

Demographic Detail Report

2480 S Sepulveda Blvd, Los Angeles, CA 90064

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **12,761 SF**
 Year Built: **1974**

Total Available: **12,761 SF**
 % Leased: **0%**
 Rent/SF/Mo: **\$2.99**



Radius	1 Mile	2 Mile	3 Mile			
Population						
2029 Projection	34,192	161,823	339,165			
2024 Estimate	34,711	164,561	345,228			
2020 Census	33,067	158,217	335,146			
Growth 2024 - 2029	-1.50%	-1.66%	-1.76%			
Growth 2020 - 2024	4.97%	4.01%	3.01%			
2024 Population by Age		164,561	345,228			
Age 0 - 4	2,128	6.13%	9,953	6.05%	20,882	6.05%
Age 5 - 9	1,592	4.59%	7,042	4.28%	14,759	4.28%
Age 10 - 14	1,427	4.11%	6,163	3.75%	13,302	3.85%
Age 15 - 19	1,255	3.62%	5,517	3.35%	16,416	4.76%
Age 20 - 24	1,661	4.79%	8,358	5.08%	25,798	7.47%
Age 25 - 29	3,105	8.95%	15,366	9.34%	33,484	9.70%
Age 30 - 34	4,017	11.57%	19,532	11.87%	36,675	10.62%
Age 35 - 39	3,563	10.26%	16,963	10.31%	31,522	9.13%
Age 40 - 44	2,744	7.91%	12,935	7.86%	24,922	7.22%
Age 45 - 49	2,249	6.48%	10,225	6.21%	20,590	5.96%
Age 50 - 54	2,053	5.91%	9,282	5.64%	19,081	5.53%
Age 55 - 59	1,780	5.13%	8,378	5.09%	17,262	5.00%
Age 60 - 64	1,657	4.77%	8,000	4.86%	16,367	4.74%
Age 65 - 69	1,537	4.43%	7,374	4.48%	15,060	4.36%
Age 70 - 74	1,371	3.95%	6,499	3.95%	13,166	3.81%
Age 75 - 79	1,060	3.05%	5,131	3.12%	10,270	2.97%
Age 80 - 84	730	2.10%	3,631	2.21%	7,199	2.09%
Age 85+	782	2.25%	4,213	2.56%	8,472	2.45%
Age 65+	5,480	15.79%	26,848	16.31%	54,167	15.69%
Median Age	38.00		38.10		36.80	
Average Age	39.80		40.10		39.10	

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Radius	1 Mile		2 Mile		3 Mile	
2024 Population By Race	34,711		164,561		345,228	
White	17,362	50.02%	87,716	53.30%	188,096	54.48%
Black	1,062	3.06%	6,225	3.78%	13,454	3.90%
Am. Indian & Alaskan	130	0.37%	992	0.60%	2,346	0.68%
Asian	8,628	24.86%	33,118	20.13%	61,835	17.91%
Hawaiian & Pacific Island	57	0.16%	248	0.15%	565	0.16%
Other	7,471	21.52%	36,264	22.04%	78,932	22.86%
Population by Hispanic Origin	34,711		164,561		345,228	
Non-Hispanic Origin	28,959	83.43%	135,012	82.04%	278,301	80.61%
Hispanic Origin	5,752	16.57%	29,549	17.96%	66,927	19.39%
2024 Median Age, Male	37.50		37.60		36.50	
2024 Average Age, Male	38.80		39.30		38.30	
2024 Median Age, Female	38.70		38.50		37.10	
2024 Average Age, Female	40.70		40.90		39.80	
2024 Population by Occupation Classification	29,318		140,308		293,007	
Civilian Employed	20,617	70.32%	96,680	68.91%	192,357	65.65%
Civilian Unemployed	653	2.23%	3,869	2.76%	8,739	2.98%
Civilian Non-Labor Force	8,039	27.42%	39,658	28.26%	91,743	31.31%
Armed Forces	9	0.03%	101	0.07%	168	0.06%
Households by Marital Status						
Married	5,484		24,270		48,712	
Married No Children	3,223		15,058		29,770	
Married w/Children	2,261		9,212		18,941	
2024 Population by Education	28,889		137,583		275,031	
Some High School, No Diploma	1,239	4.29%	6,388	4.64%	14,928	5.43%
High School Grad (Incl Equivalency)	1,910	6.61%	10,978	7.98%	21,961	7.98%
Some College, No Degree	4,338	15.02%	21,494	15.62%	45,465	16.53%
Associate Degree	2,242	7.76%	10,054	7.31%	20,961	7.62%
Bachelor Degree	10,067	34.85%	48,797	35.47%	94,989	34.54%
Advanced Degree	9,093	31.48%	39,872	28.98%	76,727	27.90%

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Radius	1 Mile		2 Mile		3 Mile	
2024 Population by Occupation	39,461		186,212		368,228	
Real Estate & Finance	1,579	4.00%	7,828	4.20%	15,168	4.12%
Professional & Management	19,028	48.22%	88,701	47.63%	170,900	46.41%
Public Administration	457	1.16%	2,084	1.12%	4,054	1.10%
Education & Health	5,230	13.25%	24,424	13.12%	48,383	13.14%
Services	2,164	5.48%	10,514	5.65%	21,338	5.79%
Information	1,576	3.99%	8,218	4.41%	18,062	4.91%
Sales	3,301	8.37%	15,926	8.55%	33,458	9.09%
Transportation	1,011	2.56%	5,096	2.74%	8,817	2.39%
Retail	1,305	3.31%	5,989	3.22%	12,773	3.47%
Wholesale	466	1.18%	1,798	0.97%	3,851	1.05%
Manufacturing	934	2.37%	4,025	2.16%	8,309	2.26%
Production	523	1.33%	3,143	1.69%	6,525	1.77%
Construction	491	1.24%	1,925	1.03%	4,133	1.12%
Utilities	434	1.10%	2,337	1.26%	4,491	1.22%
Agriculture & Mining	90	0.23%	219	0.12%	407	0.11%
Farming, Fishing, Forestry	0	0.00%	95	0.05%	154	0.04%
Other Services	872	2.21%	3,890	2.09%	7,405	2.01%
2024 Worker Travel Time to Job	16,526		78,199		155,483	
<30 Minutes	10,545	63.81%	48,130	61.55%	95,769	61.59%
30-60 Minutes	5,259	31.82%	25,878	33.09%	50,983	32.79%
60+ Minutes	722	4.37%	4,191	5.36%	8,731	5.62%
2020 Households by HH Size	14,133		73,617		145,471	
1-Person Households	4,749	33.60%	28,187	38.29%	54,551	37.50%
2-Person Households	4,929	34.88%	25,591	34.76%	49,394	33.95%
3-Person Households	2,150	15.21%	9,995	13.58%	19,795	13.61%
4-Person Households	1,591	11.26%	6,584	8.94%	13,952	9.59%
5-Person Households	457	3.23%	2,097	2.85%	4,924	3.38%
6-Person Households	149	1.05%	704	0.96%	1,751	1.20%
7 or more Person Households	108	0.76%	459	0.62%	1,104	0.76%
2024 Average Household Size	2.20		2.00		2.10	
Households						
2029 Projection	14,668		75,019		146,659	
2024 Estimate	14,890		76,375		149,560	
2020 Census	14,133		73,617		145,470	
Growth 2024 - 2029	-1.49%		-1.78%		-1.94%	
Growth 2020 - 2024	5.36%		3.75%		2.81%	

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Radius	1 Mile		2 Mile		3 Mile	
2024 Households by HH Income	14,890		76,375		149,562	
<\$25,000	1,981	13.30%	10,738	14.06%	22,572	15.09%
\$25,000 - \$50,000	1,600	10.75%	8,920	11.68%	17,262	11.54%
\$50,000 - \$75,000	1,702	11.43%	10,010	13.11%	18,869	12.62%
\$75,000 - \$100,000	1,677	11.26%	8,926	11.69%	16,242	10.86%
\$100,000 - \$125,000	1,537	10.32%	7,898	10.34%	14,429	9.65%
\$125,000 - \$150,000	1,236	8.30%	6,029	7.89%	10,964	7.33%
\$150,000 - \$200,000	1,715	11.52%	8,273	10.83%	16,512	11.04%
\$200,000+	3,442	23.12%	15,581	20.40%	32,712	21.87%
2024 Avg Household Income	\$137,675		\$129,329		\$131,663	
2024 Med Household Income	\$107,888		\$98,861		\$99,747	
2024 Occupied Housing	14,890		76,374		149,560	
Owner Occupied	5,903	39.64%	23,782	31.14%	48,404	32.36%
Renter Occupied	8,987	60.36%	52,592	68.86%	101,156	67.64%
2020 Housing Units	16,633		85,720		167,738	
1 Unit	5,849	35.17%	19,432	22.67%	45,363	27.04%
2 - 4 Units	1,292	7.77%	5,126	5.98%	13,849	8.26%
5 - 19 Units	5,423	32.60%	32,111	37.46%	59,536	35.49%
20+ Units	4,069	24.46%	29,051	33.89%	48,990	29.21%
2024 Housing Value	5,903		23,781		48,404	
<\$100,000	51	0.86%	183	0.77%	463	0.96%
\$100,000 - \$200,000	20	0.34%	150	0.63%	236	0.49%
\$200,000 - \$300,000	8	0.14%	41	0.17%	90	0.19%
\$300,000 - \$400,000	19	0.32%	72	0.30%	148	0.31%
\$400,000 - \$500,000	39	0.66%	175	0.74%	277	0.57%
\$500,000 - \$1,000,000	1,336	22.63%	6,139	25.81%	10,457	21.60%
\$1,000,000+	4,430	75.05%	17,021	71.57%	36,733	75.89%
2024 Median Home Value	\$1,100,124		\$1,090,427		\$1,102,341	
2024 Housing Units by Yr Built	16,644		85,869		168,084	
Built 2010+	2,067	12.42%	9,840	11.46%	17,541	10.44%
Built 2000 - 2010	956	5.74%	4,876	5.68%	8,671	5.16%
Built 1990 - 1999	1,046	6.28%	5,042	5.87%	9,414	5.60%
Built 1980 - 1989	1,900	11.42%	12,927	15.05%	20,684	12.31%
Built 1970 - 1979	2,499	15.01%	15,995	18.63%	28,773	17.12%
Built 1960 - 1969	1,857	11.16%	12,171	14.17%	23,957	14.25%
Built 1950 - 1959	2,116	12.71%	10,731	12.50%	23,460	13.96%
Built <1949	4,203	25.25%	14,287	16.64%	35,584	21.17%
2024 Median Year Built	1970		1973		1969	