

3761 DALTON AVE, LOS ANGELES, CA 90018

# DUPLEX FOR SALE



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**KORUS**  
REAL ESTATE



**AERIAL MAP**

**WESTERN AVE (+34,498 VPD)**

**JAMES A. FOSHAY  
LEARNING CENTER**

**3761 DALTON AVE  
LOS ANGELES, CA 90018**

**EXPOSITION BLVD (+24,873 VPD)**





# PROPERTY INFORMATION

3761 DALTON AVE, LOS ANGELES, CA 90018



## OFFERING PRICE

\$730,000



## APN

5041-032-024



## BUILDING SIZE

1,285 Sq. Ft.  
\$568 per Sq. Ft.



## UNIT

Two (2) Units:  
One (1) - (1 Bdrm & 1 Bth)  
One (1) - (1 Bdrm & 1 Bth)



## LAND SIZE

5,535 Sq. Ft.  
\$132 per Sq. Ft.



## BUILT

1911



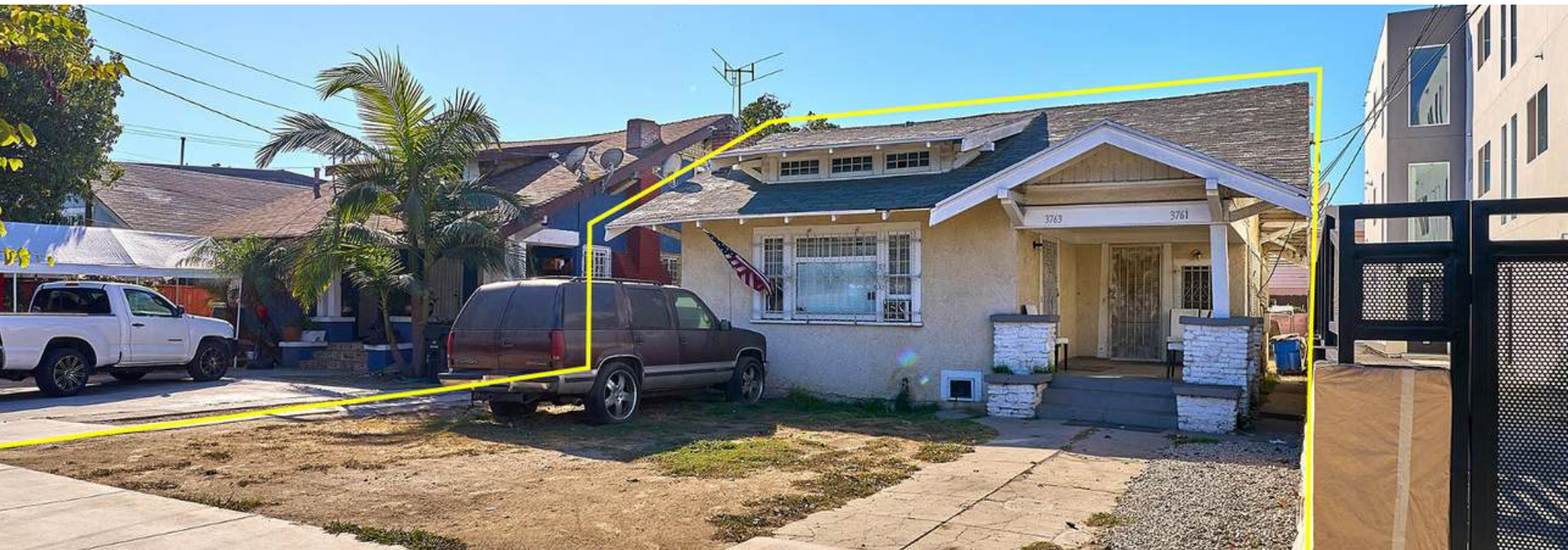
## ZONING

R2-1-O-CPIO



## T.O.C

Tier 3







# PROPERTY HIGHLIGHTS

- Close proximity to the University of Southern California (USC.)
- Walking distance to the Gold Line Metro (Exposition/ Western Station.)
- Property can be delivered at closing.
- $\pm 517,771$  HH demographics within a 3-mile radius.





# RENT ROLL

Address	Bedrooms	Bathrooms	Rent/Month	Move In Date	Lease
3761 Dalton	1	1	\$820	4/10/14	Month to Month
3763 Dalton	1	1	\$0	6/1/18	Month to Month

\*Both units will be delivered vacant at closing.





# DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>Population</b>			
2024 Estimated Population	53,330	517,771	1,227,709
2029 Projected Population	51,032	500,301	190,064
2010 Census Population	58,450	543,020	1,368,689
<b>Households</b>			
2024 Estimated Households	15,920	169,182	436,253
2029 Projected Households	15,200	163,721	423,270
2010 Census Households	17,587	175,671	447,327
<b>Income</b>			
2024 Estimated Average Household Income	\$72,283	\$68,202	\$78,746
2024 Median Household Income	\$53,393	\$46,637	\$54,386



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

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