

**1228** Sepulveda Blvd,  
Harbor City, CA 90710

**ESTATE**  
PROPERTIES



FOR MORE INFORMATION CONTACT

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# PROPERTY SUMMARY

We are pleased to present **1220-1232 Sepulveda Blvd., Harbor City, CA**. Located in the heart of the South Bay, the multi-tenant property is on the market for the first time in sixty years. This is a rare opportunity for developers to reposition the property while also presenting investors with a value-add opportunity.

The property consists of three free-standing buildings, totaling 8,148 Square Feet of gross leasable area. Situated on 26,350 SF of land, the property is strategically positioned on Sepulveda Blvd., a major thoroughfare. The property has excellent visibility and high-traffic count. The flexible zoning allows for various uses including but not limited to retail, office, manufacturing, church, R4 Uses. There is ample on-site parking. Passive Billboard income. The property is adjacent to new multifamily and retail developments, and 110/405/91 freeways.

# INVESTMENT SUMMARY

<b>ADDRESS</b>	1228 Sepulveda Blvd., Harbor City CA
<b>OFFERING PRICE</b>	<b>\$2,300,000</b>
<b>PRICE PER SF</b>	\$282.27
<b>YEAR BUILT</b>	1966
<b>TOTAL BUILDING SIZE</b>	8,148 SF
<b>TOTAL LOT SIZE</b>	26,350 SF
<b>APN</b>	7409-001-049
<b>ZONING</b>	LCC2*





## KEY HIGHLIGHTS

- Rare South Bay development or value-add investment opportunity
- Three free-standing buildings on a high-visibility lot
- Located on Sepulveda Blvd., a high-traffic commercial corridor
- Adjacent to new multifamily and retail developments
- Excellent accessibility to 110, 405, and 91 freeways
- Flexible zoning allows for a variety of potential uses
- Ample Parking - Multiple Points of Ingress/Egress
- Passive billboard income enhances investment appeal
- High-growth area with increasing demand for commercial

# PROPERTY IMAGES

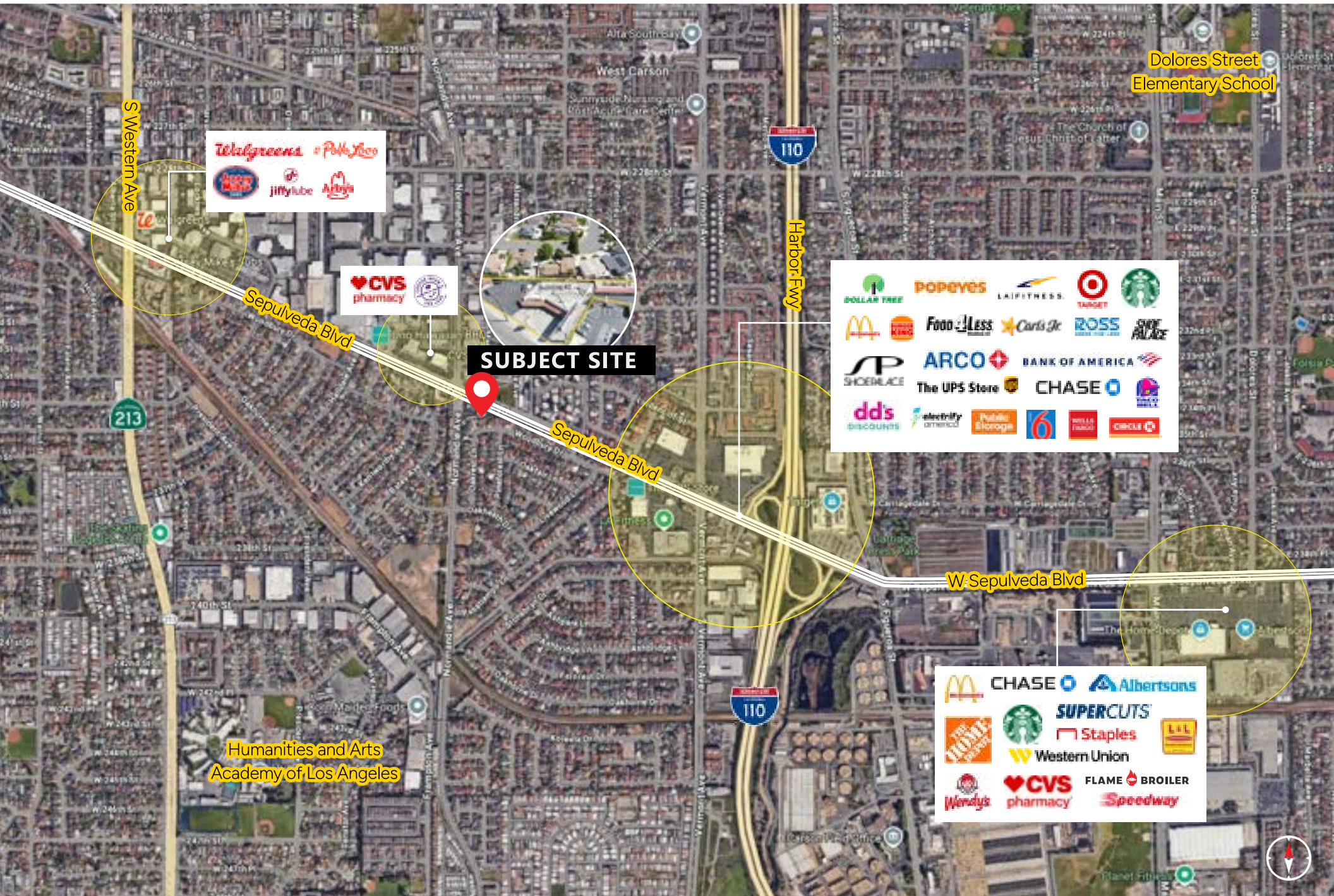


# PROPERTY IMAGES

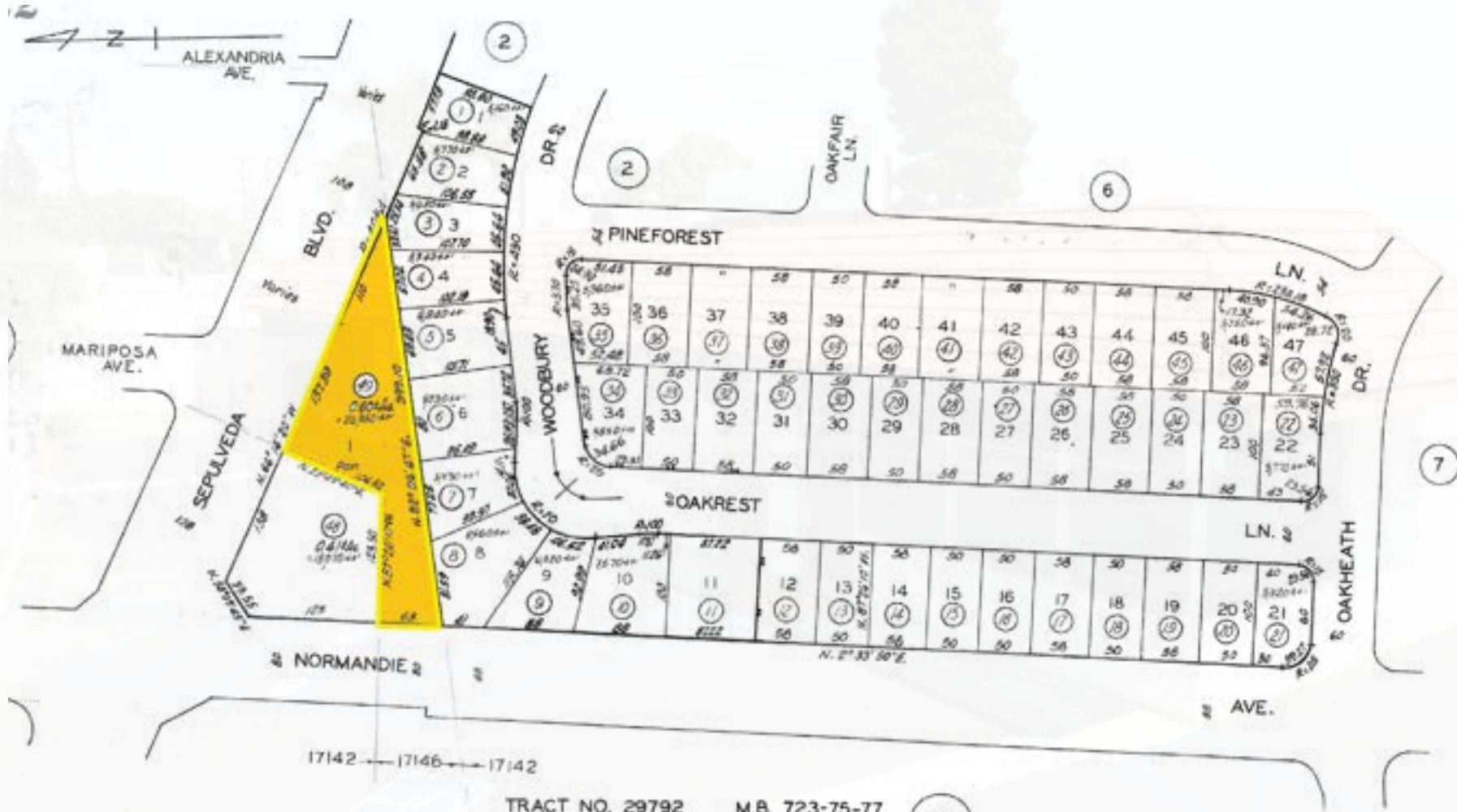




# AERIAL MAP



# PARCEL MAP



17142 — 17146 — 17142

TRACT NO. 29792 — M.B. 723-75-77  
 TRACT NO. 29420 .. M.B. 734-62-66  
 TRACT NO. 23644 M.B. 739-5-6

BK  
7438

CODE  
17142  
17146

# DEMOGRAPHICS

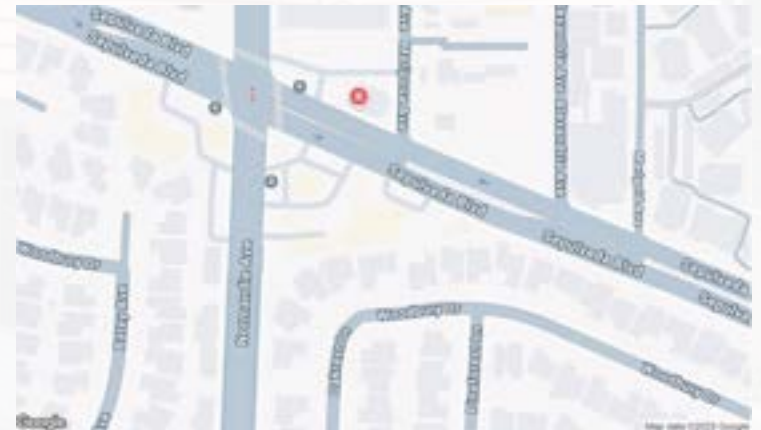
POPULATION	1 MILE	3 MILES	5 MILES
Population	32,594	220,808	455,736
5 Yr Growth	-2.60%	-3.00%	-3.10%
Median Age	43	42	42
5 Yr Forecast	44	43	43
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HOUSEHOLD	1 MILE	3 MILES	5 MILES
Households	10,823	71,653	152,200
5 Yr Growth	-3.0%	-3.4%	-3.4%
Median Household Income	\$93,095	\$93,722	\$99,756
5 Yr Forecast	\$93,835	\$94,621	\$101,004
Average Household Income	\$119,430	\$120,438	\$128,821
5 Yr Forecast	\$120,908	\$121,995	\$130,161
% High Income (>\$75K)	59%	59%	62%

HOUSING	1 MILE	3 MILES	5 MILES
Median Home Value	\$703,821	\$757,605	\$838,480
Median Year Built	1,968	1,965	1,964
Owner / Renter Occupied	62% / 38%	53% / 47%	56% / 44%

## TRAFFIC COUNTS

Sepulveda Blvd/Normandie Ave	48,000
Normandie Ave/Sepulveda Blvd	16,800
Normandie Ave/Sepulveda Blvd	18,300
Sepulveda Blvd/Normandie Ave	48,600



# CONFIDENTIALITY AGREEMENT

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## EXCLUSIVELY LISTED BY

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