

1901 ROYAL OAKS

BRADBURY, CALIFORNIA



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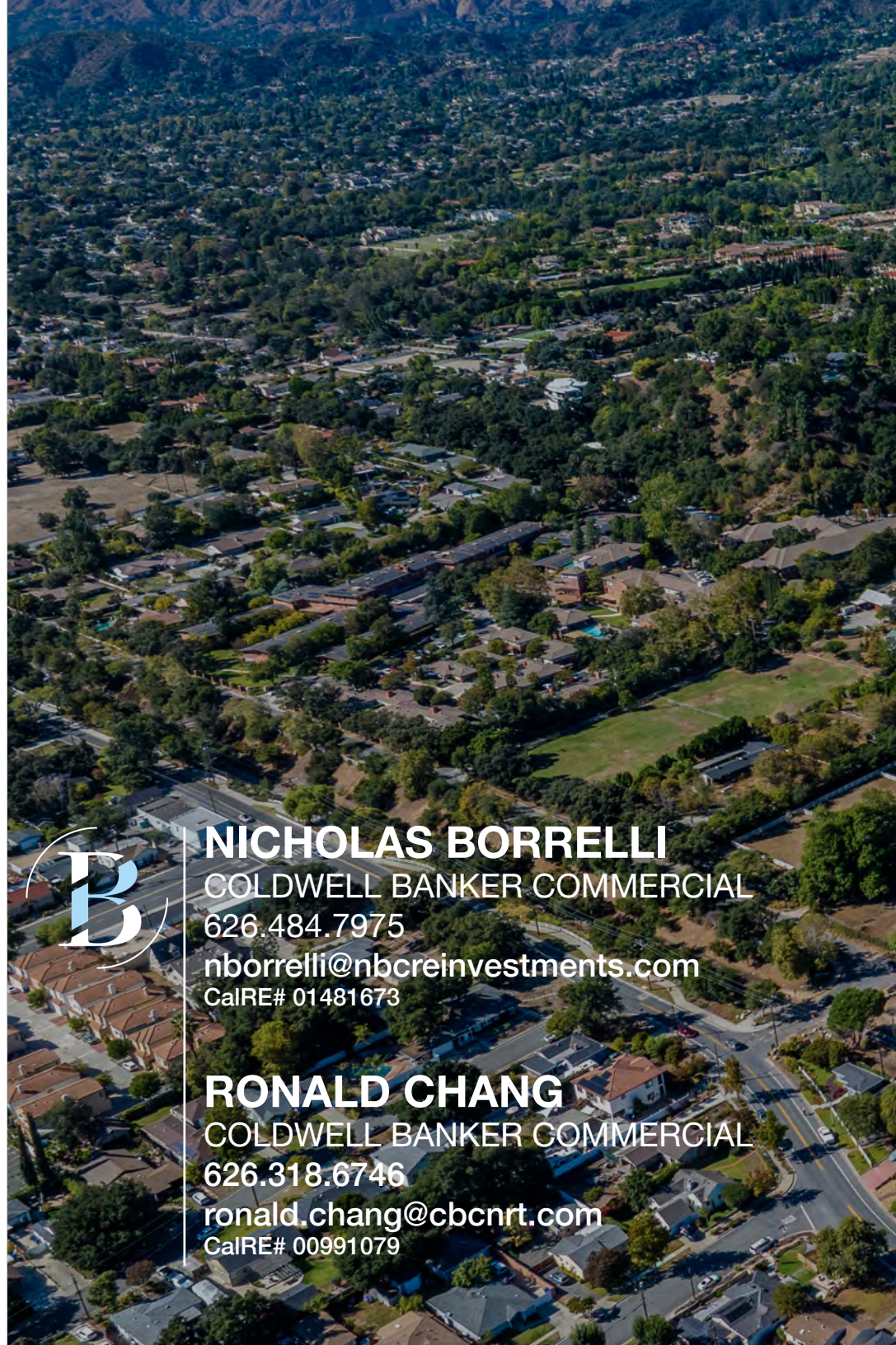
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The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties. Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.



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BRADBURY, CALIFORNIA

INVESTMENT OVERVIEW

1901 Royal Oaks presents a rare opportunity to acquire approximately 12 acres of prime infill land in the City of Bradbury, one of the most private and exclusive residential communities in Los Angeles County. The site offers potential for subdivision into six to eight private estate lots, each with exceptional privacy and mountain views.

Bradbury is an ultra-low-density, guard-gated city located in the foothills of the San Gabriel Mountains, neighboring Duarte and Monrovia. Recognized for its exclusivity, Bradbury is home to high-profile residents including philanthropists, athletes, and equestrian professionals. The city's limited land availability, large parcel sizes, and strict development standards have preserved its character and driven long-term value appreciation.

The property's topography, access, and zoning characteristics provide an ideal setting for a private, gated luxury subdivision. Conceptual planning and various site studies have been completed, offering a strong foundation for a developer to finalize entitlements and execute a high-end residential development.

- ±12 acres of prime residential land in one of Los Angeles County's most exclusive enclaves
- Potential for 6–8 one-acre private estate lots
- Exclusive access via Royal Oaks Drive, ensuring maximum privacy
- Mountain backdrop and scenic views throughout the property
- Significant due diligence and preliminary planning already completed
- Strong market demand for luxury new construction in Bradbury, where existing estates regularly exceed multimillion-dollar valuations

1901 Royal Oaks represents a unique, low-supply, high-value development opportunity in one of Southern California's most coveted residential markets. With its combination of scale, privacy, and prestige, the site is ideally suited for a developer looking to deliver a best-in-class luxury community in Bradbury



INVESTMENT OVERVIEW

PRICE - \$6,500,000.00
LOT SIZE - 12.422 ACRES

UTILITIES - CONNECTED AT STREET, GAS, ELECTRICITY, WATER
ZONING - A-1 MINIMUM LOT SIZE 1 ACER



Westfield
SANTA ANITA

Bath & Body Works
CHAMPS SPORTS
JCPenney
PANDORA
ALDO

MK Lids
SKECHERS
CINNABON
Foot Locker

99 Ranch Market
amc THEATRES
OLD NAVY
H&M
T-Mobile

NORDSTROM
BENIHANA
California pizza kitchen

Chick-fil-A
dippin' dots
Massis KABOB
Wetzel's Pretzels

the MIRACLE
of SCIENCE
with SOUL City of Hope



INTERSTATE
CALIFORNIA
210
FOOTHILL
FWY

1901
ROYAL OAKS

ROYAL OAKS

DOWNTOWN LA

CITY OF ARCADIA

CITY OF MONROVIA

HUNTINGTON
APARTMENT HOMES

PAX
PHARMACY

SANTA ANITA
PARK

MOUNTAIN AVENUE

HUNTINGTON DRIVE

MONROVIA OLD TOWN

GROUND
HIDEOUT
COFFEE

COLD STONE
CREAMERS

pinkberry

ExtraSpace
Storage

VONS

WABA

JAKE'S
ROADHOUSE

SENAD MYRTLE

PARIS BAGUETTE

See's
CANDIES

CHASE

Bank of America

The Diplomat

Yogurtland

HSA

Wendy's

LOOK
DINE-IN CINEMAS

Handmade
MOO MOO
MIA

Marlborough

Monrovia
PUBLIC LIBRARY

ADDITIONAL PICTURES





SOLD
1533 ROYAL OAKS DR

BRADBURY, CALIFORNIA

1901
ROYAL OAKS

ACTIVE PROPERTIES

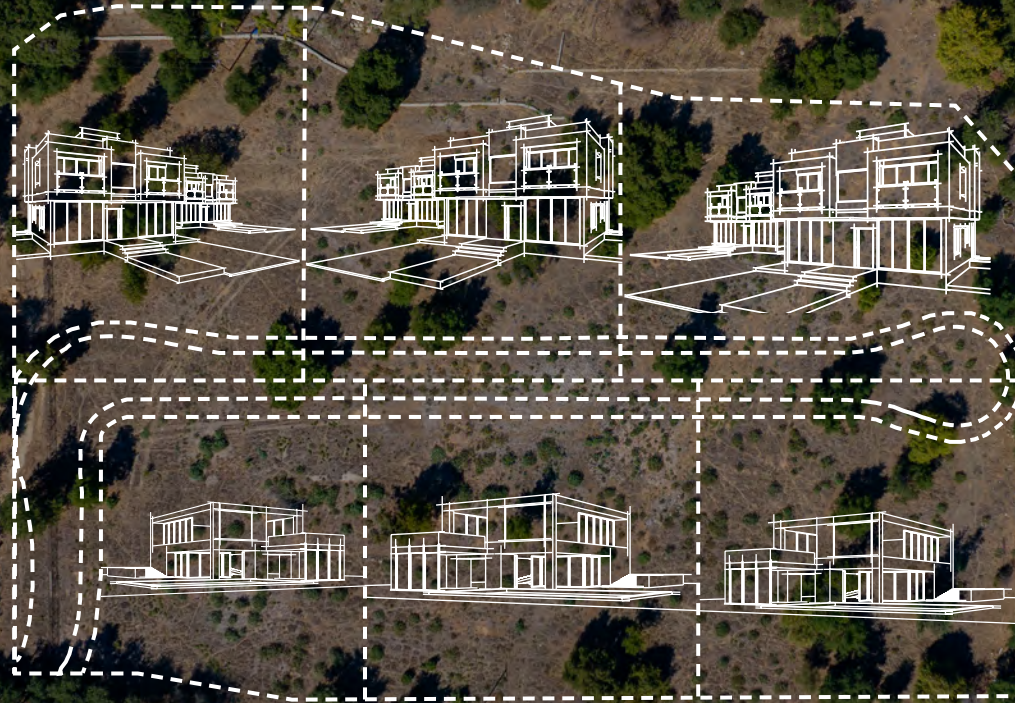
100 PALM HILL LANE, BRADBURY
61 PALM HILL LANE, BRADBURY
188 DEODAR LANE, BRADBURY
99 BLISS CANYON ROAD, BRADBURY
11 DEODAR LANE, BRADBURY
18 DOVETAIL LANE, BRADBURY
165 CIRCLE DRIVE, BRADBURY
439 DEODAR LANE, BRADBURY
238 BARRANCA ROAD, BRADBURY

CLOSED SALES

119 FURLONG LANE, BRADBURY
430 LONG CANYON ROAD, BRADBURY
215 BARRANCA, BRADBURY
1433 LEMON AVENUE, BRADBURY
261 EL CIELO LANE, BRADBURY
529 WINSTON AVE, BRADBURY
17 BRADBURY HILLS ROAD, BRADBURY
585 MT OLIVE DRIVE, BRADBURY
15 WOODLYN LANE, BRADBURY

1901
ROYAL OAKS

6 DEVELOPMENT PLANS



ROYAL OAKS

ZONING

PRE-DEVELOPMENT CONDITIONS GENERAL SITE CHARACTERISTICS

The Specific Plan Area is characterized by steep hillsides with average slopes in excess of 50%. The steeper slopes are located in the northern portions of the site. The level portion of the site is located at the southern 2/3 rds of the subject property. The level portion is accessed from Royal Oaks Drive N over a small portion of access easement over the Los Angeles County Flood District land. Existing mature trees including heritage Oak trees are located on site and documented in the site planting plan. Surrounding features include a County of Los Angeles Drainage/Detention Basin to the south, single-family residential dwelling units located in the City of Duarte to the south, residential estate dwellings located to the east and west and large estate lots high above the site to the north in the City of Bradbury.

LAND USE PLAN

The project is a precise development plan to subdivide a 12.40 gross-acre parcel into seven lots including the parcel (Lot "7") designated as permanent open space. Newly created lots shall contain at least 1.0 net acre of land area. The proposed lot sizes are as follows:

Lot 1 =	1.03 acres (44,922 sq. ft.)
Lot 2 =	1.01 acres (44,109 sq. ft.)
Lot 3 =	1.00 acres (43,577 sq. ft.)
Lot 4 =	1.95 acres (85,085 sq. ft.)
Lot 5 =	1.94 acres (84,646 sq. ft.)
Lot 6 =	1.95 acres (84,821 sq. ft.)
Lot 7 =	3.51 acres (152,933 sq. ft.) (nature preserve lot)

The proposed six residential dwelling units are significantly less than the allowable 12 and the specific plan will establish a nature preserve that is to be maintained by the residents Home Owners Association maintaining the dramatic hillside views. The proposed six dwelling units will be clustered on the flatter portion of the subject property in an effort to minimize grading and to maximize the preservation of open space. The Specific Plan will:

- Limit the number of dwelling units on each developable lot to one.
- Provide for only one attached and/or detached guesthouse per lot as may be provided by State law not exceeding 1,200 square feet in size.
- Minimize the need for substantial grading of the site

- Provide that approximately 3.51 acres or 28% of the project site will remain as natural open space in perpetuity.
- Require that the owners of Lots 1 through 6 maintain the permanent open space acceptable to the City and the Los Angeles county Fire Department
- Establish subdivision planning and design that respects the existing natural terrain.
- Protect and preserve the scenic characteristics of this strategic hillside area.
- Minimize slope alterations and retain a significant amount of the terrain and topography in a natural state.
- Protect significant mature trees and vegetation.
- Provide substantial landscaping to mitigate the impact of development.
- Provide safe and functional access.
- Provide for the extension of municipal services and utilities.
- Avoid visual impact of new buildings that would have been permitted on the steep hillsides.

DEVELOPMENT STANDARDS

The Specific Plan is intended to promote and encourage the maintenance of a suitable environment for low-density and high quality single-family residential estate development.

PERMITTED USES

- One detached single-family residential estate dwelling unit per Lot.
- Accessory buildings and structures as permitted by the Bradbury Zoning Code.
- One attached or detached guesthouse as may be provided for by State Law not to exceed 1,200 square feet in size.

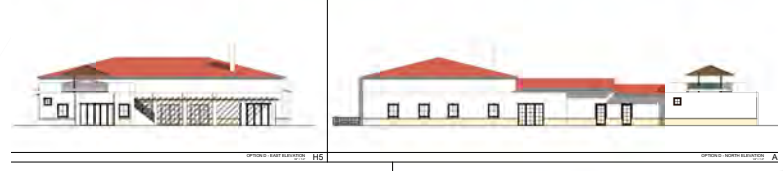
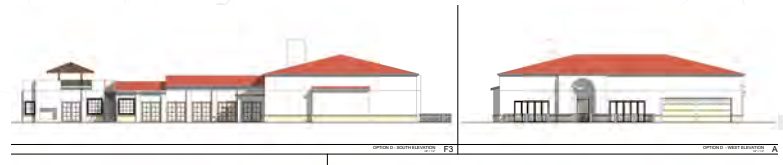
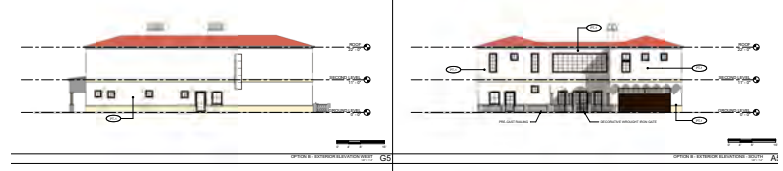
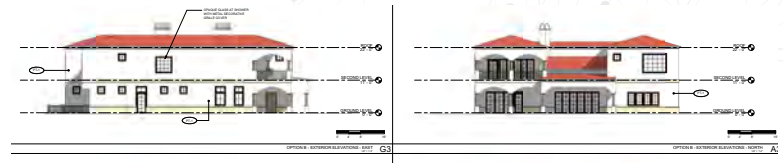
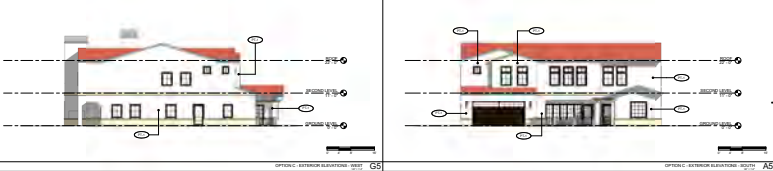
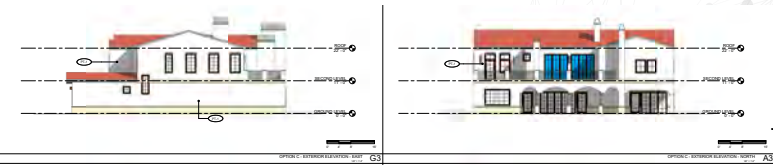
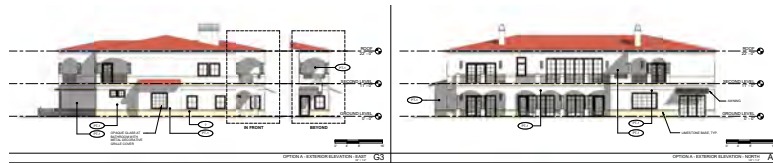


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CITY OF MONROVIA

CITY OF DUARTE

ARCHITECTURAL CONCEPT DRAWINGS



CITY OVERVIEW

BRADBURY, CALIFORNIA

Bradbury, California: A History of Wealth, Exclusivity, and Quiet Prestige

Nestled against the base of the San Gabriel Mountains, Bradbury, California is one of Los Angeles County's smallest, wealthiest, and most exclusive cities. Covering just under two square miles, it sits quietly above Monrovia and Duarte — a world apart from the surrounding suburban sprawl.

Bradbury is not a place of commercial centers, nightlife, or bustling main streets. It's a place of gated drives, equestrian estates, manicured lawns, and sweeping canyon views. With a population hovering around 1,000 residents, the city has maintained a level of privacy and exclusivity unmatched even by its glitzier Los Angeles counterparts.

Origins and Early Character

The city traces its name and origins to the Bradbury family, led by Lewis Leonard Bradbury, a wealthy mining magnate from the late 19th century who made his fortune in Mexico's gold and silver industry. His name lives on most famously through the Bradbury Building in downtown Los Angeles, one of the city's most recognizable architectural landmarks.

Around the turn of the 20th century, the Bradbury family acquired ranchland in the foothills of the San Gabriel Mountains. Over time, this land evolved into a series of private estates, reflecting the family's vision of a rural, equestrian retreat set apart from the increasingly urbanized Los Angeles Basin.

When Bradbury formally incorporated as a city in 1957, its founding residents made a deliberate choice to maintain low density, strict zoning, and minimal commercial intrusion. This early commitment to space and privacy laid the foundation for its modern-day reputation as one of Southern California's most exclusive enclaves.

A CITY DEFINED BY EXCLUSIVITY

From its inception, Bradbury positioned itself as a sanctuary for those seeking luxury and solitude rather than visibility. Unlike Beverly Hills or Malibu, where celebrity and commerce intertwine, Bradbury's wealth is discreet, old-guard, and deeply private.

THE CITY IS DIVIDED INTO THREE PRIMARY RESIDENTIAL DISTRICTS:

- Bradbury Estates – The most prestigious section, a guard-gated community with multi-acre lots, private vineyards, and custom-built mansions often exceeding \$10–30 million in value.
- Woodlyn Lane Area – Also gated, known for its ranch-style homes, equestrian amenities, and scenic canyon backdrops.
- Bradbury Mesa – Non-gated, but still defined by sprawling properties and equestrian trails.

- There are no shopping centers, restaurants, or public schools within the city limits. Streets are lined with oak and eucalyptus trees rather than sidewalks. Streetlights are intentionally limited to preserve a semi-rural feel. These choices aren't aesthetic accidents — they're policy decisions that reinforce Bradbury's identity as an ultra-private residential haven.

DEMOGRAPHICS AND WEALTH

Despite its small size, Bradbury consistently ranks among the richest cities in the United States in terms of median household income and property value.

Median household income often exceeds \$200,000, and in certain years ranks within the top five in the nation. Median home values commonly range from \$5 million to over \$10 million, depending on the neighborhood. The population, approximately 1,000–1,200 residents, is largely composed of established professionals, high-net-worth individuals, and affluent families. Education levels are among the highest in Los Angeles County, with a large percentage of residents holding graduate and professional degrees.

Demographically, Bradbury has evolved from a historically white, old-money enclave into a more internationally diverse community of wealthy residents, including entrepreneurs, investors, and global elites. A significant share of the modern population includes affluent Asian and Middle Eastern families who value Bradbury's privacy and space while maintaining proximity to Los Angeles and Pasadena.

LIFESTYLE AND ENVIRONMENT

Bradbury's appeal lies in its absence of noise, crowds, and commercial development. Zoned for one-acre minimum lots, the city offers expansive estates with stables, tennis courts, and private vineyards, many with direct access to equestrian trails in the foothills and Monrovia Canyon. The atmosphere is pastoral, with wildlife roaming freely and uninterrupted mountain views. Security and privacy are paramount, yet luxury remains understated, favoring quiet prestige over ostentation.

MODERN REPUTATION

In the 21st century, Bradbury has become synonymous with quiet affluence. Its ZIP code (91008) regularly ranks among the most expensive in America. High-profile estate sales and celebrity residences occasionally attract attention, but the city maintains its characteristic discretion.

GOVERNANCE AND PRESERVATION

Bradbury operates with a small city government, contracting most services through Los Angeles County. Policies focus on preserving its rural and equestrian character, with strict limits on development that protect property values and exclusivity.

SUMMARY

Bradbury is a rare enclave of immense wealth, privacy, and natural beauty. Unlike the visible luxury of Beverly Hills or Malibu, its affluence is quiet, measured by distance, silence, and space, preserving the ideals of California living behind its gates.city for over half a century.

DUARTE, CALIFORNIA

1901
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MONROVIA, CALIFORNIA

BRADBURY, CALIFORNIA

DEMOGRAPHICS

POPULATION

	1 Mile		3 Miles		5 Miles	
Current						
2025 Population	26,725	---	217,622	---	591,983	---
2030 Projected Population	26,816	---	220,138	---	599,151	---
Pop Growth (%)	0.3%	---	1.2%	---	1.2%	---
2025 Households	8,812	---	69,791	---	194,709	---
2030 Projected Households	8,842	---	70,577	---	197,123	---
HH Growth (%)	0.3%	---	1.1%	---	1.2%	---
Census Year						
2010 Population	26,382	---	220,697	---	602,800	---
2020 Population	27,099	---	219,908	---	599,015	---
Pop Growth (%)	2.7%	---	-0.4%	---	-0.6%	---
2010 Households	8,753	---	69,755	---	191,506	---
2020 Households	8,933	---	70,510	---	196,941	---
HH Growth (%)	2.1%	---	1.1%	---	2.8%	---

POPULATION BY ETHNICITY

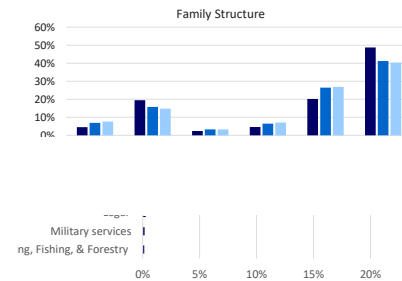
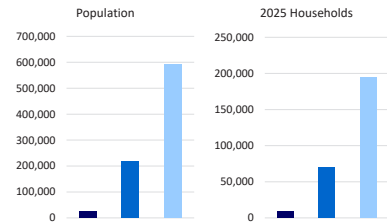
Family Structure (2025)	3,373		17,702		65,778	
Single - Male	152	4.5%	1,219	6.9%	5,000	7.6%
Single - Female	658	19.5%	2,792	15.8%	9,747	14.8%
Single Parent - Male	82	2.4%	575	3.2%	2,186	3.3%
Single Parent - Female	156	4.6%	1,147	6.5%	4,659	7.1%
Married w/ Children	681	20.2%	4,679	26.4%	17,667	26.9%
Married w/out Children	1,645	48.8%	7,290	41.2%	26,518	40.3%
Household Size (2025)						
1 Person	1,538	30.1%	5,876	23.2%	15,059	17.5%
2 Persons	1,395	27.3%	7,167	28.2%	21,778	25.3%
3 Persons	773	15.1%	4,390	17.3%	15,858	18.4%
4 Persons	640	12.5%	3,805	15.0%	14,995	17.4%

HOME OWNERSHIP (2024)

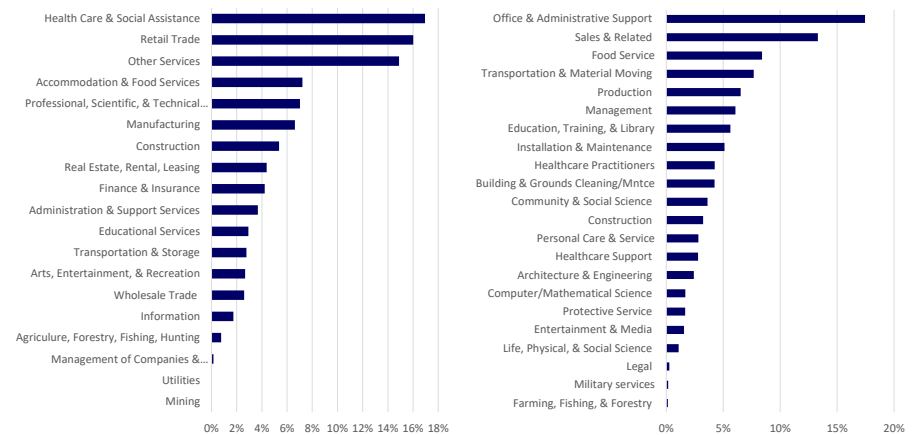
Blue Collar	3,696	51.2%
Building & Grounds Cleaning & Maintenance	295	4.1%

INDUSTRIES (2024)

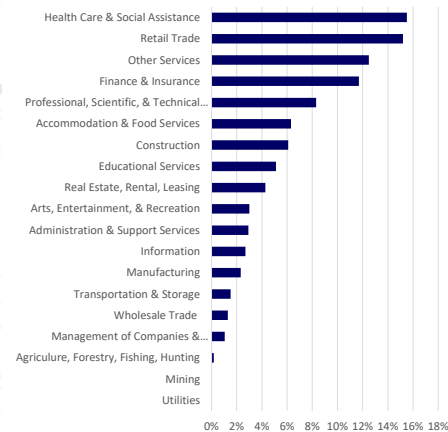
	1 Mile				3 Miles				5 Miles			
	Establishments		Employees		Establishments		Employees		Establishments		Employees	
	#	%	#	%	#	%	#	%	#	%	#	%
Accommodation & Food Services	78	6.3%	323	6.7%	789	6.7%	4,635	7.6%	2,237	6.4%	15,073	7.3%
Administration & Support Services	36	2.9%	97	2.0%	399	3.4%	1,667	2.7%	1,078	3.1%	5,543	2.7%
Agriculture, Forestry, Fishing, Hunting	2	0.2%	4	0.1%	43	0.4%	111	0.2%	118	0.3%	338	0.2%
Arts, Entertainment, & Recreation	37	3.0%	168	3.5%	297	2.5%	1,388	2.3%	873	2.5%	4,813	2.3%
Construction	75	6.1%	223	4.6%	530	4.5%	1,939	3.2%	1,666	4.8%	7,482	3.6%
Educational Services	63	5.1%	615	12.7%	382	3.2%	4,390	7.2%	1,020	2.9%	15,980	7.8%
Finance & Insurance	144	11.7%	370	7.7%	1,062	9.0%	3,172	5.2%	2,878	8.2%	9,659	4.7%
Health Care & Social Assistance	191	15.5%	535	11.1%	2,365	20.0%	13,278	21.7%	6,649	19.0%	41,787	20.3%
Information	33	2.7%	233	4.8%	221	1.9%	1,722	2.8%	725	2.1%	6,475	3.1%
Management of Companies & Enterprises	13	1.1%	164	3.4%	83	0.7%	1,470	2.4%	188	0.5%	3,798	1.8%
Manufacturing	29	2.3%	169	3.5%	449	3.8%	3,136	5.1%	1,633	4.7%	13,307	6.5%
Mining	0	0.0%	0	0.0%	2	0.0%	7	0.0%	20	0.1%	105	0.1%
Professional, Scientific, & Technical Services	103	8.3%	218	4.5%	1,048	8.9%	2,680	4.4%	3,740	10.7%	12,160	5.9%
Real Estate, Rental, Leasing	53	4.3%	68	1.4%	472	4.0%	927	1.5%	1,308	3.7%	3,030	1.5%
Retail Trade	188	15.2%	703	14.6%	1,779	15.1%	9,117	14.9%	5,142	14.7%	30,548	14.9%
Transportation & Storage	19	1.5%	120	2.5%	228	1.9%	1,923	3.1%	607	1.7%	4,990	2.4%
Utilities	0	0.0%	0	0.0%	8	0.1%	411	0.7%	28	0.1%	1,345	0.7%
Wholesale Trade	16	1.3%	23	0.5%	315	2.7%	738	1.2%	1,095	3.1%	2,837	1.4%
Other Services	154	12.5%	789	16.4%	1,340	11.3%	8,565	14.0%	3,986	11.4%	26,310	12.8%
Total	1,234	100%	4,823	100%	11,814	100%	61,277	100%	34,990	100%	205,581	100%



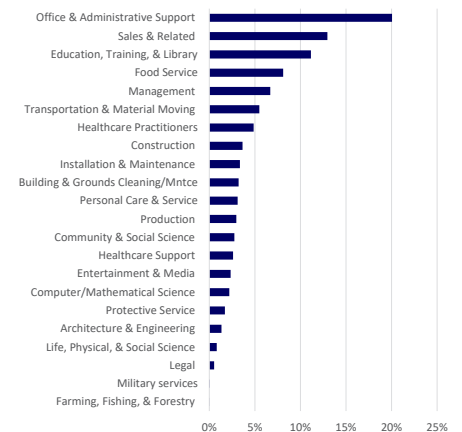
OCCUPATIONS (2024)



INDUSTRIES (# OF ESTABLISHMENTS), RANKED



OCCUPATIONS (# OF EMPLOYEES), RANKED



MONROVIA CALIFORNIA



HISTORY

Monrovia was founded in 1887 and is one of the oldest cities in Los Angeles County. The land was originally home to the Tongva people before becoming part of a Mexican land grant called Rancho Azusa de Duarte. After California became part of the U.S., the city grew through farming, especially citrus, and was named after William N. Monroe, one of its founders. The arrival of the Pacific Electric Railway in the early 1900s helped Monrovia become a desirable suburb. Many of its historic homes and buildings still stand today, especially in Old Town Monrovia.

ECONOMY & JOBS

Monrovia has a diverse local economy. One of its major employers is AeroVironment, a high-tech aerospace and defense company. There are also many jobs in the education sector through the Monrovia Unified School District, and in healthcare, with nearby facilities like City of Hope. Tech startups, life sciences, small businesses, and the film industry also contribute to job growth. Local services, restaurants, and retail stores provide many employment opportunities as well. The city also attracts remote workers and professionals who commute to nearby parts of Los Angeles.

REAL ESTATE

Real estate in Monrovia is a mix of charming historic homes, mid-century properties, and newer condos and apartments. The neighborhoods are clean and tree-lined, with some homes offering views of the San Gabriel Mountains. Housing prices are generally higher than the national average, but Monrovia tends to be more affordable than nearby Pasadena or Glendale. It's popular with families, first-time buyers, and those looking for a quieter suburban lifestyle within commuting distance to downtown LA.

SHOPPING

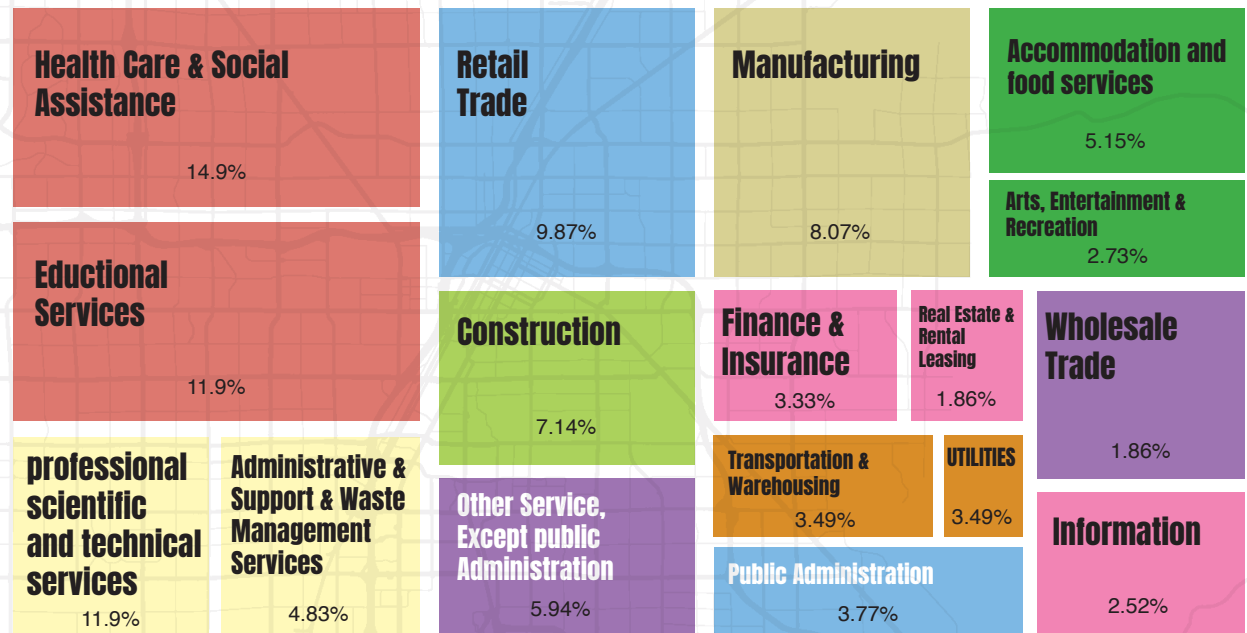
Monrovia offers a variety of shopping options. Old Town Monrovia along Myrtle Avenue is the heart of the city's shopping and dining scene, with boutique stores, antique shops, bakeries, cafes, and restaurants. The area also hosts a popular Friday Night Street Fair with local vendors, live music, and fresh produce. For larger retail chains, residents shop at Huntington Oaks Center and Monrovia Landing, which include stores like Target, HomeGoods, and Burlington. The mix of independent and big-name stores makes shopping convenient and community-oriented.



BIGGEST COMPANIES IN MONROVIA

We figured out the best biggest companies to work for in California using data on salaries, company financial health, and employee diversity. You can also search for the best biggest companies to work for in any other state or city.

- Trader Joe's
- AeroVironment Jobs
- Decore-Active Specialties Inc
- STAAR® Surgical Co
- Visian ICL
- Transpacific Agency
- Monrovia Unified School District
- Children's Oncology Group
- Xencor
- Sweda
- St. Baldrick's Foundation
- Parasoft
- Mt Sierra College



The most common employment sectors for those who live in Monrovia, CA, are Health Care & Social Assistance (2,876 people), Educational Services (2,293 people), and Retail Trade (1,899 people). This chart shows the share breakdown of the primary industries for residents of Monrovia, CA, though some of these residents may live in Monrovia, CA and work somewhere else.



GOLD LINE

MONROVIA

ARCADIA

SIERRA MADRE VILLA

ALLEN

DEL MAR

The Monrovia Station is part of the Foothill Gold Line from Pasadena to Azusa, completed on time and on budget on September 23, 2015. The 11.5-mile, six-station extension was then turned over to Metro. Passenger service began on March 5, 2016.

The Monrovia station is located northwest of the intersection of Duarte Road and Myrtle Avenue, just west of the historic Santa Fe rail depot, and is an island platform station with access from the east.

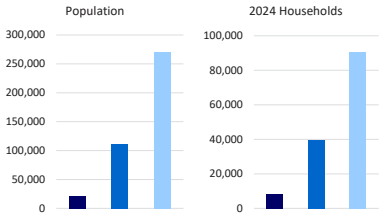
The station's 350-space parking facility also has bicycle parking and lockers.

Although directly adjacent to the historic Santa Fe Depot, the Monrovia station does not include use of the historic structure. The city of Monrovia intends to redevelop the depot as part of their Station Square Transit Village development.

DEMOGRAPHICS

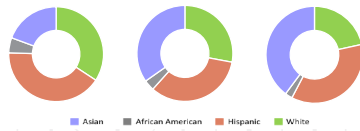
POPULATION

	1 Mile		3 Miles		5 Miles	
Current						
2024 Population	21,378	---	111,471	---	271,160	---
2029 Projected Population	21,387	---	112,860	---	274,605	---
Pop Growth (%)	0.0%	---	1.2%	---	1.3%	---
2024 Households	8,344	---	39,686	---	90,578	---
2029 Projected Households	8,347	---	40,152	---	91,729	---
HH Growth (%)	0.0%	---	1.2%	---	1.3%	---
Census Year						
2010 Population	20,694	---	109,739	---	269,837	---
2020 Population	21,458	---	111,135	---	271,149	---
Pop Growth (%)	3.7%	---	1.3%	---	0.5%	---
2010 Households	7,969	---	38,599	---	88,979	---
2020 Households	8,372	---	39,573	---	90,469	---
HH Growth (%)	5.1%	---	2.5%	---	1.7%	---



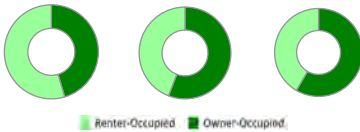
POPULATION BY ETHNICITY

White, Non-Hispanic	6,910	32.3%	29,763	26.7%	56,308	20.8%
Hispanic	8,313	38.9%	35,923	32.2%	94,356	34.8%
Black	1,042	4.9%	3,822	3.4%	6,385	2.4%
Asian	3,911	18.3%	37,021	33.2%	104,008	38.4%
Language at Home (2024)						
Spanish	5,493	27.1%	23,364	22.0%	63,770	24.7%
Asian Language	2,306	11.4%	23,524	22.2%	71,381	27.7%
Ancestry (2024)						
American Indian (ancestry)	43	0.2%	190	0.2%	436	0.2%
Hawaiin (ancestry)	15	0.1%	65	0.1%	173	0.1%



HOME OWNERSHIP (2024)

Owners	3,790	45.4%	22,165	55.9%	52,909	58.4%
Renters	4,554	54.6%	17,521	44.1%	37,668	41.6%



INDUSTRIES (2024)

	Establishments		Employees			Establishments		Employees			Establishments		Employees			Establishments		Employees		
	#	%	#	%		#	%	#	%		#	%	#	%		#	%	#	%	
Accommodation & Food Services	146	7.8%	1,373	10.9%		446	6.2%	3,863	7.5%		861	5.9%	6,852	7.0%		421	2.9%	2,757	2.8%	
Administration & Support Services	50	2.7%	308	2.4%		200	2.8%	1,329	2.6%		421	2.9%	2,757	2.8%		421	2.9%	2,757	2.8%	
Agriculture, Forestry, Fishing, Hunting	7	0.4%	19	0.2%		32	0.4%	90	0.2%		57	0.4%	178	0.2%		57	0.4%	178	0.2%	
Arts, Entertainment, & Recreation	55	2.9%	398	3.1%		191	2.6%	1,218	2.4%		374	2.6%	2,480	2.5%		374	2.6%	2,480	2.5%	
Construction	131	7.0%	789	6.3%		435	6.0%	2,454	4.8%		883	6.1%	4,754	4.9%		883	6.1%	4,754	4.9%	
Educational Services	48	2.5%	668	5.3%		200	2.8%	2,514	4.9%		446	3.1%	6,041	6.2%		446	3.1%	6,041	6.2%	
Finance & Insurance	147	7.8%	633	5.0%		510	7.0%	2,004	3.9%		1,058	7.3%	3,798	3.9%		1,058	7.3%	3,798	3.9%	
Health Care & Social Assistance	354	18.9%	2,313	18.4%		1,683	23.2%	13,822	26.8%		3,118	21.5%	22,960	23.8%		3,118	21.5%	22,960	23.8%	
Information	47	2.5%	503	4.0%		149	2.1%	1,613	3.1%		288	2.0%	2,925	3.0%		288	2.0%	2,925	3.0%	
Management of Companies & Enterprises	9	0.5%	194	1.5%		36	0.5%	737	1.4%		83	0.6%	1,704	1.7%		83	0.6%	1,704	1.7%	
Manufacturing	72	3.8%	758	6.0%		313	4.3%	3,685	7.2%		665	4.6%	7,489	7.7%		665	4.6%	7,489	7.7%	
Mining	2	0.1%	14	0.1%		4	0.1%	28	0.1%		5	0.0%	32	0.0%		5	0.0%	32	0.0%	
Professional, Scientific, & Technical Services	234	12.5%	929	7.4%		717	9.9%	2,702	5.2%		1,334	9.2%	4,852	5.0%		1,334	9.2%	4,852	5.0%	
Real Estate, Rental, Leasing	76	4.0%	210	1.7%		289	4.0%	789	1.5%		552	3.8%	1,413	1.5%		552	3.8%	1,413	1.5%	
Retail Trade	208	11.1%	1,671	13.3%		914	12.6%	6,574	12.8%		2,029	14.0%	13,803	14.2%		2,029	14.0%	13,803	14.2%	
Transportation & Storage	20	1.0%	193	1.5%		90	1.2%	947	1.8%		220	1.5%	2,158	2.2%		220	1.5%	2,158	2.2%	
Utilities	1	0.0%	29	0.2%		4	0.1%	212	0.4%		13	0.1%	652	0.7%		13	0.1%	652	0.7%	
Wholesale Trade	39	2.1%	128	1.0%		192	2.7%	643	1.2%		433	3.0%	1,457	1.5%		433	3.0%	1,457	1.5%	
Other Services	231	12.3%	1,460	11.6%		834	11.5%	6,258	12.2%		1,644	11.4%	11,141	11.4%		1,644	11.4%	11,141	11.4%	
Total	1,874	100%	12,590	100%		7,244	100%	51,482	100%		14,483	100%	97,448	100%		14,483	100%	97,448	100%	

OCCUPATIONS (2024)

	1 Mile		3 Miles		5 Miles	
	# of Employees	%	# of Employees	%	# of Employees	%
White Collar	6,665	52.9%	29,665	57.6%	54,172	55.6%
Architecture & Engineering	218	1.7%	907	1.8%	1,667	1.7%
Community & Social Science	408	3.2%	2,173	4.2%	3,825	3.9%
Computer/Mathematical Science	261	2.2%	994	1.9%	1,804	1.9%
Education, Training, & Library	569	4.5%	2,456	4.8%	5,346	5.5%
Entertainment & Media	231	1.8%	758	1.5%	1,447	1.5%
Healthcare Practitioners	730	5.8%	4,974	9.7%	7,944	8.2%
Healthcare Support	423	3.4%	2,121	4.1%	3,612	3.7%
Legal	93	0.7%	254	0.5%	437	0.4%
Life, Physical, & Social Science	117	0.9%	527	1.0%	939	1.0%
Management	794	6.3%	3,152	6.1%	5,997	6.2%
Office & Administrative Support	2,285	18.1%	9,456	18.4%	17,583	18.0%
Blue Collar	5,921	47.0%	21,777	42.3%	43,186	44.3%
Building & Grounds Cleaning & Maintenance	432	3.4%	1,660	3.2%	3,141	3.2%
Construction	585	4.6%	1,929	3.7%	3,736	3.8%
Farming, Fishing, & Forestry	13	0.1%	58	0.1%	106	0.1%
Food Service	1,320	10.5%	3,904	7.6%	7,179	7.4%
Installation & Maintenance	423	3.4%	1,809	3.5%	3,567	3.7%
Personal Care & Service	410	3.3%	1,360	2.6%	2,677	2.7%
Production	567	4.5%	2,491	4.8%	5,149	5.3%
Protective Service	132	1.0%	688	1.3%	1,291	1.3%
Sales & Related	1,453	11.5%	5,419	10.5%	11,099	11.4%
Transportation & Material Moving	584	4.6%	2,460	4.8%	5,241	5.4%
Military Services	4	0.0%	40	0.1%	90	0.1%

INDUSTRIES (# OF ESTABLISHMENTS), RANKED

1901 ROYAL OAKS



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