

Demographic Detail Report

2635 Wilshire Blvd, Santa Monica, CA 90403

Building Type: **General Retail**
 Secondary: **Bank**
 GLA: **6,919 SF**
 Year Built: **1941**

Total Available: **3,950 SF**
 % Leased: **42.91%**
 Rent/SF/Mo: **\$4.40**



Radius	1 Mile	3 Mile	5 Mile	
Population				
2029 Projection	37,232	254,356	487,573	
2024 Estimate	37,581	255,771	492,345	
2020 Census	36,540	245,669	480,172	
Growth 2024 - 2029	-0.93%	-0.55%	-0.97%	
Growth 2020 - 2024	2.85%	4.11%	2.54%	
2024 Population by Age				
Age 0 - 4	2,261	6.02%	29,559	6.00%
Age 5 - 9	1,712	4.56%	21,745	4.42%
Age 10 - 14	1,530	4.07%	19,206	3.90%
Age 15 - 19	1,430	3.81%	21,376	4.34%
Age 20 - 24	1,603	4.27%	29,522	6.00%
Age 25 - 29	2,587	6.88%	39,698	8.06%
Age 30 - 34	3,656	9.73%	47,195	9.59%
Age 35 - 39	3,681	9.79%	44,892	9.12%
Age 40 - 44	3,080	8.20%	37,594	7.64%
Age 45 - 49	2,546	6.77%	31,516	6.40%
Age 50 - 54	2,350	6.25%	29,113	5.91%
Age 55 - 59	2,166	5.76%	27,143	5.51%
Age 60 - 64	2,017	5.37%	25,794	5.24%
Age 65 - 69	1,895	5.04%	23,904	4.86%
Age 70 - 74	1,688	4.49%	21,188	4.30%
Age 75 - 79	1,319	3.51%	16,978	3.45%
Age 80 - 84	925	2.46%	12,059	2.45%
Age 85+	1,136	3.02%	13,865	2.82%
Age 65+	6,963	18.53%	45,601	17.83%
			87,994	17.87%
Median Age	40.50	39.10	39.20	
Average Age	41.60	40.80	40.80	

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Radius	1 Mile		3 Mile		5 Mile	
2024 Population By Race	37,581		255,771		492,345	
White	23,787	63.30%	156,632	61.24%	291,802	59.27%
Black	1,105	2.94%	8,631	3.37%	18,404	3.74%
Am. Indian & Alaskan	209	0.56%	1,321	0.52%	2,921	0.59%
Asian	4,690	12.48%	38,641	15.11%	74,292	15.09%
Hawaiian & Pacific Island	49	0.13%	399	0.16%	808	0.16%
Other	7,740	20.60%	50,146	19.61%	104,118	21.15%
Population by Hispanic Origin	37,581		255,771		492,345	
Non-Hispanic Origin	31,683	84.31%	216,790	84.76%	406,815	82.63%
Hispanic Origin	5,897	15.69%	38,981	15.24%	85,530	17.37%
2024 Median Age, Male	39.70		38.80		38.90	
2024 Average Age, Male	40.60		40.10		40.10	
2024 Median Age, Female	41.40		39.50		39.60	
2024 Average Age, Female	42.60		41.50		41.50	
2024 Population by Occupation Classification	31,788		217,175		417,543	
Civilian Employed	21,257	66.87%	141,560	65.18%	273,744	65.56%
Civilian Unemployed	1,035	3.26%	6,365	2.93%	12,409	2.97%
Civilian Non-Labor Force	9,431	29.67%	69,142	31.84%	131,206	31.42%
Armed Forces	65	0.20%	108	0.05%	184	0.04%
Households by Marital Status						
Married	5,812		37,301		73,262	
Married No Children	3,580		23,398		46,386	
Married w/Children	2,232		13,903		26,876	
2024 Population by Education	31,339		209,632		399,871	
Some High School, No Diploma	1,351	4.31%	8,495	4.05%	19,131	4.78%
High School Grad (Incl Equivalency)	2,451	7.82%	14,921	7.12%	30,471	7.62%
Some College, No Degree	5,083	16.22%	32,493	15.50%	66,060	16.52%
Associate Degree	2,294	7.32%	14,854	7.09%	28,934	7.24%
Bachelor Degree	11,839	37.78%	75,064	35.81%	141,563	35.40%
Advanced Degree	8,321	26.55%	63,805	30.44%	113,712	28.44%

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Radius	1 Mile		3 Mile		5 Mile	
2024 Population by Occupation	40,558		270,064		522,439	
Real Estate & Finance	1,969	4.85%	13,283	4.92%	24,359	4.66%
Professional & Management	19,833	48.90%	132,667	49.12%	249,253	47.71%
Public Administration	316	0.78%	2,542	0.94%	5,803	1.11%
Education & Health	4,690	11.56%	33,650	12.46%	62,666	11.99%
Services	1,413	3.48%	13,238	4.90%	28,700	5.49%
Information	2,478	6.11%	14,185	5.25%	26,981	5.16%
Sales	3,480	8.58%	23,151	8.57%	46,847	8.97%
Transportation	818	2.02%	4,890	1.81%	10,251	1.96%
Retail	1,705	4.20%	9,326	3.45%	18,770	3.59%
Wholesale	348	0.86%	2,372	0.88%	5,442	1.04%
Manufacturing	1,031	2.54%	5,930	2.20%	11,334	2.17%
Production	845	2.08%	3,766	1.39%	8,469	1.62%
Construction	483	1.19%	2,595	0.96%	5,805	1.11%
Utilities	464	1.14%	2,905	1.08%	6,249	1.20%
Agriculture & Mining	83	0.20%	330	0.12%	456	0.09%
Farming, Fishing, Forestry	1	0.00%	219	0.08%	300	0.06%
Other Services	601	1.48%	5,015	1.86%	10,754	2.06%
2024 Worker Travel Time to Job	16,262		110,846		215,509	
<30 Minutes	10,254	63.05%	69,140	62.37%	128,036	59.41%
30-60 Minutes	5,171	31.80%	34,909	31.49%	73,551	34.13%
60+ Minutes	837	5.15%	6,797	6.13%	13,922	6.46%
2020 Households by HH Size	17,626		115,760		218,204	
1-Person Households	6,974	39.57%	47,362	40.91%	86,042	39.43%
2-Person Households	6,122	34.73%	38,395	33.17%	73,951	33.89%
3-Person Households	2,305	13.08%	14,705	12.70%	27,708	12.70%
4-Person Households	1,509	8.56%	10,274	8.88%	19,802	9.07%
5-Person Households	475	2.69%	3,349	2.89%	6,959	3.19%
6-Person Households	157	0.89%	1,026	0.89%	2,346	1.08%
7 or more Person Households	84	0.48%	649	0.56%	1,396	0.64%
2024 Average Household Size	2.00		2.00		2.00	
Households						
2029 Projection	17,748		119,396		220,815	
2024 Estimate	17,972		120,215		223,341	
2020 Census	17,625		115,760		218,204	
Growth 2024 - 2029	-1.25%		-0.68%		-1.13%	
Growth 2020 - 2024	1.97%		3.85%		2.35%	

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Radius	1 Mile		3 Mile		5 Mile	
2024 Households by HH Income	17,972		120,215		223,341	
<\$25,000	2,695	15.00%	20,988	17.46%	34,024	15.23%
\$25,000 - \$50,000	2,064	11.48%	12,859	10.70%	24,063	10.77%
\$50,000 - \$75,000	1,945	10.82%	13,122	10.92%	24,754	11.08%
\$75,000 - \$100,000	1,680	9.35%	10,636	8.85%	21,996	9.85%
\$100,000 - \$125,000	1,595	8.87%	10,565	8.79%	20,562	9.21%
\$125,000 - \$150,000	1,318	7.33%	8,451	7.03%	16,021	7.17%
\$150,000 - \$200,000	2,341	13.03%	13,682	11.38%	25,140	11.26%
\$200,000+	4,334	24.12%	29,912	24.88%	56,781	25.42%
2024 Avg Household Income	\$139,093		\$137,337		\$140,198	
2024 Med Household Income	\$109,435		\$105,921		\$108,308	
2024 Occupied Housing	17,972		120,215		223,341	
Owner Occupied	5,426	30.19%	38,315	31.87%	76,709	34.35%
Renter Occupied	12,546	69.81%	81,900	68.13%	146,632	65.65%
2020 Housing Units	20,222		136,161		253,669	
1 Unit	4,067	20.11%	35,471	26.05%	74,884	29.52%
2 - 4 Units	2,746	13.58%	10,758	7.90%	20,400	8.04%
5 - 19 Units	10,410	51.48%	48,546	35.65%	78,603	30.99%
20+ Units	2,999	14.83%	41,386	30.39%	79,782	31.45%
2024 Housing Value	5,427		38,314		76,708	
<\$100,000	99	1.82%	438	1.14%	713	0.93%
\$100,000 - \$200,000	16	0.29%	82	0.21%	318	0.41%
\$200,000 - \$300,000	18	0.33%	63	0.16%	145	0.19%
\$300,000 - \$400,000	14	0.26%	143	0.37%	237	0.31%
\$400,000 - \$500,000	15	0.28%	192	0.50%	384	0.50%
\$500,000 - \$1,000,000	1,220	22.48%	7,504	19.59%	13,802	17.99%
\$1,000,000+	4,045	74.53%	29,892	78.02%	61,109	79.66%
2024 Median Home Value	\$1,098,752		\$1,107,738		\$1,111,710	
2024 Housing Units by Yr Built	20,281		136,420		254,479	
Built 2010+	2,019	9.96%	15,759	11.55%	28,719	11.29%
Built 2000 - 2010	1,188	5.86%	8,215	6.02%	15,630	6.14%
Built 1990 - 1999	1,058	5.22%	7,296	5.35%	15,287	6.01%
Built 1980 - 1989	2,321	11.44%	14,168	10.39%	27,937	10.98%
Built 1970 - 1979	4,130	20.36%	24,154	17.71%	44,791	17.60%
Built 1960 - 1969	3,367	16.60%	21,239	15.57%	36,107	14.19%
Built 1950 - 1959	2,460	12.13%	18,800	13.78%	35,187	13.83%
Built <1949	3,738	18.43%	26,789	19.64%	50,821	19.97%
2024 Median Year Built	1970		1970		1970	