

# WESTERN DEVELOPMENT SITE

7200 S Western Avenue | Los Angeles, CA

OFFERING MEMORANDUM



PRIME SIGNALIZED CORNER



# Western Development Site

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*Exclusively Marketed by:*



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01 Executive Summary  
Investment Summary

Drive Thru

## OFFERING SUMMARY

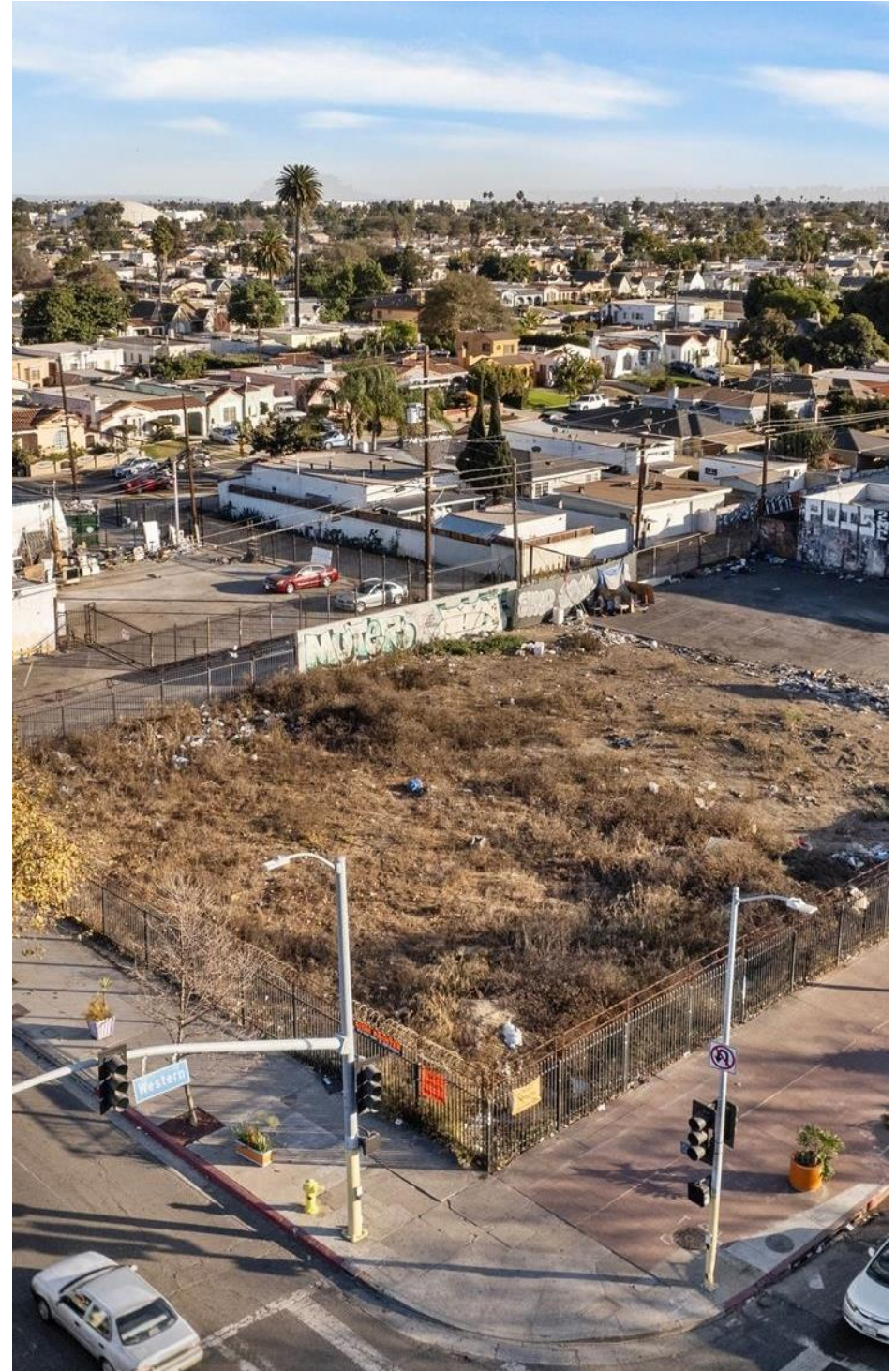
ADDRESS	7200 S Western Avenue Los Angeles CA 90047
COUNTY	Los Angeles
MARKET	South Los Angeles
OFFERING PRICE	\$1,100,000
PRICE PSF	\$146.35
LAND SF	7,516 SF
LAND ACRES	.17
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	C2
APN	6018-001-001

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	39,738	421,030	1,069,618
2024 Median HH Income	\$66,618	\$60,796	\$60,952
2024 Average HH Income	\$88,902	\$85,242	\$87,548

- Unleash your imagination on this exceptional piece of land at 7200 S Western Avenue - a blank canvas for up to 32 units! With an alleyway conveniently dividing the adjacent lots, this property is a developer's paradise just waiting to be transformed. Priced at an unbeatable \$136.47 per square foot, the exceptional land value of this opportunity sets the stage for a truly lucrative investment in the making.
- Nestled in a prime location for a newly constructed free-standing fast food operator, this site offers unparalleled potential for a high-traffic commercial venture. Whether you're a seasoned developer looking to expand your portfolio or an investor seeking a profitable opportunity, 7200 S Western Avenue presents itself as a beacon of promise. The demand for quality housing in this rapidly evolving neighborhood continues to soar, making this property a strategic asset with immense ROI potential.



- Take the leap into the realm of real estate development with 7200 S Western Avenue as your launchpad. This property offers not just a parcel of land, but a gateway to financial success and creative fulfillment. Join the ranks of savvy investors who recognize the potential for growth in this dynamic market. Your expertise coupled with the prime location of this property is a winning combination waiting to be unleashed. Invest in your future today and watch as your vision for this property becomes a reality.

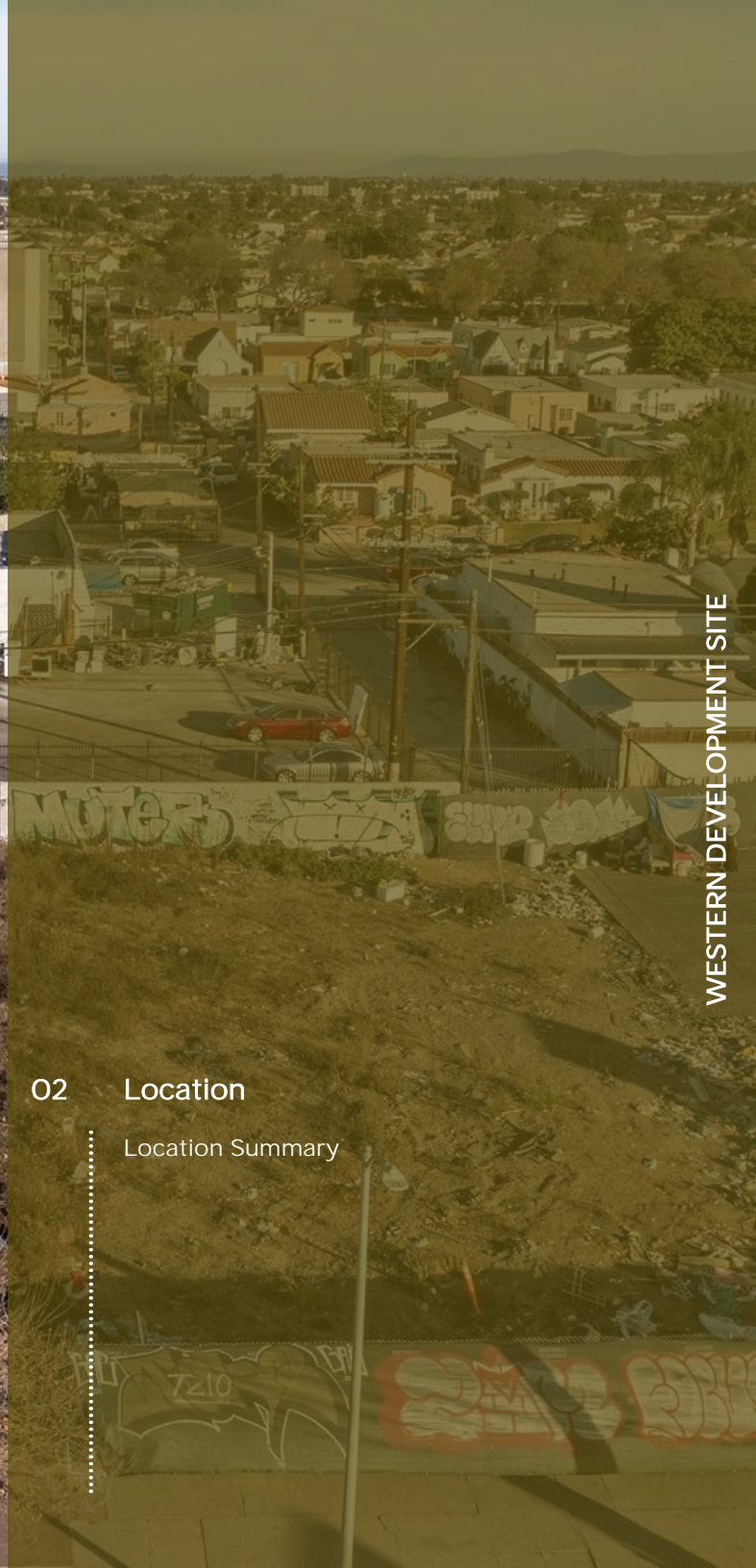




02

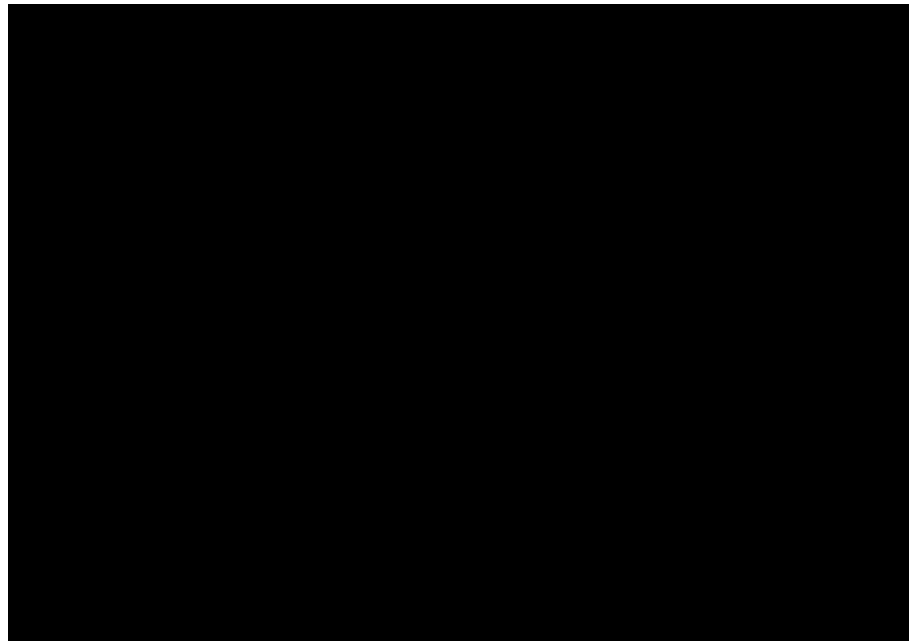
Location

Location Summary

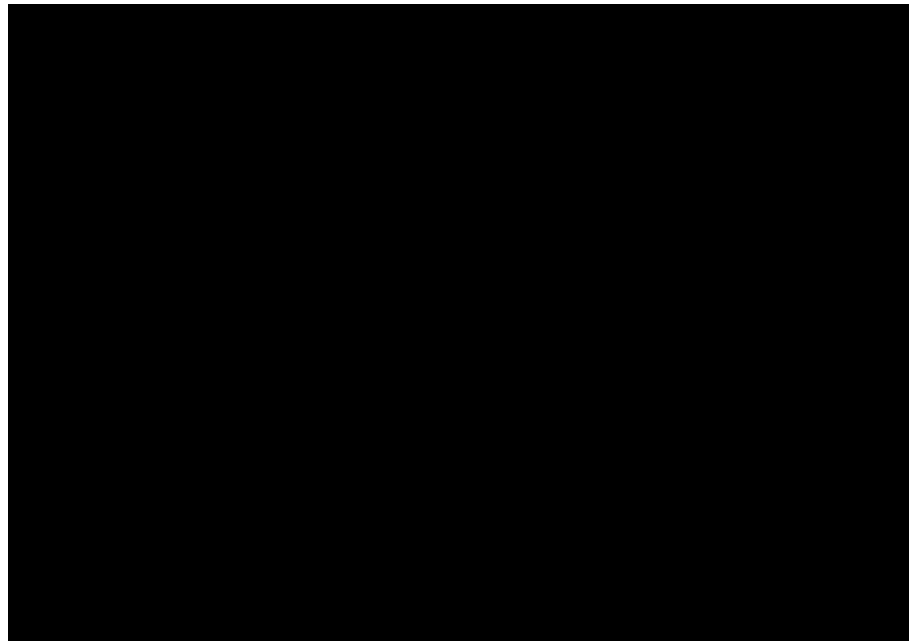


- Central Los Angeles Retail Offering | Located on Western Avenue and just south of Florence Avenue, the subject property is centrally located to all major employment hubs and is very central to all of LA County.

Regional Map



Locator Map





### 03 Property Description

- Property Features
- Aerial Map
- Location Map
- Property Images



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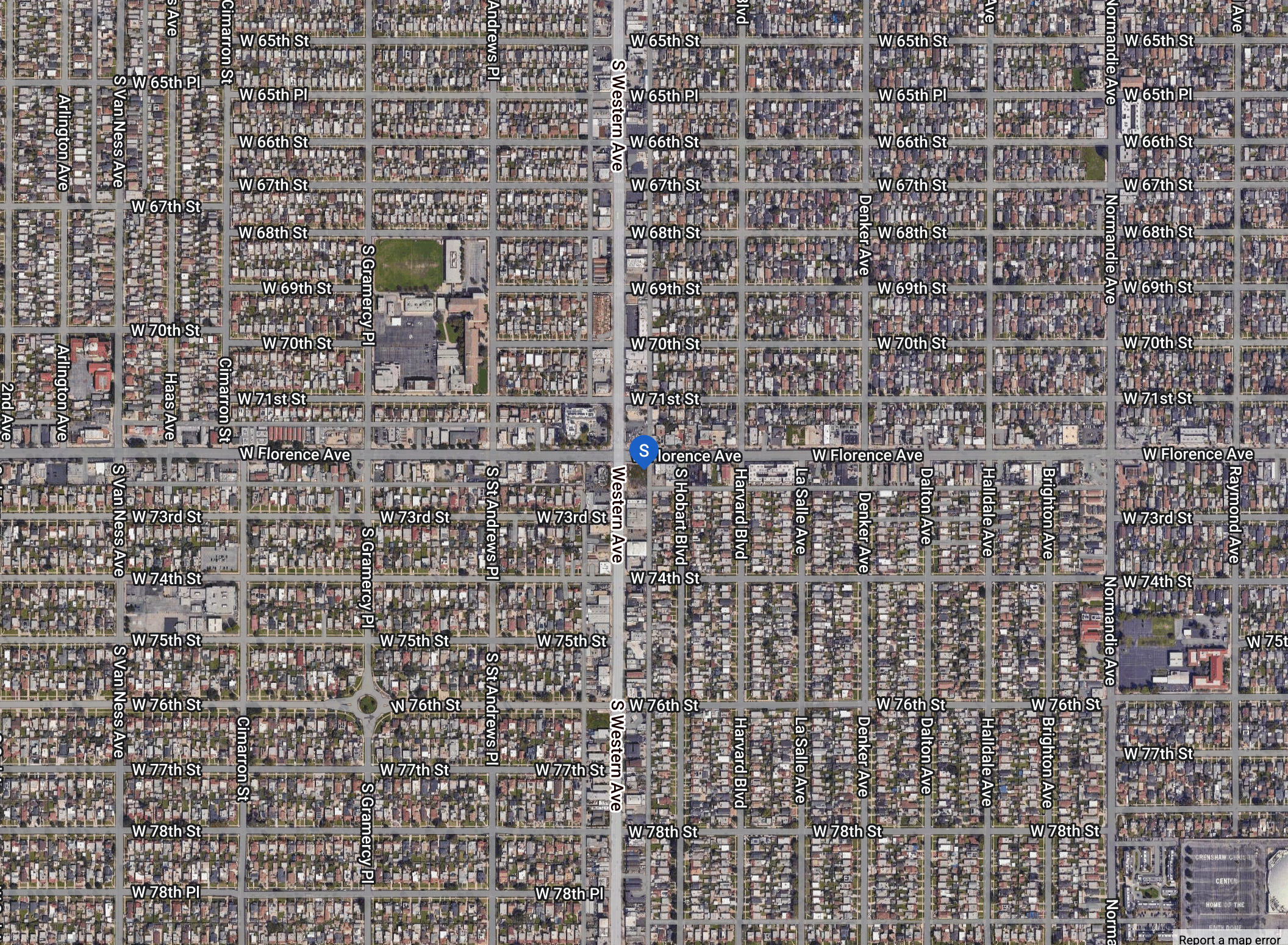
## PROPERTY FEATURES

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LAND SF	7,516
ZONING TYPE	C2
LAND ACRES	.17

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Report a map error



















**Chesterfield Square**

AUGUSTUS HAWKINS HIGH SCHOOL

MANN UCLA COMMUNITY SCHOOL

JOHN MUIR MIDDLE SCHOOL

TODDLER TECHNOLOGY UNIVERSITY SCHOOL

04 Demographics  
Demographics

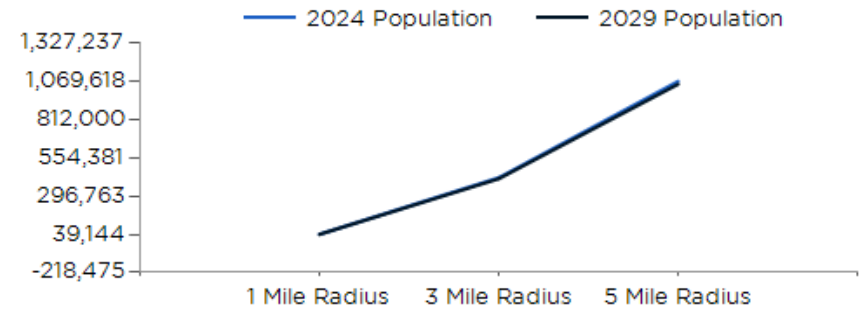
BETHUNE MIDDLE SCHOOL

mins (3 Miles)

S WESTERN AVE

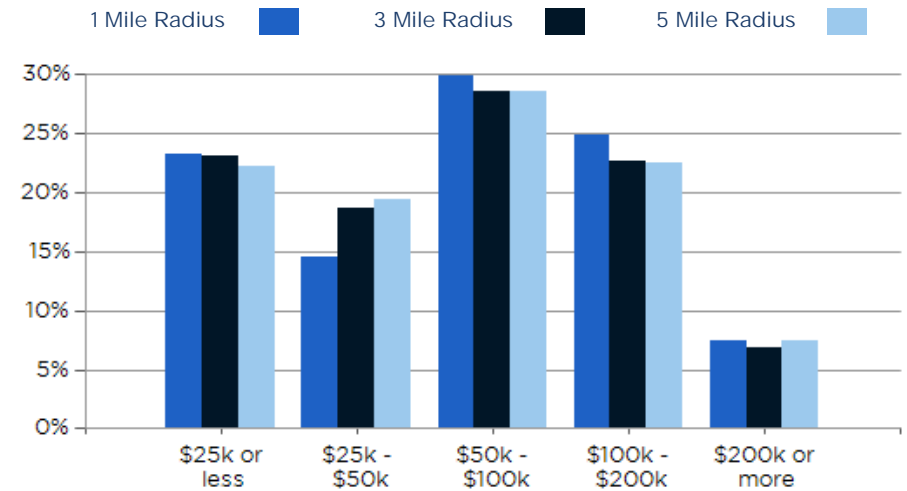
HARBOR FWY

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	38,226	398,083	1,050,410
2010 Population	39,699	418,501	1,082,481
2024 Population	39,738	421,030	1,069,618
2029 Population	39,144	414,191	1,050,996
2024-2029: Population: Growth Rate	-1.50%	-1.65%	-1.75%



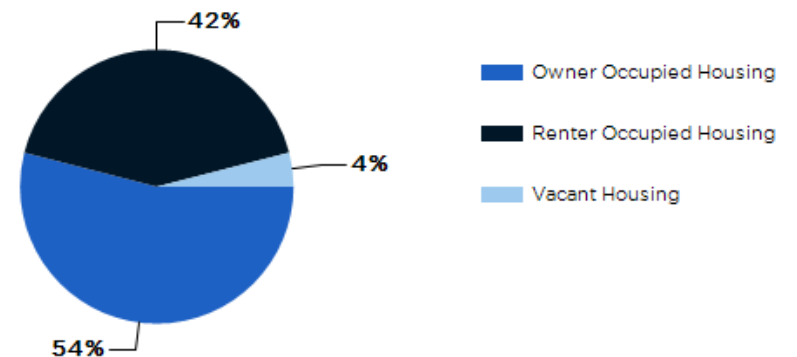
2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,953	19,578	45,237
\$15,000-\$24,999	1,019	10,784	28,347
\$25,000-\$34,999	910	10,444	27,751
\$35,000-\$49,999	947	14,088	36,485
\$50,000-\$74,999	2,131	20,545	52,836
\$75,000-\$99,999	1,694	16,959	41,848
\$100,000-\$149,999	2,167	20,136	50,281
\$150,000-\$199,999	1,026	9,676	24,203
\$200,000 or greater	961	8,999	24,473
Median HH Income	\$66,618	\$60,796	\$60,952
Average HH Income	\$88,902	\$85,242	\$87,548

2024 Household Income



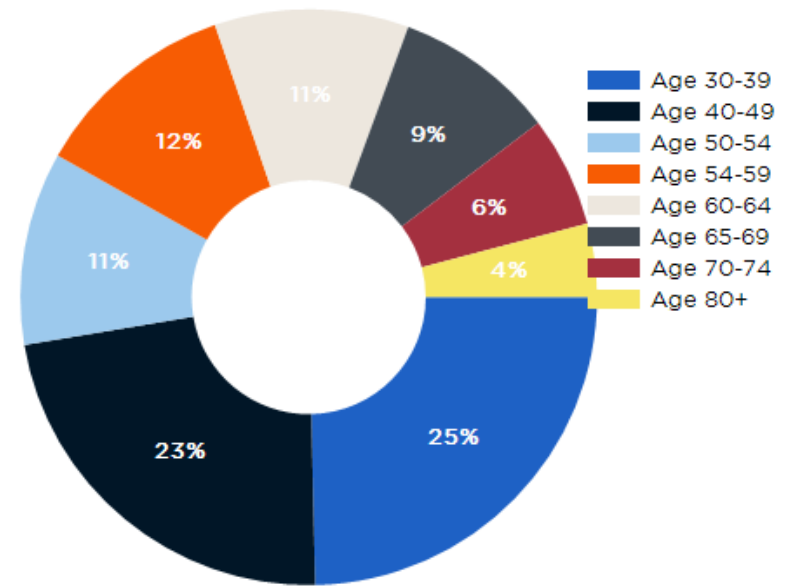
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	13,361	130,768	329,294
2010 Total Households	12,488	123,993	312,188
2024 Total Households	12,808	131,209	331,468
2029 Total Households	12,906	132,884	335,847
2024 Average Household Size	3.07	3.17	3.16
2024-2029: Households: Growth Rate	0.75%	1.25%	1.30%

2024 Own vs. Rent - 1 Mile Radius

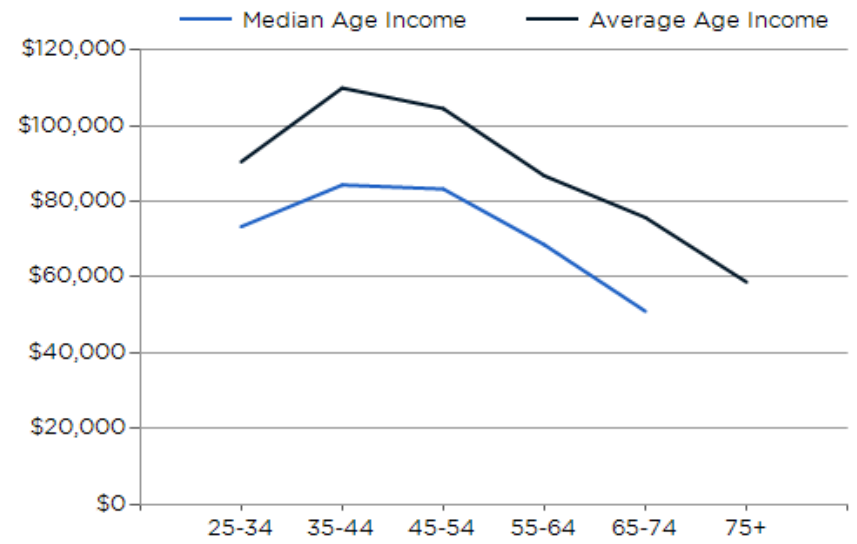


Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	3,039	32,350	85,372
2024 Population Age 35-39	2,763	29,608	76,489
2024 Population Age 40-44	2,796	30,058	75,615
2024 Population Age 45-49	2,549	26,375	66,264
2024 Population Age 50-54	2,553	26,291	66,387
2024 Population Age 55-59	2,714	24,944	60,447
2024 Population Age 60-64	2,565	24,020	56,914
2024 Population Age 65-69	2,129	19,577	45,999
2024 Population Age 70-74	1,464	13,373	32,614
2024 Population Age 75-79	970	9,483	22,792
2024 Population Age 80-84	676	5,999	14,345
2024 Population Age 85+	781	6,140	14,266
2024 Population Age 18+	31,459	322,755	825,031
2024 Median Age	39	36	35
2029 Median Age	40	37	36



2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$73,343	\$69,421	\$68,645
Average Household Income 25-34	\$90,503	\$86,984	\$89,190
Median Household Income 35-44	\$84,369	\$69,569	\$69,403
Average Household Income 35-44	\$109,981	\$94,364	\$97,846
Median Household Income 45-54	\$83,304	\$72,965	\$71,750
Average Household Income 45-54	\$104,548	\$96,180	\$98,080
Median Household Income 55-64	\$68,557	\$60,496	\$60,425
Average Household Income 55-64	\$86,790	\$85,439	\$88,021
Median Household Income 65-74	\$50,984	\$48,992	\$50,288
Average Household Income 65-74	\$75,763	\$75,759	\$78,372
Average Household Income 75+	\$58,709	\$64,610	\$66,177





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Company Profile

Advisor Profile



James Daughrity  
Principal Broker

James Daughrity is a commercial real estate broker at D.R.E. (Daughrity Real Estate). Daughrity Real Estate is a full-service boutique commercial real estate firm based in Inglewood, California. D.R.E. focuses on urban revitalization and neighborhood economic development projects.

D.R.E. utilizes a powerful and proprietary marketing system to facilitate the sale, purchase, or lease of investment properties nationwide. In the truest sense, we work together as a team, sharing deals and opportunities in order to effectively pay greater attention to your needs. As a genuine partnership, we have established a culture of information-sharing and deal-sharing that makes it impossible for companies to outwork us.

This internal culture is unique amongst brokerage firms, creating tremendous value for the clients we represent.

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