

# DEVELOPMENT OPPORTUNITY FOR SALE

Offering Memorandum

- 7,800 Sq-Ft Lot
- Zoned LA-R3(TOC)Tier-3
- *California Opportunity & Enterprise Zone*

141 N BERENDO ST LOS ANGELES CA 90004

Asking: \$1,480,000



# 141 N BERENDO ST

## CONTENTS

<b>01 Executive Summary</b>	
Investment Summary	3
<b>02 Property Description</b>	
Property Features	4
Aerial Map	5
Parcel Map	6
<b>03 Sale Comps</b>	
comps	7
<b>04 Demographics</b>	
Demographics	8
Demographic Charts	10

*Exclusively Marketed by:*



**Armin Soleimani**

Realtor  
Lic: 01846872  
3106662246  
arminsoleimani@gmail.com



**Julio Ruiz**

Broker  
Lic: 01911261  
8185240706  
ziuroiluj@gmail.com



4311 S. Wilshire Blvd., #506  
Los Angeles, CA 90010



## OFFERING SUMMARY

ADDRESS	141 N BERENDO ST LOS ANGELES CA 90004
COUNTY	LOS ANGELES
MARKET	Koreatown
SUBMARKET	Wilshire Center
OFFERING PRICE	\$1,480,000
PRICE PSF	\$186.15
LAND SF	7,800 SF
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	LAR3
# OF PARCELS	1
APN	5518024018

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2019 Population	113,766	620,356	1,189,380
2019 Median HH Income	\$40,919	\$43,197	\$46,827
2019 Average HH Income	\$56,487	\$69,707	\$75,134

- 7,800 SQ FT., R-3, zoned
- Tier-3 Transit-Oriented Community
- Enterprise & Opportunity Zone VACANT
- 2,466? Square Foot, 2-story SF 91
- Walking Score

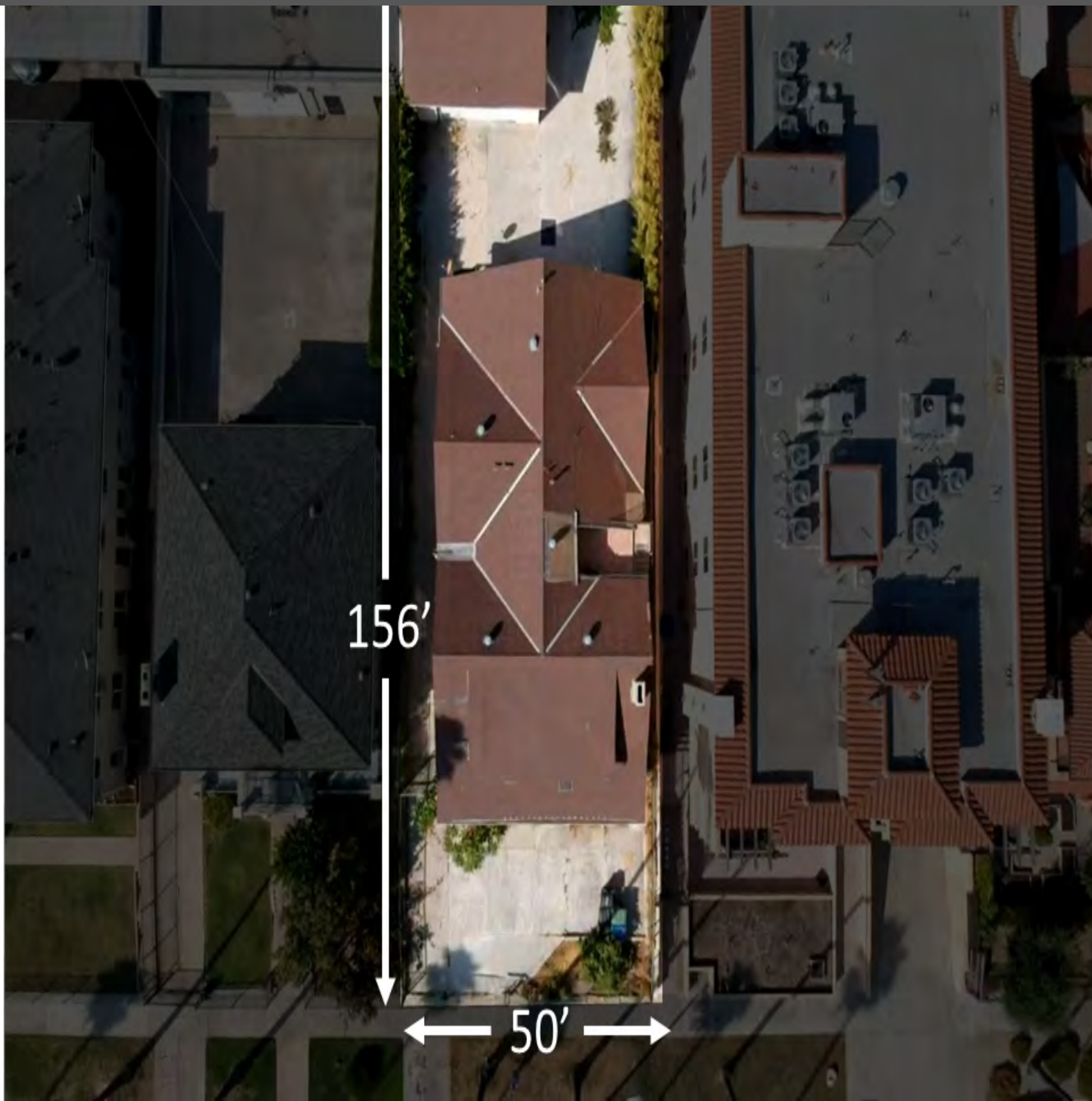


*Developers delight! Start your next project from scratch on this 7,800 SQFT., R-3, zoned parcel in the outskirts of Koreatown. The offering is located within a Tier-3 Transit-Oriented Community, California Enterprise & Opportunity Zone. Situated 1-block south of Beverly Blvd. & 2-blocks west of Vermont Ave., putting you in the heart of a high demand rental market. The said parcel includes a 2,466? Square Foot, 2-story SFR that is currently VACANT. The property has been used as a Child Care Center in the past (verify with LADBS/Zoning). Located in a Walker's Paradise (91 Walking Score!), 2 blocks in proximity to the Metro/Vermont Subway station & 15 other public transit stations. With plenty of dining, entertainment & shopping options just a few walking/biking minutes away. Enjoy short drives to West Hollywood, Downtown LA, Hollywood, Mid City, Silver Lake, and other hot spots this city has to offer. This is a must-see!*

PROPERTY FEATURES	
LAND SF	7,800
LAND ACRES	0.18
# OF PARCELS	1
ZONING TYPE	LAR3
TOPOGRAPHY	FLAT
LOCATION CLASS	A
LOT DIMENSION	50 X 156
CORNER LOCATION	NO
TRAFFIC COUNTS	MODERATE

NEIGHBORING PROPERTIES	
NORTH	RESIDENTIAL
SOUTH	RESIDENTIAL
EAST	RESIDENTIAL
WEST	RESIDENTIAL

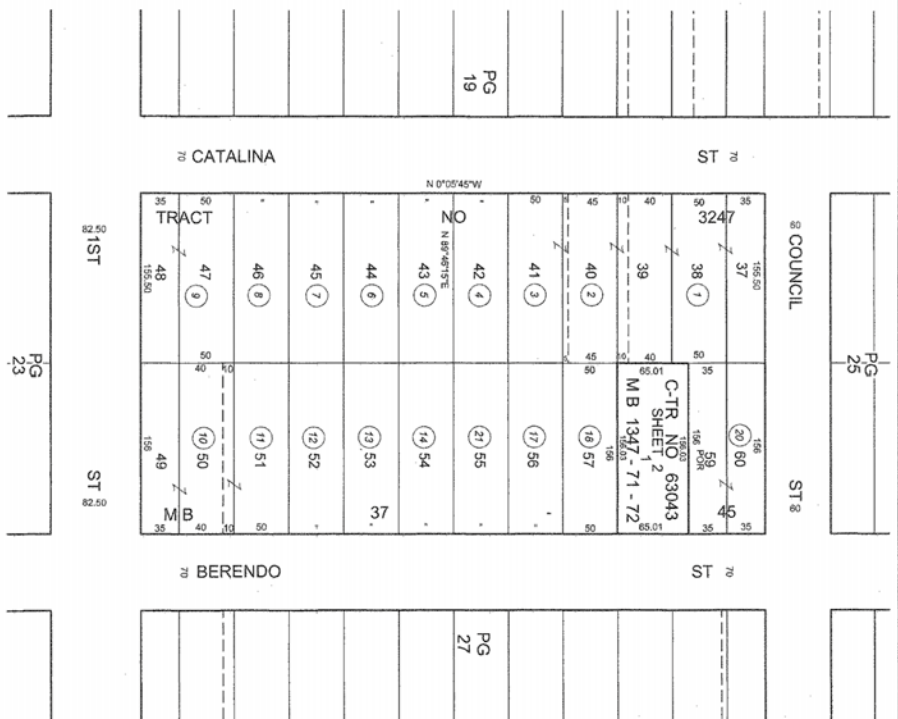
UTILITIES	
WATER	CONNECTED
IRRIGATION	CONNECTED
ELECTRICITY / POWER	CONNECTED
GAS / PROPANE	CONNECTED
TELEPHONE	CONNECTED
CABLE	CONNECTED



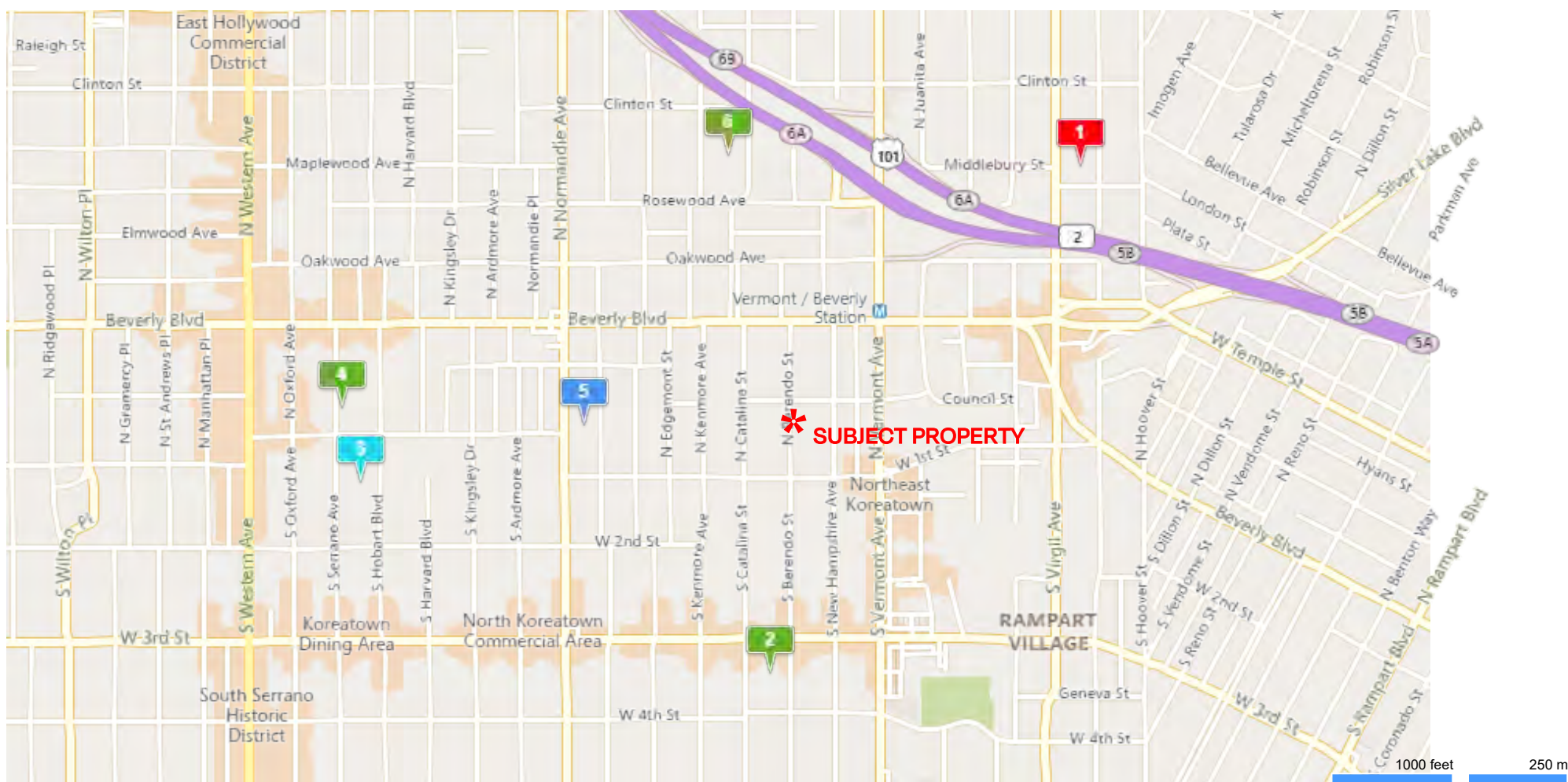
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	SHEET 1	207/28	8830	9/01/00 2008/01/10/04/00/01-03			



2010







#	S	AR	Address	Zip	Listing Price	SP	BR	BA	Sqft	LSZ	LP/SqFt	SP/SqFt	YB	LD	Status Date	MLS#	Type
1	<span style="color: red;">S</span>	21	527 N COMMONWEALTH AVE	90004	<span style="color: red;">\$1,399,500</span>	\$1,330,000	3	3	2,200	<span style="color: red;">7,504</span>	\$636.14	\$604.55	1907	1/24/20	3/25/20	20-547486	SFR
2	<span style="color: blue;">A</span>	17	311 S BERENDO ST	90020	<span style="color: blue;">\$2,999,950</span>	\$0				<span style="color: blue;">7,153</span>				1/6/20	1/6/20	20-540904	LND
3	<span style="color: green;">U</span>	17	123 S HOBART	90004	<span style="color: green;">\$1,295,000</span>	\$0	5	4	3,276	<span style="color: green;">7,050</span>	\$395.30		1912	12/20/19	4/8/20	19-538258	SFR
4	<span style="color: blue;">A</span>	1321	132 N Serrano AVE	90004	<span style="color: blue;">\$1,400,000</span>	\$0	6	4	2,137	<span style="color: blue;">7,502</span>	\$655.12		1917	10/31/19	10/31/19	PW19254414MR	SFR
5	<span style="color: green;">P</span>	1321	149 N Mariposa AVE	90004	<span style="color: green;">\$1,200,000</span>	\$0	4	2	1,673	<span style="color: green;">8,000</span>	\$717.27		1910	3/5/20	5/23/20	SR20048730CN	SFR
6	<span style="color: blue;">A</span>	17	549 N Heliotrope DR	90004	<span style="color: blue;">\$1,499,000</span>	\$0				<span style="color: blue;">7,999</span>				3/12/20	3/12/20	20-563576	LND

# SALES COMPARABLES

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	115,079	606,232	1,128,918
2010 Population	106,338	579,847	1,112,970
2019 Population	113,766	620,356	1,189,380
2024 Population	117,678	651,851	1,237,385
2019 African American	4,517	31,534	116,038
2019 American Indian	901	5,406	9,548
2019 Asian	41,252	143,530	209,901
2019 Hispanic	58,946	325,324	592,332
2019 Other Race	30,904	168,869	306,558
2019 White	30,995	240,017	488,625
2019 Multiracial	5,100	30,313	57,393
2019-2024: Population: Growth Rate	3.40 %	5.00 %	3.95 %
2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	6,204	40,735	78,437
\$15,000-\$24,999	5,918	32,213	55,029
\$25,000-\$34,999	5,742	26,758	45,096
\$35,000-\$49,999	7,624	33,870	58,953
\$50,000-\$74,999	7,963	39,199	72,405
\$75,000-\$99,999	4,039	22,145	44,467
\$100,000-\$149,999	3,510	23,399	49,373
\$150,000-\$199,999	1,131	9,773	21,841
\$200,000 or greater	955	13,496	29,820
Median HH Income	\$40,919	\$43,197	\$46,827
Average HH Income	\$56,487	\$69,707	\$75,134

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	42,080	227,881	430,712
2010 Total Households	40,210	224,446	424,140
2019 Total Households	43,087	241,589	455,428
2024 Total Households	44,537	255,494	475,925
2019 Average Household Size	2.61	2.52	2.52
2000 Owner Occupied Housing	3,265	31,297	80,484
2000 Renter Occupied Housing	37,433	185,681	327,883
2019 Owner Occupied Housing	3,163	33,063	83,074
2019 Renter Occupied Housing	39,924	208,525	372,354
2019 Vacant Housing	3,423	22,287	39,425
2019 Total Housing	46,510	263,876	494,853
2024 Owner Occupied Housing	3,305	34,640	86,360
2024 Renter Occupied Housing	41,232	220,854	389,564
2024 Vacant Housing	3,390	22,277	39,381
2024 Total Housing	47,927	277,771	515,306
2019-2024: Households: Growth Rate	3.30 %	5.65 %	4.40 %



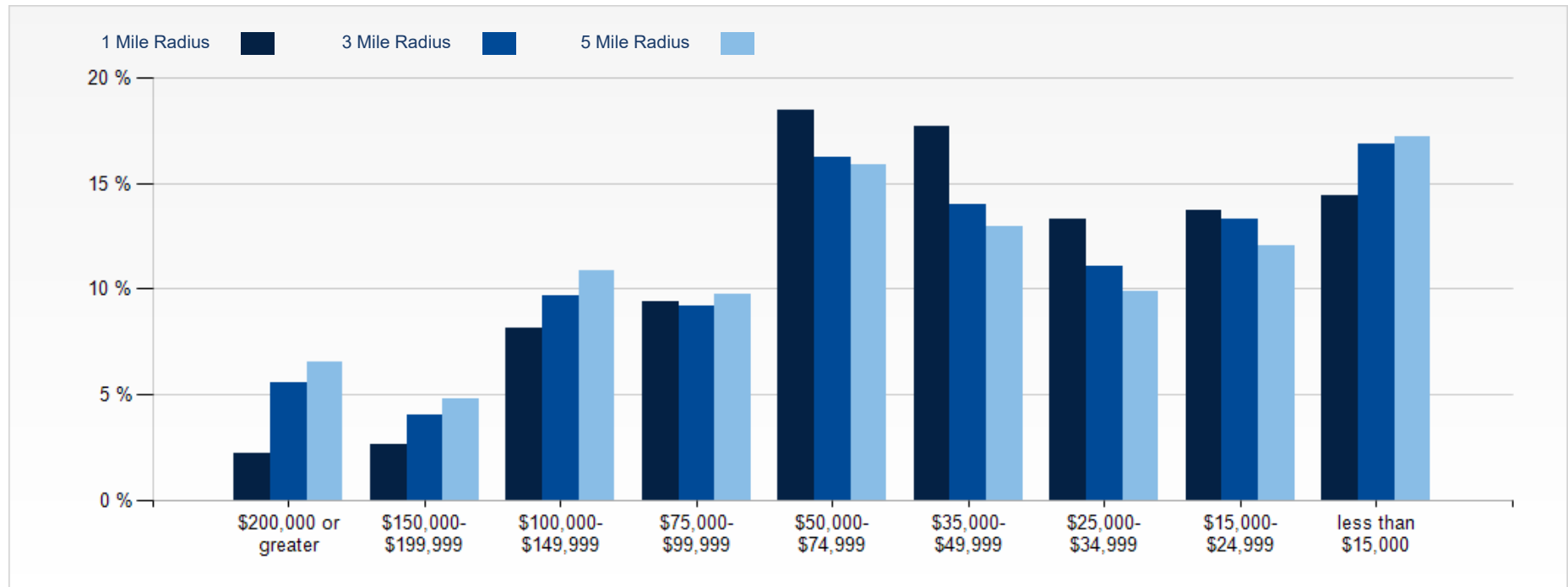
2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	10,336	59,536	111,883
2019 Population Age 35-39	10,061	54,536	101,373
2019 Population Age 40-44	8,736	44,966	84,423
2019 Population Age 45-49	8,395	41,934	79,915
2019 Population Age 50-54	7,382	37,785	72,451
2019 Population Age 55-59	6,548	34,645	66,858
2019 Population Age 60-64	5,484	30,128	57,648
2019 Population Age 65-69	4,351	24,520	46,493
2019 Population Age 70-74	3,123	18,886	35,883
2019 Population Age 75-79	1,988	12,856	24,610
2019 Population Age 80-84	1,155	8,687	16,720
2019 Population Age 85+	985	9,084	18,745
2019 Population Age 18+	90,886	502,388	963,691
2019 Median Age	36	36	36

2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$44,157	\$48,074	\$51,417
Average Household Income 25-34	\$58,745	\$67,803	\$72,778
Median Household Income 35-44	\$43,937	\$48,663	\$54,007
Average Household Income 35-44	\$61,207	\$78,149	\$86,471
Median Household Income 45-54	\$48,375	\$53,452	\$58,748
Average Household Income 45-54	\$65,468	\$86,236	\$95,163
Median Household Income 55-64	\$41,717	\$45,393	\$49,465
Average Household Income 55-64	\$56,432	\$74,721	\$78,830
Median Household Income 65-74	\$30,581	\$32,071	\$35,449
Average Household Income 65-74	\$44,181	\$57,770	\$60,138
Average Household Income 75+	\$33,884	\$37,732	\$39,626

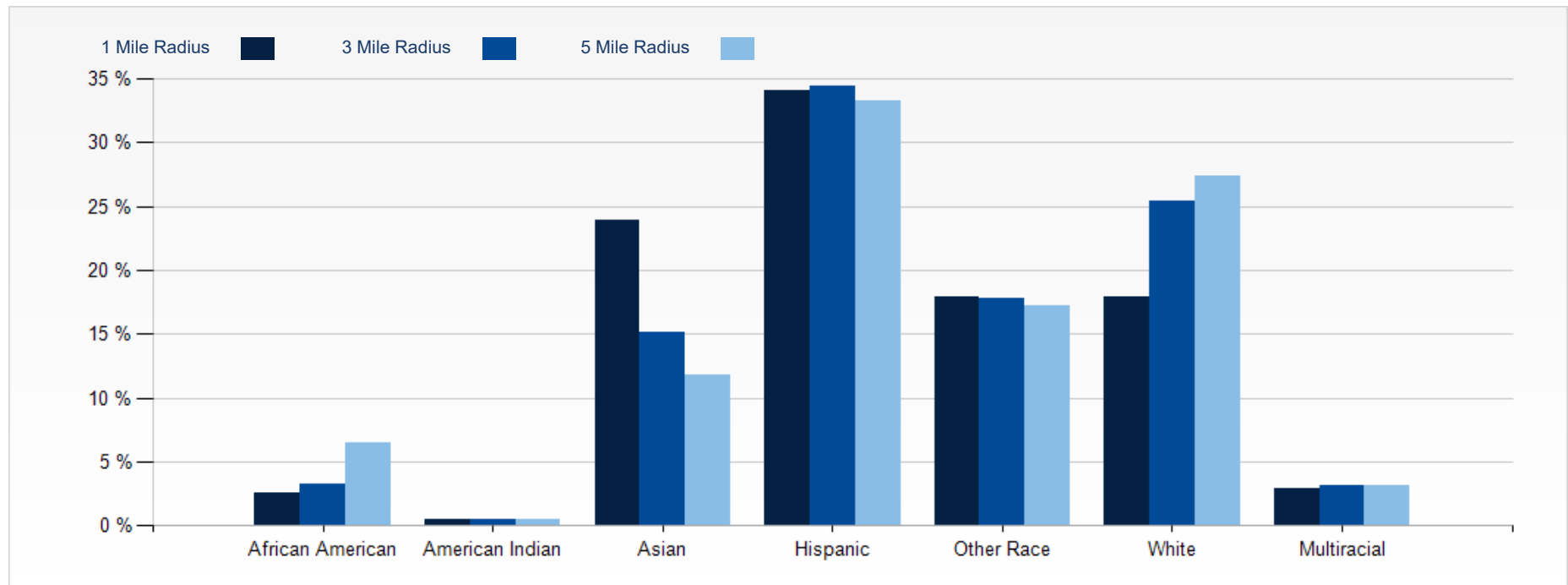
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	10,569	63,522	118,721
2024 Population Age 35-39	9,586	55,140	102,477
2024 Population Age 40-44	9,302	50,729	93,796
2024 Population Age 45-49	8,129	42,195	79,547
2024 Population Age 50-54	7,991	40,333	76,268
2024 Population Age 55-59	6,807	35,868	68,584
2024 Population Age 60-64	6,081	32,737	62,251
2024 Population Age 65-69	4,820	27,502	52,071
2024 Population Age 70-74	3,681	22,388	42,148
2024 Population Age 75-79	2,572	16,544	31,242
2024 Population Age 80-84	1,503	10,650	20,286
2024 Population Age 85+	1,142	10,049	20,107
2024 Population Age 18+	94,907	532,839	1,012,806
2024 Median Age	36	37	37

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$52,181	\$57,037	\$61,550
Average Household Income 25-34	\$69,910	\$81,827	\$88,312
Median Household Income 35-44	\$51,791	\$58,873	\$66,133
Average Household Income 35-44	\$73,405	\$93,786	\$102,874
Median Household Income 45-54	\$56,381	\$63,778	\$71,986
Average Household Income 45-54	\$79,308	\$103,387	\$113,983
Median Household Income 55-64	\$50,564	\$54,656	\$58,223
Average Household Income 55-64	\$68,926	\$89,793	\$95,686
Median Household Income 65-74	\$36,263	\$38,908	\$42,071
Average Household Income 65-74	\$53,470	\$70,531	\$73,489
Average Household Income 75+	\$40,968	\$46,301	\$48,528

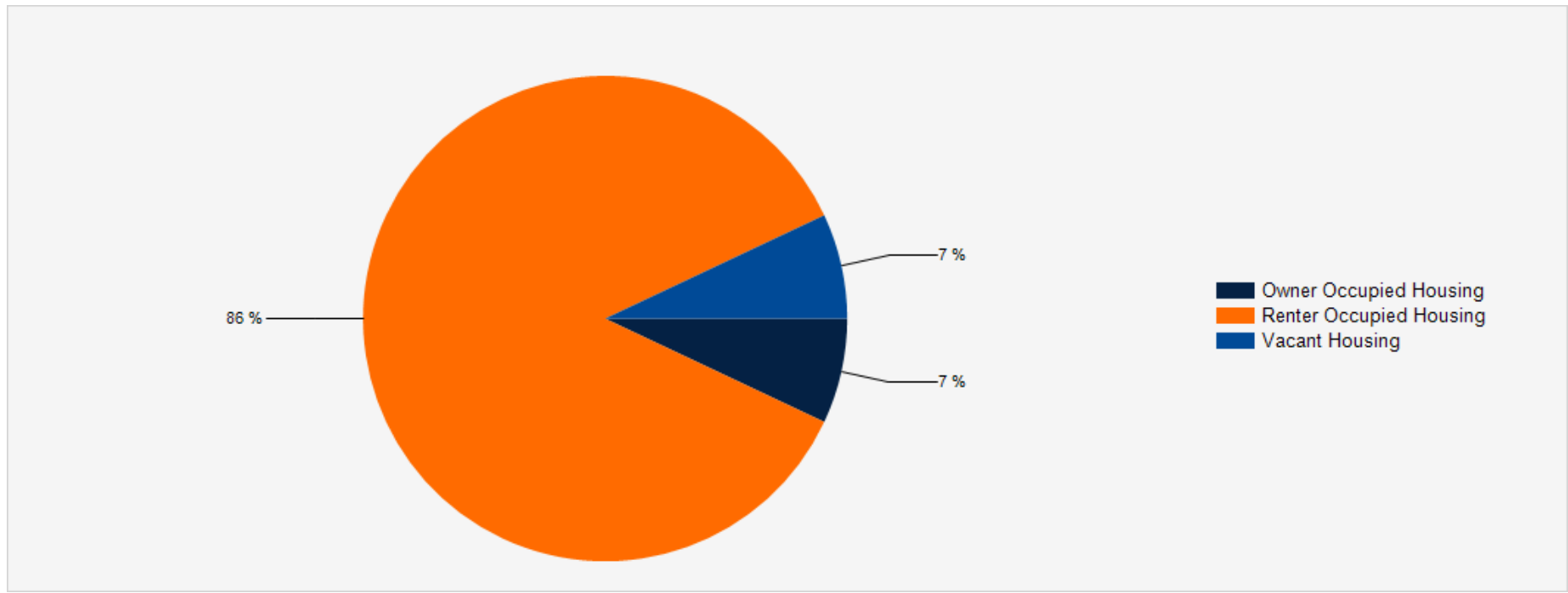
2019 Household Income



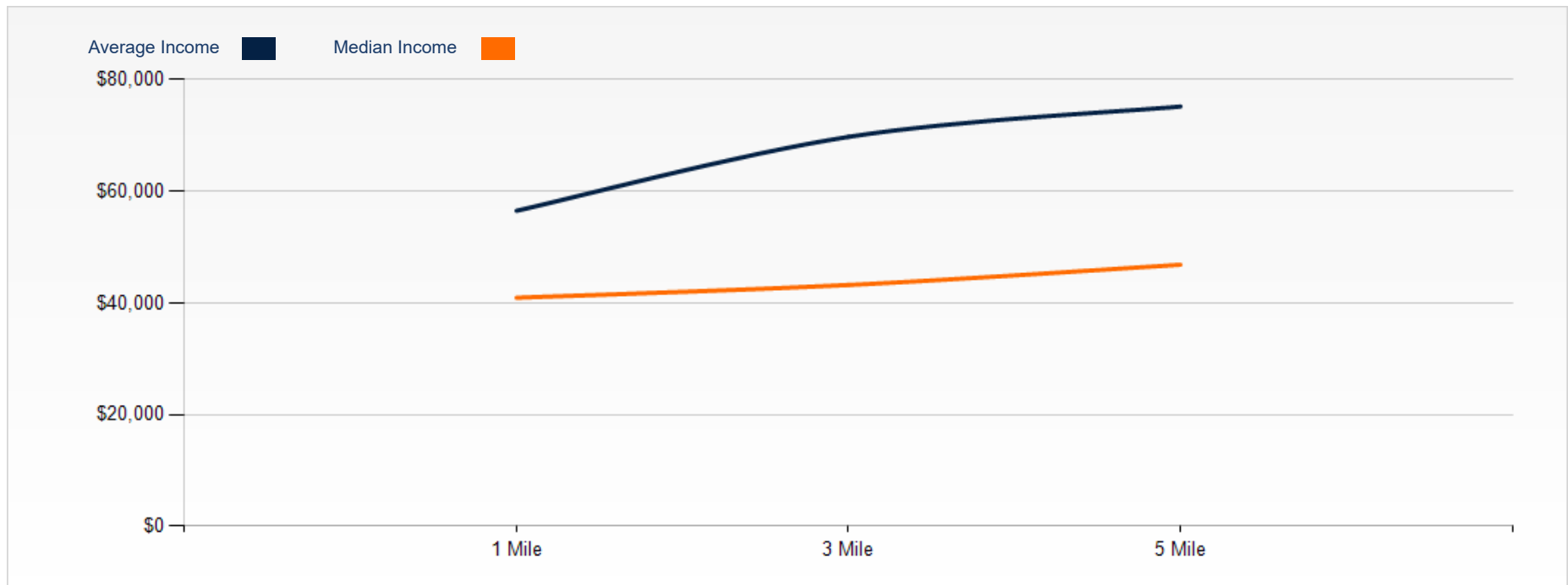
2019 Population by Race



2019 Household Occupancy - 1 Mile Radius



2019 Household Income Average and Median







## CONFIDENTIALITY and DISCLAIMER

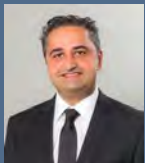
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**Armin Soleimani**

Realtor  
Lic: 01846872  
3106662246  
arminsoleimani@gmail.com



**Julio Ruiz**

Broker  
Lic: 01911261  
8185240706  
ziuroiluj@gmail.com