

OFFERING MEMORANDUM

4436 CLARA ST

4436 Clara St, Cudahy, CA 90201

Marcus & Millichap



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Activity ID #ZAH0100317

Marcus & Millichap

..... 4436 CLARA ST

BROKER OF RECORD

TONY SOLOMON

California

3109095450

License: 01238010


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TABLE OF CONTENTS

8 EXECUTIVE SUMMARY

15 PROPERTY INFORMATION

20 FINANCIAL ANALYSIS

27 SALE COMPARABLES

35 MARKET OVERVIEW

SECTION 1

EXECUTIVE SUMMARY

Offering Summary
Investment Highlights

Marcus & Millichap





OFFERING SUMMARY

4436 CLARA ST



Listing Price
\$5,250,000



Cap Rate
6.64%



of Units
22

FINANCIAL

Listing Price	\$5,250,000
Down Payment	100% / \$5,250,000
NOI	\$348,407
Cap Rate	6.64%
Total Return	6.64%
Price/SF	\$298.13
Rent/SF (Monthly)	\$3.00
Rent/SF (Annually)	\$35.98
Price/Unit	\$238,636

OPERATIONAL

Gross SF	17,610 SF
Rentable SF	17,610 SF
Office Percentage	-%
# of Units	22
Lot Size	0.81 Acres (35,451 SF)
Occupancy	97%
Year Built	1963



OFFERING SUMMARY

4436 CLARA ST





4436 CLARA ST

4436 Clara St, Cudahy, CA 90201

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to offer for sale the apartment complex located at 4436 Clara Street in the City of Cudahy. The property is a 22 unit complex built in 1963 and renovated in 2023. The units are master metered for gas and electricity. The building is situated on a large lot with ample carport parking . The complex has a gated parking and pedestrian entrance. The units are all 2 bedroom one bath . Many of the units have been upgraded with new flooring, fixtures, countertops and bathrooms.

The City of Cudahy is located approximately 8 miles southeast of downtown Los Angeles and boasts one of the highest population densities of any incorporated city in the country. The city has a population of over 20,000 and over 80% of the residents are renters. Cudahy enjoys easy access to the 710 freeway which borders the city to the east. The City of Cudahy's Rent Stabilization Ordinance allows for 3% annual rent increases.

INVESTMENT HIGHLIGHTS

Excellent unit mix

Well maintained property

Large lot with ample on site parking

SECTION 2

PROPERTY INFORMATION

Property Details
Regional Map
Retailer Map

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4436 CLARA ST

PROPERTY DETAILS

SITE DESCRIPTION

Type of Care	Master Gas & Electric
Number of Units	22
Number of Buildings	2
Floors	Vinyl
Year Built/Renovated	1963/-
Rentable SF	17,610 SF
Lot Size	35,451 SF
Topography	Flat

PARKING

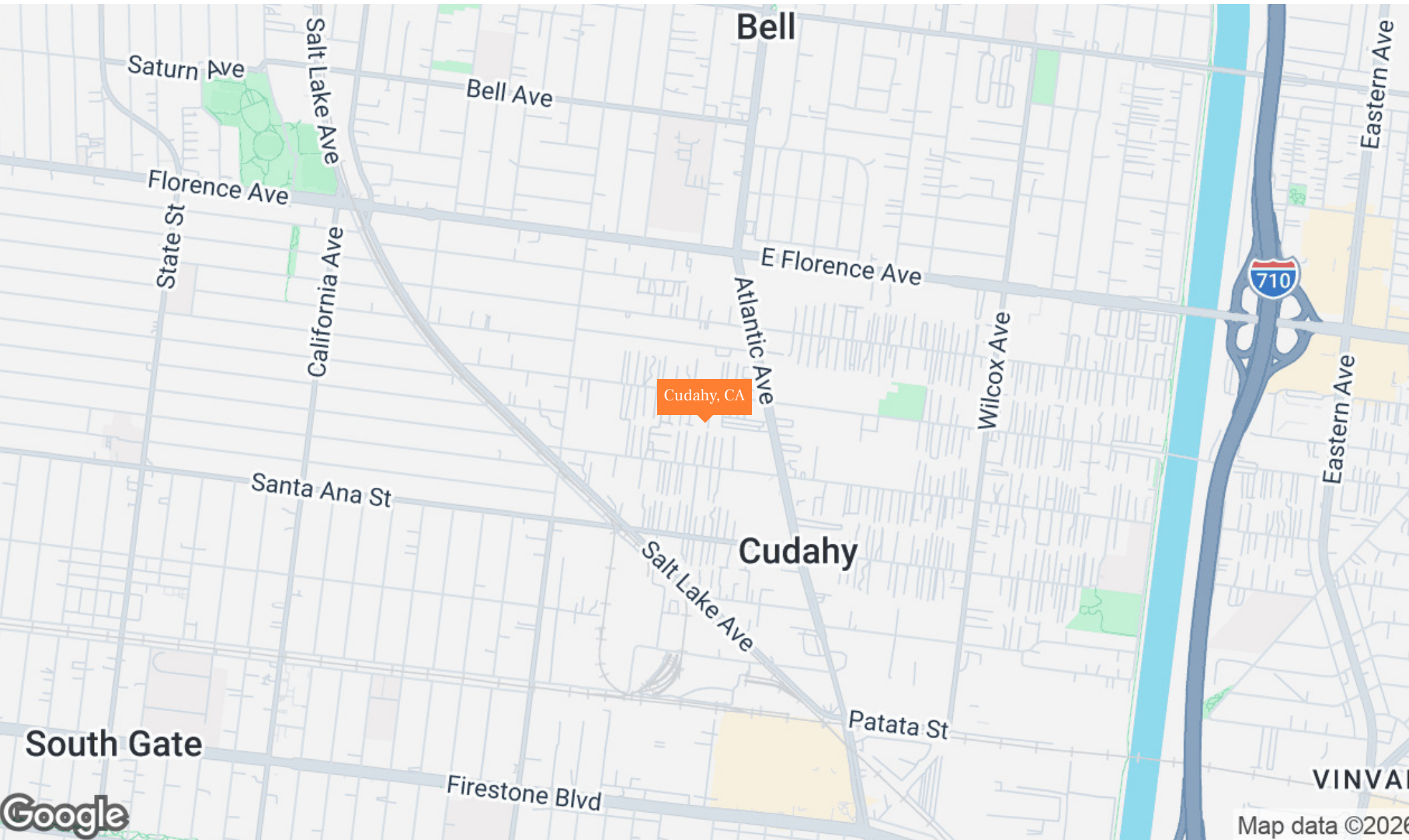
Number of Parking Spaces	25
Parking	Carport

CONSTRUCTION

Framing	Wood
Exterior	Stucco
Roof	Pitched - Composition Shingle

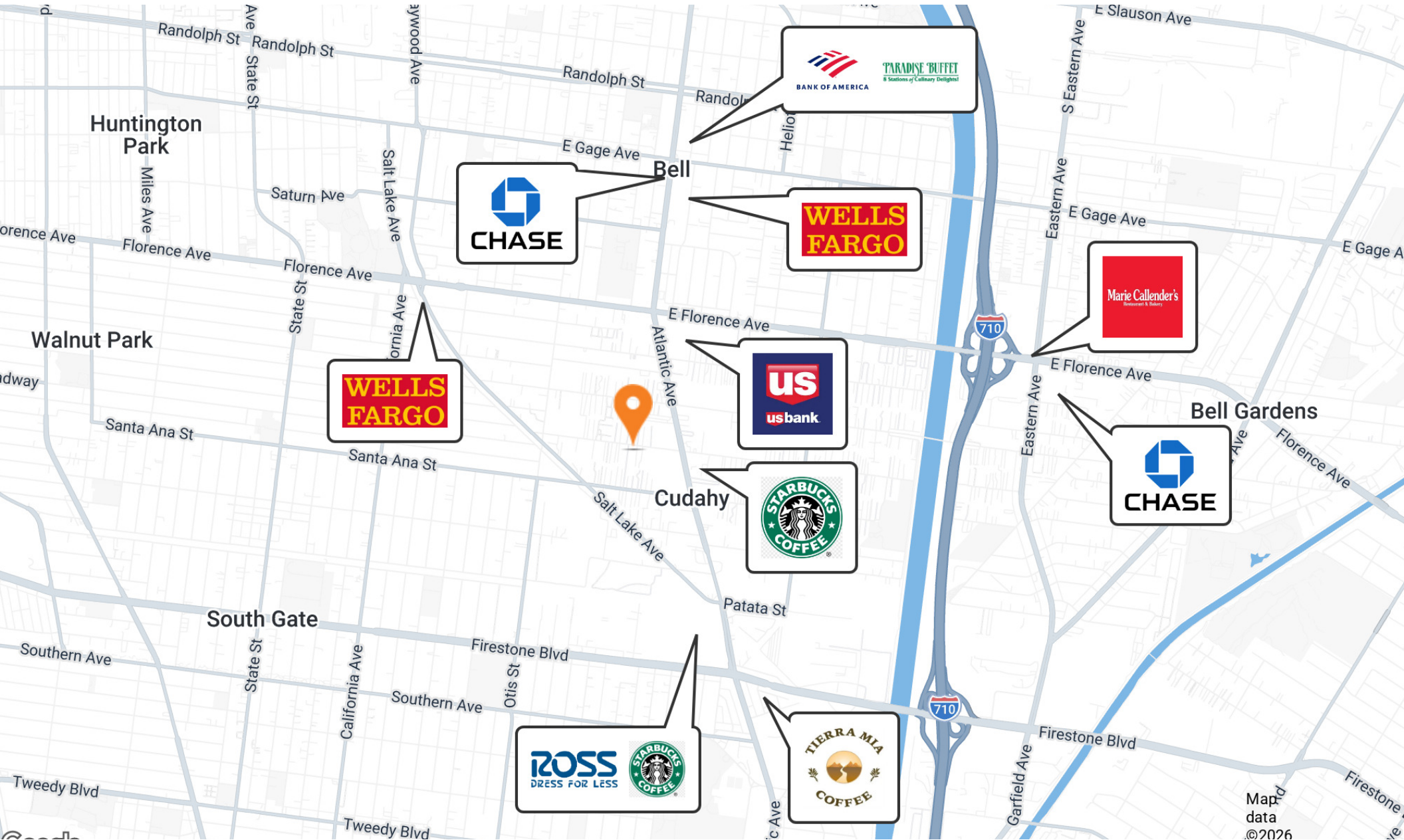
4436 CLARA ST

REGIONAL MAP

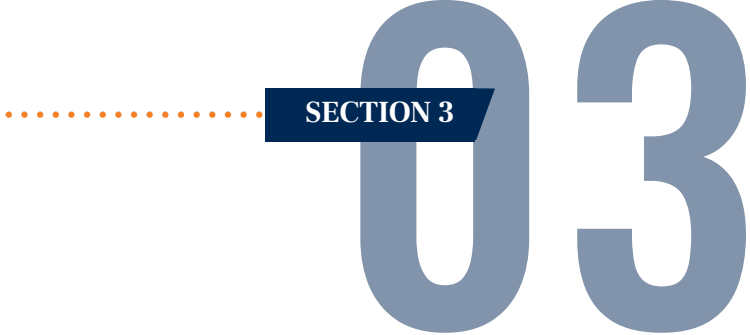


4436 CLARA ST

RETAILER MAP



Map data
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SECTION 3



FINANCIAL ANALYSIS

Financial Details

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4436 CLARA ST

FINANCIAL DETAILS

As of December,2025

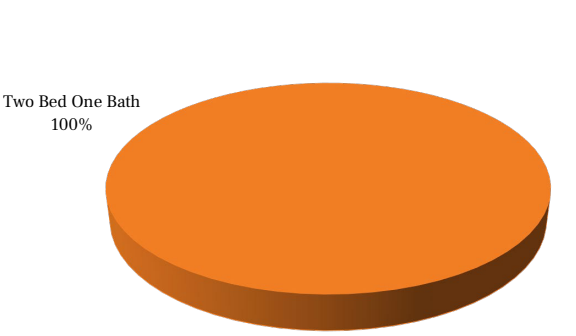
UNIT	UNIT TYPE	Square Feet	SCHEDULED Rent / Month	SCHEDULED Rent / SF/ Month	POTENTIAL Rent / Month	POTENTIAL Rent/ SF/ Month
1	Two Bed One Bath	780	\$2,400	\$3.08	\$2,400	\$3.08
2	Two Bed One Bath	780	\$2,041	\$2.62	\$2,400	\$3.08
3	Two Bed One Bath	780	\$2,100	\$2.69	\$2,400	\$3.08
4	Two Bed One Bath	780	\$2,041	\$2.62	\$2,400	\$3.08
5	Two Bed One Bath	780	\$2,041	\$2.62	\$2,400	\$3.08
6	Two Bed One Bath	780	\$2,194	\$2.81	\$2,400	\$3.08
7	Two Bed One Bath	780	\$2,300	\$2.95	\$2,400	\$3.08
8	Two Bed One Bath	780	\$2,041	\$2.62	\$2,400	\$3.08
9	Two Bed One Bath	780	\$2,060	\$2.64	\$2,400	\$3.08
10	Two Bed One Bath	780	\$2,300	\$2.95	\$2,400	\$3.08
11	Two Bed One Bath	780	\$2,041	\$2.62	\$2,400	\$3.08
12	Two Bed One Bath	780	\$2,080	\$2.67	\$2,400	\$3.08
13	Two Bed One Bath	780	\$2,041	\$2.62	\$2,400	\$3.08
14	Two Bed One Bath	780	\$2,395	\$3.07	\$2,400	\$3.08
15	Two Bed One Bath	780	\$2,266	\$2.91	\$2,400	\$3.08
16	Two Bed One Bath	780	\$2,015	\$2.58	\$2,400	\$3.08
17	Two Bed One Bath	780	\$2,300	\$2.95	\$2,400	\$3.08
18	Two Bed One Bath	780	\$2,060	\$2.64	\$2,400	\$3.08
19	Two Bed One Bath	780	\$2,200	\$2.82	\$2,400	\$3.08
20	Two Bed One Bath	780	\$2,266	\$2.91	\$2,400	\$3.08
21	Two Bed One Bath	780	\$2,266	\$2.91	\$2,400	\$3.08
22	Two Bed One Bath	780	\$2,041	\$2.62	\$2,400	\$3.08
Total		Square Feet: 17,160	\$47,489	\$2.77	\$52,800	\$3.08

4436 CLARA ST

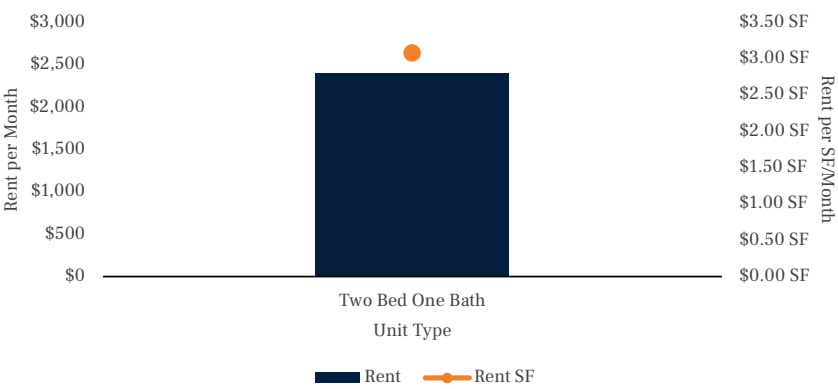
FINANCIAL DETAILS

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
Two Bed One Bath	22	780	\$2,015 - \$2,400	\$2,159	\$2.77	\$47,489	\$2,400	\$3.08	\$52,800
0	0	N/A	\$0 - \$0	\$0	N/A	\$0	\$0	N/A	\$0
0	0	N/A	\$0 - \$0	\$0	N/A	\$0	\$0	N/A	\$0
0	0	N/A	\$0 - \$0	\$0	N/A	\$0	\$0	N/A	\$0
0	0	N/A	\$0 - \$0	\$0	N/A	\$0	\$0	N/A	\$0
0	0	N/A	\$0 - \$0	\$0	N/A	\$0	\$0	N/A	\$0
0	0	N/A	\$0 - \$0	\$0	N/A	\$0	\$0	N/A	\$0
0	0	N/A	\$0 - \$0	\$0	N/A	\$0	\$0	N/A	\$0
0	0	N/A	\$0 - \$0	\$0	N/A	\$0	\$0	N/A	\$0
0	0	N/A	\$0 - \$0	\$0	N/A	\$0	\$0	N/A	\$0
0	0	N/A	\$0 - \$0	\$0	N/A	\$0	\$0	N/A	\$0
0	0	N/A	\$0 - \$0	\$0	N/A	\$0	\$0	N/A	\$0
TOTALS/WEIGHTED AVERAGES	22	780		\$2,159	\$2.77	\$47,489	\$2,400	\$3.08	\$52,800
GROSS ANNUALIZED RENTS				\$569,868			\$633,600		

Unit Distribution



Unit Rent



4436 CLARA ST

FINANCIAL DETAILS

INCOME	Current		Year 1	NOTES	PER UNIT	PER SF
Rental Income						
Gross Potential Rent	633,600		633,600		28,800	36.92
Loss / Gain to Lease	(63,732)	10.1%	0		0	0.00
Gross Scheduled Rent	569,868		633,600		28,800	36.92
Physical Vacancy	(17,096)	3.0%	(31,680)	5.0%	(1,440)	(1.85)
Economic Vacancy						
Non-Revenue Units		0.0%	0		0	0.00
Bad Debt		0.0%	0		0	0.00
Concession		0.0%	0		0	0.00
TOTAL VACANCY	(\$17,096)	3.0%	(\$31,680)	5.0%	(\$1,440)	(\$2)
Economic Occupancy	97.00%		95.00%			
Effective Rental Income	552,772		601,920		27,360	35.08
Other Income	13,800		13,800			
Utility Bill-Back					0	0.00
All Other Income					0	0.00
TOTAL OTHER INCOME	\$13,800		\$13,800		\$627	\$0.80
EFFECTIVE GROSS INCOME	\$566,572		\$615,720		\$27,987	\$35.88
EXPENSES	Current		Year 1	NOTES	PER UNIT	PER SF
Real Estate Taxes	70,489		70,489		3,204	4.11
Insurance	20,450		20,450	[2]	930	1.19
Utilities - Electric	35,884		35,884		1,631	2.09
Utilities - Water & Sewer	8,369		8,369		380	0.49
Utilities - Gas	8,016		8,016		364	0.47
Trash Removal	13,428		13,428		610	0.78
Repairs & Maintenance	16,100		16,100		732	0.94
Landscaping	1,200		1,200		55	0.07
Marketing & Advertising					0	0.00
Payroll	14,400		14,400		655	0.84
Alarm Monitoring/Inspection					0	0.00
General & Administrative	1,500		1,500		68	0.09
Misc. Expenses					0	0.00
Operating Reserves					0	0.00
Management Fee	28,329	5.0%	30,786	5.0%	1,399	1.79
TOTAL EXPENSES	\$218,165		\$220,622		\$10,028	\$12.86
EXPENSES AS % OF EGI	38.5%		35.8%			
NET OPERATING INCOME	\$348,407		\$395,098		\$17,959	\$23.02

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

4436 CLARA ST

FINANCIAL DETAILS

SUMMARY		
Price	\$5,250,000	
Down Payment	\$5,250,000	100%
Number of Units	22	
Price Per Unit	\$238,636	
Price Per SqFt	\$305.94	
Gross SqFt	17,160	
Lot Size	0.81 Acres	
Approx. Year Built	1963	

RETURNS	Current	Year 1	Reno
CAP Rate	6.64%	7.53%	7.53%
GRM	9.21	8.29	
Cash-on-Cash	6.64%	7.53%	
Debt Coverage Ratio	N/A	N/A	

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
22	Two Bed One Bath	780	\$2,159	\$2,400

OPERATING DATA

INCOME	Current		Year 1	
Gross Scheduled Rent		\$569,868		\$633,600
Less: Vacancy/Deductions	3.0%	\$17,096	5.0%	\$31,680
Total Effective Rental Income		\$552,772		\$601,920
Other Income		\$13,800		\$13,800
Effective Gross Income		\$566,572		\$615,720
Less: Expenses	38.5%	\$218,165	35.8%	\$220,622
Net Operating Income		\$348,407		\$395,098
Cash Flow		\$348,407		\$395,098
Debt Service				
Net Cash Flow After Debt Service	6.64%	\$348,407	7.53%	\$395,098
Principal Reduction		\$0		\$0
TOTAL RETURN	6.64%	\$348,407	7.53%	\$395,098

EXPENSES	Current		Year 1	
Real Estate Taxes		\$70,489		\$70,489
Insurance		\$20,450		\$20,450
Utilities - Electric		\$35,884		\$35,884
Utilities - Water & Sewer		\$8,369		\$8,369
Utilities - Gas		\$8,016		\$8,016
Trash Removal		\$13,428		\$13,428
Repairs & Maintenance		\$16,100		\$16,100
Landscaping		\$1,200		\$1,200
Marketing & Advertising		\$0		\$0
Payroll		\$14,400		\$14,400
Alarm Monitoring/Inspection		\$0		\$0
General & Administrative		\$1,500		\$1,500
Misc. Expenses		\$0		\$0
Operating Reserves		\$0		\$0
Management Fee		\$28,329		\$30,786
TOTAL EXPENSES		\$218,165		\$220,622
Expenses/Unit		\$9,917		\$10,028
Expenses/SF		\$12.71		\$12.86

SECTION 4

SALE COMPARABLES

Sale Comps Map
Sale Comps Summary
Price per SF Chart
Price per Unit Chart
Sale Comps

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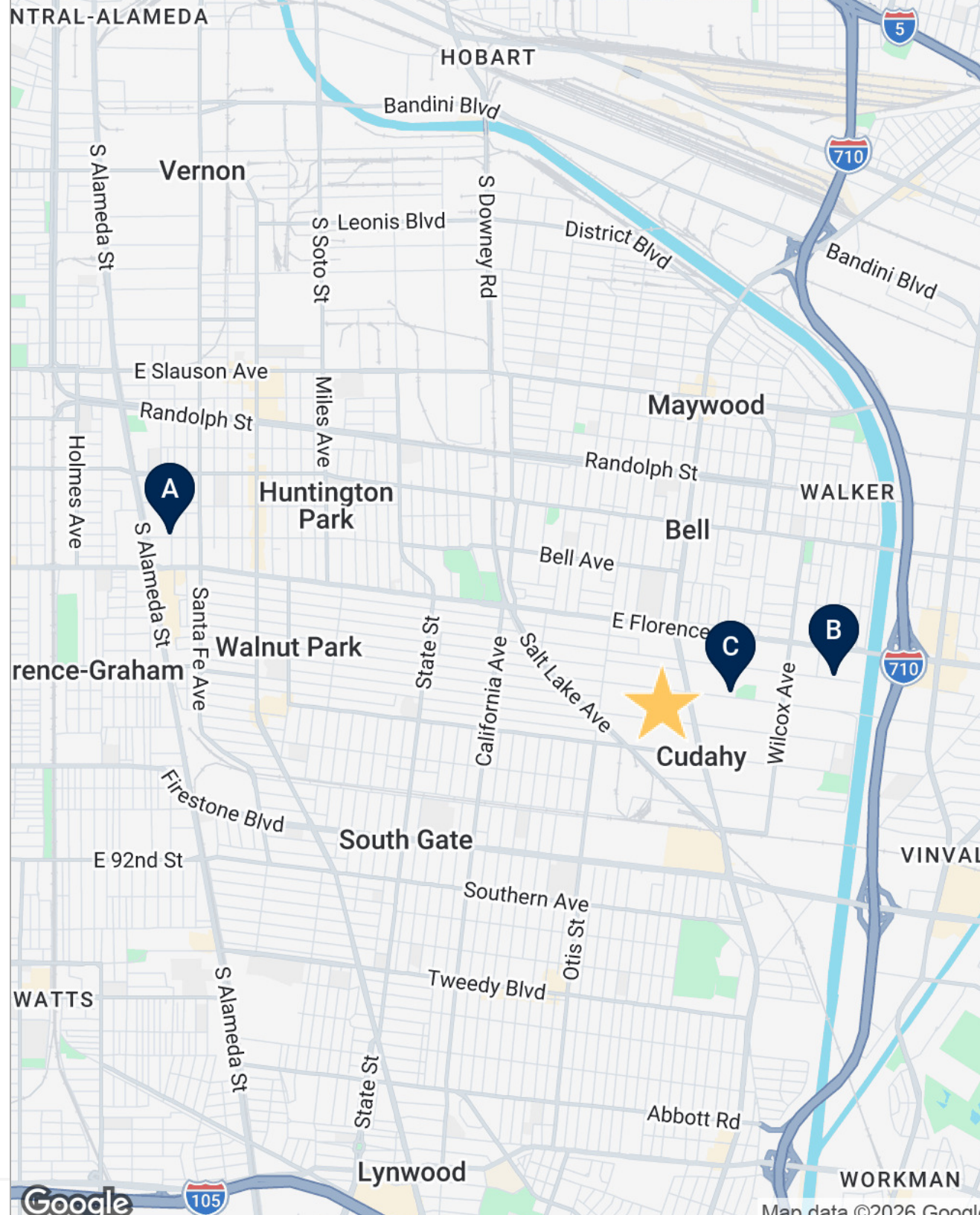


4436 CLARA ST

SALE COMPS MAP

SALE COMPS MAP

- ★ 4436 Clara St
- A 6825 Albany St
- B 5211 Live Oak St
- C 4731 Clara St



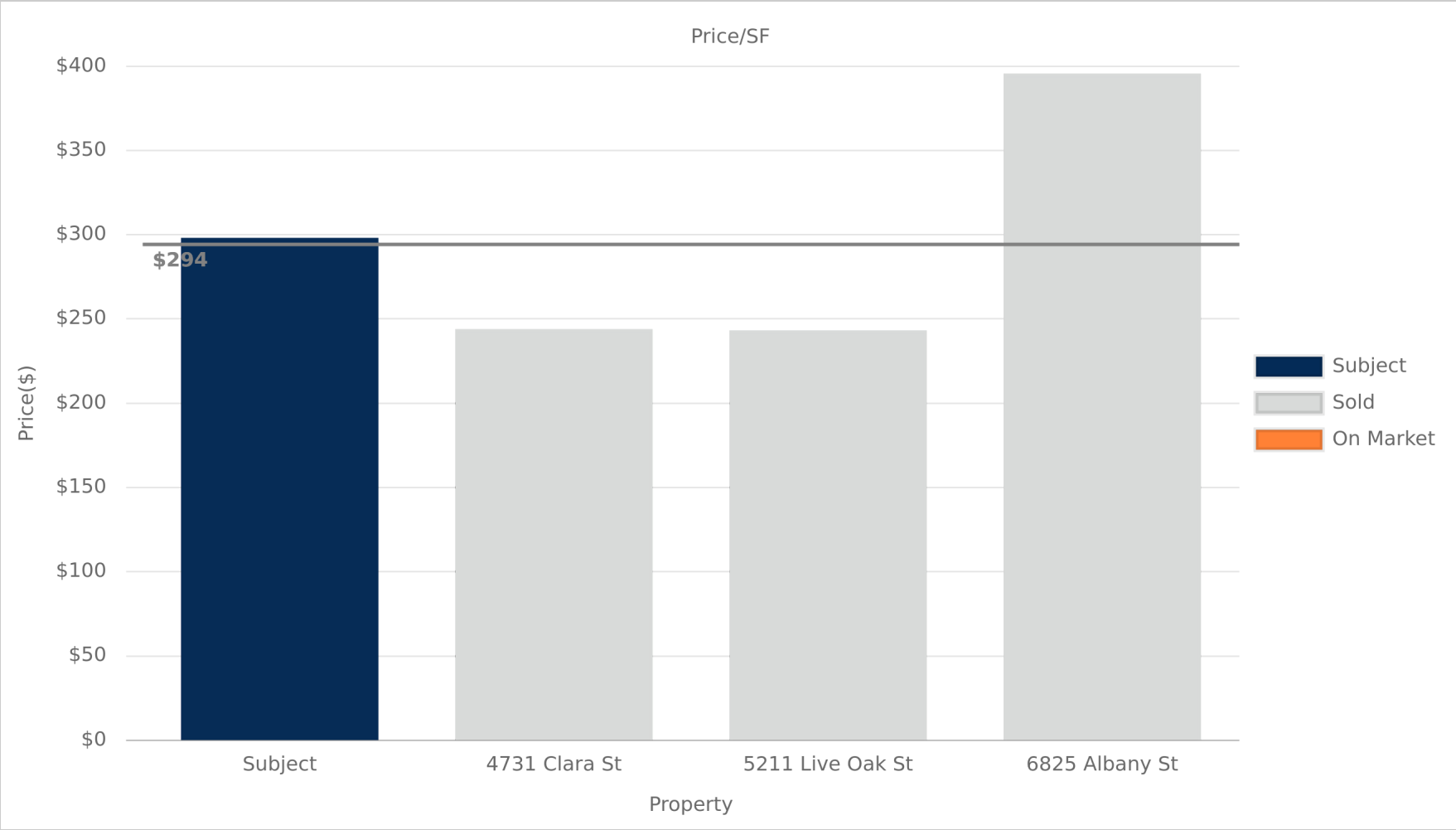
4436 CLARA ST

SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
★	4436 Clara St 4436 Clara St Cudahy, CA 90201	\$5,250,000	17,610 SF	\$298.13	0.81 AC	\$238,636	6.64%	22	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
A	6825 Albany St Huntington Park, CA 90255	\$4,000,000	10,110 SF	\$395.65	0.27 AC	\$266,666	6.60%	15	05/06/2025
B	5211 Live Oak St Cudahy, CA 90201	\$3,600,000	14,800 SF	\$243.24	0.93 AC	\$225,000	-	16	11/25/2024
C	4731 Clara St Cudahy, CA 90201	\$2,975,000	12,195 SF	\$243.95	1.5 AC	\$247,916	5.80%	12	09/27/2024
	AVERAGES	\$3,525,000	12,368 SF	\$294.28	0.9 AC	\$246,527	6.20%	14	-

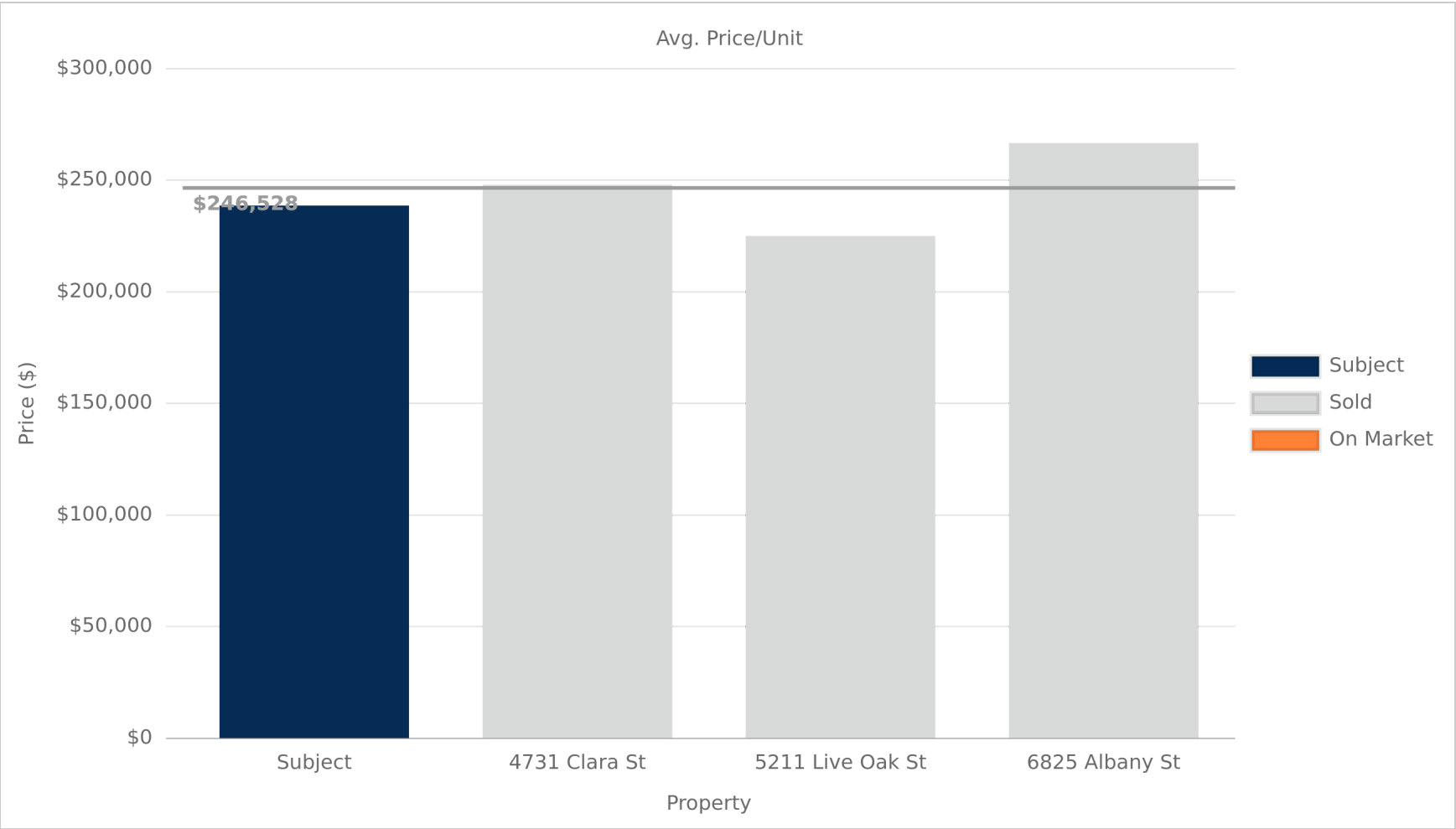
4436 CLARA ST

PRICE PER SF CHART



4436 CLARA ST

PRICE PER UNIT CHART



4436 CLARA ST

SALE COMPS



4436 Clara St

4436 Clara St, Cudahy, CA 90201

Listing Price:	\$5,250,000	Price/SF:	\$298.13
Property Type:	Multifamily	GRM:	8.29
NOI:	\$348,407	Cap Rate:	6.64%
Occupancy:	97%	Year Built:	1963
COE:	On Market	Number Of Units:	22
Lot Size:	0.81 Acres	Price/Unit:	\$238,636
Total SF:	17,610 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed/ 2 Bath	22	100.0	780	\$2,159	\$2.77
TOTAL/AVG	22	100%	780	\$2,159	\$2.77



6825 Albany St

Huntington Park, CA 90255

Sale Price:	\$4,000,000	Price/SF:	\$395.65
Property Type:	Multifamily	GRM:	10.1
NOI:	\$264,920	Cap Rate:	6.60%
Occupancy:	100%	Year Built:	1962
COE:	05/06/2025	Number Of Units:	15
Lot Size:	0.27 Acres	Price/Unit:	\$266,666
Total SF:	10,110 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed 1 Bath	6	40	500	\$1,900	\$3.80
2 Bed 1 Bath	9	60	800	\$2,400	\$3.00
TOTAL/AVG	15	100%	680	\$2,200	\$3.24

4436 CLARA ST

SALE COMPS



B 5211 Live Oak St
Cudahy, CA 90201

Sale Price:	\$3,600,000	Price/SF:	\$243.24
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Occupancy:	5%	Year Built:	1963
COE:	11/25/2024	Number Of Units:	16
Lot Size:	0.93 Acres	Price/Unit:	\$225,000
Total SF:	14,800 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed 1 Bath	16	100	925		
TOTAL/AVG	16	100%	925	\$0	\$0.00

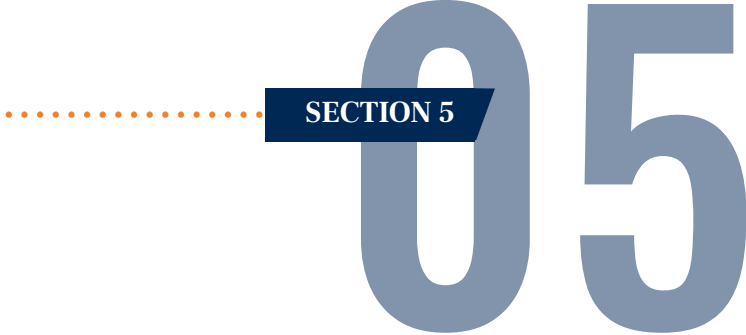
Property was 95% vacant at time of sale



C 4731 Clara St
Cudahy, CA 90201

Sale Price:	\$2,975,000	Price/SF:	\$243.95
Property Type:	Multifamily	GRM:	11.2
NOI:	\$172,550	Cap Rate:	5.80%
Occupancy:	100%	Year Built:	1956
COE:	09/27/2024	Number Of Units:	12
Lot Size:	1.5 Acres	Price/Unit:	\$247,916
Total SF:	12,195 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studio	1	8.3	600	\$1,400	\$2.33
1 Bed 1 Bath	4	33.3	750	\$1,700	\$2.27
2 Bed 1 Bath	3	25	900	\$1,800	\$2.00
3 Bed 1 Bath	2	16.7	1,100	\$2,000	\$1.82
3 Bed 2 Bath	1	8.3	1,300	\$2,100	\$1.62



SECTION 5

MARKET OVERVIEW

Market Overview
Demographics

Marcus & Millichap





4436 CLARA ST

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 nearly 10 million residents and is the largest metropolitan area in the country. A desirable climate, proximity to the ocean and recreational opportunities lure companies and residents to the metro. The city of Los Angeles accounts for about 3.8 million people, and 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 the largest and busiest ports in the nation, making the metro a key link in the international supply chain.



WORLD PROMINENCE

Los Angeles will host the 2028 Summer Olympic and Paralympic games. The games are serving as a catalyst for infrastructure improvements and will introduce numerous new tourists to the market.



4436 CLARA ST

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, a list that 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, as it connects the two local ports to the transcontinental rail network east of downtown.



\$10+

*Billion in U.S.
customs revenues
and taxes.*



4

*Commercial
airports in the
county.*



150

*Miles to the Mexican
border.*



MORE THAN

15.6 M

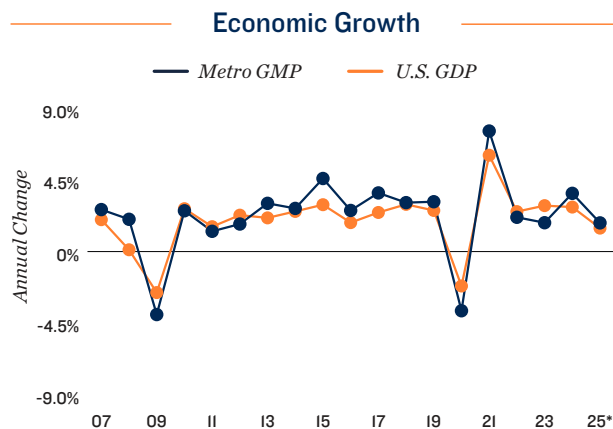
TEU containers are shipped through the ports of Los Angeles and Long Beach Annually, ranking them first and second in the nation.

4436 CLARA ST

MARKET OVERVIEW

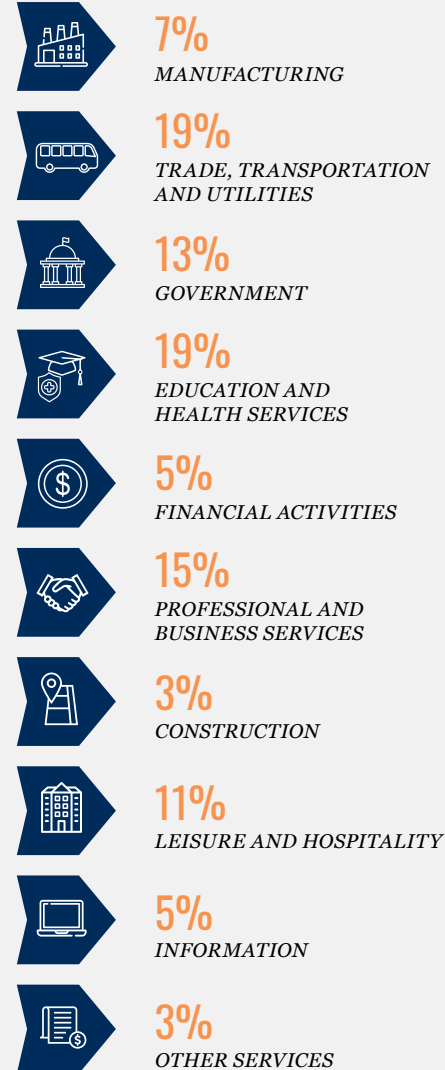
ECONOMY

- 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 in 2025
- Fortune 500 companies headquartered in the metro include Walt Disney, Molina Healthcare, Edison International, Live Nation and Skechers USA.
- A sizable aerospace presence exists in the South Bay, led by employers that include Boeing, Northrop Grumman and Raytheon Technologies Corp.
- The upcoming 2028 Olympic Games are expected to lead to the creation through both direct and indirect channels of thousands of jobs.
- Its two ports make the metro a hub in the domestic supply chain, fueling demand for warehouse and distribution space throughout the county.



* Forecast

SHARE OF 2025 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

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

4436 CLARA ST

MARKET OVERVIEW

DEMOGRAPHICS

- A population approaching 10 million people makes Los Angeles County the most populous metropolitan area in the United States.
- About 90,000 new residents are expected through 2029 — a dynamic that will positively impact the local economy and commercial real estate sector.
- A median home price that is more than twice that of the U.S. average translates to a homeownership rate of 46 percent, which is well below the national level.
- Approximately 35 percent of residents ages 25 and older have attained at least a bachelor's degree. Close to 13 percent also hold a graduate or professional degree.

QUICK FACTS



POPULATION

9.8M

2024-2029* Growth:
0.9%



HOUSEHOLDS

3.5M

2024-2029* Growth:
1.4%



MEDIAN AGE

38

U.S. Median:
39



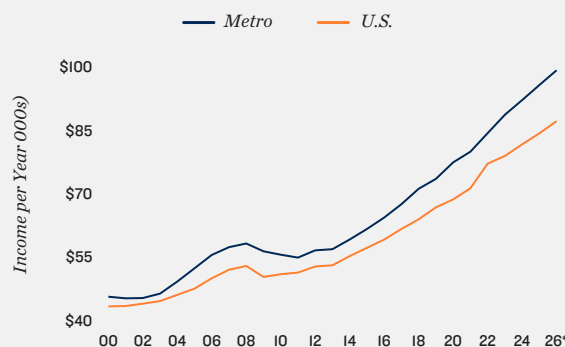
MEDIAN HOUSEHOLD INCOME

\$91,000

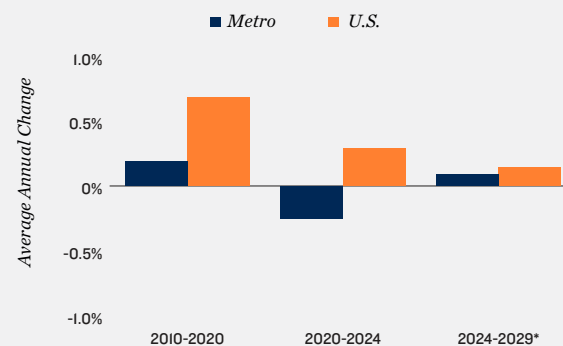
U.S. Median:
\$76,000

* Forecast

Median Household Income

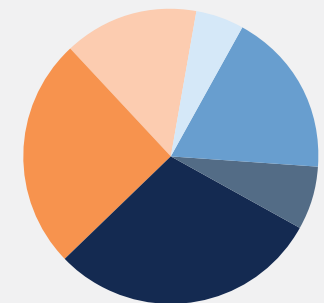


Population Growth



2025 Population by Age

5%	0-4 years
18%	5-19 years
7%	20-24 years
30%	25-44 years
25%	45-64 years
15%	65+ years



* Forecast

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

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MARKET OVERVIEW

QUALITY OF LIFE

Los Angeles County 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 moderate 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 for the University of California 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 sports 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.

\$916,000

Median
Home Price



100+

Museums



81

Miles of Shoreline



SPORTS

Baseball | **MLB** | Los Angeles Dodgers
Football | **NFL** | Los Angeles Rams
Basketball | **NBA** | Los Angeles Lakers
Hockey | **NHL** | Los Angeles Kings
Soccer | **MLS** | Los Angeles Galaxy
Basketball | **NBA** | Los Angeles Clippers
Football | **NFL** | Los Angeles Chargers
Soccer | **MLS** | 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



ARTS & ENTERTAINMENT

- Los Angeles Zoo & Botanical Gardens
- Los Angeles County Museum of Art
- Natural History Museum of Los Angeles County

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

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DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	50,184	331,059	885,764
2025 Estimate			
Total Population	50,018	330,210	882,424
2020 Census			
Total Population	52,881	350,029	939,571
2010 Census			
Total Population	55,229	365,167	952,276
Daytime Population			
2025 Estimate	34,010	282,895	735,455
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	14,393	94,202	249,049
2025 Estimate			
Total Households	14,250	93,291	246,565
Average (Mean) Household Size	3.6	3.6	3.6
2020 Census			
Total Households	13,999	91,668	242,106
2010 Census			
Total Households	13,603	88,424	229,978
Growth 2025-2030	1.0%	1.0%	1.0%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2030 Projection	14,686	96,405	255,867
2025 Estimate	14,541	95,481	253,344
Owner Occupied	3,939	32,597	94,243
Renter Occupied	10,315	60,661	152,398
Vacant	290	2,190	6,780
Persons in Units			
2025 Estimate Total Occupied Units	14,250	93,291	246,565
1 Person Units	13.0%	13.5%	14.9%
2 Person Units	20.0%	19.6%	19.2%
3 Person Units	19.0%	18.5%	17.5%
4 Person Units	19.8%	20.4%	18.8%
5 Person Units	13.7%	13.3%	13.5%
6+ Person Units	14.5%	14.7%	16.1%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	2.1%	3.7%	4.6%
\$150,000-\$199,999	5.6%	6.7%	7.3%
\$100,000-\$149,999	13.9%	16.5%	16.6%
\$75,000-\$99,999	14.0%	14.8%	14.3%
\$50,000-\$74,999	19.2%	18.4%	17.8%
\$35,000-\$49,999	12.9%	12.7%	12.4%
\$25,000-\$34,999	11.5%	10.1%	9.1%
\$15,000-\$24,999	9.6%	8.3%	7.9%
Under \$15,000	11.2%	8.8%	9.9%
Average Household Income	\$69,290	\$79,312	\$81,681
Median Household Income	\$56,574	\$65,090	\$66,583
Per Capita Income	\$19,729	\$22,474	\$23,130
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	50,018	330,210	882,424
Under 20	29.6%	29.1%	29.9%
20 to 34 Years	22.9%	22.7%	22.8%
35 to 39 Years	7.0%	7.1%	7.1%
40 to 49 Years	13.4%	13.4%	13.2%
50 to 64 Years	16.5%	16.7%	16.4%
Age 65+	10.6%	11.0%	10.6%
Median Age	35.0	35.0	35.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	31,546	210,375	555,219
Elementary (0-8)	29.3%	29.0%	26.9%
Some High School (9-11)	14.5%	15.4%	15.1%
High School Graduate (12)	28.9%	26.7%	26.1%
Some College (13-15)	14.2%	14.8%	16.0%
Associate Degree Only	4.4%	4.5%	5.1%
Bachelor's Degree Only	7.3%	7.6%	8.1%
Graduate Degree	1.4%	2.0%	2.7%
Population by Gender			
2025 Estimate Total Population	50,018	330,210	882,424
Male Population	49.6%	49.9%	49.6%
Female Population	50.4%	50.1%	50.4%

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DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 882,424. The population has changed by -7.34 percent since 2010. It is estimated that the population in your area will be 885,764 five years from now, which represents a change of 0.4 percent from the current year. The current population is 49.6 percent male and 50.4 percent female. The median age of the population in your area is 33.0, compared with the U.S. average, which is 40.0. The population density in your area is 11,234 people per square mile.



HOUSEHOLDS

There are currently 246,565 households in your selected geography. The number of households has changed by 7.21 percent since 2010. It is estimated that the number of households in your area will be 249,049 five years from now, which represents a change of 1.0 percent from the current year. The average household size in your area is 3.6 people.



INCOME

In 2025, the median household income for your selected geography is \$66,583, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 71.02 percent since 2010. It is estimated that the median household income in your area will be \$77,336 five years from now, which represents a change of 16.1 percent from the current year.

The current year per capita income in your area is \$23,130, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$81,681, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 393,446 people in your selected area were employed. The 2010 Census revealed that 39.4 of employees are in white-collar occupations in this geography, and 39.4 are in blue-collar occupations. In 2025, unemployment in this area was 7.0 percent. In 2010, the average time traveled to work was 31.00 minutes.



HOUSING

The median housing value in your area was \$556,875 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 89,230.00 owner-occupied housing units and 140,744.00 renter-occupied housing units in your area.



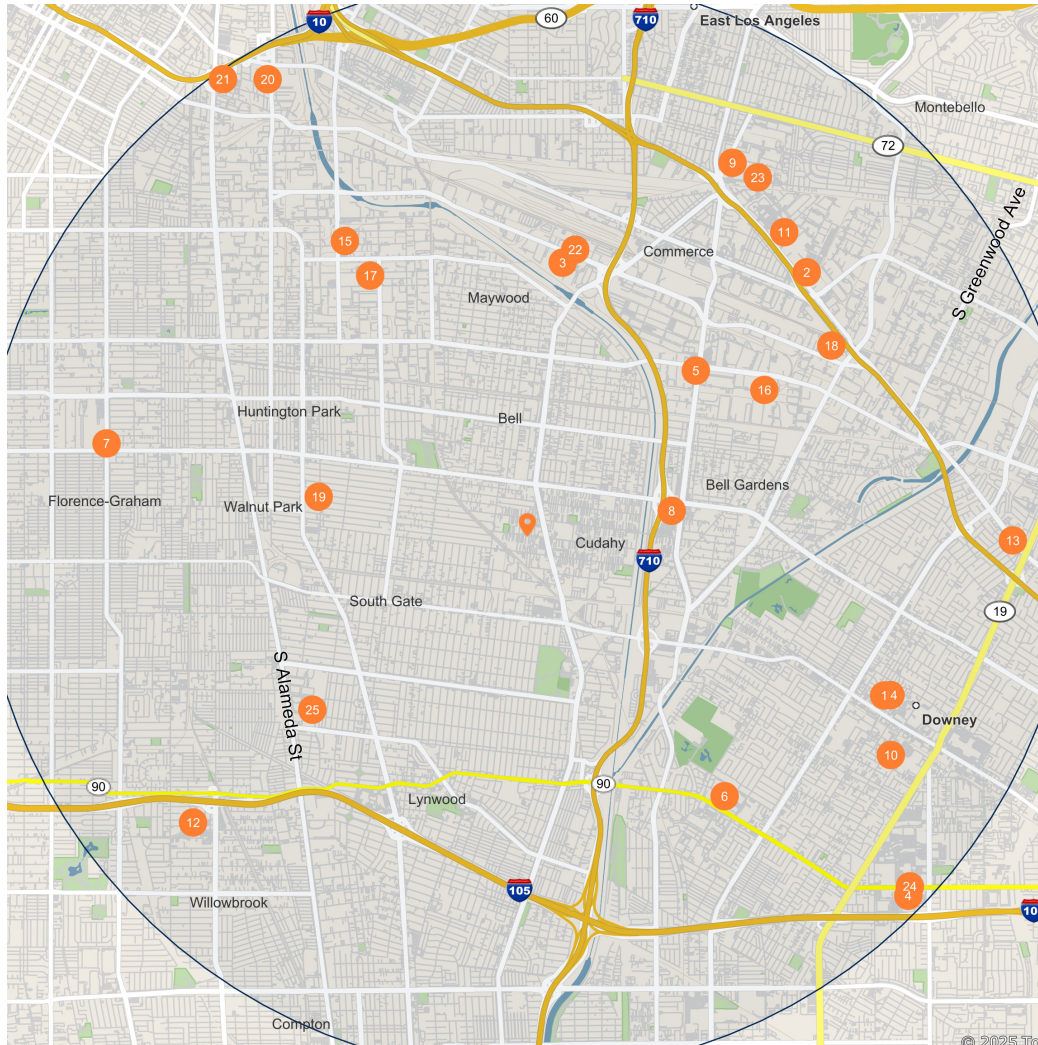
EDUCATION

The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. Only 10.6 percent of the selected area's residents had earned a graduate degree compared with the national average of 13.7 percent, and 5.1 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 11.7 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 5.1 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 30.4 percent in the selected area compared with the 19.6 percent in the U.S.

DEMOGRAPHICS



	Major Employers	Employees
1	Boeing Company-Boeing	5,000
2	California Commerce Club Inc-Commerce Casino	2,600
3	Bodycote Usa Inc-	2,260
4	Los Angeles County Off Educatn-LOS ANGELES COUNTY SUPT OF SCH	1,500
5	County of Los Angeles-Fire Dept- Admin	1,455
6	Los Angles Cnty Rncho Los Amgo-	1,400
7	Bluetriton Brands Holdings Inc-	1,338
8	Bell Gardens Bicycle Club Inc-Bicycle Club Casino	1,300
9	Amcors Flexibles LLC-Amcors Flexibles Healthcare	1,228
10	Pih Health Hospital - Whitti-Downey Regional Medical Center	1,150
11	American Intl Inds Inc-Aii Beauty	1,100
12	Charles R Drew Univ Mdcine Scn-	1,000
13	Right Hire Inc-	1,000
14	Mike Campbell & Associates Ltd-Mike Campbell Assoc Logistics	1,000
15	Fashion Nova LLC-Fashion Nova	990
16	Arden-Mayfair Inc-Arden Group	953
17	Vie De France Yamazaki Inc-Vie De France 108	893
18	Alta Performance Mtls US LLC-	844
19	Chc Provider Network-	803
20	Pvh Neckwear Inc-Pvh Neckwear	790
21	Guess Inc-Guess	700
22	Gts Living Foods LLC-Synergy Beverages	700
23	County of Los Angeles-La County Health Dept	698
24	Southern Cal Prmnnte Med Group-Kaiser Permanente	671
25	Koos Manufacturing Inc-Big Star	639

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DEMOGRAPHICS

