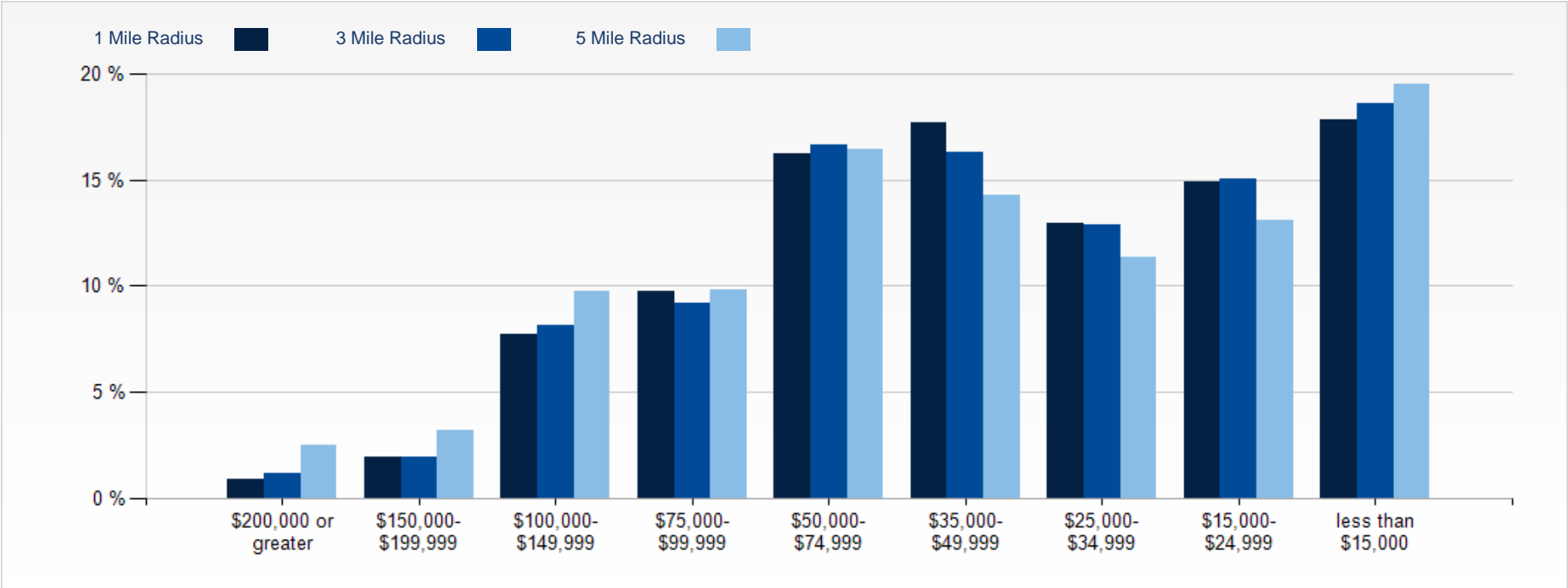
2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$40,091	\$41,416	\$47,377
Average Household Income 25-34	\$51,665	\$53,119	\$60,963
Median Household Income 35-44	\$38,106	\$38,099	\$43,387
Average Household Income 35-44	\$52,071	\$53,121	\$63,730
Median Household Income 45-54	\$48,594	\$48,575	\$53,157
Average Household Income 45-54	\$60,055	\$60,547	\$70,051
Median Household Income 55-64	\$38,901	\$38,685	\$41,614
Average Household Income 55-64	\$47,316	\$49,160	\$57,311
Median Household Income 65-74	\$31,360	\$30,679	\$32,435
Average Household Income 65-74	\$37,677	\$38,756	\$46,172
Average Household Income 75+	\$30,295	\$28,633	\$33,826

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	4,885	40,651	104,393
2025 Population Age 35-39	4,294	35,905	91,787
2025 Population Age 40-44	3,868	32,104	81,851
2025 Population Age 45-49	3,244	27,630	70,947
2025 Population Age 50-54	3,034	25,975	67,621
2025 Population Age 55-59	2,610	23,321	62,372
2025 Population Age 60-64	2,158	19,637	54,502
2025 Population Age 65-69	1,752	16,081	45,976
2025 Population Age 70-74	1,235	11,457	35,026
2025 Population Age 75-79	746	7,290	24,447
2025 Population Age 80-84	418	4,174	14,743
2025 Population Age 85+	310	3,349	12,942
2025 Population Age 18+	40,037	343,572	912,050
2025 Median Age	29	30	32

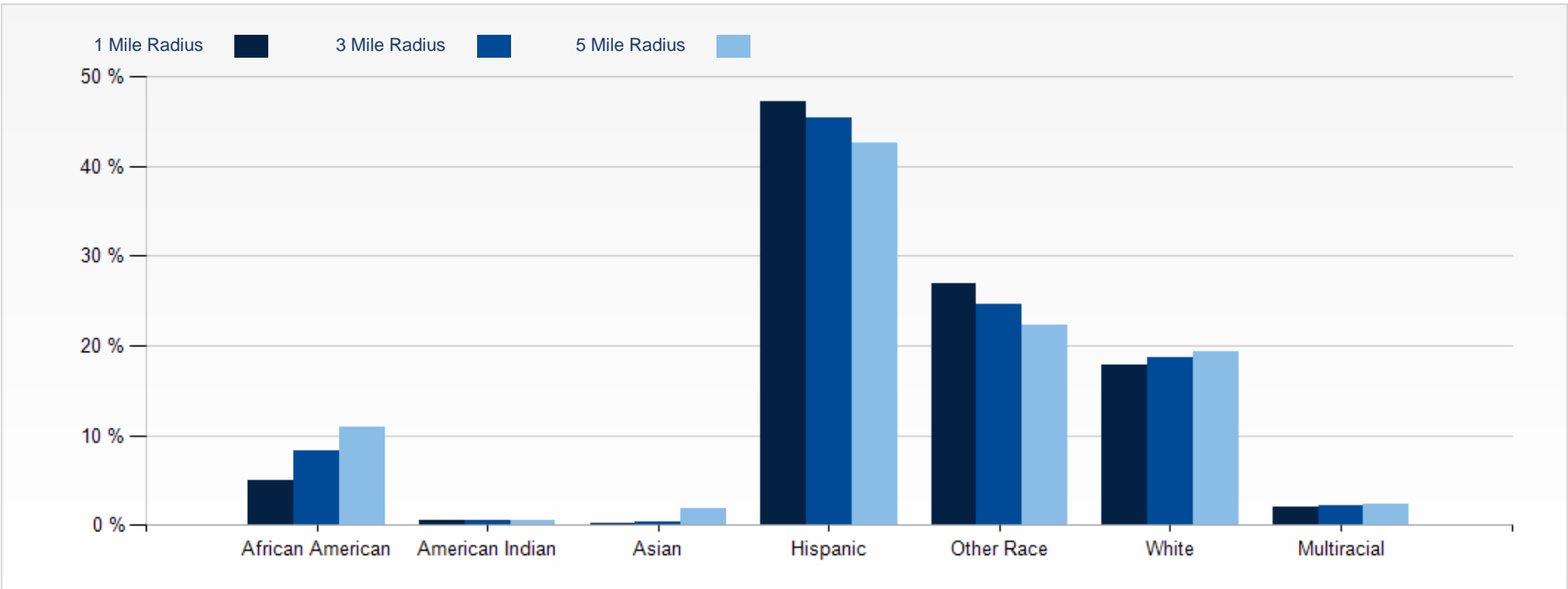
2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$43,545	\$45,220	\$52,041
Average Household Income 25-34	\$55,875	\$57,514	\$67,662
Median Household Income 35-44	\$40,844	\$41,278	\$49,075
Average Household Income 35-44	\$57,119	\$58,629	\$72,197
Median Household Income 45-54	\$51,909	\$51,963	\$57,225
Average Household Income 45-54	\$65,596	\$66,607	\$78,980
Median Household Income 55-64	\$41,528	\$42,092	\$47,043
Average Household Income 55-64	\$52,314	\$54,813	\$65,390
Median Household Income 65-74	\$33,715	\$33,023	\$35,487
Average Household Income 65-74	\$40,918	\$42,428	\$52,174
Average Household Income 75+	\$32,792	\$31,158	\$38,194



2020 Household Income

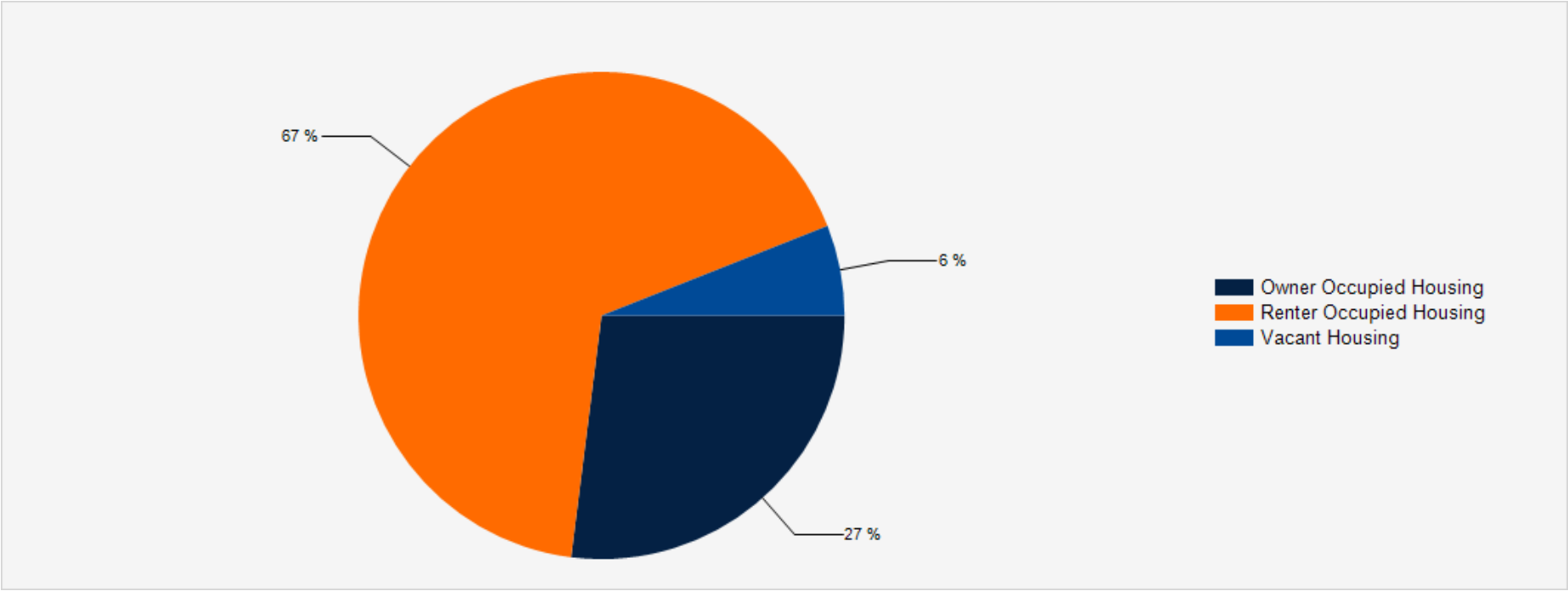


2020 Population by Race

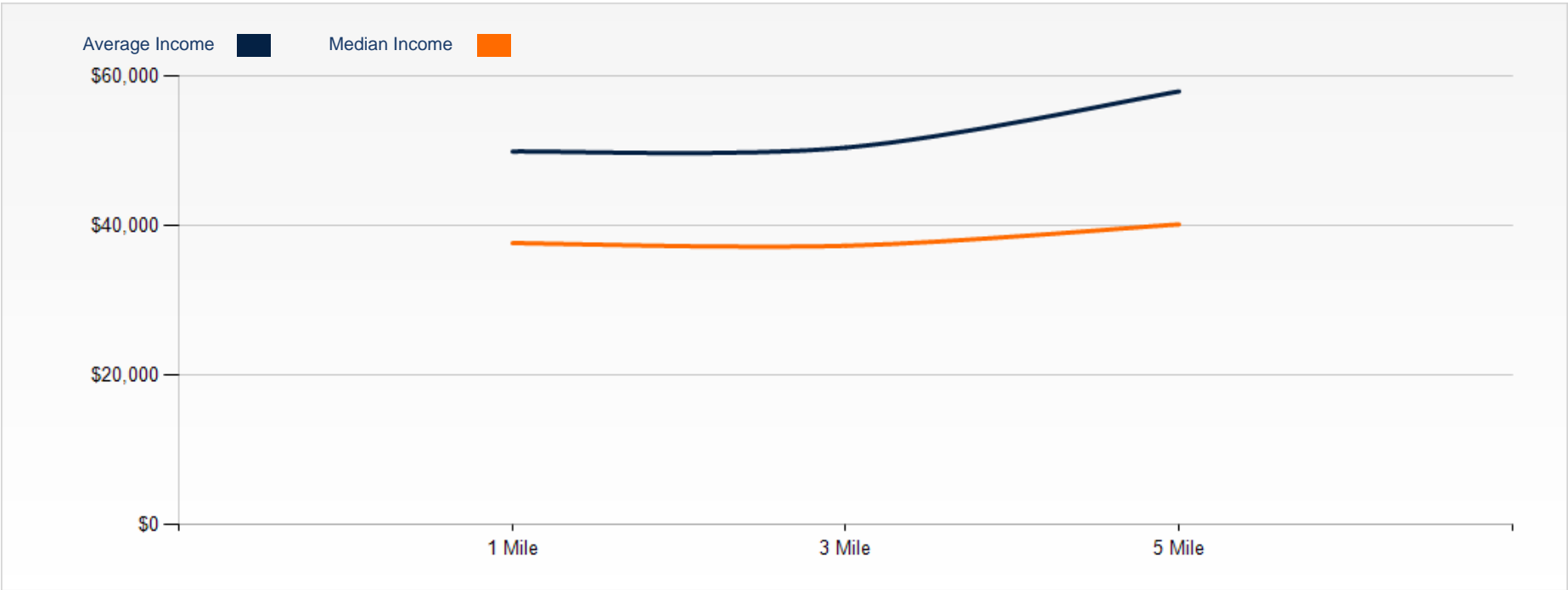




2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median





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