

JOIN FAMILY DOLLAR

MANCHESTER CENTRAL PLAZA

1014 E. Manchester Avenue, Los Angeles, CA 90001

±19,500 Sq. Ft. Newly Remodeled Center with Anchor & In-Line Stores



FAMILY DOLLAR ANCHOR



IN-LINE STORES



Retail Availability & Lease Rates:

- Major A - Anchor ±8,250 SF - **LEASED TO FAMILY DOLLAR**
- 3 Units Available at ±1,250 SF Each / \$2.25 PSF + 0.45¢ NNN Charges
- ±19,500 SF of New Stores with Parking at ±3.26 Per/1,000 SF
- Tremendous Density, Traffic, Visibility & 350 Feet of Frontage on Manchester
- ±74,200 Cars Per Day at Manchester \ Central Avenues (Adjusted to 2022)

2022 Demographics:

	1-Mile	3-Mile	5-Mile
Population:	61,708	502,032	1,091,363
Median House Hold Income:	\$48,828	\$46,287	\$51,687
Average House Hold Income:	\$63,811	\$62,817	\$70,262

Join Our Newest Tenants

FAMILY DOLLAR



Area Retailers:



Armando Aguirre
Founder | Corporate Broker
License No. 01245842
213.926.5595
armando.aguirre@legendarycre.com



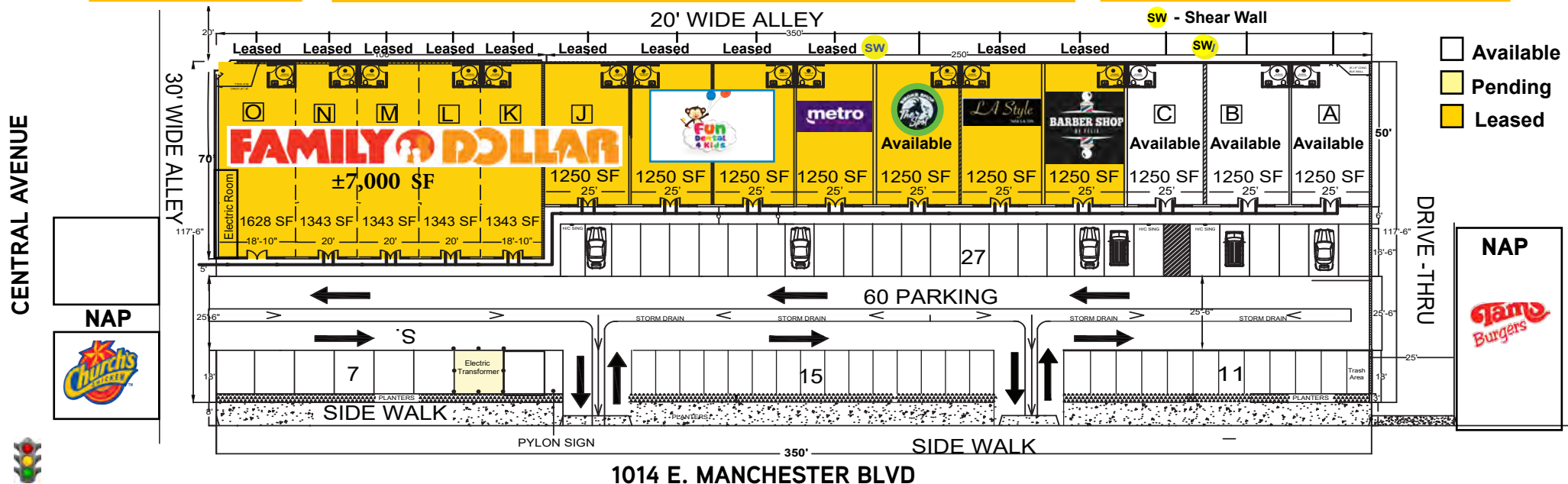
Sheretta Morris
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Legendary Commercial | 1725 Camino Palmero Ste. 430, Los Angeles, CA 90046 | www.legendarycre.com

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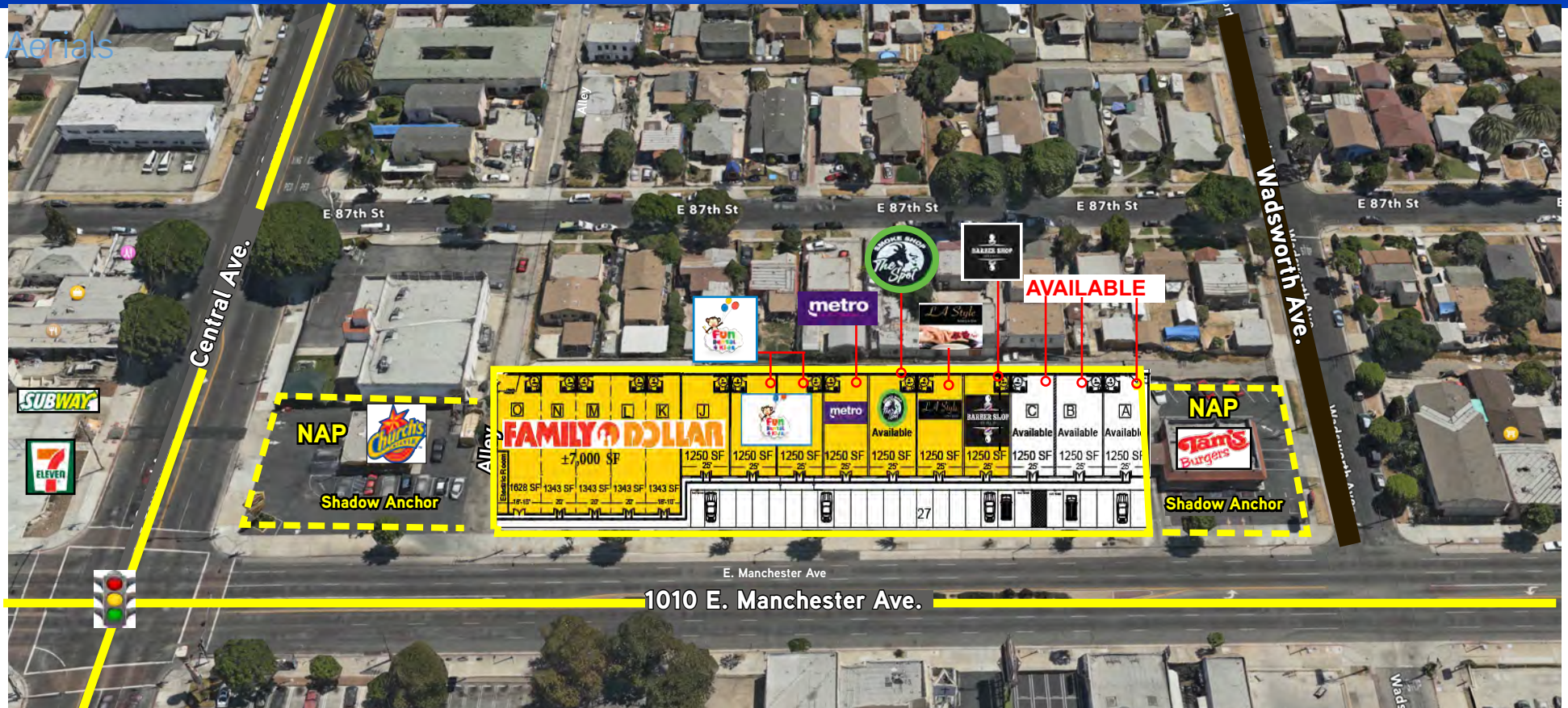
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- ☐ PENDING
- ☐ LEASED

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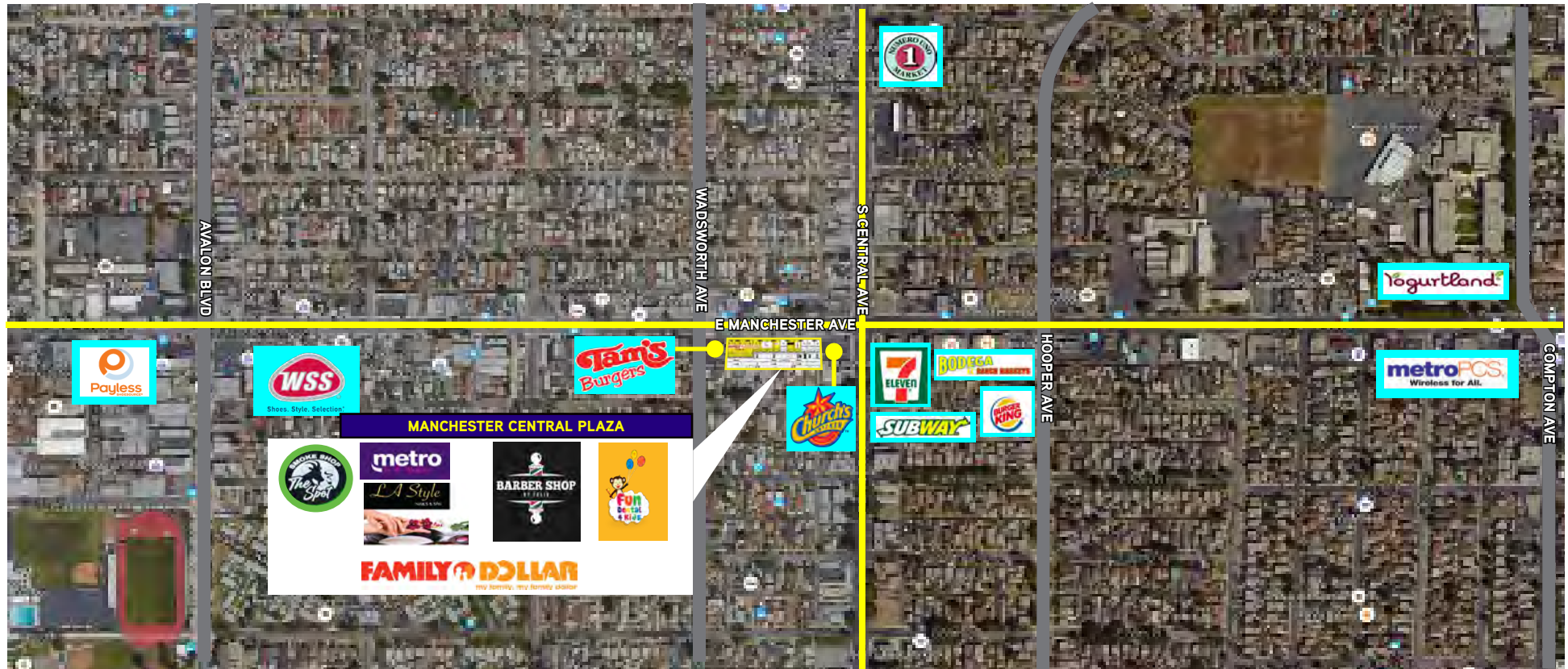
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Aerials



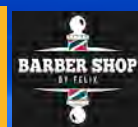
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Executive Summary

1014 E Manchester Ave, Los Angeles, California, 90001

Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 33.95987

Longitude: -118.25719

	1 mile	3 miles	5 miles
Population			
2010 Population	59,153	493,615	1,084,365
2020 Population	62,244	505,472	1,097,176
2022 Population	61,708	502,032	1,091,363
2027 Population	60,196	489,109	1,065,436
2010-2020 Annual Rate	0.51%	0.24%	0.12%
2020-2022 Annual Rate	-0.38%	-0.30%	-0.24%
2022-2027 Annual Rate	-0.49%	-0.52%	-0.48%
2022 Male Population	49.7%	49.5%	49.3%
2022 Female Population	50.3%	50.5%	50.7%
2022 Median Age	27.8	28.8	29.8

In the identified area, the current year population is 1,091,363. In 2020, the Census count in the area was 1,097,176. The rate of change since 2020 was -0.24% annually. The five-year projection for the population in the area is 1,065,436 representing a change of -0.48% annually from 2022 to 2027. Currently, the population is 49.3% male and 50.7% female.

Median Age

The median age in this area is 29.8, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	8.4%	9.3%	10.0%
2022 Black Alone	16.6%	17.3%	19.2%
2022 American Indian/Alaska Native Alone	2.5%	2.5%	2.7%
2022 Asian Alone	0.4%	0.6%	1.6%
2022 Pacific Islander Alone	0.1%	0.1%	0.2%
2022 Other Race	58.1%	55.5%	51.6%
2022 Two or More Races	13.9%	14.6%	14.8%
2022 Hispanic Origin (Any Race)	80.9%	79.6%	75.4%

Persons of Hispanic origin represent 75.4% of the population in the identified area compared to 19.0% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 78.9 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	37	37	45
2010 Households	13,743	120,533	274,353
2020 Households	14,817	129,623	292,175
2022 Households	14,777	129,097	291,154
2027 Households	14,470	126,254	285,452
2010-2020 Annual Rate	0.76%	0.73%	0.63%
2020-2022 Annual Rate	-0.12%	-0.18%	-0.16%
2022-2027 Annual Rate	-0.42%	-0.44%	-0.39%
2022 Average Household Size	4.14	3.84	3.68

The household count in this area has changed from 292,175 in 2020 to 291,154 in the current year, a change of -0.16% annually. The five-year projection of households is 285,452, a change of -0.39% annually from the current year total. Average household size is currently 3.68, compared to 3.68 in the year 2020. The number of families in the current year is 232,674 in the specified area.

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Mortgage Income			
2022 Percent of Income for Mortgage	47.3%	55.2%	52.9%
Median Household Income			
2022 Median Household Income	\$48,828	\$46,287	\$51,687
2027 Median Household Income	\$57,970	\$56,230	\$62,260
2022-2027 Annual Rate	3.49%	3.97%	3.79%
Average Household Income			
2022 Average Household Income	\$63,811	\$62,817	\$70,262
2027 Average Household Income	\$77,439	\$76,458	\$85,503
2022-2027 Annual Rate	3.95%	4.01%	4.00%
Per Capita Income			
2022 Per Capita Income	\$15,273	\$16,184	\$18,844
2027 Per Capita Income	\$18,602	\$19,765	\$23,019
2022-2027 Annual Rate	4.02%	4.08%	4.08%

Households by Income

Current median household income is \$51,687 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$62,260 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$70,262 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$85,503 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$18,844 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$23,019 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	52	45	46
2010 Total Housing Units	14,839	129,516	291,811
2010 Owner Occupied Housing Units	5,321	41,235	104,500
2010 Renter Occupied Housing Units	8,423	79,299	169,853
2010 Vacant Housing Units	1,096	8,983	17,458
2020 Total Housing Units	15,284	134,118	302,608
2020 Vacant Housing Units	467	4,495	10,433
2022 Total Housing Units	15,264	133,813	302,300
2022 Owner Occupied Housing Units	5,400	43,914	109,960
2022 Renter Occupied Housing Units	9,377	85,183	181,195
2022 Vacant Housing Units	487	4,716	11,146
2027 Total Housing Units	15,300	134,110	303,389
2027 Owner Occupied Housing Units	5,318	43,420	108,848
2027 Renter Occupied Housing Units	9,152	82,834	176,604
2027 Vacant Housing Units	830	7,856	17,937

Currently, 36.4% of the 302,300 housing units in the area are owner occupied; 59.9%, renter occupied; and 3.7% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 302,608 housing units in the area and 3.4% vacant housing units. The annual rate of change in housing units since 2020 is -0.05%. Median home value in the area is \$519,225, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 3.86% annually to \$627,398.

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Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.