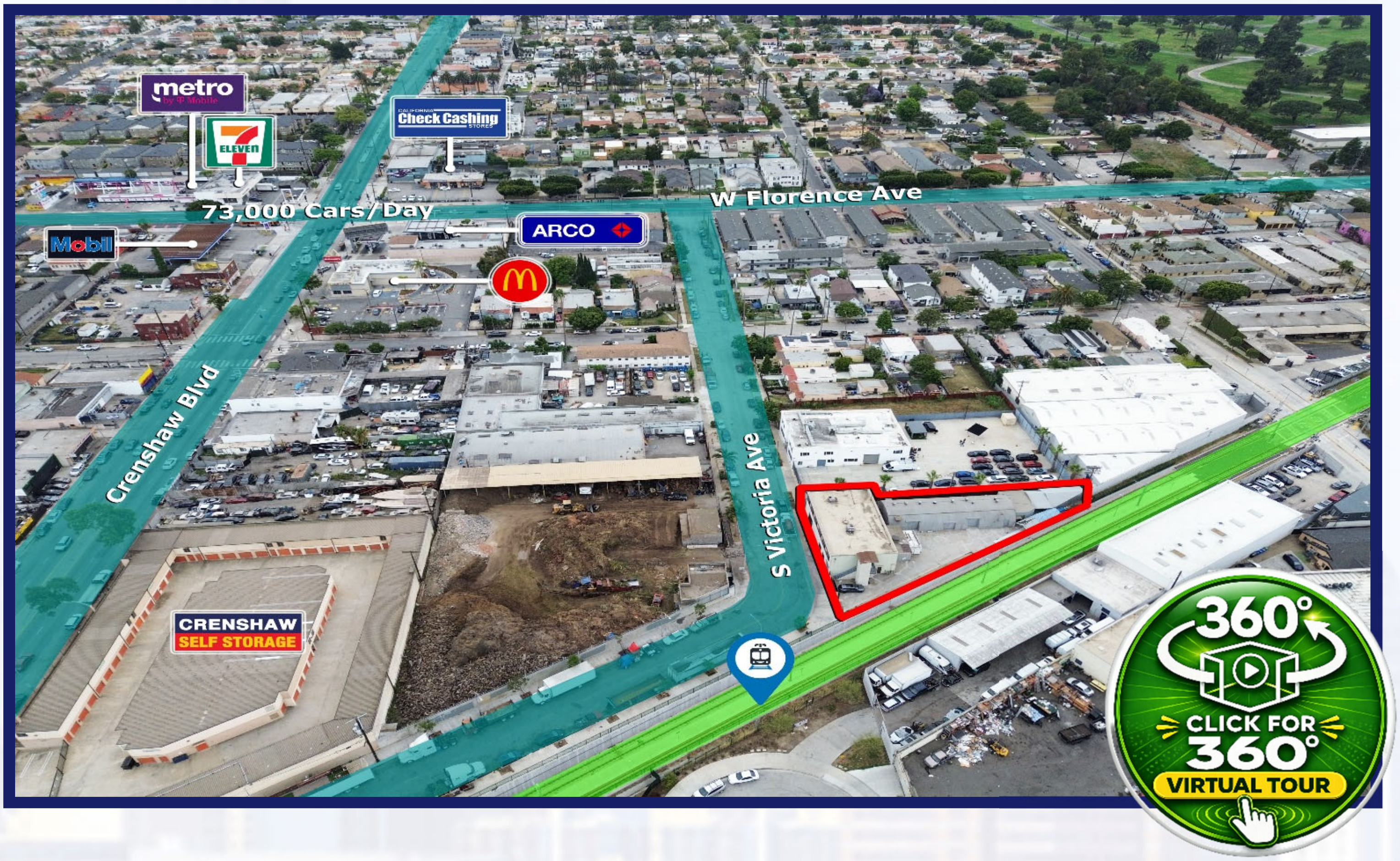
EXECUTIVE SUMMARY



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HIGHLIGHTS:

- **13,485 SF Industrial Space (divisible into 6,314 SF or 4,000 SF or 3,351 SF)**
- **Located on Quiet Street 1 Block from Crenshaw Blvd & Florence Ave**
- **Gated and Secure Parking for 13 Vehicles**
- **Centrally Located in the Middle of 4 Freeways (405, 110, 105 and 10)**
- **10-Foot High Roll-up Door with Access onto Street**
- **11-Foot 8 Inch Clear Ceiling Height**
- **800 Amp Power**

OFFERING SUMMARY: 6809 Victoria offers a tenant 3 buildings to lease with gated private parking for 13 vehicles. Building #1 is a 2 story 6,314 SF office over warehouse space. The 2nd floor office includes HVAC, restroom and kitchenette. The warehouse has a 10 foot roll up door with street access. Building #2 is 4,000 SF and Building #3 is a 3,351 SF space.

DEMOGRAPHICS: Average income of over $85,000 within 1 mile, and over $95,000 within 2 miles. Located in a dense growing area with over 37,000 residents withing 1 mile and over 141,000 within 2 miles.

RENT: $15,000/Mth for 13,485 SF ($1.26/SF) NNN. NNN is $0.16/SF

PROPERTY PICTURES

INTERIOR PICTURES

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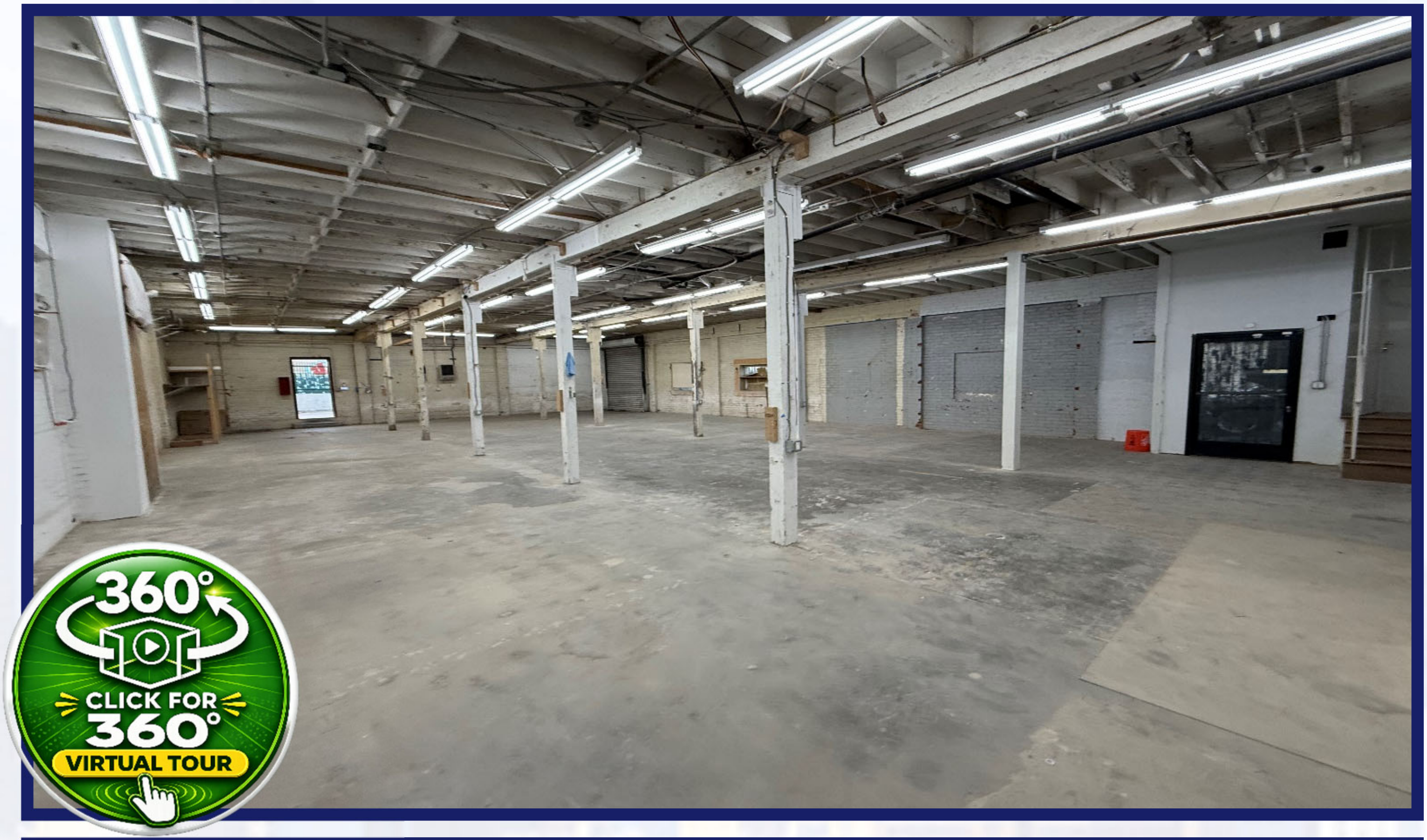
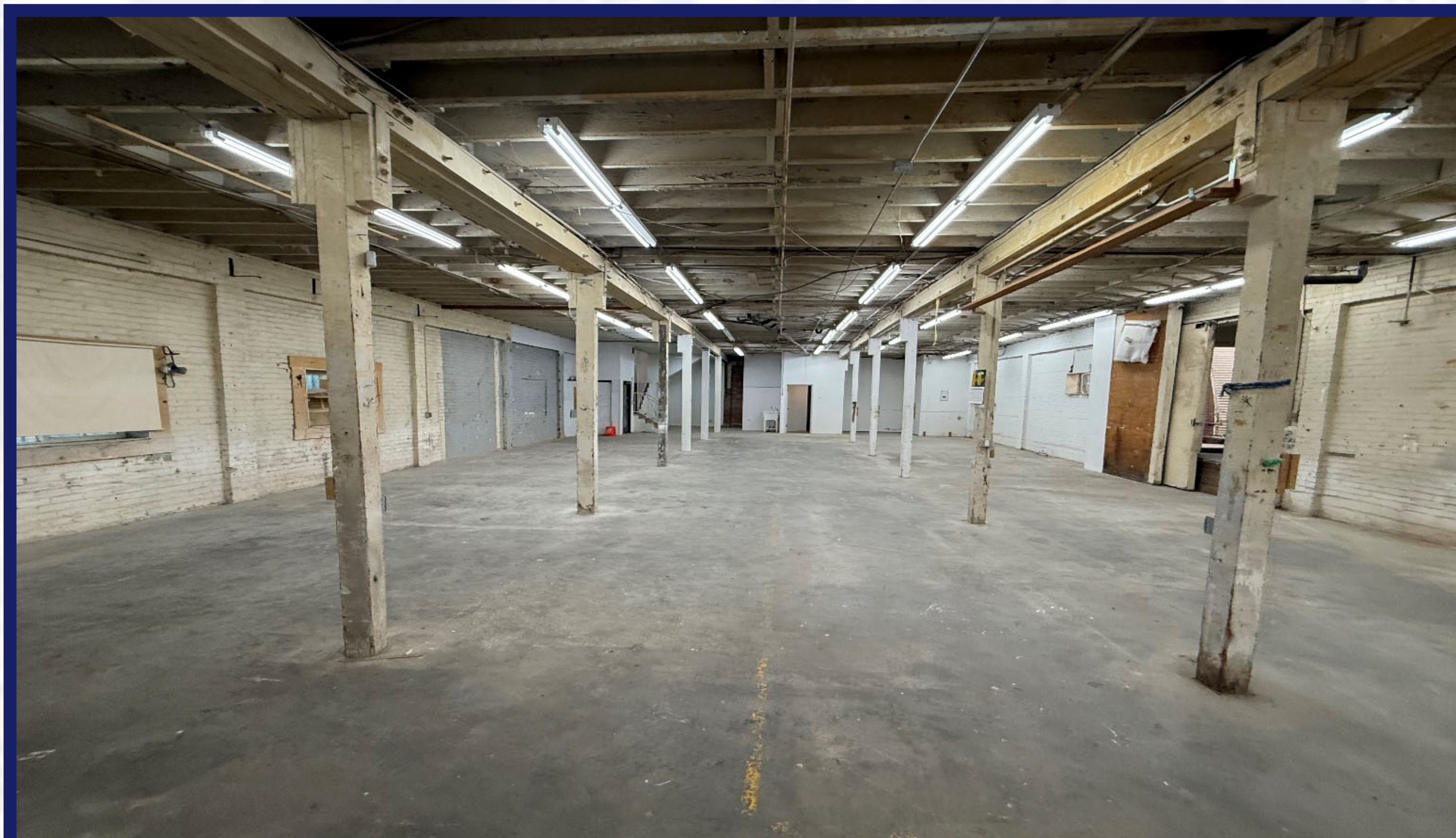
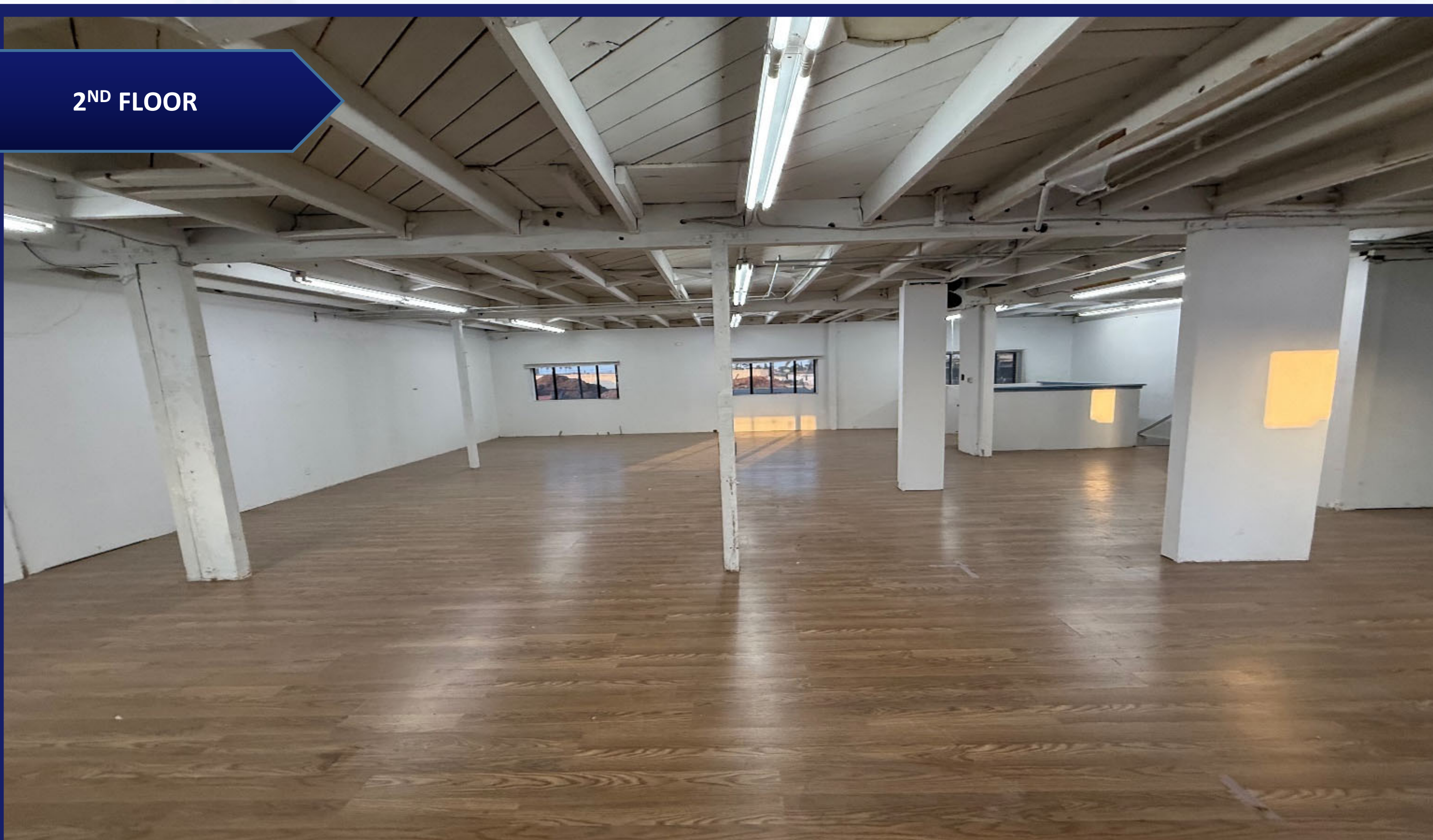


INTERIOR PICTURES



INTERIOR PICTURES

2ND FLOOR



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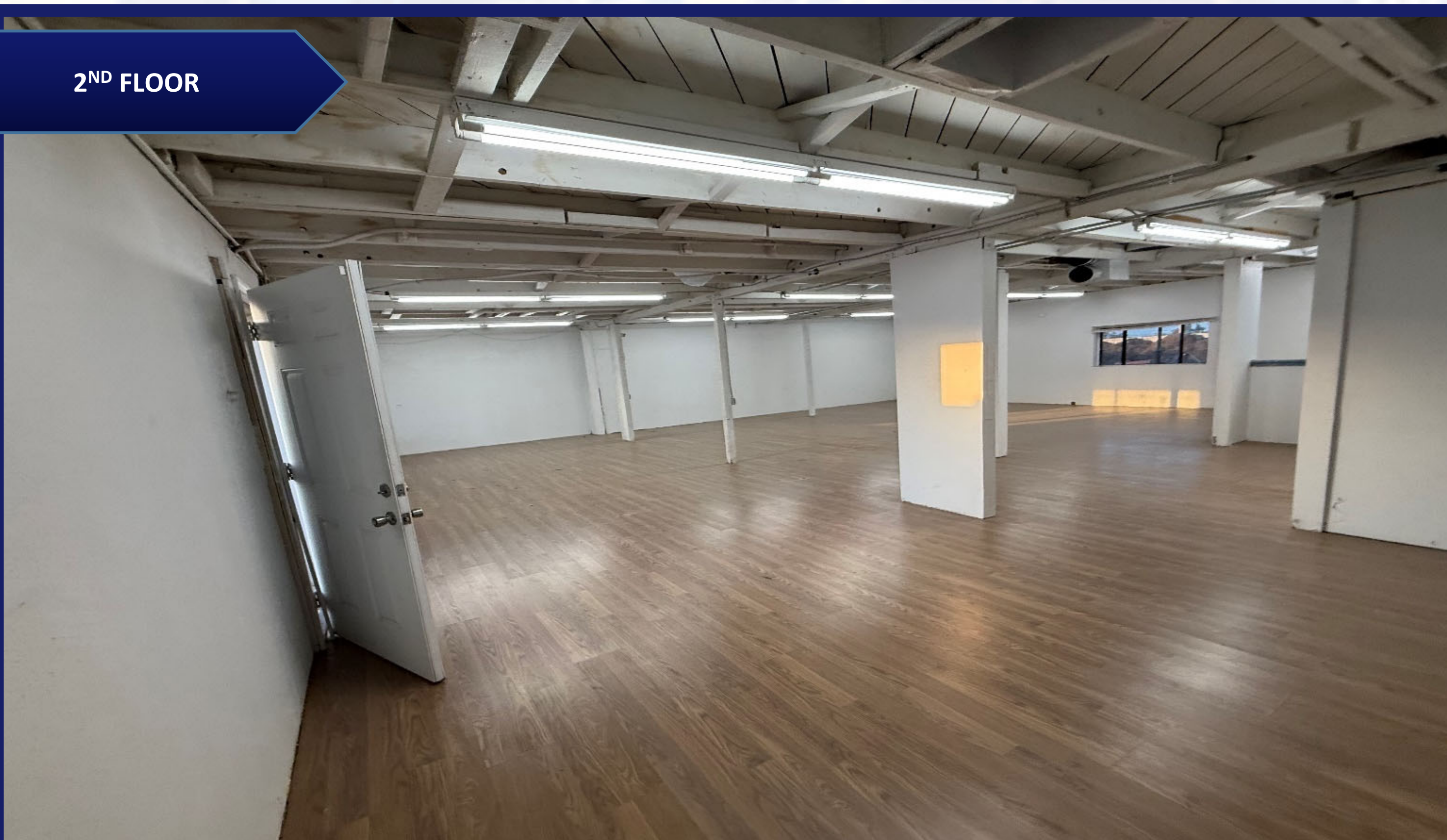
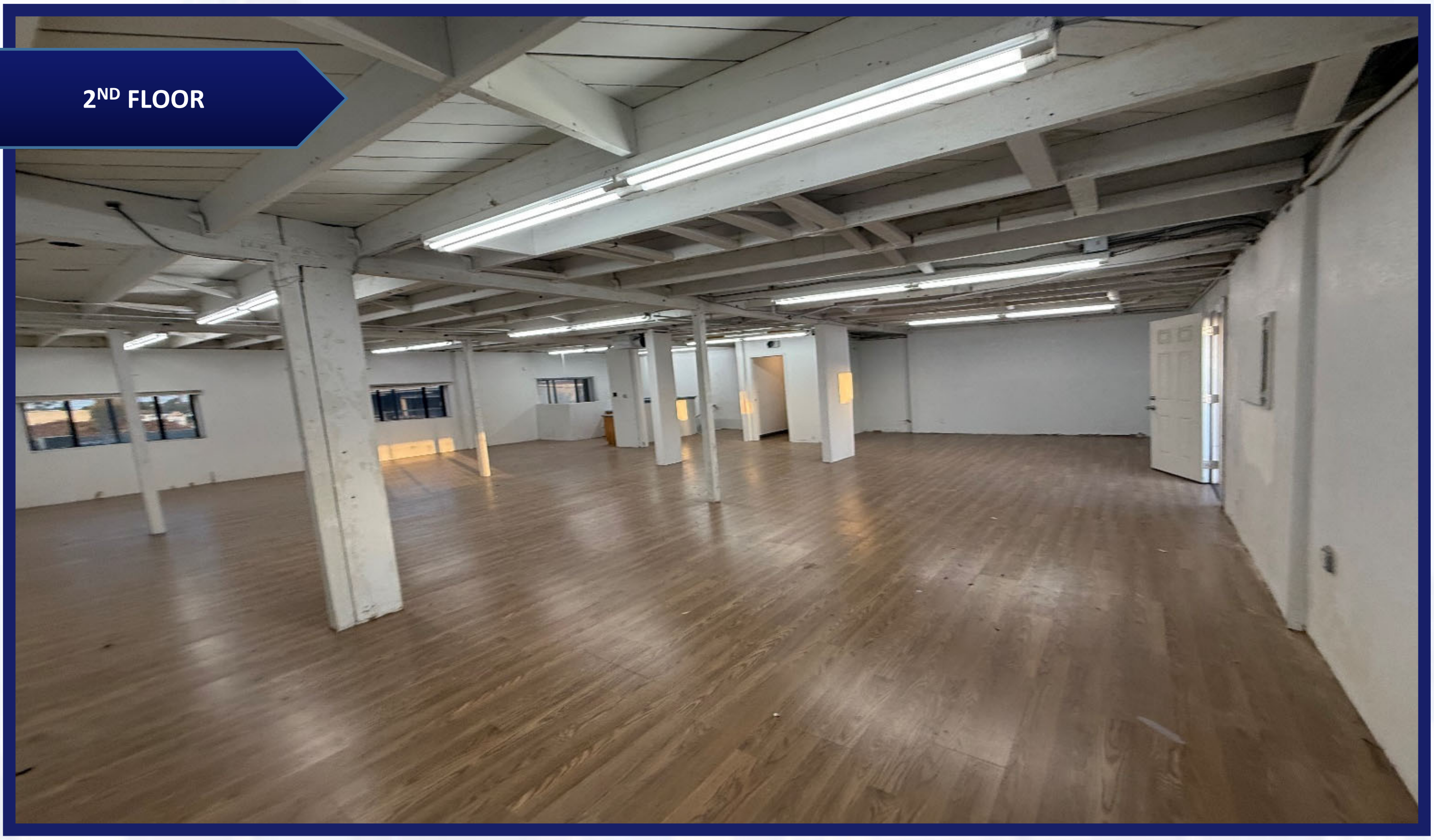
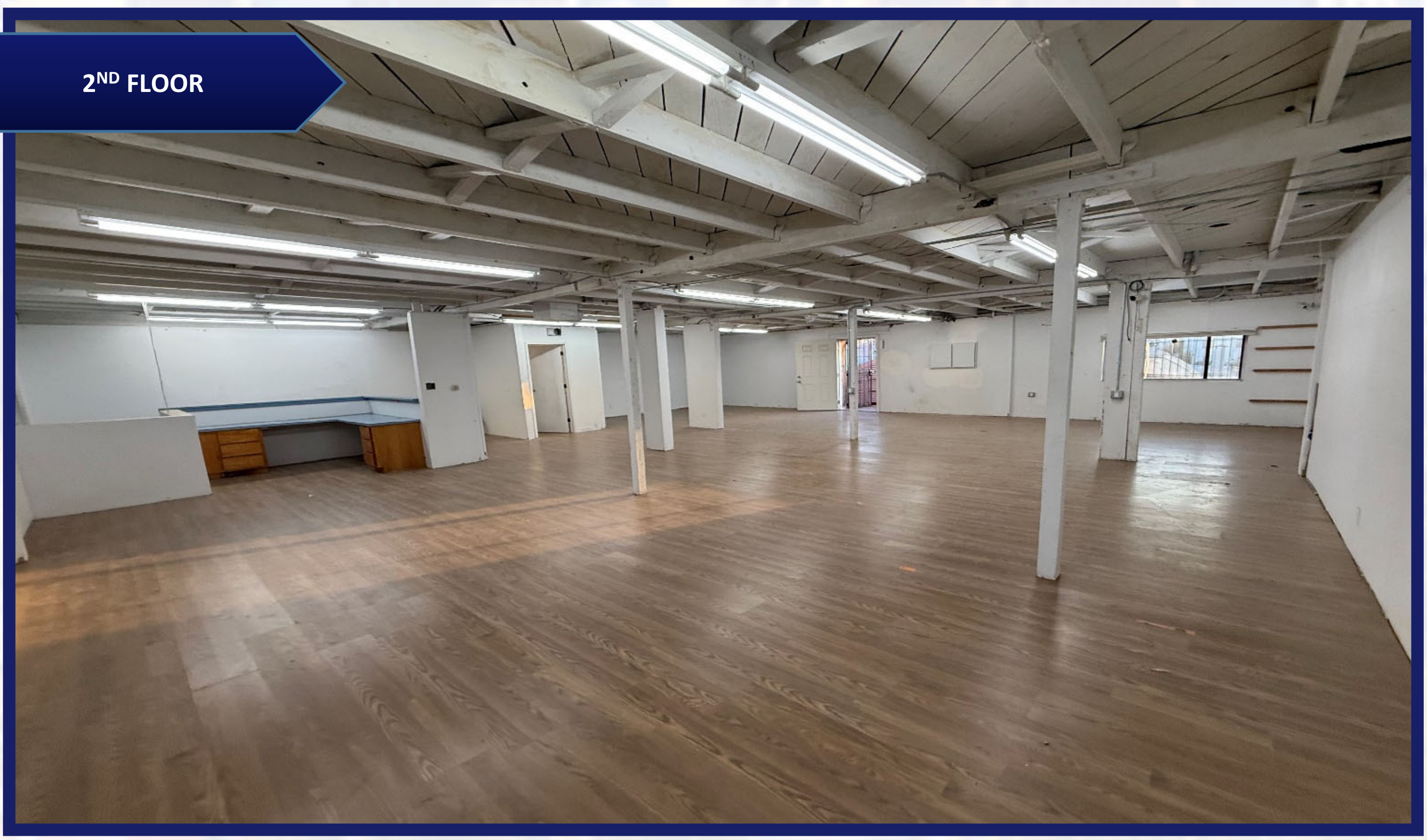


INTERIOR PICTURES

2ND FLOOR



2ND FLOOR



INTERIOR PICTURES

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2ND FLOOR

2ND FLOOR

INTERIOR PICTURES

2ND FLOOR RESTROOM

2ND FLOOR KITCHENETTE

INTERIOR PICTURES

2ND FLOOR

2ND FLOOR

EXTERIOR PICTURES

Building #2: 4,000 SF

Building #2: 4,000 SF

INTERIOR PICTURES

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Building #2: 4,000 SF

Building #2: 4,000 SF

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INTERIOR PICTURES

Building #3: 3,171 SF

Building #3: 3,171 SF

INTERIOR PICTURES

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Building #3: 3,171 SF

Building #3: 3,171 SF

DEMOGRAPHIC SUMMARY

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DEMOGRAPHICS BY 5-MILE RADIUS

AVERAGE HH INCOME
$95,793

POPULATION
978,976

HOUSEHOLDS
310,021

OWNER-OCCUPIED HOUSING
107,487

RENTER-OCCUPIED HOUSING
199,218

BUSSINESSES
35,438

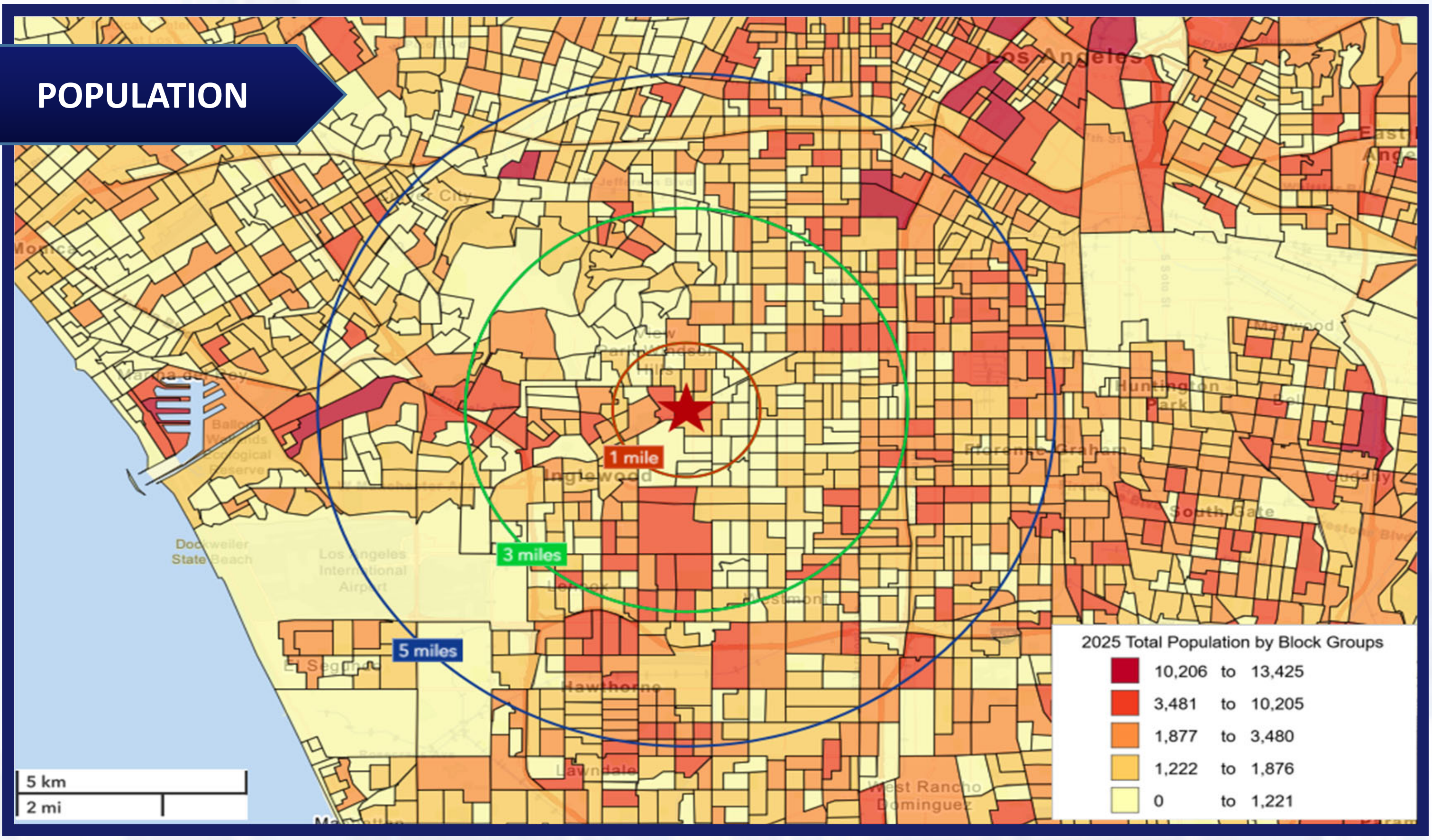
POPULATION	2-MILE	5-MILE	10-MILE
2020 POPULATION	144,282	1,014,711	3,401,911
2025 POPULATION	140,545	978,976	3,316,844
2030 POPULATION PROJECTION	139,547	969,773	3,294,013
ANNUAL GROWTH 2020-2024	-0.5%	-0.7%	-0.5%
ANNUAL GROWTH 2024-2029	-0.1%	-0.2%	-0.1%
MEDIAN AGE	41	37	38.2

INCOME	2-MILE	5-MILE	10-MILE
AVG HH INCOME	$94,229	$95,793	$111,084
MEDIAN HH INCOME	$69,592	$68,698	$79,242

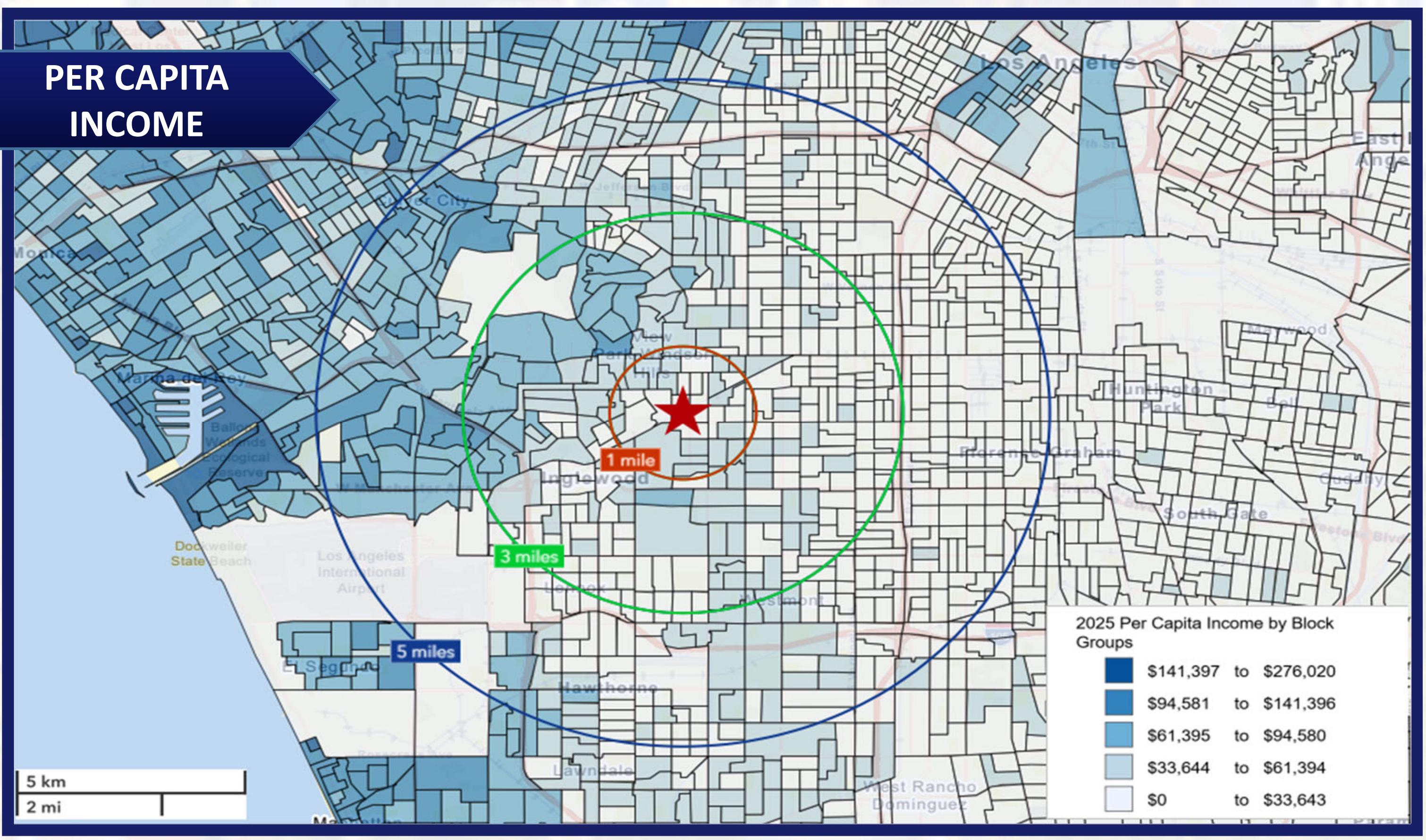
HOUSEHOLDS	2-MILE	5-MILE	10-MILE
2020 HOUSEHOLDS	51,749	322,928	1,226,168
2025 HOUSEHOLDS	49,994	310,021	1,200,646
2030 HOUSEHOLDS	49,537	306,705	1,193,503

DEMOGRAPHICS

POPULATION

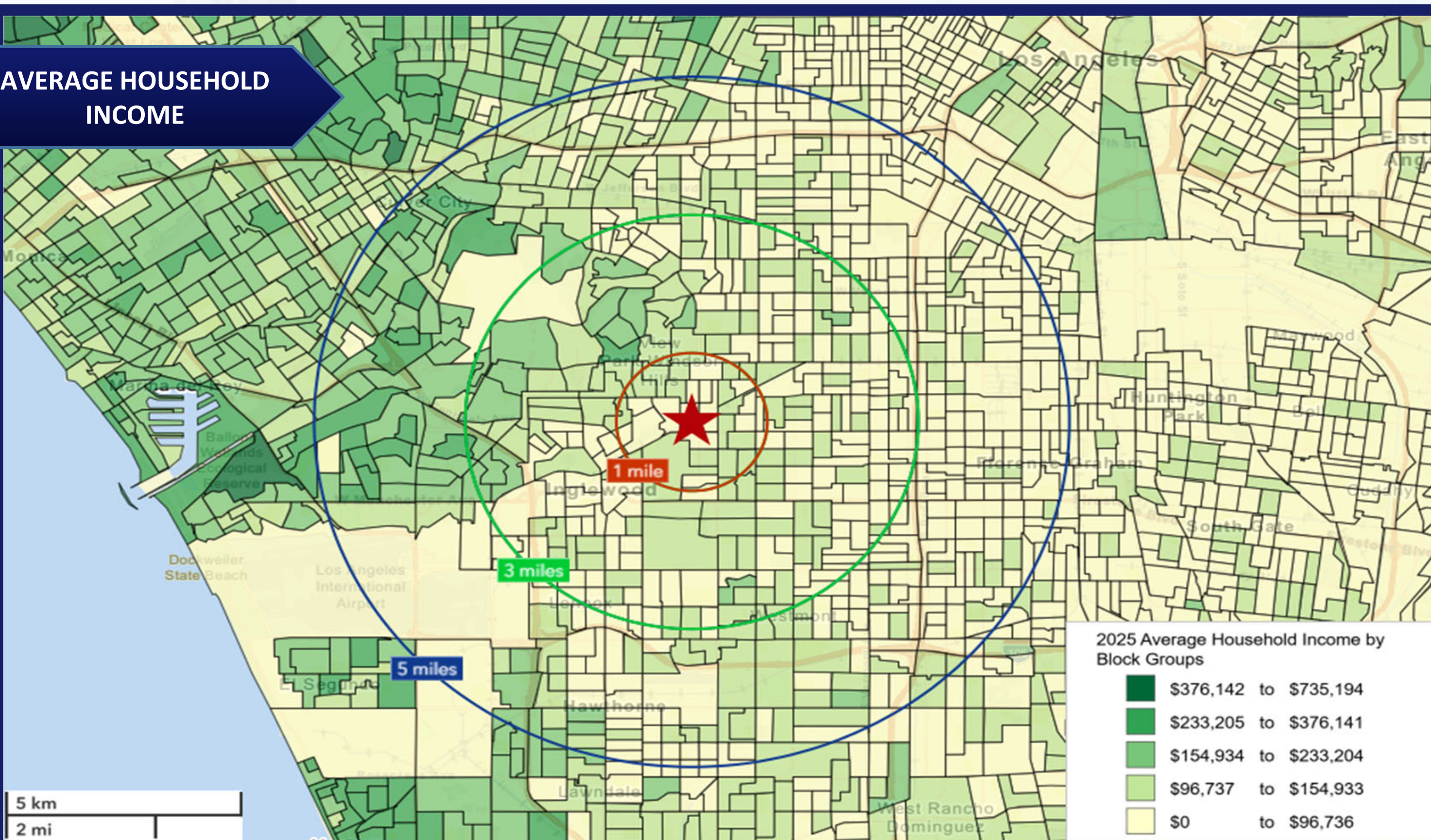


PER CAPITA INCOME

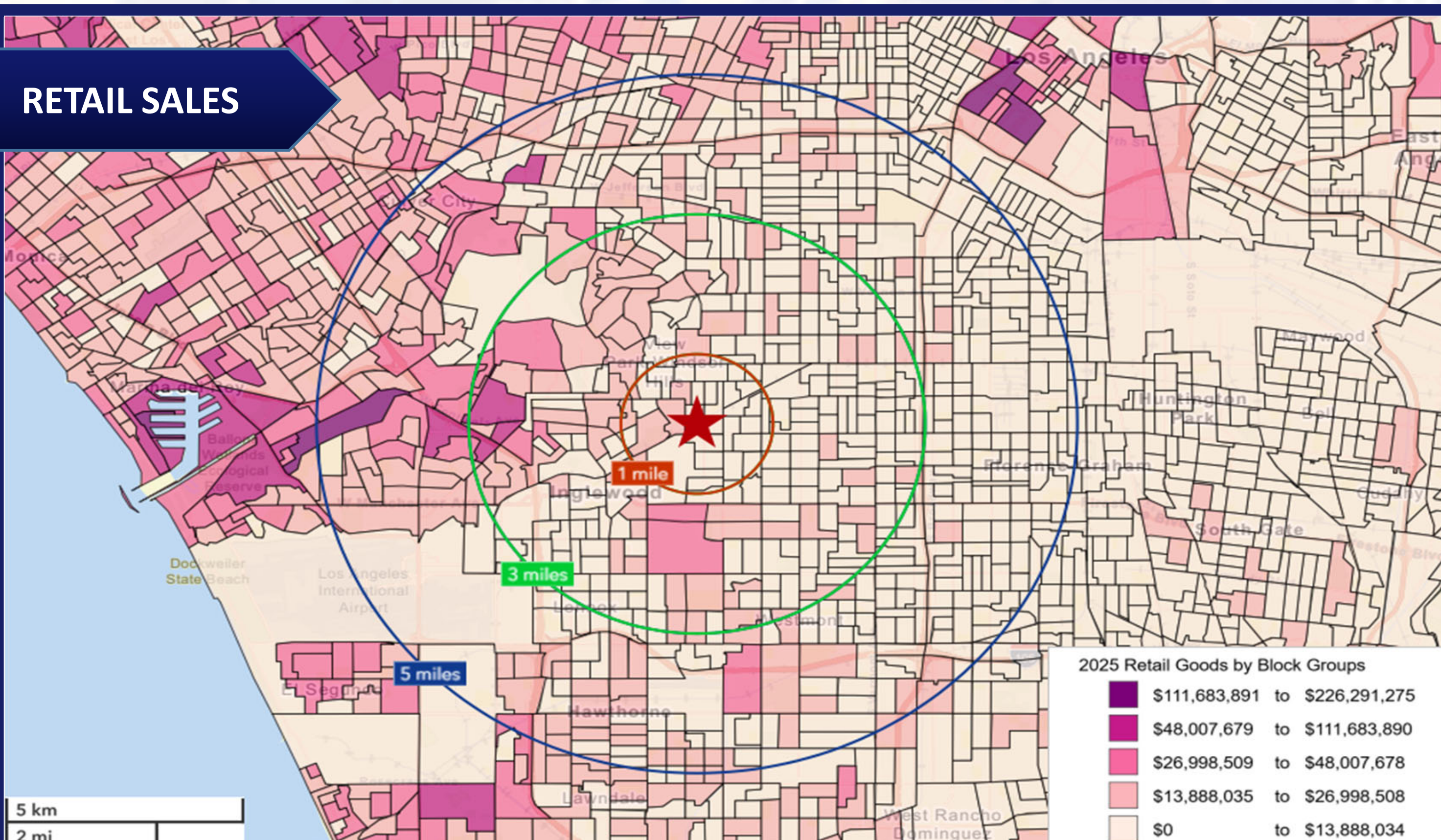


DEMOGRAPHICS

AVERAGE HOUSEHOLD INCOME



RETAIL SALES



DEMOGRAPHICS

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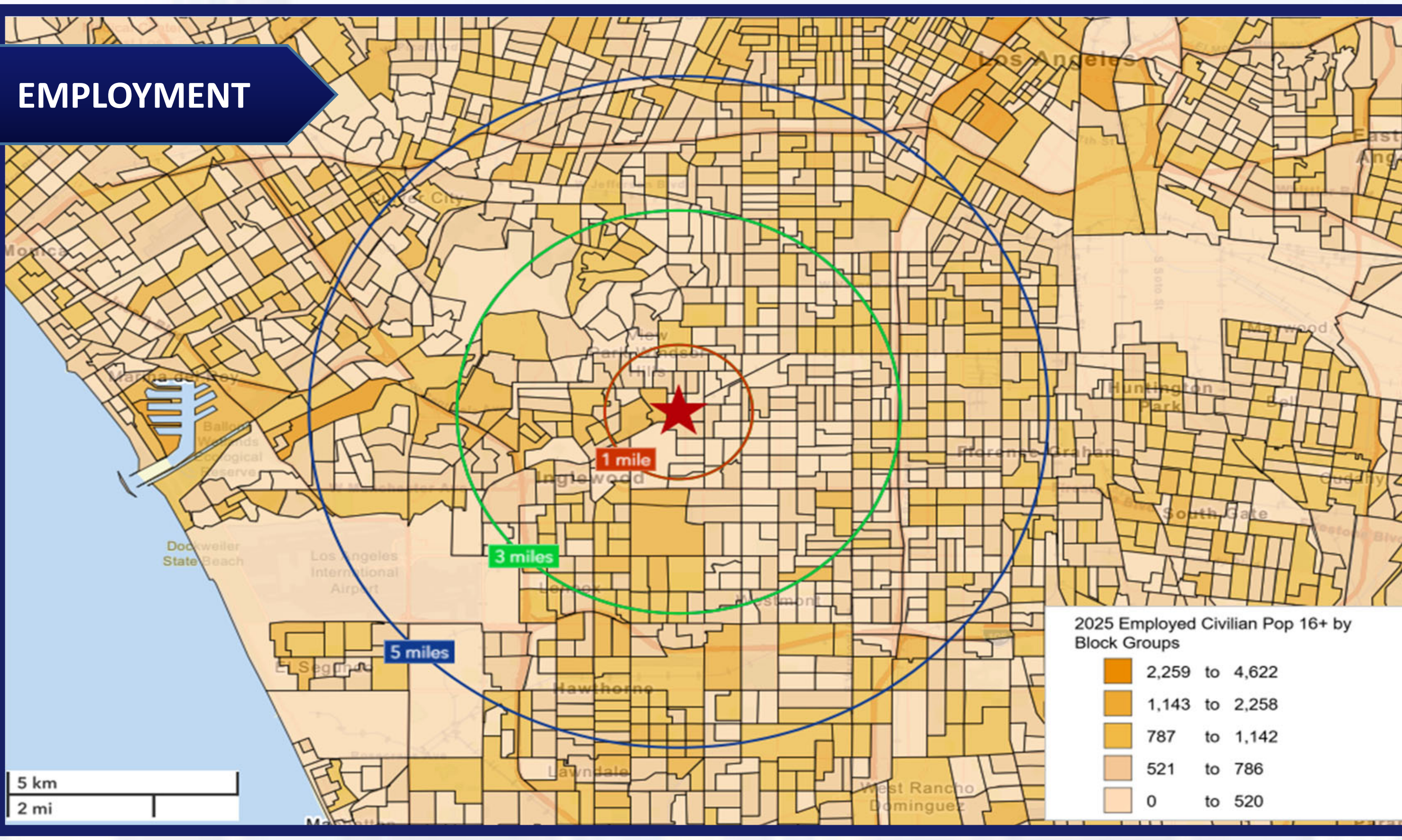
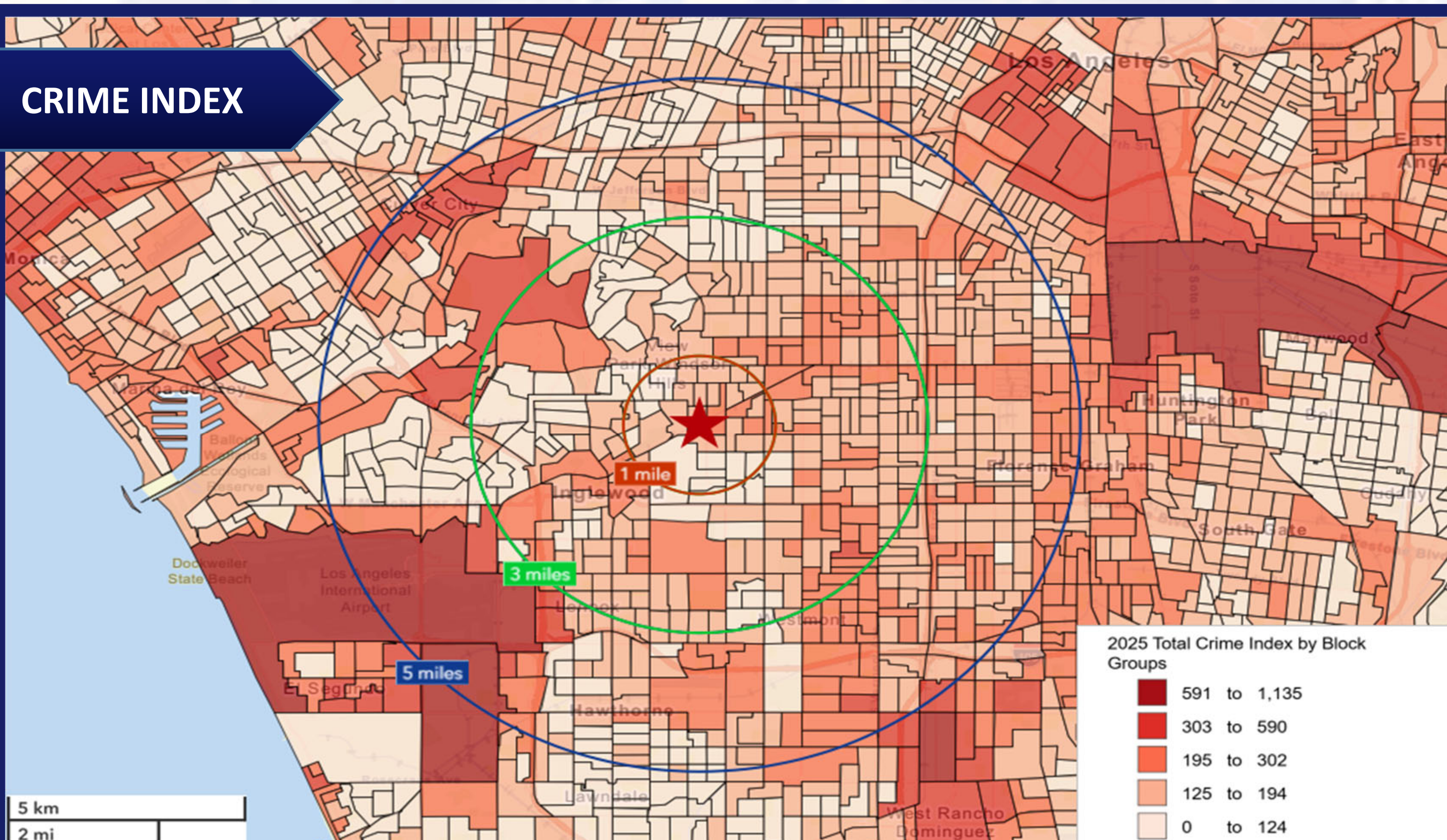
EMPLOYMENT



CRIME INDEX



NEIGHBORHOOD SPOTLIGHT

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HYDE PARK primarily a dense residential neighborhood with single-family homes, duplexes, apartments, and small multifamily properties. It benefits from growing investment tied to the Crenshaw/LAX transit corridor and nearby entertainment developments

Population & Demographics

Hyde Park has an estimated population between 29,000 and 36,000 residents and considered a dense urban neighborhood with roughly 12,000–14,000 people per square mile. The area remains culturally significant within Los Angeles, particularly for African-American history and community institutions. Hyde Park continues to evolve demographically as redevelopment and rising housing demand reshape portions of the neighborhood.

Infrastructure Investment

Hyde Park has benefited from substantial public and private infrastructure investment over the last decade, making it one of the more rapidly improving neighborhoods in South Los Angeles. Major Infrastructure Projects:

Los Angeles Metro K Line
Los Angeles International Airport Modernization
Inglewood Entertainment District Expansion

It is increasingly viewed as a transit-oriented growth corridor, strategic infill investment market. Hyde Park is considered attractive to many real estate investors because it combines strong population density, improving infrastructure, transit access, and long-term redevelopment momentum within one of the nation's largest housing markets.