

Demographic Detail Report

2460 Overland Ave, Los Angeles, CA 90064

Building Type: **Flex**
 RBA: **2,340 SF**
 Typical Floor: **2,340 SF**
 Total **2,340 SF**

Warehse Avail: -
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Mo: **Negotiable**



Radius	1 Mile	2 Mile	3 Mile
Population			
2028 Projection	27,991	152,900	312,591
2023 Estimate	28,457	155,309	318,405
2010 Census	27,897	151,571	315,923
Growth 2023 - 2028	-1.64%	-1.55%	-1.83%
Growth 2010 - 2023	2.01%	2.47%	0.79%
2023 Population by Age			
	28,457	155,309	318,405
Age 0 - 4	1,497 5.26%	9,128 5.88%	19,571 6.15%
Age 5 - 9	1,557 5.47%	8,929 5.75%	18,551 5.83%
Age 10 - 14	1,596 5.61%	8,250 5.31%	16,818 5.28%
Age 15 - 19	1,446 5.08%	6,909 4.45%	14,534 4.56%
Age 20 - 24	1,290 4.53%	6,455 4.16%	14,867 4.67%
Age 25 - 29	1,479 5.20%	8,697 5.60%	20,471 6.43%
Age 30 - 34	1,915 6.73%	12,415 7.99%	27,360 8.59%
Age 35 - 39	2,167 7.61%	14,003 9.02%	28,764 9.03%
Age 40 - 44	2,204 7.75%	13,325 8.58%	26,249 8.24%
Age 45 - 49	2,137 7.51%	11,782 7.59%	22,950 7.21%
Age 50 - 54	2,073 7.28%	10,585 6.82%	20,793 6.53%
Age 55 - 59	1,954 6.87%	9,555 6.15%	19,000 5.97%
Age 60 - 64	1,809 6.36%	8,749 5.63%	17,456 5.48%
Age 65 - 69	1,608 5.65%	7,765 5.00%	15,376 4.83%
Age 70 - 74	1,351 4.75%	6,551 4.22%	12,753 4.01%
Age 75 - 79	993 3.49%	4,866 3.13%	9,286 2.92%
Age 80 - 84	659 2.32%	3,323 2.14%	6,241 1.96%
Age 85+	721 2.53%	4,020 2.59%	7,367 2.31%
Age 65+	5,332 18.74%	26,525 17.08%	51,023 16.02%
Median Age	42.90	41.10	39.70
Average Age	41.90	40.80	39.90

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Radius	1 Mile	2 Mile	3 Mile
2023 Population By Race	28,457	155,309	318,405
White	20,018 70.34%	102,827 66.21%	218,293 68.56%
Black	828 2.91%	7,174 4.62%	15,731 4.94%
Am. Indian & Alaskan	105 0.37%	1,273 0.82%	2,878 0.90%
Asian	5,915 20.79%	35,956 23.15%	64,576 20.28%
Hawaiian & Pacific Island	24 0.08%	270 0.17%	630 0.20%
Other	1,567 5.51%	7,808 5.03%	16,297 5.12%
Population by Hispanic Origin	28,457	155,309	318,405
Non-Hispanic Origin	25,303 88.92%	129,947 83.67%	257,266 80.80%
Hispanic Origin	3,154 11.08%	25,362 16.33%	61,138 19.20%
2023 Median Age, Male	41.70	40.40	39.10
2023 Average Age, Male	40.60	39.80	38.90
2023 Median Age, Female	44.10	41.80	40.40
2023 Average Age, Female	43.00	41.80	40.80
2023 Population by Occupation Classification	23,518	127,623	260,563
Civilian Employed	15,648 66.54%	85,865 67.28%	169,789 65.16%
Civilian Unemployed	708 3.01%	3,664 2.87%	8,325 3.20%
Civilian Non-Labor Force	7,160 30.44%	38,044 29.81%	82,272 31.57%
Armed Forces	2 0.01%	50 0.04%	177 0.07%
Households by Marital Status			
Married	5,226	24,961	46,880
Married No Children	2,842	14,879	27,441
Married w/Children	2,384	10,082	19,440
2023 Population by Education	22,559	125,000	254,292
Some High School, No Diploma	733 3.25%	6,220 4.98%	14,912 5.86%
High School Grad (Incl Equivalency)	1,615 7.16%	9,463 7.57%	21,553 8.48%
Some College, No Degree	3,419 15.16%	21,876 17.50%	48,819 19.20%
Associate Degree	1,489 6.60%	9,362 7.49%	20,228 7.95%
Bachelor Degree	8,050 35.68%	42,143 33.71%	83,439 32.81%
Advanced Degree	7,253 32.15%	35,936 28.75%	65,341 25.70%

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Radius	1 Mile		2 Mile		3 Mile	
2023 Population by Occupation	30,223		165,477		325,410	
Real Estate & Finance	1,598	5.29%	7,809	4.72%	15,229	4.68%
Professional & Management	14,793	48.95%	75,936	45.89%	141,928	43.62%
Public Administration	516	1.71%	1,854	1.12%	3,436	1.06%
Education & Health	3,605	11.93%	20,759	12.54%	40,112	12.33%
Services	1,410	4.67%	9,618	5.81%	21,034	6.46%
Information	1,332	4.41%	7,658	4.63%	15,611	4.80%
Sales	2,755	9.12%	15,722	9.50%	33,403	10.26%
Transportation	749	2.48%	4,941	2.99%	9,682	2.98%
Retail	1,129	3.74%	5,757	3.48%	12,449	3.83%
Wholesale	424	1.40%	1,728	1.04%	3,759	1.16%
Manufacturing	531	1.76%	3,422	2.07%	7,012	2.15%
Production	306	1.01%	2,916	1.76%	6,319	1.94%
Construction	253	0.84%	1,341	0.81%	3,177	0.98%
Utilities	280	0.93%	2,095	1.27%	4,473	1.37%
Agriculture & Mining	0	0.00%	90	0.05%	218	0.07%
Farming, Fishing, Forestry	0	0.00%	73	0.04%	150	0.05%
Other Services	542	1.79%	3,758	2.27%	7,418	2.28%
2023 Worker Travel Time to Job	13,742		78,254		156,054	
<30 Minutes	8,698	63.30%	47,543	60.75%	93,874	60.15%
30-60 Minutes	4,491	32.68%	27,117	34.65%	54,249	34.76%
60+ Minutes	553	4.02%	3,594	4.59%	7,931	5.08%
2010 Households by HH Size	12,709		71,896		141,116	
1-Person Households	4,492	35.35%	28,177	39.19%	54,417	38.56%
2-Person Households	4,286	33.72%	24,509	34.09%	46,643	33.05%
3-Person Households	1,849	14.55%	9,536	13.26%	18,963	13.44%
4-Person Households	1,473	11.59%	6,431	8.94%	13,337	9.45%
5-Person Households	473	3.72%	2,203	3.06%	4,958	3.51%
6-Person Households	102	0.80%	678	0.94%	1,720	1.22%
7 or more Person Households	34	0.27%	362	0.50%	1,078	0.76%
2023 Average Household Size	2.20		2.10		2.10	
Households						
2028 Projection	12,607		71,811		138,039	
2023 Estimate	12,852		73,120		141,032	
2010 Census	12,710		71,897		141,116	
Growth 2023 - 2028	-1.91%		-1.79%		-2.12%	
Growth 2010 - 2023	1.12%		1.70%		-0.06%	

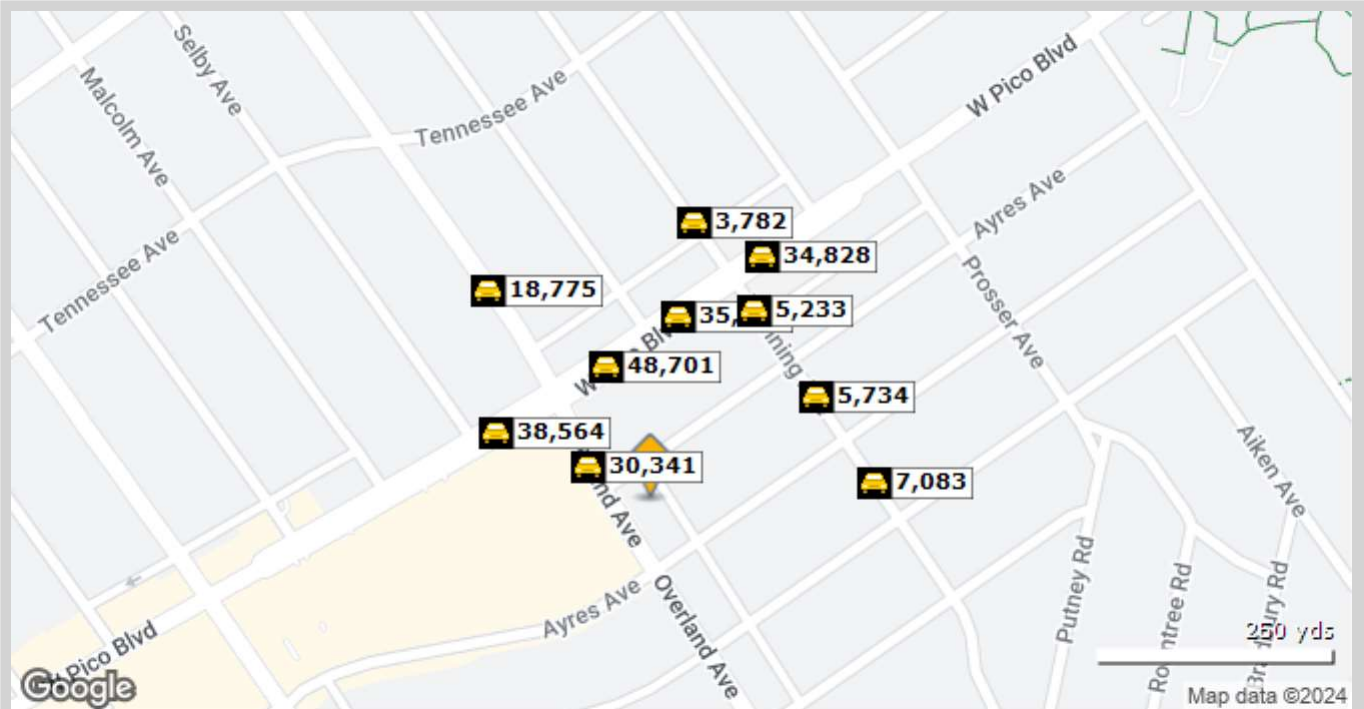
Demographic Detail Report

2460 Overland Ave, Los Angeles, CA 90064						
Radius	1 Mile		2 Mile		3 Mile	
2023 Households by HH Income	12,850		73,118		141,034	
<\$25,000	1,516	11.80%	9,683	13.24%	20,193	14.32%
\$25,000 - \$50,000	1,240	9.65%	9,049	12.38%	17,639	12.51%
\$50,000 - \$75,000	1,601	12.46%	9,462	12.94%	18,424	13.06%
\$75,000 - \$100,000	1,368	10.65%	8,416	11.51%	16,129	11.44%
\$100,000 - \$125,000	1,460	11.36%	8,275	11.32%	14,968	10.61%
\$125,000 - \$150,000	1,049	8.16%	5,765	7.88%	10,942	7.76%
\$150,000 - \$200,000	1,393	10.84%	8,156	11.15%	15,778	11.19%
\$200,000+	3,223	25.08%	14,312	19.57%	26,961	19.12%
2023 Avg Household Income	\$143,052		\$128,270		\$126,096	
2023 Med Household Income	\$111,986		\$99,848		\$97,104	
2023 Occupied Housing	12,852		73,120		141,032	
Owner Occupied	6,373	49.59%	25,242	34.52%	47,145	33.43%
Renter Occupied	6,479	50.41%	47,878	65.48%	93,887	66.57%
2010 Housing Units	14,352		82,041		158,712	
1 Unit	6,041	42.09%	20,540	25.04%	42,091	26.52%
2 - 4 Units	944	6.58%	5,457	6.65%	14,476	9.12%
5 - 19 Units	4,326	30.14%	28,259	34.44%	57,282	36.09%
20+ Units	3,041	21.19%	27,785	33.87%	44,863	28.27%
2023 Housing Value	6,373		25,240		47,145	
<\$100,000	36	0.56%	248	0.98%	637	1.35%
\$100,000 - \$200,000	30	0.47%	138	0.55%	200	0.42%
\$200,000 - \$300,000	13	0.20%	83	0.33%	169	0.36%
\$300,000 - \$400,000	8	0.13%	272	1.08%	452	0.96%
\$400,000 - \$500,000	60	0.94%	474	1.88%	949	2.01%
\$500,000 - \$1,000,000	1,998	31.35%	9,227	36.56%	17,647	37.43%
\$1,000,000+	4,228	66.34%	14,798	58.63%	27,091	57.46%
2023 Median Home Value	\$1,073,900		\$1,044,155		\$1,038,963	
2023 Housing Units by Yr Built	14,397		82,179		159,081	
Built 2010+	957	6.65%	4,381	5.33%	6,842	4.30%
Built 2000 - 2010	478	3.32%	3,904	4.75%	7,378	4.64%
Built 1990 - 1999	840	5.83%	5,433	6.61%	9,077	5.71%
Built 1980 - 1989	1,339	9.30%	11,504	14.00%	18,152	11.41%
Built 1970 - 1979	2,212	15.36%	14,671	17.85%	26,052	16.38%
Built 1960 - 1969	1,821	12.65%	12,280	14.94%	25,261	15.88%
Built 1950 - 1959	1,630	11.32%	11,218	13.65%	25,257	15.88%
Built <1949	5,120	35.56%	18,788	22.86%	41,062	25.81%
2023 Median Year Built	1961		1968		1964	

Traffic Count Report

2460 Overland Ave, Los Angeles, CA 90064

Building Type: **Flex**
 RBA: **2,340 SF**
 Typical Floor: **2,340 SF**
 Total Available: **2,340 SF**
 Warehouse Avail: -
 Office Avail: -
 % Leased: **100%**
 Rent/SF/Mo: **Negotiable**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Overland Ave	Ayres Ave	0.02 SE	2022	30,341	MPSI	.04
2	W Pico Blvd	Overland Ave	0.03 SW	2022	48,701	MPSI	.09
3	W Pico Blvd	Selby Ave	0.01 SW	2022	38,564	MPSI	.10
4	W Pico Blvd	Pelham Ave	0.02 SW	2022	35,263	MPSI	.12
5	Manning Ave	Ayres Ave	0.03 NW	2022	5,734	MPSI	.12
6	Manning Ave	W Pico Blvd	0.02 NW	2022	5,233	MPSI	.14
7	Manning Ave	Cushdon Ave	0.03 SE	2022	7,083	MPSI	.14
8	Overland Ave	W Pico Blvd	0.08 SE	2022	18,775	MPSI	.16
9	W Pico Blvd	Manning Ave	0.02 SW	2022	34,828	MPSI	.17
10	Manning Ave	W Pico Blvd	0.04 SE	2022	3,782	MPSI	.17