

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	37,581		255,771		492,345	
Age 0 - 4	2,261	6.02%	15,736	6.15%	29,559	6.00%
Age 5 - 9	1,712	4.56%	11,275	4.41%	21,745	4.42%
Age 10 - 14	1,530	4.07%	9,708	3.80%	19,206	3.90%
Age 15 - 19	1,430	3.81%	9,330	3.65%	21,376	4.34%
Age 20 - 24	1,603	4.27%	14,946	5.84%	29,522	6.00%
Age 25 - 29	2,587	6.88%	21,745	8.50%	39,698	8.06%
Age 30 - 34	3,656	9.73%	25,499	9.97%	47,195	9.59%
Age 35 - 39	3,681	9.79%	23,706	9.27%	44,892	9.12%
Age 40 - 44	3,080	8.20%	19,529	7.64%	37,594	7.64%
Age 45 - 49	2,546	6.77%	16,222	6.34%	31,516	6.40%
Age 50 - 54	2,350	6.25%	15,044	5.88%	29,113	5.91%
Age 55 - 59	2,166	5.76%	14,059	5.50%	27,143	5.51%
Age 60 - 64	2,017	5.37%	13,371	5.23%	25,794	5.24%
Age 65 - 69	1,895	5.04%	12,448	4.87%	23,904	4.86%
Age 70 - 74	1,688	4.49%	11,041	4.32%	21,188	4.30%
Age 75 - 79	1,319	3.51%	8,787	3.44%	16,978	3.45%
Age 80 - 84	925	2.46%	6,180	2.42%	12,059	2.45%
Age 85+	1,136	3.02%	7,145	2.79%	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