

Demographic Detail Report

14550-14554 Ventura Blvd, Sherman Oaks, CA 91403

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: **Storefront** % Leased: **100%**
 GLA: **2,564 SF** Rent/SF/Mo: **-**
 Year Built: **1937**



Radius	1 Mile	2 Mile	3 Mile
Population			
2028 Projection	26,493	76,122	157,987
2023 Estimate	27,156	78,045	161,712
2010 Census	27,767	79,882	164,170
Growth 2023 - 2028	-2.44%	-2.46%	-2.30%
Growth 2010 - 2023	-2.20%	-2.30%	-1.50%
2023 Population by Age			
	27,156	78,045	161,712
Age 0 - 4	1,494 5.50%	4,046 5.18%	8,509 5.26%
Age 5 - 9	1,527 5.62%	4,160 5.33%	8,732 5.40%
Age 10 - 14	1,461 5.38%	4,189 5.37%	9,051 5.60%
Age 15 - 19	1,221 4.50%	3,793 4.86%	8,653 5.35%
Age 20 - 24	1,029 3.79%	3,391 4.34%	8,176 5.06%
Age 25 - 29	1,244 4.58%	3,870 4.96%	9,242 5.72%
Age 30 - 34	1,834 6.75%	5,077 6.51%	11,156 6.90%
Age 35 - 39	2,284 8.41%	5,906 7.57%	12,000 7.42%
Age 40 - 44	2,387 8.79%	6,138 7.86%	11,964 7.40%
Age 45 - 49	2,285 8.41%	6,072 7.78%	11,734 7.26%
Age 50 - 54	2,137 7.87%	5,994 7.68%	11,722 7.25%
Age 55 - 59	1,935 7.13%	5,704 7.31%	11,352 7.02%
Age 60 - 64	1,721 6.34%	5,265 6.75%	10,602 6.56%
Age 65 - 69	1,454 5.35%	4,558 5.84%	9,205 5.69%
Age 70 - 74	1,163 4.28%	3,683 4.72%	7,406 4.58%
Age 75 - 79	823 3.03%	2,603 3.34%	5,184 3.21%
Age 80 - 84	543 2.00%	1,694 2.17%	3,343 2.07%
Age 85+	613 2.26%	1,903 2.44%	3,681 2.28%
Age 65+	4,596 16.92%	14,441 18.50%	28,819 17.82%
Median Age	43.10	43.70	42.20
Average Age	41.70	42.30	41.30

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Radius	1 Mile	2 Mile	3 Mile
2023 Population By Race	27,156	78,045	161,712
White	21,654 79.74%	62,663 80.29%	132,606 82.00%
Black	1,636 6.02%	4,412 5.65%	8,274 5.12%
Am. Indian & Alaskan	94 0.35%	376 0.48%	1,366 0.84%
Asian	2,481 9.14%	7,066 9.05%	12,881 7.97%
Hawaiian & Pacific Island	38 0.14%	103 0.13%	237 0.15%
Other	1,252 4.61%	3,425 4.39%	6,347 3.92%
Population by Hispanic Origin	27,156	78,045	161,712
Non-Hispanic Origin	23,595 86.89%	65,952 84.51%	116,386 71.97%
Hispanic Origin	3,561 13.11%	12,092 15.49%	45,325 28.03%
2023 Median Age, Male	42.40	42.80	41.30
2023 Average Age, Male	40.60	41.20	40.40
2023 Median Age, Female	43.80	44.60	43.20
2023 Average Age, Female	42.60	43.20	42.30
2023 Population by Occupation Classification	22,433	64,898	133,697
Civilian Employed	16,573 73.88%	45,775 70.53%	89,964 67.29%
Civilian Unemployed	1,029 4.59%	2,706 4.17%	5,280 3.95%
Civilian Non-Labor Force	4,810 21.44%	16,390 25.26%	38,424 28.74%
Armed Forces	21 0.09%	27 0.04%	29 0.02%
Households by Marital Status			
Married	4,358	13,299	26,827
Married No Children	2,558	7,682	14,633
Married w/Children	1,800	5,617	12,194
2023 Population by Education	22,649	64,381	130,363
Some High School, No Diploma	593 2.62%	2,480 3.85%	13,452 10.32%
High School Grad (Incl Equivalency)	2,028 8.95%	6,306 9.79%	16,492 12.65%
Some College, No Degree	5,063 22.35%	14,800 22.99%	28,868 22.14%
Associate Degree	2,225 9.82%	5,916 9.19%	11,774 9.03%
Bachelor Degree	8,238 36.37%	21,921 34.05%	37,362 28.66%
Advanced Degree	4,502 19.88%	12,958 20.13%	22,415 17.19%

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Radius	1 Mile		2 Mile		3 Mile	
2023 Population by Occupation	30,996		85,433		168,165	
Real Estate & Finance	1,611	5.20%	4,017	4.70%	6,924	4.12%
Professional & Management	13,382	43.17%	35,725	41.82%	61,127	36.35%
Public Administration	288	0.93%	876	1.03%	1,831	1.09%
Education & Health	2,911	9.39%	8,845	10.35%	17,236	10.25%
Services	1,876	6.05%	5,402	6.32%	14,856	8.83%
Information	2,365	7.63%	6,076	7.11%	9,516	5.66%
Sales	3,473	11.20%	9,136	10.69%	17,924	10.66%
Transportation	471	1.52%	1,322	1.55%	4,805	2.86%
Retail	1,228	3.96%	3,264	3.82%	7,415	4.41%
Wholesale	522	1.68%	1,288	1.51%	2,537	1.51%
Manufacturing	745	2.40%	1,956	2.29%	4,125	2.45%
Production	729	2.35%	2,024	2.37%	5,801	3.45%
Construction	182	0.59%	1,419	1.66%	4,948	2.94%
Utilities	422	1.36%	1,189	1.39%	2,564	1.52%
Agriculture & Mining	12	0.04%	69	0.08%	193	0.11%
Farming, Fishing, Forestry	0	0.00%	27	0.03%	201	0.12%
Other Services	779	2.51%	2,798	3.28%	6,162	3.66%
2023 Worker Travel Time to Job	14,740		40,896		81,903	
<30 Minutes	5,937	40.28%	17,286	42.27%	35,099	42.85%
30-60 Minutes	6,622	44.93%	17,970	43.94%	33,799	41.27%
60+ Minutes	2,181	14.80%	5,640	13.79%	13,005	15.88%
2010 Households by HH Size	13,921		37,539		68,598	
1-Person Households	5,651	40.59%	13,779	36.71%	21,889	31.91%
2-Person Households	4,890	35.13%	13,004	34.64%	22,476	32.76%
3-Person Households	1,864	13.39%	5,473	14.58%	10,531	15.35%
4-Person Households	1,118	8.03%	3,717	9.90%	8,187	11.93%
5-Person Households	290	2.08%	1,097	2.92%	3,354	4.89%
6-Person Households	75	0.54%	311	0.83%	1,234	1.80%
7 or more Person Households	33	0.24%	158	0.42%	927	1.35%
2023 Average Household Size	2.00		2.10		2.40	
Households						
2028 Projection	13,053		35,149		64,705	
2023 Estimate	13,429		36,174		66,508	
2010 Census	13,921		37,538		68,598	
Growth 2023 - 2028	-2.80%		-2.83%		-2.71%	
Growth 2010 - 2023	-3.53%		-3.63%		-3.05%	

Demographic Detail Report

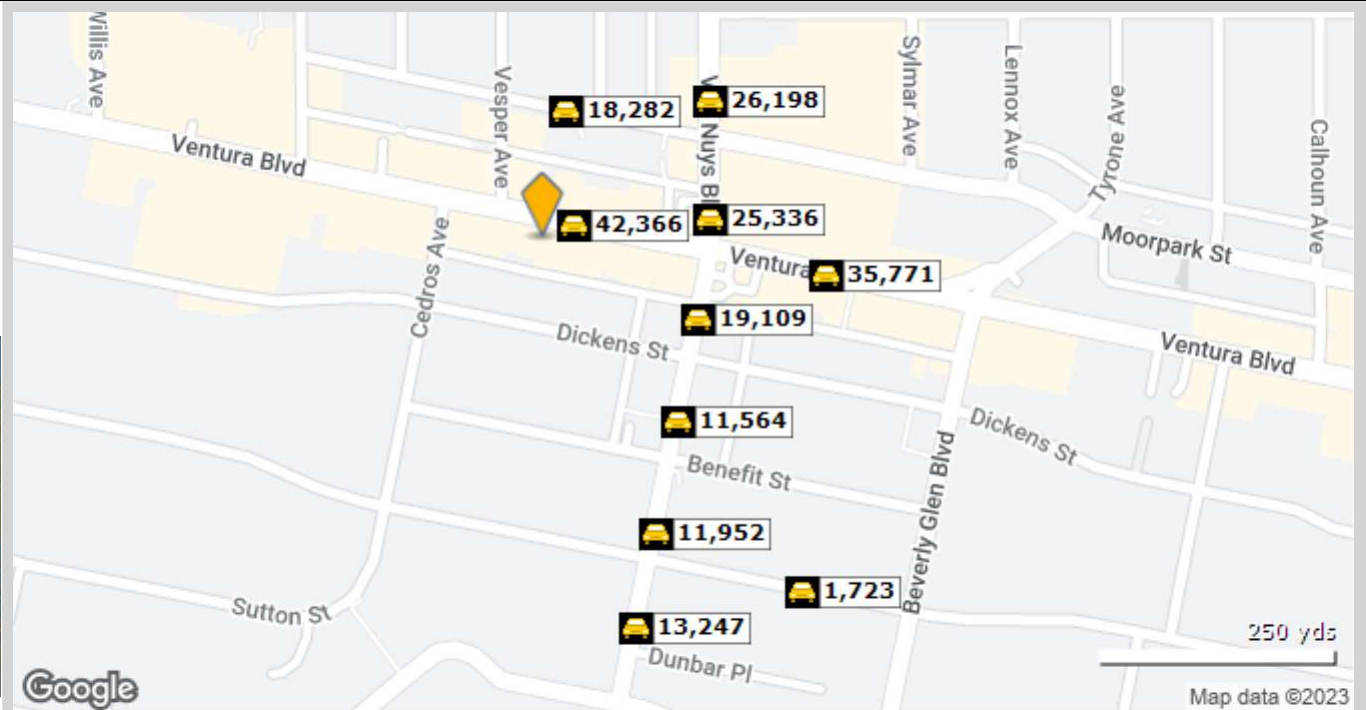
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Radius	1 Mile	2 Mile	3 Mile
2023 Households by HH Income	13,428	36,174	66,508
<\$25,000	1,632 12.15%	4,269 11.80%	9,393 14.12%
\$25,000 - \$50,000	1,728 12.87%	4,784 13.22%	9,850 14.81%
\$50,000 - \$75,000	1,902 14.16%	4,833 13.36%	9,506 14.29%
\$75,000 - \$100,000	1,685 12.55%	4,053 11.20%	6,692 10.06%
\$100,000 - \$125,000	1,610 11.99%	3,946 10.91%	6,662 10.02%
\$125,000 - \$150,000	1,063 7.92%	3,369 9.31%	5,330 8.01%
\$150,000 - \$200,000	1,288 9.59%	3,558 9.84%	6,124 9.21%
\$200,000+	2,520 18.77%	7,362 20.35%	12,951 19.47%
2023 Avg Household Income	\$125,815	\$130,243	\$124,128
2023 Med Household Income	\$96,542	\$100,938	\$91,829
2023 Occupied Housing	13,429	36,173	66,508
Owner Occupied	4,809 35.81%	15,997 44.22%	29,460 44.30%
Renter Occupied	8,620 64.19%	20,176 55.78%	37,048 55.70%
2010 Housing Units	15,228	41,037	75,119
1 Unit	4,972 32.65%	17,536 42.73%	33,460 44.54%
2 - 4 Units	421 2.76%	1,492 3.64%	2,920 3.89%
5 - 19 Units	3,876 25.45%	9,282 22.62%	17,839 23.75%
20+ Units	5,959 39.13%	12,727 31.01%	20,900 27.82%
2023 Housing Value	4,808	15,997	29,461
<\$100,000	19 0.40%	109 0.68%	195 0.66%
\$100,000 - \$200,000	12 0.25%	28 0.18%	67 0.23%
\$200,000 - \$300,000	6 0.12%	24 0.15%	75 0.25%
\$300,000 - \$400,000	82 1.71%	185 1.16%	457 1.55%
\$400,000 - \$500,000	188 3.91%	564 3.53%	1,144 3.88%
\$500,000 - \$1,000,000	2,066 42.97%	6,392 39.96%	11,377 38.62%
\$1,000,000+	2,435 50.64%	8,695 54.35%	16,146 54.80%
2023 Median Home Value	\$1,003,819	\$1,024,031	\$1,026,301
2023 Housing Units by Yr Built	15,229	41,058	75,232
Built 2010+	428 2.81%	1,173 2.86%	2,363 3.14%
Built 2000 - 2010	366 2.40%	1,555 3.79%	3,153 4.19%
Built 1990 - 1999	1,173 7.70%	2,833 6.90%	4,554 6.05%
Built 1980 - 1989	2,449 16.08%	5,135 12.51%	9,087 12.08%
Built 1970 - 1979	2,922 19.19%	5,959 14.51%	10,879 14.46%
Built 1960 - 1969	2,521 16.55%	6,975 16.99%	13,427 17.85%
Built 1950 - 1959	2,747 18.04%	9,562 23.29%	17,472 23.22%
Built <1949	2,623 17.22%	7,866 19.16%	14,297 19.00%
2023 Median Year Built	1968	1963	1963

Traffic Count Report

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Building Type: **General Retail**
 Secondary: **Storefront**
 GLA: **2,564 SF**
 Year Built: **1937**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Mo: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Ventura Blvd	Vesper Ave	0.04 W	2022	42,366	MPSI	.02
2	Moorpark St	Vista del Monte Ave	0.02 E	2018	18,282	MPSI	.08
3	Van Nuys Blvd	Ventura Blvd	0.02 S	2022	25,336	MPSI	.11
4	Van Nuys Blvd	Dickens St	0.02 S	2022	19,109	MPSI	.11
5	Van Nuys Blvd	Moorpark St	0.02 S	2022	26,198	MPSI	.14
6	Van Nuys Blvd	Benefit St	0.02 S	2022	11,564	MPSI	.14
7	Ventura Blvd	Van Nuys Blvd	0.07 W	2022	35,771	MPSI	.18
8	Van Nuys Blvd	Greenleaf St	0.02 S	2022	11,952	MPSI	.19
9	Van Nuys Blvd	Dunbar Pl	0.02 S	2022	13,247	MPSI	.24
10	Greenleaf St	Beverly Glen Blvd	0.07 E	2022	1,723	MPSI	.27