

Demographic Detail Report

11021 W Pico Blvd, Los Angeles, CA 90064

Building Type: **General Retail** Total Available: **0 SF**
 Secondary: - % Leased: **100%**
 GLA: **5,460 SF** Rent/SF/Mo: -
 Year Built: -



Radius	1 Mile	2 Mile	3 Mile
Population			
2028 Projection	32,733	150,810	311,406
2023 Estimate	33,089	153,052	316,809
2010 Census	31,467	148,696	312,359
Growth 2023 - 2028	-1.08%	-1.46%	-1.71%
Growth 2010 - 2023	5.15%	2.93%	1.42%
2023 Population by Age	33,089	153,052	316,809
Age 0 - 4	1,880 5.68%	9,165 5.99%	19,309 6.09%
Age 5 - 9	1,893 5.72%	8,890 5.81%	18,323 5.78%
Age 10 - 14	1,817 5.49%	8,012 5.23%	16,638 5.25%
Age 15 - 19	1,549 4.68%	6,492 4.24%	14,400 4.55%
Age 20 - 24	1,392 4.21%	6,070 3.97%	14,752 4.66%
Age 25 - 29	1,768 5.34%	8,572 5.60%	20,292 6.41%
Age 30 - 34	2,489 7.52%	12,631 8.25%	27,066 8.54%
Age 35 - 39	2,862 8.65%	14,333 9.36%	28,476 8.99%
Age 40 - 44	2,841 8.59%	13,541 8.85%	26,081 8.23%
Age 45 - 49	2,615 7.90%	11,813 7.72%	22,942 7.24%
Age 50 - 54	2,388 7.22%	10,440 6.82%	20,885 6.59%
Age 55 - 59	2,147 6.49%	9,285 6.07%	19,101 6.03%
Age 60 - 64	1,928 5.83%	8,424 5.50%	17,542 5.54%
Age 65 - 69	1,676 5.07%	7,447 4.87%	15,422 4.87%
Age 70 - 74	1,387 4.19%	6,281 4.10%	12,772 4.03%
Age 75 - 79	1,016 3.07%	4,660 3.04%	9,282 2.93%
Age 80 - 84	678 2.05%	3,182 2.08%	6,220 1.96%
Age 85+	763 2.31%	3,814 2.49%	7,304 2.31%
Age 65+	5,520 16.68%	25,384 16.59%	51,000 16.10%
Median Age	41.60	40.90	39.90
Average Age	40.80	40.60	40.00

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Radius	1 Mile	2 Mile	3 Mile
2023 Population By Race	33,089	153,052	316,809
White	21,049 63.61%	101,152 66.09%	218,743 69.05%
Black	981 2.96%	6,179 4.04%	14,094 4.45%
Am. Indian & Alaskan	259 0.78%	1,270 0.83%	2,872 0.91%
Asian	8,903 26.91%	36,354 23.75%	64,554 20.38%
Hawaiian & Pacific Island	44 0.13%	260 0.17%	624 0.20%
Other	1,854 5.60%	7,836 5.12%	15,922 5.03%
Population by Hispanic Origin	33,089	153,052	316,809
Non-Hispanic Origin	27,979 84.56%	127,748 83.47%	255,140 80.53%
Hispanic Origin	5,111 15.45%	25,304 16.53%	61,669 19.47%
2023 Median Age, Male	41.00	40.30	39.20
2023 Average Age, Male	39.90	39.70	39.00
2023 Median Age, Female	42.20	41.50	40.50
2023 Average Age, Female	41.80	41.50	40.90
2023 Population by Occupation Classification	27,189	125,693	259,662
Civilian Employed	18,420 67.75%	84,521 67.24%	169,325 65.21%
Civilian Unemployed	662 2.43%	3,698 2.94%	8,354 3.22%
Civilian Non-Labor Force	8,103 29.80%	37,386 29.74%	81,812 31.51%
Armed Forces	4 0.01%	88 0.07%	171 0.07%
Households by Marital Status			
Married	5,674	23,721	46,615
Married No Children	3,194	14,354	27,297
Married w/Children	2,480	9,366	19,318
2023 Population by Education	26,658	123,821	253,397
Some High School, No Diploma	1,499 5.62%	6,499 5.25%	15,140 5.97%
High School Grad (Incl Equivalency)	1,859 6.97%	9,256 7.48%	20,945 8.27%
Some College, No Degree	4,240 15.91%	21,181 17.11%	48,116 18.99%
Associate Degree	2,099 7.87%	9,397 7.59%	20,011 7.90%
Bachelor Degree	9,170 34.40%	42,808 34.57%	82,794 32.67%
Advanced Degree	7,791 29.23%	34,680 28.01%	66,391 26.20%

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Radius	1 Mile		2 Mile		3 Mile	
2023 Population by Occupation	35,329		163,033		324,376	
Real Estate & Finance	1,700	4.81%	7,659	4.70%	14,822	4.57%
Professional & Management	16,518	46.75%	74,708	45.82%	142,833	44.03%
Public Administration	465	1.32%	1,845	1.13%	3,297	1.02%
Education & Health	4,259	12.06%	20,472	12.56%	40,483	12.48%
Services	2,043	5.78%	9,477	5.81%	20,852	6.43%
Information	1,566	4.43%	7,642	4.69%	16,111	4.97%
Sales	3,173	8.98%	15,280	9.37%	32,292	9.96%
Transportation	1,037	2.94%	5,171	3.17%	9,543	2.94%
Retail	1,472	4.17%	5,933	3.64%	12,111	3.73%
Wholesale	511	1.45%	1,620	0.99%	3,312	1.02%
Manufacturing	789	2.23%	3,423	2.10%	7,079	2.18%
Production	514	1.45%	2,945	1.81%	6,285	1.94%
Construction	282	0.80%	1,310	0.80%	3,350	1.03%
Utilities	316	0.89%	2,102	1.29%	4,274	1.32%
Agriculture & Mining	52	0.15%	102	0.06%	219	0.07%
Farming, Fishing, Forestry	52	0.15%	78	0.05%	113	0.03%
Other Services	580	1.64%	3,266	2.00%	7,400	2.28%
2023 Worker Travel Time to Job	16,482		77,413		154,764	
<30 Minutes	10,507	63.75%	47,853	61.82%	94,275	60.92%
30-60 Minutes	5,337	32.38%	25,810	33.34%	52,477	33.91%
60+ Minutes	638	3.87%	3,750	4.84%	8,012	5.18%
2010 Households by HH Size	14,344		71,471		139,877	
1-Person Households	5,037	35.12%	28,493	39.87%	54,061	38.65%
2-Person Households	4,921	34.31%	24,578	34.39%	46,357	33.14%
3-Person Households	2,167	15.11%	9,334	13.06%	18,893	13.51%
4-Person Households	1,555	10.84%	6,138	8.59%	13,206	9.44%
5-Person Households	477	3.33%	2,012	2.82%	4,743	3.39%
6-Person Households	122	0.85%	597	0.84%	1,633	1.17%
7 or more Person Households	65	0.45%	319	0.45%	984	0.70%
2023 Average Household Size	2.20		2.00		2.10	
Households						
2028 Projection	14,773		71,617		137,668	
2023 Estimate	14,969		72,887		140,512	
2010 Census	14,343		71,472		139,877	
Growth 2023 - 2028	-1.31%		-1.74%		-2.02%	
Growth 2010 - 2023	4.36%		1.98%		0.45%	

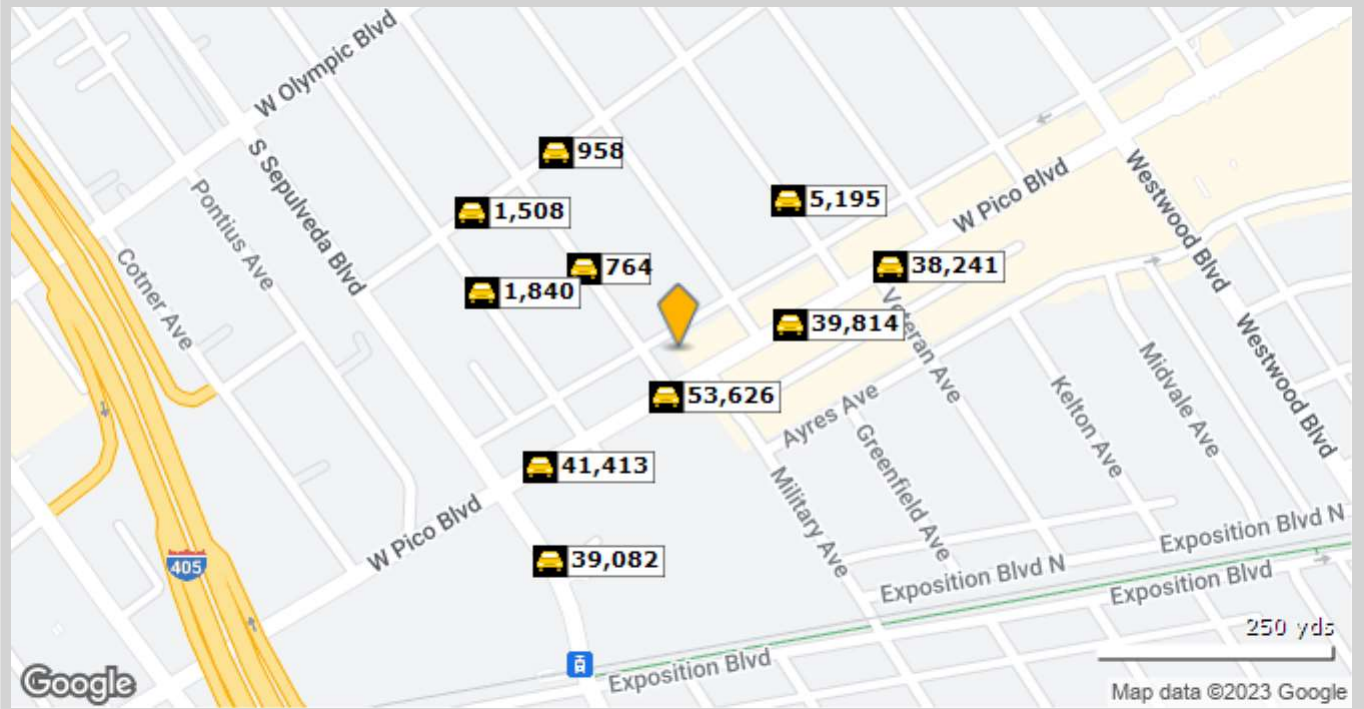
Demographic Detail Report

11021 W Pico Blvd, Los Angeles, CA 90064						
Radius	1 Mile		2 Mile		3 Mile	
2023 Households by HH Income	14,970		72,887		140,512	
<\$25,000	1,919	12.82%	10,070	13.82%	19,890	14.16%
\$25,000 - \$50,000	1,682	11.24%	9,043	12.41%	17,422	12.40%
\$50,000 - \$75,000	1,969	13.15%	9,349	12.83%	17,975	12.79%
\$75,000 - \$100,000	1,431	9.56%	8,235	11.30%	16,102	11.46%
\$100,000 - \$125,000	1,582	10.57%	8,314	11.41%	14,466	10.30%
\$125,000 - \$150,000	1,386	9.26%	5,838	8.01%	10,735	7.64%
\$150,000 - \$200,000	1,826	12.20%	8,214	11.27%	15,522	11.05%
\$200,000+	3,175	21.21%	13,824	18.97%	28,400	20.21%
2023 Avg Household Income	\$134,234		\$126,709		\$128,524	
2023 Med Household Income	\$107,648		\$99,229		\$98,240	
2023 Occupied Housing	14,970		72,887		140,512	
Owner Occupied	6,322	42.23%	24,367	33.43%	47,918	34.10%
Renter Occupied	8,648	57.77%	48,520	66.57%	92,594	65.90%
2010 Housing Units	16,610		81,286		158,088	
1 Unit	5,819	35.03%	19,455	23.93%	43,923	27.78%
2 - 4 Units	1,225	7.38%	4,833	5.95%	13,826	8.75%
5 - 19 Units	5,674	34.16%	29,199	35.92%	55,539	35.13%
20+ Units	3,892	23.43%	27,799	34.20%	44,800	28.34%
2023 Housing Value	6,322		24,368		47,917	
<\$100,000	23	0.36%	289	1.19%	663	1.38%
\$100,000 - \$200,000	26	0.41%	124	0.51%	474	0.99%
\$200,000 - \$300,000	13	0.21%	73	0.30%	186	0.39%
\$300,000 - \$400,000	16	0.25%	221	0.91%	388	0.81%
\$400,000 - \$500,000	114	1.80%	459	1.88%	811	1.69%
\$500,000 - \$1,000,000	2,080	32.90%	9,081	37.27%	16,817	35.10%
\$1,000,000+	4,050	64.06%	14,121	57.95%	28,578	59.64%
2023 Median Home Value	\$1,065,852		\$1,041,151		\$1,048,494	
2023 Housing Units by Yr Built	16,642		81,497		158,440	
Built 2010+	1,278	7.68%	4,182	5.13%	7,427	4.69%
Built 2000 - 2010	780	4.69%	4,041	4.96%	7,259	4.58%
Built 1990 - 1999	1,356	8.15%	5,680	6.97%	9,026	5.70%
Built 1980 - 1989	1,904	11.44%	10,975	13.47%	18,236	11.51%
Built 1970 - 1979	2,207	13.26%	15,129	18.56%	25,747	16.25%
Built 1960 - 1969	2,264	13.60%	13,357	16.39%	24,869	15.70%
Built 1950 - 1959	1,858	11.16%	11,316	13.89%	25,341	15.99%
Built <1949	4,995	30.01%	16,817	20.64%	40,535	25.58%
2023 Median Year Built	1965		1968		1964	

Traffic Count Report

11021 W Pico Blvd, Los Angeles, CA 90064

Building Type: **General Retail**
 Secondary: -
 GLA: **5,460 SF**
 Year Built: -
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Yr: -



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 W Pico Blvd	Camden Ave	0.01 NE	2018	53,626	MPSI	.03
2 W Pico Blvd	Greenfield Ave	0.02 SW	2022	39,814	MPSI	.07
3 Camden Ave	Tennessee Ave	0.07 NW	2022	764	MPSI	.08
4 W Pico Blvd	S Sepulveda Blvd	0.03 SW	2022	41,413	MPSI	.11
5 Veteran Ave	W Pico Blvd	0.07 SE	2022	5,195	MPSI	.12
6 S Bentley Ave	Tennessee Ave	0.04 NW	2022	1,840	MPSI	.13
7 W Pico Blvd	Veteran Ave	0.01 SW	2022	38,241	MPSI	.14
8 Tennessee Ave	Camden Ave	0.03 SW	2022	958	MPSI	.14
9 S Sepulveda Blvd	W Pico Blvd	0.05 NW	2022	39,082	MPSI	.15
10 Tennessee Ave	S Bentley Ave	0.02 SW	2022	1,508	MPSI	.15