



8151 W 3RD ST

LOS ANGELES, CA 90048

FOR INQUIRIES

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CBRE



8151 W 3RD ST

LOS ANGELES, CA 90048

\$4,495,000

Asking Sale Price

BUILDING SIZE: ±3,508 SF

LAND SIZE: ±8,578 SF

APN: 5511-020-030

ZONING: LAC2 *Per Tax Records

RENT ROLL: Upon Request

PARKING: ±11 On-Site Parking Spaces



BEVERLY GROVE



FREE STANDING RETAIL WITH PARKING!

8151 W 3RD ST, LOS ANGELES, CA 90048

TOTAL
±3,508 SF

Multi-Tenant Retail Property with a Large Double Sided Pylon Sign

Located On the Corner of W 3rd St & S Kilkea Dr
±8,578 SF of Land with ±11 On-Site Parking Spaces

Excellent Frontage and Visibility on W 3rd St



INTERIOR



INTERIOR



THE AREA



THE AREA



BEVERLY GROVE

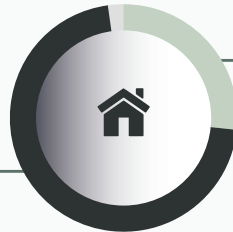
39,530
RESIDENTS



38.6
MEDIAN AGE



72.8%
RENT



19.3%
OWN



21,437
TOTAL HOUSEHOLDS

\$173K
AVERAGE HOUSEHOLD
INCOME

\$1.73M
MEDIAN VALUE OF OWNER
OCCUPIED HOUSING UNITS

DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Population - Current Year Estimate	39,530	319,223	918,681
2030 Population - Five Year Projection	40,212	319,932	927,695
2020 Population - Census	40,053	322,098	927,362
2010 Population - Census	38,639	316,283	918,737
2020-2025 Annual Population Growth Rate	-0.25%	-0.17%	-0.18%
2025-2030 Annual Population Growth Rate	0.34%	0.04%	0.20%



HOUSEHOLDS			
2025 Households - Current Year Estimate	21,437	162,278	419,957
2030 Households - Five Year Projection	22,264	166,337	434,873
2020 Households - Census	20,959	157,510	407,241
2010 Households - Census	20,494	151,937	390,860
2020-2025 Compound Annual Household Growth Rate	0.43%	0.57%	0.59%
2025-2030 Annual Household Growth Rate	0.76%	0.50%	0.70%
2025 Average Household Size	1.81	1.94	2.10



HOUSING INCOME			
2025 Average Household Income	\$173,145	\$160,410	\$136,915
2030 Average Household Income	\$189,432	\$175,899	\$150,161
2025 Median Household Income	\$112,319	\$98,362	\$82,565
2030 Median Household Income	\$126,394	\$109,382	\$92,498
2025 Per Capita Income	\$93,677	\$81,560	\$62,721
2030 Per Capita Income	\$104,590	\$91,465	\$70,516



	1 MILE	3 MILES	5 MILES
EDUCATION			
2025 Population 25 and Over	31,921	253,064	694,314
HS and Associates Degrees	7,983	76,338	231,649
Bachelor's Degree or Higher	23,050	159,519	377,984



HOUSING UNITS			
2025 Housing Units	23,293	178,379	459,405
2025 Vacant Housing Units	1,856	16,101	39,448
2025 Occupied Housing Units	21,437	162,278	419,957
2025 Owner Occupied Housing Units	4,485	43,009	99,683
2025 Renter Occupied Housing Units	16,952	119,269	320,274



PLACE OF WORK			
2025 Businesses	6,570	34,449	64,768
2025 Employees	50,924	272,536	571,159





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