

Demographic Detail Report

2226 S Sepulveda Blvd, Los Angeles, CA 90064

Building Type: **General Retail**
 Secondary: **Freestanding**
 GLA: **13,700 SF**
 Year Built: **1940**

Total Available: **13,700 SF**
 % Leased: **100%**
 Rent/SF/Mo: **Negotiable**



Radius	1 Mile	2 Mile	3 Mile
Population			
2027 Projection	37,307	156,247	312,741
2022 Estimate	37,190	156,750	315,147
2010 Census	33,565	146,713	302,634
Growth 2022 - 2027	0.31%	-0.32%	-0.76%
Growth 2010 - 2022	10.80%	6.84%	4.13%
2022 Population by Age			
	37,190	156,750	315,147
Age 0 - 4	2,243 6.03%	9,924 6.33%	19,934 6.33%
Age 5 - 9	2,193 5.90%	9,444 6.02%	18,668 5.92%
Age 10 - 14	1,945 5.23%	8,059 5.14%	16,224 5.15%
Age 15 - 19	1,587 4.27%	6,351 4.05%	13,833 4.39%
Age 20 - 24	1,495 4.02%	6,231 3.98%	14,684 4.66%
Age 25 - 29	2,114 5.68%	9,435 6.02%	21,106 6.70%
Age 30 - 34	2,998 8.06%	13,487 8.60%	27,416 8.70%
Age 35 - 39	3,370 9.06%	14,701 9.38%	28,060 8.90%
Age 40 - 44	3,258 8.76%	13,534 8.63%	25,392 8.06%
Age 45 - 49	2,977 8.00%	11,887 7.58%	22,679 7.20%
Age 50 - 54	2,646 7.11%	10,356 6.61%	20,443 6.49%
Age 55 - 59	2,330 6.27%	9,193 5.86%	18,718 5.94%
Age 60 - 64	2,071 5.57%	8,349 5.33%	17,178 5.45%
Age 65 - 69	1,770 4.76%	7,325 4.67%	14,972 4.75%
Age 70 - 74	1,456 3.92%	6,159 3.93%	12,340 3.92%
Age 75 - 79	1,084 2.91%	4,694 2.99%	9,179 2.91%
Age 80 - 84	752 2.02%	3,335 2.13%	6,360 2.02%
Age 85+	902 2.43%	4,284 2.73%	7,963 2.53%
Age 65+	5,964 16.04%	25,797 16.46%	50,814 16.12%
Median Age	41.00	40.30	39.60
Average Age	40.50	40.30	39.90

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Radius	1 Mile		2 Mile		3 Mile	
2022 Population By Race	37,190		156,750		315,147	
White	23,823	64.06%	105,937	67.58%	218,771	69.42%
Black	1,070	2.88%	5,454	3.48%	13,242	4.20%
Am. Indian & Alaskan	336	0.90%	1,092	0.70%	2,554	0.81%
Asian	9,835	26.45%	36,161	23.07%	64,495	20.47%
Hawaiian & Pacific Island	60	0.16%	224	0.14%	569	0.18%
Other	2,066	5.56%	7,881	5.03%	15,516	4.92%
Population by Hispanic Origin	37,190		156,750		315,147	
Non-Hispanic Origin	31,253	84.04%	134,053	85.52%	260,331	82.61%
Hispanic Origin	5,936	15.96%	22,697	14.48%	54,817	17.39%
2022 Median Age, Male	40.30		39.60		38.80	
2022 Average Age, Male	39.40		39.20		38.80	
2022 Median Age, Female	41.70		41.00		40.40	
2022 Average Age, Female	41.50		41.30		40.90	
2022 Population by Occupation Classification	30,494		128,056		257,564	
Civilian Employed	19,475	63.87%	80,028	62.49%	158,882	61.69%
Civilian Unemployed	1,762	5.78%	8,084	6.31%	16,626	6.46%
Civilian Non-Labor Force	9,257	30.36%	39,841	31.11%	81,915	31.80%
Armed Forces	0	0.00%	103	0.08%	141	0.05%
Households by Marital Status						
Married	5,860		23,777		46,492	
Married No Children	3,381		14,532		27,409	
Married w/Children	2,480		9,245		19,083	
2022 Population by Education	30,000		125,727		250,371	
Some High School, No Diploma	1,839	6.13%	6,180	4.92%	13,893	5.55%
High School Grad (Incl Equivalency)	2,074	6.91%	9,018	7.17%	20,038	8.00%
Some College, No Degree	4,797	15.99%	20,990	16.69%	46,991	18.77%
Associate Degree	2,273	7.58%	8,987	7.15%	18,566	7.42%
Bachelor Degree	10,614	35.38%	44,132	35.10%	83,171	33.22%
Advanced Degree	8,403	28.01%	36,420	28.97%	67,712	27.04%

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Radius	1 Mile		2 Mile		3 Mile	
2022 Population by Occupation	37,245		153,989		304,504	
Real Estate & Finance	1,873	5.03%	7,485	4.86%	14,120	4.64%
Professional & Management	17,188	46.15%	71,223	46.25%	136,160	44.72%
Public Administration	389	1.04%	1,592	1.03%	3,044	1.00%
Education & Health	4,443	11.93%	19,907	12.93%	38,160	12.53%
Services	2,200	5.91%	8,414	5.46%	18,631	6.12%
Information	1,730	4.64%	7,327	4.76%	15,304	5.03%
Sales	3,451	9.27%	14,459	9.39%	29,801	9.79%
Transportation	1,020	2.74%	4,532	2.94%	8,838	2.90%
Retail	1,638	4.40%	5,613	3.65%	11,163	3.67%
Wholesale	459	1.23%	1,542	1.00%	3,048	1.00%
Manufacturing	886	2.38%	3,173	2.06%	6,616	2.17%
Production	653	1.75%	2,596	1.69%	5,765	1.89%
Construction	263	0.71%	1,148	0.75%	2,979	0.98%
Utilities	324	0.87%	1,851	1.20%	3,896	1.28%
Agriculture & Mining	61	0.16%	105	0.07%	213	0.07%
Farming, Fishing, Forestry	61	0.16%	73	0.05%	109	0.04%
Other Services	606	1.63%	2,949	1.92%	6,657	2.19%
2022 Worker Travel Time to Job	17,647		73,143		144,723	
<30 Minutes	11,408	64.65%	46,088	63.01%	88,587	61.21%
30-60 Minutes	5,539	31.39%	23,444	32.05%	48,714	33.66%
60+ Minutes	700	3.97%	3,611	4.94%	7,422	5.13%
2010 Households by HH Size	15,812		71,102		136,593	
1-Person Households	5,983	37.84%	28,745	40.43%	53,207	38.95%
2-Person Households	5,391	34.09%	24,575	34.56%	45,564	33.36%
3-Person Households	2,248	14.22%	9,063	12.75%	18,333	13.42%
4-Person Households	1,506	9.52%	5,981	8.41%	12,751	9.34%
5-Person Households	472	2.99%	1,899	2.67%	4,433	3.25%
6-Person Households	131	0.83%	556	0.78%	1,473	1.08%
7 or more Person Households	81	0.51%	283	0.40%	832	0.61%
2022 Average Household Size	2.10		2.00		2.10	
Households						
2027 Projection	17,281		74,506		139,218	
2022 Estimate	17,270		74,936		140,629	
2010 Census	15,812		71,102		136,593	
Growth 2022 - 2027	0.06%		-0.57%		-1.00%	
Growth 2010 - 2022	9.22%		5.39%		2.95%	

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Radius	1 Mile	2 Mile	3 Mile
2022 Households by HH Income	17,270	74,935	140,628
<\$25,000	2,380 13.78%	11,426 15.25%	20,086 14.28%
\$25,000 - \$50,000	2,270 13.14%	9,515 12.70%	17,634 12.54%
\$50,000 - \$75,000	2,421 14.02%	9,732 12.99%	18,581 13.21%
\$75,000 - \$100,000	1,842 10.67%	8,571 11.44%	17,032 12.11%
\$100,000 - \$125,000	1,753 10.15%	8,010 10.69%	14,278 10.15%
\$125,000 - \$150,000	1,565 9.06%	5,558 7.42%	10,214 7.26%
\$150,000 - \$200,000	1,960 11.35%	7,452 9.94%	14,669 10.43%
\$200,000+	3,079 17.83%	14,671 19.58%	28,134 20.01%
2022 Avg Household Income	\$123,869	\$125,067	\$126,979
2022 Med Household Income	\$96,226	\$94,817	\$95,568
2022 Occupied Housing	17,271	74,936	140,629
Owner Occupied	6,599 38.21%	25,585 34.14%	48,347 34.38%
Renter Occupied	10,672 61.79%	49,351 65.86%	92,282 65.62%
2010 Housing Units	18,854	82,275	155,950
1 Unit	5,503 29.19%	19,033 23.13%	43,010 27.58%
2 - 4 Units	1,466 7.78%	4,436 5.39%	13,012 8.34%
5 - 19 Units	7,475 39.65%	30,062 36.54%	55,293 35.46%
20+ Units	4,410 23.39%	28,744 34.94%	44,635 28.62%
2022 Housing Value	6,598	25,585	48,348
<\$100,000	14 0.21%	277 1.08%	598 1.24%
\$100,000 - \$200,000	22 0.33%	57 0.22%	335 0.69%
\$200,000 - \$300,000	11 0.17%	55 0.21%	138 0.29%
\$300,000 - \$400,000	18 0.27%	181 0.71%	329 0.68%
\$400,000 - \$500,000	123 1.86%	413 1.61%	731 1.51%
\$500,000 - \$1,000,000	2,617 39.66%	9,844 38.48%	17,054 35.27%
\$1,000,000+	3,793 57.49%	14,758 57.68%	29,163 60.32%
2022 Median Home Value	\$1,039,072	\$1,039,955	\$1,051,322
2022 Housing Units by Yr Built	18,885	82,509	156,299
Built 2010+	1,860 9.85%	5,430 6.58%	8,719 5.58%
Built 2000 - 2010	820 4.34%	4,484 5.43%	7,105 4.55%
Built 1990 - 1999	1,335 7.07%	5,617 6.81%	8,961 5.73%
Built 1980 - 1989	2,386 12.63%	10,454 12.67%	17,794 11.38%
Built 1970 - 1979	2,860 15.14%	14,946 18.11%	25,526 16.33%
Built 1960 - 1969	2,833 15.00%	13,835 16.77%	24,529 15.69%
Built 1950 - 1959	2,037 10.79%	11,078 13.43%	24,484 15.66%
Built <1949	4,754 25.17%	16,665 20.20%	39,181 25.07%
2022 Median Year Built	1968	1969	1965