

OFFERING MEMORANDUM

### 1900 W PICO BLVD

Los Angeles, CA 90006

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Activity ID #ZAG1050236

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# SECTION 1

### **EXECUTIVE SUMMARY**

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1900 W Pico Blvd, Los Angeles, CA 90006

### **INVESTMENT OVERVIEW**

Marcus & Millichap is pleased to offer for sale the rare mixed-use corner asset located at 1900 W Pico Boulevard in the heart of Westlake, just outside of Downtown Los Angeles, California. The property totals ±15,454 square feet on an ±18,720 square-foot lot and features seven tenants. It includes six street-facing retail spaces and a vacant rear warehouse, ideal for owner-user occupancy or additional rental income. Built in 1958, the building offers nearly 200 feet of prime frontage along W Pico Boulevard, with alley access, a gated entry, and a roll-up door providing convenient access to the rear warehouse. The site also includes 11 surface parking spaces and allows for flexible access for both customers and deliveries. All tenants are on modified gross leases with below-market rents, offering significant upside through rental increases and potential NNN conversion. With seller financing available and strong fundamentals, this property presents a value-add opportunity in one of LA's most dynamic and transit-connected neighborhoods.

### **INVESTMENT HIGHLIGHTS**

- Rare Corner Mixed-Use Asset with Upside and Owner-User Potential in Westlake
- Totals ±15,454-Square Feet Featuring Six Retail Units, a Vacant Rear Warehouse, and 11 Surface Parking Spaces
- Nearly 200 Feet of Frontage Along W Pico Boulevard with Gated Entry and Rear Alley Access
- Value-Add Investment with Below-Market Leases, NNN Conversion Potential, and Seller Financing Available

### **OFFERING SUMMARY**



= 1900 W PICO BLVD







### PROPERTY HIGHLIGHTS

Address	1900–1914 W Pico Blvd, Los Angeles, CA 90006
Price	\$4,100,000
Building SF	±15,454 SF
Lot SF	±18,720 SF
Price Per SF (Building)	\$265
Price Per SF (Land)	\$219
APN	5135-004-008
Building/Lot Ratio	0.83
Year Built	1958
Tenancy	Multiple (7 Tenants)
Lease Terms	All Modified Gross (Tenants pay electricity only)
Parking	11 Surface Parking Spaces (via Alley Access)
Nearest Cross Streets	W Pico Blvd & S Bonnie Brae Street
Zoning	CM-1
General Plan Land Use	Commercial Manufacturing
Neighborhood Council	Pico Union
Council District	CD 1 - Eunisses Hernandez

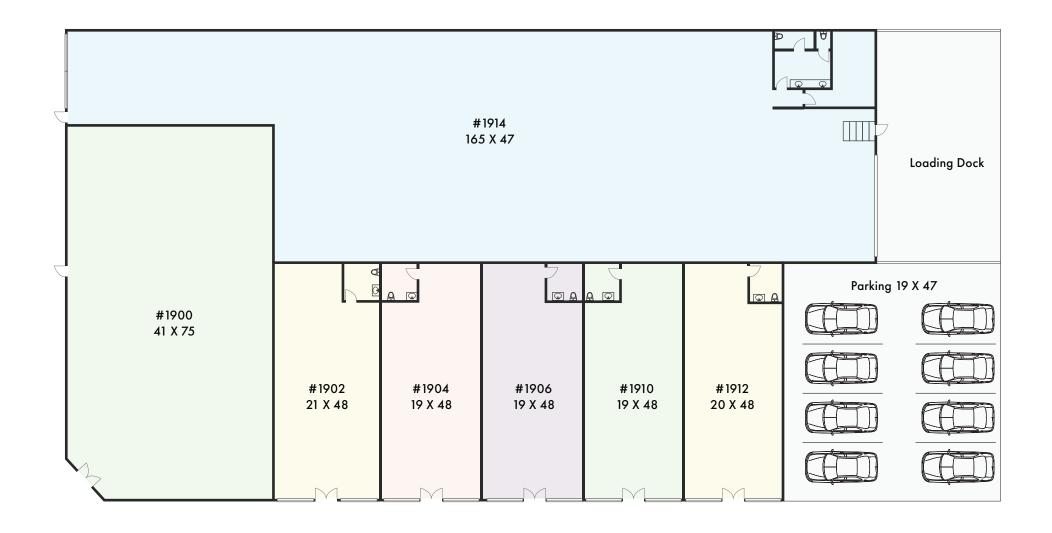






### 1900-1914 W. PICO BLVD

LOS ANGELES, CALIFORNIA 90006



<sup>\*</sup>All sizes are estimates. Information deemed reliable but not guaranteed. www.floorplandrawings.com (443) 621-3024

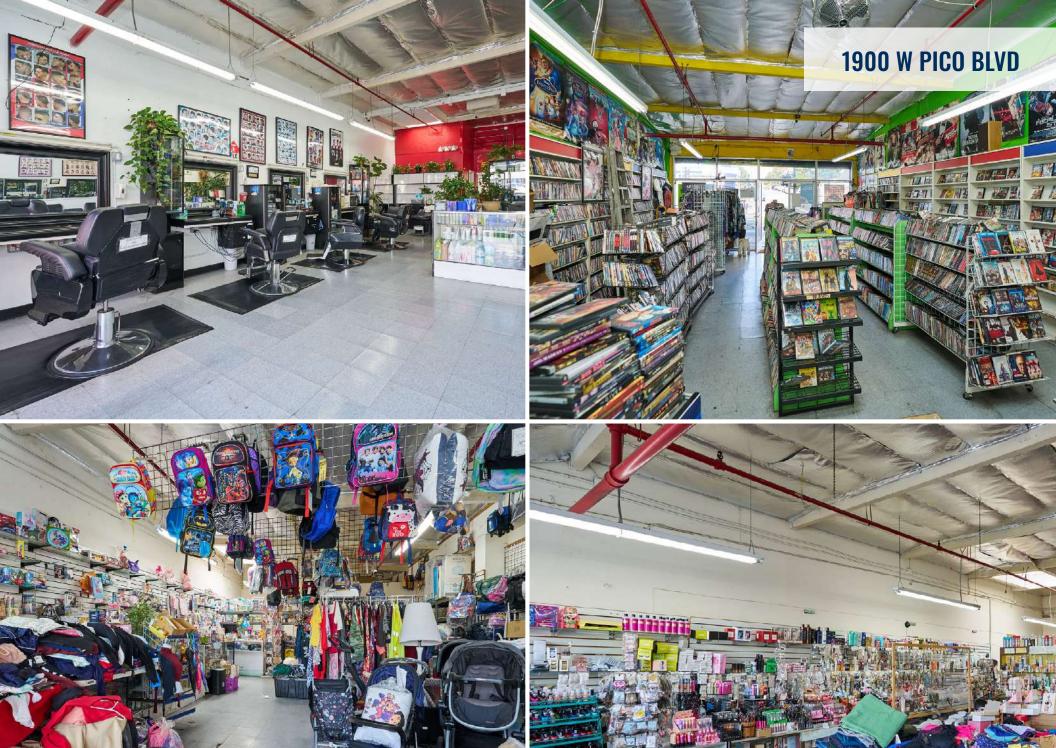
RENT ROLL

TENANT NAME	SQUARE FEET	% BLDG SHARE	LEASE EXP.	CURRENT TOTAL RENT PER MONTH	CURRENT MONTHLY RENT PER SQ. FT.	CURRENT TOTAL RENT PER YEAR	PRO FORMA MONTHLY  RENT PER  SQ. FT.	PRO FORMA RENT PER MONTH	PRO FORMA RENT PER YEAR	TENANT TYPE
Ismari's Salon & Banquet Hall	3,200	20.6%	1/1/29	\$5,500	\$1.72	\$66,000	\$2.34	\$7,500	\$90,000	Retail
Alash Market	1,100	7.1%	MTM	\$2,000	\$1.82	\$24,000	\$2.27	\$2,500	\$30,000	Retail
Video Lan Cellular Store	1,100	7.1%	MTM	\$1,800	\$1.64	\$21,600	\$2.27	\$2,500	\$30,000	Retail
Perfume & Cosmetics Store	1,100	7.1%	MTM	\$1,800	\$1.64	\$21,600	\$2.27	\$2,500	\$30,000	Retail
Christopher's Barbers	1,100	7.1%	MTM	\$1,800	\$1.64	\$21,600	\$2.27	\$2,500	\$30,000	Retail
Luggage Store	1,100	7.1%	MTM	\$1,800	\$1.64	\$21,600	\$2.27	\$2,500	\$30,000	Retail
Warehouse Space ( Vacant)	6,800	43.9%	MTM	\$11,000	\$1.62	\$132,000	\$1.91	\$13,000	\$156,000	Warehouse
Total	15,500			\$25,700		\$308,400		\$33,000	\$396,000	

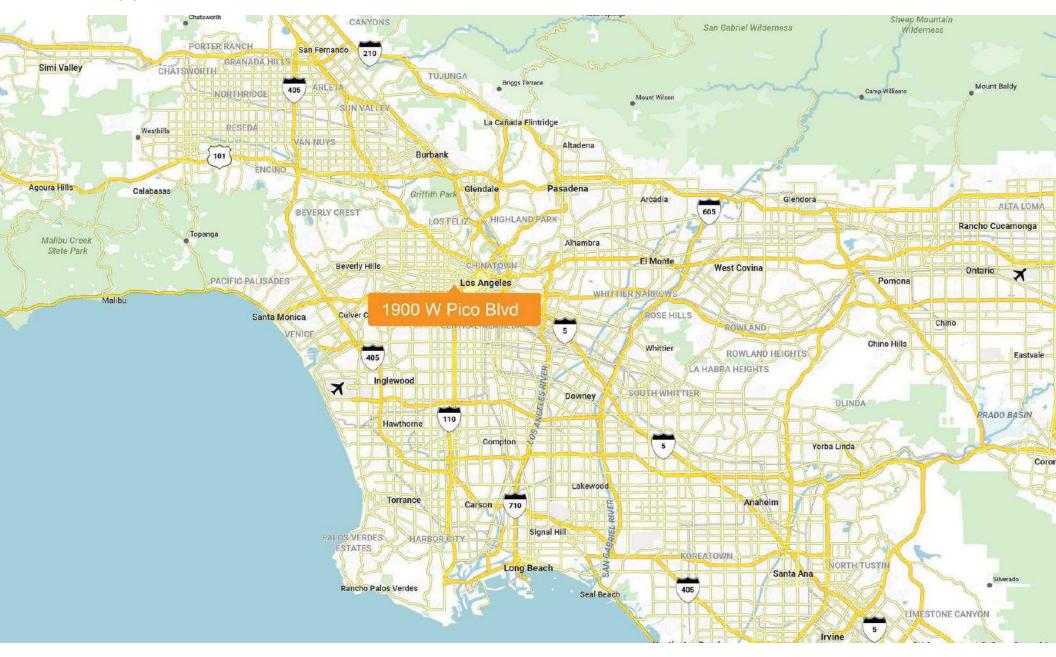




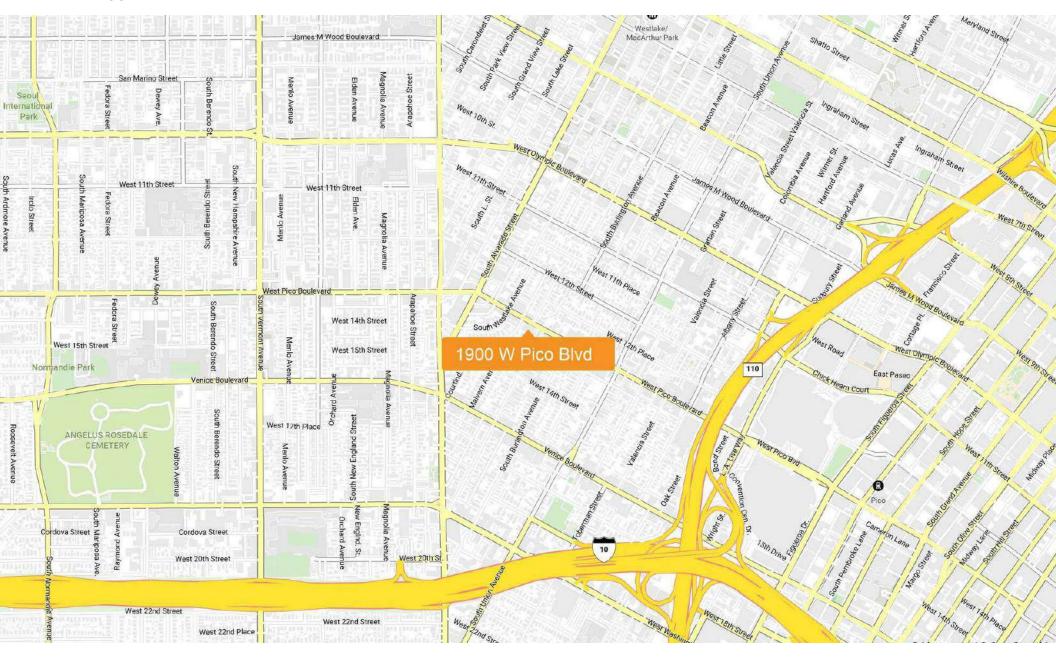








LOCAL MAP



RETAILER MAP



# SECTION 2

### **SALE COMPARABLES**

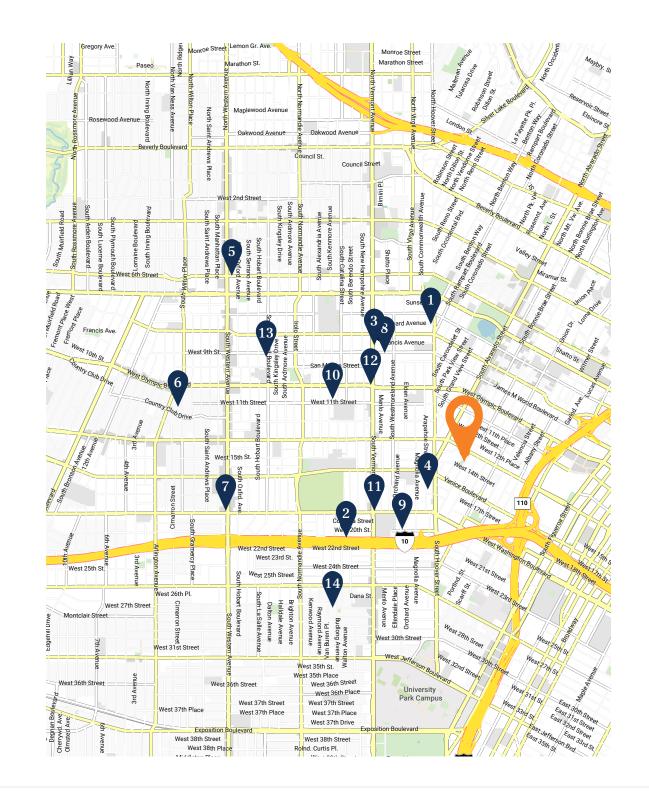
### **SALES COMPS MAP**

1900 W PICO BLVD



### 1900 W Pico Blvd

- 1 2815 W 7th St
- 2 1710 W Cordova St
- 3 762 S Vermont Ave
- 4 1430 Venice Blvd
- 5 500 S Western Ave
- 6 1010 Arlington Ave
- 7 1803 S Western Ave
- 8 2954 W 8th St
- 9 1910 Orchard Ave
- 10 2863 W Olympic Blvd
- 11 1724-1726 S Vermont Ave
- 12 933 S Vermont Ave
- 13 3428-3444 W 8th St
- 14 1550 W Adams Blvd



SUBJECT PROPERTY	ZONE	SALES PRICE	YEAR BUILT	BLDG. SF	PROPERTY TYPE	PRICE / SF	CLOSING DATE
<b>1900 W Pico Blvd</b> Los Angeles, CA 90006	CM-1	\$4,100,000	1958	15,454	Retail	\$265	-
SALE COMPARABLES	ZONE	SALES PRICE	YEAR BUILT	BLDG. SF	PROPERTY TYPE	PRICE / SF	CLOSING DATE
<b>2815 W 7th St</b> Koreatown, CA 90005	C2	\$1,680,000	1916	5,208	Office	\$322.58	03/12/2025
<b>1710 W Cordova St</b> Westside, CA 90007	M1	\$5,037,200	1974	20,600	Industrial	\$244.52	02/27/2025
<b>762 S Vermont Ave</b> Koreatown, CA 90005	LAC2	\$2,000,000	1924	6,671	Retail	\$299.81	02/18/2025
<b>1430 Venice Blvd</b> Westside, CA 90006	C2	\$5,500,000	1956	15,716	Industrial	\$349.96	12/10/2024
<b>500 S Western Ave</b> Koreatown, CA 90020	LAC2	\$3,075,000	1971	5,680	Retail	\$541.37	10/08/2024
1010 Arlington Ave Park Mile, CA 90019	LAC2	\$1,925,000	1981	3,314	Office	\$580.87	05/31/2024
1803 S Western Ave Koreatown, CA 90006	C2-2, Los Angeles	\$2,800,000	1961	5,353	Retail	\$523.07	02/20/2024
<b>2954 W 8th St</b> Koreatown, CA 90005	LAR4	\$1,650,000	1911	2,640	Office	\$625.00	02/13/2024
<b>1910 Orchard Ave</b> Koreatown, CA 90007	LAC2	\$1,300,000	1919	4,364	Retail	\$297.89	01/31/2024
2863 W Olympic Blvd Koreatown, CA 90006	LAC2	\$4,999,000	1956	10,170	Retail	\$491.54	01/10/2024
	1900 W Pico Blvd Los Angeles, CA 90006  SALE COMPARABLES  2815 W 7th St Koreatown, CA 90005  1710 W Cordova St Westside, CA 90007  762 S Vermont Ave Koreatown, CA 90005  1430 Venice Blvd Westside, CA 90006  500 S Western Ave Koreatown, CA 90020  1010 Arlington Ave Park Mile, CA 90019  1803 S Western Ave Koreatown, CA 90006  2954 W 8th St Koreatown, CA 90005  1910 Orchard Ave Koreatown, CA 90007  2863 W Olympic Blvd	1900 W Pico Blvd         CM-1           Los Angeles, CA 90006         CM-1           SALE COMPARABLES         ZONE           2815 W 7th St         C2           Koreatown, CA 90005         M1           762 S Vermont Ave         M1           Koreatown, CA 90007         LAC2           1430 Venice Blvd         C2           Westside, CA 90006         C2           500 S Western Ave         LAC2           Koreatown, CA 90020         LAC2           1010 Arlington Ave         LAC2           Park Mile, CA 90019         LAC2           1803 S Western Ave         C2-2, Los           Koreatown, CA 90006         Angeles           2954 W 8th St         LAR4           1910 Orchard Ave         LAC2           Koreatown, CA 90007         LAC2	1900 W Pico Blvd Los Angeles, CA 90006         CM-1         \$4,100,000           SALE COMPARABLES         ZONE         SALES PRICE           2815 W 7th St Koreatown, CA 90005         C2         \$1,680,000           1710 W Cordova St Westside, CA 90007         M1         \$5,037,200           762 S Vermont Ave Koreatown, CA 90005         LAC2         \$2,000,000           1430 Venice Blvd Westside, CA 90006         C2         \$5,500,000           500 S Western Ave Koreatown, CA 90020         LAC2         \$3,075,000           1010 Arlington Ave Park Mile, CA 90019         LAC2         \$1,925,000           1803 S Western Ave Koreatown, CA 90006         C2-2, Los Angeles         \$2,800,000           2954 W 8th St Koreatown, CA 90005         LAR4         \$1,650,000           1910 Orchard Ave Koreatown, CA 90007         LAC2         \$1,300,000           2863 W Olympic Blvd         LAC2         \$4,000,000	1900 W Pico Blvd   Los Angeles, CA 90006   CM-1   \$4,100,000   1958	1900 W Pico Blvd   Los Angeles, CA 90006   CM-1   \$4,100,000   1958   15,454	1900 W Pico Blvd   Los Angeles, CA 90006	1900 W Pico Blvd   Los Angeles, CA 90006

	SALE COMPARABLES	ZONE	SALES PRICE	YEAR BUILT	BLDG. SF	PROPERTY TYPE	PRICE / SF	CLOSING DATE
11	<b>1724-1726 S Vermont Ave</b> Koreatown, CA 90006	c2-1	\$2,200,000	1931	3,327	Retail	\$661.26	11/03/2023
12	<b>933 S Vermont Ave</b> Koreatown, CA 90006	C-2	\$7,802,000	1984	16,886	Office	\$462.04	08/02/2023
13	<b>3428-3444 W 8th St</b> Koreatown, CA 90005	LAC2	\$3,700,000	1942	7,670	Retail	\$482.40	06/12/2023
14	<b>1550 W Adams Blvd</b> Koreatown, CA 90007	LAC1	\$3,500,000	1953	10,751	Retail	\$651.10	06/01/2023
	AVERAGES		\$3,369,157		8,454		\$ 466.67	





Sale Price	\$4,100,000
Property Type	Retail
Building SF	15,454 SF
Lot Size SF	18,720 SF
Price/SF (Building)	\$265
Price/SF (Land)	\$219
Year Built	1958
Zone	CM-1





Sale Price	\$1,680,000
Property Type	Office
Building SF	5,208 SF
Land Area SF	7,841 SF
Price/SF	\$322.58
Year Built	1916
Closing Date	03/12/2025
Zone	C2





### **1710 W Cordova St** Westside, CA 90007

Sale Price	\$5,037,200
Property Type	Industrial
Building SF	20,600 SF
Land Area SF	27,000 SF
Price/SF	\$244.52
Year Built	1974
Closing Date	02/27/2025
Zone	M1





### **762 S Vermont Ave** Koreatown, CA 90005

Sale Price	\$2,000,000
Property Type	Retail
Building SF	6,671 SF
Land Area SF	5,663 SF
Price/SF	\$299.81
Year Built	1924
Closing Date	02/18/2025
Zone	LAC2





### **1430 Venice Blvd** Westside, CA 90005

Sale Price	\$5,500,000
Property Type	Industrial
Building SF	15,716 SF
Land Area SF	26,136 SF
Price/SF	\$349.96
Year Built	1956
Closing Date	12/10/2024
Zone	C2





### **500 S Western Ave** Koreatown, CA 90020

Sale Price	\$3,075,000
Property Type	Retail
Building SF	5,680 SF
Land Area SF	8,712 SF
Price/SF	\$541.37
Year Built	1971
Closing Date	10/08/2024
Zone	LAC2





### 1010 Arlington Ave Park Mile, CA 90019

Sale Price	\$1,925,000
Property Type	Office
Building SF	3,314 SF
Land Area SF	6,571 SF
Price/SF	\$580.87
Year Built	1981
Closing Date	05/31/2024
Zone	LAC2





### 1803 S Western Ave Koreatown, CA 90006

Sale Price	\$2,800,000
Property Type	Retail
Building SF	5,353 SF
Land Area SF	12,197 SF
Price/SF	\$523.07
Year Built	1961
Closing Date	02/20/2024
Zone	C2-2, Los Angeles





### **2954 W 8th St** Koreatown, CA 90005

Sale Price	\$1,650,000
Property Type	Office
Building SF	2,640 SF
Land Area SF	6,534 SF
Price/SF	\$625
Year Built	1911
Closing Date	02/13/2024
Zone	LAR4





### **1910 Orchard Ave** Koreatown, CA 90007

Sale Price	\$1,300,000
Property Type	Retail
Building SF	4,364 SF
Land Area SF	6,669 SF
Price/SF	\$297.89
Year Built	1919
Closing Date	01/31/2024
Zone	LAC2





### 2863 W Olympic Blvd Koreatown, CA 90006

Sale Price	\$4,999,000
Property Type	Retail
Building SF	10,170.00 SF
Land Area SF	17,720.00 SF
Price/SF	\$491.54
Year Built	1956
Closing Date	01/10/2024
Zone	LAC2





### 1724-1726 S Vermont Ave Koreatown, CA 90006

Sale Price	\$2,200,000
Property Type	Retail
Building SF	3,327 SF
Land Area SF	5,663 SF
Price/SF	\$661.26
Year Built	1931
Closing Date	11/03/2023
Zone	c2-1





Sale Price	\$7,802,000
Property Type	Office
Building SF	16,886 SF
Land Area SF	20,447 SF
Price/SF	\$462.04
Year Built	1984
Closing Date	08/02/2023
Zone	C-2



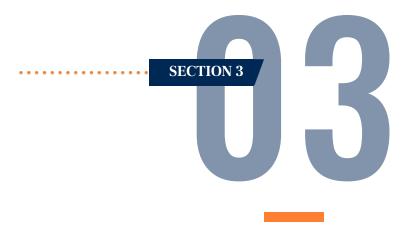


Sale Price	\$3,700,000
Property Type	Retail
Building SF	7,670 SF
Land Area SF	12,197 SF
Price/SF	\$482.40
Year Built	1942
Closing Date	06/12/2023
Zone	LAC2





Sale Price	\$3,500,000
Property Type	Office
Building SF	10,751 SF
Land Area SF	24,205 SF
Price/SF	\$651.10
Year Built	1953
Closing Date	06/01/2023
Zone	LAC1



### **MARKET OVERVIEW**

Market Overview Demographics

#### MARKET OVERVIEW

### **LOS ANGELES**

The Los Angeles-Long Beach metro is located entirely within Los Angeles County, covering 4,751 square miles. The county encompasses 88 incorporated cities and numerous unincorporated areas. It is bordered on the east by San Bernardino County, on the north by Kern and Ventura counties, on the west by the Pacific Ocean and on the south by Orange County. The area is home to nearly 10 million residents. The city of Los Angeles accounts for nearly 3.9 million people, and the Los Angeles coastline stretches along 81 miles of world-famous beaches. The Santa Monica and San Gabriel mountains are located in the county, with the highest point at Mount San Antonio reaching more than 10,000 feet.

### **METRO HIGHLIGHTS**



#### ECONOMIC CENTER

Los Angeles is the entertainment capital of the world, as well as a leading international trade and manufacturing center.



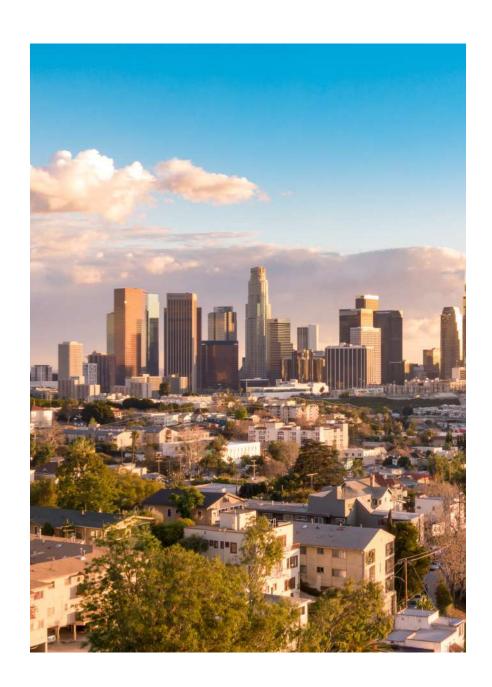
#### PROMINENT PORT ACTIVITY

The Port of Los Angeles and the Port of Long Beach are the largest and busiest ports in the nation, making the metro a key link in the international supply chain.



### JOB AND POPULATION GROWTH

A desirable climate, proximity to the ocean and recreational opportunities lure companies and residents to the metro.



### MARKET OVERVIEW

### **TRANSPORTATION**

- The region has well-established and interconnected transportation systems by road, rail and sea, allowing access to most of the world's markets.
- Various interstate routes make the area accessible nationwide. This list includes interstates 5, 10, 15, 110, 210, 215, 405 and 710.
- Amtrak and Metrolink provide passenger rail service. Freight rail lines servicing the county include Union Pacific and BNSF.
- The expanding light rail network provides increased access to in-town travel.
- LAX is one of the busiest airports in the nation. Other commercial airports serving the county include Long Beach, Burbank and Palmdale.
- Alameda Corridor, a 20-mile railroad express line, facilitates port activity, connecting the two local ports to the transcontinental rail network east of downtown.



MORE THAN

15.6

MILLION TEU CONTAINERS ARE SHIPPED THROUGH THE PORTS OF LOS ANGELES AND LONG BEACH ANNUALLY, RANKING THEM FIRST AND SECOND IN THE NATION.





### **ECONOMY**

- The motion picture/entertainment industry is one of the most high-profile sectors of the economy. The resolution of strikes by Hollywood last year should aid hiring in the segment moving forward.
- The gross metropolitan product is expected to grow at a pace faster than the United States rate this year.
- Ten Fortune 500 companies are headquartered in the metro, including Walt Disney, Molina Healthcare, Edison International, Reliance Steel & Aluminum, Live Nation, Avery Dennison and Skechers USA.
- A sizable aerospace presence exists in the South Bay, led by employers that include Boeing, Northrop Grumman, Raytheon Technologies Corp. and SpaceX.
- Employers across a variety of industries employed approximately 4.565 million individuals at the onset of 2024, a record count.
- The metro's two ports make the area a hub in the domestic supply chain, fueling demand for warehouse and distribution space throughout the county.

#### MAJOR AREA EMPLOYERS

- · Kaiser Permanente
- · Northrop Grumman Corp.
- · The Boeing Co.
- Kroger Co.
- · Cedars-Sinai Medical Center
- University of California, Los Angeles
- · Target Corp.
- Amazon
- · Home Depot
- Providence Health & Services



### SHARE OF 2023 TOTAL EMPLOYMENT



7%
MANUFACTURING



15% PROFESSIONAL AND BUSINESS SERVICES



13% GOVERNMENT



11% LEISURE AND HOSPITALITY



5% FINANCIAL ACTIVITIES



19% TRADE, TRANSPORTATION, AND UTILITIES



3% construction



19% EDUCATION AND HEALTH SERVICES



5% INFORMATION



**3**% OTHER SERVICES



### **DEMOGRAPHICS**

- The population of nearly 10 million people makes Los Angeles County the most populous metropolitan area in the U.S.
- Nearly 190,000 new residents are expected through 2028, a dynamic that will positively impact the local economy and commercial real estate sector, following pandemic-related population declines.
- A median home price that is more than twice that of the U.S. average translates to a homeownership rate that is well below the national level.
- Approximately 30 percent of residents ages 25 and older have attained at least a bachelor's degree. More than 10 percent also hold a graduate or professional degree.

### QUICK FACTS

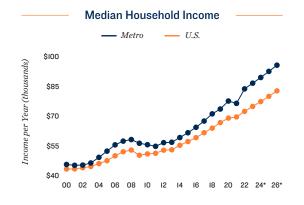


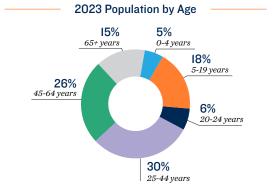












 $<sup>*</sup>Forecast \\ Sources: Marcus \& Millichap \ Research \ Services; BLS; Bureau \ of Economic \ Analysis; Experian; Fortune; Moody's \ Analytics; U.S. \ Census \ Bureau \ of Economic \ Analysis; Experian; Fortune; Moody's \ Analytics; U.S. \ Census \ Bureau \ of Economic \ Analysis; Experian; Fortune; Moody's \ Analytics; U.S. \ Census \ Bureau \ of Economic \ Analysis; Experian; Fortune; Moody's \ Analytics; U.S. \ Census \ Bureau \ of Economic \ Analysis; Experian; Fortune; Moody's \ Analytics; U.S. \ Census \ Bureau \ of Economic \ Analysis; Experian; Fortune; Moody's \ Analytics; U.S. \ Census \ Bureau \ of Economic \ Analysis; Experian; Fortune; Moody's \ Analytics; U.S. \ Census \ Bureau \ of Economic \ Analysis; Experian; Fortune; Moody's \ Analytics; U.S. \ Census \ Bureau \ of Economic \ Analysis; Experian; Fortune; Moody's \ Analytics; U.S. \ Census \ Bureau \ of Economic \ Analytics; U.S. \ Census \ Bureau \ of Economic \ Analytics; U.S. \ Census \ Bureau \ of Economic \ Analytics; U.S. \ Census \ Bureau \ of Economic \ Analytics; U.S. \ Census \ Bureau \ of Economic \ Analytics; U.S. \ Census \ Bureau \ of Economic \ Analytics; U.S. \ Census \ Bureau \ of Economic \ Analytics; U.S. \ Census \ Bureau \ of Economic \ Analytics; U.S. \ Census \ Bureau \ of Economic \ Analytics; U.S. \ Census \ Bureau \ of Economic \ Analytics; U.S. \ Census \ Onalytics; U.S. \ Census \$ 

MARKET OVERVIEW

### **QUALITY OF LIFE**

Los Angeles County enjoys pleasant weather, with sunshine throughout the year. Bounded by mountains and the Pacific Ocean, the temperature rarely rises above 85 degrees or falls below 40 degrees, and rainfall is moderate most years. During winter and early spring, it's possible to swim in the ocean and ski on the mountains during the same day.

There are almost 60 institutes of higher learning in the county, including one campus of the University of California system and six California State University campuses. Private institutions, such as Caltech, the Claremont Colleges, Occidental College and the University of Southern California, along with a number of community colleges, are also included in this count.

A number of professional and college teams are located in the area. Cultural venues include Walt Disney Concert Hall, Dorothy Chandler Pavilion, the Hollywood Bowl, Warner Bros. Studios, the Huntington Library, the Museum of Art, and the Natural History Museum of Los Angeles County.

\$844,000

MILES OF SHORELINE

### **SPORTS**

Baseball | MLB | LOS ANGELES DODGERS Football | NFL | LOS ANGELES RAMS

Basketball | NBA | LOS ANGELES LAKERS

Hockey | NHL | LOS ANGELES KINGS

Soccer | MLS | LOS ANGELES GALAXY

Basketball | NBA | LOS ANGELES CLIPPERS

Football NFL | LOS ANGELES CHARGERS

Soccer | MLS | LOS ANGELES FC

### **EDUCATION**

- UNIVERSITY OF CALIFORNIA, LOS ANGELES
- UNIVERSITY OF SOUTHERN CALIFORNIA
- CALIFORNIA INSTITUTE OF TECHNOLOGY
- LOYOLA MARYMOUNT UNIVERSITY
- CALIFORNIA STATE UNIVERSITY, LOS ANGELES
- CALIFORNIA STATE UNIVERSITY, NORTHRIDGE
- PEPPERDINE UNIVERSITY

### **ARTS & ENTERTAINMENT**

- LOS ANGELES ZOO & BOTANICAL GARDENS
- LOS ANGELES COUNTY MUSEUM OF ART
- NATURAL HISTORY MUSEUM OF LOS ANGELES COUNTY
- THE GREEK THEATRE

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

### **DEMOGRAPHICS**

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	88,434	621,590	1,264,307
2024 Estimate			
Total Population	87,065	613,258	1,252,045
2020 Census			
Total Population	86,537	614,105	1,270,736
2010 Census			
Total Population	85,772	599,752	1,257,787
Daytime Population			
2024 Estimate	85,777	856,580	1,423,034
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	33,885	248,389	494,103
2024 Estimate			
Total Households	32,857	241,480	483,144
Average (Mean) Household Size	2.6	2.5	2.7
2010 Census			
Total Households	31,447	232,003	468,072
2010 Census			
Total Households	28,245	204,920	427,759
Occupied Units			
2029 Projection	37,553	270,806	532,669
2024 Estimate	36,293	262,978	520,376
HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$150,000 or More	6.9%	12.7%	15.3%
\$100,000-\$149,999	9.2%	12.6%	13.9%
\$75,000-\$99,999	10.3%	11.2%	11.6%
\$50,000-\$74,999	15.2%	15.2%	15.2%
\$35,000-\$49,999	13.9%	11.6%	11.1%
Under \$35,000	44.5%	36.7%	32.9%
Average Household Income	\$58,214	\$75,319	\$83,486
Median Household Income	\$42,139	\$55,176	\$62,807
Per Capita Income	\$22,962	\$31,660	\$34,247

HOUSEHOLDS BY EXPENDITURE	1 Mile	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$165,032	\$190,097	\$202,631
Consumer Expenditure Top 10 Categories			
Housing	\$22,776	\$25,807	\$27,481
Transportation	\$9,841	\$11,328	\$11,689
Food	\$8,467	\$9,546	\$10,050
Personal Insurance and Pensions	\$5,961	\$7,450	\$8,125
Entertainment	\$2,343	\$2,686	\$2,948
Apparel	\$1,602	\$1,868	\$1,983
Cash Contributions	\$1,236	\$1,475	\$1,774
Personal Care Products and Services	\$758	\$834	\$876
Education	\$715	\$866	\$973
Alcoholic Beverages	\$401	\$481	\$520
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	87,065	613,258	1,252,045
Under 20	22.9%	20.0%	21.2%
20 to 34 Years	27.6%	29.9%	27.9%
35 to 39 Years	8.0%	8.4%	8.4%
40 to 49 Years	13.1%	13.2%	13.4%
50 to 64 Years	15.8%	16.9%	17.0%
Age 65+	12.6%	11.6%	12.1%
Median Age	35.0	35.0	35.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	59,918	438,883	890,965
Elementary (0-8)	29.0%	19.1%	18.2%
Some High School (9-11)	13.2%	10.5%	10.1%
High School Graduate (12)	20.7%	18.9%	19.2%
Some College (13-15)	12.3%	14.8%	15.4%
Associate Degree Only	4.1%	5.1%	5.2%
Bachelor's Degree Only	14.9%	22.0%	21.8%
Graduate Degree	5.7%	9.6%	10.1%





### **POPULATION**

In 2024, the population in your selected geography is 1,252,045. The population has changed by -0.46 percent since 2010. It is estimated that the population in your area will be 1,264,307 five years from now, which represents a change of 1.0 percent from the current year. The current population is 49.2 percent male and 50.8 percent female. The median age of the population in your area is 35.0, compared with the U.S. average, which is 39.0. The population density in your area is 15,939 people per square mile.



#### **EMPLOYMENT**

In 2024, 642,760 people in your selected area were employed. The 2010 Census revealed that 47.3 percent of employees are in white-collar occupations in this geography, and 26.4 percent are in blue-collar occupations. In 2024, unemployment in this area was 6.0 percent. In 2010, the average time traveled to work was 33.00 minutes.



#### **HOUSEHOLDS**

There are currently 483,144 households in your selected geography. The number of households has changed by 12.95 percent since 2010. It is estimated that the number of households in your area will be 494,103 five years from now, which represents a change of 2.3 percent from the current year. The average household size in your area is 2.6 people.



#### HOUSING

The median housing value in your area was \$856,514 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 88,571.00 owner-occupied housing units and 339,195.00 renter-occupied housing units in your area.



#### INCOME

In 2024, the median household income for your selected geography is \$62,807, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 90.45 percent since 2010. It is estimated that the median household income in your area will be \$72,279 five years from now, which represents a change of 15.1 percent from the current year.

The current year per capita income in your area is \$34,247, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$83,486, compared with the U.S. average, which is \$101,307.



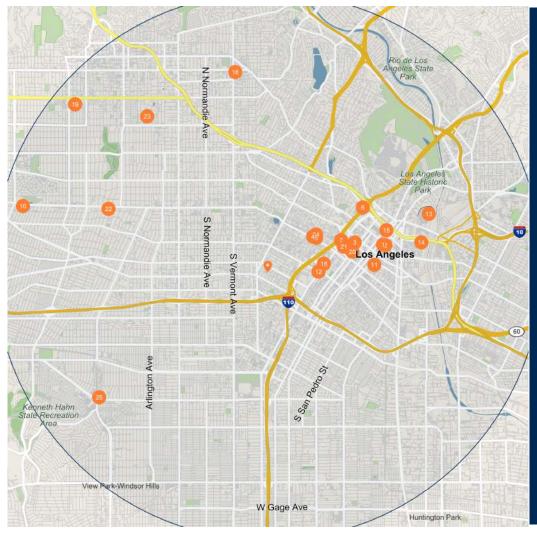
#### **EDUCATION**

The selected area in 2024 had a lower level of educational attainment when compared with the U.S averages. 30.8 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 5.2 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 11.9 percent vs. 8.8 percent, respectively.

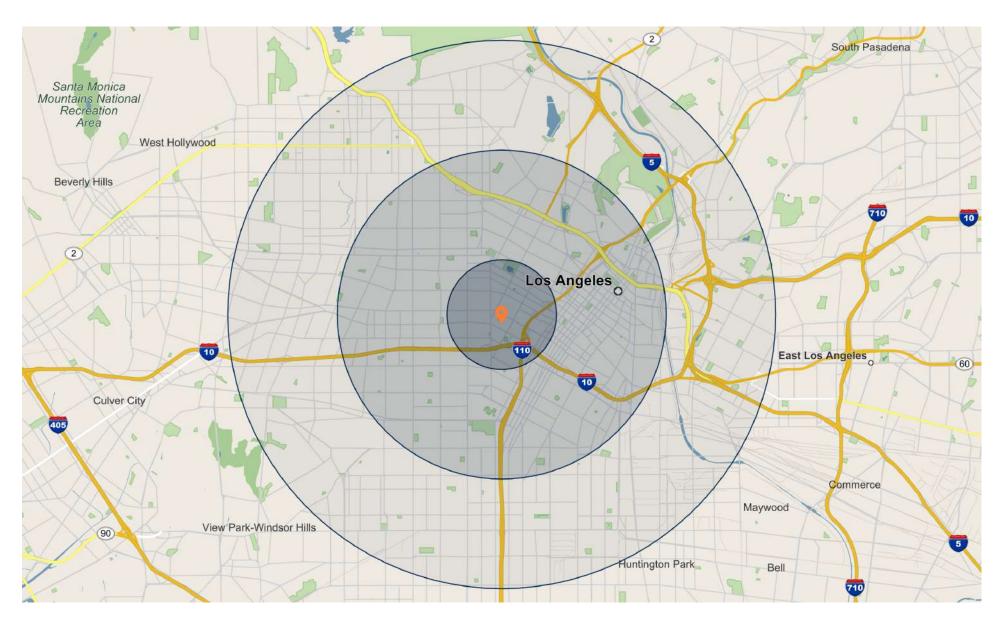
The area had fewer high-school graduates, 3.3 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 22.8 percent in the selected area compared with the 19.7 percent in the U.S.

### **DEMOGRAPHICS**



	Major Employees	Employees
	Major Employers	Employees
1	City of Los Angeles	40,000
2	City of Los Angeles-Dept of Transportation	25,000
3	Ocm Pe Holdings LP	10,000
4	The Orthopedic Institute of	5,024
5	Samaritan Imaging Center	5,016
6	Disneyland International-Disneyland	5,000
7	Mufg Union Bank Foundation	4,200
8	Wynn Las Vegas LLC	3,153
9	City of Los Angeles-Police Dept	3,000
10	Stockbridge/Sbe Holdings LLC-SBE	3,000
11	Golden International	2,968
12	Sbeeg Holdings LLC	2,693
13	Los Angles Cnty Mtro Trnsp Aut-Lacmta	2,510
14	Shryne Group Inc	2,500
15	Los Angeles Cnty Dst Attys Off-Lada	2,222
16	Childrens Hospital Los Angeles	2,213
17	County of Los Angeles-Sheriffs Dept	2,168
18	John Hancock Life Insur Co USA-John Hancock	2,000
19	Rsg Group USA Inc-Golds Gym	2,000
20	Kimball Office Inc	1,959
21	Paul Hastings LLP	1,875
22	Truck Underwriters Association	1,767
23	Paramount Pictures Corporation-Paramount Studios	1,700
24	Pih Health Good Samaritan Hosp-General Acute Care Hospital	1,610
25	Los Angeles Dept Wtr & Pwr	1,589

**DEMOGRAPHICS** 





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