

Demographic Detail Report

10911 W Pico Blvd, Los Angeles, CA 90064

Building Type: **General Retail** Total Available: **2,050 SF**
 Secondary: **Restaurant** % Leased: **100%**
 GLA: **5,376 SF** Rent/SF/Mo: **\$3.95**
 Year Built: **1930**



Radius	1 Mile	2 Mile	3 Mile
Population			
2027 Projection	31,303	157,324	322,861
2022 Estimate	31,320	157,849	325,464
2010 Census	28,868	147,839	313,144
Growth 2022 - 2027	-0.05%	-0.33%	-0.80%
Growth 2010 - 2022	8.49%	6.77%	3.93%
2022 Population by Age			
	31,320	157,849	325,464
Age 0 - 4	1,782 5.69%	9,738 6.17%	20,675 6.35%
Age 5 - 9	1,803 5.76%	9,368 5.93%	19,401 5.96%
Age 10 - 14	1,706 5.45%	8,187 5.19%	16,951 5.21%
Age 15 - 19	1,475 4.71%	6,643 4.21%	14,542 4.47%
Age 20 - 24	1,369 4.37%	6,431 4.07%	15,416 4.74%
Age 25 - 29	1,734 5.54%	9,292 5.89%	21,997 6.76%
Age 30 - 34	2,275 7.26%	13,105 8.30%	28,441 8.74%
Age 35 - 39	2,533 8.09%	14,423 9.14%	29,057 8.93%
Age 40 - 44	2,518 8.04%	13,498 8.55%	26,253 8.07%
Age 45 - 49	2,421 7.73%	12,015 7.61%	23,385 7.19%
Age 50 - 54	2,260 7.22%	10,581 6.70%	21,025 6.46%
Age 55 - 59	2,065 6.59%	9,457 5.99%	19,197 5.90%
Age 60 - 64	1,874 5.98%	8,598 5.45%	17,563 5.40%
Age 65 - 69	1,620 5.17%	7,539 4.78%	15,258 4.69%
Age 70 - 74	1,343 4.29%	6,327 4.01%	12,535 3.85%
Age 75 - 79	1,007 3.22%	4,818 3.05%	9,301 2.86%
Age 80 - 84	701 2.24%	3,420 2.17%	6,438 1.98%
Age 85+	835 2.67%	4,408 2.79%	8,030 2.47%
Age 65+	5,506 17.58%	26,512 16.80%	51,562 15.84%
Median Age	42.00	40.60	39.40
Average Age	41.20	40.60	39.70

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Radius	1 Mile	2 Mile	3 Mile
2022 Population By Race	31,320	157,849	325,464
White	21,048 67.20%	105,134 66.60%	225,408 69.26%
Black	834 2.66%	6,478 4.10%	14,927 4.59%
Am. Indian & Alaskan	178 0.57%	1,243 0.79%	2,940 0.90%
Asian	7,502 23.95%	36,867 23.36%	65,511 20.13%
Hawaiian & Pacific Island	32 0.10%	257 0.16%	625 0.19%
Other	1,726 5.51%	7,871 4.99%	16,052 4.93%
Population by Hispanic Origin	31,320	157,849	325,464
Non-Hispanic Origin	27,334 87.27%	133,046 84.29%	263,914 81.09%
Hispanic Origin	3,986 12.73%	24,804 15.71%	61,550 18.91%
2022 Median Age, Male	40.90	39.90	38.60
2022 Average Age, Male	40.00	39.40	38.60
2022 Median Age, Female	43.00	41.50	40.20
2022 Average Age, Female	42.40	41.60	40.70
2022 Population by Occupation Classification	25,732	129,230	265,536
Civilian Employed	16,083 62.50%	81,854 63.34%	164,388 61.91%
Civilian Unemployed	1,518 5.90%	7,879 6.10%	17,089 6.44%
Civilian Non-Labor Force	8,131 31.60%	39,451 30.53%	83,911 31.60%
Armed Forces	0 0.00%	46 0.04%	148 0.06%
Households by Marital Status			
Married	5,501	24,846	47,827
Married No Children	3,068	15,013	27,923
Married w/Children	2,433	9,833	19,904
2022 Population by Education	24,917	126,513	257,841
Some High School, No Diploma	1,071 4.30%	6,413 5.07%	15,378 5.96%
High School Grad (Incl Equivalency)	1,779 7.14%	9,655 7.63%	21,644 8.39%
Some College, No Degree	3,872 15.54%	21,835 17.26%	49,422 19.17%
Associate Degree	1,732 6.95%	9,030 7.14%	19,361 7.51%
Bachelor Degree	8,712 34.96%	43,232 34.17%	84,483 32.77%
Advanced Degree	7,751 31.11%	36,348 28.73%	67,553 26.20%

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Radius	1 Mile		2 Mile		3 Mile	
2022 Population by Occupation	30,883		157,873		315,026	
Real Estate & Finance	1,512	4.90%	7,424	4.70%	14,696	4.67%
Professional & Management	14,801	47.93%	72,509	45.93%	138,485	43.96%
Public Administration	473	1.53%	1,811	1.15%	3,251	1.03%
Education & Health	3,600	11.66%	19,846	12.57%	38,940	12.36%
Services	1,631	5.28%	9,273	5.87%	20,272	6.44%
Information	1,350	4.37%	7,259	4.60%	15,391	4.89%
Sales	2,796	9.05%	14,792	9.37%	31,484	9.99%
Transportation	808	2.62%	4,921	3.12%	9,307	2.95%
Retail	1,256	4.07%	5,583	3.54%	11,772	3.74%
Wholesale	500	1.62%	1,617	1.02%	3,480	1.10%
Manufacturing	692	2.24%	3,317	2.10%	6,907	2.19%
Production	389	1.26%	2,799	1.77%	6,152	1.95%
Construction	253	0.82%	1,261	0.80%	3,162	1.00%
Utilities	284	0.92%	2,017	1.28%	4,208	1.34%
Agriculture & Mining	16	0.05%	85	0.05%	202	0.06%
Farming, Fishing, Forestry	16	0.05%	69	0.04%	114	0.04%
Other Services	506	1.64%	3,290	2.08%	7,203	2.29%
2022 Worker Travel Time to Job	14,235		74,691		150,518	
<30 Minutes	9,082	63.80%	46,075	61.69%	91,028	60.48%
30-60 Minutes	4,619	32.45%	25,119	33.63%	51,877	34.47%
60+ Minutes	534	3.75%	3,497	4.68%	7,613	5.06%
2010 Households by HH Size	13,179		70,810		139,637	
1-Person Households	4,629	35.12%	28,103	39.69%	53,717	38.47%
2-Person Households	4,511	34.23%	24,284	34.29%	46,146	33.05%
3-Person Households	1,955	14.83%	9,292	13.12%	18,865	13.51%
4-Person Households	1,474	11.18%	6,136	8.67%	13,271	9.50%
5-Person Households	453	3.44%	2,051	2.90%	4,888	3.50%
6-Person Households	109	0.83%	615	0.87%	1,698	1.22%
7 or more Person Households	48	0.36%	329	0.46%	1,052	0.75%
2022 Average Household Size	2.20		2.00		2.10	
Households						
2027 Projection	14,067		74,173		142,135	
2022 Estimate	14,108		74,608		143,606	
2010 Census	13,179		70,812		139,638	
Growth 2022 - 2027	-0.29%		-0.58%		-1.02%	
Growth 2010 - 2022	7.05%		5.36%		2.84%	

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Radius	1 Mile		2 Mile		3 Mile	
2022 Households by HH Income	14,109		74,607		143,605	
<\$25,000	1,851	13.12%	10,298	13.80%	20,803	14.49%
\$25,000 - \$50,000	1,512	10.72%	9,870	13.23%	18,337	12.77%
\$50,000 - \$75,000	1,836	13.01%	9,750	13.07%	19,435	13.53%
\$75,000 - \$100,000	1,501	10.64%	8,952	12.00%	17,473	12.17%
\$100,000 - \$125,000	1,336	9.47%	8,186	10.97%	14,603	10.17%
\$125,000 - \$150,000	1,224	8.68%	5,445	7.30%	10,427	7.26%
\$150,000 - \$200,000	1,667	11.82%	7,575	10.15%	14,707	10.24%
\$200,000+	3,182	22.55%	14,531	19.48%	27,820	19.37%
2022 Avg Household Income	\$136,333		\$125,876		\$125,059	
2022 Med Household Income	\$106,633		\$95,624		\$93,925	
2022 Occupied Housing	14,108		74,607		143,607	
Owner Occupied	6,623	46.94%	25,544	34.24%	48,611	33.85%
Renter Occupied	7,485	53.06%	49,063	65.76%	94,996	66.15%
2010 Housing Units	15,434		82,125		158,928	
1 Unit	5,748	37.24%	19,908	24.24%	43,351	27.28%
2 - 4 Units	1,214	7.87%	5,043	6.14%	13,739	8.64%
5 - 19 Units	5,146	33.34%	28,552	34.77%	56,546	35.58%
20+ Units	3,326	21.55%	28,622	34.85%	45,292	28.50%
2022 Housing Value	6,623		25,544		48,610	
<\$100,000	20	0.30%	282	1.10%	597	1.23%
\$100,000 - \$200,000	29	0.44%	57	0.22%	228	0.47%
\$200,000 - \$300,000	14	0.21%	67	0.26%	134	0.28%
\$300,000 - \$400,000	12	0.18%	194	0.76%	329	0.68%
\$400,000 - \$500,000	75	1.13%	376	1.47%	762	1.57%
\$500,000 - \$1,000,000	2,117	31.96%	9,589	37.54%	17,435	35.87%
\$1,000,000+	4,356	65.77%	14,979	58.64%	29,125	59.92%
2022 Median Home Value	\$1,071,935		\$1,044,202		\$1,049,648	
2022 Housing Units by Yr Built	15,475		82,300		159,282	
Built 2010+	1,413	9.13%	5,603	6.81%	8,734	5.48%
Built 2000 - 2010	639	4.13%	3,978	4.83%	7,292	4.58%
Built 1990 - 1999	1,065	6.88%	5,578	6.78%	9,024	5.67%
Built 1980 - 1989	1,631	10.54%	11,219	13.63%	18,117	11.37%
Built 1970 - 1979	2,209	14.27%	14,791	17.97%	25,683	16.12%
Built 1960 - 1969	1,954	12.63%	12,863	15.63%	24,788	15.56%
Built 1950 - 1959	1,591	10.28%	10,999	13.36%	25,068	15.74%
Built <1949	4,973	32.14%	17,269	20.98%	40,576	25.47%
2022 Median Year Built	1965		1969		1965	