

# FOR LEASE

## 2347 S SEPULVEDA BLVD LOS ANGELES, CA 90064



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**CBRE**



# HIGHLIGHTS



**2347 S SEPULVEDA BLVD**  
**Space 1:** ±3,800 SF (Divisible)  
**Space 2:** ±1,014 SF  
**Asking Rent:** Upon Request



1 Block From the LINEA  
Apartments (595 Units)



Plentiful Onsite Parking



Minutes From the Future  
UCLA Research Park



The Corner of Pico & Sepulveda



Straight Shot Off the  
405 Freeway



Centrally Located in West LA Between Brentwood,  
Westwood, Beverly Hills, and Mar Vista/Culver City









# INTERIOR





PARKING

W PICO BLVD

2347 S SEPULVEDA BLVD

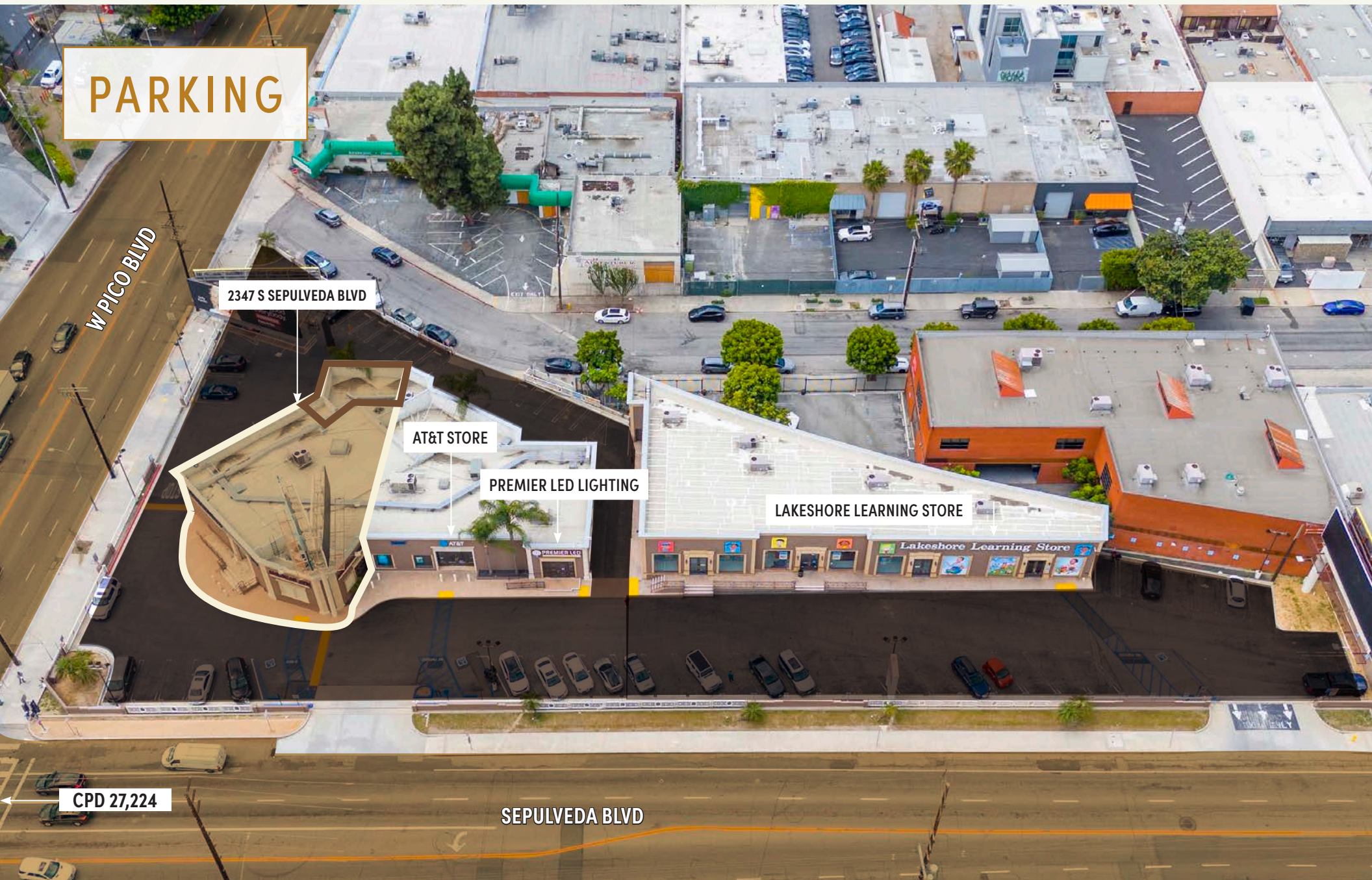
AT&T STORE

PREMIER LED LIGHTING

LAKESHORE LEARNING STORE

CPD 27,224

SEPULVEDA BLVD





# LOS ANGELES

**296,578**  
RESIDENTS



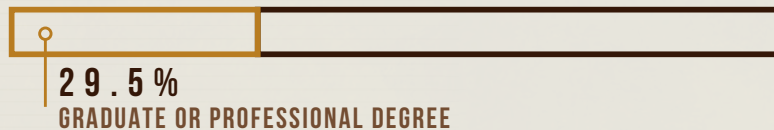
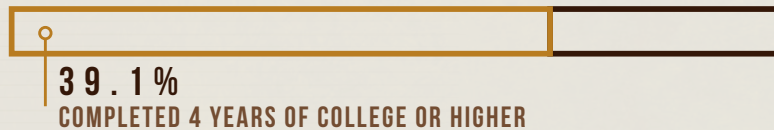
**38.0**  
MEDIAN AGE



**30.9%**  
OWN



**59.5%**  
RENT



**336,882**

TOTAL  
HOUSEHOLDS

**\$173k**

AVERAGE HOUSEHOLD  
INCOME

**\$1.7M**

MEDIAN VALUE OF  
OWNER OCCUPIED  
HOUSING UNITS

**30,832 CPD**

TRAFFIC COUNTS  
PICO BLVD

# DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2024 Population - Current Year Estimate	34,620	325,367	656,403
2029 Population - Five Year Projection	35,458	325,860	653,691
2020 Population - Census	34,019	330,554	664,206
2010 Population - Census	31,304	313,038	631,544
2020-2024 Annual Population Growth Rate	0.41%	-0.37%	-0.28%
2024-2029 Annual Population Growth Rate	0.48%	0.03%	-0.08%



<b>HOUSEHOLDS</b>			
2024 Households - Current Year Estimate	16,329	145,684	304,377
2029 Households - Five Year Projection	17,144	149,973	311,198
2020 Households - Census	15,465	143,870	300,476
2010 Households - Census	14,533	140,781	290,032
2020-2024 Compound Annual Household Growth Rate	1.29%	0.30%	0.30%
2024-2029 Annual Household Growth Rate	0.98%	0.58%	0.44%
2024 Average Household Size	2.10	2.06	2.05



<b>HOUSING INCOME</b>			
2024 Average Household Income	\$174,862	\$169,269	\$173,809
2029 Average Household Income	\$203,659	\$194,217	\$199,126



	1 MILE	3 MILES	5 MILES
<b>2024 Median Household Income</b>	\$117,941	\$112,944	\$116,760
<b>2029 Median Household Income</b>	\$140,745	\$131,478	\$136,637
<b>2024 Per Capita Income</b>	\$82,518	\$76,619	\$81,152
<b>2024 Per Capita Income</b>	\$98,542	\$90,222	\$95,360
<b>EDUCATION</b>			
2024 Population 25 and Over	27,262	239,161	499,195
HS and Associates Degrees	6,061	57,091	130,110
Bachelor's Degree or Higher	20,016	170,809	342,259



<b>HOUSING UNITS</b>			
2024 Housing Units	18,103	160,839	336,882
2024 Vacant Housing Units	1,774	15,155	32,505
2024 Occupied Housing Units	16,329	145,684	304,377
2024 Owner Occupied Housing Units	6,057	48,004	104,088
2024 Renter Occupied Housing Units	10,272	97,680	200,289



<b>PLACE OF WORK</b>			
2024 Businesses	4,450	31,936	61,028
2024 Employees	33,222	313,855	562,084



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