

# 2963 Randolph St

2963 Randolph St, Huntington Park, CA 90255



Marcus & Millichap



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SECTION 1

# Executive Summary

OFFERING SUMMARY

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## OFFERING SUMMARY



Listing Price  
**\$1,675,000**



Cap Rate  
**5.04%**



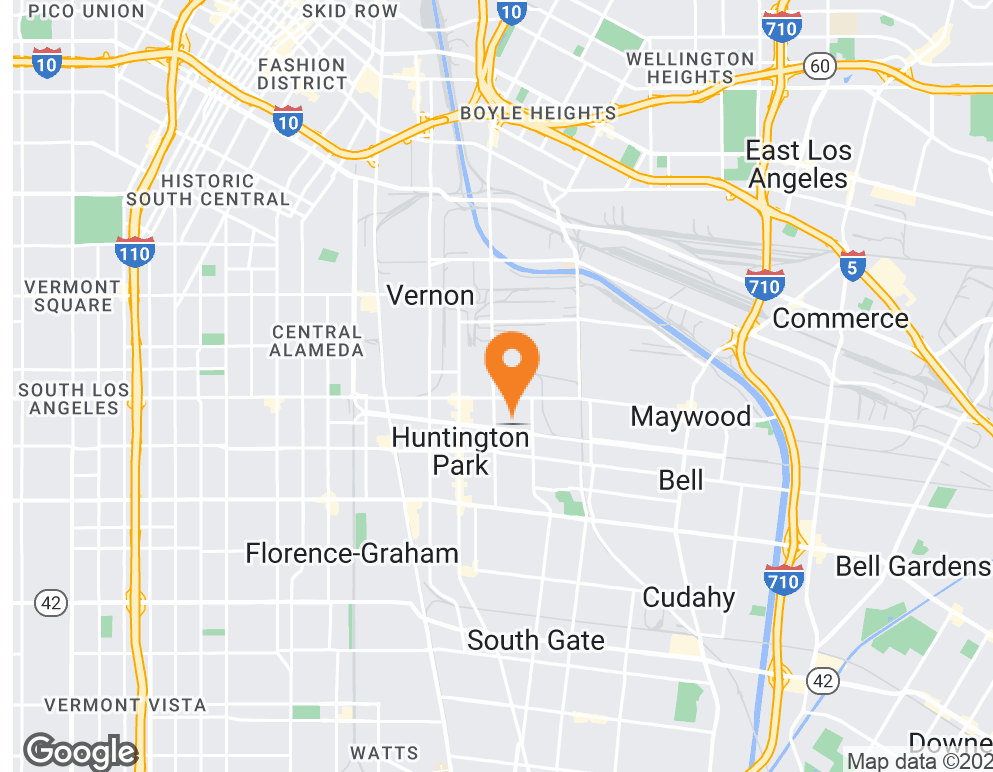
# of Units  
**7**

### FINANCIAL

Listing Price	\$1,675,000
Down Payment	40% / \$670,000
NOI	\$84,498
Cap Rate	5.04%
GRM	13.49
Price/SF	\$519.38
Price/Unit	\$239,286

### OPERATIONAL

Gross SF	3,225 SF
# of Units	7
Lot Size	0.17 Acres (7,405 SF)
Year Built / Renovated	1923 / 2021



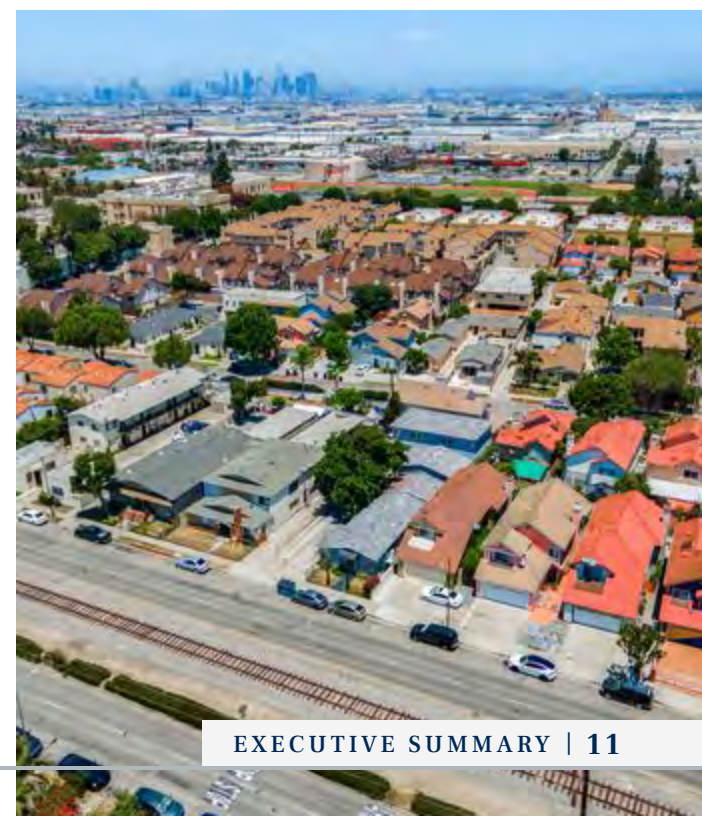














SECTION 2

# Property Information

INVESTMENT HIGHLIGHTS

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REGIONAL MAP

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LOCAL MAP

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# 2963 RANDOLPH ST

2963 Randolph St, Huntington Park, CA 90255

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## INVESTMENT OVERVIEW

The LAAA Team of Marcus & Millichap is pleased to present 2963 Randolph St, a turnkey 7 unit multifamily property located in Huntington Park, CA. This property is not subject to Los Angeles' Rent Control Laws (RSO), but it is subject to California's less strict AB-1482.

Built in 1923 and fully renovated in 2021, this 3,225 square foot building sits on a 0.17 Acre lot, and it is comprised of (2) Singles and (5) 1 Bed / 1 Bath units. Also, the city has approved the seller's plans to add an ADU, which will make this an 8 unit property. Those plans are in the final stages of planning and should be RTI before the end of the year.

Huntington park is nestled just five miles south of Downtown Los Angeles, and it is a vibrant suburb offering the serenity of a residential community paired with the excitement of city living. Huntington Park's main commercial thoroughfare is Pacific Boulevard, which is bustling with an array of diverse eateries, shops, cafes, theaters, and so much more. Pacific Boulevard exudes an urban vibe, with rows of buildings brimming with historic character in a walkable environment.

Huntington Park affords residents access to year-round outdoor activities, containing more than 31 acres of total park space—including playgrounds, picnic areas, athletic facilities, a skate park, and more. The city's residential streets tout a wide variety of homes along tranquil tree-lined avenues. Close proximity to the 710, 110, and 105 freeways makes getting around from Huntington Park, also known as "The City of Perfect Balance," simple.

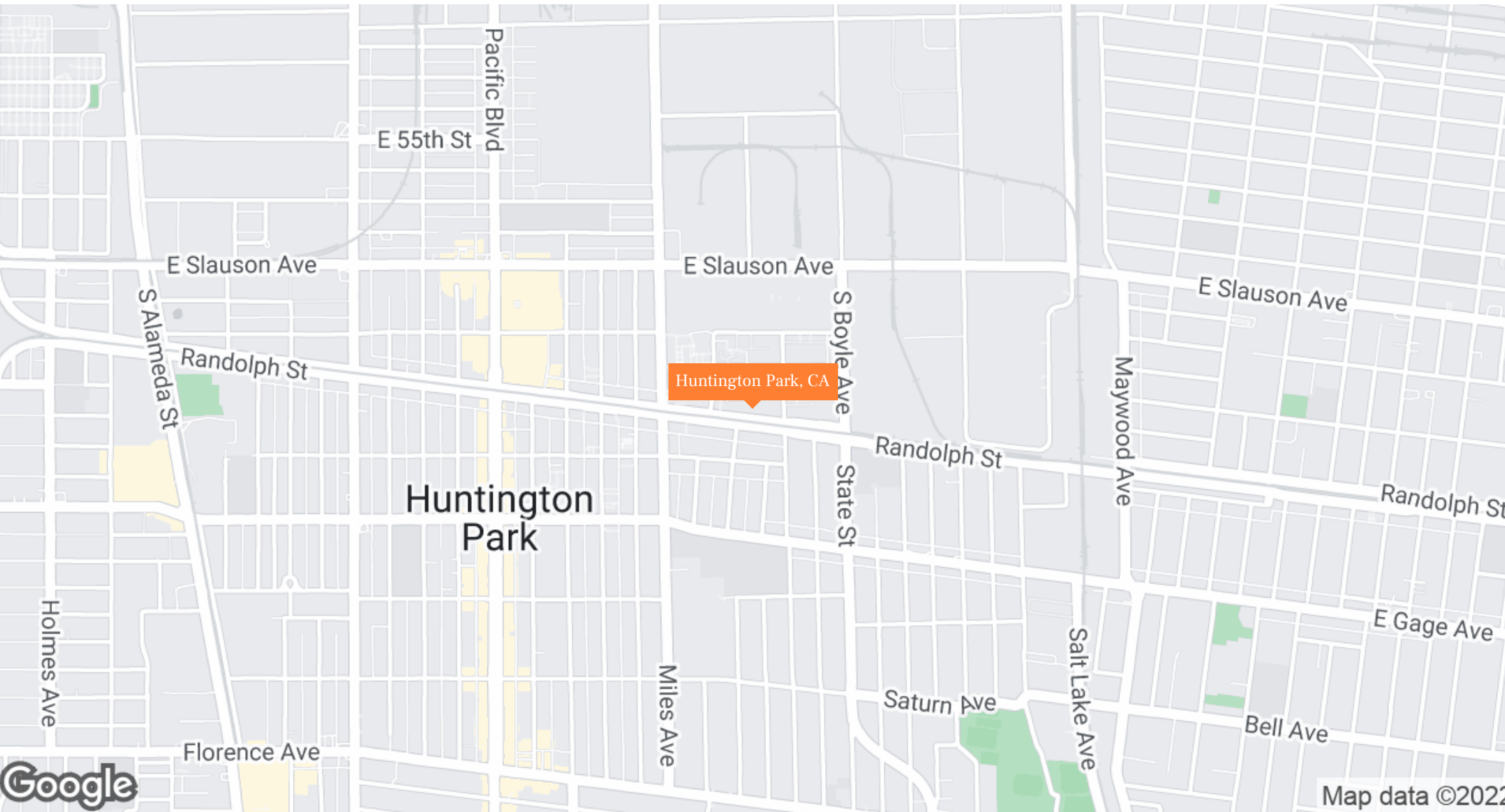
## INVESTMENT HIGHLIGHTS

- ❖ Built in 1923 | Renovated in 2021
- ❖ Nearly RTI Plans for an ADU
- ❖ Over 20% Upside in Rents
- ❖ Not Subject to LA Rent Control
- ❖ Only Subject to CA's AB-1482
- ❖ Strong Cash on Cash Return
- ❖ Attractive Interest Only Loan
- ❖ 80 Walk Score





## REGIONAL MAP // 2963 Randolph St





## 2963 Randolph St // LOCAL MAP





SECTION 3

# Financial Analysis

FINANCIAL DETAILS

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# FINANCIAL DETAILS // 2963 Randolph St

As of September,2022

UNIT	UNIT TYPE	Square Feet	SCHEDULED	SCHEDULED	POTENTIAL	POTENTIAL
			Rent / Month	Rent / SF/ Month	Rent / Month	Rent/ SF/ Month
2963	1 Bed / 1 Bath	525	\$1,400	\$2.67	\$1,995	\$3.80
2963.5	1 Bed / 1 Bath	525	\$1,375	\$2.62	\$1,995	\$3.80
2963 #A	Single / 1 Bath	300	\$1,120	\$3.73	\$1,400	\$4.67
2963 #B	Single / 1 Bath	300	\$1,270	\$4.23	\$1,400	\$4.67
2963 #C	1 Bed / 1 Bath	525	\$1,910	\$3.64	\$1,995	\$3.80
2963 #D	1 Bed / 1 Bath Section 8	525	\$1,657	\$3.16	\$1,995	\$3.80
2963 #E	1 Bed / 1 Bath Section 8	525	\$1,612	\$3.07	\$1,995	\$3.80
Total		Square Feet: 3,225	\$10,344	\$3.21	\$12,775	\$3.96

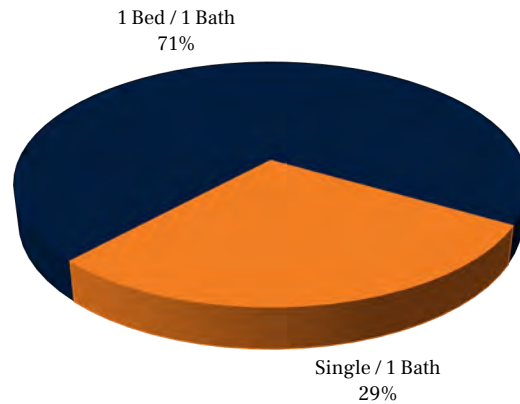


## 2963 Randolph St // FINANCIAL DETAILS

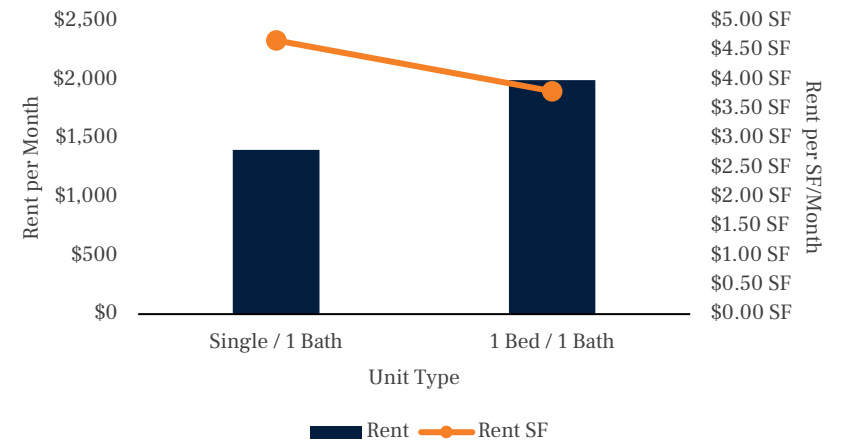
UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	SCHEDULED			POTENTIAL		
				AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME	AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME
Single / 1 Bath	2	300	\$1,120 - \$1,270	\$1,195	\$3.98	\$2,390	\$1,400	\$4.67	\$2,800
1 Bed / 1 Bath	3	525	\$1,375 - \$1,910	\$1,562	\$2.97	\$4,685	\$1,995	\$3.80	\$5,985
1 Bed / 1 Bath Section 8	2	525	\$1,612 - \$1,657	\$1,635	\$3.11	\$3,269	\$1,995	\$3.80	\$3,990
TOTALS/WEIGHTED AVERAGES	7	461		\$1,478	\$3.21	\$10,344	\$1,825	\$3.96	\$12,775

GROSS ANNUALIZED RENTS	\$124,128	\$153,300
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Unit Distribution



Unit Rent





## FINANCIAL DETAILS // 2963 Randolph St

INCOME	Current		Pro Forma	NOTES	PER UNIT	PER SF
Rental Income						
Gross Scheduled Rent	124,128		153,300		21,900	47.53
Physical Vacancy	(3,724)	3.0%	(4,599)	3.0%	(657)	(1.43)
TOTAL VACANCY	(\$3,724)	3.0%	(\$4,599)	3.0%	(\$657)	(\$1)
Effective Rental Income	120,404		148,701		21,243	46.11
Other Income						
ADU Income			25,200	[1]	3,600	7.81
TOTAL OTHER INCOME	\$0		\$25,200		\$3,600	\$7.81
EFFECTIVE GROSS INCOME	\$120,404		\$173,901		\$24,843	\$53.92
EXPENSES	Current		Pro Forma	NOTES	PER UNIT	PER SF
Real Estate Taxes	20,100		20,100	[2]	2,871	6.23
Insurance	2,450		2,800	[3]	400	0.87
Utilities	5,040		5,760	[4]	823	1.79
Repairs & Maintenance	3,500		3,500	[5]	500	1.09
Management Fee	4,816	4.0%	6,956	4.0% [6]	994	2.16
TOTAL EXPENSES	\$35,906		\$39,116		\$5,588	\$12.13
EXPENSES AS % OF EGI	29.8%		22.5%			
NET OPERATING INCOME	\$84,498		\$134,785		\$19,255	\$41.79

Notes and assumptions to the above analysis are on the following page.



### NOTES TO OPERATING STATEMENT

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- [1] Pro forma rent for ADU at \$2,100 per month
- [2] 1.20% of the Purchase Price
- [3] \$350 per unit
- [4] \$60 per unit per month
- [5] \$500 per unit
- [6] 4% of the gross income

## FINANCIAL DETAILS // 2963 Randolph St

SUMMARY				
Price	\$1,675,000			
Down Payment	\$670,000	40%		
Number of Units	7			
Price Per Unit	\$239,286			
Price Per SqFt	\$519.38			
Gross SqFt	3,225			
Lot Size	0.17 Acres			
Approx. Year Built	1923/2021			
RETURNS	Current	Pro Forma		
CAP Rate	5.04%	8.05%		
GIM	13.49	9.38		
Cash-on-Cash	5.11%	12.62%		
Debt Coverage Ratio	1.68	2.68		
FINANCING		1st Loan		
Loan Amount	\$1,005,000			
Loan Type	New			
Interest Rate	5.00%			
Amortization	30 Years			
Year Due	2027			
Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.				
# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
2	Single / 1 Bath	300	\$1,195	\$1,400
5	1 Bed / 1 Bath	525	\$1,591	\$1,995

OPERATING DATA				
INCOME		Current		Pro Forma
Gross Scheduled Rent		\$124,128		\$153,300
Less: Vacancy/Deductions	3.0%	\$3,724	3.0%	\$4,599
Total Effective Rental Income		\$120,404		\$148,701
Other Income		\$0		\$25,200
Effective Gross Income		\$120,404		\$173,901
Less: Expenses	30%	\$35,906	22%	\$39,116
Net Operating Income		\$84,498		\$134,785
Cash Flow		\$84,498		\$134,785
Debt Service		\$50,250		\$50,250
Net Cash Flow After Debt Service	5.11%	\$34,248	12.62%	\$84,535
Principal Reduction		\$0		\$0
TOTAL RETURN	5.11%	\$34,248	12.62%	\$84,535
EXPENSES		Current		Pro Forma
Real Estate Taxes		\$20,100		\$20,100
Insurance		\$2,450		\$2,800
Utilities		\$5,040		\$5,760
Repairs & Maintenance		\$3,500		\$3,500
Management Fee		\$4,816		\$6,956
TOTAL EXPENSES		\$35,906		\$39,116
Expenses/Unit		\$5,129		\$5,588
Expenses/SF		\$11.13		\$12.13



SECTION 4

# Sale Comparables

SALE COMPS MAP

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SALE COMPS SUMMARY

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CAP RATE CHART

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GRM CHART

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PRICE PER SF CHART

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PRICE PER UNIT CHART

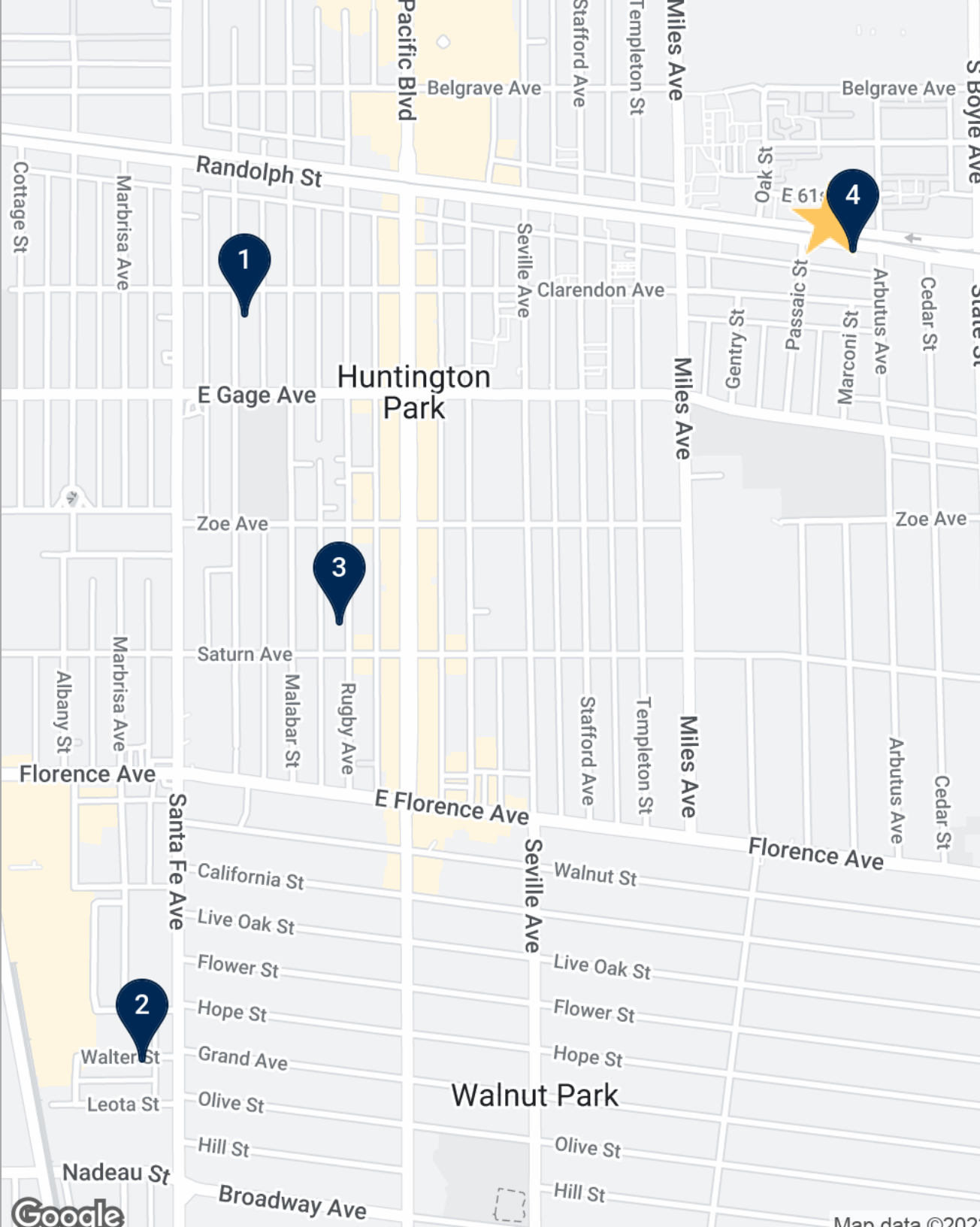
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SALE COMPS

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# SALE COMPS MAP

- ★ 2963 Randolph St
- 1 6316 Middleton St
- 2 2308-2312 Walter St
- 3 6817 Rugby Ave
- 4 2984 Randolph St

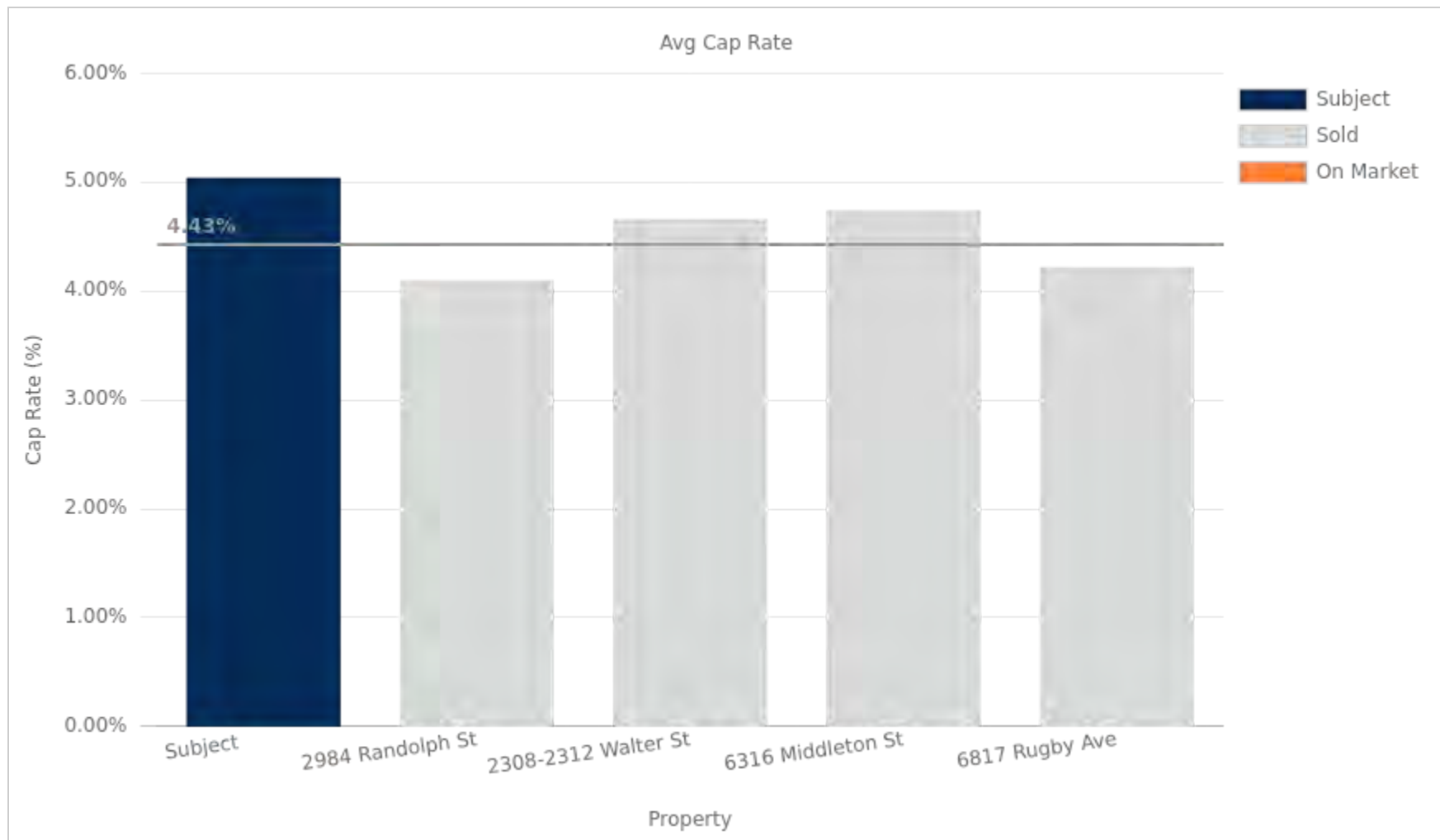




## 2963 Randolph St // SALE COMPS SUMMARY

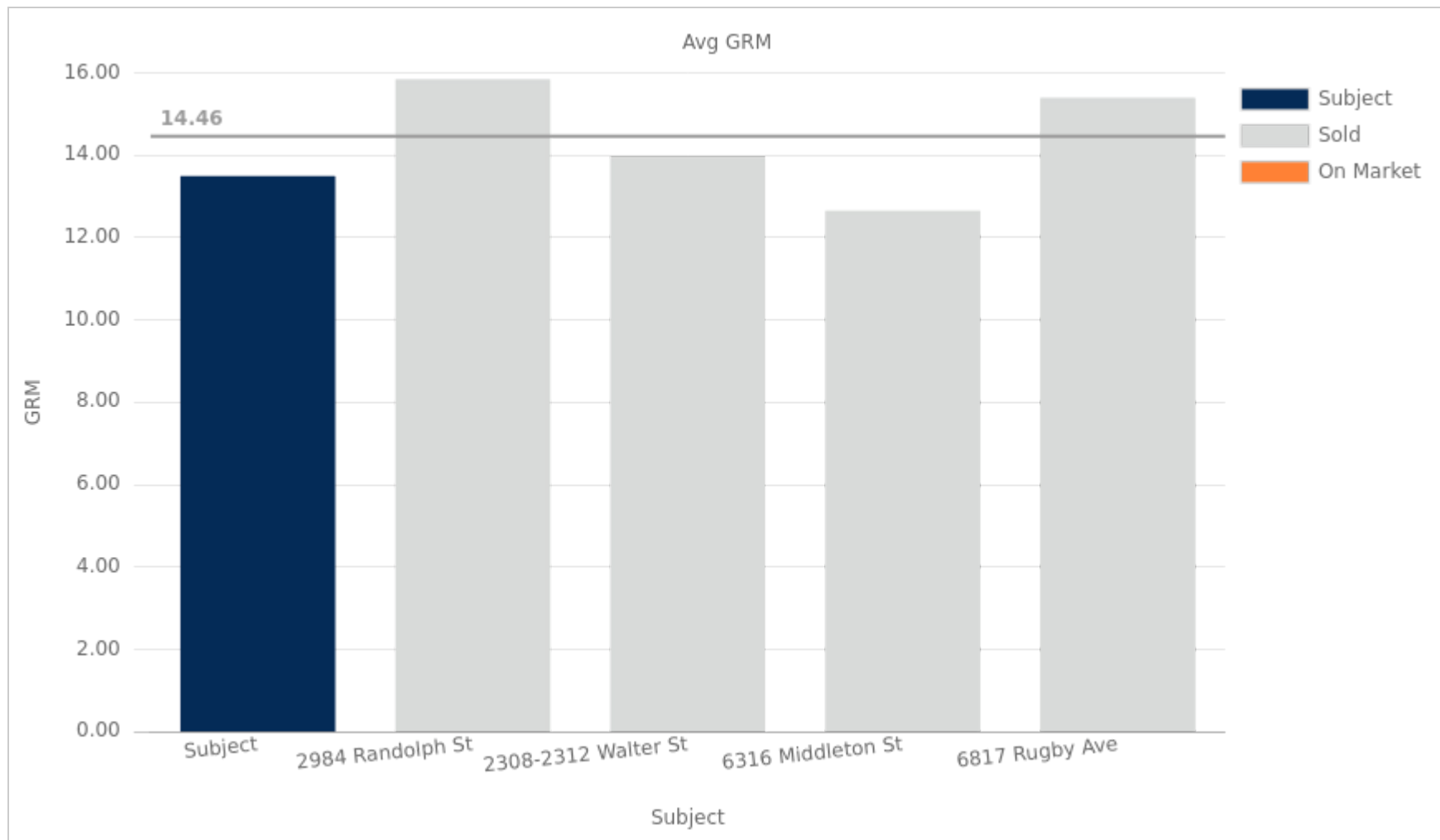
	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	<b>2963 Randolph St</b> 2963 Randolph St Huntington Park, CA 90255	\$1,675,000	3,225 SF	\$519.38	0.17 AC	\$239,286	5.04%	7	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	<b>6316 Middleton St</b> 6316 Middleton St Huntington Park, CA 90255	\$2,500,000	6,267 SF	\$398.91	0.17 AC	\$178,571	4.74%	14	10/29/2021
	<b>2308-2312 Walter St</b> 2308 Walter St Huntington Park, CA 90255	\$1,695,000	5,024 SF	\$337.38	0.29 AC	\$188,333	4.66%	9	09/07/2021
	<b>6817 Rugby Ave</b> 6817 Rugby Ave Huntington Park, CA 90255	\$1,575,000	4,919 SF	\$320.19	0.2 AC	\$196,875	4.22%	8	05/27/2022
	<b>2984 Randolph St</b> 2984 Randolph St Huntington Park, CA 90255	\$1,650,000	5,156 SF	\$320.02	0.35 AC	\$235,714	4.10%	7	09/01/2021
	<b>AVERAGES</b>	<b>\$1,855,000</b>	<b>5,342 SF</b>	<b>\$344.12</b>	<b>0.25 AC</b>	<b>\$199,873</b>	<b>4.43%</b>	<b>10</b>	<b>-</b>

## CAP RATE CHART // 2963 Randolph St

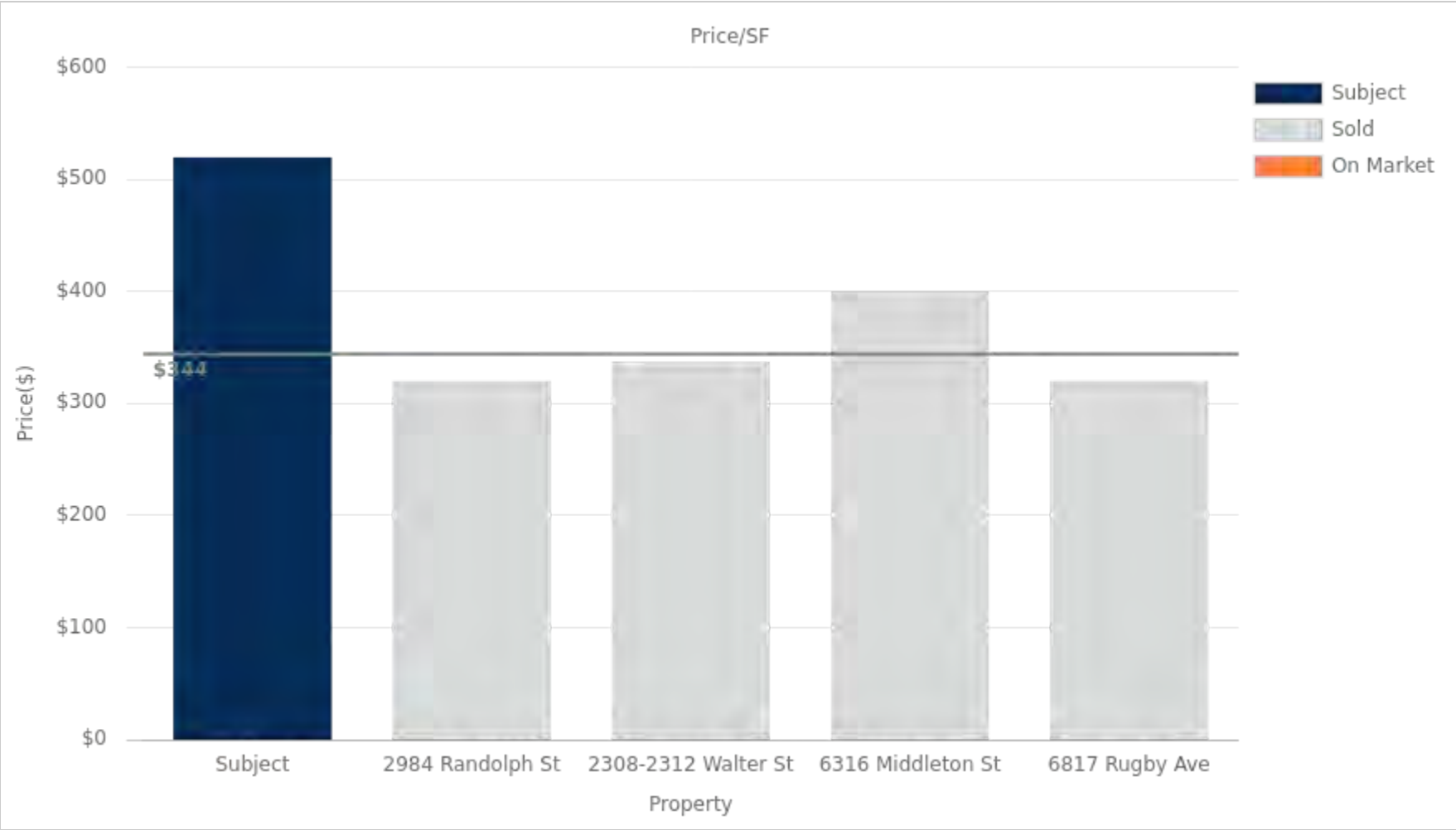




## 2963 Randolph St // GRM CHART

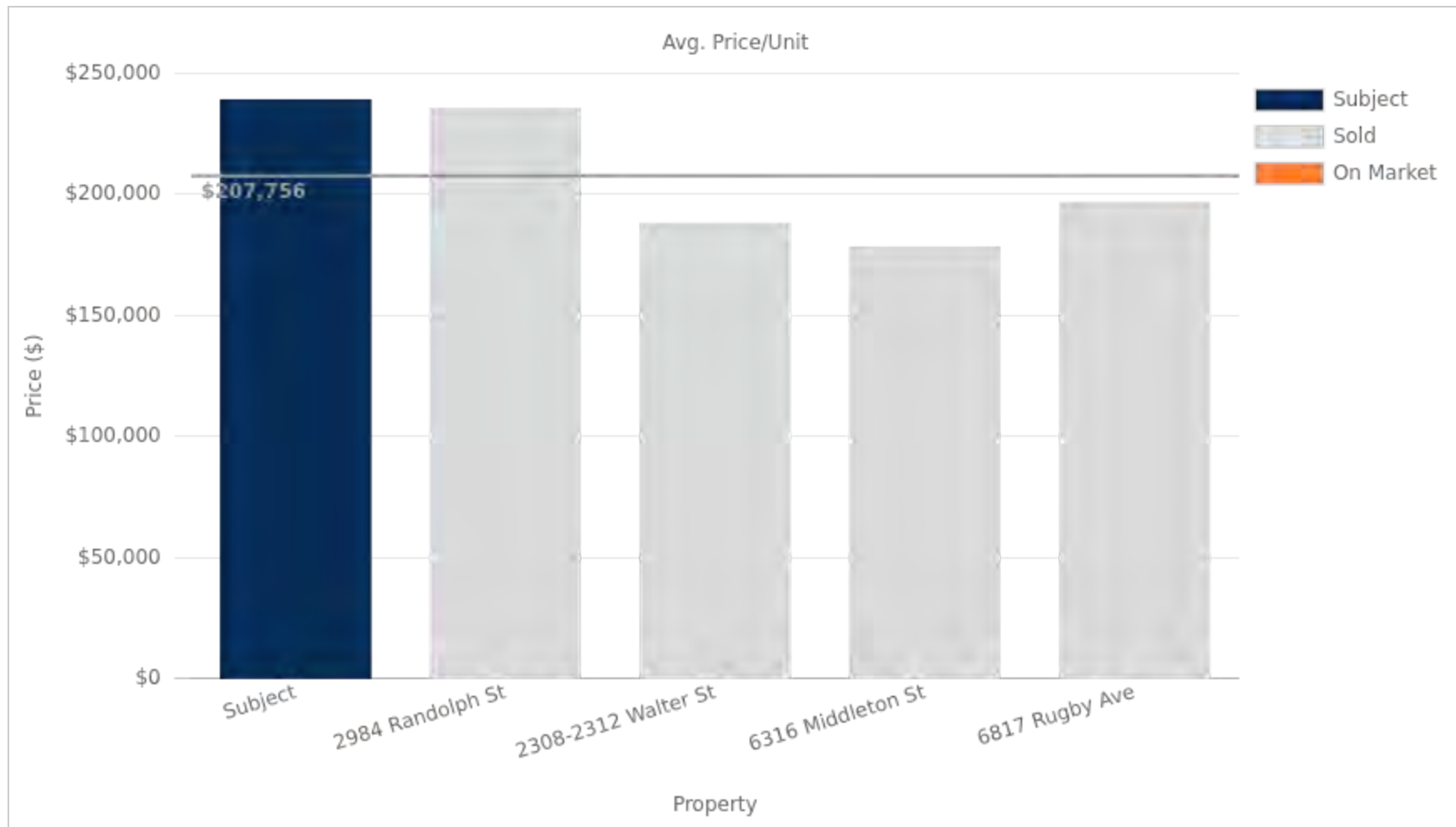


PRICE PER SF CHART // 2963 Randolph St





## 2963 Randolph St // PRICE PER UNIT CHART



## SALE COMPS // 2963 Randolph St



### 2963 Randolph St

2963 Randolph St, Huntington Park, CA 90255

Listing Price:	\$1,675,000	Price/SF:	\$519.38
Property Type:	Multifamily	GRM:	13.49
NOI:	\$84,498	Cap Rate:	5.04%
Occupancy:	-	Year Built:	1923
COE:	On Market	Number Of Units:	7
Lot Size:	0.17 Acres	Price/Unit:	\$239,286
Total SF:	3,225 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	5	71.4	525	\$1,591	\$3.03
Single / 1 Bath	2	28.6	300	\$1,195	\$3.98
TOTAL/AVG	7	100%	460	\$1,477	\$3.21



### 6316 Middleton St

6316 Middleton St Huntington Park, CA 90255

Sale Price:	\$2,500,000	Price/SF:	\$398.91
Property Type:	Multifamily	GRM:	12.65
NOI:	\$118,500	Cap Rate:	4.74%
Occupancy:	-	Year Built:	1951
COE:	10/29/2021	Number Of Units:	14
Lot Size:	0.17 Acres	Price/Unit:	\$178,571
Total SF:	6,267 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studio+1	11	78.6			
1+1	3	21.4			
TOTAL/AVG	14	100%	0	\$0	



## 2963 Randolph St // SALE COMPS



**2 2308-2312 Walter St**  
2308 Walter St Huntington Park, CA 90255

Sale Price:	\$1,695,000	Price/SF:	\$337.38
Property Type:	Multifamily	GRM:	13.95
NOI:	\$78,975	Cap Rate:	4.66%
Occupancy:	-	Year Built:	1930
COE:	09/07/2021	Number Of Units:	9
Lot Size:	0.29 Acres	Price/Unit:	\$188,333
Total SF:	5,024 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1+1	8	88.9			
2+1	1	11.1			
TOTAL/AVG	9	100%	0	\$0	



**3 6817 Rugby Ave**  
6817 Rugby Ave Huntington Park, CA 90255

Sale Price:	\$1,575,000	Price/SF:	\$320.19
Property Type:	Multifamily	GRM:	15.39
NOI:	\$66,518	Cap Rate:	4.22%
Occupancy:	-	Year Built:	1928
COE:	05/27/2022	Number Of Units:	8
Lot Size:	0.2 Acres	Price/Unit:	\$196,875
Total SF:	4,919 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1+1	8	100			
TOTAL/AVG	8	100%	0	\$0	

SALE COMPS // 2963 Randolph St



**4 2984 Randolph St**  
2984 Randolph St Huntington Park, CA 90255

Sale Price:	\$1,650,000	Price/SF:	\$320.02
Property Type:	Multifamily	GRM:	15.84
NOI:	\$67,704	Cap Rate:	4.10%
Occupancy:	-	Year Built:	1923
COE:	09/01/2021	Number Of Units:	7
Lot Size:	0.35 Acres	Price/Unit:	\$235,714
Total SF:	5,156 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1+1	4	57.1			
2+1	2	28.6			
3+1	1	14.3			
TOTAL/AVG	7	100%	0	\$0	



SECTION 5

# Lease Comparables

RENT COMPS MAP

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RENT COMPS SUMMARY

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RENT BY BED CHART

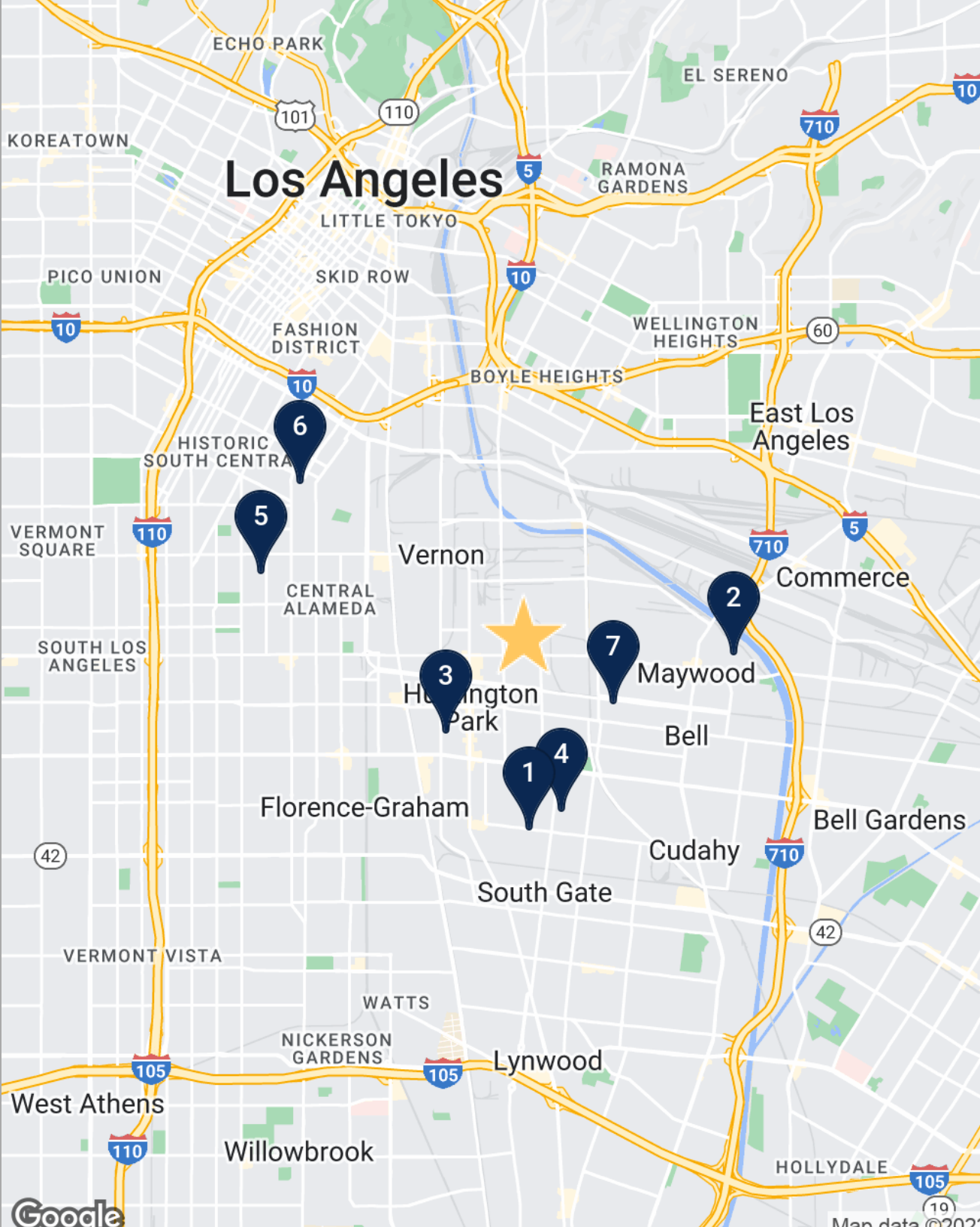
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RENT COMPS

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# RENT COMPS MAP

- ★ 2963 Randolph St
- 1 3074 Santa Ana St
- 2 4748 E 56th St
- 3 6729-6803 Middleton St
- 4 3302 Olive St
- 5 795 E 47th St
- 6 1164 E 32nd St
- 7 3606 Randolph Pl





## 2963 Randolph St // RENT COMPS SUMMARY

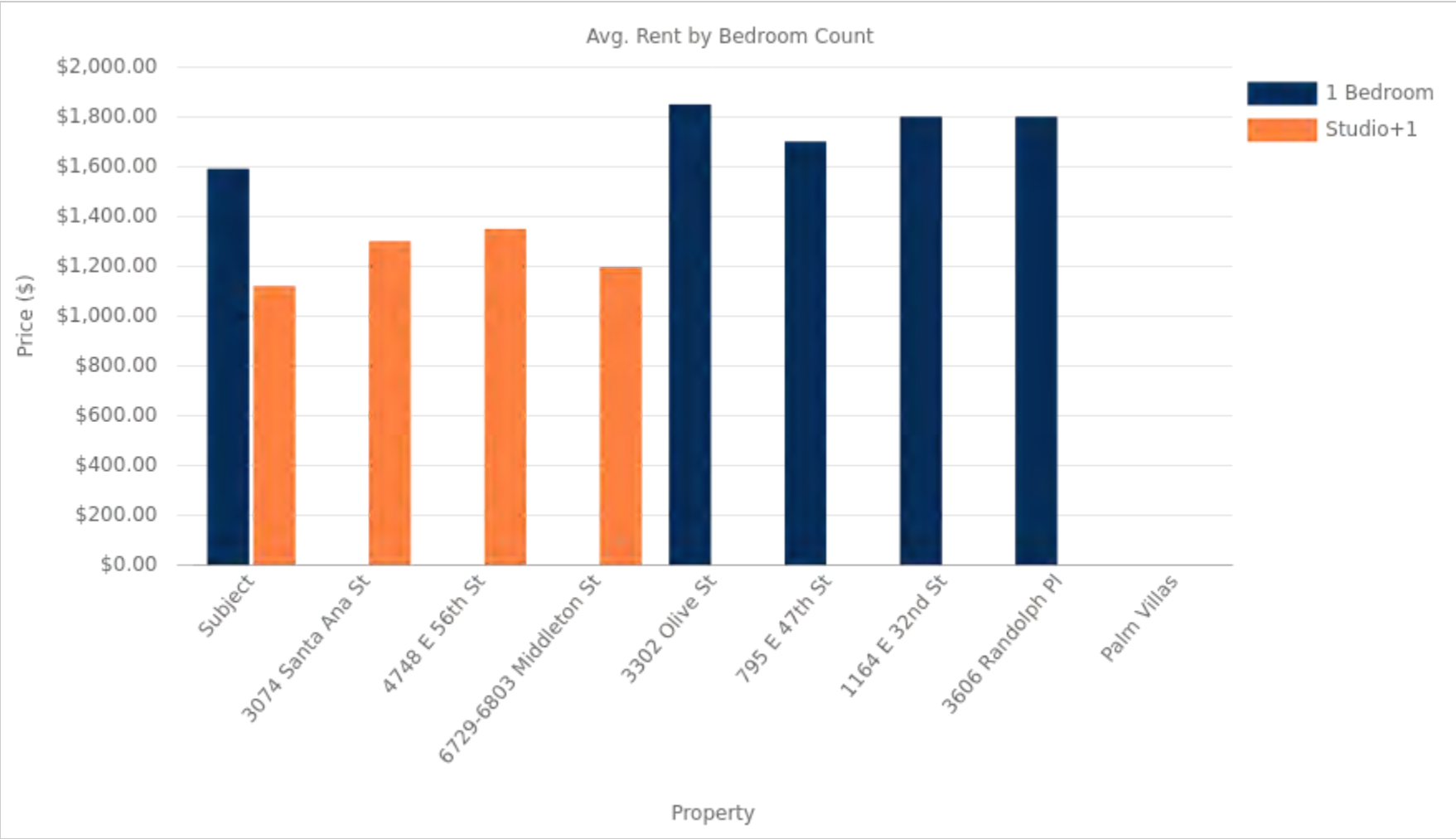
	SUBJECT PROPERTY	RENT/SF	AVAILABLE SF	LOT SIZE	# OF UNITS
	<b>2963 Randolph St</b> 2963 Randolph St Huntington Park, CA 90255	\$3.21	3,225 SF	0.17 AC	7
	RENT COMPARABLES	RENT/SF	AVAILABLE SF	LOT SIZE	# OF UNITS
	<b>3074 Santa Ana St</b> 3074 Santa Ana St South Gate, CA 90280	\$2.71	1,730 SF	0.11 AC	4
	<b>4748 E 56th St</b> 4748 E 56th St Maywood, CA 90270	\$3.38	1,968 SF	0.14 AC	3
	<b>6729-6803 Middleton St</b> 6729 Middleton St Huntington Park, CA 90255	\$2.39	5,007 SF	0.2 AC	9
	<b>3302 Olive St</b> 3302 Olive St Huntington Park, CA 90255	\$3.56	2,471 SF	0.14 AC	2
	<b>795 E 47th St</b> 795 E 47th St Los Angeles, CA 90011	\$2.79	1,767 SF	0.15 AC	2
	<b>1164 E 32nd St</b> 1164 E 32nd St Los Angeles, CA 90011	\$3.60	1,842 SF	0.1 AC	2

RENT COMPS SUMMARY // 2963 Randolph St

	SUBJECT PROPERTY	RENT/SF	AVAILABLE SF	LOT SIZE	# OF UNITS
7	3606 Randolph Pl 3606 Randolph Pl Bell, CA 90201	\$2.57	2,489 SF	0.14 AC	2
	AVERAGES	\$3.00	2,468 SF	0.14 AC	3



2963 Randolph St // RENT BY BED CHART



RENT COMPS // 2963 Randolph St

★ 2963 Randolph St  
2963 Randolph St, Huntington Park, CA 90255

🏠 7 Units | 🕒 Year Built 1923



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	5	71.4	525	\$1,591	\$3.03
Single / 1 Bath	2	28.6	300	\$1,195	\$3.98
TOTAL/AVG	7	100%	460	\$1,477	\$3.21

1 3074 Santa Ana St  
3074 Santa Ana St, South Gate, CA 90280

🏠 4 Units | 🕒 Year Built 1949



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studio+1	1	100	480	\$1,300	\$2.71
TOTAL/AVG	1	100%	480	\$1,300	\$2.71



## 2963 Randolph St // RENT COMPS

**2 4748 E 56th St**  
4748 E 56th St, Maywood, CA 90270

 3 Units |  Year Built 1932



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studio+1	1	100	400	\$1,350	\$3.38
TOTAL/AVG	1	100%	400	\$1,350	\$3.38

**3 6729-6803 Middleton St**  
6729 Middleton St, Huntington Park, CA 90255

 9 Units |  Year Built 1938



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studio+1	1	100	500	\$1,195	\$2.39
TOTAL/AVG	1	100%	500	\$1,195	\$2.39

RENT COMPS // 2963 Randolph St

4 3302 Olive St  
3302 Olive St, Huntington Park, CA 90255

2 Units | Year Built 1935



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1+1	1	100	520	\$1,850	\$3.56
TOTAL/AVG	1	100%	520	\$1,850	\$3.56

5 795 E 47th St  
795 E 47th St, Los Angeles, CA 90011

2 Units | Year Built 1922



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1+1	1	100	610	\$1,700	\$2.79
TOTAL/AVG	1	100%	610	\$1,700	\$2.79



## 2963 Randolph St // RENT COMPS

**6 1164 E 32nd St**  
1164 E 32nd St, Los Angeles, CA 90011

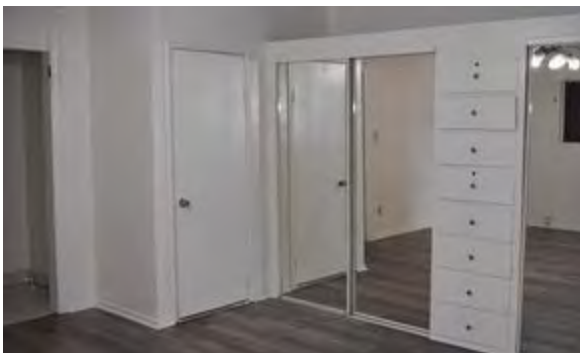
 2 Units |  Year Built 1956



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1+1	1	100	500	\$1,800	\$3.60
TOTAL/AVG	1	100%	500	\$1,800	\$3.60

**7 3606 Randolph Pl**  
3606 Randolph Pl, Bell, CA 90201

 2 Units |  Year Built 1924



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1+1	1	100	700	\$1,800	\$2.57
TOTAL/AVG	1	100%	700	\$1,800	\$2.57

SECTION 6

# Market Overview

MARKET OVERVIEW

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DEMOGRAPHICS

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Marcus & Millichap







### LOS ANGELES

The Los Angeles-Long Beach metro is located entirely within Los Angeles County, covering 4,751 square miles. The county encompasses 88 incorporated cities and numerous unincorporated areas. It is bordered on the east by San Bernardino County, on the north by Kern and Ventura counties, on the west by the Pacific Ocean and on the south by Orange County. The area is home to roughly 10.2 million residents. The city of Los Angeles accounts for nearly 4 million people. The Los Angeles coastline stretches along 81 miles of world-famous beaches. The Santa Monica and San Gabriel mountains are located in the county, with the highest point at Mount San Antonio reaching more than 10,000 feet.

### METRO HIGHLIGHTS



#### ECONOMIC CENTER

Los Angeles is the entertainment capital of the world as well as a leading international trade and manufacturing center.



#### VAST INFRASTRUCTURE NETWORK

The region has well-established and interconnected transportation systems by road, rail and waterways, allowing access to most of the world's markets.



#### JOB AND POPULATION GROWTH

A desirable climate and proximity to the ocean and recreational opportunities lure companies and residents to the metro.



## TRANSPORTATION

- The Port of Los Angeles and the Port of Long Beach are the largest and busiest ports in the nation.
- Various interstate routes make the area accessible nationwide, including 5, 10, 15, 110, 210, 215, 405 and 710.
- Amtrak and Metrolink provide passenger rail service. Freight rail lines servicing the county include Union Pacific and BNSF.
- The expanding light-rail network provides increased access to in-town travel.
- LAX is one of the busiest U.S. airports. Other commercial airports serving the county include Long Beach, Burbank and Palmdale.
- The 20-mile railroad express line Alameda Corridor facilitates nearby port activity, connecting the two local ports to the transcontinental rail network east of downtown.



MORE THAN  
**17**

MILLION TEU CONTAINERS ARE SHIPPED THROUGH THE PORTS OF LOS ANGELES AND LONG BEACH ANNUALLY, RANKING THEM FIRST AND SECOND IN THE NATION.

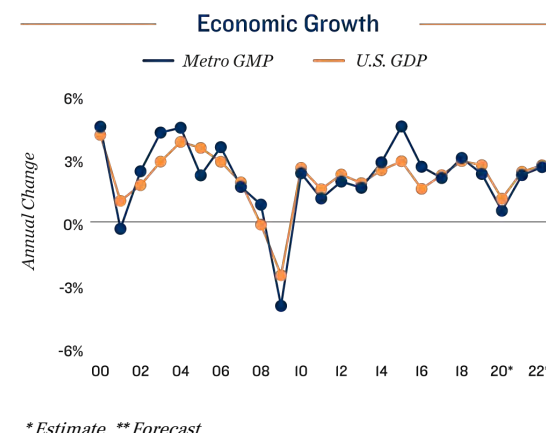




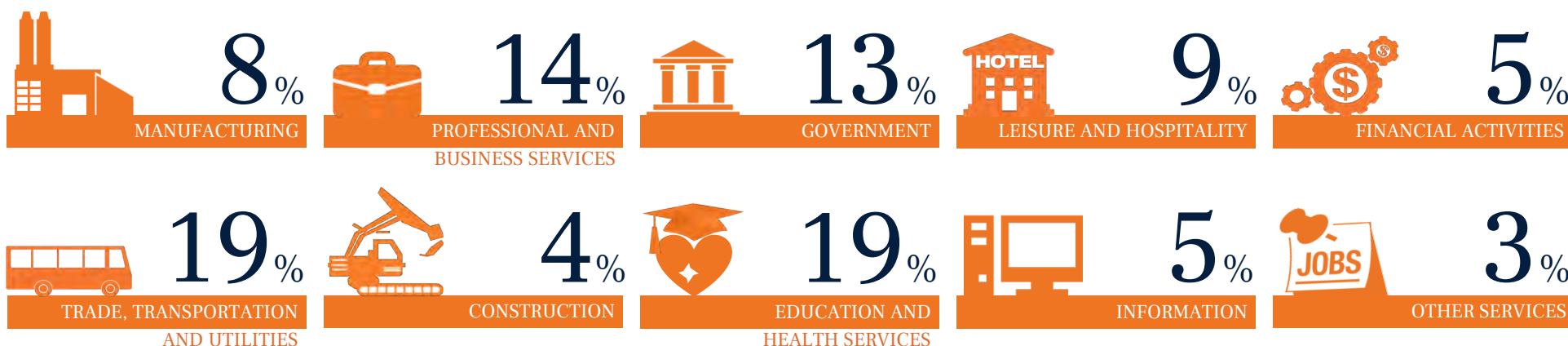
## ECONOMY

- The motion picture/entertainment industry is one of the most high-profile sectors of the economy.
- The GMP (Gross Metropolitan Product) is expected to grow at a slower pace than the U.S. rate in this year.
- Eleven Fortune 500 companies are currently headquartered in the metro.
- A significant aerospace presence exists in the South Bay, led by employers that include Boeing, Northrop Grumman, Raytheon Technologies Corp. and SpaceX.
- Employers in a variety of industries provide approximately 4.2 million jobs in the county.
- The two ports make the area a major player in transportation and the global shipping trade.

MAJOR AREA EMPLOYERS
Kaiser Permanente
Northrop Grumman Corp.
The Boeing Co.
Kroger Co.
Cedars-Sinai Medical Center
University of Southern California
Target Corp.
Amazon
The Home Depot
Providence Health & Services



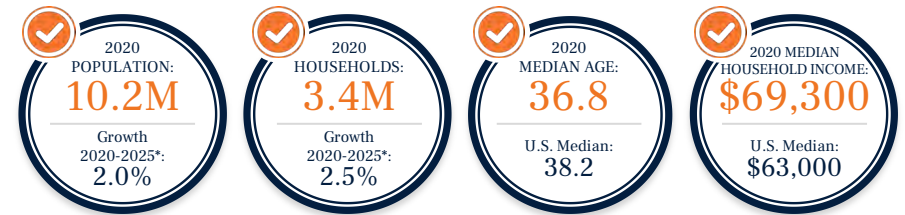
## SHARE OF 2020 TOTAL EMPLOYMENT



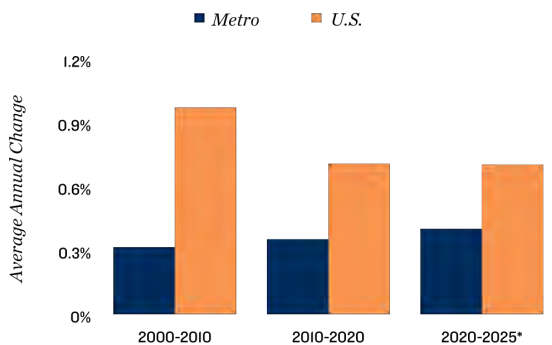
## DEMOGRAPHICS

- The population of roughly 10.2 million people makes Los Angeles the most populous metropolitan area in the U.S.
- More than 200,000 new residents are expected through 2025; these gains will translate into nearly 85,000 households formed during the same five-year period.
- A median home price that is twice that of the nation has resulted in a homeownership rate of 46 percent in 2020; this is well below the national level of 64 percent.
- Nearly 31 percent of residents age 25 and older have attained at least a bachelor's degree. Roughly 11 percent also hold a graduate or professional degree.

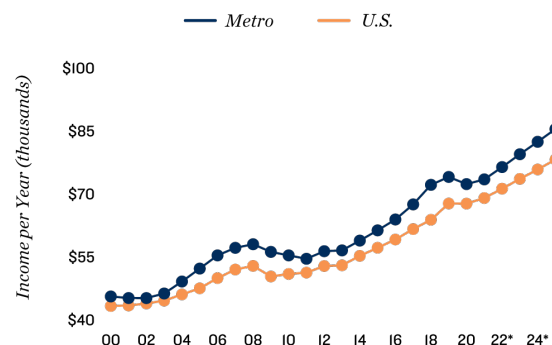
## QUICK FACTS



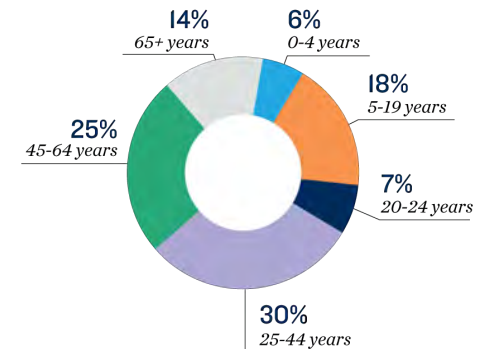
Population Growth



Median Household Income



2020 Population by Age



\* Forecast



QUALITY OF LIFE

The Los Angeles region enjoys pleasant weather, with sunshine throughout the year. Bounded by mountains and the Pacific Ocean, the temperature rarely rises above 85 degrees or falls below 40 degrees, and rainfall is minimal. It is possible to swim in the ocean and ski on the mountains on the same day.

There are almost 60 institutes of higher learning in the county, including three campuses of the University of California and seven campuses of California State University. Private institutions such as Caltech, the Claremont Colleges, Occidental College and the University of Southern California, along with a number of community colleges, are also included in this count.

Several professional and college teams are located in the area. Cultural venues include Walt Disney Concert Hall, Dorothy Chandler Pavilion, the Hollywood Bowl, Warner Bros. Studios, Huntington Library, the Museum of Art and the Natural History Museum of Los Angeles County.

\$700,000

MEDIAN HOME PRICE



100+

MUSEUMS



81

MILES OF SHORELINE



Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

SPORTS



EDUCATION



ARTS & ENTERTAINMENT



POPULATION	1 Mile	3 Miles	5 Miles
<b>2026 Projection</b>			
Total Population	48,788	388,658	1,117,313
<b>2021 Estimate</b>			
Total Population	48,544	383,553	1,096,133
<b>2010 Census</b>			
Total Population	48,773	381,949	1,076,972
<b>2000 Census</b>			
Total Population	51,168	382,560	1,044,645
<b>Daytime Population</b>			
2021 Estimate	44,184	327,365	1,056,785
<b>HOUSEHOLDS</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>2026 Projection</b>			
Total Households	12,657	92,604	286,191
<b>2021 Estimate</b>			
Total Households	12,548	91,290	278,632
Average (Mean) Household Size	3.8	4.1	3.8
<b>2010 Census</b>			
Total Households	12,429	89,820	267,623
<b>2000 Census</b>			
Total Households	12,481	88,461	253,033
Growth 2021-2026	0.9%	1.4%	2.7%
<b>HOUSING UNITS</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Occupied Units</b>			
2026 Projection	13,280	97,892	308,501
2021 Estimate	13,148	96,472	299,848
Owner Occupied	2,870	27,046	82,306
Renter Occupied	9,678	64,244	196,326
Vacant	600	5,182	21,216
<b>Persons in Units</b>			
2021 Estimate Total Occupied Units	12,548	91,290	278,632
1 Person Units	12.9%	11.1%	18.1%
2 Person Units	17.3%	15.0%	16.6%
3 Person Units	17.3%	15.9%	14.7%
4 Person Units	19.1%	18.5%	16.1%
5 Person Units	14.7%	15.5%	13.3%
6+ Person Units	18.7%	24.0%	21.2%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2021 Estimate</b>			
\$200,000 or More	1.3%	1.3%	2.3%
\$150,000-\$199,999	3.3%	2.8%	3.3%
\$100,000-\$149,999	10.3%	9.8%	10.5%
\$75,000-\$99,999	11.4%	12.3%	11.8%
\$50,000-\$74,999	16.6%	18.7%	17.3%
\$35,000-\$49,999	16.8%	15.8%	14.5%
\$25,000-\$34,999	13.2%	12.9%	11.5%
\$15,000-\$24,999	14.5%	13.7%	12.8%
Under \$15,000	12.6%	12.6%	16.2%
Average Household Income	\$58,014	\$58,693	\$62,221
Median Household Income	\$41,986	\$44,542	\$44,326
Per Capita Income	\$15,089	\$14,023	\$16,227
<b>POPULATION PROFILE</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Population By Age</b>			
2021 Estimate Total Population	48,544	383,553	1,096,133
Under 20	31.4%	32.4%	31.3%
20 to 34 Years	25.1%	25.6%	26.1%
35 to 39 Years	7.8%	7.7%	7.6%
40 to 49 Years	13.0%	12.5%	12.4%
50 to 64 Years	14.1%	13.8%	14.3%
Age 65+	8.5%	8.0%	8.4%
Median Age	31.1	30.3	30.6
<b>Population 25+ by Education Level</b>			
2021 Estimate Population Age 25+	29,556	229,164	662,709
Elementary (0-8)	32.6%	34.5%	30.4%
Some High School (9-11)	21.6%	18.9%	17.2%
High School Graduate (12)	22.3%	24.1%	24.3%
Some College (13-15)	13.5%	13.0%	14.8%
Associate Degree Only	3.3%	3.7%	4.1%
Bachelor's Degree Only	5.1%	4.6%	6.8%
Graduate Degree	1.5%	1.2%	2.4%
<b>Population by Gender</b>			
2021 Estimate Total Population	48,544	383,553	1,096,133
Male Population	50.3%	50.0%	50.2%
Female Population	49.7%	50.0%	49.8%

## DEMOGRAPHICS // 2963 Randolph St



### POPULATION

In 2021, the population in your selected geography is 1,096,133. The population has changed by 4.9 percent since 2000. It is estimated that the population in your area will be 1,117,313 five years from now, which represents a change of 1.9 percent from the current year. The current population is 50.2 percent male and 49.8 percent female. The median age of the population in your area is 30.6, compared with the U.S. average, which is 38.4. The population density in your area is 13,955 people per square mile.



### HOUSEHOLDS

There are currently 278,632 households in your selected geography. The number of households has changed by 10.1 percent since 2000. It is estimated that the number of households in your area will be 286,191 five years from now, which represents a change of 2.7 percent from the current year. The average household size in your area is 3.8 people.



### INCOME

In 2021, the median household income for your selected geography is \$44,326, compared with the U.S. average, which is currently \$65,694. The median household income for your area has changed by 68.5 percent since 2000. It is estimated that the median household income in your area will be \$46,458 five years from now, which represents a change of 4.8 percent from the current year.

The current year per capita income in your area is \$16,227, compared with the U.S. average, which is \$36,445. The current year's average household income in your area is \$62,221, compared with the U.S. average, which is \$94,822.



### EMPLOYMENT

In 2021, 410,866 people in your selected area were employed. The 2000 Census revealed that 39.1 percent of employees are in white-collar occupations in this geography, and 60.9 percent are in blue-collar occupations. In 2021, unemployment in this area was 12.0 percent. In 2000, the average time traveled to work was 28.4 minutes.



### HOUSING

The median housing value in your area was \$395,864 in 2021, compared with the U.S. median of \$227,827. In 2000, there were 82,420 owner-occupied housing units and 170,613 renter-occupied housing units in your area. The median rent at the time was \$532.



### EDUCATION

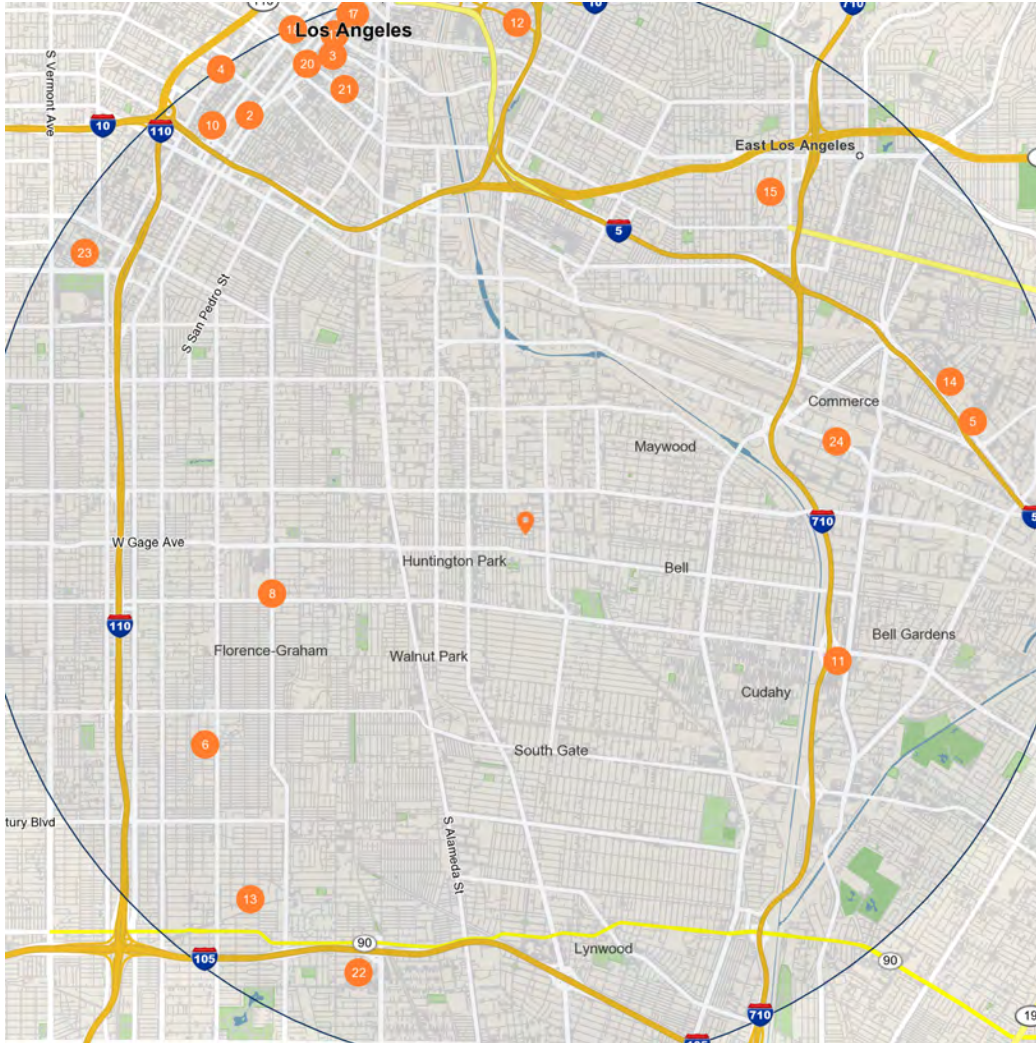
The selected area in 2021 had a lower level of educational attainment when compared with the U.S. averages. Only 2.4 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.0 percent, and 6.8 percent completed a bachelor's degree, compared with the national average of 19.5 percent.

The number of area residents with an associate degree was lower than the nation's at 4.1 percent vs. 8.3 percent, respectively.

The area had fewer high-school graduates, 24.3 percent vs. 27.2 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 14.8 percent in the selected area compared with the 20.5 percent in the U.S.



## 2963 Randolph St // DEMOGRAPHICS



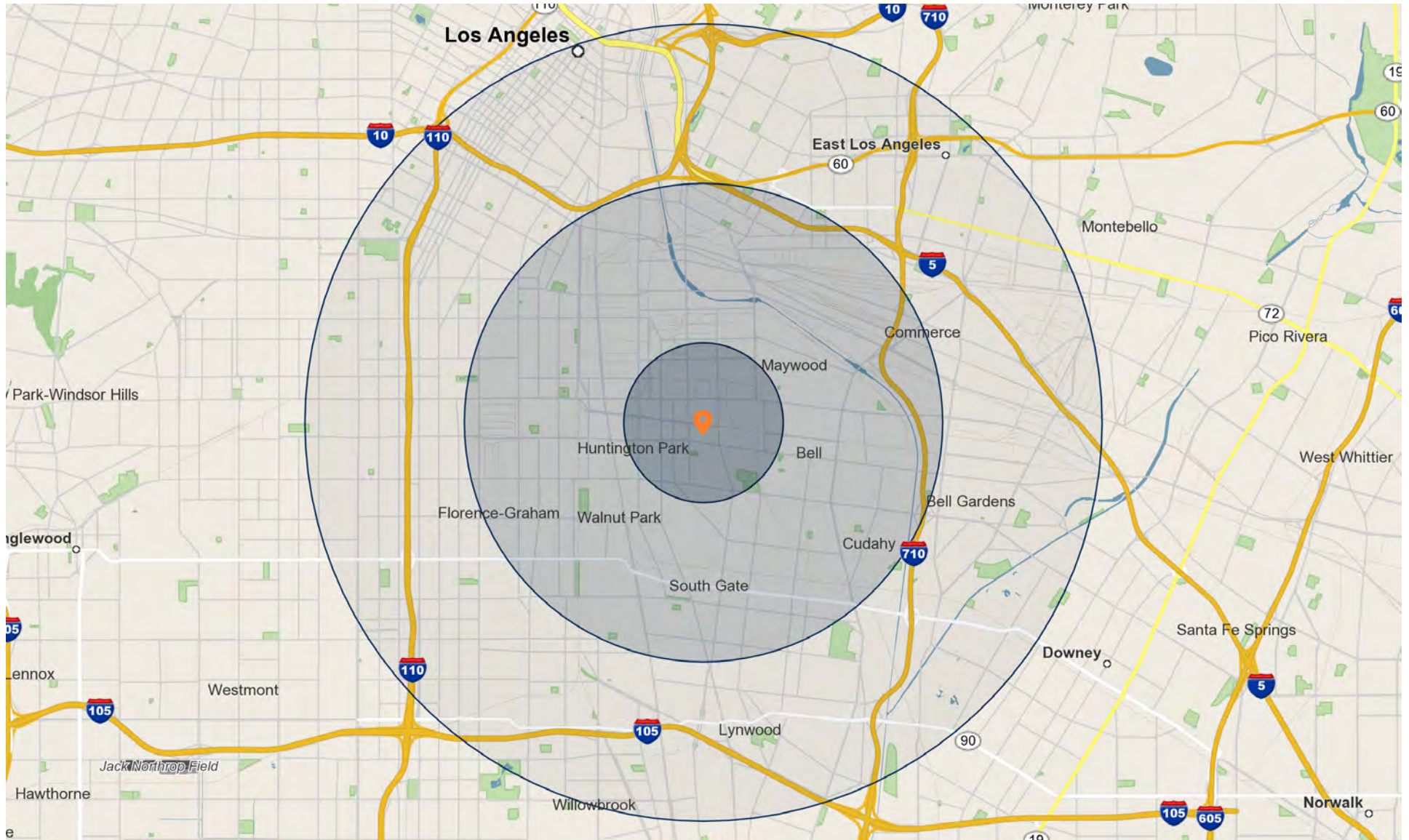
### Major Employers

### Employees

1	City of Los Angeles-Police Dept	3,000
2	City of Los Angeles-Dept of Pub Wrks- Bur Sntation	3,000
3	Golden International	2,968
4	Sbeeg Holdings LLC	2,693
5	California Commerce Club Inc-Commerce Casino	2,600
6	City of Los Angeles-Parks & Recreation Dept	2,300
7	California Dept Transportation-Caltrans District 7	2,300
8	Nextel of Texas Inc-Sprint	1,680
9	Citiznship Immigration Svcs US-Los Angeles District Office	1,500
10	Califrnia Hosp Med Ctr Fndtion	1,500
11	Bell Gardens Bicycle Club Inc-Bicycle Club Casino	1,300
12	White Memorial Medical Center-CECILLA GONZALEZ DE AL HOYA CA	1,200
13	Los Angeles Unified School Dst-Animo Charter School Mid	1,184
14	American Intl Inds Inc-Aii Beauty	1,100
15	Roman Cthlic Archbshop of Los	1,065
16	County of Los Angeles-Gateway	1,000
17	Insurance California Dept-Consumer Services Division	1,000
18	Southern California Gas Tower	1,000
19	Deloitte & Touche LLP	1,000
20	City of Los Angeles-Public Works Dept	1,000
21	County of Los Angeles	1,000
22	Charles R Drew Univ Mdcine Scn	1,000
23	University Southern California-U S C Auxiliary Services	1,000
24	United States Postal Service-US Post Office	1,000
25	Los Angles Cnty Mtro Trnsp Aut-Metro	900



## DEMOGRAPHICS // 2963 Randolph St







## EXCLUSIVELY LISTED BY

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