

MULTI-FAMILY DWELLING

2117 STEWART | SANTA MONICA | CA | 90404



Four units, conforming complex located at 2.8 miles from the prestigious Santa Monica 3rd Street Promenade neighborhood and Santa Monica Pier. Three units with one bedrooms and one bathrooms and one unit with two bedrooms and one bathrooms.

Lisa & Ramsey Oliveras

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Lisa.Ramsey@SouthbaySpecialists.com

Office: 310.378.5533 | Cell: 310.567.3553

2117 Stewart Street

SANTA MONICA, CA. 90404

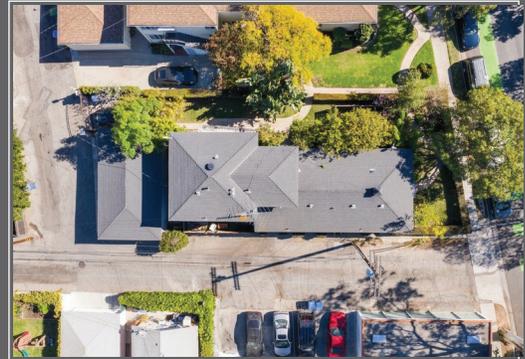
Property Address: 2117 Stewart Street
Santa Monica, CA 90404

Parcel Number: 427.403.1014

Property Type: Multi-Family

Property Size: Lot 2,544 SF
Size: Number of 5,589 SF
Units: Year Built: 4
1941

MLS Number: PV26043221



ESTATE
PROPERTIES
— COMMERCIAL SERVICES —

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Cell: 310.587.3553

2117 Stewart Street

Santa Monica, CA . 90404

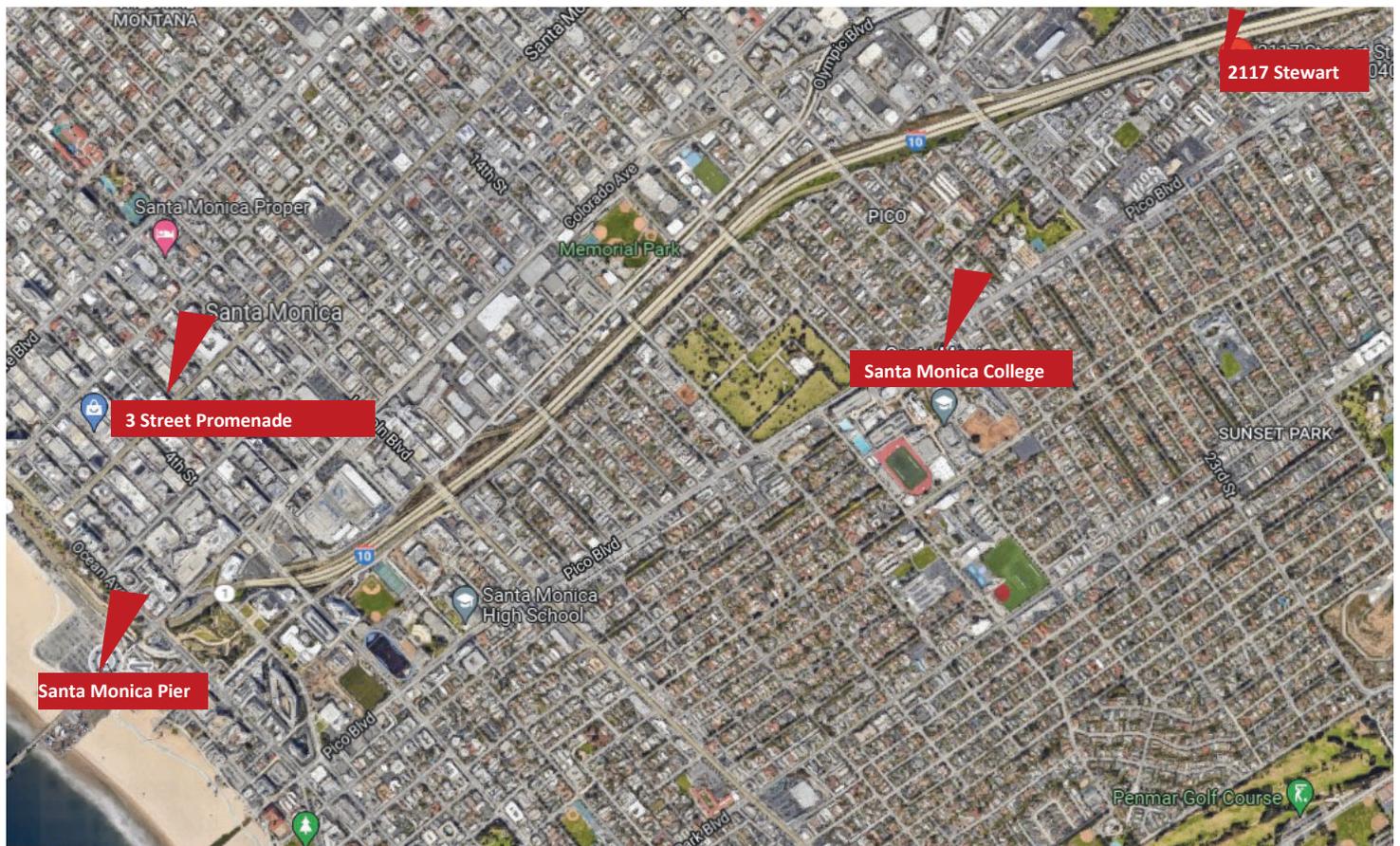
Location Highlights

Property Address: 2117 Stewart Street
Santa Monica, CA 90404

Cross Streets: Stewart Street & Kansas Ave

County: Los Angeles

2117 Stewart Street near to Interstate-10 Freeway.
2.7 miles from Santa Monica Pier.



ESTATE
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2117 Stewart Street

Santa Monica, CA . 90404

Sale Comparable



1453 Centinela Ave, Santa Monica, CA. 90404

Property Type: 4 Units

Property Size: 2,723 Sqft

Asking Price: \$2,025,000



802 Ozone, St, Santa Monica, CA. 90404

Property Type: 4 Units

Property Size: 3,299 Sqft

Asking Price: \$2,215,000



2431 20th St, Santa Monica, CA. 90404

Property Type: 4 Units

Property Size: 3,300 Sqft

Asking Price: \$2,500,000



1226 Chelsea Ave, Santa Monica, CA. 90404

Property Type: 4 Units

Property Size: 3,038 Sqft

Asking Price: \$2,699,000

ESTATE
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2117 Stewart Street

Santa Monica, CA . 90404

Pending & Closed Comparable



2248 20th St, Santa Monica, CA. 90404

Property Type: 4 Units
Property Size: 2,488 Sqft
Asking Price: \$1,999,000



2618 Arizona Ave. Santa Monica, CA.90404

Property Type: 4 Units
Property Size: 5,483 Sqft
Asking Price: \$2,000,000



1027 12th St, Santa Monica, CA,90404

Property Type: 4 Units
Property Size: 3,095 Sqft
Asking Price: \$2,050,000



2007 21st st, Santa Monica, CA. 90404

Property Type: 4 Units
Property Size: 4,631 Sqft
Asking Price: \$2,100,000

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2117 Stewart Street

Santa Monica, CA . 90404

Lease Comparable



1625 Franklin St #B, Santa Monica, CA. 90404

Property Type: 2 Bedroom 1.5 Bathroom
Property Size: 1,000 Sqft
Lease Rate: \$3,050



1538 Stanford St #10, Santa Monica, CA. 90404

Property Type: 2 Bedroom 1 Bathroom
Property Size: 1,000 Sqft
Lease Rate: \$3,050



2621 Centinela Ave, #8, Santa Monica, CA. 90404

Property Type: 1 Bedroom 1 Bathrooms
Property Size: 649 Sqft
Lease Rate: \$2,500



3032 Exposition Blvd, #C, Santa Monica, CA. 90404

Property Type: 1 Bedroom 1 Bathrooms
Property Size: 498 Sqft
Lease Rate: \$2,500

ESTATE
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2117 Stewart Street

Santa Monica, CA . 90404

Rent Roll

Pro Forma

Unit Number	Unit Type	Current Rent	Market Rent	Move -In
Unit 1	1+1	\$ 2,100.00	\$ 2,500.00	Vacant
Unit 2	1+1	\$ 512.00	\$ 2,500.00	
Unit 3	1+1	\$ 2,365.00	\$ 2,500.00	Vacant
Unit 4	2+1	\$ 2,750.00	\$ 3,050.00	

Monthly Total **\$ 7,727.00** **\$ 10,550.00**

Annual Total **\$ 92,724.00** **\$ 126,600.00**

Pro Forma Income & Expenses

PRO FORMA INCOME & EXPENSES

Units	Type	Unit SF	Total SF	Market Rent	Average Rent	Market Rent/ SF	Current Rent/ SF
1	2 Bed/1 Bath	744	744	\$3,050	\$2,750	\$4.10	\$3.69
3	1 Bed/1 Bath	636	1800	\$2,500	\$2,233	\$3.93	\$3.51
		0					
4	Averages/ Totals	636	2544	\$2,638	\$1,932	\$4.02	\$3.60

INCOME		Market Pro Forma	Current Rent
Scheduled Market Rent		\$126,600	\$92,724
Less: Vacancy	3%	\$3,798	
Net Rental Income		\$122,802	\$92,274
Plus: Laundry Income		0.00	0.00
Plus: Garage Other Income		\$2,400.	0.00
Total Operating Income (EGI)		\$125,202	\$92,274

EXPENSES	Monthly	Annual	Annual Current
New Taxes	1.19%	\$1,949	\$23,384
Insurance		\$283	\$3,400
Gas		\$0	0.00
Electric		\$0	0.00
Water		\$300	\$3,600
Trash		\$0	\$0
Maintenance		\$208	\$2,500
Gardener		\$120	\$1,440
Total Expenses			\$34,324
	Per Unit:	\$8,581	\$8,627
	Per SF:	\$13.49	\$13.56
	As a %:	27%	38%
Net Operating Income		\$90,878	\$57,766
Less: Debt Service		\$74,520	\$74,520
Projected Net Cash Flow		\$16,358	\$(-16,754)
Cash-on Cash Return (Based on Asking Price)		2.00%	0.00%
GRM		15.69	21.30
Debt Service Coverage		1.22	0.77
CAP RATE		5.00	3.00

PROPERTY INFORMATION

Number of Units	4
Year of Construction	1941
APN #	4274-031-014
Parking	4 Car Garages & 1 Gated Parking
Metering	Area Individual - Gas & Electric
Total Rentable SF	2,544
Average Unit SF	636
Actual Average Rent	\$1,932
Actual Rent/SF	3.04

INVESTMENT PROPERTY

Price	\$1,965,000
Price/Unit	\$491,250
Price/NetSF	\$772.41
Proforma Cap Rate	5.00
Loan Amount	\$982,500
Down Payment 50%	\$982,500
Interest Rate	6.50%
Amortization	30 YEARS
Monthly Loan Payment	\$6,210

Santa Monica, CA 90404



Ramsey & Lisa Oliveras

California Real Estate License #01200976 & 01141551

📞 Work (310) 378-5533 | 📞 Mobile (310) 567-3553

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🌐 www.SouthbaySpecialists.com



Remax Estate Properties

63 Malaga Cove Plaza

Palos Verdes Estates, CA 90274



Trade Area Summary

Attribute Summary for Santa Monica, CA 90404

Median Household Income

\$94,620

Source: 2024/2029 Income (Esri)

Median Age

38.5

Source: 2024/2029 Age: 5 Year Increments (Esri)

Total Population

22,019

Source: 2024 Age: 1 Year Increments (Esri)

1st Dominant Segment

Trendsetters

Source: 2024 Tapestry Market Segmentation (Households)

Consumer Segmentation

LIFE MODE - What are the people like that live in this area?



Uptown Individuals

Younger, urban singles in the city

URBANIZATION - Where do people like this usually live?



Principal Urban Centers

Young, mobile population in metros of 2.5 + million people

Top Tapestry Segments	Trendsetters	Laptops and Lattes	Social Security Set	Downtown Melting Pot
% of Households	8,759 (82.6%)	1,229 (11.6%)	350 (3.3%)	260 (2.5%)
Lifestyle Group	Uptown Individuals	Uptown Individuals	Senior Styles	Middle Ground
Urbanization Group	Principal Urban Centers	Principal Urban Centers	Metro Cities	Principal Urban Centers
Residence Type	High-Density Apartments	High-Density Apartments	Multi-Unit Rentals	High-Density Apartments
Household Type	Singles	Singles	Singles	Married Couples
Average Household Size	2.06	1.89	1.78	2.58
Median Age	36.1	36.7	42.6	38.5
Diversity Index	79.8	61.2	80.1	80.5
Median Household Income	\$101,000	\$154,800	\$28,800	\$72,400
Median Net Worth	\$93,800	\$246,200	\$12,200	\$71,800
Median Home Value	\$880,800	\$1,030,100	\$261,600	\$856,700
Homeownership	26.6%	37.2%	15.7%	31%
Employment	Professional or Mgmt/Bus/Financial	Professional or Mgmt/Bus/Financial	Professional or Services	Professional or Services
Education	Bachelor's Degree	Grad/Prof Degree	High School Diploma	High School Diploma
Preferred Activities	Explore local arts and culture, take on new hobbies. Jog, run, or walk and occasionally do yoga.	Exercise regularly and pay attention to nutrition. Support environmental groups, recycle faithfully.	Prefer to cook, eat at home. Activities are limited, but bingo is a favorite.	Avid about recycling. Enjoy dancing and playing sports.
Financial	Seek financial advice, building their stock portfolios.	Maintain retirement savings plans	Fixed incomes so remain price sensitive	Lack of investments in stocks and retirement plans
Media	Stay connected, avid readers	Listen to classic rock, pop, reggae, blues, folk, and alternative music.	TV is an important part of their lives.	Get news and information from various forms of media
Vehicle	Own subcompacts	Majority of households own no vehicle	Take public transportation	As likely to own 1 vehicle as no vehicle



Consumer Segment Details

About this segment

Trendsetters

Ranked

1st

dominant segment
for this area

In this area

82.6%

of households fall
into this segment

In the United States

1.1%

of households fall
into this segment

Who Are They?

Armed with the motto "you're only young once," Trendsetters residents live life to its full potential. These educated young singles aren't ready to settle down; they do not own homes or vehicles and choose to spend their disposable income on upscale city living and entertainment.

Dressed head to toe in the most current fashions, their weeknights and weekends are filled discovering local art and culture, dining out or exploring new hobbies. Their vacations are often spontaneous, packed with new experiences and chronicled on their Facebook pages.

Neighborhood

- Trendsetters residents are singles, living alone or with roommates or partners.
- More than 75% rent in upscale, multiunit structures.
- High-rent cities like New York; San Francisco; Chicago; and Washington, DC are popular among renters willing to pay well above US average rent.
- Commuting can take up to an hour; public transportation, walking, and biking are popular; many own no vehicle.

Socioeconomic Traits

- Residents are young and well educated; more than half have a bachelor's degree or more.
- Well paid, with little financial responsibility, these consumers are spenders rather than savers. They seek financial advice and are already building their stock portfolios.
- Image is important to these consumers. They use the Internet to keep up with the latest styles and trends and shop around for good deals.
- Trendsetters residents travel often, exploring new destinations and experiences.
- Socially and environmentally conscious, they are willing to pay more for products that support their causes.
- Up-to-date on technology, they explore and exploit all the features of their smartphones.
- They are attentive to good health and nutrition.

Market Profile

- Not only do Trendsetters residents spend freely on fashionable and branded clothing, they also own the latest in cell phones and tablets.
- Particularly for residents that often work at home, wireless Internet access is a must. Many are fans of Mac computers.
- Texting is their preferred form of communication, but they also dedicate time to social media, recounting their experiences via Facebook and Twitter.
- Trendsetters residents explore local arts and culture, take on new hobbies such as drawing or painting; often make last-minute travel plans.
- These avid readers embrace e-books and e-newspapers but do prefer hard-copy versions of women's fashion and epicurean magazines.
- Trendsetters residents jog, run, or walk for exercise and occasionally attend a yoga class.
- These consumers shop at Whole Foods or Trader Joe's and buy organic when they can; however, their cart is more often filled with prepared or ready-to-heat meals.
- To suit their urban lifestyle (and parking options), the cars they own are subcompact.

Consumer Segment Details

About this segment

Laptops and Lattes

Ranked

2nd

dominant segment
for this area

In this area

11.6%

of households fall
into this segment

In the United States

1.1%

of households fall
into this segment

Who Are They?

Laptops and Lattes residents are predominantly single, well-educated professionals in business, finance, legal, computer and entertainment occupations. They are affluent and partial to city living—and its amenities. Neighborhoods are densely populated, primarily located in the cities of large metropolitan areas. Many residents walk, bike or use public transportation to get to work; a number work from home. Although single householders technically outnumber couples, this market includes a higher proportion of partner households, including the highest proportion of same-sex couples. Residents are more interested in the stock market than the housing market. Laptops and Lattes residents are cosmopolitan and connected—technologically savvy consumers. They are active and health conscious, and care about the environment.

Neighborhood

- 30-something single householders, with a number of shared households; low average household size of 1.87.
- City dwellers, primarily in apartment buildings: with 2–4 units, 5–19 units, or 20+ units.
- Older housing, 2 out of 3 homes built before 1970; 40% built before 1940.
- Most households renter occupied, with average rent close to \$1,970 monthly. Many owner-occupied homes valued at \$500,000+.
- Majority of households own no vehicle at 36% or 1 vehicle (41%).

Socioeconomic Traits

- More than three out of four have a bachelor's degree or higher.
- Labor force participation is high, more than 75%.
- Salaries are the primary source of income for most households, but self-employment income and investment income complement the salaries in this market.
- These are health-conscious consumers, who exercise regularly and pay attention to the nutritional value of the food they purchase.
- Environmentally conscientious but also image-conscious: both impact their purchasing.

Market Profile

- Support environmental groups, recycle faithfully, and contribute to arts/cultural organizations.
- Invest in mutual funds (bonds) and maintain retirement savings plans.
- Use their laptops, iPads, and mobile phones extensively to stay connected.
- Spend money on nice clothes, dining out, travel, treatments at day spas, and lattes at Starbucks.
- Physical fitness a priority, exercising at a club or other facility on a regular basis.
- Enjoy sports such as jogging/running, biking, tennis, soccer, skiing, yoga, and Pilates, as well as participating in fantasy sports leagues.
- Participate in leisure activities including painting, reading books or the newspaper on their iPad, watching movies rented from Netflix, hiking, backpacking, canoeing/kayaking, as well as going to bars/clubs, the beach, movies, art galleries, museums, the theater, opera, and rock concerts.
- Listen to classic rock, pop/top 40, classical, jazz, reggae, blues, folk, and alternative music.
- Favor organic food, purchasing groceries at higher-end markets.

Consumer Segment Details

About this segment

Social Security Set

Ranked

3rd

dominant segment
for this area

In this area

3.3%

of households fall
into this segment

In the United States

0.8%

of households fall
into this segment

Who Are They?

Social Security Set is an older market located in metropolitan cities across the country. One-fourth of householders here are aged 65 or older and dependent on low, fixed incomes, primarily Social Security. In the aftermath of the Great Recession, early retirement is now a dream for many approaching the retirement age; wages and salary income in this market are still earned. Residents live alone in low-rent, high-rise buildings, located in or close to business districts that attract heavy daytime traffic. But they enjoy the hustle and bustle of life in the heart of the city, with the added benefit of access to hospitals, community centers, and public transportation.

Neighborhood

- Most residents live alone in this older market; 13% of householders are aged 75 and older; another 13% are 65 to 74 years old.
- Multiunit rental properties with affordable rents are predominant; primarily built prior to 1979.
- Located in higher-density, high-traffic areas of metropolitan cities with good access to public transportation, vehicle ownership is low.

Socioeconomic Traits

- These aging consumers rely mostly on Social Security income but also depend on Supplemental Security Income and public assistance.
- Wages and salary income are still earned by almost half of all households.
- With fixed incomes, consumers remain price sensitive.
- A trusted source of information, TV is an important part of their lives.
- An aging population that is often limited by medical conditions, they are willing to try advanced medication but rely on their physicians for recommendations.
- Rather than eat out, Social Security Set residents prefer to have their meals at home, whether they order takeout or warm up a frozen dinner. To save money, many frequently cook their own meals.

Market Profile

- With limited resources, spending on entertainment is restricted. Residents have basic cable television. Daytime news, documentaries, and sport shows are popular. Activities outside the house are also limited, but bingo at the local community center is a favorite. When the TV is off, the radio is on; residents aren't picky about the radio station, but do enjoy the companionship.
- Risk-averse consumers in Social Security Set prefer to pay their bills in person, usually with cash. Some residents don't have a checking account, although one in three maintain a savings account for their small savings.
- They steer away from cell phones, computers, and digital cameras.
- Many residents are dependent on Medicare and Medicaid for health care expenses.
- They don't eat out often, but KFC and McDonald's are their restaurants of choice.

Consumer Segment Details

About this segment

Downtown Melting Pot

Ranked

4th

dominant segment
for this area

In this area

2.5%

of households fall
into this segment

In the United States

0.6%

of households fall
into this segment

Who Are They?

Downtown Melting Pot is a smaller, settled market, composed of much older neighborhoods located in cities in the Middle Atlantic division (mainly New York) or on the Pacific Coast. A mix of races and ethnicities reside here, with close to half of the residents foreign born and 28% who do not speak English. These neighborhoods are dominated by married-couple families who live in rented apartments. Residents are employed in professional, service (especially food and personal service), sales, and administrative occupations; many work outside the county in which they live. Median household income and net worth are below average, although the home values in these neighborhoods are high.

Neighborhood

- This is the most densely populated market, located in older neighborhoods of metropolitan cities, primarily in the Middle Atlantic division.
- There are older apartment buildings; almost half of households built before 1950.
- Over three-fourths of homes are in multiunit structures: 2–4 unit, 5–19 unit, or 20+ unit buildings.
- About 69% of households are rented, in neighborhoods where many of the owner-occupied units are valued at \$500,000+.
- Vacancy rate is low at 7.7%.
- Families are the dominant household type: married-couple families with children (24%) and without (24%); above average shares of multigenerational households and adult children.
- Households are as likely to own 1 vehicle (39%) as no vehicle

Socioeconomic Traits

- 51% with some college or a bachelor's degree or higher.
- Labor force participation rate at 59.2%, slightly lower than the US.
- Wage and salary income for 76% of households; another notable source is Supplemental Security Income for 8.5%.
- Busy consumers, often feeling overwhelmed, with longer work commutes.
- Careful shoppers, who use coupons, demonstrating some brand loyalty.
- Get news and information from various forms of media (newspapers, radio, TV, and Internet).

Market Profile

- Tend to own just one vehicle, or utilize rental vehicles for their transportation needs.
- Carry debt from credit card balances rather than loans or mortgages; lack of investments in stocks and retirement plans.
- Avid about recycling.
- Use the Internet for entertainment, social media, and blogging.
- Enjoy dancing, eating out at their favorite family restaurants, and playing sports (such as volleyball, baseball, and soccer).
- Try to buy low-calorie or low-fat food but enjoy pizza delivery and occasional fast-food stops.
- A favorite kitchen appliance: electric juicers.
- Make phone calls overseas; some foreign travel over the last 3 years.

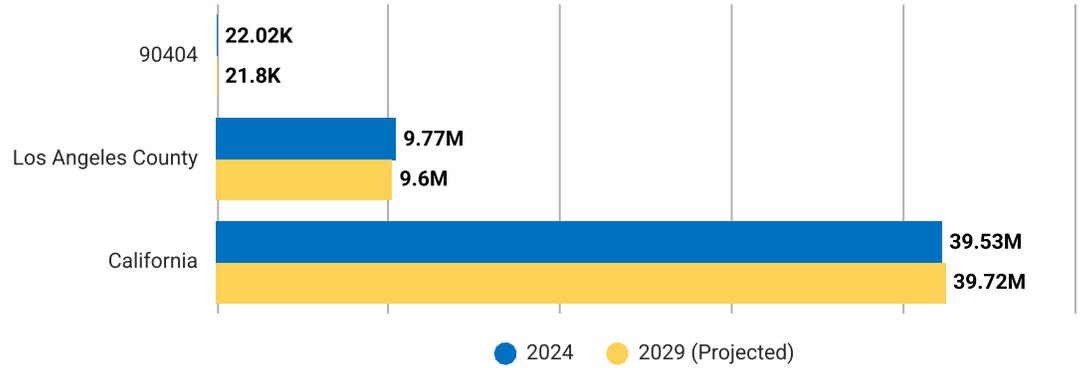
Population

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

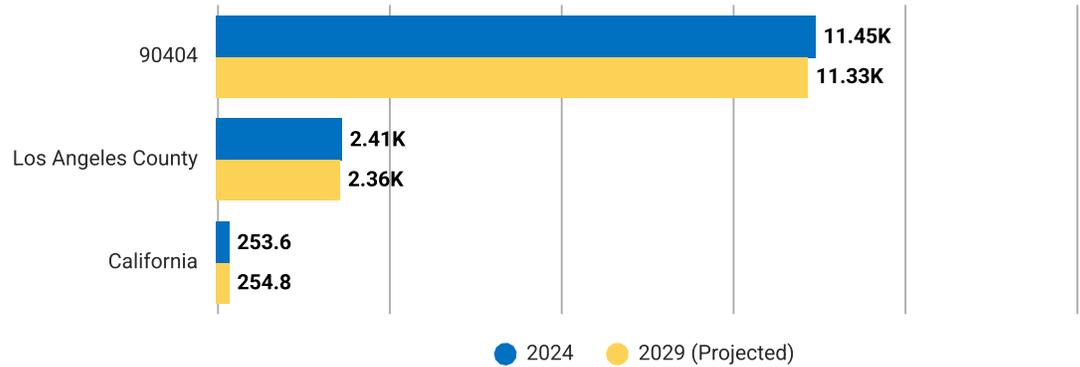
Total Population

This chart shows the total population in an area, compared with other geographies.



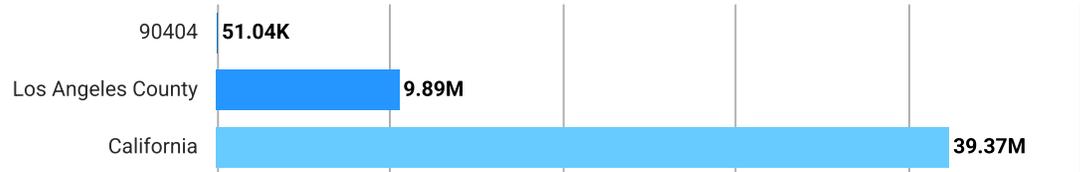
Population Density

This chart shows the number of people per square mile in an area, compared with other geographies.



Total Daytime Population

This chart shows the number of people who are present in an area during normal business hours, including workers, and compares that population to other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.



Santa Monica, CA 90404

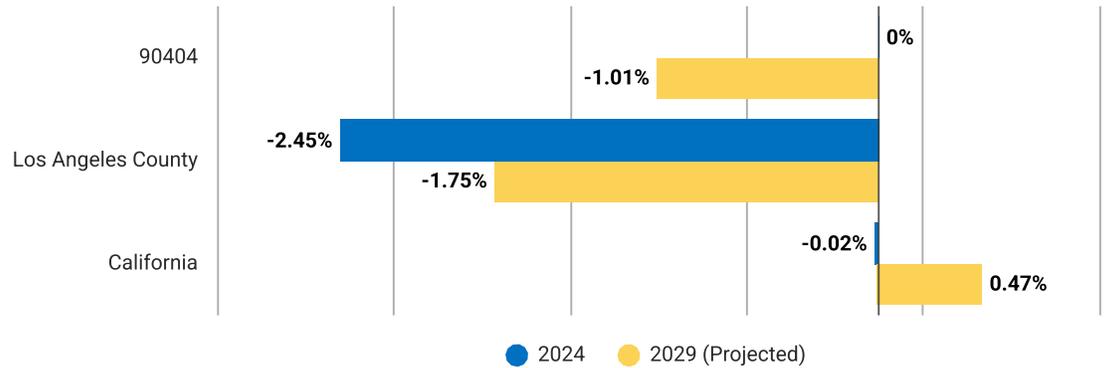
Daytime Population Density

This chart shows the number people who are present in an area during normal business hours, including workers, per square mile in an area, compared with other geographies. Daytime population is in contrast to the "resident" population present during evening and nighttime hours.



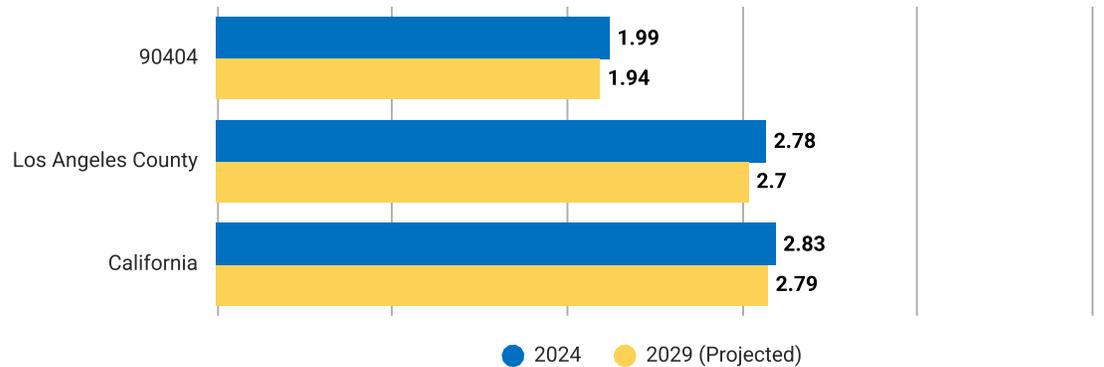
Population Change Since 2020

This chart shows the percentage change in area's population from 2020 to 2024, compared with other geographies.



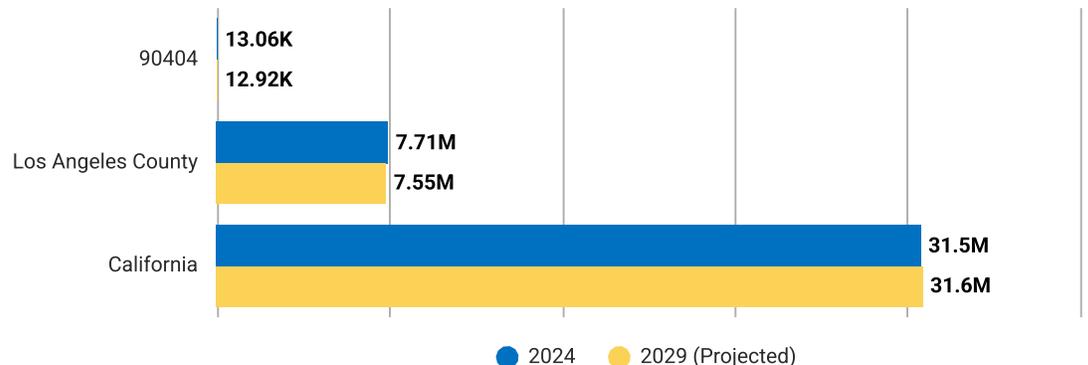
Average Household Size

This chart shows the average household size in an area, compared with other geographies.



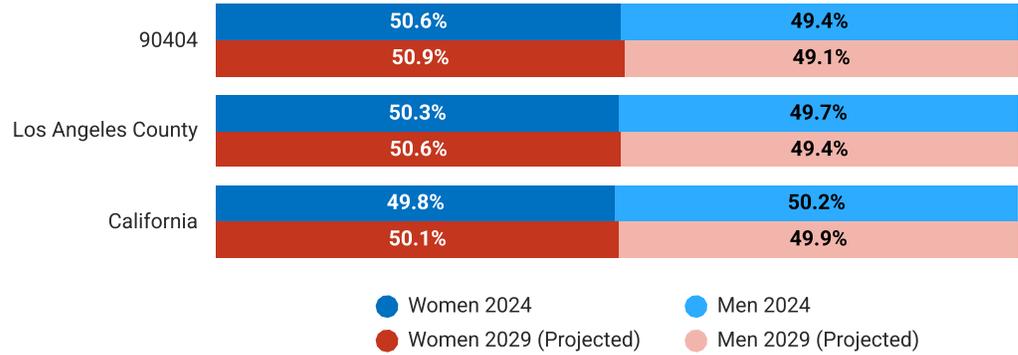
Population Living in Family Households

This chart shows the percentage of an area's population that lives in a household with one or more individuals related by birth, marriage or adoption, compared with other geographies.



Female / Male Ratio

This chart shows the ratio of females to males in an area, compared with other geographies.



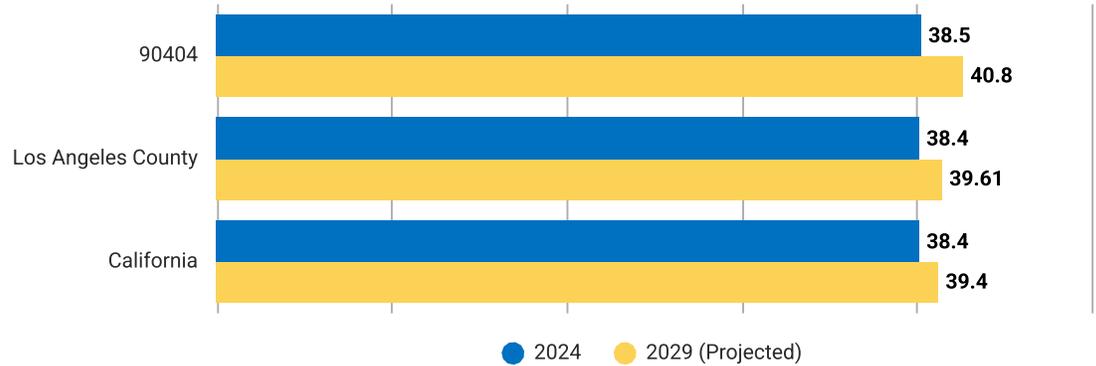
Age

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

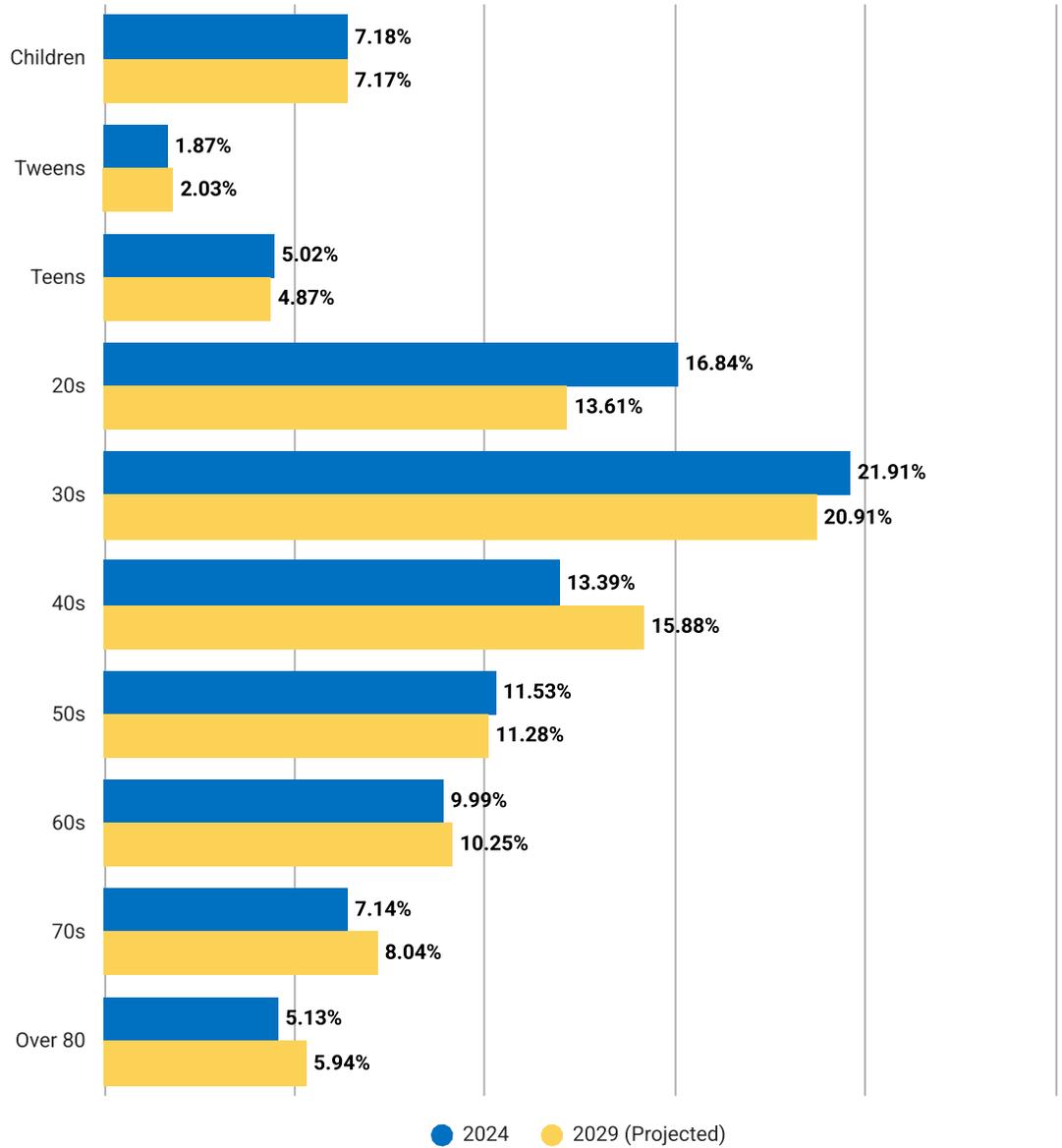
Median Age

This chart shows the median age in an area, compared with other geographies.



Population by Age

This chart breaks down the population of an area by age group.



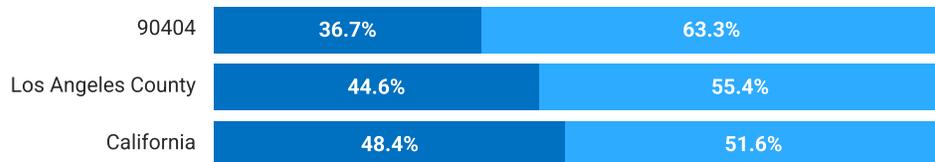
Married

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

Married / Unmarried Adults Ratio

This chart shows the ratio of married to unmarried adults in an area, compared with other geographies.



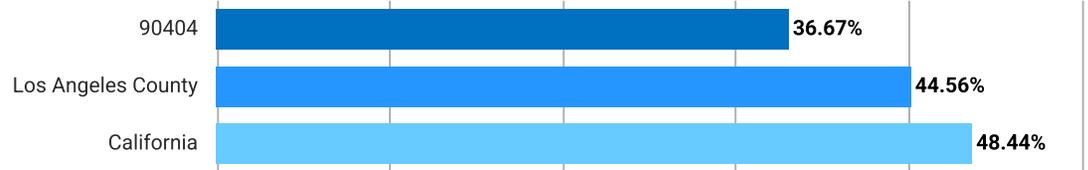
Never Married

This chart shows the number of people in an area who have never been married, compared with other geographies.



Married

This chart shows the number of people in an area who are married, compared with other geographies.



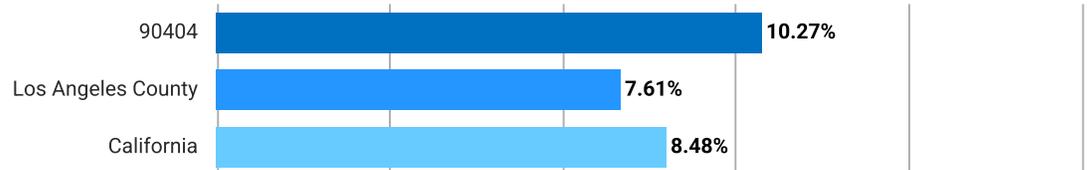
Widowed

This chart shows the number of people in an area who are widowed, compared with other geographies.



Divorced

This chart shows the number of people in an area who are divorced, compared with other geographies.



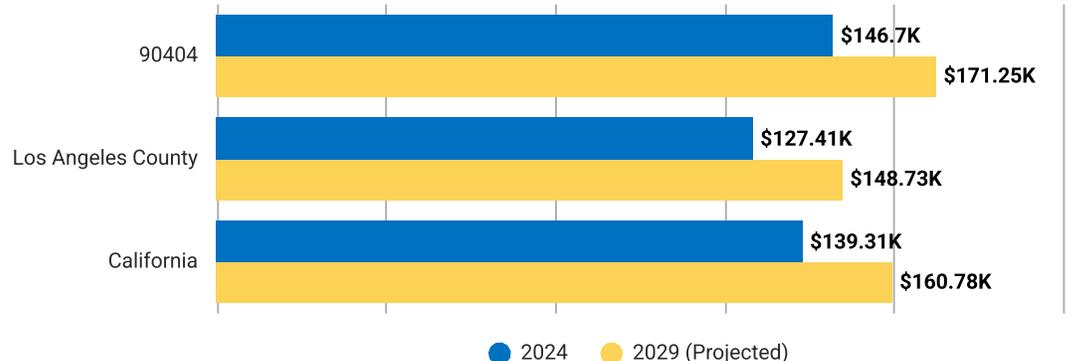
Income

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

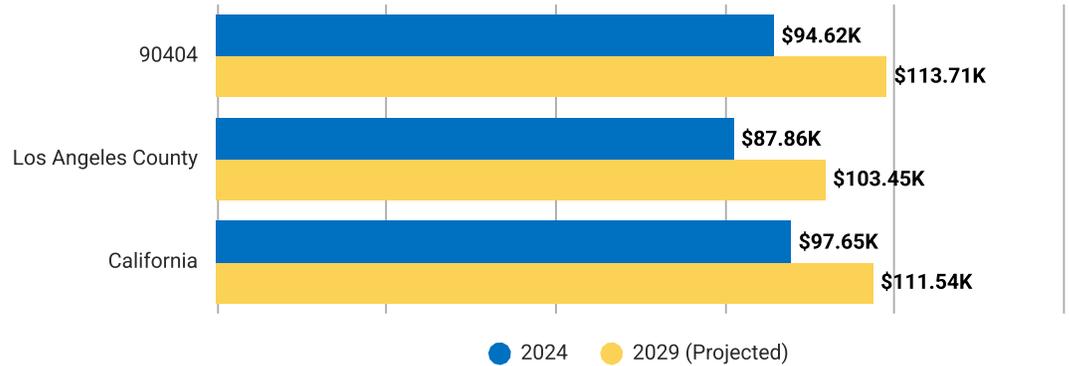
Average Household Income

This chart shows the average household income in an area, compared with other geographies.



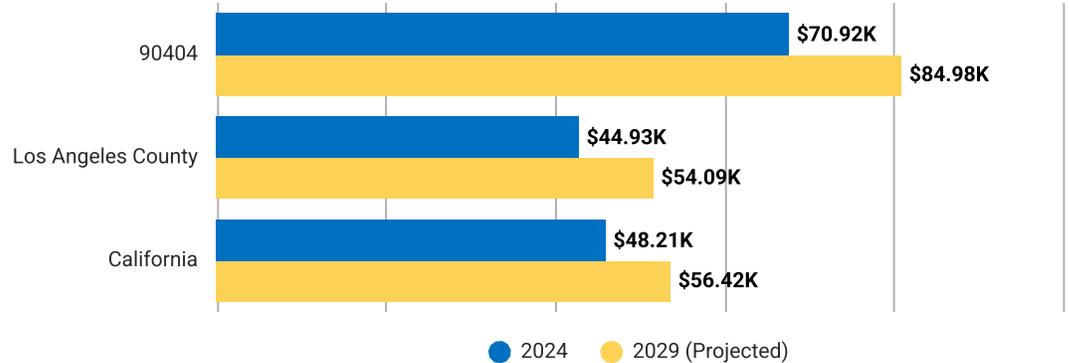
Median Household Income

This chart shows the median household income in an area, compared with other geographies.



Per Capita Income

This chart shows per capita income in an area, compared with other geographies.



Average Disposable Income

This chart shows the average disposable income in an area, compared with other geographies.



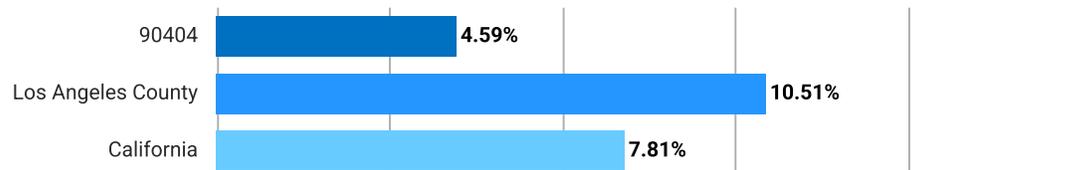
Education

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

Less than 9th Grade

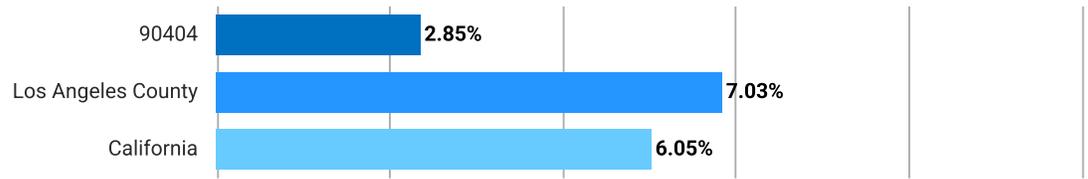
This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.



Santa Monica, CA 90404

Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.



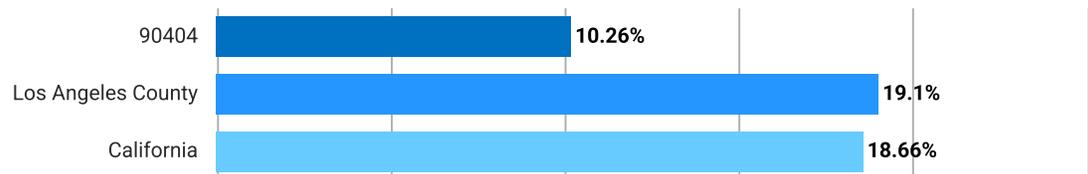
High School GED

This chart shows the percentage of people in an area whose highest educational achievement is passing a high school GED test, compared with other geographies.



High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.



Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.



Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.



Bachelor's Degree

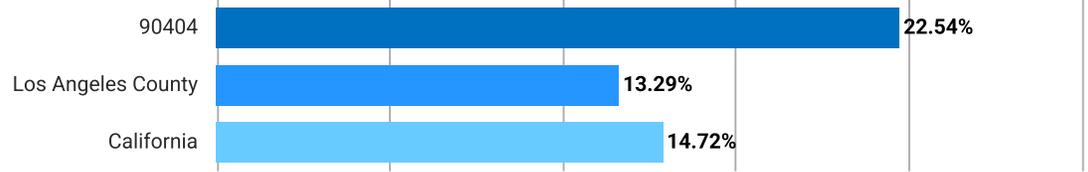
This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.



Santa Monica, CA 90404

Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.



Economy

Unemployment Number

This chart shows the number of civilian unemployed people in an area, compared with other geographies.

Source: Bureau of Labor Statistics via Esri, 2024

Update Frequency: Annually

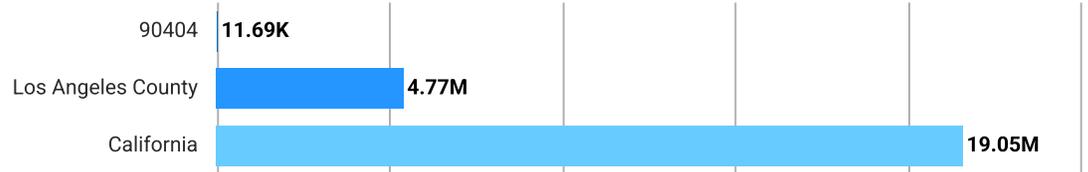


Employment Number

This chart shows the number of civilian employed people in an area, compared with other geographies.

Source: Bureau of Labor Statistics via Esri, 2024

Update Frequency: Annually

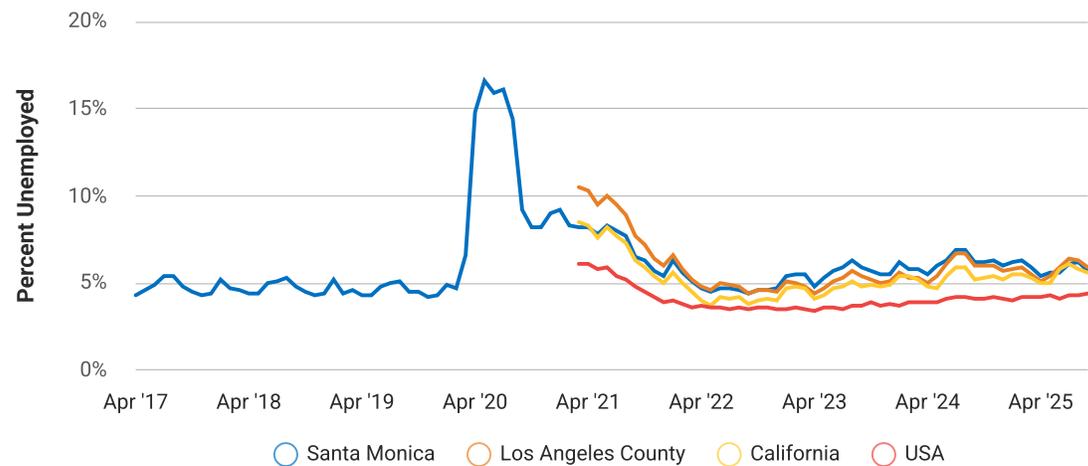


Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Source: Bureau of Labor Statistics

Update Frequency: Monthly

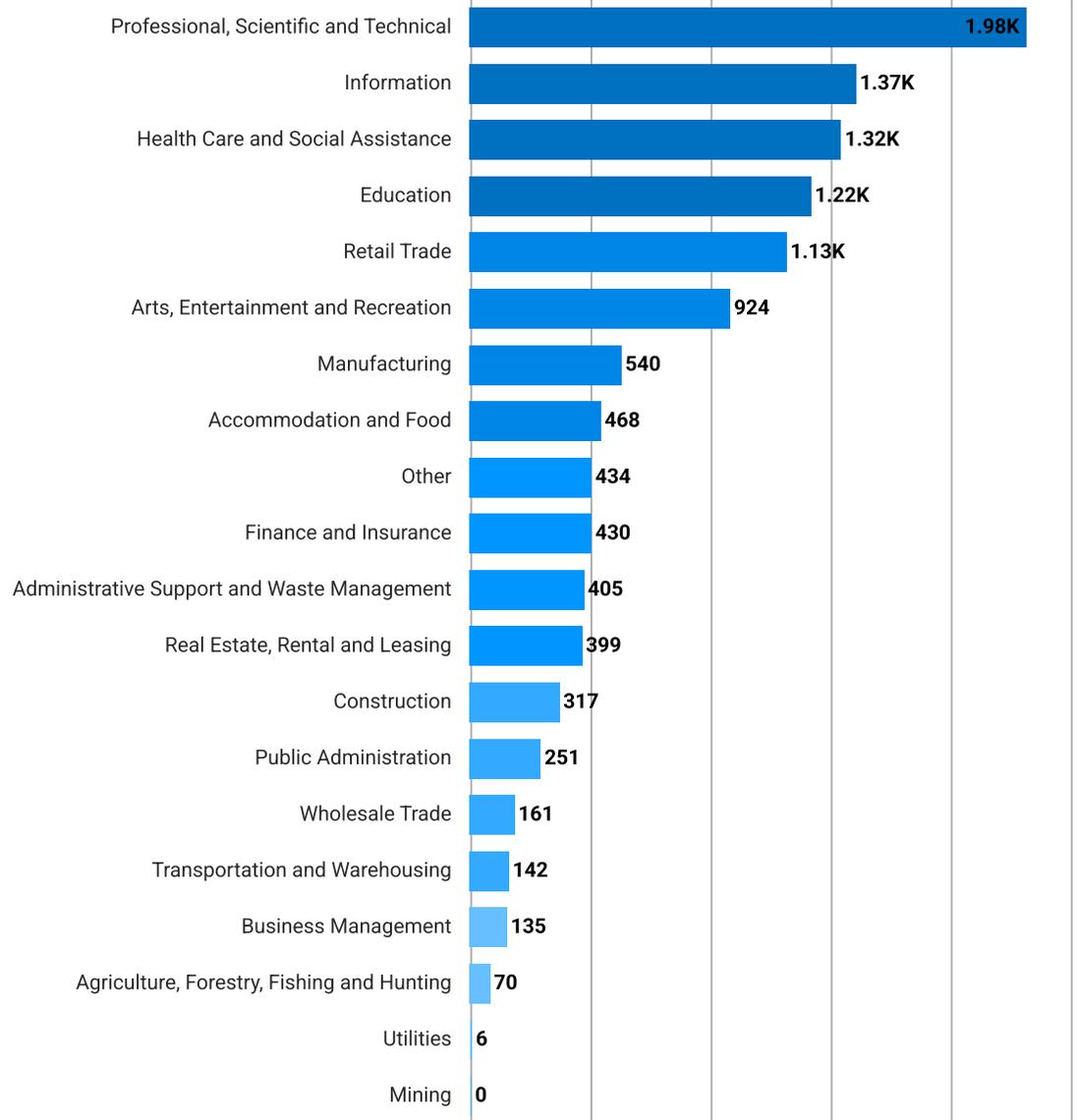


Employment Count by Industry

This chart shows industries in an area and the number of people employed in each category.

Source: Bureau of Labor Statistics via Esri, 2024

Update Frequency: Annually



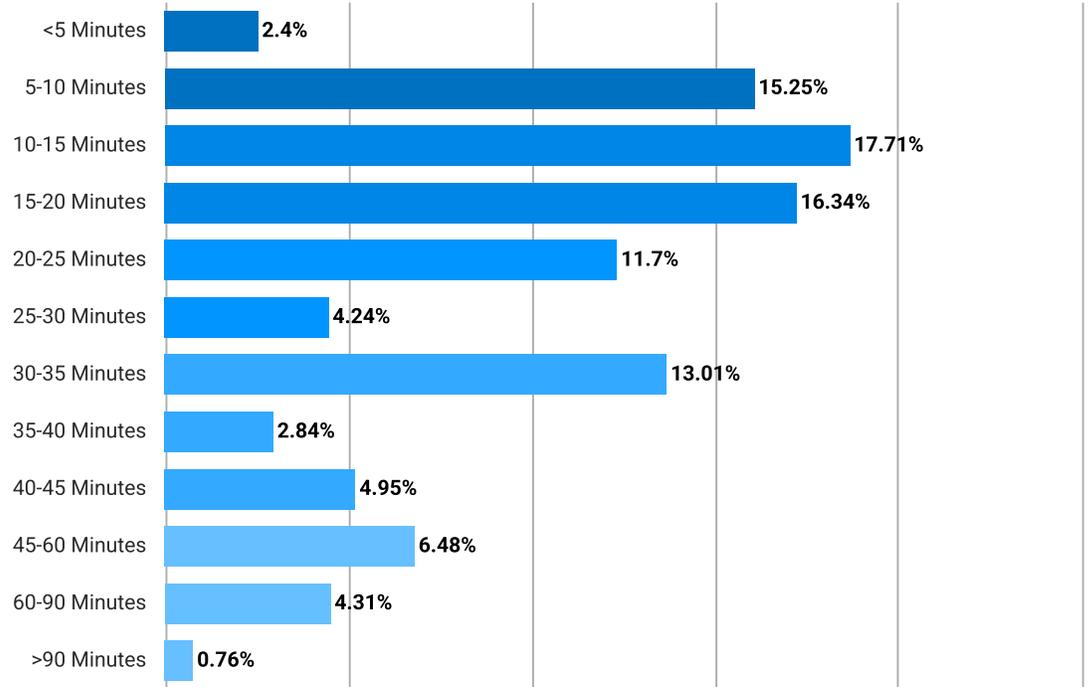
Commute to Work

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually

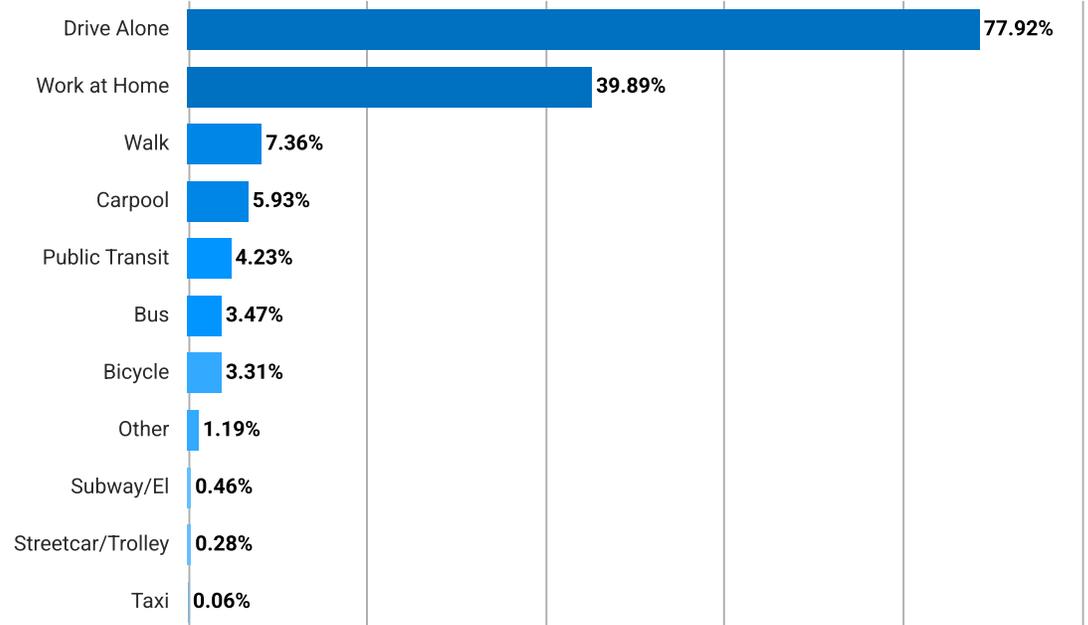


How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute, by percentage of an area's population.

Source: U.S. Census American Community Survey via Esri, 2024

Update Frequency: Annually



Home Values

Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.



Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

12 mo. Change in Median Estimated Home Value

This chart shows the 12-month change in the estimated value of all homes in this area, the county and the state. Estimated home values are generated by a valuation model and are not formal appraisals.



Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

Median Listing Price

This chart displays the median listing price for homes in this area, the county, and the state.



Source: Listing data

Update Frequency: Monthly

12 mo. Change in Median Listing Price

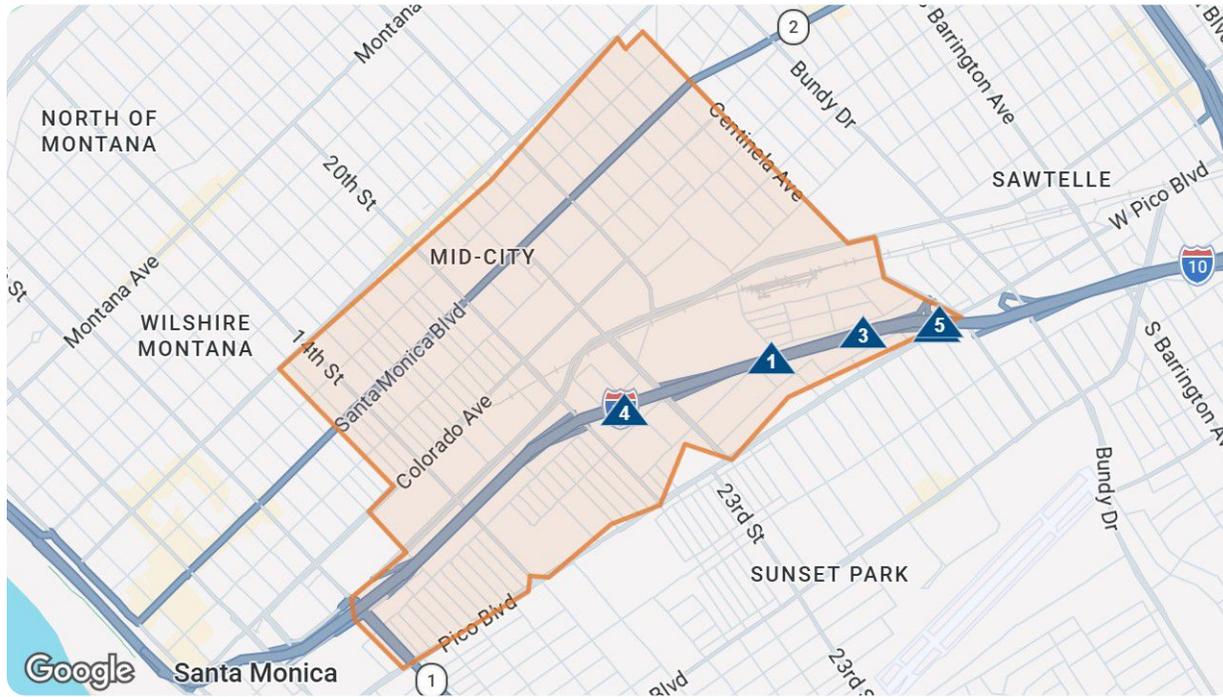
This chart displays the 12-month change in the median listing price of homes in this area, and compares it to the county and state.



Source: Listing data

Update Frequency: Monthly

Traffic Counts



Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

Traffic Counts by Highest Traffic Count

▲ 1 197,843

I- 10

2025 Est. daily traffic counts

Cross: Virginia Ave
Cross Dir: E
Distance: 0.02 miles

Historical counts

Year	▲ Count	Type
2013	▲ 186,000	AADT
2012	▲ 189,000	AADT
2010	▲ 185,000	AADT
2009	▲ 185,000	AADT
2007	▲ 192,000	AADT

▲ 2 191,083

Santa Monica Freeway

2025 Est. daily traffic counts

Cross: 34
Cross Dir: -
Distance: 1 miles

Historical counts

Year	▲ Count	Type
2022	▲ 185,000	MPSI Estimate
2018	▲ 194,000	AADT

▲ 3 189,231

10

2025 Est. daily traffic counts

Cross: -
Cross Dir: -
Distance: -

Historical counts

Year	▲ Count	Type
2018	▲ 188,000	AADT

▲ 4 184,986

Santa Monica Freeway

2025 Est. daily traffic counts

Cross: 21
Cross Dir: -
Distance: 4 miles

Historical counts

Year	▲ Count	Type
2022	▲ 179,000	MPSI Estimate
2018	▲ 188,000	AADT

▲ 5 181,671

I 10

2025 Est. daily traffic counts

Cross: -
Cross Dir: -
Distance: -

Historical counts

Year	▲ Count	Type
2021	▲ 179,000	AADT

AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates



Santa Monica, CA 90404

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- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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