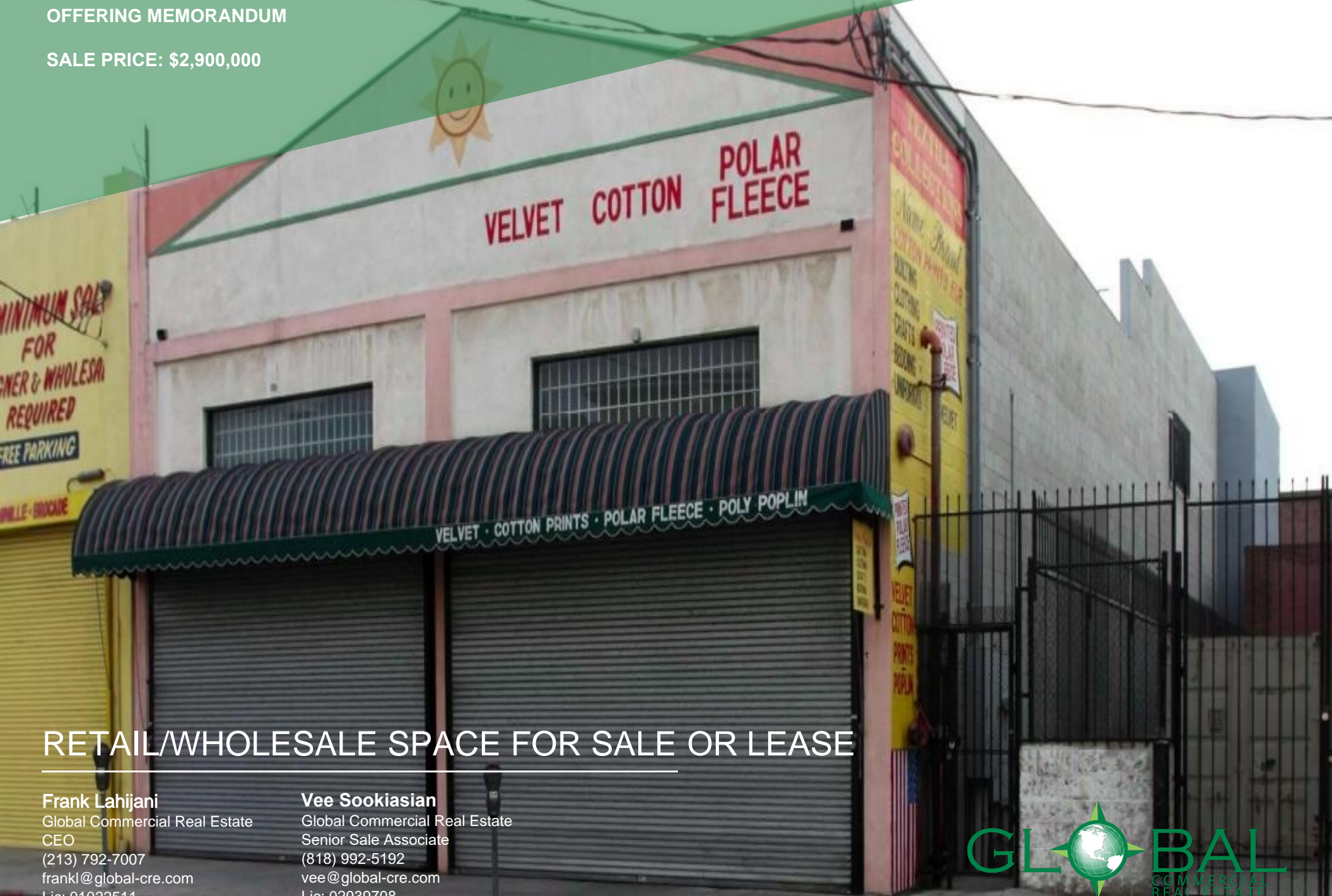


846-848 WALL ST LOS ANGELES, CA 90014

OFFERING MEMORANDUM

SALE PRICE: \$2,900,000



RETAIL/WHOLESALE SPACE FOR SALE OR LEASE

Frank Lahijani
Global Commercial Real Estate
CEO
(213) 792-7007
frankl@global-cre.com
Lic: 01022511

Vee Sookiasian
Global Commercial Real Estate
Senior Sale Associate
(818) 992-5192
vee@global-cre.com
Lic: 02039708

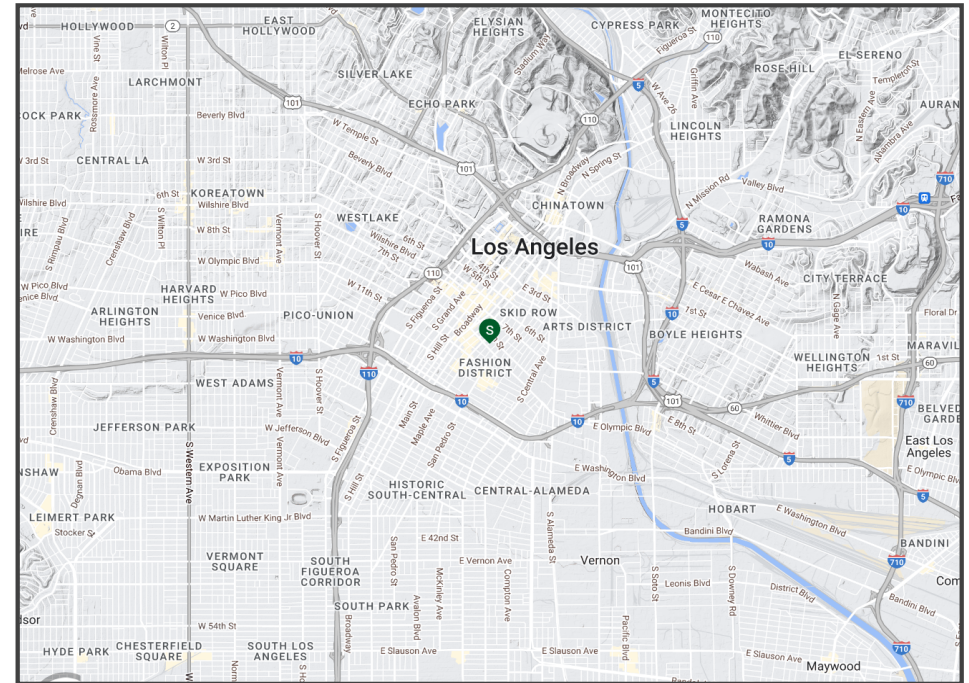


OFFERING SUMMARY

ADDRESS	846-848 Wall St Los Angeles CA 90014
COUNTY	Los Angeles
BUILDING SF	6,300 SF
LAND ACRES	0.11 AC
LAND SF	4,792 SF
APN	5145-010-003
YEAR BUILT	1995
UNIT 846 INCOME	\$6,000
UNIT 848 INCOME	\$6,200

FINANCIAL SUMMARY

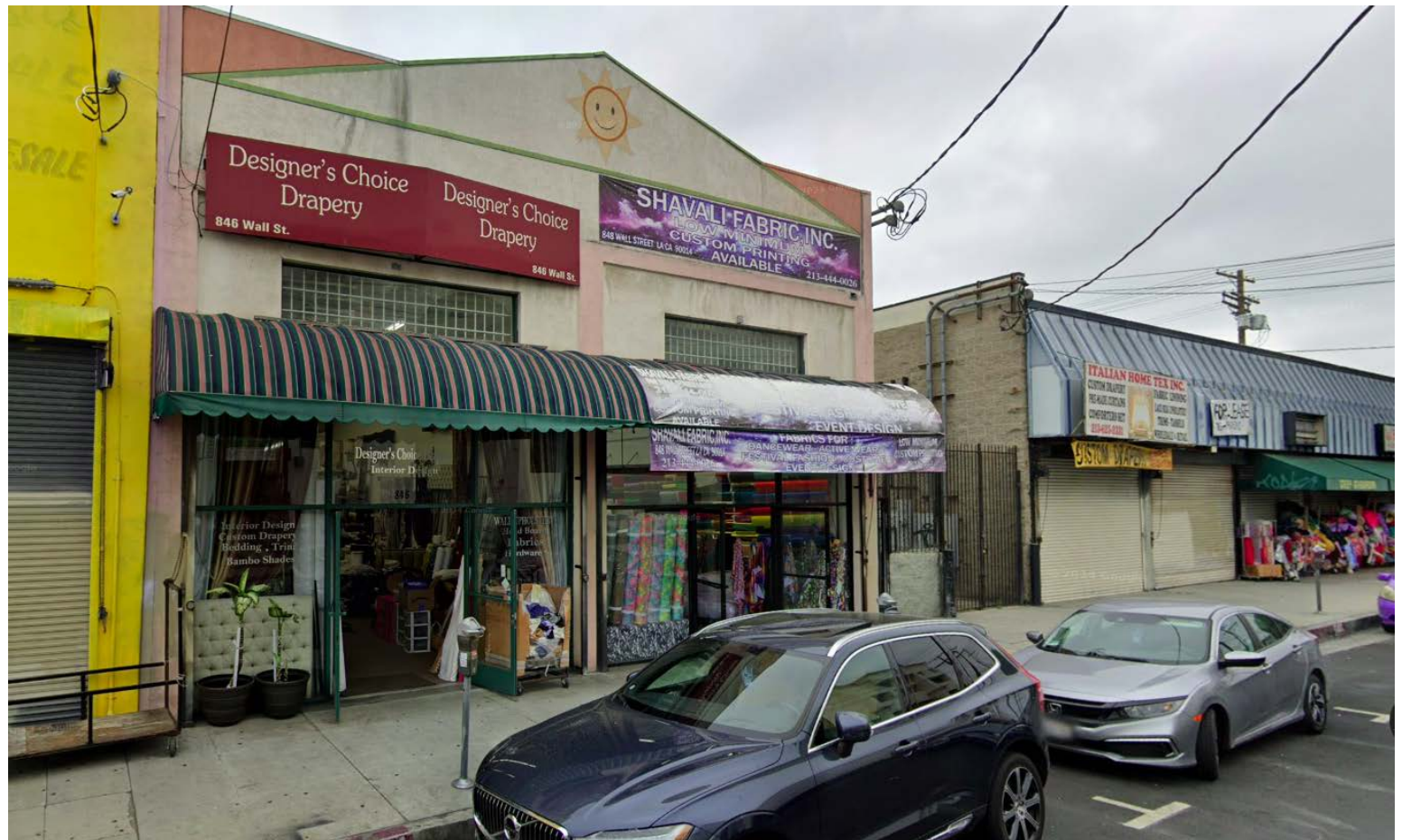
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	59,087	488,259	1,204,836
2024 Median HH Income	\$62,783	\$53,088	\$58,449
2024 Average HH Income	\$106,371	\$81,625	\$88,460

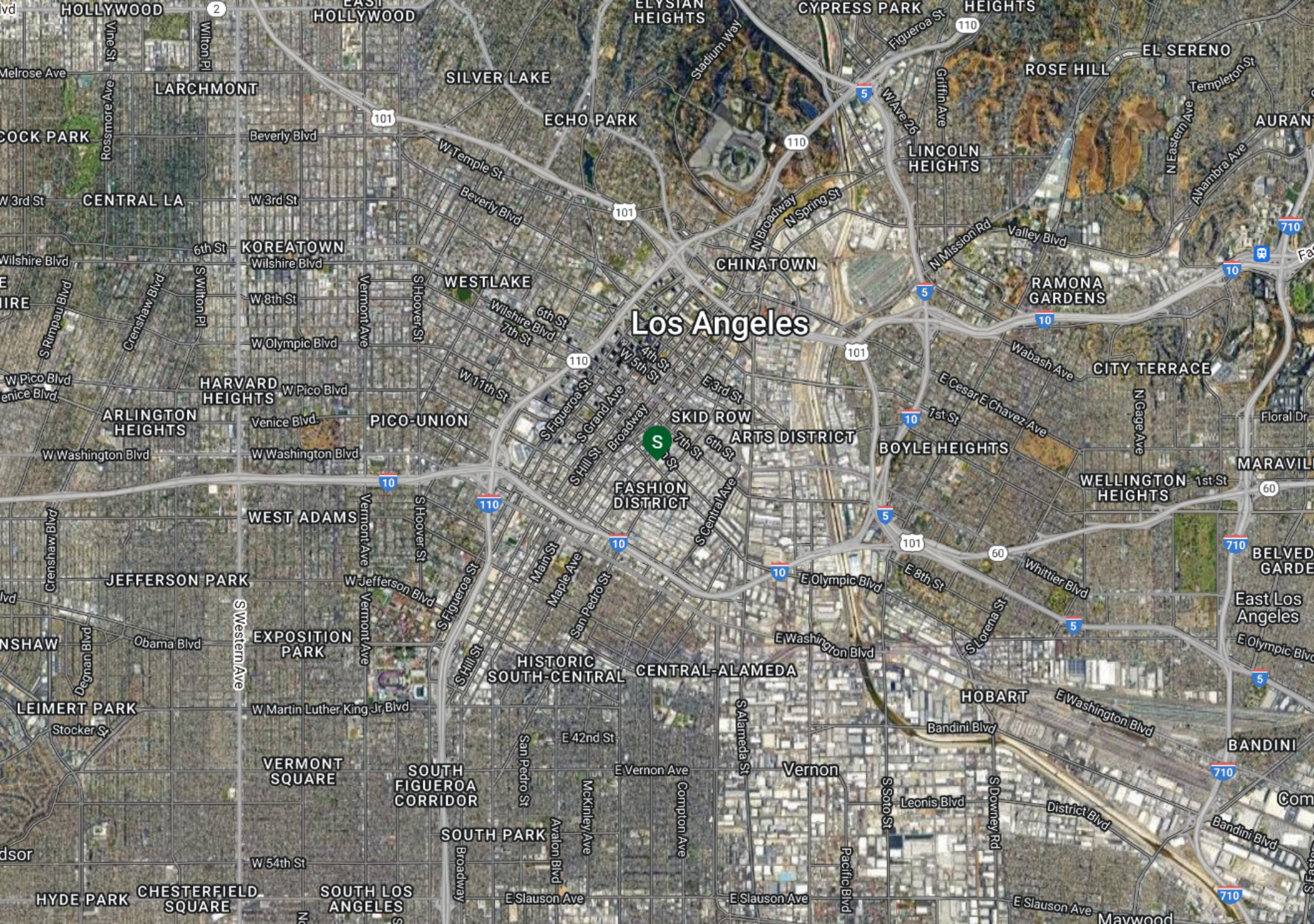




PROPERTY FEATURES

NUMBER OF TENANTS	2
BUILDING SF	6,300 SF
LAND SF	4,792 SF
LAND ACRES	0.11 AC
YEAR BUILT	1995
# OF PARCELS	1
ZONING TYPE	N/A
LOADING	None





Los Angeles



SHAVALI FABRIC, INC.
LOW MINIMUM
CUSTOM PRINTING
AVAILABLE 213-444-0026
848 WALL STREET LA CA 90014

**Designer's Choice
Drapery**
846 Wall St.

SHAVALI FABRIC, INC.
LOW MINIMUM
CUSTOM PRINTING
AVAILABLE
FABRICS FOR:
DANCEWEAR - ACTIVE WEAR
FESTIVAL FASHION - COSTUME
EVENT DESIGN
LOW MINIMUM
CUSTOM PRINTING
AVAILABLE

HAVALI FABRIC, INC.
848 WALL STREET LA CA 90014
213-444-0026

FABRICS FOR :
DANCEWEAR - ACTIVE WEAR
FESTIVAL FASHION - COSTUME
EVENT DESIGN

LOW PRICES
CUSTOM PRINTING
AVAILABLE





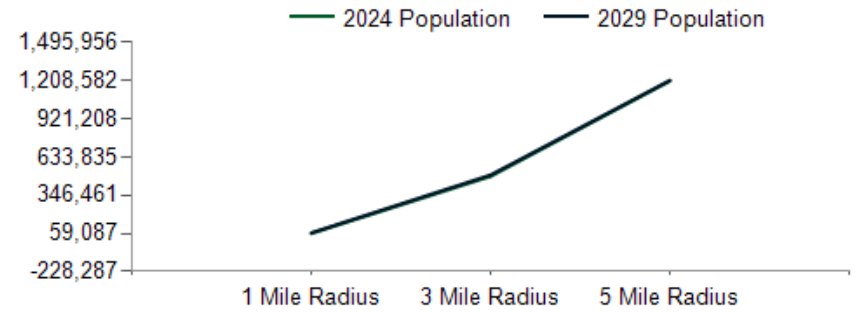




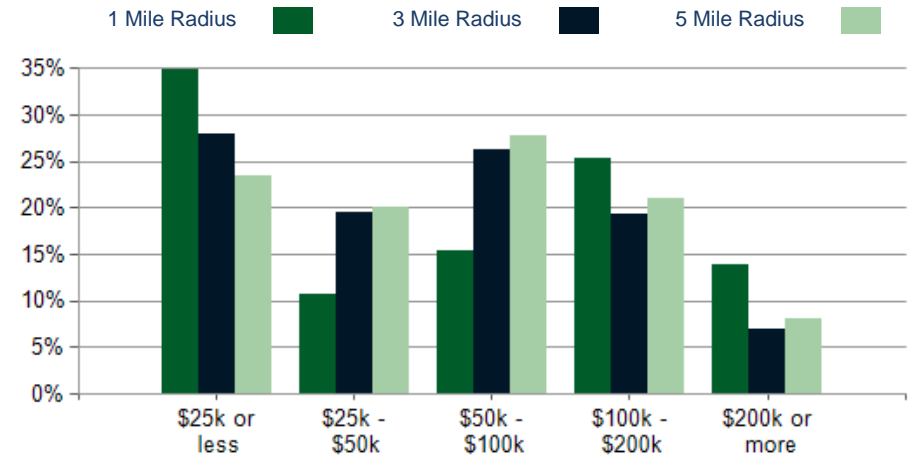
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	22,504	460,506	1,229,172
2010 Population	33,532	469,219	1,230,099
2024 Population	59,087	488,259	1,204,836
2029 Population	62,631	497,885	1,208,582
2024-2029: Population: Growth Rate	5.85%	1.95%	0.30%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	8,866	32,519	61,186
\$15,000-\$24,999	2,454	17,088	36,800
\$25,000-\$34,999	1,691	15,949	37,068
\$35,000-\$49,999	1,748	18,578	46,919
\$50,000-\$74,999	2,536	26,082	65,868
\$75,000-\$99,999	2,422	20,390	50,290
\$100,000-\$149,999	4,747	22,570	57,990
\$150,000-\$199,999	3,482	11,544	29,862
\$200,000 or greater	4,516	12,381	33,800
Median HH Income	\$62,783	\$53,088	\$58,449
Average HH Income	\$106,371	\$81,625	\$88,460

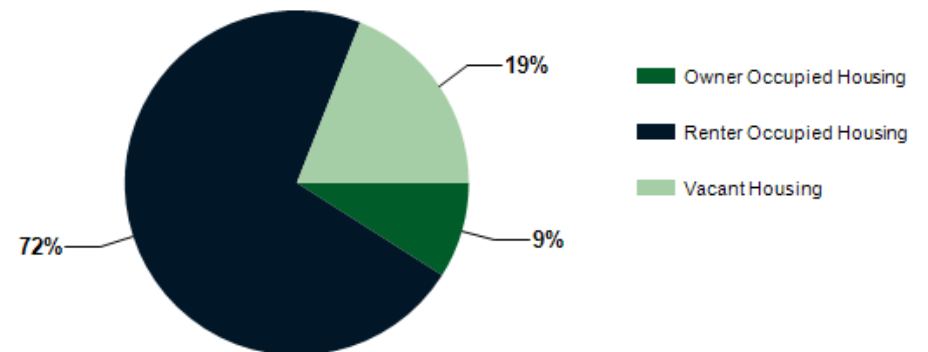
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	11,685	139,978	380,808
2010 Total Households	17,859	144,995	375,535
2024 Total Households	32,462	177,101	419,783
2029 Total Households	35,778	188,806	438,586
2024 Average Household Size	1.51	2.56	2.76
2024-2029: Households: Growth Rate	9.80%	6.45%	4.40%



2024 Household Income

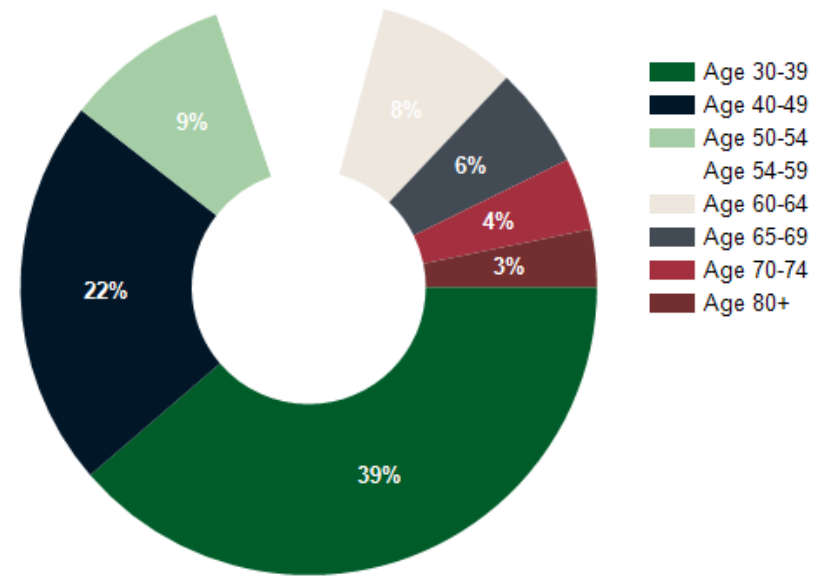


2024 Own vs. Rent - 1 Mile Radius

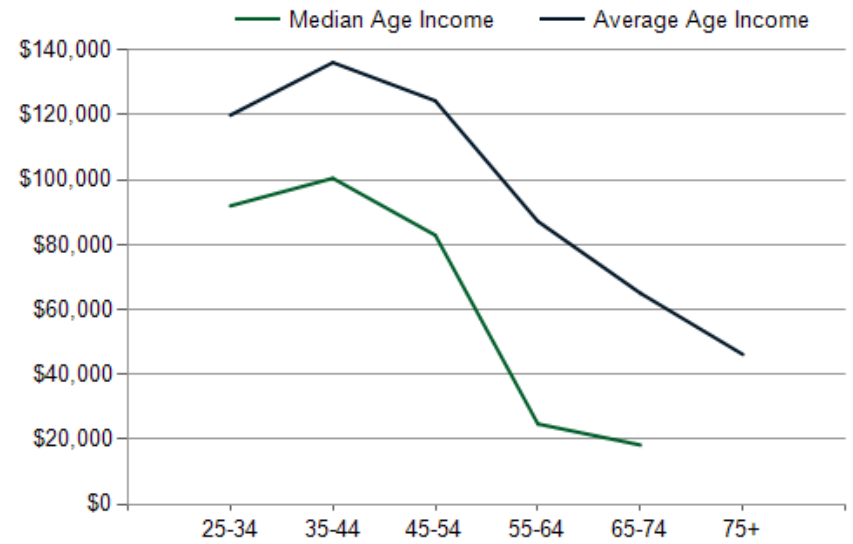


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	8,683	51,366	118,594
2024 Population Age 35-39	6,894	41,206	98,764
2024 Population Age 40-44	5,079	36,073	89,792
2024 Population Age 45-49	3,714	29,518	76,212
2024 Population Age 50-54	3,738	29,095	75,138
2024 Population Age 55-59	3,781	24,860	65,020
2024 Population Age 60-64	3,153	22,347	59,981
2024 Population Age 65-69	2,284	17,869	48,925
2024 Population Age 70-74	1,634	13,372	36,246
2024 Population Age 75-79	1,302	9,752	25,975
2024 Population Age 80-84	1,008	6,436	16,651
2024 Population Age 85+	1,013	6,965	17,643
2024 Population Age 18+	55,622	402,045	974,484
2024 Median Age	38	34	35
2029 Median Age	40	36	37



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$91,984	\$68,072	\$68,368
Average Household Income 25-34	\$119,952	\$92,830	\$93,308
Median Household Income 35-44	\$100,478	\$63,373	\$68,913
Average Household Income 35-44	\$136,177	\$96,813	\$103,215
Median Household Income 45-54	\$82,914	\$58,774	\$67,379
Average Household Income 45-54	\$124,366	\$88,488	\$98,749
Median Household Income 55-64	\$24,740	\$44,661	\$54,802
Average Household Income 55-64	\$87,208	\$74,299	\$85,853
Median Household Income 65-74	\$18,243	\$35,277	\$44,070
Average Household Income 65-74	\$65,056	\$64,243	\$74,433
Average Household Income 75+	\$46,165	\$49,865	\$58,616



CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Global Commercial Real Estate and it should not be made available to any other person or entity without the written consent of Global Commercial Real Estate.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Global Commercial Real Estate. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. Global Commercial Real Estate has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Global Commercial Real Estate has not verified, and will not verify, any of the information contained herein, nor has Global Commercial Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:

Frank Lahijani

Global Commercial Real Estate
CEO
(213) 792-7007
frankl@global-cre.com
Lic: 01022511

Vee Sookiasian

Global Commercial Real Estate
Senior Sale Associate
(213) 922-5192
vee@global-cre.com
Lic: 02039708

