

# Demographic Report

10931 West Pico Boulevard  
Los Angeles, CA 90064

| Description                             | 1 Mile | 2 Miles | 3 Miles |
|---|--------|---------|---------|
| <b>POPULATION BY YEAR</b>               |        |         |         |
| Population (4/1/1990)                   | 26,813 | 134,885 | 286,590 |
| Population (4/1/2000)                   | 26,565 | 145,216 | 305,359 |
| Population (4/1/2010)                   | 27,954 | 148,008 | 312,709 |
| Population (1/1/2013)                   | 28,388 | 150,310 | 317,411 |
| Population (1/1/2018)                   | 29,691 | 156,817 | 330,637 |
| Growth (2012/2010)                      | 1.55   | 1.56    | 1.5     |
| Forecast (2018/2013)                    | 4.59   | 4.33    | 4.17    |
| <b>HOUSEHOLDS BY YEAR</b>               |        |         |         |
| Households (4/1/1990)                   | 12,704 | 65,729  | 131,127 |
| Households (4/1/2000)                   | 12,688 | 70,415  | 138,723 |
| Households (4/1/2010)                   | 12,768 | 71,078  | 139,569 |
| Households (1/1/2013)                   | 12,924 | 72,071  | 141,512 |
| Households (1/1/2018)                   | 13,598 | 75,822  | 148,887 |
| Growth (2012/2010)                      | 1.22   | 1.4     | 1.39    |
| Forecast (2018/2013)                    | 5.22   | 5.2     | 5.21    |
| <b>Gender</b>                           |        |         |         |
| Male                                    | 13,676 | 73,068  | 153,679 |
| Female                                  | 14,712 | 77,242  | 163,732 |
| <b>Age</b>                              |        |         |         |
| Median Age                              | 37.9   | 36.1    | 34.9    |
| Aged 0 to 5 Years                       | 1,954  | 8,694   | 17,992  |
| Aged 6 to 11 Years                      | 1,548  | 6,506   | 14,951  |
| Aged 12 to 17 Years                     | 1,288  | 5,972   | 14,878  |
| Aged 18 to 24 Years                     | 2,503  | 16,242  | 46,964  |
| Aged 25 to 34 Years                     | 5,554  | 35,206  | 64,547  |
| Aged 35 to 44 Years                     | 4,626  | 22,433  | 45,205  |
| Aged 45 to 54 Years                     | 3,671  | 18,040  | 38,648  |
| Aged 55 to 64 Years                     | 3,347  | 16,638  | 34,414  |
| Aged 65 to 74 Years                     | 2,016  | 10,147  | 19,850  |
| Aged 75 to 84 Years                     | 1,182  | 6,288   | 12,074  |
| Aged 85 Years and Older                 | 699    | 4,144   | 7,888   |
| <b>POPULATION BY RACE</b>               |        |         |         |
| White Alone                             | 19,139 | 97,568  | 210,773 |
| Black Alone                             | 660    | 5,957   | 13,278  |
| Asian Alone                             | 5,622  | 29,453  | 53,071  |
| American Indian and Alaska Native Alone | 106    | 671     | 1,654   |
| Other Race Alone                        | 1,049  | 7,823   | 20,098  |
| Two or More Races                       | 1,812  | 8,838   | 18,537  |

# Demographic Report

10931 West Pico Boulevard  
Los Angeles, CA 90064

| Description                               | 1 Mile | 2 Miles | 3 Miles |
|---|--------|---------|---------|
| <b>POPULATION BY ETHNICITY</b>            |        |         |         |
| Hispanic                                  | 3,672  | 22,992  | 57,302  |
| White Non-Hispanic                        | 16,135 | 80,152  | 169,526 |
| <b>Marital Status (Pop 15+)</b>           |        |         |         |
| Males Never Married                       | 5,339  | 30,360  | 66,149  |
| Males Married                             | 5,389  | 27,391  | 55,113  |
| Males Widowed                             | 164    | 1,038   | 2,205   |
| Males Divorced                            | 652    | 4,982   | 9,594   |
| Females Never Married                     | 5,107  | 28,531  | 64,656  |
| Females Married                           | 5,207  | 26,580  | 52,912  |
| Females Widowed                           | 1,121  | 5,429   | 10,168  |
| Females Divorced                          | 1,197  | 7,756   | 16,312  |
| <b>Primary Language (Pop 5+)</b>          |        |         |         |
| Speaks English                            | 15,856 | 80,972  | 174,986 |
| Speaks Spanish                            | 2,662  | 18,686  | 46,063  |
| Speaks Other Indo-European Languages      | 3,892  | 20,274  | 39,835  |
| Speaks Asian or Pacific Island Language   | 3,617  | 19,386  | 33,071  |
| Speaks Other Language                     | 661    | 3,368   | 7,885   |
| <b>DETAILED HOUSEHOLD CHARACTERISTICS</b> |        |         |         |
| Household, Average Size                   | 2.19   | 2.05    | 2.14    |
| <b>HOUSEHOLDS BY RACE</b>                 |        |         |         |
| White                                     | 9,127  | 49,532  | 100,548 |
| Black                                     | 320    | 2,997   | 6,348   |
| Asian                                     | 2,516  | 13,423  | 21,608  |
| American Indian and Alaska Native         | 35     | 230     | 543     |
| Other Race                                | 348    | 2,603   | 6,049   |
| Two or More Races                         | 578    | 3,286   | 6,416   |
| <b>HOUSEHOLDS BY ETHNICITY</b>            |        |         |         |
| Hispanic                                  | 1,259  | 7,983   | 18,236  |
| White Non-Hispanic                        | 8,000  | 42,718  | 85,644  |

# Demographic Report



10931 West Pico Boulevard  
Los Angeles, CA 90064

| Description                     | 1 Mile | 2 Miles | 3 Miles |
|---------------------------------|--------|---------|---------|
| <b>Male Population By Age</b>   |        |         |         |
| Median Age                      | 36.8   | 35.3    | 34.3    |
| Aged 0 to 5 Years               | 1,008  | 4,434   | 9,149   |
| Aged 6 to 11 Years              | 781    | 3,321   | 7,693   |
| Aged 12 to17 Years              | 633    | 3,031   | 7,671   |
| Aged 18 to 24 Years             | 1,200  | 7,450   | 22,101  |
| Aged 25 to 34 Years             | 2,791  | 17,900  | 32,547  |
| Aged 35 to 44 Years             | 2,326  | 11,634  | 22,852  |
| Aged 45 to 54 Years             | 1,784  | 8,787   | 18,729  |
| Aged 55 to 64 Years             | 1,496  | 7,591   | 15,843  |
| Aged 65 to 74 Years             | 877    | 4,575   | 8,898   |
| Aged 75 to 84 Years             | 527    | 2,735   | 5,234   |
| Aged 85 Years and Older         | 253    | 1,610   | 2,962   |
| <b>Female Population By Age</b> |        |         |         |
| Median Age                      | 39     | 37      | 35.8    |
| Aged 0 to 5 Years               | 946    | 4,260   | 8,843   |
| Aged 6 to 11 Years              | 767    | 3,185   | 7,258   |
| Aged 12 to17 Years              | 655    | 2,941   | 7,207   |
| Aged 18 to 24 Years             | 1,303  | 8,792   | 24,863  |
| Aged 25 to 34 Years             | 2,763  | 17,306  | 32,000  |
| Aged 35 to 44 Years             | 2,300  | 10,799  | 22,353  |
| Aged 45 to 54 Years             | 1,887  | 9,253   | 19,919  |
| Aged 55 to 64 Years             | 1,851  | 9,047   | 18,571  |
| Aged 65 to 74 Years             | 1,139  | 5,572   | 10,952  |
| Aged 75 to 84 Years             | 655    | 3,553   | 6,840   |
| Aged 85 Years and Older         | 446    | 2,534   | 4,926   |
| <b>Household by Size</b>        |        |         |         |
| Median Size                     | 2.4    | 2.3     | 2.3     |
| 1 Person                        | 4,589  | 28,841  | 54,565  |
| 2 Person                        | 4,400  | 24,754  | 46,960  |
| 3 Person                        | 1,900  | 9,409   | 19,062  |
| 4 Person                        | 1,428  | 6,118   | 13,343  |
| 5 Person                        | 442    | 2,020   | 4,841   |
| 6 Person                        | 110    | 602     | 1,685   |
| 7 or More Person                | 55     | 327     | 1,056   |

# Demographic Report



10931 West Pico Boulevard  
Los Angeles, CA 90064

| Description  | 1 Mile  | 2 Miles | 3 Miles |
|--|---------|---------|---------|
| <b>HOUSING UNITS BY TENURE</b>                         |         |         |         |
| Housing, Occupied Units                                | 12,924  | 72,071  | 141,512 |
| Housing, Owner Occupied                                | 5,856   | 23,843  | 47,582  |
| Housing, Renter Occupied                               | 7,068   | 48,228  | 93,930  |
| <b>OWNER OCCUPIED HOUSEHOLDS BY HOME VALUE</b>         |         |         |         |
| Housing, Owner Occupied                                | 5,856   | 23,843  | 47,582  |
| Housing, Median Value Owner Households (\$)            | 768,156 | 812,886 | 836,286 |
| Housing, Owner Households Valued Less than \$10,000    | 23      | 66      | 189     |
| Housing, Owner Households Valued \$10,000-\$14,999     | 0       | 30      | 68      |
| Housing, Owner Households Valued \$15,000-\$19,999     | 0       | 1       | 51      |
| Housing, Owner Households Valued \$20,000-\$24,999     | 0       | 1       | 2       |
| Housing, Owner Households Valued \$25,000-\$29,999     | 0       | 12      | 13      |
| Housing, Owner Households Valued \$30,000-\$34,999     | 0       | 1       | 2       |
| Housing, Owner Households Valued \$35,000-\$39,999     | 9       | 45      | 65      |
| Housing, Owner Households Valued \$40,000-\$49,999     | 45      | 46      | 73      |
| Housing, Owner Households Valued \$50,000-\$59,999     | 30      | 31      | 63      |
| Housing, Owner Households Valued \$60,000-\$69,999     | 55      | 71      | 72      |
| Housing, Owner Households Valued \$70,000-\$79,999     | 16      | 106     | 195     |
| Housing, Owner Households Valued \$80,000-\$89,999     | 33      | 58      | 177     |
| Housing, Owner Households Valued \$90,000-\$99,999     | 9       | 121     | 178     |
| Housing, Owner Households Valued \$100,000-\$124,999   | 61      | 140     | 340     |
| Housing, Owner Households Valued \$125,000-\$149,999   | 0       | 27      | 75      |
| Housing, Owner Households Valued \$150,000-\$174,999   | 36      | 87      | 173     |
| Housing, Owner Households Valued \$175,000-\$199,999   | 67      | 168     | 317     |
| Housing, Owner Households Valued \$200,000-\$249,999   | 22      | 249     | 602     |
| Housing, Owner Households Valued \$250,000-\$299,999   | 23      | 273     | 711     |
| Housing, Owner Households Valued \$300,000-\$399,999   | 236     | 969     | 1,988   |
| Housing, Owner Households Valued \$400,000-\$499,999   | 377     | 1,679   | 2,885   |
| Housing, Owner Households Valued \$500,000-\$749,999   | 1,773   | 6,355   | 11,665  |
| Housing, Owner Households Valued \$750,000-\$999,999   | 1,556   | 5,508   | 11,262  |
| Housing, Owner Households Valued More than \$1,000,000 | 1,485   | 7,799   | 16,416  |

# Demographic Report

10931 West Pico Boulevard  
Los Angeles, CA 90064

| Description                                     | 1 Mile        | 2 Miles       | 3 Miles        |
|---|---------------|---------------|----------------|
| <b>RENTER OCCUPIED HOUSEHOLDS BY RENT VALUE</b> |               |               |                |
| Housing, Renter Occupied                        | 7,068         | 48,228        | 93,930         |
| Housing, Median Rent (\$)                       | 1,548         | 1,465         | 1,451          |
| Housing, Rent less than \$250                   | 0             | 118           | 687            |
| Housing, Rent \$250-\$499                       | 40            | 254           | 1,131          |
| Housing, Rent \$500-\$749                       | 259           | 1,620         | 3,599          |
| Housing, Rent \$750-\$999                       | 512           | 4,588         | 9,140          |
| Housing, Rent \$1,000-\$1,249                   | 1,000         | 8,204         | 16,100         |
| Housing, Rent \$1,250-\$1,499                   | 1,462         | 10,183        | 19,011         |
| Housing, Rent \$1,500-\$1,999                   | 1,921         | 12,710        | 24,421         |
| Housing, Rent \$2,000+                          | 1,718         | 9,414         | 17,859         |
| Housing, No Cash Rent                           | 156           | 1,137         | 1,982          |
| <b>DETAILED INCOME CHARACTERISTICS</b>          |               |               |                |
| Total Personal Income (\$)                      | 1,491,855,846 | 8,232,022,817 | 16,393,319,956 |
| Total Household Income (\$)                     | 1,486,115,031 | 8,135,233,536 | 16,169,518,035 |
| Median Household Income (\$)                    | 83,307        | 74,476        | 74,014         |
| Average Household Income (\$)                   | 114,989       | 112,878       | 114,263        |
| Per Capita Household Income (\$)                | 52,552        | 54,767        | 51,647         |
| Household High Income Average (\$)              | 335,438       | 367,620       | 384,195        |
| <b>Households By Income</b>                     |               |               |                |
| Less than \$15,000                              | 1,234         | 7,498         | 15,220         |
| \$15,000 to \$24,999                            | 999           | 4,604         | 10,337         |
| \$25,000 to \$34,999                            | 604           | 4,769         | 9,413          |
| \$35,000 to \$49,999                            | 1,116         | 7,510         | 14,301         |
| \$50,000 to \$74,999                            | 1,986         | 11,904        | 22,367         |
| \$75,000 to \$99,999                            | 1,574         | 8,761         | 17,066         |
| \$100,000 to \$124,999                          | 1,351         | 6,716         | 13,044         |
| \$125,000 to \$149,999                          | 942           | 4,672         | 9,230          |
| \$150,000 to \$199,999                          | 1,166         | 5,567         | 10,913         |
| \$200,000 and Over                              | 1,952         | 10,070        | 19,621         |
| <b>Occupation (Pop 16+)</b>                     |               |               |                |
| Management, Business, and Financial Operations  | 3,615         | 19,021        | 37,122         |
| Professional and Related                        | 6,403         | 33,579        | 65,708         |
| Service   | 1,901         | 10,355        | 21,943         |
| Sales and Office                                | 2,760         | 16,470        | 35,740         |
| Farming, Fishing, and Forestry                  | 9             | 86            | 178            |
| Construction, Extraction, and Maintenance       | 369           | 2,009         | 3,838          |
| Production, Transportation, and Material Moving | 360           | 2,606         | 5,516          |

# Demographic Report



10931 West Pico Boulevard  
Los Angeles, CA 90064

| Description  | 1 Mile | 2 Miles | 3 Miles |
|--|--------|---------|---------|
| <b>Industry (Pop 16+)</b>  |        |         |         |
| <b>Total Civilian Employment</b>                                       | 15,417 | 84,126  | 170,045 |
| Employment, Agriculture, Forestry, Fishing and Hunting                 | 9      | 93      | 291     |
| Employment, Mining, Quarrying and Oil and Gas Extraction               | 9      | 35      | 35      |
| Employment, Construction   | 449    | 1,930   | 3,969   |
| Employment, Manufacturing  | 554    | 3,658   | 7,412   |
| Employment, Wholesale Trade  | 335    | 1,657   | 3,916   |
| Employment, Retail Trade(Pop 16+)                                      | 712    | 5,666   | 12,823  |
| Employment, Transportation and Warehousing                             | 134    | 1,291   | 2,586   |
| Employment, Utilities  | 88     | 343     | 642     |
| Employment, Information  | 1,463  | 7,816   | 15,542  |
| Employment, Finance and Insurance                                      | 915    | 4,166   | 8,092   |
| Employment, Real Estate and Rental and Leasing                         | 423    | 3,016   | 5,524   |
| Employment, Professional, Scientific, and Technical Services           | 2,881  | 15,239  | 27,811  |
| Employment, Management of Companies and Enterprises                    | 30     | 87      | 127     |
| Employment, Administrative and Support and Waste Mgt. Services         | 612    | 3,040   | 5,762   |
| Employment, Educational Services                                       | 2,155  | 11,977  | 24,312  |
| Employment, Health Care and Social Assistance                          | 2,032  | 9,243   | 18,694  |
| Employment, Arts, Entertainment, and Recreation                        | 816    | 4,014   | 9,152   |
| Employment, Arts, Entertainment, Accommodation and Food Services, etc. | 695    | 5,618   | 10,720  |
| Employment, Other Services   | 736    | 3,558   | 8,807   |
| Employment, Public Administration                                      | 369    | 1,679   | 3,828   |
|  |        |         |         |
| <b>Education Attainment (Pop 25+)</b>                                  |        |         |         |
| Less Than High School  | 1,603  | 7,681   | 17,207  |
| High School  | 1,833  | 10,531  | 22,311  |
| Some College   | 2,877  | 18,013  | 38,193  |
| Associate's Degree   | 1,102  | 6,068   | 11,997  |
| Bachelor's Degree  | 7,393  | 38,746  | 74,639  |
| Master's Degree  | 3,508  | 17,478  | 32,851  |
| Professional Degree  | 1,828  | 8,985   | 16,160  |
| Doctorate Degree   | 951    | 5,394   | 9,268   |

# Demographic Report



10931 West Pico Boulevard  
Los Angeles, CA 90064

| Description                            | 1 Mile      | 2 Miles       | 3 Miles       |
|--|-------------|---------------|---------------|
| <b>DETAILED FAMILY CHARACTERISTICS</b> |             |               |               |
| <b>Families By Size</b>                | 3.18        | 3.01          | 3.15          |
| <b>Median Size</b>                     | 0           | 0             | 0             |
| <b>1 Person</b>                        | 2,912       | 15,719        | 29,645        |
| <b>2 Person</b>                        | 1,547       | 7,631         | 15,589        |
| <b>3 Person</b>                        | 1,330       | 5,492         | 11,742        |
| <b>4 Person</b>                        | 424         | 1,895         | 4,488         |
| <b>5 Person</b>                        | 102         | 569           | 1,542         |
| <b>6 Person</b>                        | 53          | 309           | 1,008         |
| <b>7 or More Person</b>                |             |               |               |
| <b>Family Income Characteristics</b>   |             |               |               |
| <b>Total Family Income(\$)</b>         | 947,135,661 | 4,706,003,148 | 9,801,532,143 |
| <b>Median Income (\$)</b>              | 116,135     | 104,153       | 104,167       |
| <b>Average Income (\$)</b>             | 148,734     | 148,853       | 153,115       |
| <b>Per Capita Income (\$)</b>          | 49,692      | 51,056        | 50,499        |
| <b>High Income Average (\$)</b>        | 325,401     | 367,403       | 389,799       |