



CITY OF CUDAHY ECONOMIC DEVELOPMENT

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5220 SANTA ANA STREET
CUDAHY, CA 90201



[Insert CM letter]



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CITY OF CUDAHY, CALIFORNIA

COMMUNITY PROFILE

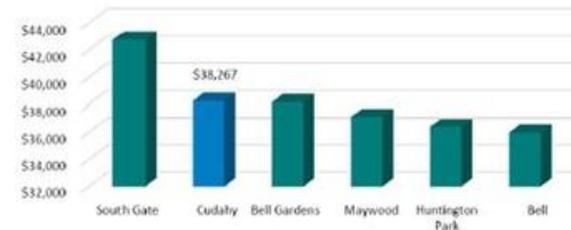
THE COMMUNITY

Cudahy, part of the Gateway Cities region, is a southern California City located in Los Angeles County. This region is known for its thriving industrial and manufacturing business sectors where city governments work together to promote a pro-business attitude. Incorporated in 1960, Cudahy has a land area of just 1.18 square miles making it the second smallest city within the county by land size. However, Cudahy has one of the highest population densities of any city throughout the United States. The I-710 freeway provides easy access to downtown Los Angeles, coastal communities, and Orange County. Cudahy has transformed throughout its history from an urban feel where riding into downtown on horseback was the norm to a blue collar town with manufacturing plants after World War II.

POSITIVE ATTRIBUTES

The following are just some of the positive attributes Cudahy presents:

- Cudahy residents have a Median Household Income of \$38,267, which is higher than four of the five neighboring communities.



- Cudahy is one Los Angeles County's Gateway Cities, which provides employment opportunities in a variety of business sectors.
- Cudahy has housing market considered to be healthy and has experienced an 18.8% growth in home value over the past year.
- Annual salaries per job have increased over the past decade.
- Easy access to Southern California marketplace via the I-710 freeway to downtown Los Angeles and Long Beach.



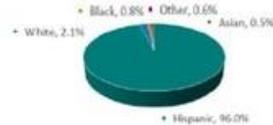
Community Profile



DEMOGRAPHIC SUMMARY

Below is a summary of demographic categories for the City of Cudahy:

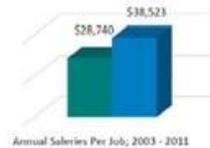
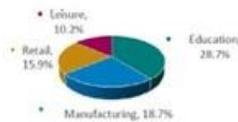
- Population of 24,142
- Average age is 31.7
- Area of Cudahy is 1.18 square miles
- 5,770 housing units
- 4.3 occupancy size per household
- 18.7% of housing units owner-occupied
- Median Household income is \$38,267
- Annual retail sales per capita are \$4,387
- 42.8% of residents have a highschool degree or above
- Average travel time to work is 32.4 minutes
- Ethnic breakdown of Cudahy residents include: 96% Hispanic; 2.1% White; 0.8% Black; 0.6% Other; 0.5% Asian



MARKET AREA

The Gateway Cities region provides a wide array of employment sectors including international trade, logistics & warehousing, trucking & transportation, aerospace, manufacturing, and tourism for Cudahy residents to commute to. Cudahy currently has an estimated 3,308 jobs situated with in the community, where annual salaries were 34% between 2003 and 2011. Leading Employment categories in Cudahy include:

- Education 28.7%
- Manufacturing 18.7%
- Retail 15.9%
- Leisure 10.2%



Community Profile



MAJOR BRANDS—RETAILERS, RESTAURANTS, HEALTHCARE & FINANCIAL INSTITUTIONS REPRESENTED IN THE MARKET

Arco AM/PM	Jamba Juice	Superior Grocers
Auto Zone	Kaiser Permanente	T Mobile
Big Lots	Kmart	Taco Bell
Burger King	Little Ceasars Pizza	U.S. Bank
El Pollo Loco	McDonalds	U-Haul
Gamestop	Payless Shoe Source	Verizon Wireless

ECONOMIC INDICATORS

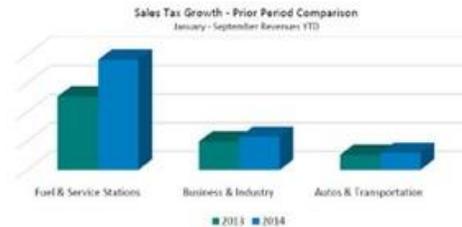
2014

A number of Economic Indicators point to continued growth in the Southern California region highlighted by strong employment, increased home value, and accelerated construction projects. Growth is expected to continue led by gains in the health care and leisure & hospitality industries. In 2014, taxable sales (January - September), housing, and employment were all key positive indicators of growth for the City of Cudahy.

SALES TAX GROWTH

Cudahy's adjusted sales tax revenue increased 17.5% in the initial three quarters of 2014 (January - September) compared to the same period in 2013. The increase was highlighted by strong sales growth in several major industry groups including:

- 49.9% increase in Fuel & Service Stations
- 15.9% increase in Business & Industry
- 13.1% increase in Autos & Transportation



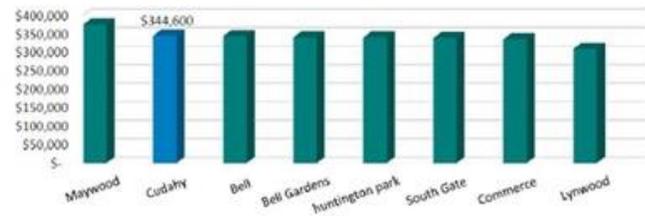


HOUSING MARKET

The Cudahy housing market continues to improve and currently is in a healthy condition:

- Median Home Value in Cudahy is \$344,600, which is up 18.8% over the past year and is projected to increase by 6% in 2015.
- Cudahy's Median Home Value compares favorably with surrounding communities:

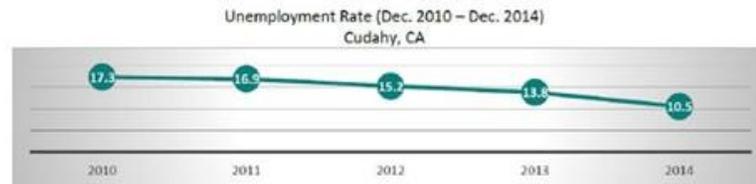
- Maywood	\$374,700
- CUDAHY	\$344,600
- Bell	\$343,100
- Bell Gardens	\$339,700
- Huntington Park	\$339,400
- South Gate	\$338,000
- Commerce	\$334,700
- Lynwood	\$308,500



EMPLOYMENT

Cudahy's unemployment rate continues to decline.

- Unemployment rates reduced from 13.8% in 2013 to 10.5% in 2014.
- Year-over-year improvement since 2010, when the unemployment rate was 17.3%.



IDEAL POTENTIAL CUSTOMERS

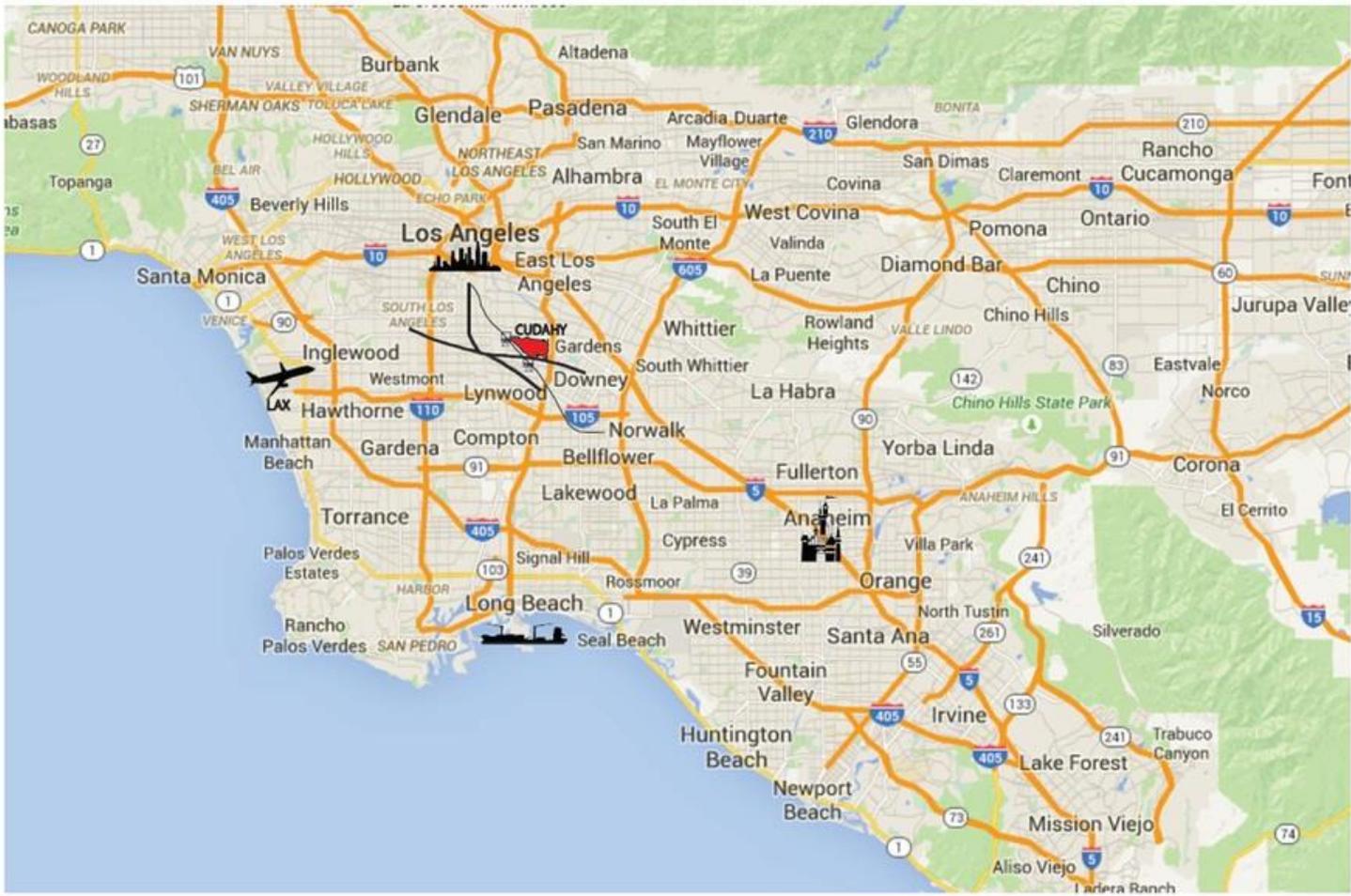
According to a Sales Tax Leakage and a Consumer Demand & Market Supply Assessment, Cudahy has growth and expansion opportunities in the following business categories:

- Service Stations
- Grocery Stores
- Building Materials/Supplies Dealers
- Clothing & Apparel Stores (Family & Women)
- Full-Service Restaurants

Note:

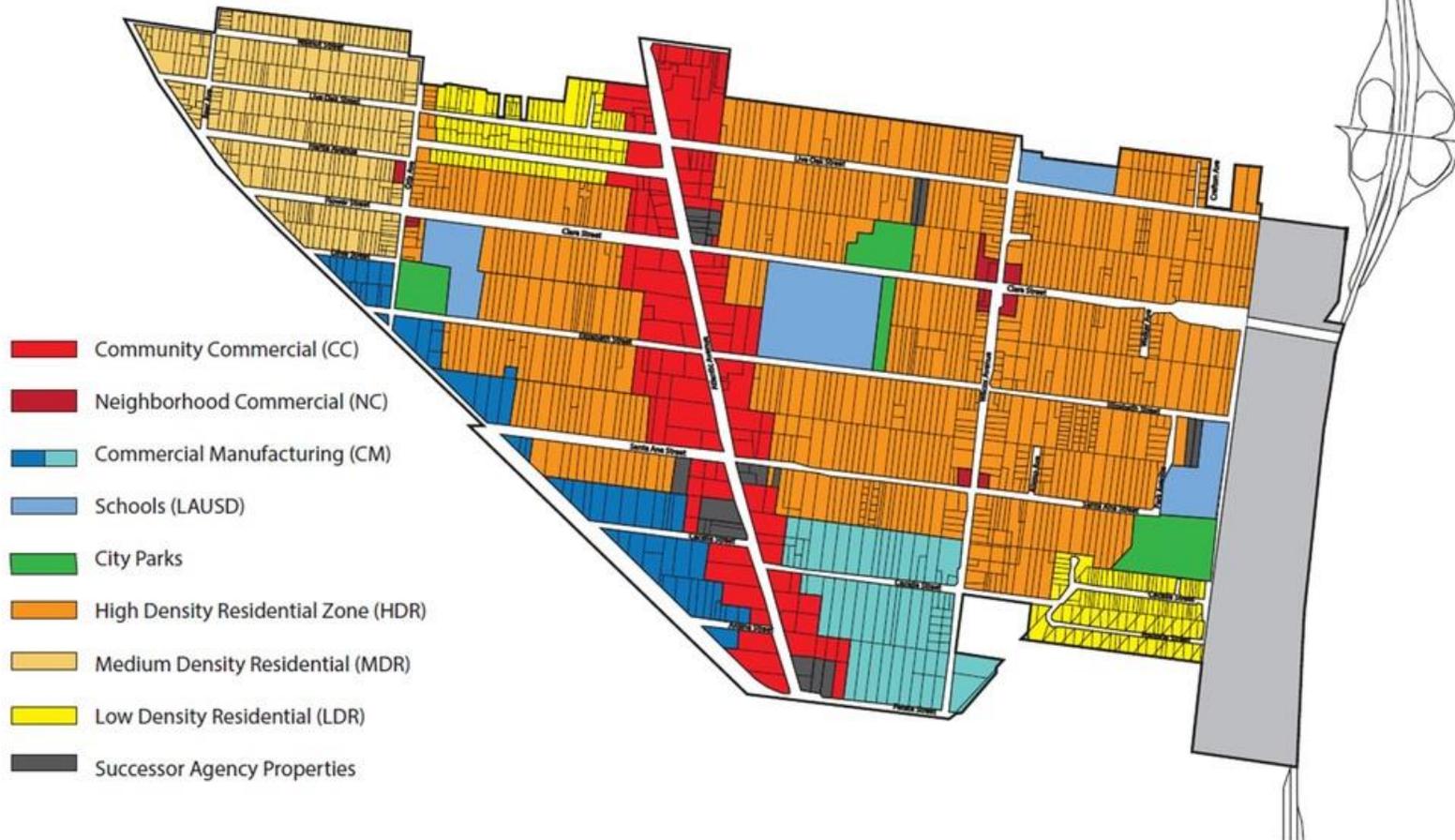
Demographic Data and Market-Business Information was formulated from a number of sources including CA Department of Finance, U.S. Census, Southern California Area of Governments, Los Angeles County Economic Development Corporation, X-Span Results, Employment Development Department, the American Community Survey, Zillow, and HDL Companies.

Vicinity Map



-  City of Cudahy
-  METRO Station Proposed 2017-2020
-  Union Pacific Rail Road
-  Downtown Los Angeles Approximately 10.1 miles
-  Los Angeles Airport Approximately 19.2 miles
-  Long Beach Port Approximately 19.3 miles
-  Amusement Park Approximately 21.9 miles

Cudahy Zoning & Successory Agency Property Map



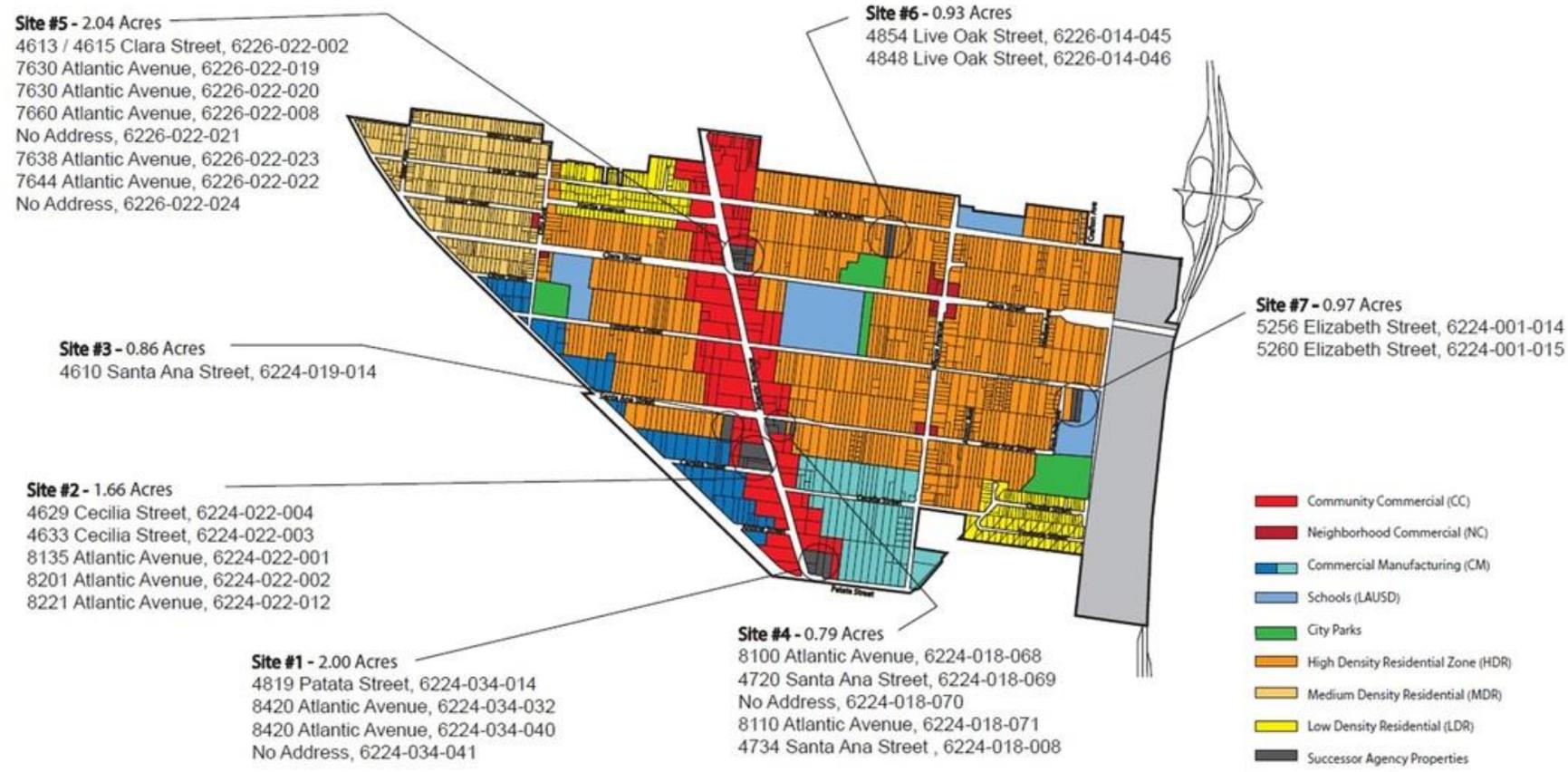
- Community Commercial (CC)
- Neighborhood Commercial (NC)
- Commercial Manufacturing (CM)
- Schools (LAUSD)
- City Parks
- High Density Residential Zone (HDR)
- Medium Density Residential (MDR)
- Low Density Residential (LDR)
- Successor Agency Properties



Commercial Property Inventory 2015



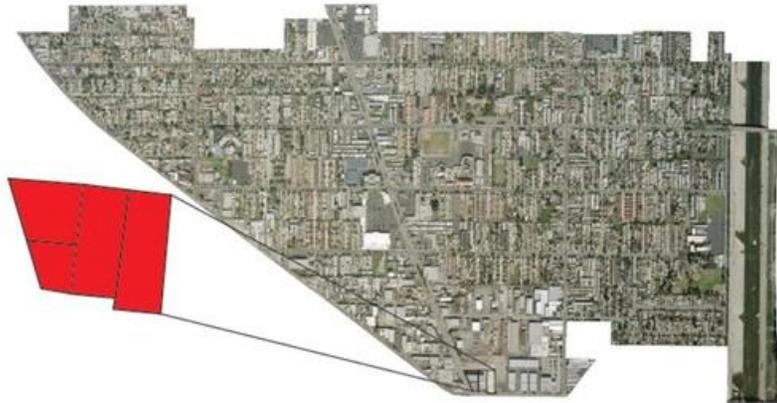
Successor Agency Property Inventory 2015





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Successor Agency Property Inventory 2015 SITE #1



Address: 4819 Patata Street
8420 Atlantic Avenue
8420 Atlantic Avenue
No Address

APN #'s: 6224-034-014
6224-034-032
6224-034-040
6224-034-041

Zoning: Community Commercial

Owner: City of Cudahy, Successor Agency

Status: 45% Occupied with vacant buildings

Sq. Ft.: Approximately 87,474 square feet

Acres: Approximately 2.00 acres

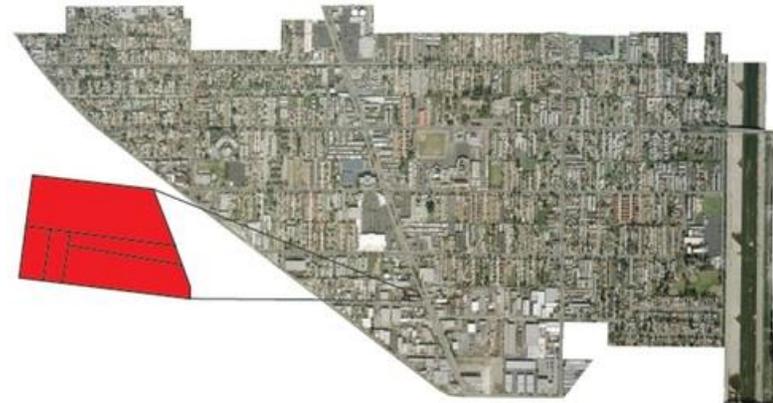


Preferred Uses: - Mixed Use Commercial / Retail
- Retail
- Office Space
- Residential

Entitlements on Site: Not Entitled



Successor Agency Property Inventory 2015 SITE #2



Address: 4629 Cecilia Street
4633 Cecilia Street
8135 Atlantic Avenue
8201 Atlantic Avenue
8221 Atlantic Avenue

APN #'s: 6224-022-004
6224-022-003
6224-022-001
6224-022-002
6224-022-012

Zoning: Community Commercial

Owner: City of Cudahy, Successor Agency

Status: Occupied with vacant buildings

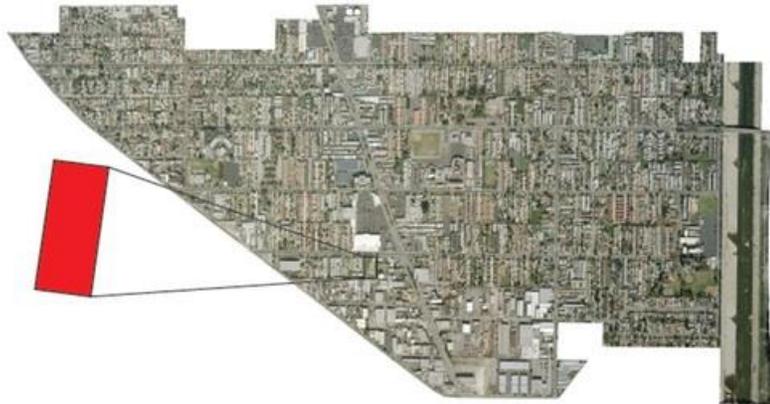
Sq. Ft.: Approximately 72,520 square feet

Acres: Approximately 1.66 acres



Preferred Uses: - Mixed Use Commercial / Retail
- Retail
- Office Space
- Residential

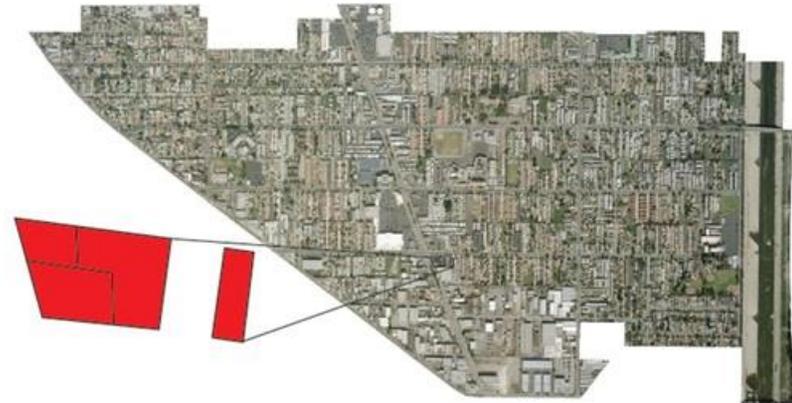
Entitlements on Site: Not Entitled



Address: 4610 Santa Ana Street
 APN #'s: 6224-019-014
 Zoning: Community Commercial
 Owner: City of Cudahy, Successor Agency
 Status: 100% vacant
 Sq. Ft.: Approximately 37,714 square feet
 Acres: Approximately 0.86 acres

Preferred Uses: - Mixed Use Commercial / Retail
 - Retail
 - Office Space
 - Residential

Entitlements on Site: Not Entitled



Address: 8100 Atlantic Avenue
 4720 Santa Ana Street
 No Address
 8110 Atlantic Avenue
 4734 Santa Ana Street

APN #'s: 6224-018-068
 6224-018-069
 6224-018-070
 6224-018-071
 6224-018-008

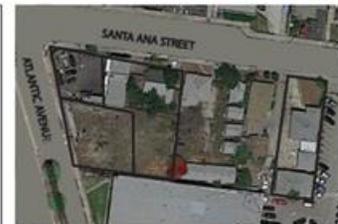
Zoning: Community Commercial

Owner: City of Cudahy, Successor Agency

Status: 25% occupied with a month to month lease
 75% occupied with vacant buildings

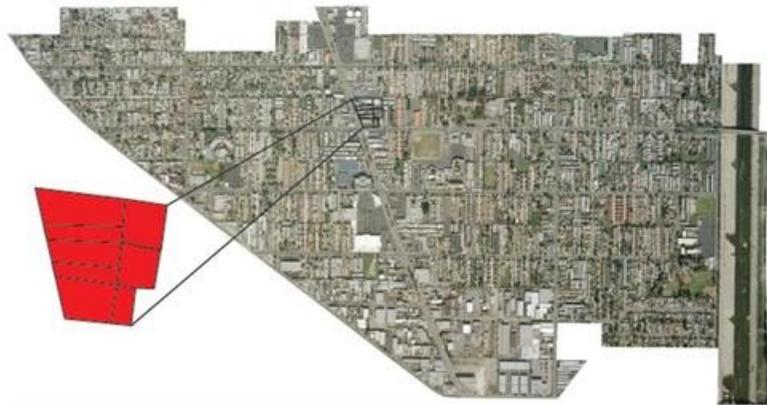
Sq. Ft.: Approximately 34,845 square feet

Acres: Approximately 0.79 acres.



Preferred Uses: - Mixed Use Commercial / Retail
 - Retail
 - Office Space
 - Residential

Entitlements on Site: Not Entitled



Address: 4613 / 4615 Clara Street
 7630 Atlantic Avenue
 7630 Atlantic Avenue
 7660 Atlantic Avenue
 No Address
 7638 Atlantic Avenue
 7644 Atlantic Avenue
 No Address

APN #'s: 6226-022-002
 6226-022-019
 6226-022-020
 6226-022-008
 6226-022-021
 6226-022-023
 6226-022-022
 6226-022-024

Zoning: Community Commercial

Owner: City of Cudahy, Successor Agency

Status: 50% occupied with a month to month lease
 50% vacant

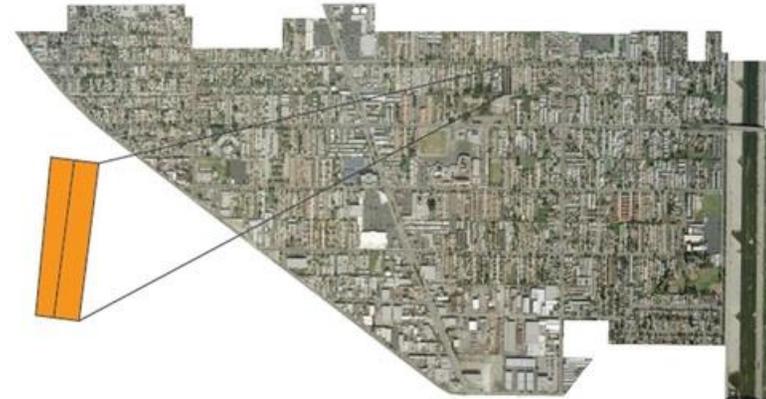
Sq. Ft.: Approximately 88,970 square feet

Acres: Approximately 2.04 acres



Preferred Uses:- Mixed Use Commercial / Retail
 - Retail
 - Office Space
 - Residential

Entitlements on Site: Not Entitled



Address: 4854 Live Oak Street
 4848 Live Oak Street

APN #'s: 6226-014-045
 6226-014-046

Zoning: High Density Residential

Owner: City of Cudahy, Successor Agency

Status: 100% vacant.

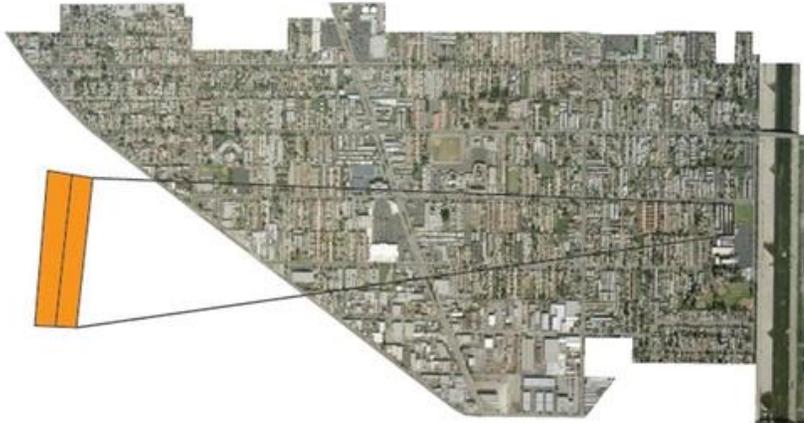
Sq. Ft.: Approximately 40,530 square feet

Acres: Approximately .93 acres



Preferred Uses:- Mixed Use Commercial / Retail
 - Retail
 - Office Space
 - Residential

Entitlements on Site: Not Entitled



Address: 5256 Elizabeth Street
5260 Elizabeth Street

APN #'s: 6224-001-014
6224-001-015

Zoning: High Density Residential

Owner: City of Cudahy, Accessory Agency

Status: 80% vacant.

Sq. Ft.: Approximately 42,510 square feet

Acres: Approximately .97 acres

Preferred Uses: - Mixed Use Commercial / Retail
- Retail
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Entitlements on Site: Not Entitled





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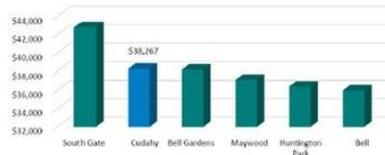
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