

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	34,711	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