

Marcus & Millichap

LAAA TEAM

CONCEPTUAL RENDERING



**SHOVEL READY DEVELOPMENT SITE**

**18-UNIT SINGLE FAMILY DWELLING SMALL LOT SUBDIVISION**

**LOCATED IN OPPORTUNITY ZONE**

**6859**

**HAZELTINE AVE**  
VAN NUYS, CA 91405

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**6859**

**HAZELTINE AVE**

VAN NUYS, CA 91405

**Marcus & Millichap**

**LAAA TEAM**



# TABLE OF CONTENTS

6853 HAZELTINE AVE VAN NUYS, CA

CONCEPTUAL RENDERING

OFFERING  
SUMMARY

1

DEVELOPMENT  
RENDERINGS

2

MARKET  
COMPARABLES

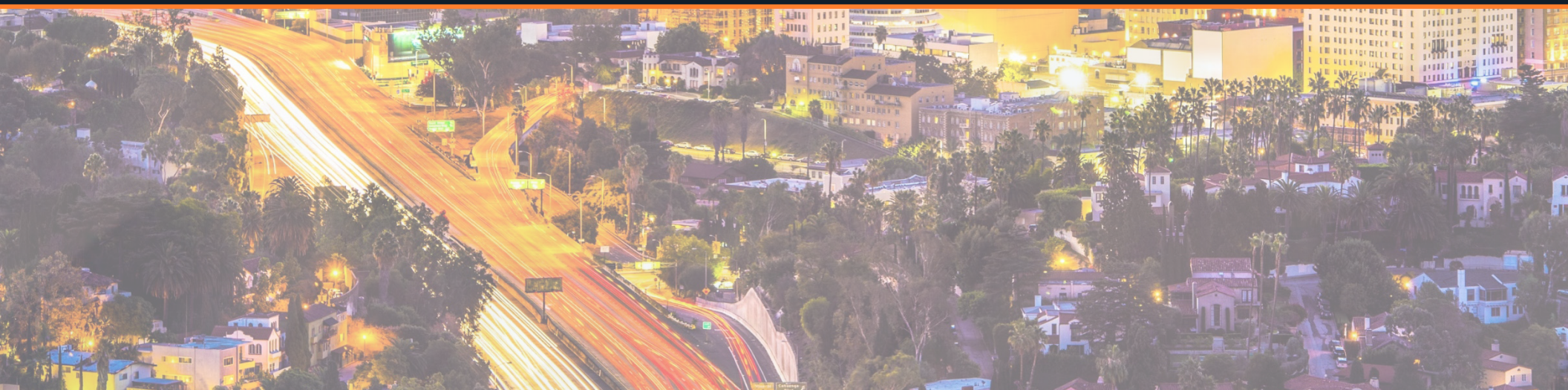
3

LOCATION  
OVERVIEW

4



# OFFERING SUMMARY



# OFFERING SUMMARY

The Marcus and Millichap LAAA Team is excited to present 6859 Hazeltine Ave in Van Nuys, CA. This Shovel Ready development, located in an Opportunity Zone, offers an opportunity to build an 18-unit single-family dwelling small lot subdivision. The total lot area is 28,600 square feet (0.66 acres), providing enough space for the construction of eighteen 3-bedroom, 2-bathroom homes. The property's layout offers a well-balanced mix of residential units, making it appealing to a diverse range of potential occupants or buyers. This makes it an attractive prospect for developers looking to capitalize on the demand for housing in the area and take advantage of the property's potential for long-term returns.

Additionally, the property's location enhances its investment appeal. Van Nuys, located in the San Fernando Valley, offers convenient access to major transportation routes and essential amenities. Its central position within the region ensures that the residents have easy access to employment centers, educational institutions, retail hubs, and recreational facilities. The area's ongoing development initiatives and proximity to key destinations highlight its desirability for both residents and investors. Overall, the property at 6859 Hazeltine Ave represents a promising investment opportunity in a prime location with favorable growth prospects in the real estate market.



# PROJECT SUMMARY

## PROJECT DESCRIPTION:

**18 SMALL LOT HOMES EACH WITH  
ATTACHED TWO CAR GARAGE**

## ADDRESS:

**6859 N. HAZELTINE AVE  
VAN NUYS, CA. 91405**

## APN:

**2217-014-010**

## LEGAL DESCRIPTION:

**TR 4199 S 100 FT., W 286' LOT FR 8**

## EXISTING ZONE:

**[Q] RD1.5-1**

## LOT / PARCEL AREA:

**28,600 S.F. NET**

## HEIGHT LIMIT:

**33'-5" MAX.**

## CONSTRUCTION TYPE:

**V-N**

## BUILDING SUMMARY:

- **NUMBER OF ALLOWABLE UNITS = 19**
- **PROPOSED 18 LOTS**
- **3 STORIES**
- **PRIVATE 2-CAR GARAGE PER UNIT**
- **36 PARKING SPACES + 4 GUEST PARKING**



## TOTAL PROJECT SIZE:

- **1ST & 2ND FLR. TOTAL 27,923.1 S.F.**
- **2 CAR GARAGE TOTAL 6,508 S.F.**

# PRICING DETAILS

FINANCIAL SUMMARY				LOT #	LOT AREA	EXT.	INT.	GARAGE
OFFERING PRICE		PRICE/LAND SF		1	1,921 SF	1,358	1,250	322 SF
<b>\$3,995,000</b>		<b>\$139.69</b>		2	1,146 SF	1,600	1,490	322 SF
PROPERTY ADDRESS		6859 HAZELTINE AVE VAN NUYS, CA, 91405		3	1,146 SF	1,600	1,490	322 SF
APN		2217-014-010		4	1,507 SF	1,600	1,490	322 SF
LOT ACRES		0.66		5	1,507 SF	1,600	1,490	322 SF
LOT SF		28,600		6	1,146 SF	1,600	1,490	322 SF
BUILDABLE HOMES		18		7	1,146 SF	1,600	1,490	322 SF
BUILDABLE SF		27,923		8	1,148 SF	1,600	1,490	322 SF
PRICE/BUILDABLE HOME		\$221,944		9	3,633 SF	1,358	1,250	550 SF
PRICE/BUILDABLE SF		\$143.07		10	1,921 SF	1,558	1,502	526 SF
ZONING		[Q] RD1.5-1		11	1,146 SF	1,556	1,500	357 SF
PARKING SPACES		36 GARAGES + 4 GUESTS		12	1,146 SF	1,556	1,500	357 SF
# OF UNITS	TYPE	SF	AVG. RENT	13	1,507 SF	1,556	1,500	357 SF
18 HOMES	3 Bed / 2 Bath	1,551	\$5,000	14	1,507 SF	1,556	1,500	357 SF
				15	1,146 SF	1,556	1,500	357 SF
				16	1,146 SF	1,556	1,500	357 SF
				17	1,148 SF	1,556	1,500	357 SF
				18	3.633 SF	1,559	1,502	357 SF





# RENDERING & SITE PLANS

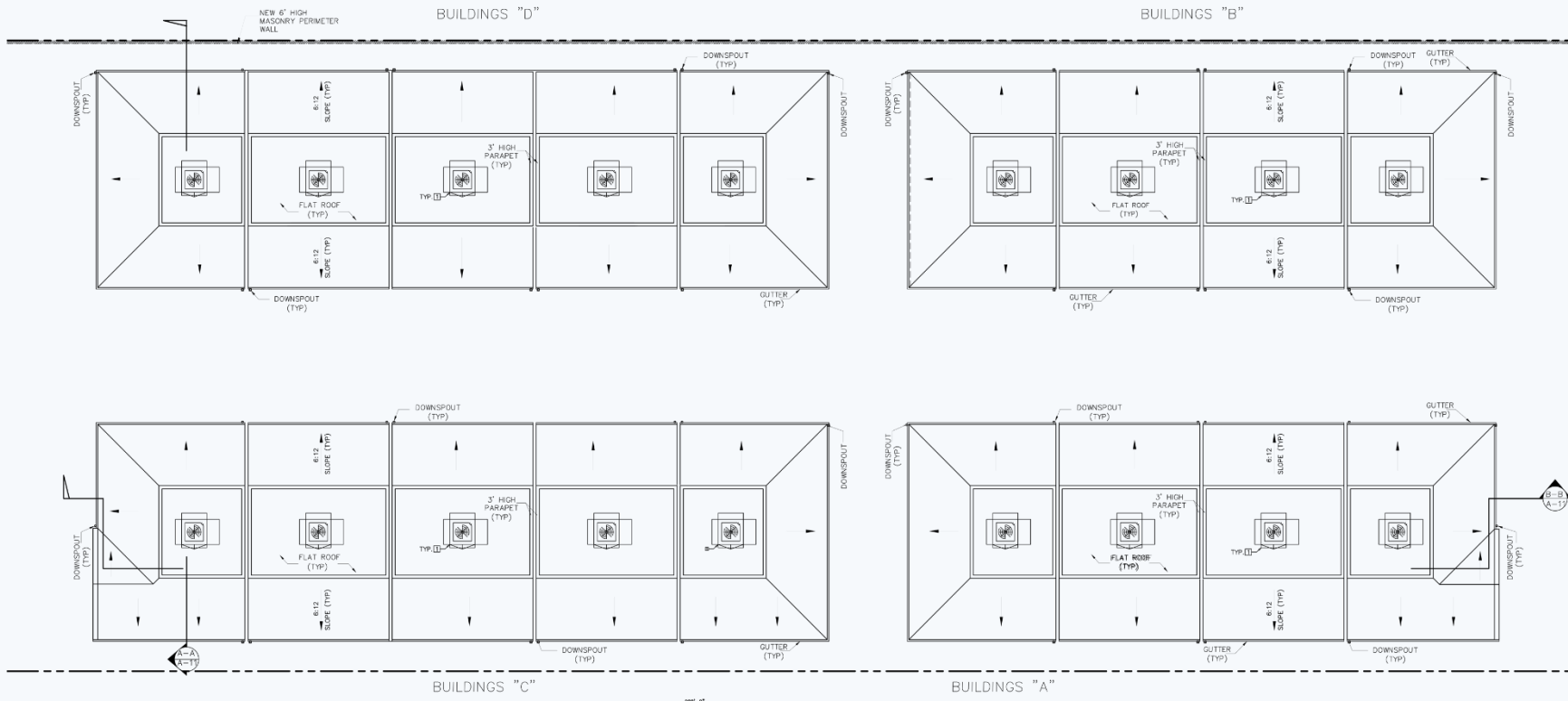




CONCEPTUAL RENDERING



CONCEPTUAL RENDERING



SYMBOL	KEY NOTE
	PACKAGE UNIT (COMBINED HVAC / CONDENSING UNIT). WEIGHT 500 LBS.

ROOF PLAN

BUILDINGS "A"

**SOLAR ZONE REDUCTION (EXEMPTION 7):**

- SINGLE FAMILY RESIDENTIAL BUILDINGS ARE EXEMPT FROM THE SOLAR ZONE, INTERCONNECTION PATHWAY AND DOCUMENTATION REQUIREMENTS IF ALL OF THE FOLLOWING CONDITIONS ARE MET:
1. all thermostats in the buildings are OCS<sup>2</sup> with communications capabilities enabled to receive and respond to signals (subject to occupant participation), enabling communications capabilities require that the OCS1 has one of the following: onboard communications capabilities, an installed communications module(s), or an installed communications gateway for an OCS2 where an external gateway is required for communications.
  2. ONE OF THE FOLLOWING MEASUREMENTS SHOULD BE MET:
    - a. installed dishwasher should meet or exceed the ENERGY STAR program requirements and installed refrigerator should meet or exceed the ENERGY STAR program requirements or a whole-house fan driven by an electronically communicated motor.
    - b. installed rainwater catchment system (rain barrels) designed to comply with the California Plumbing Code and use rainwater flowing from at least 65% of the available roof area.

OWNER:  
MSTA PROPERTIES LLC,  
5060 VENICE BLVD,  
LOS ANGELES, CA 90019  
(213) 228-1600

ARCHITECT/ENGINEER:  
ART CO CONSTRUCTION SERVICES  
144 S. First St., Suite 201, Burbank, CA, 91502  
TEL: (818) 341-1818 FAX: (818) 341-1819

PROJECT:  
18-UNIT S.F.D. SMALL LOT SUBDIVISION  
ADDRESS:  
6809 VAN NUYS, CA. 91405

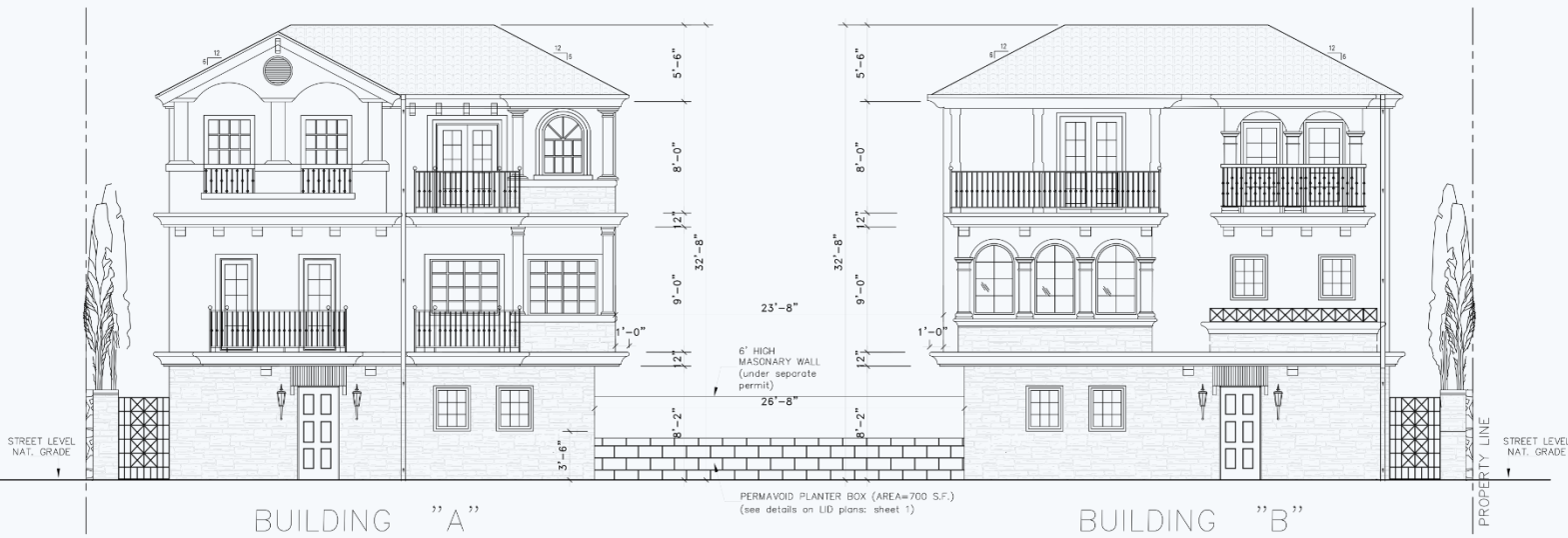
JOB NO.: \*\*--\*\*

SHEET TITLE  
ROOF PLAN

NOT FOR CONCT  
ISSUED FOR PERMIT  
ISSUED FOR CONWT

SCALE: 1/8"=1'-0" (I.L.D.)

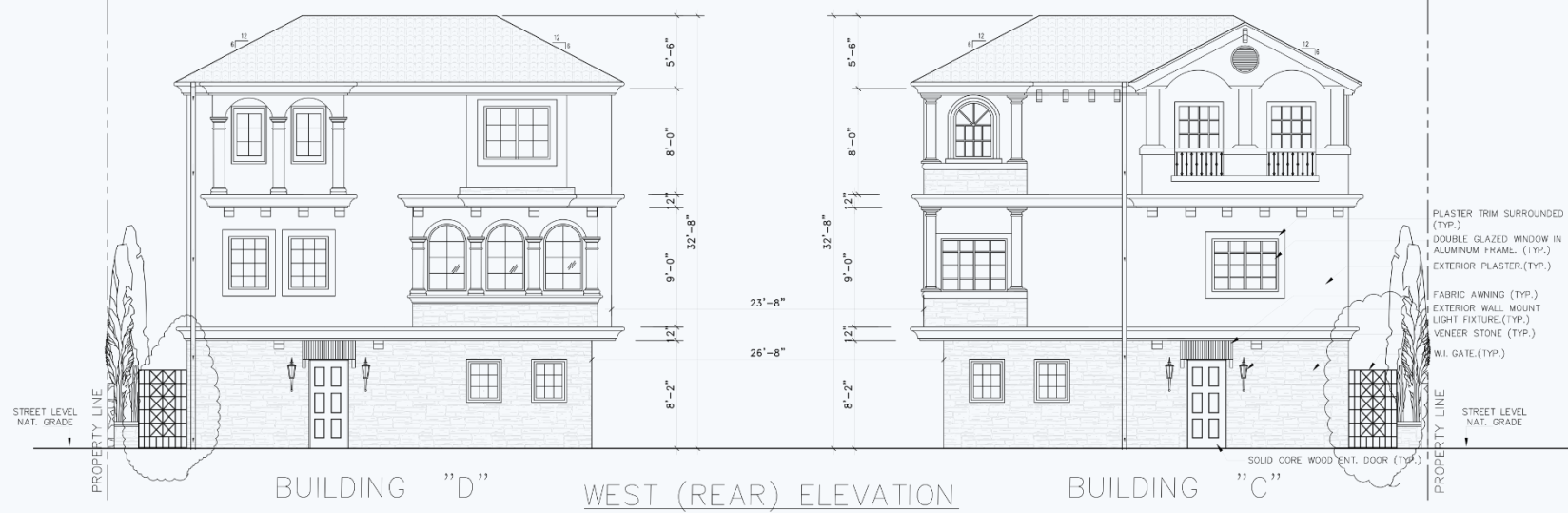
SHEET NO.  
**A-7**



BUILDING "A"

BUILDING "B"

**FRONT (EAST) ELEVATION**



BUILDING "D"

**WEST (REAR) ELEVATION**

BUILDING "C"

- PLASTER TRIM SURROUNDED (TYP.)
- DOUBLE GLAZED WINDOW IN ALUMINUM FRAME (TYP.)
- EXTERIOR PLASTER (TYP.)
- FABRIC AWNING (TYP.)
- EXTERIOR WALL MOUNT LIGHT FIXTURE (TYP.)
- VENER STONE (TYP.)
- W.I. GATE (TYP.)

OWNER:  
MSTA PROPERTIES LLC  
5060 VENICE BLVD  
LOS ANGELES CA 90019  
(213) 228-1600

ADDRESS:

PROJECT PROVIDED BY:  
ART CONSTRUCTION SERVICES  
144 S. First St., Suite 201, Burbank, CA, 91502  
TEL: (818) 338-1166 FAX: (818) 338-1166

PROJECT:  
18-UNIT S.F.D. SMALL LOT SUBDIVISION  
ADDRESS:  
6629 N. HAZELTINE AVE.  
VAN NUYS, CA. 91405

JOB NO.:

SHEET TITLE  
**ELEVATION**

NOT FOR CONSTRUCTION  
ISSUED FOR PERMIT  
ISSUED FOR CONSTRUCTION

SCALE: 1/4"=1'-0" (I.L.O.)  
SHEET NO.

**A-8**



**SOUTH ELEVATION**  
SCALE: 1/16"=1'-0"

**courtyard**



**NORTH ELEVATION**

OWNER: MSTA PROPERTIES L.L.C.  
5060 VENICE BLVD.  
LOS ANGELES, CA. 90019  
(213) 228-1600

ARCHITECT: ART CO CONSTRUCTION SERVICES  
144 S. First St., Suite 201, Burbank, CA, 91502  
TEL: (818) 338-1166 FAX: (818) 338-1166

PROJECT: 18-UNIT S.F.D. SMALL LOT SUBDIVISION  
ADDRESS: 6809 N. HAZELTINE AVE.  
VAN NUYS, CA. 91405

JOB NO. \*\*\*  
SHEET TITLE: ELEVATION

NOT FOR CONSTRUCTION  
ISSUED FOR PERMIT  
ISSUED FOR CONSTRUCTION

SCALE: 1/8"=1'-0" (I.A.D.)  
SHEET NO. **A-9**



NORTH ELEVATION  
courtyard



BUILDING "C"

SOUTH ELEVATION

BUILDING "A"

OWNER:  
MSTA PROPERTIES, L.L.C.  
5060 VENICE BLVD.  
LOS ANGELES, CA. 90019  
(213) 228-1600

ADDRESS:

PROJECT:  
ART CO CONSTRUCTION SERVICES  
144 S. Arroyo Blvd., Burbank, CA. 91502  
TEL: (818) 555-1161 FAX: (818) 555-1162

PROJECT:  
18-UNIT S.F.D. SMALL LOT SUBDIVISION  
ADDRESS:  
6309 N. HAZELTINE AVE.  
VAN NUYS, CA. 91405

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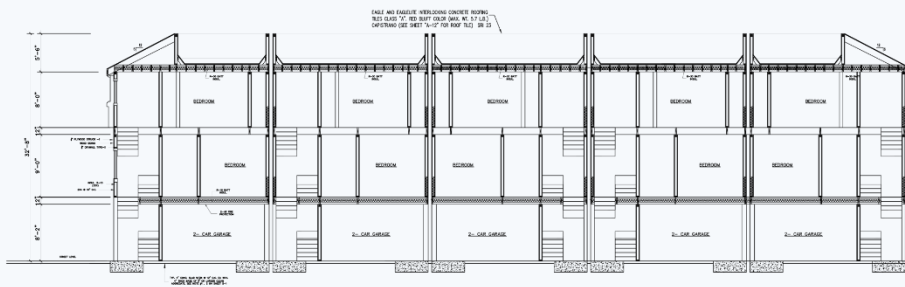
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ELEVATION

NOT FOR CONSTRUCTION  
ISSUED FOR PERMIT  
ISSUED FOR CONSTRUCTION

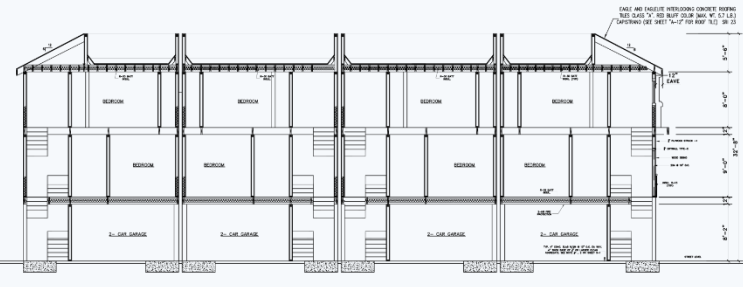
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SHEET NO.  
**A-10**

3D RENDERING

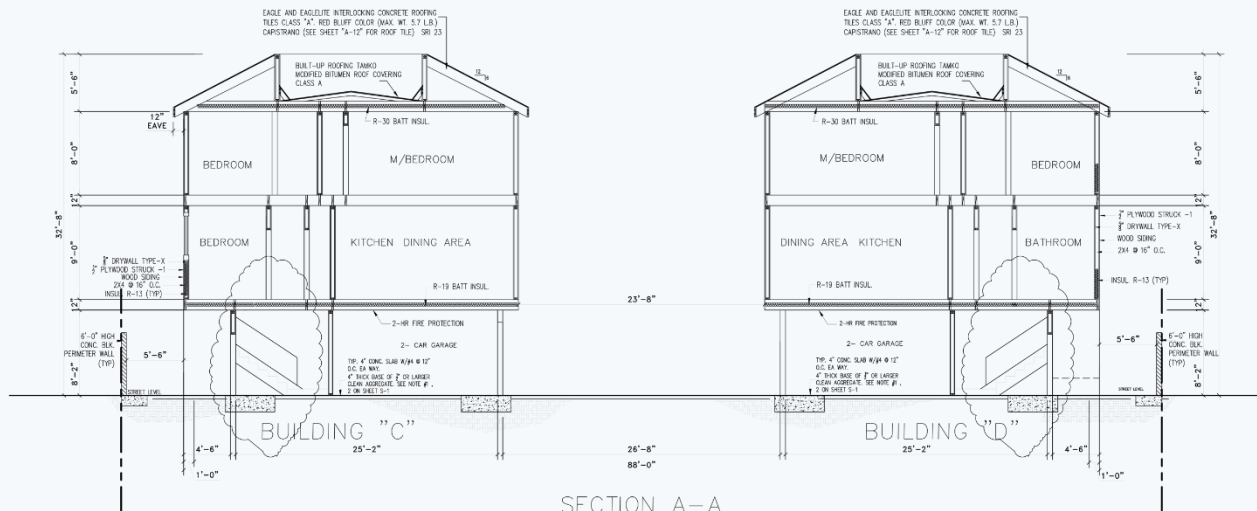


BUILDINGS "C"



BUILDINGS "A"

SECTION B-B



SECTION A-A

OWNER:  
MSTA PROPERTIES L.L.C.  
5060 VENICE BLVD.  
LOS ANGELES, CA. 90019  
(213) 228-1600

ARCHITECT:  
ARCO CONSTRUCTION SERVICES  
144 S. First St., Suite 201, Burbank, CA, 91502  
TEL: (818) 338-1188 FAX: (818) 338-1188

PROJECT:  
18-UNIT S.F.D. SMALL LOT SUBDIVISION  
ADDRESS:  
609 N. HAZELTINE AVE.  
VAN NUYS, CA. 91405

JOB NO.:  
SHEET TITLE

SECTIONS

NOT FOR CONSTRUCTION  
ISSUED FOR PERMIT  
ISSUED FOR CONSTRUCTION

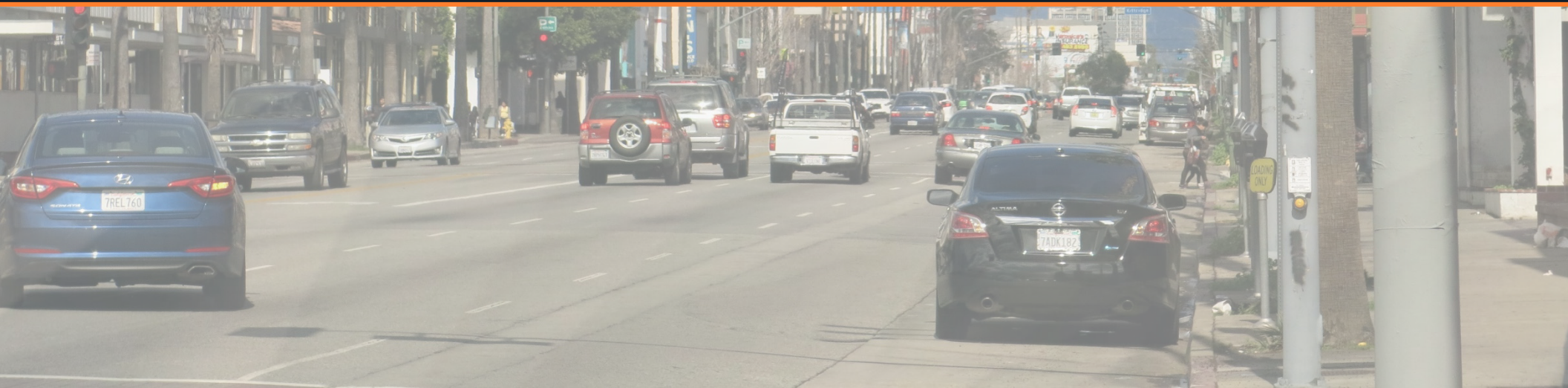
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SHEET NO.

**A-11**



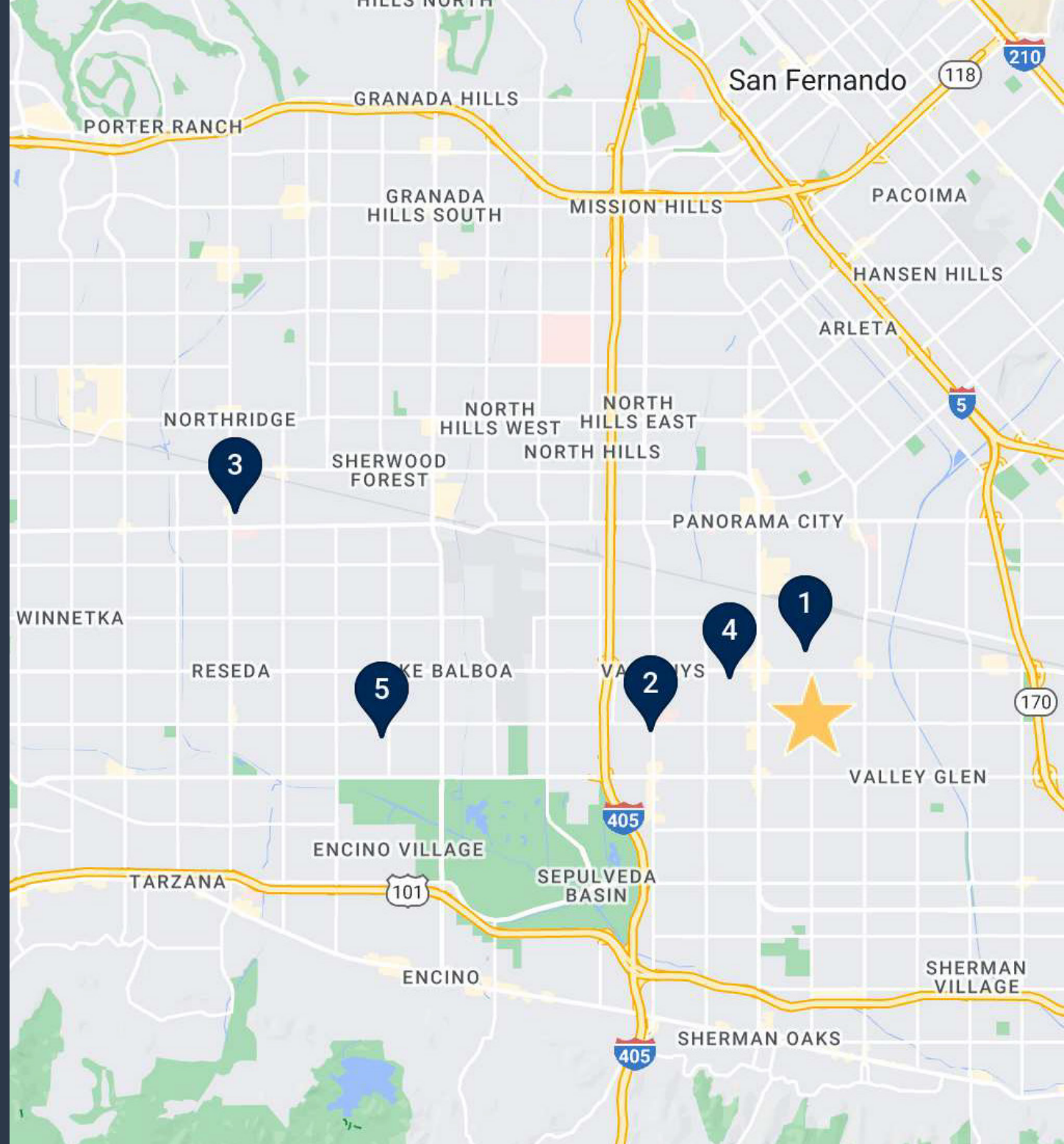


# MARKET COMPARABLES



## SALE COMPS MAP

- ❖ 6859 Hazeltine
- 1) 14126 W Monroe
- 2) 15310 Archwood
- 3) 18442 W Montage
- 4) 7119 N Marisa
- 5) 15317 W Lemay



## SALE COMPS SUMMARY

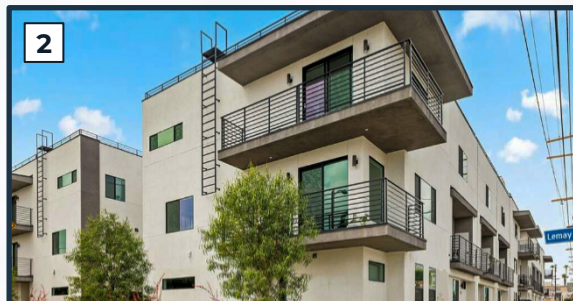
	<b>SALE COMPARABLES</b>	<b>PRICE</b>	<b>BLDG SF</b>	<b>PRICE/SF</b>	<b>LOT SIZE</b>	<b>CLOSE</b>
1	14126 W Monroe Pl Van Nuys, CA 91405	\$870,000	1,986 SF	\$438.07	1,364 SF	09/12/2023
2	15310 Archwood St Van Nuys, CA 91411	\$970,000	2,030 SF	\$477.83	2,030 SF	07/03/2023
3	18442 W Montage Ln Northridge, CA 91325	\$820,000	1,765 SF	\$464.59	2,171 SF	07/14/2023
4	7119 Marisa Rd Van Nuys, CA 91405	\$840,000	1,649 SF	\$509.40	2,208 SF	07/31/2023
5	15317 W Lemay St Van Nuys, CA 91405	\$939,000	2,030 SF	\$462.56	2,026 SF	04/01/2024
	<b>AVERAGES</b>	<b>\$887,800</b>	<b>1,892 SF</b>	<b>\$470.49</b>	<b>1,960 SF</b>	



1

**14126 W MONROE PL**  
VAN NUYS, CA 91405

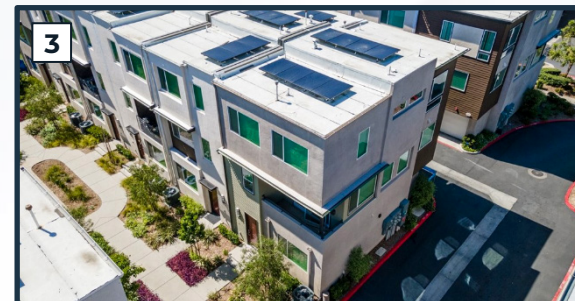
Sales Price	\$870,000
Sale Date	09/12/2023
SqFt	1,986
Unit Type	3 Bed / 4 Bath
Price/SqFt	\$438.07
Year Built	2019



2

**15310 ARCHWOOD ST**  
VAN NUYS, CA 91411

Sales Price	\$970,000
Sale Date	07/03/2023
SqFt	2,030
Unit Type	4 Bed / 4 Bath
Price/SqFt	\$477.83
Year Built	2022



3

**18442 W MONTAGE LN**  
NORTHRIDGE, CA 91325

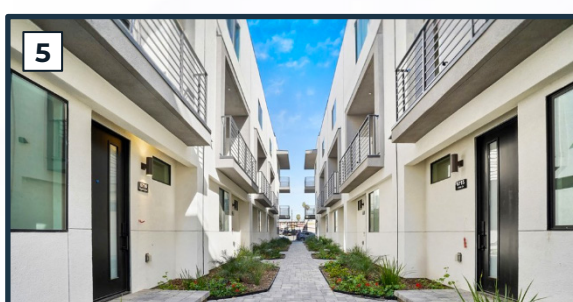
Sales Price	\$820,000
Sale Date	07/14/2023
SqFt	1,450
Unit Type	4 Bed / 4 Bath
Price/SqFt	\$464.59
Year Built	2020



4

**7119 MARISA RD**  
VAN NUYS, CA 91405

Sales Price	\$840,000
Sale Date	07/31/2023
SqFt	1,649
Unit Type	3 Bed / 3 Bath
Price/SqFt	\$509.40
Year Built	2019



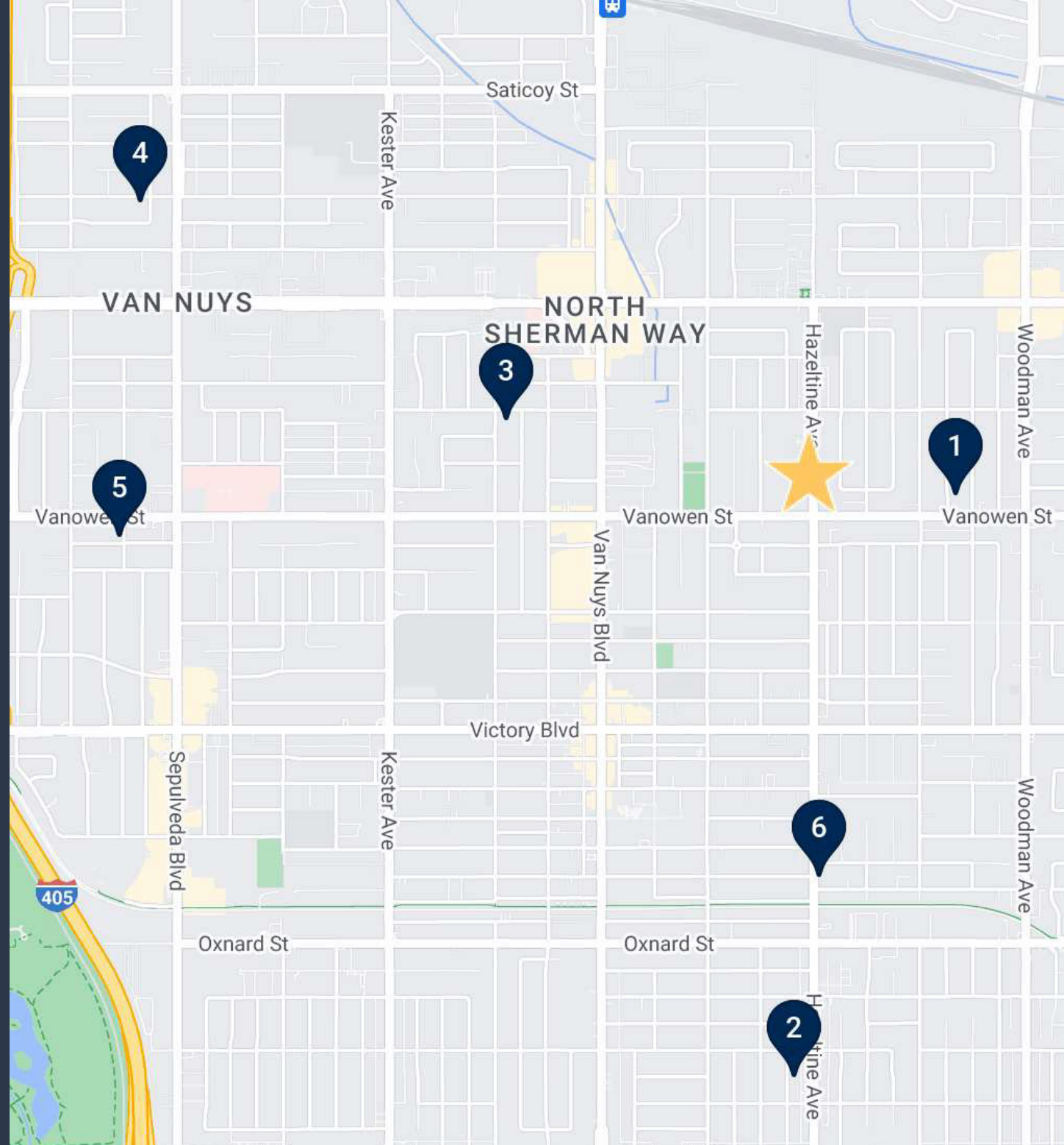
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**15317 W Lemay St**  
Van Nuys, CA 91406

Sales Price	\$939,000
Sale Date	04/01/2024
SqFt	2,030
Unit Type	4 Bed / 4 Bath
Price/SqFt	\$462.56
Year Built	2023

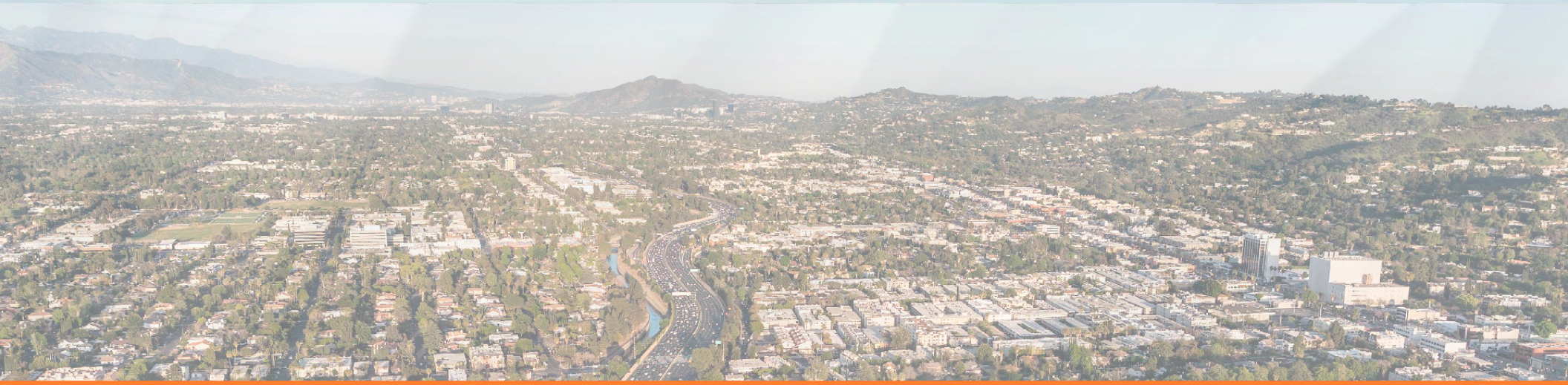
## RENT COMPS MAP

- ❖ 6859 Hazeltine
- 1) 6824 Cantaloupe
- 2) 5730 Stansbury
- 3) 6948 Cedros
- 4) 15340 Valerio
- 5) 15401 Archwood
- 6) 6128 Hazeltine



## RENT COMPS SUMMARY

	<b>RENT COMPARABLES</b>	<b>UNIT TYPE</b>	<b>SIZE SF</b>	<b>RENT</b>	<b>RENT/SF</b>	<b>YEAR BUILT</b>
1	6824 Cantaloupe Ave Van Nuys, CA 91405	3 Bed / 2 Bath	1,702	\$5,150	\$3.03	1977
2	5730 Stansbury Ave Van Nuys, CA 91401	3 Bed / 2 Bath	1,226	\$4,999	\$4.08	1940
3	6948 Cedros Ave Van Nuys, CA 91405	3 Bed / 2 Bath	1,650	\$4,995	\$3.03	1944
4	15340 Valerio St Van Nuys, CA 91406	3 Bed / 3 Bath	2,209	\$4,500	\$2.04	1966
5	15401 Archwood St Van Nuys, CA 91406	3 Bed / 2 Bath	1,124	\$4,500	\$4.00	1949
6	6128 Hazeltine Ave Van Nuys, CA 91401	3 Bed / 3 Bath	1,280	\$4,295	\$3.36	2023
	<b>AVERAGES</b>		<b>1,532</b>	<b>\$4,740</b>	<b>\$3.25</b>	



# LOCATION OVERVIEW



# MARKET OVERVIEW

## 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 10.1 million residents. The city of Los Angeles accounts for more than 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.



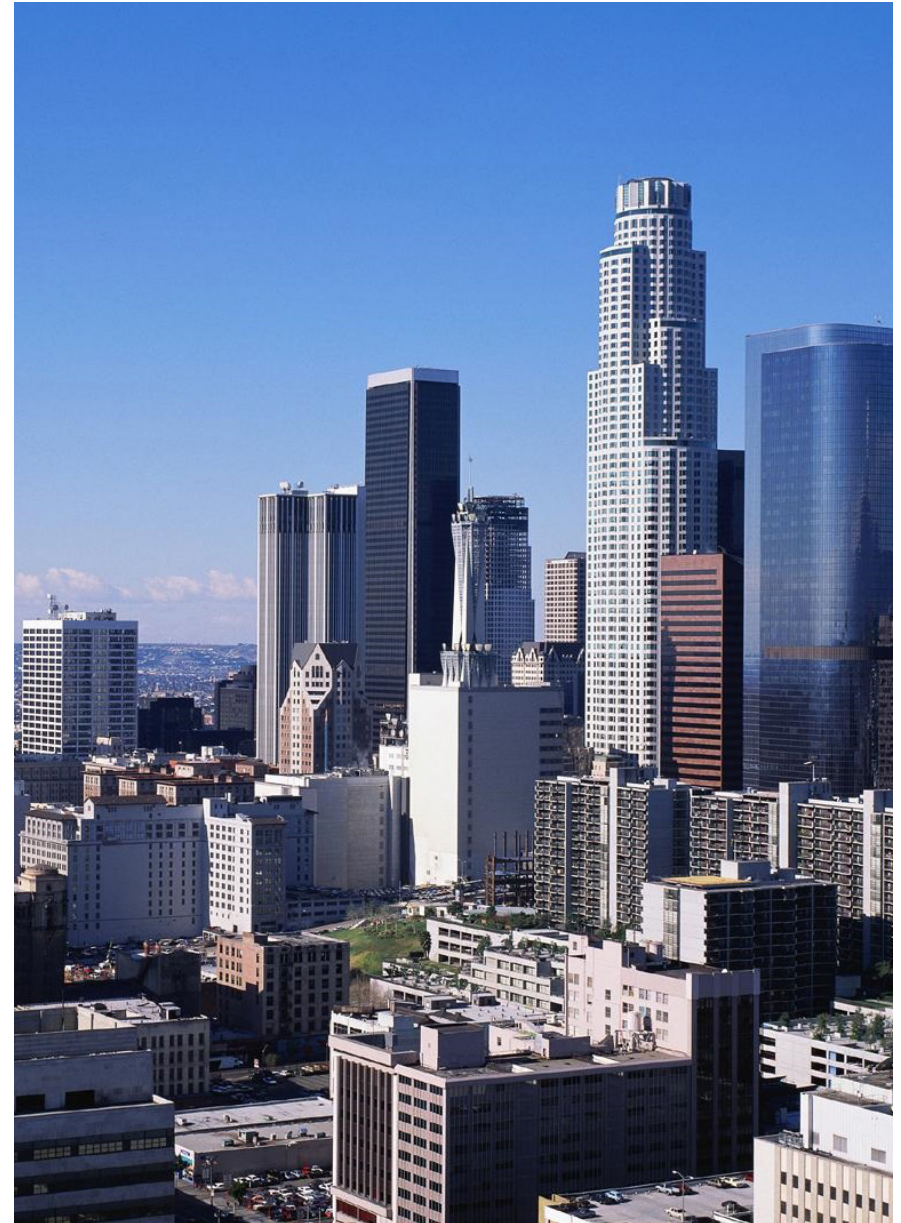
#### PROMINENT PORT ACTIVITY

The Port of Los Angeles and the Port of Long Beach are two of the largest and busiest ports in the nation, making the metropolitan area a key link in the international supply chain.



#### JOB AND POPULATION GROWTH

A desirable climate, proximity to the ocean and recreational opportunities attract companies and residents to the sizable metro.





# MARKET OVERVIEW

## TRANSPORTATION

- The region has well-established and interconnected transportation systems by road, rail and sea, allowing access to most of the world's markets.
- Various interstate routes make the area accessible nationwide. This list includes interstates 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 airports in the nation. Other commercial airports serving the county include Long Beach, Burbank and Palmdale.
- Alameda Corridor, a 20-mile railroad express line, facilitates port activity, connecting the two local ports to the transcontinental rail network east of downtown.



MORE THAN  
**15.6**

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



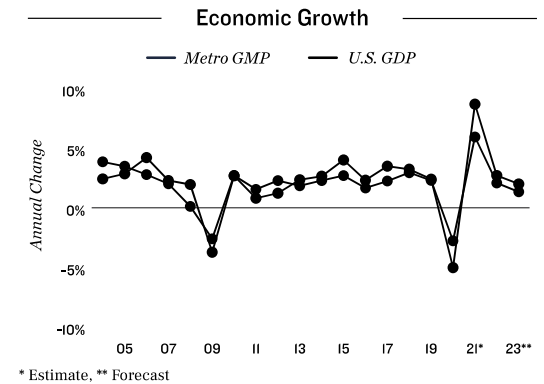
# MARKET OVERVIEW

## ECONOMY

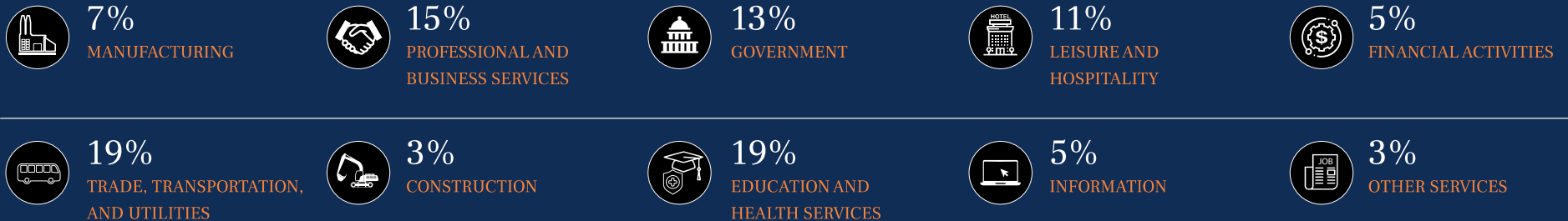
- The motion picture/entertainment industry is one of the most high-profile sectors of the economy.
- The gross metropolitan product is expected to grow at a pace faster than the United States rate this year.
- Nine Fortune 500 companies are currently headquartered in the metro.
- A significant aerospace presence exists in the South Bay, led by employers that include Boeing, Northrop Grumman, Raytheon Technologies Corp. and SpaceX.
- Employers across a variety of industries employed nearly 4.6 million individuals at the onset of 2023.
- The metro's two ports make the area a major player in the domestic supply chain, fueling demand for warehouse and distribution space.

## MAJOR AREA EMPLOYERS

- Kaiser Permanente
- Northrop Grumman Corp.
- The Boeing Co.
- Kroger Co.
- Cedars-Sinai Medical Center
- University of California, Los Angeles
- Target Corp.
- Amazon
- Home Depot
- Providence Health & Services



## SHARE OF 2022 TOTAL EMPLOYMENT

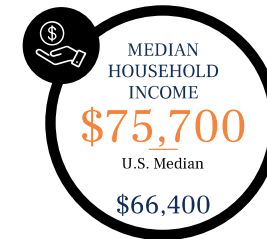
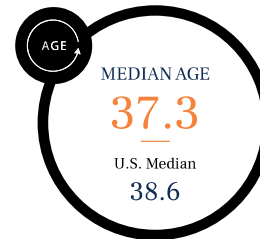
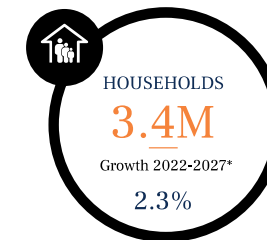
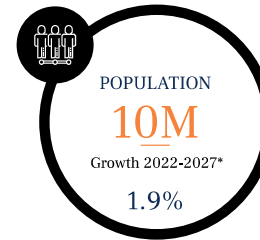


# MARKET OVERVIEW

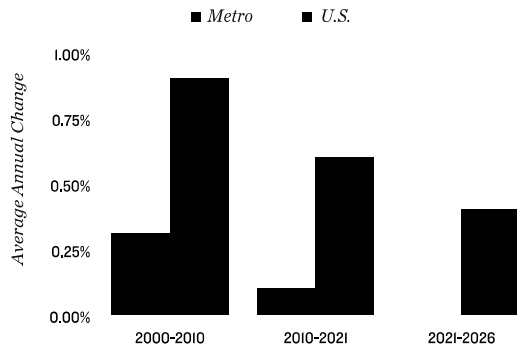
## DEMOGRAPHICS

- The population of roughly 10.1 million people makes Los Angeles County the most populous metropolitan area in the U.S.
- More than 192,000 new residents are expected through 2027, translating into roughly 78,000 households formed during the period.
- A median home price that is more than twice that of the U.S. average translates to a homeownership rate that is well below the national level.
- Approximately 30 percent of residents ages 25 and older have attained at least a bachelor's degree. More than 10 percent also hold a graduate or professional degree.

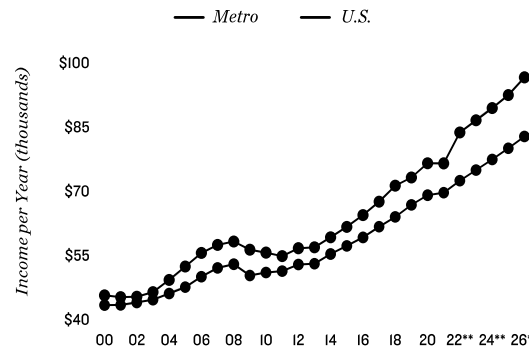
### QUICK FACTS



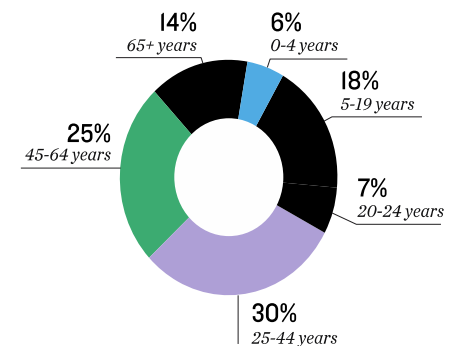
Population Growth



Median Household Income



2022 Population by Age



\* Forecast

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

# MARKET OVERVIEW

## 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 most years. During winter and early spring, it's possible to swim in the ocean and ski on the mountains during the same day.

There are almost 60 institutes of higher learning in the county, including one campus of the University of California system and six California State University campuses. 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.

A number of 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, the Huntington Library, the Museum of Art, and the Natural History Museum of Los Angeles County.

**\$820,000**

MEDIAN HOME PRICE



**100+**

MUSEUMS



**81**

MILES OF SHORELINE

## SPORTS

Baseball	<b>MLB</b>	LOS ANGELES DODGERS
Football	<b>NFL</b>	LOS ANGELES RAMS
Basketball	<b>NBA</b>	LOS ANGELES LAKERS
Hockey	<b>NHL</b>	LOS ANGELES KINGS
Soccer	<b>MLS</b>	LOS ANGELES GALAXY
Basketball	<b>NBA</b>	LOS ANGELES CLIPPERS
Football	<b>NFL</b>	LOS ANGELES CHARGERS
Soccer	<b>MLS</b>	LOS ANGELES FC

## EDUCATION

- UNIVERSITY OF CALIFORNIA, LOS ANGELES
- UNIVERSITY OF SOUTHERN CALIFORNIA
- CALIFORNIA INSTITUTE OF TECHNOLOGY
- LOYOLA MARYMOUNT UNIVERSITY
- CALIFORNIA STATE UNIVERSITY, LOS ANGELES
- CALIFORNIA STATE UNIVERSITY, NORTHRIDGE
- PEPPERDINE UNIVERSITY

## ARTS & ENTERTAINMENT

- LOS ANGELES ZOO & BOTANICAL GARDENS
- LOS ANGELES COUNTY MUSEUM OF ART
- NATURAL HISTORY MUSEUM OF LOS ANGELES COUNTY
- THE GREEK THEATRE

# DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2027 Projection</b>			
Total Population	58,849	355,621	754,598
<b>2022 Estimate</b>			
Total Population	56,439	348,104	738,328
<b>2010 Census</b>			
Total Population	51,949	337,745	714,212
<b>2000 Census</b>			
Total Population	52,927	334,584	692,982
<b>Daytime Population</b>			
2022 Estimate	40,881	286,257	622,275
<b>HOUSEHOLDS</b>			
	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>2027 Projection</b>			
Total Households	18,842	117,313	255,731
<b>2022 Estimate</b>			
Total Households	17,980	114,507	249,133
Average (Mean) Household Size	3.1	3.0	2.9
<b>2010 Census</b>			
Total Households	16,306	109,181	236,526
<b>2000 Census</b>			
Total Households	16,272	108,290	232,503
Growth 2022-2027	4.8%	2.5%	2.6%
<b>HOUSING UNITS</b>			
	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Occupied Units</b>			
2027 Projection	20,408	125,707	274,036
2022 Estimate	19,387	122,322	266,132
Owner Occupied	4,142	35,599	99,341
Renter Occupied	13,838	78,908	149,792
Vacant	1,407	7,815	16,999
<b>Persons in Units</b>			
2022 Estimate Total Occupied Units	17,980	114,507	249,133
1 Person Units	22.6%	24.7%	25.8%
2 Person Units	22.3%	24.8%	26.6%
3 Person Units	17.9%	16.4%	15.7%
4 Person Units	16.7%	14.9%	13.9%
5 Person Units	10.2%	9.1%	8.0%
6+ Person Units	10.2%	10.2%	9.9%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2022 Estimate</b>			
\$200,000 or More	5.7%	6.7%	9.6%
\$150,000-\$199,999	3.3%	5.8%	7.3%
\$100,000-\$149,999	12.2%	14.8%	16.5%
\$75,000-\$99,999	11.5%	12.7%	13.2%
\$50,000-\$74,999	16.1%	16.3%	15.7%
\$35,000-\$49,999	13.7%	12.6%	11.3%
\$25,000-\$34,999	10.9%	9.4%	7.8%
\$15,000-\$24,999	13.6%	10.3%	8.7%
Under \$15,000	12.9%	11.5%	10.0%
Average Household Income	\$76,126	\$87,235	\$103,436
Median Household Income	\$48,394	\$59,423	\$69,256
Per Capita Income	\$24,517	\$28,869	\$35,060
<b>POPULATION PROFILE</b>			
	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>Population By Age</b>			
2022 Estimate Total Population	56,439	348,104	738,328
Under 20	24.1%	24.4%	23.4%
20 to 34 Years	25.5%	24.8%	24.1%
35 to 39 Years	7.8%	8.0%	8.0%
40 to 49 Years	13.6%	13.6%	13.7%
50 to 64 Years	17.9%	17.4%	17.8%
Age 65+	11.1%	11.8%	13.0%
Median Age	35.3	35.5	36.5
<b>Population 25+ by Education Level</b>			
2022 Estimate Population Age 25+	39,155	241,098	520,425
Elementary (0-8)	18.0%	15.2%	13.5%
Some High School (9-11)	10.9%	9.8%	9.0%
High School Graduate (12)	23.0%	21.5%	20.3%
Some College (13-15)	19.1%	18.8%	19.0%
Associate Degree Only	7.4%	7.4%	7.1%
Bachelor's Degree Only	15.9%	20.3%	22.0%
Graduate Degree	5.7%	7.0%	9.1%
<b>Population by Gender</b>			
2022 Estimate Total Population	56,439	348,104	738,328
Male Population	50.4%	50.1%	49.9%
Female Population	49.6%	49.9%	50.1%

# DEMOGRAPHICS



## POPULATION

In 2022, the population in your selected geography is 738,328. The population has changed by 6.5 percent since 2000. It is estimated that the population in your area will be 754,598 five years from now, which represents a change of 2.2 percent from the current year. The current population is 49.9 percent male and 50.1 percent female. The median age of the population in your area is 36.5, compared with the U.S. average, which is 38.6. The population density in your area is 9,399 people per square mile.



## HOUSEHOLDS

There are currently 249,133 households in your selected geography. The number of households has changed by 7.2 percent since 2000. It is estimated that the number of households in your area will be 255,731 five years from now, which represents a change of 2.6 percent from the current year. The average household size in your area is 2.9 people.



## INCOME

In 2022, the median household income for your selected geography is \$69,256, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 74.6 percent since 2000. It is estimated that the median household income in your area will be \$81,403 five years from now, which represents a change of 17.5 percent from the current year.

The current year per capita income in your area is \$35,060, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$103,436, compared with the U.S. average, which is \$96,357.



## EMPLOYMENT

In 2022, 369,716 people in your selected area were employed. The 2000 Census revealed that 61.0 percent of employees are in white-collar occupations in this geography, and 39.0 percent are in blue-collar occupations. In 2022, unemployment in this area was 8.0 percent. In 2000, the average time traveled to work was 28.0 minutes.



## HOUSING

The median housing value in your area was \$645,716 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 100,043 owner-occupied housing units and 132,460 renter-occupied housing units in your area. The median rent at the time was \$630.



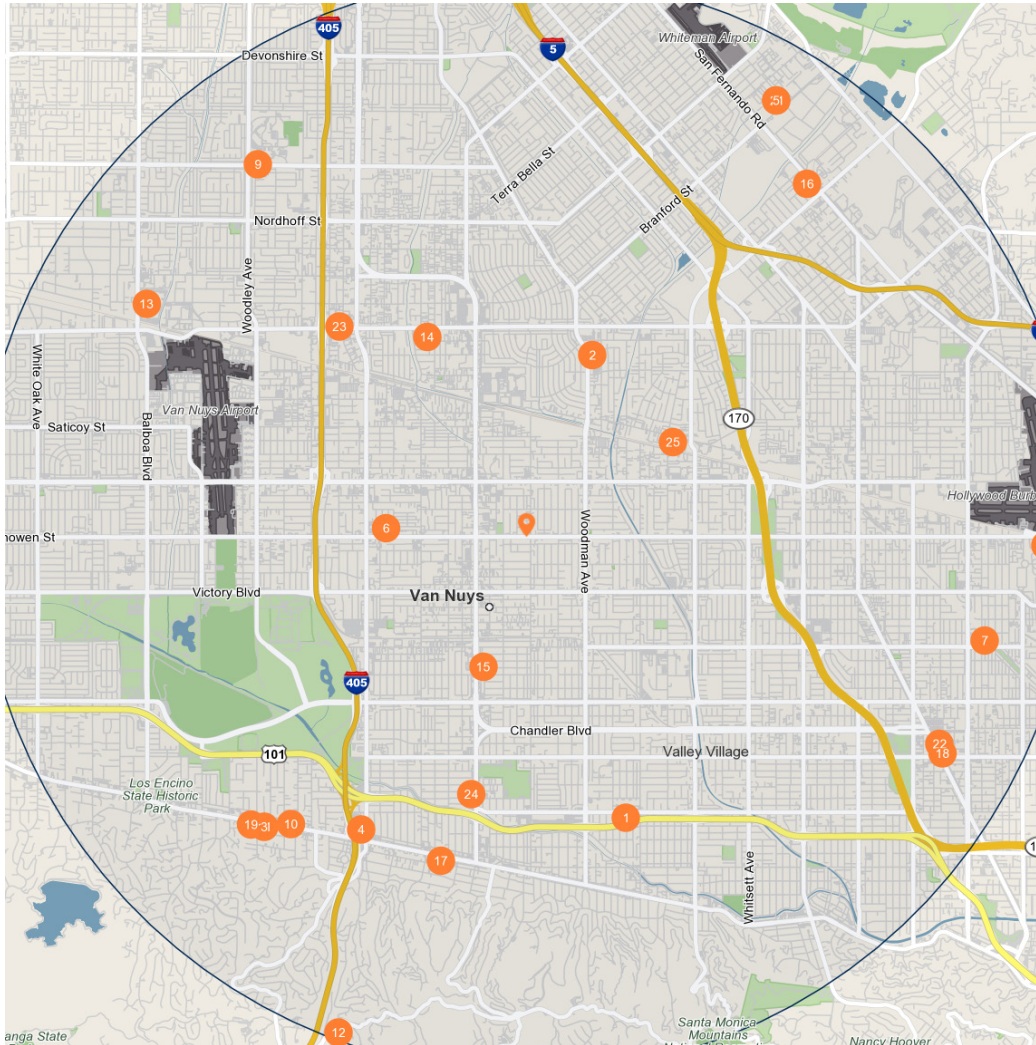
## EDUCATION

The selected area in 2022 had a lower level of educational attainment when compared with the U.S. averages. Only 9.1 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 22.0 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was lower than the nation's at 7.1 percent vs. 8.4 percent, respectively.

The area had fewer high-school graduates, 20.3 percent vs. 27.1 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 19.0 percent in the selected area compared with the 20.4 percent in the U.S.

# DEMOGRAPHICS

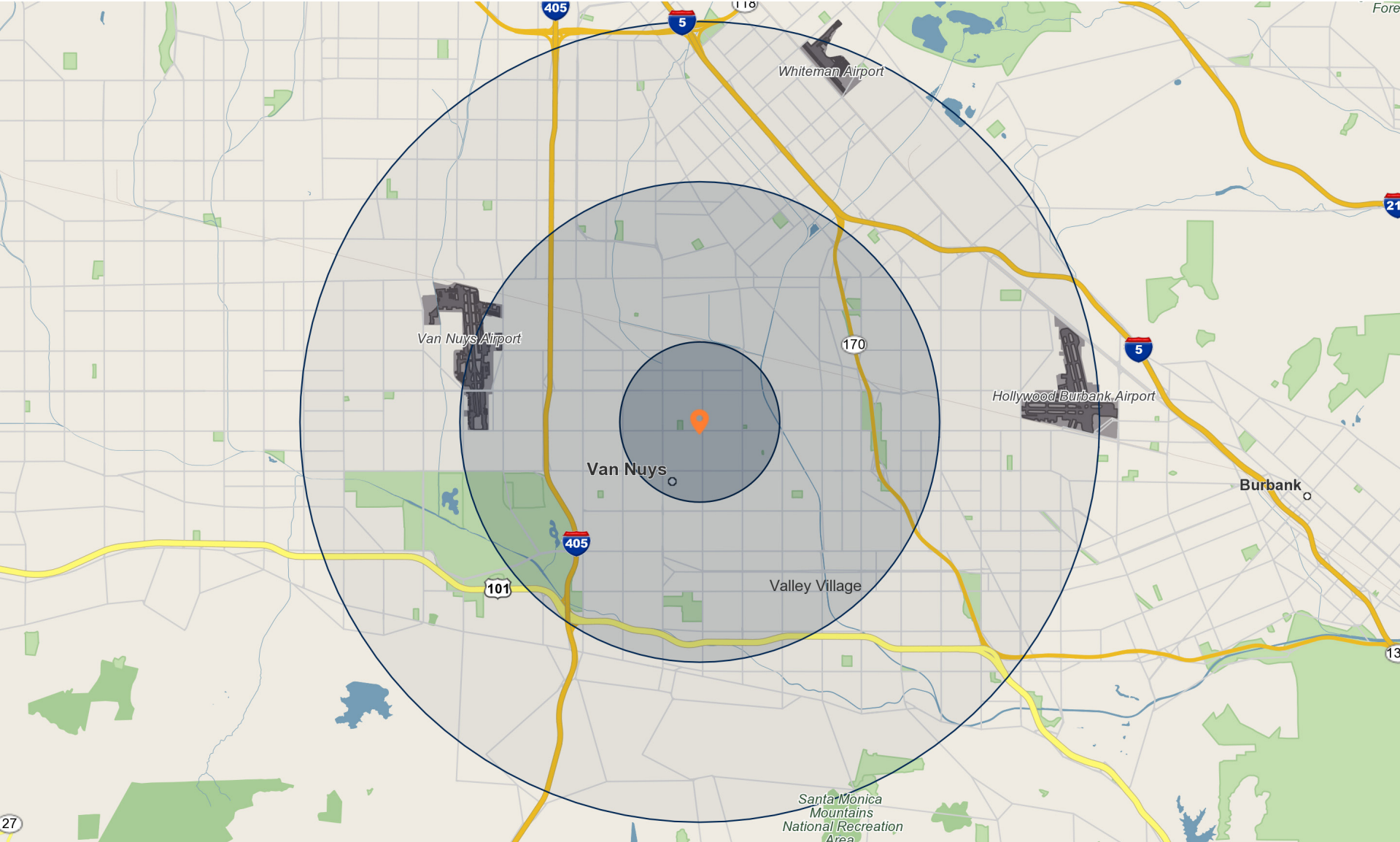


## Major Employers

## Employees

1	Sofro Fabrics Inc	3,810
2	Kaiser Foundation Hospitals-Kaiser Permanente	2,700
3	Team-One Emplment Splcsts LLC-Team One	2,392
4	Homebridge Financial Svcs Inc	1,700
5	PMC Global Inc	1,603
6	Valley Presbyterian Hospital-V P H	1,600
7	Vallarta Food Enterprises Inc-Supermercado Vallarta	1,171
8	PMC Capital Partners LLC	1,000
9	Veterans Health Administration-Sepulveda Ambltory Care Ctr CI	810
10	Concrete Holding Co Cal Inc	790
11	Team-One Staffing Services Inc-Teamone Employment	751
12	American Jewish University	700
13	Lakeside Systems Inc-Lakeside Medical Systems	700
14	Deanco Healthcare LLC-Mission Community Hospital	700
15	Alta Hillywood Cmnty Hosp Van N	631
16	Pacifica of Valley Corporation-Pacifica Hospital of Valley	607
17	Mega Appraisers Inc	600
18	Starcom Worldwide Inc	566
19	Elizabeth Glaser Pedia	556
20	ACT Lighting Inc	556
21	ASC Group Inc	536
22	Kaiser Foundation Hospitals-North Hollywood Medical Offs	534
23	Galpin Motors Inc-Galpin Ford	500
24	Prime Hlthcare Svcs - Shrman O-Sherman Oaks Hospital	500
25	O P I Products Inc	500

# DEMOGRAPHICS





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