

Demographic Detail Report

3302-3330 Pico Blvd, Santa Monica, CA 90405

Building Type: **Class C Office** Total Available: **4,875 SF**
 Class: **C** % Leased: **92.1%**
 RBA: **25,000 SF** Rent/SF/Mo: **\$3.00**
 Typical Floor: **12,500 SF**



Radius	1 Mile	2 Mile	3 Mile
Population			
2027 Projection	28,107	140,908	337,199
2022 Estimate	28,386	141,870	339,933
2010 Census	27,561	135,479	326,839
Growth 2022 - 2027	-0.98%	-0.68%	-0.80%
Growth 2010 - 2022	2.99%	4.72%	4.01%
2022 Population by Age			
	28,386	141,870	339,933
Age 0 - 4	1,665 5.87%	8,375 5.90%	20,598 6.06%
Age 5 - 9	1,591 5.60%	8,156 5.75%	19,714 5.80%
Age 10 - 14	1,400 4.93%	7,217 5.09%	17,148 5.04%
Age 15 - 19	1,197 4.22%	5,970 4.21%	14,003 4.12%
Age 20 - 24	1,230 4.33%	5,743 4.05%	13,818 4.06%
Age 25 - 29	1,730 6.09%	7,987 5.63%	20,007 5.89%
Age 30 - 34	2,303 8.11%	11,170 7.87%	27,888 8.20%
Age 35 - 39	2,494 8.79%	12,553 8.85%	30,675 9.02%
Age 40 - 44	2,381 8.39%	12,157 8.57%	29,097 8.56%
Age 45 - 49	2,198 7.74%	11,204 7.90%	26,602 7.83%
Age 50 - 54	2,017 7.11%	10,131 7.14%	23,984 7.06%
Age 55 - 59	1,846 6.50%	9,182 6.47%	21,656 6.37%
Age 60 - 64	1,688 5.95%	8,343 5.88%	19,503 5.74%
Age 65 - 69	1,445 5.09%	7,198 5.07%	16,706 4.91%
Age 70 - 74	1,158 4.08%	5,857 4.13%	13,585 4.00%
Age 75 - 79	832 2.93%	4,277 3.01%	9,981 2.94%
Age 80 - 84	559 1.97%	2,900 2.04%	6,804 2.00%
Age 85+	654 2.30%	3,449 2.43%	8,163 2.40%
Age 65+	4,648 16.37%	23,681 16.69%	55,239 16.25%
Median Age	41.20	41.50	41.10
Average Age	40.80	41.00	40.60

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Radius	1 Mile		2 Mile		3 Mile	
2022 Population By Race	28,386		141,870		339,933	
White	19,451	68.52%	100,145	70.59%	244,845	72.03%
Black	1,090	3.84%	5,420	3.82%	14,217	4.18%
Am. Indian & Alaskan	345	1.22%	1,136	0.80%	2,866	0.84%
Asian	6,070	21.38%	27,813	19.60%	61,090	17.97%
Hawaiian & Pacific Island	70	0.25%	245	0.17%	638	0.19%
Other	1,360	4.79%	7,112	5.01%	16,277	4.79%
Population by Hispanic Origin	28,386		141,870		339,933	
Non-Hispanic Origin	21,071	74.23%	116,818	82.34%	279,441	82.20%
Hispanic Origin	7,315	25.77%	25,052	17.66%	60,492	17.80%
2022 Median Age, Male	40.30		40.70		40.40	
2022 Average Age, Male	39.70		39.90		39.70	
2022 Median Age, Female	42.20		42.40		41.70	
2022 Average Age, Female	41.80		41.90		41.50	
2022 Population by Occupation Classification	23,496		116,932		279,675	
Civilian Employed	15,291	65.08%	75,560	64.62%	177,913	63.61%
Civilian Unemployed	1,220	5.19%	7,368	6.30%	19,231	6.88%
Civilian Non-Labor Force	6,978	29.70%	33,890	28.98%	82,378	29.45%
Armed Forces	7	0.03%	114	0.10%	153	0.05%
Households by Marital Status						
Married	4,063		21,543		48,998	
Married No Children	2,370		12,765		29,427	
Married w/Children	1,693		8,778		19,571	
2022 Population by Education	23,491		115,584		275,975	
Some High School, No Diploma	2,140	9.11%	6,956	6.02%	15,955	5.78%
High School Grad (Incl Equivalency)	2,232	9.50%	9,178	7.94%	22,007	7.97%
Some College, No Degree	4,147	17.65%	20,133	17.42%	47,731	17.30%
Associate Degree	2,189	9.32%	9,176	7.94%	21,322	7.73%
Bachelor Degree	7,645	32.54%	40,884	35.37%	95,835	34.73%
Advanced Degree	5,138	21.87%	29,257	25.31%	73,125	26.50%

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Radius	1 Mile		2 Mile		3 Mile	
2022 Population by Occupation	29,076		144,320		340,027	
Real Estate & Finance	1,227	4.22%	6,490	4.50%	15,281	4.49%
Professional & Management	12,424	42.73%	65,550	45.42%	155,742	45.80%
Public Administration	217	0.75%	1,303	0.90%	3,450	1.01%
Education & Health	3,108	10.69%	17,177	11.90%	38,859	11.43%
Services	2,095	7.21%	8,266	5.73%	21,175	6.23%
Information	1,615	5.55%	7,897	5.47%	18,180	5.35%
Sales	2,881	9.91%	13,815	9.57%	32,695	9.62%
Transportation	974	3.35%	4,102	2.84%	9,427	2.77%
Retail	1,250	4.30%	5,669	3.93%	13,216	3.89%
Wholesale	228	0.78%	1,493	1.03%	3,211	0.94%
Manufacturing	843	2.90%	3,433	2.38%	7,549	2.22%
Production	809	2.78%	2,968	2.06%	6,074	1.79%
Construction	256	0.88%	1,507	1.04%	3,523	1.04%
Utilities	410	1.41%	1,683	1.17%	4,186	1.23%
Agriculture & Mining	87	0.30%	178	0.12%	261	0.08%
Farming, Fishing, Forestry	62	0.21%	87	0.06%	97	0.03%
Other Services	590	2.03%	2,702	1.87%	7,101	2.09%
2022 Worker Travel Time to Job	14,273		68,634		160,530	
<30 Minutes	9,445	66.17%	42,791	62.35%	96,145	59.89%
30-60 Minutes	4,134	28.96%	22,410	32.65%	54,760	34.11%
60+ Minutes	694	4.86%	3,433	5.00%	9,625	6.00%
2010 Households by HH Size	12,779		64,537		158,591	
1-Person Households	4,948	38.72%	25,450	39.43%	66,761	42.10%
2-Person Households	4,179	32.70%	21,894	33.92%	52,326	32.99%
3-Person Households	1,789	14.00%	8,957	13.88%	19,806	12.49%
4-Person Households	1,149	8.99%	5,566	8.62%	13,123	8.27%
5-Person Households	446	3.49%	1,772	2.75%	4,272	2.69%
6-Person Households	156	1.22%	562	0.87%	1,454	0.92%
7 or more Person Households	112	0.88%	336	0.52%	849	0.54%
2022 Average Household Size	2.10		2.10		2.00	
Households						
2027 Projection	12,788		65,960		161,359	
2022 Estimate	12,956		66,600		163,039	
2010 Census	12,780		64,537		158,590	
Growth 2022 - 2027	-1.30%		-0.96%		-1.03%	
Growth 2010 - 2022	1.38%		3.20%		2.81%	

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Radius	1 Mile		2 Mile		3 Mile	
2022 Households by HH Income	12,957		66,601		163,038	
<\$25,000	1,890	14.59%	8,861	13.30%	24,358	14.94%
\$25,000 - \$50,000	1,854	14.31%	8,196	12.31%	20,088	12.32%
\$50,000 - \$75,000	1,650	12.73%	8,767	13.16%	20,401	12.51%
\$75,000 - \$100,000	1,236	9.54%	7,909	11.88%	18,771	11.51%
\$100,000 - \$125,000	1,277	9.86%	6,972	10.47%	16,725	10.26%
\$125,000 - \$150,000	868	6.70%	5,220	7.84%	11,777	7.22%
\$150,000 - \$200,000	1,777	13.71%	7,711	11.58%	17,864	10.96%
\$200,000+	2,405	18.56%	12,965	19.47%	33,054	20.27%
2022 Avg Household Income	\$125,514		\$128,078		\$127,794	
2022 Med Household Income	\$96,935		\$98,632		\$97,204	
2022 Occupied Housing	12,957		66,600		163,039	
Owner Occupied	4,433	34.21%	22,529	33.83%	50,771	31.14%
Renter Occupied	8,524	65.79%	44,071	66.17%	112,268	68.86%
2010 Housing Units	14,240		74,259		181,412	
1 Unit	5,008	35.17%	21,042	28.34%	48,019	26.47%
2 - 4 Units	1,457	10.23%	6,578	8.86%	15,909	8.77%
5 - 19 Units	5,653	39.70%	30,806	41.48%	63,319	34.90%
20+ Units	2,122	14.90%	15,833	21.32%	54,165	29.86%
2022 Housing Value	4,431		22,529		50,770	
<\$100,000	89	2.01%	237	1.05%	607	1.20%
\$100,000 - \$200,000	0	0.00%	123	0.55%	397	0.78%
\$200,000 - \$300,000	13	0.29%	75	0.33%	156	0.31%
\$300,000 - \$400,000	30	0.68%	97	0.43%	384	0.76%
\$400,000 - \$500,000	81	1.83%	407	1.81%	755	1.49%
\$500,000 - \$1,000,000	1,669	37.67%	7,449	33.06%	17,726	34.91%
\$1,000,000+	2,549	57.53%	14,141	62.77%	30,745	60.56%
2022 Median Home Value	\$1,039,251		\$1,061,025		\$1,052,301	
2022 Housing Units by Yr Built	14,344		74,434		181,872	
Built 2010+	678	4.73%	4,521	6.07%	10,031	5.52%
Built 2000 - 2010	499	3.48%	3,045	4.09%	10,530	5.79%
Built 1990 - 1999	620	4.32%	4,913	6.60%	11,423	6.28%
Built 1980 - 1989	1,519	10.59%	6,683	8.98%	18,566	10.21%
Built 1970 - 1979	2,142	14.93%	11,707	15.73%	29,525	16.23%
Built 1960 - 1969	2,160	15.06%	12,655	17.00%	30,707	16.88%
Built 1950 - 1959	2,620	18.27%	12,742	17.12%	27,317	15.02%
Built <1949	4,106	28.63%	18,168	24.41%	43,773	24.07%
2022 Median Year Built	1961		1964		1965	