

WESTERN AVE DEVELOPMENT SITE
12000 S. Western Ave. Los Angeles, CA 90047



- One Block from College with 8000 Students
- Visibility from 105 Freeway
- Signalized Corner on Western Ave

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Investment Property Offering

\$1,250,000

WESTERN AVE DEVELOPMENT SITE
12000 S. Western Ave. Los Angeles, CA 90047

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Executive Summary

WESTERN AVE. DEVELOPMENT SITE



Address:

**12000 S.
Western Ave.
Los Angeles,
CA 90047**

Price:	\$1,250,000
Price per Acre	\$2,155,172.4
Price per S.F.	\$49.47
Buildable S.F.	22,000
Gross Acres	0.58

Dimensions 180x140
Shape Rectangle
Topography Flat On Site

1/2 Acre Signalized Corner On Western

Cross Street	120th St.	Tax Parcel Number	6090-029-026
Market	Los Angeles	Sub Market	Los Angeles
Street Frontage	Western Ave-120th St	Corner	Yes
		Zoning	C3

Property Descriptions

Existing Structures	There is a 7,393 SF dilapidated building on site that used be used as a formernightclub. There is also a small residential unit of about 500 sq. ft. Both structures havesuffered vandalism.
Environmental	No known issues.
Ingress/Egress	There are existing entrances from both Western and 120th.
Best Use	The land site would be suitable for fast-food restaurant or a retail strip center.
Zoning	C3
Area	The site is across the street from the 105 Freeway and one block from SouthwestCollege with 8000 students. There are a number of apartment houses on 120th St. justeast of the property and a golf course just west of the property as well as the 5 storyadministrative office building for the County of Los Angeles.
Property	The property is slightly elevated from both 190th St. and Western. Because of it'sproximity to the college it is a natural for the type of retail tenant that thrive in thoseareas such as Kinko's, Restaurants, Coffee/WiFi spots, Mini Marts, etc.

2. Sales Comparables

Sale Comparable - Closed

2178-2188 Firestone Blvd - Vacant Land

2178-2188 Firestone Blvd

Los Angeles,CA 90047

THE PROPERTY

Total Acres 0.42 Total S.F. of Land 18,496

Price / S.F. of Land \$44.87 Zoning M1-C3

Closing Date 02/15/2008

Comments Corner Location

160 Days on Market

Sale Comparable - Closed

244 N Market St- CVS Parking

244 N Market St.

Inglewood,CA 90301

THE PROPERTY

Total Acres 0.94 Sale Price \$2,169,000

Total S.F. of Land 40,798 Price / S.F. of Land \$53.16

Price Per Acre \$2,307,447 Closing Date 12/15/2008

Comments Corner Location

Sales Comparables Summary

Sales Comparables - Closed

Property Location Sale Price Total Acres Price/Acre Total S.F. Price/S.F. Zoning Closing Date

2178-2188 Firestone Blvd 0.42 18,496 \$44.87 M1-C3 02/15/2008
Vacant Land Corner Location 160 Days on Market
2178-2188 Firestone Blvd
Los Angeles,CA 90047

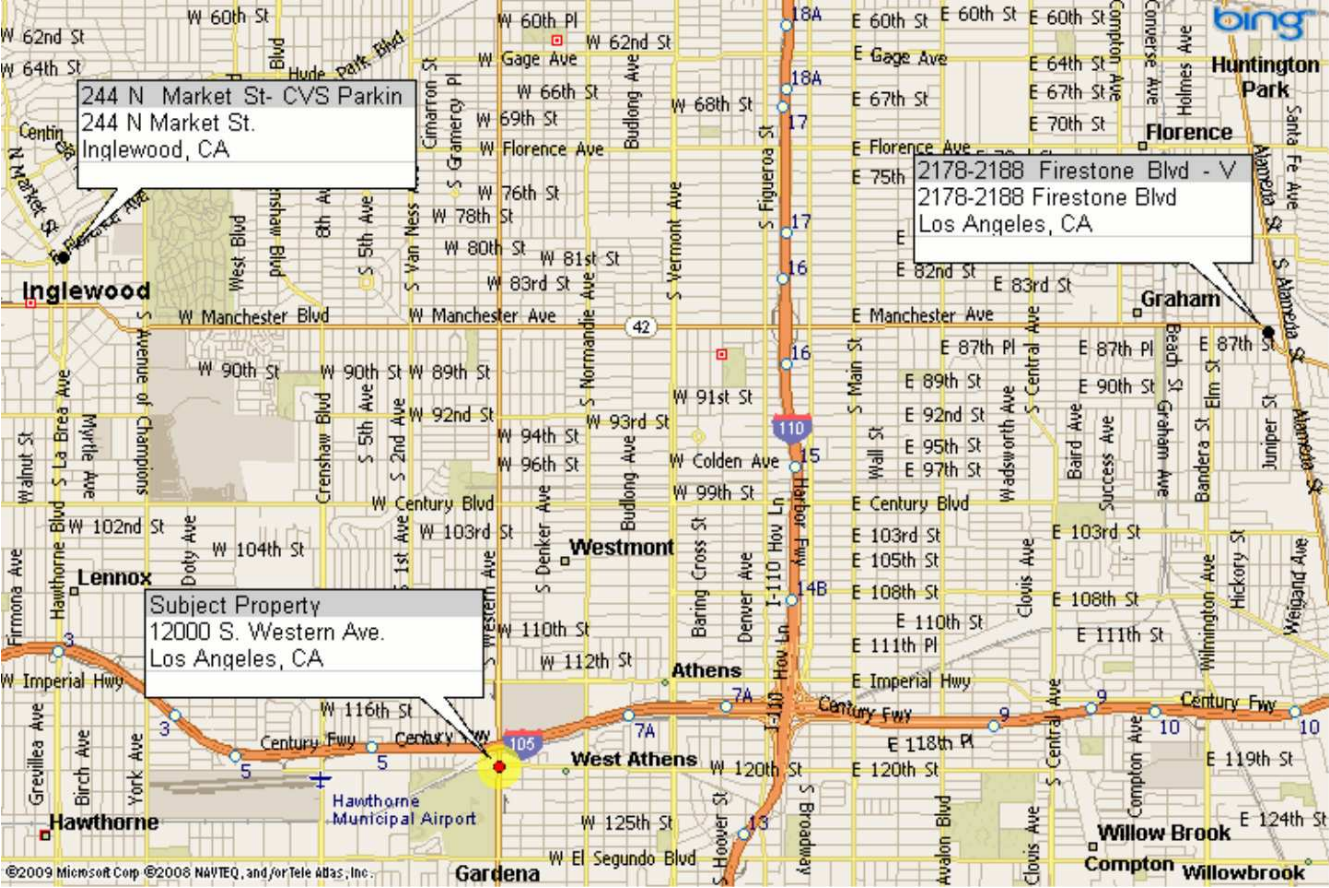
244 N Market St- CVS
\$2,169,000 0.94 \$2,307,447 40,798 \$53.16 12/15/2008
Parking Corner Location
244 N Market St.
Inglewood,CA 90301

Averages \$2,169,000 0.68 \$2,307,447 29,647 \$49.02

Averages For All Sales Comparables

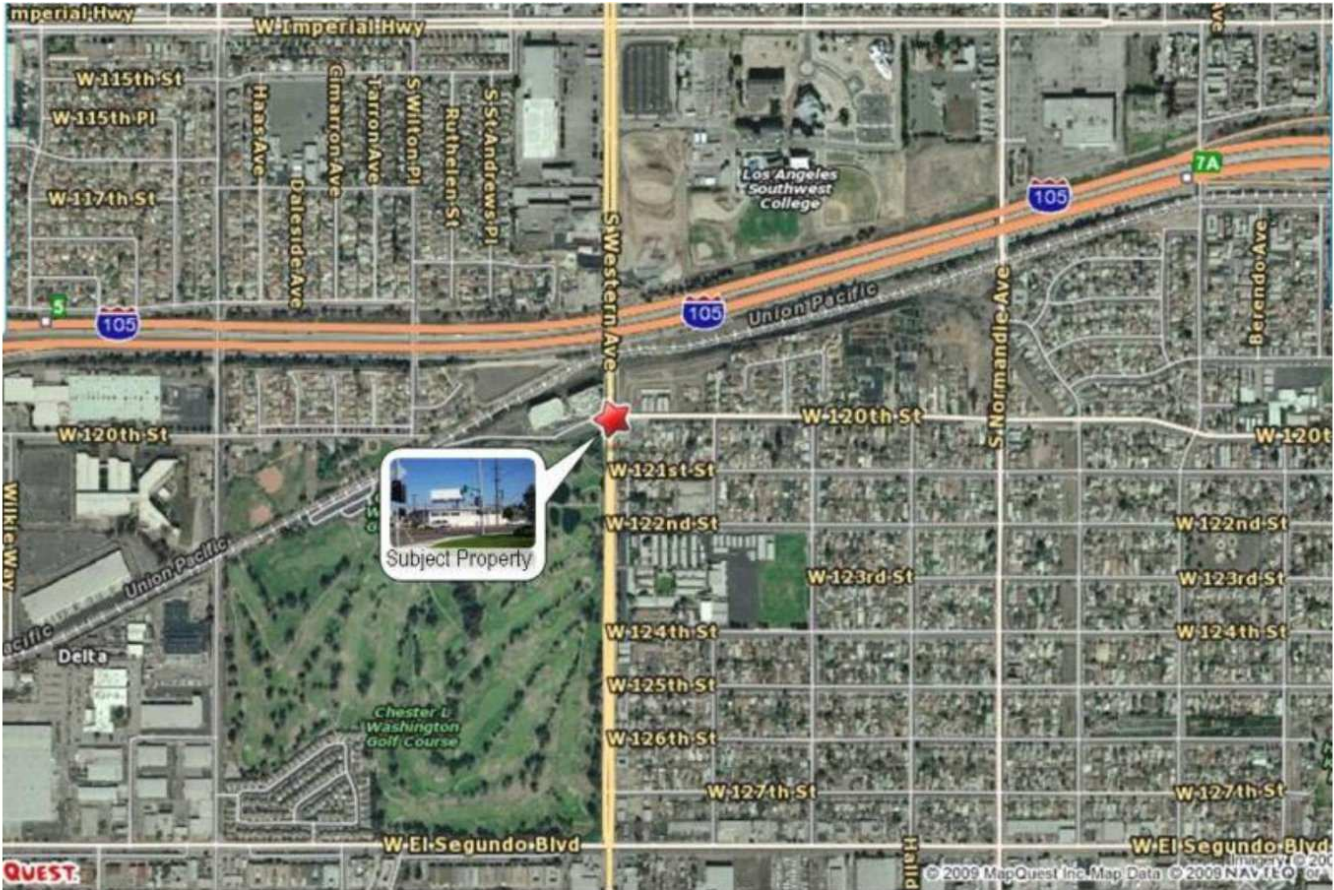
Sale Price Total Acres Price/Acre Total S.F. Price/S.F. Zoning Closing Date
Averages \$2,169,000 0.68 \$2,307,447 29,647 \$49.02

Sales Comp Map



The information listed above has been obtained from sources we believe to be reliable, however, we accept no responsibility for its correctness.

High View Aerial



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Close View Aerial



Aerial with Surrounding Businesses



County of L.A. Department of Public Social Services



County of LA. Department of Public Social Services



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Across the street- L.A. County Social Sevicees



Across the street- L.A. County Social Sevicees

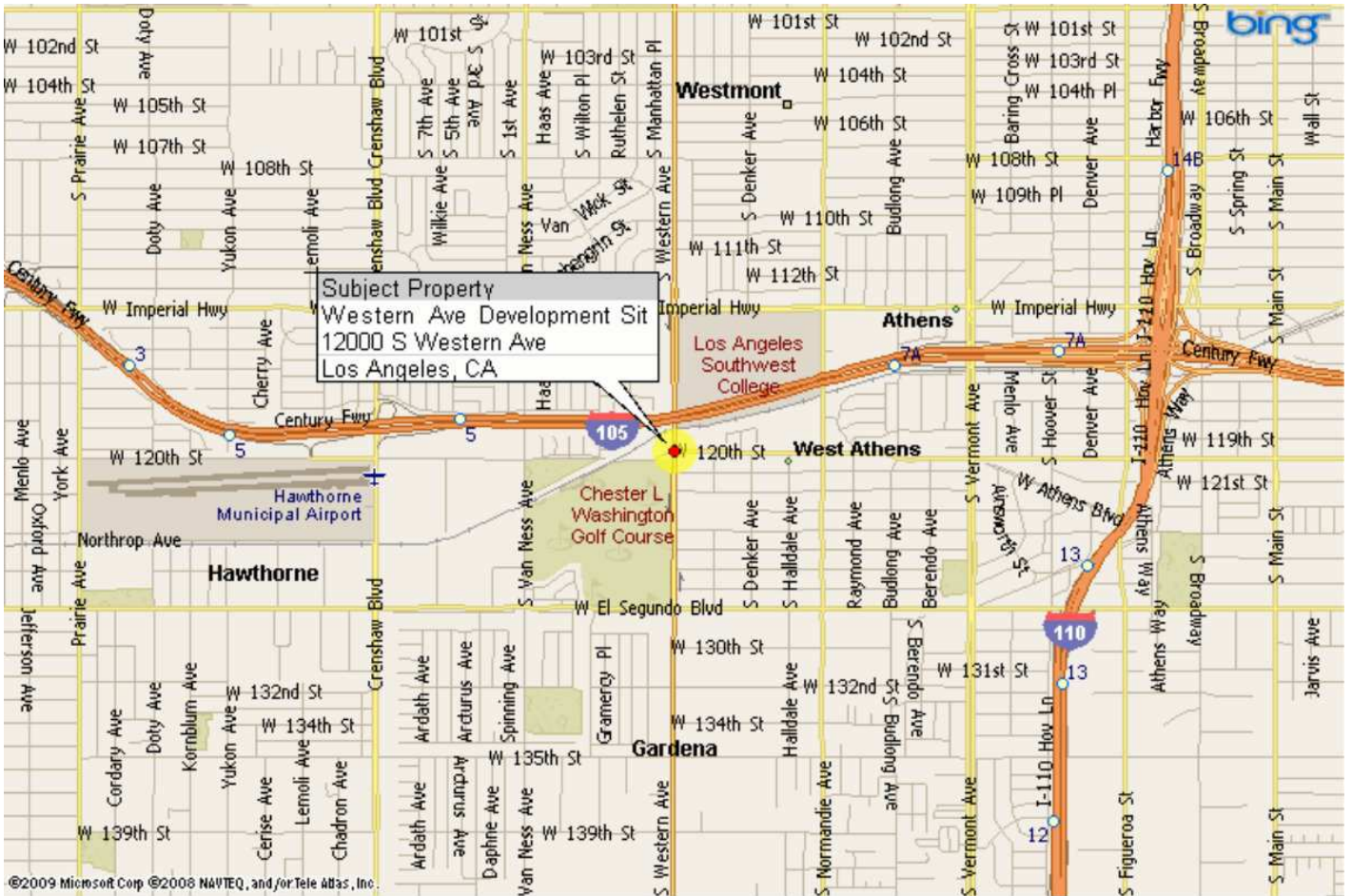


Chester Washington Golf Course - Across the street

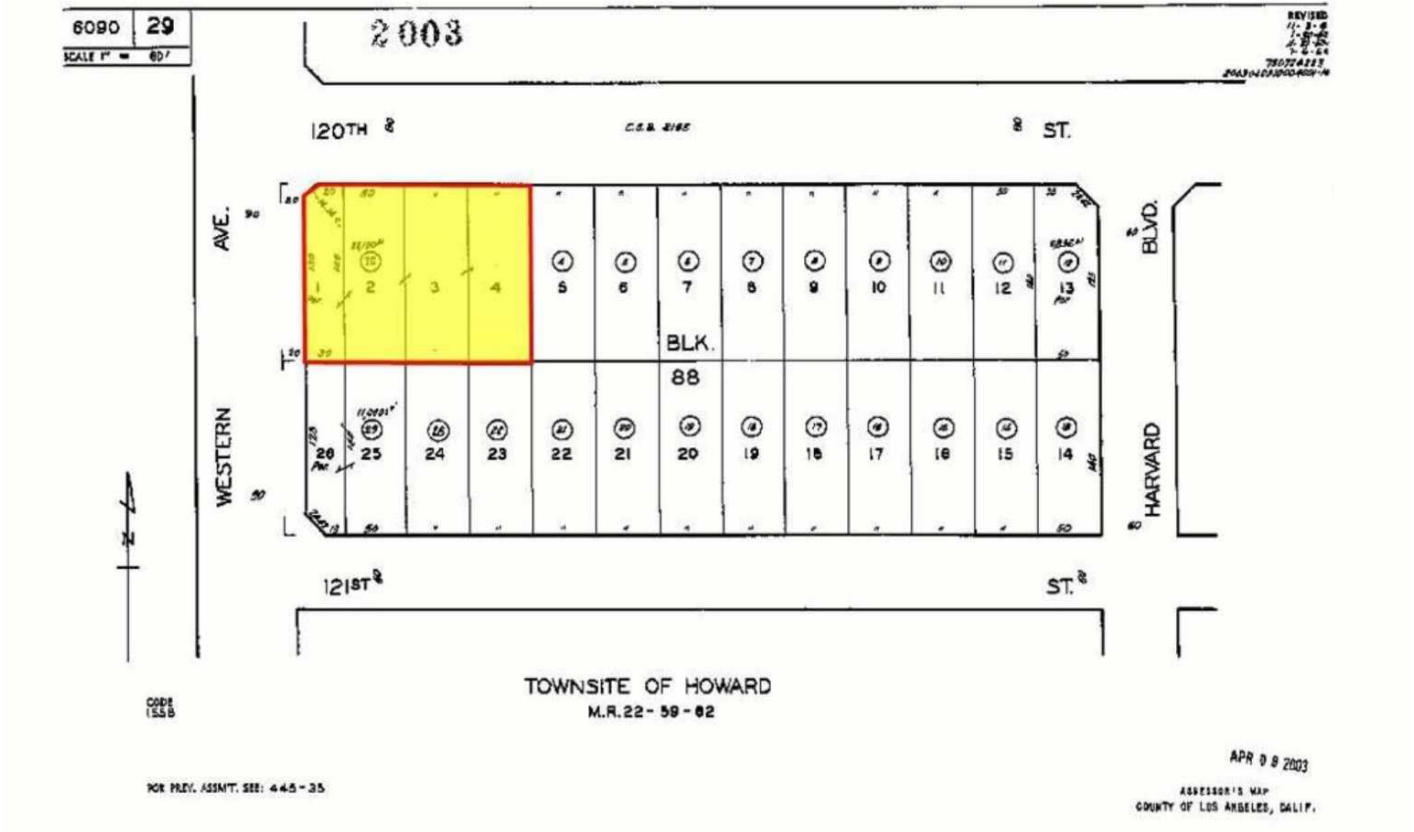


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Location Map



Parcel Map





Los Angeles Area Description

Los Angeles County's diverse economy, Mediterranean climate, and continually expanding population have made this one of the most desirable real estate markets in the world. Los Angeles borders the Pacific

Ocean and is famed for its geographical beauty and unparalleled coastal climate. The region boasts numerous natural landscapes from 70 miles of coastline to towering mountain ranges, deep valleys, forests, islands, lakes, rivers, and deserts. Moreover, the weather in Los Angeles is hard to beat with an average 329 days of sunshine. This beautiful region serves as the backdrop to one of the largest commercial real estate markets in the world. Los Angeles County's booming economy and continually expanding population has helped keep property values, occupancy, and rental growth high. The county has nearly 10 million residents and boasts the **largest county population in the nation**. Moreover, the region is expected to grow at a rate double the national average over the next five years. It is within the top twenty global economies and has a GDP of over \$424.1 billion. Due to the skilled knowledge base, diverse economy, and ever expanding population, Los Angeles will remain one of the nation's highest-barrier-to-enter markets. Los Angeles County has one of the most diverse and stable economies in the nation and is a world

Diverse Economy: leader in direct international trade, tourism, motion picture/TV production, technology, and financial services. Los Angeles County is also:

- The entertainment capital of the world
- The nation's leading manufacturing and international trade center
- First in fashion design and apparel-manufacturing in the nation

- The largest port complex in the United States and the third largest in the world

- One of the world's top five design centers
- The gateway to the Pacific Rim

- The tightest industrial market in the nation with a healthy office market as well

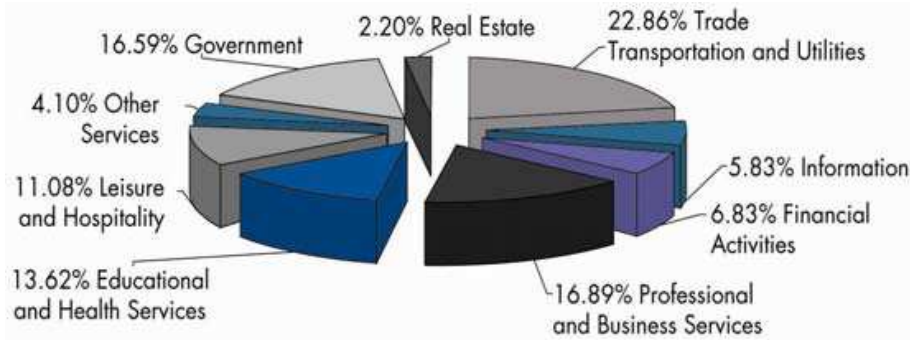
- Home to one of the largest retail sales markets in the United States with the largest concentration of retail stores per capita in the nation

- The largest government center outside Washington, D.C., and home to 45,000 public sector jobs

Home to more artists, writers, filmmakers, actors, dancers and musicians than any other city at any other time in the history of civilization The "new economy" of Los Angeles County is technology driven, and includes biomed, digital information technology, and environmental technology. This builds on the vibrant technological research capabilities of the County. Another key driver is creativity, and there is a growing fusion between technology and creativity.

Employment: Los Angeles is home to 4.10 million workers and from 2007-

2012 total employment is projected to grow by 224,000 new jobs. The county is one of the most affluent metropolitan regions in the nation, and in 2007 the average household income of \$89,000 was 28% higher than the national average. Furthermore, total personal income in the county is expected to rise by 5.0% in 2008.



Los Angeles has a historically strong job market because business, capital, government and organizations continually work together to produce a climate for growth. As a result, Los Angeles has about 210,000 small businesses, which is nearly twice as many as any other region in the country. The county is also the international headquarters for many large corporations such as The Walt Disney Company, Hughes Electronics, Hilton Hotels, Mattel, Occidental Petroleum and Blue Cross. With so many educational opportunities, it is not surprising that Los Angeles County boasts more college

Education: graduates With so many educational opportunities, it is not surprising that Los Angeles County boasts more college

graduates (over 1.7 million) than anywhere else in the country, and the highest concentration of engineers, scientists,

mathematicians and skilled technicians in the nation. There are more than 200 universities and colleges in Los Angeles County ranging from California Institute of Technology, the Claremont Colleges, UCLA, and USC, to specialized institutions such as the California Institute for the Arts, the Art Center College of Design, the Fashion Institute of Design and Merchandising, and the Otis Art Institute. Medical education is also a strong point with four medical schools, three dental schools, two eye institutes, and specialized research and treatment facilities such as the City of Hope. The community colleges offer an array of innovative programs, such as culinary arts, fashion design, multimedia, and computer assisted design and manufacturing training.

Transportation: Los Angeles has the largest street system in the United States with more than 7,000 miles of public roadway. The county also has the most active mass transportation development program in the nation, servicing 1,433 square miles. The city's transit program includes Amtrak, Metrolink (commuter rail), and MetroRail (subway & light rail). Rail freight service is provided by Burlington Northern Santa Fe and the Union Pacific. There are 18,500 bus stops, 185 bus routes covered by a fleet of 2,258 buses. Additionally, Los Angeles International Airport (LAX) is the county's primary commercial aviation airport and is the fifth busiest airport in the world in terms of passengers. There are three other commercial airports servicing the region including Bob Hope in Burbank, Palmdale Airport, and Long Beach Airport. General aviation airports are located in Van Nuys, Pacoima, Santa Monica, Compton, Torrance, El Monte, Lancaster, and Hawthorne.

Recreational Activities: Quality of life options in Los Angeles County are numerous. These range from professional sports to personal recreation at beaches, marinas, and mountain resorts. There is a growing array of fine and performing arts activities, as well as a variety of special festivals including the renowned Tournament of Roses. In the past few years, many new landmarks opened, including the Getty Center, Walt Disney Concert Hall, California Science Center and the Staples Center sports arena all in downtown Los Angeles, and the Aquarium of the Pacific in Long Beach.

\$32 Billion in Major Development Projects in L.A. County		
Project	\$ million	Completion Date
LAUSD school Program	\$18,800	Ongoing
L.A. community College	\$2,200	Ongoing
Hospitals through L.A. County	\$2,107	2008
Grand Avenue Project	\$2,000	Ongoing
L.A. Live (retail/entertainment/hotel)	\$1,300	Ongoing
Tesoro refinery upgrade	\$1,000	Ongoing
Port of Long Beach & L.A.	1,000	Ongoing
L.A. City sewer upgrades	\$420	Ongoing
Veterans Home, West L.A.	\$183	2010
UCLA Life Sciences Building	\$121	Ongoing
Transportation		
Gold Line light rail	\$898	2009
Exposition Blvd light rail	\$640	2010
State Route 47	\$400	Ongoing
LAX	\$1,300	Ongoing
Union Pacific ICTF expansion	\$300	Ongoing
Total	\$32,669	

Largest Employers in L.A. County		
Employer	Location	Number of Employees
County of Los Angeles	Los Angeles	93,200
Los Angeles Unified School District	Los Angeles	74,632
Federal Government*	Los Angeles	53,200
University of California, Los Angeles	Los Angeles	35,543
City of Los Angeles	Los Angeles	53,471
State of California (non-education)	Los Angeles	30,200
Kaiser Permanente	Pasadena	32,180
Kaiser Permanente	Pasadena	32,100
Northrop Grumman Corp.	Los Angeles	21,000
Boeing Co.	Long Beach	15,825
Kroger Co. (former Ralph's Grocery Co.)	Los Angeles	14,000**
University of Southern California	Los Angeles	12,379
Bank of America	Los Angeles	12,200
Vons	Arcadia	12,116
Target	Pasadena	12,066
Walt Disney Co.	Burbank	N/A
Metropolitan Transit Authority (L.A. Co.)	Los Angeles	10,402
Long Beach Unified School District	Long Beach	9,622

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Demographics Report

12000 S Western Ave Los Angeles, CA 90047

1.00 Mile 3.00 Mile 5.00 Mile Ring

POPULATION

1990 Population	23,521	317,931	803,966
2000 Population	23,836	340,342	859,307
% Population Change 1990-2000	1.34 %	7.05 %	6.88 %

2008 Total Population	24,688	354,226	893,437
2013 Total Population	25,281	359,552	904,203
% Population Change 2000-2008	3.57 %	4.08 %	3.97 %
Population Change 2008-2013	2.40 %	1.50 %	1.21 %

2008 Total Households	8,102	112,978	277,318
2013 Total Households	8,369	116,084	285,114
% Households Change 2000-2008	9.61 %	7.75 %	7.95 %
% Households Change 2008-2013	3.30 %	2.75 %	2.81 %
2008 White Population	2,901	81,099	234,489
2008 Black Population	16,421	143,397	315,868

2008 American Indian/Alaska Native	102	2,082	5,522
2008 Asian/Hawaiian/Pacific Islander	479	26,490	60,439
2008 Other Population (Incl 2+ Races)	4,786	101,159	277,118
2008 Hispanic Population	7,382	167,019	453,143
2008 Non-Hispanic Population	17,306	187,207	440,295
2008 Per Capita Income	\$20,188	\$19,272	\$19,095
2008 Median Household Income	\$45,712	\$41,623	\$41,957
2008 Average Household Income	\$61,515	\$60,423	\$61,517
2008 Household Income < \$10,000	835	11,746	28,821
2008 Household Income \$10,000-\$14,999	509	7,279	17,933
2008 Household Income \$15,000-\$19,999	462	6,887	17,036
2008 Household Income \$20,000-\$24,999	403	7,689	17,527
2008 Household Income \$25,000-\$29,999	469	7,011	16,730
2008 Household Income \$30,000-\$34,999	447	7,108	17,809
2008 Household Income \$35,000-\$39,999	467	6,570	16,206
2008 Household Income \$40,000-\$44,999	410	6,769	16,844
2008 Household Income \$45,000-\$49,999	347	5,976	15,640
2008 Household Income \$50,000-\$59,999	886	10,801	27,148
2008 Household Income \$60,000-\$74,999	1,330	14,047	33,581
2008 Household Income \$75,000-\$99,999	997	12,845	30,118
2008 Household Income \$100,000-\$124,999	285	3,967	10,103
2008 Household Income \$125,000-\$149,999	173	2,309	6,084

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2008 Household Income \$150,000-\$199,999	32	1,051	2,908
2008 Household Income \$200,000-\$249,999	8	252	735
2008 Household Income \$250,000-\$499,999	43	652	2,043
2008 Household Income \$500,000+	0	19	51
2008 Average Household Size	3.09	3.11	3.20
2008 Total Owner Occupied Housing Units	5,203	46,356	122,580
2008 Total Renter Occupied Housing Units	2,895	66,627	154,726
2008 Total Daytime Population	26,442	317,567	841,975
2008 Total Daytime Work Population	12,130	112,496	323,826
2008 Total Establishments		1,192	12,704 34,281

HOUSEHOLDS

1990 Households	7,220	102,282	250,231
2000 Households	7,392	104,850	256,889
% Households Change 1990-2000	2.38 %	2.51 %	2.66 %

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