

Demographic Detail Report

11043 Pico Blvd, Los Angeles, CA 90064

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **3,591 SF**
 Year Built: **1948**

Total Available: **3,591 SF**
 % Leased: **0%**
 Rent/SF/Mo: **\$2.95**



Radius	1 Mile	2 Mile	3 Mile
Population			
2027 Projection	34,549	157,651	323,753
2022 Estimate	34,494	158,247	326,165
2010 Census	31,408	148,575	312,780
Growth 2022 - 2027	0.16%	-0.38%	-0.74%
Growth 2010 - 2022	9.83%	6.51%	4.28%
2022 Population by Age			
	34,494	158,247	326,165
Age 0 - 4	2,039 5.91%	9,855 6.23%	20,600 6.32%
Age 5 - 9	2,035 5.90%	9,456 5.98%	19,347 5.93%
Age 10 - 14	1,869 5.42%	8,183 5.17%	16,890 5.18%
Age 15 - 19	1,570 4.55%	6,552 4.14%	14,453 4.43%
Age 20 - 24	1,463 4.24%	6,341 4.01%	15,297 4.69%
Age 25 - 29	1,946 5.64%	9,326 5.89%	21,864 6.70%
Age 30 - 34	2,656 7.70%	13,321 8.42%	28,341 8.69%
Age 35 - 39	2,979 8.64%	14,713 9.30%	29,040 8.90%
Age 40 - 44	2,917 8.46%	13,735 8.68%	26,332 8.07%
Age 45 - 49	2,719 7.88%	12,171 7.69%	23,549 7.22%
Age 50 - 54	2,461 7.13%	10,655 6.73%	21,227 6.51%
Age 55 - 59	2,198 6.37%	9,463 5.98%	19,401 5.95%
Age 60 - 64	1,971 5.71%	8,559 5.41%	17,751 5.44%
Age 65 - 69	1,684 4.88%	7,460 4.71%	15,421 4.73%
Age 70 - 74	1,384 4.01%	6,222 3.93%	12,668 3.88%
Age 75 - 79	1,030 2.99%	4,705 2.97%	9,395 2.88%
Age 80 - 84	716 2.08%	3,318 2.10%	6,492 1.99%
Age 85+	857 2.48%	4,212 2.66%	8,098 2.48%
Age 65+	5,671 16.44%	25,917 16.38%	52,074 15.97%
Median Age	41.20	40.50	39.50
Average Age	40.60	40.40	39.80

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Radius	1 Mile		2 Mile		3 Mile	
2022 Population By Race	34,494		158,247		326,165	
White	22,039	63.89%	105,357	66.58%	226,565	69.46%
Black	973	2.82%	6,227	3.93%	14,240	4.37%
Am. Indian & Alaskan	261	0.76%	1,272	0.80%	2,841	0.87%
Asian	9,273	26.88%	37,201	23.51%	65,861	20.19%
Hawaiian & Pacific Island	44	0.13%	259	0.16%	625	0.19%
Other	1,904	5.52%	7,931	5.01%	16,033	4.92%
Population by Hispanic Origin	34,494		158,247		326,165	
Non-Hispanic Origin	29,292	84.92%	133,010	84.05%	265,266	81.33%
Hispanic Origin	5,202	15.08%	25,237	15.95%	60,899	18.67%
2022 Median Age, Male	40.30		39.80		38.70	
2022 Average Age, Male	39.50		39.30		38.70	
2022 Median Age, Female	42.00		41.30		40.40	
2022 Average Age, Female	41.60		41.40		40.80	
2022 Population by Occupation Classification	28,235		129,447		266,448	
Civilian Employed	17,914	63.45%	82,136	63.45%	165,098	61.96%
Civilian Unemployed	1,585	5.61%	8,106	6.26%	17,297	6.49%
Civilian Non-Labor Force	8,736	30.94%	39,126	30.23%	83,911	31.49%
Armed Forces	0	0.00%	79	0.06%	142	0.05%
Households by Marital Status						
Married	5,875		24,407		47,965	
Married No Children	3,309		14,750		28,113	
Married w/Children	2,566		9,657		19,852	
2022 Population by Education	27,552		127,015		259,022	
Some High School, No Diploma	1,576	5.72%	6,692	5.27%	15,329	5.92%
High School Grad (Incl Equivalency)	1,929	7.00%	9,533	7.51%	21,312	8.23%
Some College, No Degree	4,431	16.08%	21,825	17.18%	49,170	18.98%
Associate Degree	2,035	7.39%	9,155	7.21%	19,444	7.51%
Bachelor Degree	9,509	34.51%	44,165	34.77%	85,185	32.89%
Advanced Degree	8,072	29.30%	35,645	28.06%	68,582	26.48%

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Radius	1 Mile		2 Mile		3 Mile	
2022 Population by Occupation	34,350		158,351		316,222	
Real Estate & Finance	1,647	4.79%	7,428	4.69%	14,429	4.56%
Professional & Management	16,002	46.59%	72,473	45.77%	139,888	44.24%
Public Administration	439	1.28%	1,775	1.12%	3,181	1.01%
Education & Health	4,150	12.08%	19,829	12.52%	39,371	12.45%
Services	1,991	5.80%	9,125	5.76%	20,062	6.34%
Information	1,550	4.51%	7,526	4.75%	15,907	5.03%
Sales	3,096	9.01%	14,922	9.42%	31,319	9.90%
Transportation	1,003	2.92%	4,990	3.15%	9,185	2.90%
Retail	1,427	4.15%	5,781	3.65%	11,773	3.72%
Wholesale	506	1.47%	1,590	1.00%	3,224	1.02%
Manufacturing	777	2.26%	3,393	2.14%	6,928	2.19%
Production	525	1.53%	2,891	1.83%	6,108	1.93%
Construction	271	0.79%	1,256	0.79%	3,217	1.02%
Utilities	305	0.89%	2,034	1.28%	4,136	1.31%
Agriculture & Mining	50	0.15%	99	0.06%	217	0.07%
Farming, Fishing, Forestry	50	0.15%	76	0.05%	112	0.04%
Other Services	561	1.63%	3,163	2.00%	7,165	2.27%
2022 Worker Travel Time to Job	16,058		75,262		150,789	
<30 Minutes	10,195	63.49%	46,473	61.75%	91,691	60.81%
30-60 Minutes	5,252	32.71%	25,151	33.42%	51,316	34.03%
60+ Minutes	611	3.80%	3,638	4.83%	7,782	5.16%
2010 Households by HH Size	14,365		71,451		140,164	
1-Person Households	5,057	35.20%	28,496	39.88%	54,162	38.64%
2-Person Households	4,931	34.33%	24,578	34.40%	46,525	33.19%
3-Person Households	2,171	15.11%	9,330	13.06%	18,946	13.52%
4-Person Households	1,548	10.78%	6,132	8.58%	13,220	9.43%
5-Person Households	472	3.29%	2,003	2.80%	4,718	3.37%
6-Person Households	121	0.84%	595	0.83%	1,621	1.16%
7 or more Person Households	65	0.45%	317	0.44%	972	0.69%
2022 Average Household Size	2.20		2.00		2.10	
Households						
2027 Projection	15,576		74,592		143,129	
2022 Estimate	15,585		75,067		144,537	
2010 Census	14,364		71,451		140,164	
Growth 2022 - 2027	-0.06%		-0.63%		-0.97%	
Growth 2010 - 2022	8.50%		5.06%		3.12%	

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Radius	1 Mile	2 Mile	3 Mile
2022 Households by HH Income	15,587	75,068	144,538
<\$25,000	2,180 13.99%	10,504 13.99%	20,715 14.33%
\$25,000 - \$50,000	1,913 12.27%	9,796 13.05%	18,295 12.66%
\$50,000 - \$75,000	2,150 13.79%	10,037 13.37%	19,407 13.43%
\$75,000 - \$100,000	1,652 10.60%	8,974 11.95%	17,557 12.15%
\$100,000 - \$125,000	1,549 9.94%	8,283 11.03%	14,630 10.12%
\$125,000 - \$150,000	1,351 8.67%	5,528 7.36%	10,502 7.27%
\$150,000 - \$200,000	1,765 11.32%	7,659 10.20%	14,935 10.33%
\$200,000+	3,027 19.42%	14,287 19.03%	28,497 19.72%
2022 Avg Household Income	\$127,419	\$124,848	\$126,106
2022 Med Household Income	\$98,463	\$95,049	\$94,724
2022 Occupied Housing	15,584	75,068	144,537
Owner Occupied	6,542 41.98%	25,097 33.43%	49,484 34.24%
Renter Occupied	9,042 58.02%	49,971 66.57%	95,053 65.76%
2010 Housing Units	17,044	82,547	160,092
1 Unit	5,941 34.86%	19,705 23.87%	44,426 27.75%
2 - 4 Units	1,241 7.28%	4,848 5.87%	13,893 8.68%
5 - 19 Units	5,873 34.46%	29,983 36.32%	56,373 35.21%
20+ Units	3,989 23.40%	28,011 33.93%	45,400 28.36%
2022 Housing Value	6,542	25,097	49,484
<\$100,000	18 0.28%	294 1.17%	576 1.16%
\$100,000 - \$200,000	24 0.37%	50 0.20%	291 0.59%
\$200,000 - \$300,000	11 0.17%	62 0.25%	139 0.28%
\$300,000 - \$400,000	20 0.31%	183 0.73%	326 0.66%
\$400,000 - \$500,000	100 1.53%	389 1.55%	755 1.53%
\$500,000 - \$1,000,000	2,146 32.80%	9,552 38.06%	17,415 35.19%
\$1,000,000+	4,223 64.55%	14,567 58.04%	29,982 60.59%
2022 Median Home Value	\$1,067,630	\$1,041,570	\$1,052,431
2022 Housing Units by Yr Built	17,075	82,767	160,445
Built 2010+	1,682 9.85%	5,486 6.63%	9,082 5.66%
Built 2000 - 2010	784 4.59%	4,019 4.86%	7,185 4.48%
Built 1990 - 1999	1,356 7.94%	5,665 6.84%	9,043 5.64%
Built 1980 - 1989	1,927 11.29%	10,823 13.08%	18,213 11.35%
Built 1970 - 1979	2,219 13.00%	15,151 18.31%	25,820 16.09%
Built 1960 - 1969	2,272 13.31%	13,493 16.30%	24,942 15.55%
Built 1950 - 1959	1,880 11.01%	11,400 13.77%	25,501 15.89%
Built <1949	4,955 29.02%	16,730 20.21%	40,659 25.34%
2022 Median Year Built	1966	1969	1965