



**FOR SALE**

**3416 E. 1ST ST. LOS ANGELES, CA 90063**

LAND OPPORTUNITY | ±10,136 | PRIME LOCATION

OFFERING MEMORANDUM

**PEAK**  
COMMERCIAL

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# OFFERING OVERVIEW

3416 E. 1ST ST. LOS ANGELES, CA 90063

# OFFERING OVERVIEW

## EXECUTIVE SUMMARY

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Address	3416 E. 1st St. Los Angeles, CA 90063
Offering Price	<b>\$850,000</b>
Property Type	Land Opportunity
Lot Size	±10,136 SF
Zoning	C-2-1 CUGU (City of Los Angeles)

## PROPERTY OVERVIEW

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3416 E. 1st Street presents a **rare infill development opportunity** in the highly sought-after Boyle Heights submarket of Los Angeles. The property consists of approximately **10,000+ square feet of land** positioned along a major commercial corridor with strong visibility and accessibility.

This site offers **exceptional flexibility for investors, developers, and owner-users**, allowing for a variety of commercial uses including retail, medical, service-based businesses, or automotive-related uses. Additionally, the property carries significant upside as a **multi-family development opportunity**, having been previously entitled for **38 residential units**.

With direct frontage on 1st Street and proximity to public transit, this asset is ideally positioned to capture both **local foot traffic and commuter-driven demand**.

# INVESTMENT OPPORTUNITY

## PROPERTY DESCRIPTION

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This property represents a **tremendous build-to-suit or investment opportunity** in one of Los Angeles' most active urban corridors. The zoning allows for a variety of uses including:

- Retail / Neighborhood Commercial
- Medical or Urgent Care
- Restaurant or Food Service
- Automotive Uses
- Service-Based Businesses

Additionally, the prior entitlement for **38 multi-family units** positions the asset as a compelling **high-density residential development play**.

The site's location along the Metro Gold Line corridor enhances its appeal for **transit-oriented development (TOD)** strategies, further increasing long-term value potential.

## INVESTMENT HIGHLIGHTS

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- **Prime Boyle Heights Location** – Dense, infill Los Angeles submarket
- **±10,136 SF Parcel** – Ideal size for flexible development
- **Transit-Oriented Site** – Walking distance to Metro Gold Line
- **High Traffic Exposure** – ±30,667 cars/day at 1st & Lorena
- **Strong Demographics** – ~259,000 residents within 3 miles
- **Zoning Flexibility (C-2)** – Allows a wide range of commercial uses
- **Development Upside** – Previously entitled for 38 multi-family units
- **Proximity to Freeways** – ±0.5 mile to 60 Freeway access
- **Surrounded by Retail Anchors** – Across from Mariachi Plaza & Lorena Plaza

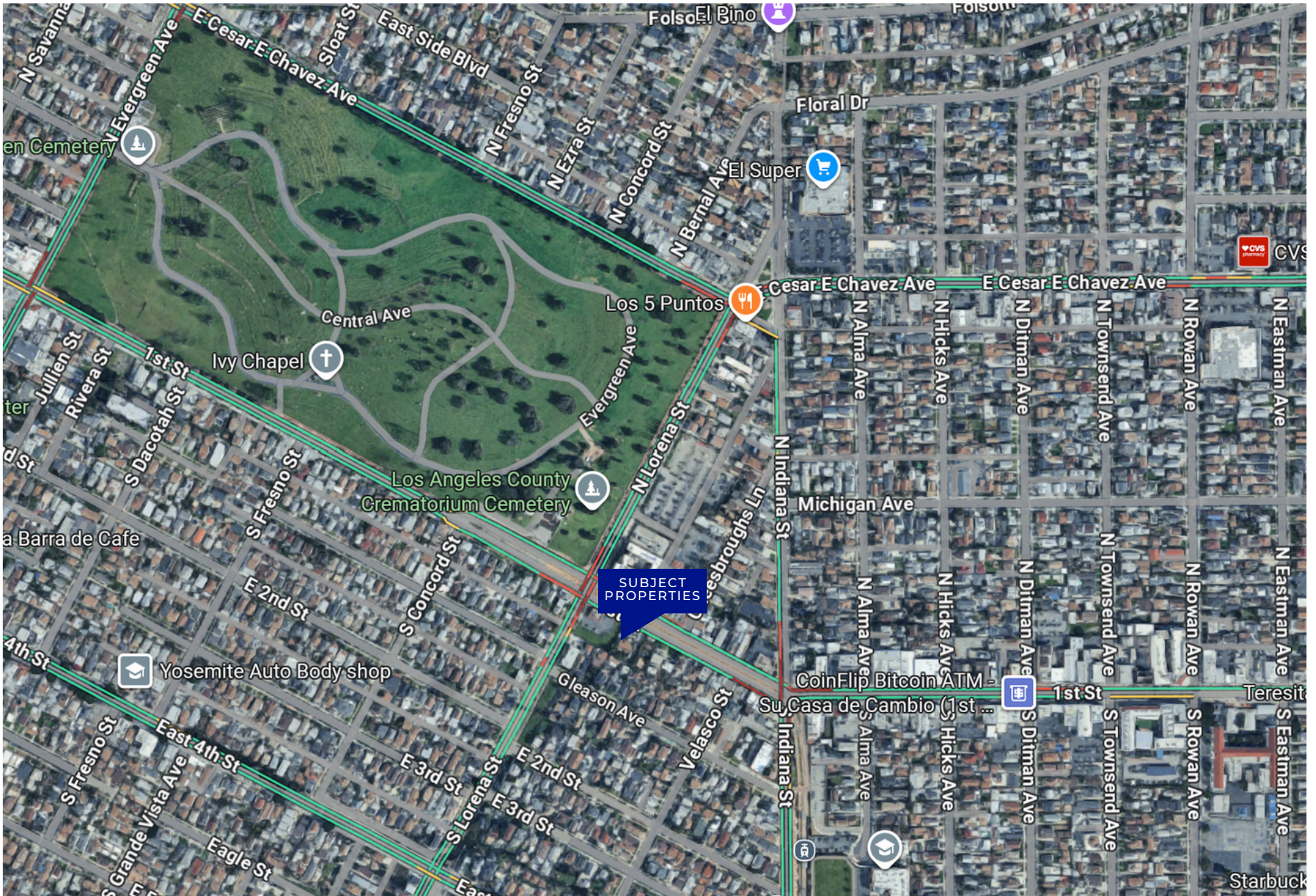
## SITE ADVANTAGES

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- Excellent street frontage along E. 1st Street
- Strong pedestrian and commuter activity
- Positioned in a dense, urban infill market
- Ideal for owner-user or developer

# LOCATION OVERVIEW

3416 E. 1ST ST. LOS ANGELES, CA 90063



# LOCATION OVERVIEW

## BOYLE HEIGHTS, CALIFORNIA

Located in the heart of Boyle Heights, the property benefits from:

- Immediate access to Downtown Los Angeles
- Proximity to major transportation corridors including the **I-60 Freeway**
- Walking distance to **Metro Gold Line (Mariachi Plaza Station)**
- Strong surrounding retail and cultural destinations

The area is known for its **high-density population, strong cultural identity, and ongoing redevelopment**, making it a prime target for both commercial and residential investment.

### Surrounding Area Highlights

- Across from El Mercado Mariachi Plaza
- Near Lorena Plaza retail corridor
- Dense residential population supporting local businesses
- Growing demand for mixed-use and residential development

### Economic Drivers

Los Angeles County is supported by major employers such as:

- Kaiser Permanente
- University of Southern California
- Northrop Grumman
- Cedars-Sinai Medical Center

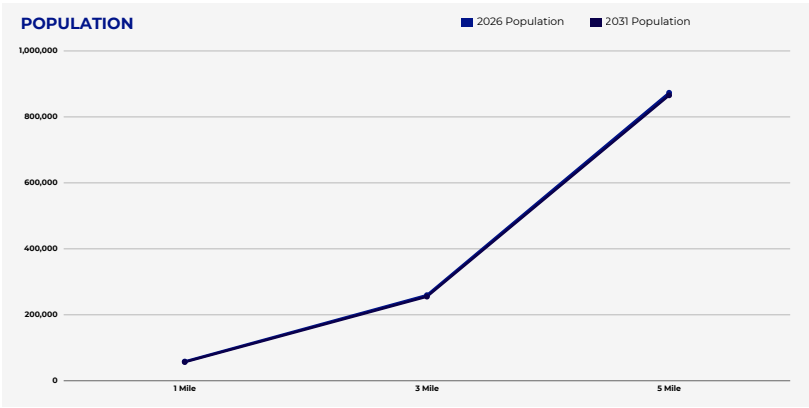
These employment hubs continue to drive housing demand and commercial growth throughout the region.



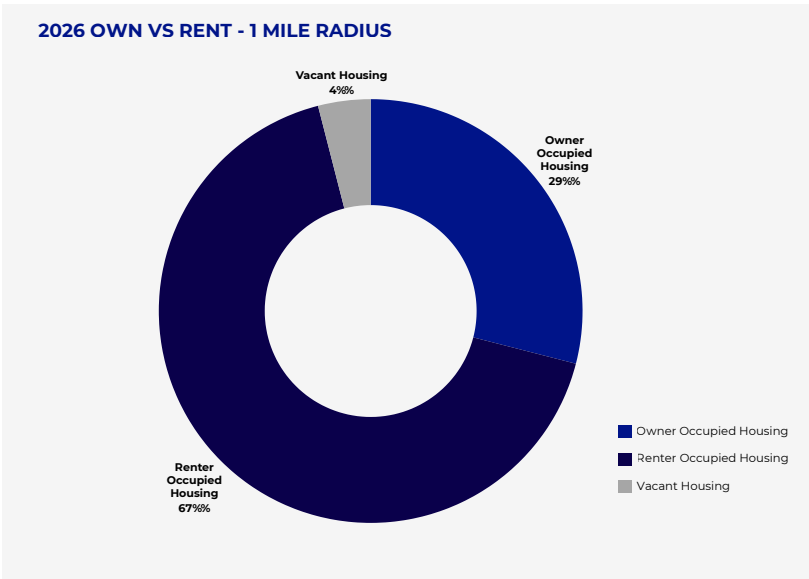
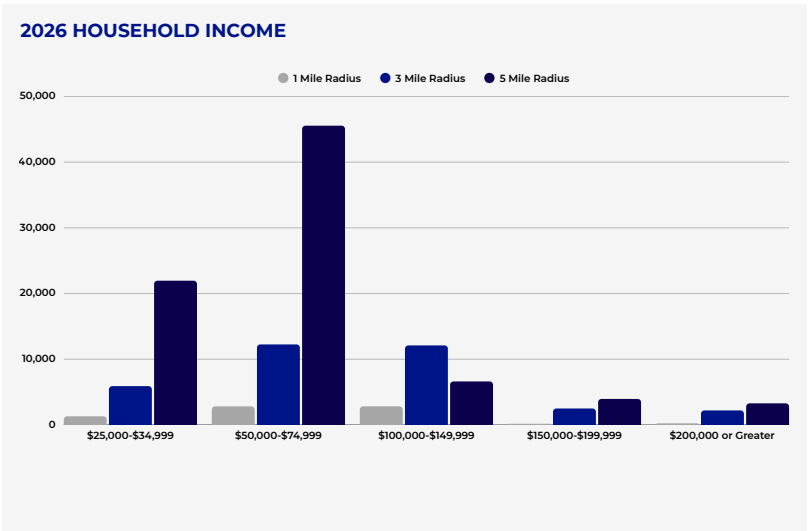
# DEMOGRAPHICS

3416 E. 1ST ST. LOS ANGELES, CA 90063

POPULATION	1 Mile	3 Mile	5 Mile
2000 Population	12,485	280,563	898,477
2010 Population	64,658	279,221	903,208
2026 Population	58,239	259,454	873,134
2031 Population	56,780	255,199	865,445
2026 - 2031 Population: Growth Rates	-2.55%	-1.65%	-0.90%



2026 HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
less than \$15,000	1,628	9,304	37,039
\$15,000 - \$24,999	1,096	6,266	22,782
\$25,000 - \$34,999	1,308	5,904	21,952
\$35,000 - \$49,999	1,962	7,918	28,624
\$50,000 - \$74,999	2,820	12,250	45,549
\$75,000 - \$99,999	2,547	10,380	36,255
\$100,000 - \$149,999	2,828	12,101	45,021
\$150,000 - \$199,999	1,326	6,572	24,630
\$200,000 or greater	633	5,737	28,525
Median Household Income	\$67,902	\$67,261	\$68,350
Average Household Income	\$83,589	\$90,649	\$95,684



Source: esri

# DEMOGRAPHICS

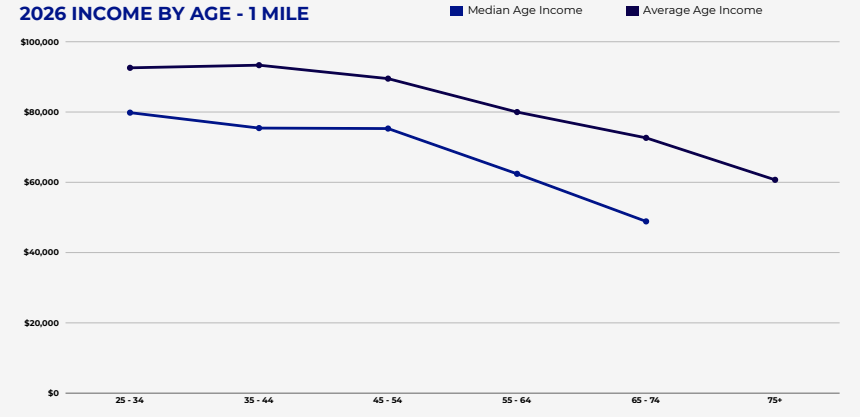
## 2026 POPULATION BY AGE

	1 Mile	3 Mile	5 Mile
2026 Population Age 30-34	5,147	23,433	82,483
2026 Population Age 35-39	4,169	19,632	69,314
2026 Population Age 40-44	3,871	17,477	60,412
2026 Population Age 45-49	3,621	16,208	54,778
2026 Population Age 50-54	3,547	16,411	54,819
2026 Population Age 55-59	3,030	15,049	49,064
2026 Population Age 60-64	2,530	12,713	43,130
2026 Population Age 65-69	2,197	10,432	36,152
2026 Population Age 70-74	1,936	8,505	29,999
2026 Population Age 75-79	1,287	6,054	21,497
2026 Population Age 80-84	779	3,908	13,698
2026 Population Age 85+	771	4,073	13,883
2026 Population 18+	44,661	206,288	701,006
2026 Medium Age	34	35	36
2031 Medium Age	35	37	37

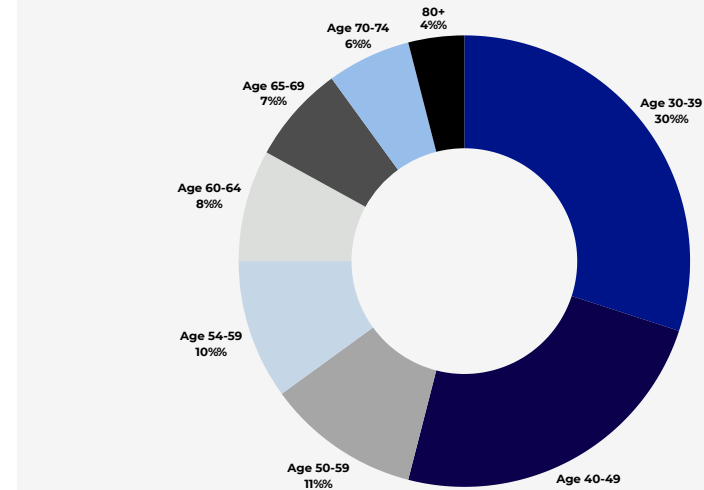
## 2026 INCOME BY AGE

	1 Mile	3 Mile	5 Mile
Median Household Income 25-34	\$79,822	\$72,058	\$76,957
Average Household Income 25-34	\$92,577	\$91,794	\$95,429
Median Household Income 35-44	\$75,431	\$81,292	\$86,998
Average Household Income 35-44	\$93,329	\$104,438	\$108,921
Median Household Income 45-54	\$75,295	\$87,760	\$92,263
Average Household Income 45-54	\$89,503	\$109,134	\$112,819
Median Household Income 55-64	\$62,413	\$75,538	\$79,387
Average Household Income 55-64	\$79,989	\$96,458	\$100,183
Median Household Income 65-74	\$48,877	\$55,598	\$56,521
Average Household Income 65-74	\$72,648	\$78,975	\$81,034
Average Household Income 75+	\$60,704	\$61,556	\$62,843

## 2026 INCOME BY AGE - 1 MILE



## 2026 POPULATION BY AGE





# **COMPANY PROFILE**

# PEAK COMMERCIAL

In 1991, two respected leaders in the Southern California real estate community established Peak Companies as an investment vehicle for real estate private equity opportunities. They realized the opportunity to offer their expertise, reserved for maintaining their own successful portfolio of business, to the rest of the real estate investment community.

In the years to follow, the organization assembled an unparalleled suite of real estate services that delivers innovative solutions to both real estate investors and consumers alike. Operating as the Peak Companies, this multi-entity brand is recognized in the market as a “one-stop-shop” for “Everything Real Estate.”

## BROKERAGE

Peak Commercial, Inc. is a full-service, professionally dedicated real estate brokerage headquartered in Woodland Hills, California with three additional offices in Southern California. Peak Commercial’s management and agent team prides itself on a depth of experience spanning local, national, and international commercial markets. This includes a proven track record in successful closings for all property types.

What differentiates Peak Commercial from other commercial brokerages is its affiliation with the Peak Companies. Its comprehensive service offerings comprised of commercial financing, insurance, escrow, and 1031 exchange services deliver an integrated set of resources for investors.



## HEADQUARTERS

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