

# Demographic Report

10531 West Pico Boulevard  
Los Angeles, CA 90064

Description	1 Mile	2 Miles	3 Miles
<b>POPULATION BY YEAR</b>			
Population (4/1/1990)	23,921	128,106	283,239
Population (4/1/2000)	23,282	139,491	304,135
Population (4/1/2010)	24,028	143,439	310,625
Population (1/1/2017)	25,021	149,075	322,608
Population (1/1/2022)	26,158	155,813	336,700
Population Growth (2017/2010)	4.13	3.93	3.86
Population Forecast (2022/2017)	4.54	4.52	4.37
<b>HOUSEHOLDS BY YEAR</b>			
Households (4/1/1990)	11,775	62,072	130,995
Households (4/1/2000)	11,406	66,874	139,351
Households (4/1/2010)	10,953	67,834	139,886
Households (1/1/2017)	11,425	70,603	145,544
Households (1/1/2022)	11,961	73,924	152,383
Households Growth (2017/2010)	4.31	4.08	4.04
Households Forecast (2022/2017)	4.69	4.7	4.7
<b>Gender</b>			
Male	11,831	71,616	155,338
Female	13,190	77,459	167,270
<b>Age</b>			
Median Age	43.8	37.1	35.4
Aged 0 to 5 Years	1,718	8,424	16,556
Aged 6 to 11 Years	1,548	7,092	14,355
Aged 12 to 17 Years	1,223	6,517	14,000
Aged 18 to 24 Years	1,237	14,577	46,227
Aged 25 to 34 Years	3,554	33,436	68,277
Aged 35 to 44 Years	3,671	21,304	43,940
Aged 45 to 54 Years	3,061	16,328	34,548
Aged 55 to 64 Years	3,480	17,294	35,911
Aged 65 to 74 Years	2,924	12,498	25,517
Aged 75 to 84 Years	1,576	6,869	13,835
Aged 85 Years and Older	1,029	4,736	9,442
<b>POPULATION BY RACE</b>			
White Alone	19,066	95,449	204,380
Black Alone	444	6,276	15,799
Asian Alone	3,514	29,693	58,466
American Indian and Alaska Native Alone	37	640	1,565
Other Race Alone	416	7,490	21,155
Two or More Races	1,544	9,527	21,243

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<b>POPULATION BY ETHNICITY</b>			
Hispanic	1,848	20,254	54,211
White Non-Hispanic	17,764	84,341	175,079
<b>Marital Status (Pop 15+)</b>			
Males Never Married	3,319	28,309	68,629
Males Married	5,603	27,640	55,006
Males Widowed	254	1,359	2,664
Males Divorced	647	4,740	9,797
Females Never Married	3,728	28,697	69,028
Females Married	5,206	26,738	53,550
Females Widowed	1,119	5,129	10,454
Females Divorced	1,208	7,648	15,668
<b>Primary Language (Pop 5+)</b>			
Speaks English	16,727	81,774	175,248
Speaks Spanish	1,001	16,276	44,664
Speaks Other Indo-European Languages	3,399	21,425	45,789
Speaks Asian or Pacific Island Language	1,941	17,202	32,250
Speaks Other Language	502	5,148	10,458
<b>DETAILED HOUSEHOLD CHARACTERISTICS</b>			
Household, Average Size	2.18	2.08	2.12
<b>HOUSEHOLDS BY RACE</b>			
White	9,125	47,825	99,733
Black	208	3,221	7,423
Asian	1,476	13,300	24,018
American Indian and Alaska Native	17	239	583
Other Race	138	2,527	6,335
Two or More Races	461	3,491	7,452
<b>HOUSEHOLDS BY ETHNICITY</b>			
Hispanic	631	7,315	17,742
White Non-Hispanic	8,665	43,558	89,445

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<b>Male Population By Age</b>			
Median Age	42.4	36.1	34.7
Aged 0 to 5 Years	900	4,295	8,409
Aged 6 to 11 Years	785	3,612	7,334
Aged 12 to 17 Years	608	3,288	7,093
Aged 18 to 24 Years	638	6,631	21,759
Aged 25 to 34 Years	1,671	16,768	34,218
Aged 35 to 44 Years	1,777	10,765	22,033
Aged 45 to 54 Years	1,420	7,777	16,545
Aged 55 to 64 Years	1,574	7,913	16,700
Aged 65 to 74 Years	1,282	5,568	11,390
Aged 75 to 84 Years	736	3,078	6,172
Aged 85 Years and Older	440	1,921	3,685
<b>Female Population By Age</b>			
Median Age	45.1	38.1	36.4
Aged 0 to 5 Years	818	4,129	8,147
Aged 6 to 11 Years	763	3,480	7,021
Aged 12 to 17 Years	615	3,229	6,907
Aged 18 to 24 Years	599	7,946	24,468
Aged 25 to 34 Years	1,883	16,668	34,059
Aged 35 to 44 Years	1,894	10,539	21,907
Aged 45 to 54 Years	1,641	8,551	18,003
Aged 55 to 64 Years	1,906	9,381	19,211
Aged 65 to 74 Years	1,642	6,930	14,127
Aged 75 to 84 Years	840	3,791	7,663
Aged 85 Years and Older	589	2,815	5,757
<b>Household by Size</b>			
Median Size	2.4	2.3	2.3
1 Person	3,987	27,568	56,754
2 Person	4,013	24,058	48,565
3 Person	1,580	9,571	19,630
4 Person	1,341	6,279	13,194
5 Person	400	2,146	4,779
6 Person	78	655	1,655
7 or More Person	26	326	967

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Description	1 Mile	2 Miles	3 Miles
<b>HOUSING UNITS BY TENURE</b>			
Housing, Occupied Units	11,425	70,603	145,544
Housing, Owner Occupied	7,013	23,790	45,999
Housing, Renter Occupied	4,412	46,813	99,545
<b>OWNER OCCUPIED HOUSEHOLDS BY HOME VALUE</b>			
Housing, Owner Occupied	7,013	23,790	45,999
Housing, Median Value Owner Households (\$)	920,831	878,719	833,742
Housing, Owner Households Valued Less than \$10,000	0	63	115
Housing, Owner Households Valued \$10,000-\$14,999	0	0	53
Housing, Owner Households Valued \$15,000-\$19,999	0	18	54
Housing, Owner Households Valued \$20,000-\$24,999	28	28	29
Housing, Owner Households Valued \$25,000-\$29,999	0	0	9
Housing, Owner Households Valued \$30,000-\$34,999	0	0	11
Housing, Owner Households Valued \$35,000-\$39,999	0	19	20
Housing, Owner Households Valued \$40,000-\$49,999	9	30	43
Housing, Owner Households Valued \$50,000-\$59,999	29	35	92
Housing, Owner Households Valued \$60,000-\$69,999	12	55	91
Housing, Owner Households Valued \$70,000-\$79,999	44	78	143
Housing, Owner Households Valued \$80,000-\$89,999	12	14	71
Housing, Owner Households Valued \$90,000-\$99,999	43	77	100
Housing, Owner Households Valued \$100,000-\$124,999	49	158	258
Housing, Owner Households Valued \$125,000-\$149,999	23	58	159
Housing, Owner Households Valued \$150,000-\$174,999	19	140	220
Housing, Owner Households Valued \$175,000-\$199,999	59	175	286
Housing, Owner Households Valued \$200,000-\$249,999	33	290	511
Housing, Owner Households Valued \$250,000-\$299,999	48	243	551
Housing, Owner Households Valued \$300,000-\$399,999	150	839	1,720
Housing, Owner Households Valued \$400,000-\$499,999	265	1,477	3,124
Housing, Owner Households Valued \$500,000-\$749,999	1,405	5,485	11,755
Housing, Owner Households Valued \$750,000-\$999,999	1,871	5,075	10,701
Housing, Owner Households Valued More than \$1,000,000	2,914	9,433	15,883

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Description	1 Mile	2 Miles	3 Miles
<b>RENTER OCCUPIED HOUSEHOLDS BY RENT VALUE</b>			
Housing, Renter Occupied	4,412	46,813	99,545
Housing, Median Rent (\$)	1,698	1,469	1,464
Housing, Rent less than \$250	3	101	761
Housing, Rent \$250-\$499	9	259	942
Housing, Rent \$500-\$749	74	1,426	2,984
Housing, Rent \$750-\$999	246	3,979	8,723
Housing, Rent \$1,000-\$1,249	564	8,780	18,274
Housing, Rent \$1,250-\$1,499	776	9,589	19,993
Housing, Rent \$1,500-\$1,999	1,154	10,988	24,028
Housing, Rent \$2,000+	1,430	10,803	21,928
Housing, No Cash Rent	156	888	1,912
<b>DETAILED INCOME CHARACTERISTICS</b>			
Total Personal Income (\$)	2,034,738,853	9,952,216,056	19,552,535,806
Total Household Income (\$)	2,029,202,076	9,875,621,199	19,336,638,832
Median Household Income (\$)	121,509	90,080	87,091
Average Household Income (\$)	177,611	139,875	132,858
Per Capita Household Income (\$)	81,321	66,760	60,608
Household High Income Average (\$)	381,939	398,691	389,543
<b>Households By Income</b>			
Less than \$15,000	701	6,346	14,600
\$15,000 to \$24,999	513	4,294	9,430
\$25,000 to \$34,999	480	4,140	8,915
\$35,000 to \$49,999	729	5,815	12,014
\$50,000 to \$74,999	1,340	9,580	19,312
\$75,000 to \$99,999	1,133	8,499	17,577
\$100,000 to \$124,999	949	6,683	13,793
\$125,000 to \$149,999	866	5,585	11,029
\$150,000 to \$199,999	1,125	5,695	12,022
\$200,000 and Over	3,589	13,966	26,852
<b>Occupation (Pop 16+)</b>			
Management, Business, and Financial Operations	3,173	17,565	36,231
Professional and Related	5,014	31,393	61,610
Service	764	8,649	21,499
Sales and Office	2,468	15,508	35,818
Farming, Fishing, and Forestry	0	20	174
Construction, Extraction, and Maintenance	122	1,753	3,777
Production, Transportation, and Material Moving	314	2,327	5,518

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Description	1 Mile	2 Miles	3 Miles
<b>Industry (Pop 16+)</b>			
<b>Total Civilian Employment</b>	11,855	77,215	164,627
Employment, Agriculture, Forestry, Fishing and Hunting	0	140	323
Employment, Mining, Quarrying and Oil and Gas Extraction	8	38	58
Employment, Construction	342	1,748	3,766
Employment, Manufacturing	487	3,595	7,050
Employment, Wholesale Trade	274	2,159	4,773
Employment, Retail Trade(Pop 16+)	563	4,893	12,344
Employment, Transportation and Warehousing	107	1,070	2,426
Employment, Utilities	16	280	639
Employment, Information	1,105	6,568	14,497
Employment, Finance and Insurance	822	3,851	8,076
Employment, Real Estate and Rental and Leasing	362	2,961	5,732
Employment, Professional, Scientific, and Technical Services	2,645	14,417	27,156
Employment, Management of Companies and Enterprises	16	101	145
Employment, Administrative and Support and Waste Mgt. Services	558	2,999	5,760
Employment, Educational Services	1,477	9,944	21,615
Employment, Health Care and Social Assistance	1,490	9,342	19,078
Employment, Arts, Entertainment, and Recreation	694	3,743	8,720
Employment, Accommodation and Food Services, etc.	213	4,236	10,487
Employment, Other Services	390	3,784	8,971
Employment, Public Administration	286	1,346	3,011
<b>Education Attainment (Pop 25+)</b>			
Less Than High School	595	6,515	16,158
High School	1,646	10,937	25,554
Some College	2,612	17,431	38,274
Associate's Degree	947	5,582	12,257
Bachelor's Degree	6,975	39,658	80,234
Master's Degree	3,432	17,350	32,996
Professional Degree	1,997	9,882	17,014
Doctorate Degree	1,091	5,110	8,983

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Description	1 Mile	2 Miles	3 Miles
<b>DETAILED FAMILY CHARACTERISTICS</b>			
<b>Families By Size</b>			
<b>Median Size</b>	3.07	3.05	3.12
<b>1 Person</b>	0	0	0
<b>2 Person</b>	3,019	15,722	30,411
<b>3 Person</b>	1,433	7,887	15,946
<b>4 Person</b>	1,297	5,653	11,433
<b>5 Person</b>	396	2,025	4,417
<b>6 Person</b>	74	626	1,504
<b>7 or More Person</b>	23	309	920
<b>Family Income Characteristics</b>			
<b>Total Family Income(\$)</b>	1,395,351,430	6,040,398,935	11,628,300,369
<b>Median Income (\$)</b>	166,352	122,460	117,686
<b>Average Income (\$)</b>	223,542	187,462	179,918
<b>Per Capita Income (\$)</b>	76,575	63,930	59,942
<b>High Income Average (\$)</b>	395,574	426,472	419,165