



OFFERING MEMORANDUM

1965 ST LOUIS AVE
Signal Hill, CA 90755

Marcus & Millichap

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Activity ID #ZAH0130089

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1965 ST LOUIS AVE

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DISCLAIMER

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EXECUTIVE SUMMARY

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Local Map
Aerial Map

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OFFERING SUMMARY

1965 ST LOUIS AVE



Listing Price
\$1,250,000



Cap Rate
3.65%



of Units
2

FINANCIAL

Listing Price	\$1,250,000
Down Payment	100% / \$1,250,000
NOI	\$45,621
Cap Rate	3.65%
Total Return	3.65%
Price/SF	\$419.18
Rent/SF (Monthly)	\$2.20
Rent/SF (Annually)	\$26.46
Price/Unit	\$625,000

OPERATIONAL

Rentable SF	2,982 SF
# of Units	2
Lot Size	0.15 Acres (6,376 SF)
Year Built	1991



1965 ST LOUIS AVE

Signal Hill, CA 90755

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present 1965 Saint Louis Avenue, located on the west side of Saint Louis Avenue, conveniently situated between East Pacific Coast Highway and East 20th Street in the City of Signal Hill, California. The two-story, two-unit multifamily property was originally built in 1991 and consists of approximately 2,982 square feet of building area on a 6,376 square foot parcel.

The property consists of two (2) detached single-family style residences on one lot, each featuring a 3-Bedroom / 2-Bathroom layout. The sought-after unit mix is coupled with generously sized floor plans, with Unit 1 spanning approximately 1,806 square feet and Unit 2 approximately 1,195 square feet, maximizing both rental income potential and owner-occupant appeal. The property boasts two double-car garages totaling four (4) parking spaces, offering tenants and/or owners a rare combination of private parking and additional storage.

The front residence is a single-level conventional home with a covered porch, fireplace, and direct street presence. The rear residence sits above the garage on the second level, offering privacy and separation from the front unit. Both homes are wood frame construction with stucco exterior, composition roofing, slab foundation, and central FAU/AC with in-unit washer/dryer for tenant and/or owners convenience. The property is also separately metered gas and electric.

Situated in Signal Hill the subject property benefits from one of the most supply-constrained submarkets in greater Los Angeles. Signal Hill's close proximity to the beach, the 405 Freeway, Long Beach Airport, and the Port of Long Beach, creates a consistently high demand rental and ownership environment with minimal competing inventory. Tenants enjoy living in a quiet neighborhood containing 771 Single Family Residences within a half-mile radius. It is also a short distance to the Traffic Circle which contains many grocery stores, major retailers and shops as well as a variety of dining options. The property is within a half-mile radius of Hilltop Park with panoramic views of Long Beach, the Pacific Ocean and Catalina Island. Additionally, Signal Hill Park, Sunset View Park, Costco Wholesale, Home Depot, and the Signal Hill Business District, including many branded automotive dealers are a few minutes driving distance. The property is also conveniently located near Chittick Field Park, Recreation Park, including two (2) golf courses, Billie Jean King Tennis Center, Blair Field, Colorado Lagoon, Marine Stadium, and California State University of Long Beach.

The subject property is conveniently near the popular retail, entertainment, and dining district of BelmontShore's 2nd Street which offers more than 250 unique upscale boutiques, specialty shops, and a myriad of coffee shops, cafes, casual dining taverns, and eclectic international specialty restaurants. Other districts nearby the property include the East Village Arts District, 4th Street Retro Row and the Zafferia commercial corridor. Also close to the property is the Downtown Long Beach Business District which provides unique destinations, both historic and new, that attract over six million visitors annually. One of the city's most revered attractions, The Queen Mary, arrived in Long Beach in 1967 and has since impressed millions of visitors with its art deco interiors and glimpses into a bygone era. The Aquarium of the Pacific, on the other hand, provides an intimate look into the future of marine biology and sustainability. Hotels, restaurants, and other tourist oriented venues including Shoreline Village, The Pike and Rainbow Harbor Waterfront surround the juggernaut that is the Long Beach Convention and Entertainment Center that brings in a staggering 1.6 million visitors per year with its year-round conventions and events.

The City of Long Beach offers great coastal weather, access to several recreational activities and a reputation for being a big city with a small-town feel. At the center of Long Beach, a city of almost 470,000, they are the only large Downtown waterfront located between San Diego and San Francisco, retaining more affordable lease rates for off ice and retail space, as well as housing, than nearby areas such as Santa Monica, Downtown Los Angeles, and Irvine, CA.

INVESTMENT HIGHLIGHTS

Great Unit Mix of Two 3-Bedroom / 2-Bathroom Single Family Homes on a Lot; Ideal For Income Potential or Owner-Occupant

Two Double-Car Garages and Covered Porches For Tenants Convenience

Located Close to a Variety of Parks, Beaches, Neighborhood Shopping Districts, Public and Private Schools

Close to California State University Long Beach (CSULB), Hospitals, Long Beach Airport, Downtown Long Beach and Convention Center

Nearby and Easy Access to Interstate Freeways and MassTransportation

Average Median Income of \$105,700

1965 ST LOUIS AVE

ADDITIONAL PHOTOS



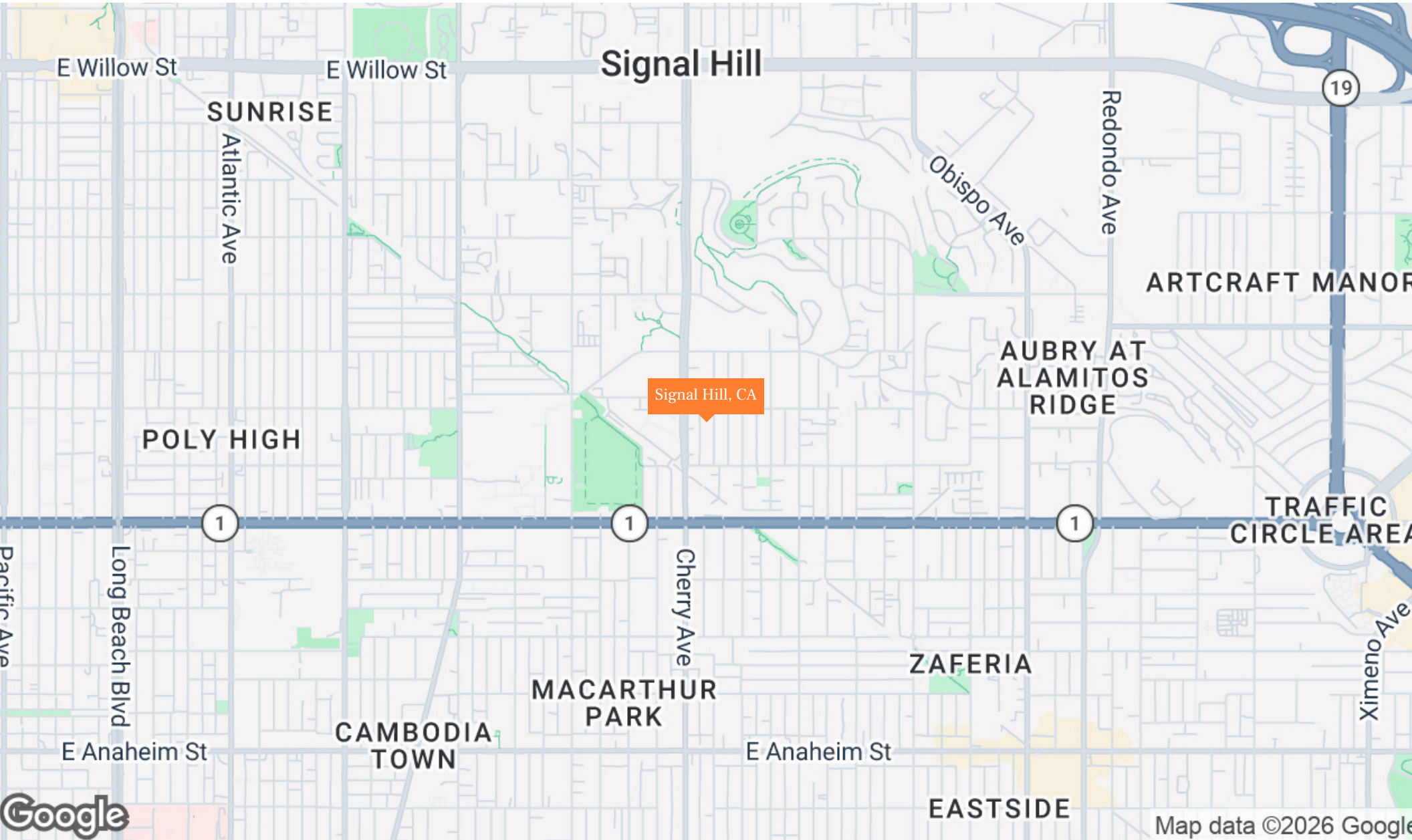
1965 ST LOUIS AVE

MAP



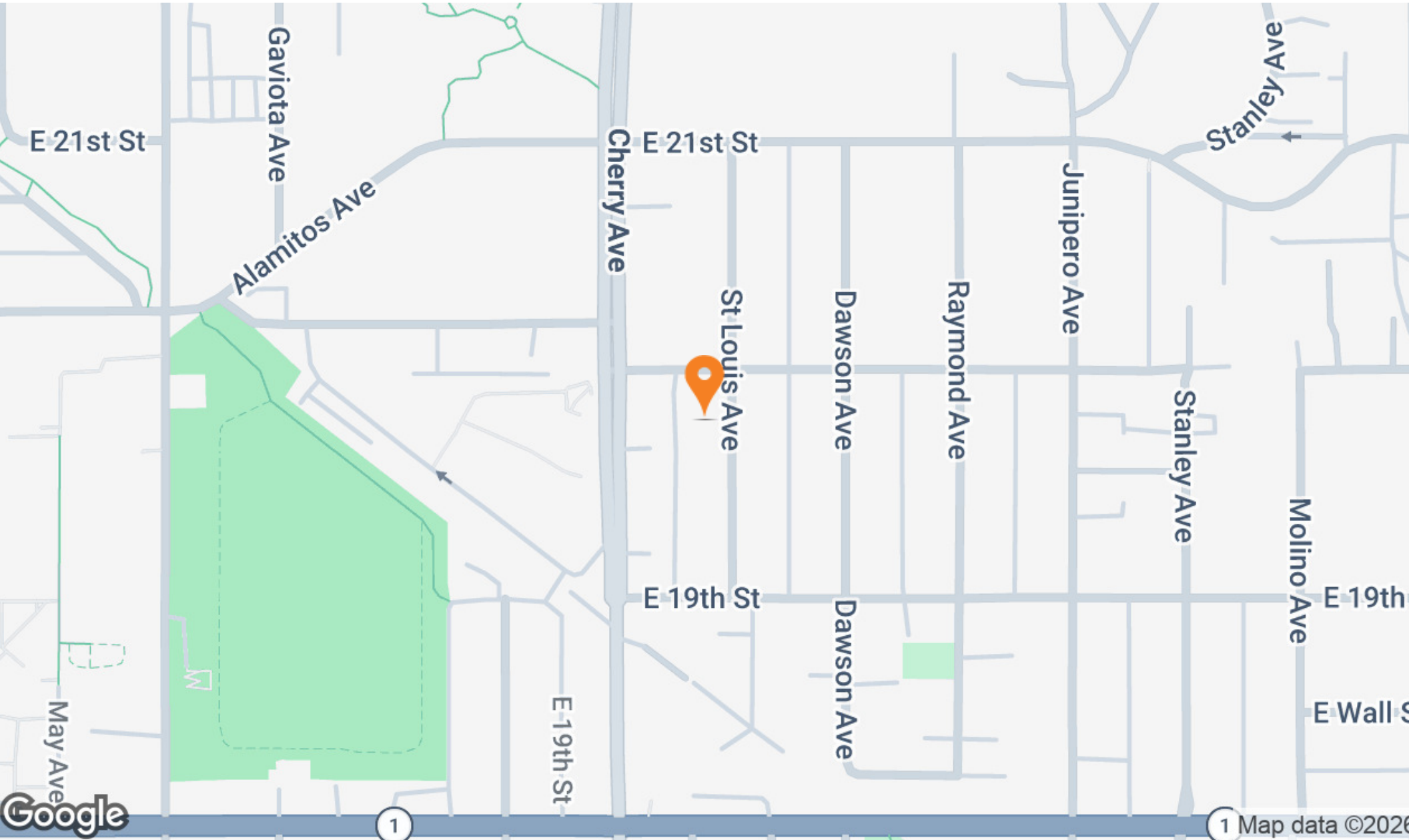
1965 ST LOUIS AVE

REGIONAL MAP



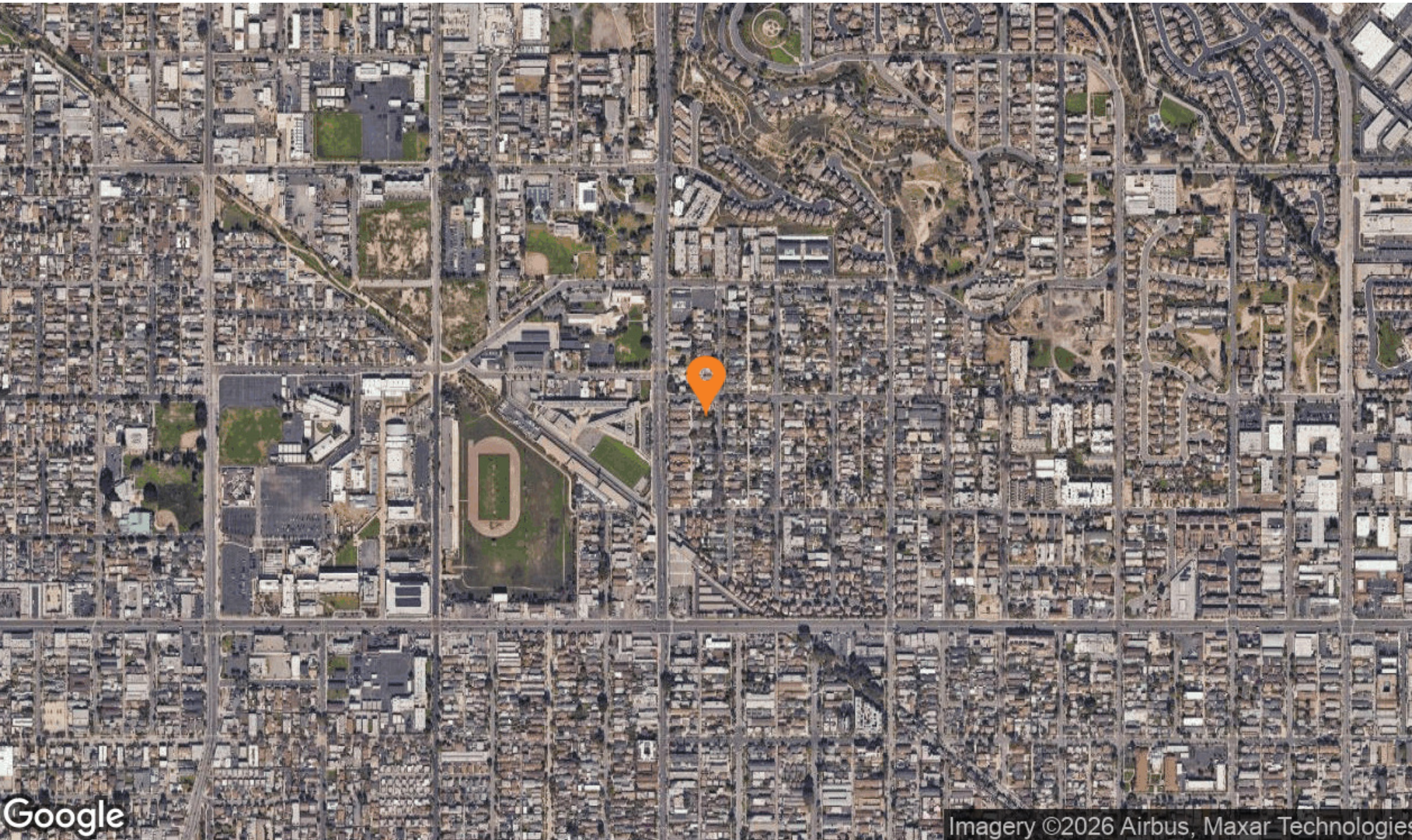
1965 ST LOUIS AVE

LOCAL MAP



1965 ST LOUIS AVE

AERIAL MAP



Google

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SECTION 2

02

FINANCIAL ANALYSIS

Financial Details

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1965 ST LOUIS AVE

FINANCIAL DETAILS

As of April,2026

UNIT	UNIT TYPE	CURRENT Rent / Month	CURRENT Rent / SF/ Month	POTENTIAL Rent / Month	POTENTIAL Rent/ SF/ Month
1	3 Bed / 2 Bath SFH	\$3,795	\$0.00	\$3,795	\$0.00
2	3 Bed / 2 Bath SFH	\$2,780	\$0.00	\$3,695	\$0.00
Total	Square Feet: 2,982	\$6,575	\$2.20	\$7,490	\$2.51

1965 ST LOUIS AVE

FINANCIAL DETAILS

UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	Current			POTENTIAL		
				Average Rent	Average Rent / SF	Monthly Income	AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME
3 Bed / 2 Bath SFH	2	N/A	\$2,780 - \$3,795	\$3,288	N/A	\$6,575	\$3,745	N/A	\$7,490
TOTALS/WEIGHTED AVERAGE:	2	1,491		\$3,288	\$2.20	\$6,575	\$3,745	\$2.51	\$7,490
GROSS ANNUALIZED RENTS				\$78,900			\$89,880		

1965 ST LOUIS AVE

FINANCIAL DETAILS

INCOME	Current		Market	NOTES	PER UNIT	PER SF
Rental Income						
Gross Current Rent	78,900		89,880		44,940	30.14
Physical Vacancy	2,367		2,840		1,420	0.95
TOTAL VACANCY	\$2,367	-3.0%	\$2,840	-3.0%	\$1,420	\$1
Effective Rental Income	76,533		87,040		43,520	29.19
Other Income						
Parking Income			4,800		2,400	1.61
TOTAL OTHER INCOME	\$0		\$4,800		\$2,400	\$1.61
EFFECTIVE GROSS INCOME	\$76,533		\$91,840		\$45,920	\$30.80
EXPENSES						
	Current		Market	NOTES	PER UNIT	PER SF
Real Estate Taxes	15,500		15,500		7,750	5.20
Insurance	2,982		3,578	[2]	1,789	1.20
Utilities	4,045		4,045		2,023	1.36
Pest Control	480		480		240	0.16
Maintenance & Repairs	2,425		2,425		1,213	0.81
Gardening	480		480		240	0.16
Misc. & Reserves	5,000		5,000		2,500	1.68
TOTAL EXPENSES	\$30,912		\$31,508		\$15,754	\$10.57
EXPENSES AS % OF EGI	40.4%		34.3%			
NET OPERATING INCOME	\$45,621		\$60,332		\$30,166	\$20.23

Notes and assumptions to the above analysis are on the following page.

1965 ST LOUIS AVE

FINANCIAL DETAILS

SUMMARY

Price	\$1,250,000	
Down Payment	\$1,250,000	100%
Number of Units	2	
Price Per Unit	\$625,000	
Price Per SqFt	\$419.18	
Gross SqFt	2,982	
Lot Size	0.14 Acres	
Approx. Year Built	1991	

RETURNS

	Current	Market	Reno
CAP Rate	3.65%	4.83%	11.80%
GRM	15.84	13.20	
Cash-on-Cash	3.65%	4.83%	
Debt Coverage Ratio	N/A	N/A	

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
2	3 Bed / 2 Bath	0	\$3,288	\$3,745

OPERATING DATA

INCOME	Current	Market
Gross Scheduled Rent	\$78,900	\$89,880
Less: Vacancy/Deductions	-3.0% - \$2,367	-3.0% - \$2,840
Total Effective Rental Income	\$76,533	\$87,040
Other Income	\$0	\$4,800
Effective Gross Income	\$76,533	\$91,840
Less: Expenses	39.2% \$30,912	38.1% \$31,508
Net Operating Income	\$45,621	\$60,332
Cash Flow	\$45,621	\$60,332
Debt Service	\$0	\$0
Net Cash Flow After Debt Service	3.65% \$45,621	4.83% \$60,332
Principal Reduction	\$0	\$0
TOTAL RETURN	3.65% \$45,621	4.83% \$60,332

EXPENSES

	Current	Market
Real Estate Taxes	\$15,500	\$15,500
Insurance	\$2,982	\$3,578
Utilities	\$4,045	\$4,045
Pest Control	\$480	\$480
Maintenance & Repairs	\$2,425	\$2,425
Gardening	\$480	\$480
Misc. & Reserves	\$5,000	\$5,000
TOTAL EXPENSES	\$30,912	\$31,508
Expenses/Unit	\$15,456	\$15,754
Expenses/SF	\$10.37	\$10.57

SECTION 3

03

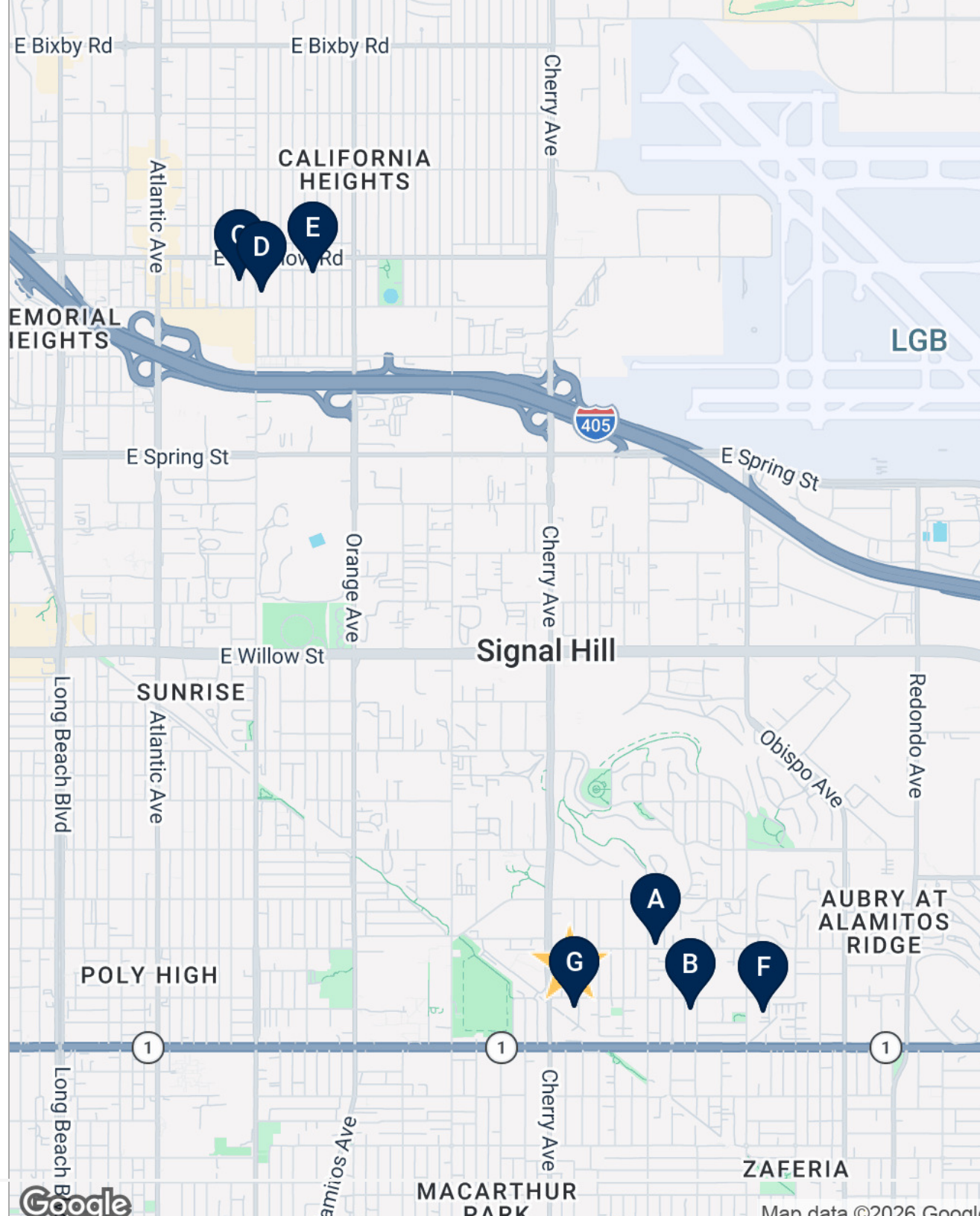
SALE COMPARABLES

Sale Comps Map
Sale Comps Summary
Price per SF Chart
Price per Unit Chart
Sale Comps

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SALE COMPS MAP

-  1965 St Louis Ave
-  2000 Junipero Ave
-  1881 Molino Ave
-  3350 Myrtle Ave
-  3328 California Ave
-  3376 Lemon Ave
-  1867 N Gladys Ave
-  1887 St Louis Ave



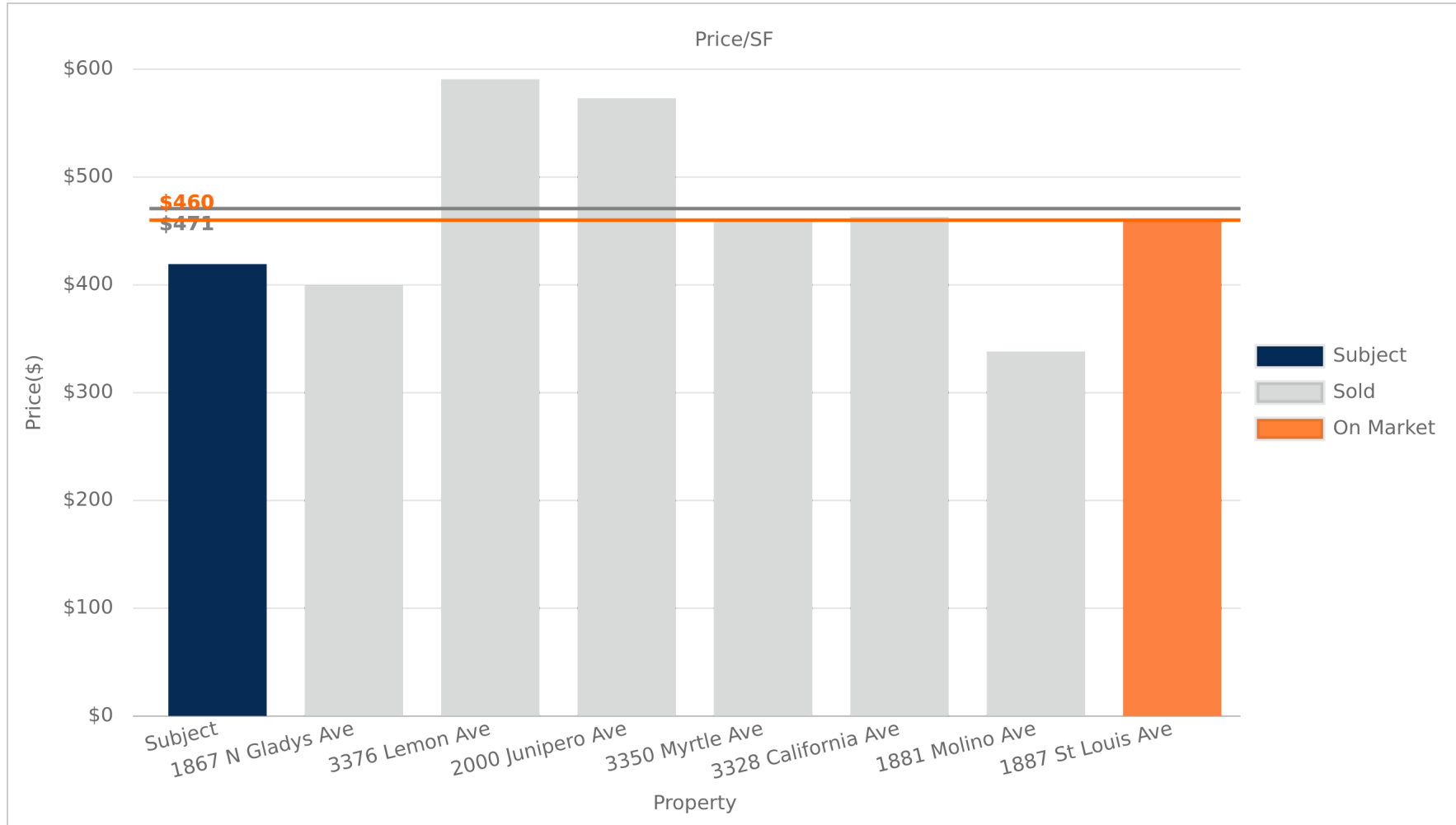
1965 ST LOUIS AVE

SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	# OF UNITS	CLOSE
	1965 St Louis Ave Signal Hill, CA 90755	\$1,250,000	2,982 SF	\$419.18	0.15 AC	\$625,000	2	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	# OF UNITS	CLOSE
	2000 Junipero Ave Signal Hill, CA 90755	\$825,000	1,440 SF	\$572.92	0.08 AC	\$412,500	2	06/16/2025
	1881 Molino Ave Signal Hill, CA 90755	\$1,875,000	5,546 SF	\$338.08	0.15 AC	\$468,750	4	02/27/2026
	3350 Myrtle Ave Signal Hill, CA 90755	\$1,050,000	2,280 SF	\$460.53	0.14 AC	\$525,000	2	09/08/2025
	3328 California Ave Signal Hill, CA 90755	\$1,200,000	2,593 SF	\$462.78	0.15 AC	\$600,000	2	12/30/2025
	3376 Lemon Ave Signal Hill, CA 90755	\$1,200,000	2,032 SF	\$590.55	0.15 AC	\$600,000	2	04/10/2025
	1867 N Gladys Ave Signal Hill, CA 90755	\$1,305,000	3,272 SF	\$398.84	0.14 AC	\$435,000	3	01/07/2025
	1887 St Louis Ave Signal Hill, CA 90755	\$998,000	2,170 SF	\$459.91	0.1 AC	\$499,000	2	On Market
	AVERAGES	\$1,207,571	2,762 SF	\$469.09	0.13 AC	\$505,750	2	-

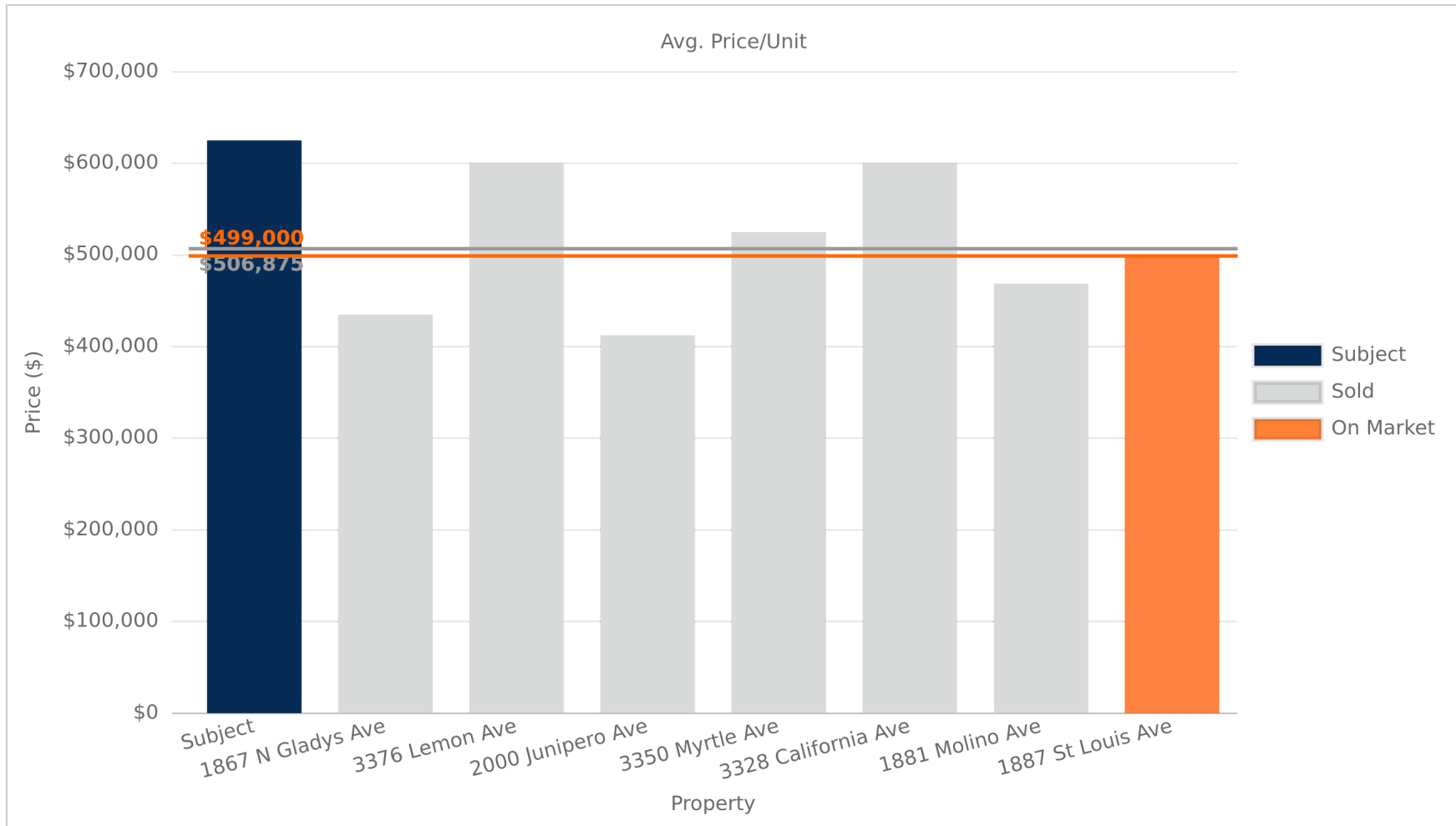
1965 ST LOUIS AVE

PRICE PER SF CHART



1965 ST LOUIS AVE

PRICE PER UNIT CHART



1965 ST LOUIS AVE

SALE COMPS



★ 1965 St Louis Ave
Signal Hill, CA 90755

Listing Price:	\$1,250,000	Price/SF:	\$419.18
Property Type:	Multifamily	GRM:	15.84
NOI:	\$45,621	Cap Rate:	3.65%
Year Built:	1991	COE:	On Market
Number Of Units:	2	Lot Size:	0.15 Acres
Price/Unit:	\$625,000	Total SF:	2,982 SF

UNIT TYPE	# UNITS
3 Bed / 2 Bath	2
TOTAL/AVG	2



▲ 2000 Junipero Ave
Signal Hill, CA 90755

Sale Price:	\$825,000	Price/SF:	\$572.92
Property Type:	Multifamily	GRM:	-
Cap Rate:	-	Year Built:	1956
COE:	06/16/2025	Number Of Units:	2
Lot Size:	0.08 Acres	Price/Unit:	\$412,500
Total SF:	1,440 SF		

UNIT TYPE	# UNITS
2 Bed/1 Bath	2
TOTAL/AVG	2

1965 ST LOUIS AVE

SALE COMPS



B 1881 Molino Ave
Signal Hill, CA 90755

Sale Price:	\$1,875,000	Price/SF:	\$338.08
Property Type:	Multifamily	GRM:	13.17
Cap Rate:	5.65%	Year Built:	1968
COE:	02/27/2026	Number Of Units:	4
Lot Size:	0.15 Acres	Price/Unit:	\$468,750
Total SF:	5,546 SF		

UNIT TYPE	# UNITS
3 Bed/2 Bath	1
2 Bed/2 Bath	1
2 Bed/1 Bath	2
TOTAL/AVG	4



C 3350 Myrtle Ave
Signal Hill, CA 90755

Sale Price:	\$1,050,000	Price/SF:	\$460.53
Property Type:	Multifamily	GRM:	-
Cap Rate:	-	Year Built:	1975
COE:	09/08/2025	Number Of Units:	2
Lot Size:	0.14 Acres	Price/Unit:	\$525,000
Total SF:	2,280 SF		

UNIT TYPE	# UNITS
3 Bed/2 Bath	1
2 Bed/2 Bath	1
TOTAL/AVG	2

1965 ST LOUIS AVE

SALE COMPS



D 3328 California Ave
Signal Hill, CA 90755

Sale Price:	\$1,200,000	Price/SF:	\$462.78
Property Type:	Multifamily	GRM:	-
Cap Rate:	-	Year Built:	1971
COE:	12/30/2025	Number Of Units:	2
Lot Size:	0.15 Acres	Price/Unit:	\$600,000
Total SF:	2,593 SF		

UNIT TYPE	# UNITS
2 Bed/2 Bath	2
TOTAL/AVG	2



E 3376 Lemon Ave
Signal Hill, CA 90755

Sale Price:	\$1,200,000	Price/SF:	\$590.55
Property Type:	Multifamily	GRM:	-
Cap Rate:	-	Year Built:	1961
COE:	04/10/2025	Number Of Units:	2
Lot Size:	0.15 Acres	Price/Unit:	\$600,000
Total SF:	2,032 SF		

UNIT TYPE	# UNITS
3 Bed/1 Bath	1
2 Bed/1 Bath	1
TOTAL/AVG	2

1965 ST LOUIS AVE

SALE COMPS



F 1867 N Gladys Ave
Signal Hill, CA 90755

Sale Price:	\$1,305,000	Price/SF:	\$398.84
Property Type:	Multifamily	GRM:	19.29
Cap Rate:	2.50%	Year Built:	1977
COE:	01/07/2025	Number Of Units:	3
Lot Size:	0.14 Acres	Price/Unit:	\$435,000
Total SF:	3,272 SF		

UNIT TYPE	# UNITS
2 Bed/1.5 Bath	1
2 Bed/1 Bath	1
1 Bed/1 Bath	1
TOTAL/AVG	3



G 1887 St Louis Ave
Signal Hill, CA 90755

Listing Price:	\$998,000	Price/SF:	\$459.91
Property Type:	Multifamily	GRM:	-
Cap Rate:	-	Year Built:	1916
COE:	On Market	Number Of Units:	2
Lot Size:	0.1 Acres	Price/Unit:	\$499,000
Total SF:	2,170 SF		

UNIT TYPE	# UNITS
3 Bed/1.5 Bath	1
2 Bed/1 Bath	1
TOTAL/AVG	2

SECTION 4

04

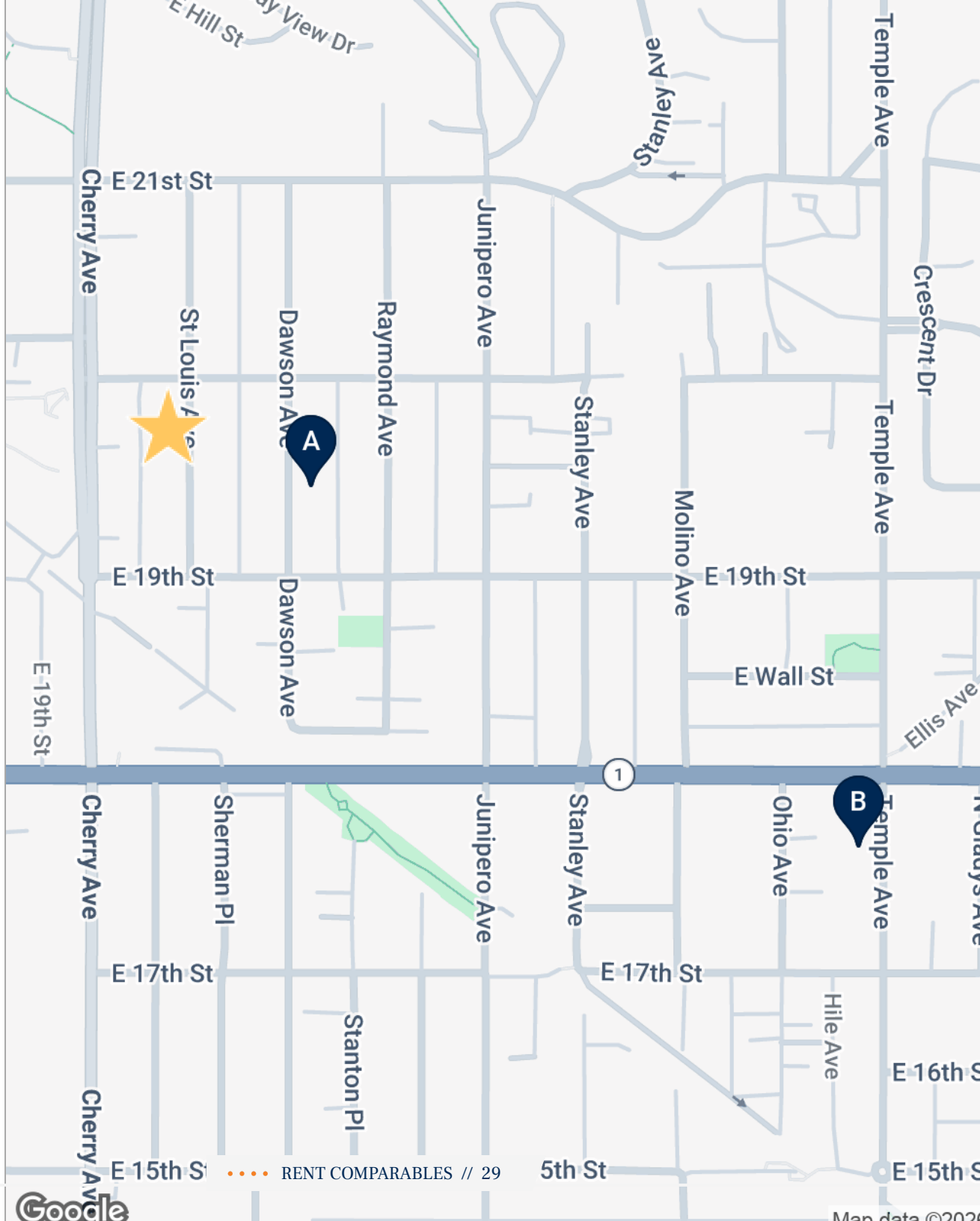
RENT COMPARABLES

Rent Comps Map
Rent Comps Summary
Rent Comps

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RENT COMPS MAP

- ★ 1965 St Louis Ave
- A 1946 Dawson Ave
- B 1741 Temple Ave



1965 ST LOUIS AVE

RENT COMPS SUMMARY

	SUBJECT PROPERTY	AVAILABLE SF	LOT SIZE	# OF UNITS
	1965 St Louis Ave Signal Hill, CA 90755	2,982 SF	0.15 AC	2
	RENT COMPARABLES	AVAILABLE SF	LOT SIZE	# OF UNITS
	1946 Dawson Ave Signal Hill, CA 90755	2,407 SF	0.15 AC	2
	1741 Temple Ave Long Beach, CA 90804	3,687 SF	0.19 AC	4
	AVERAGES	3,047 SF	0.17 AC	3

1965 ST LOUIS AVE

RENT COMPS

★ **1965 St Louis Ave**
Signal Hill, CA 90755

🕒 Year Built 1991



UNIT TYPE	RENT
3 Bed / 2 Bath	\$3,288
TOTAL/AVG	\$3,288

📍 **1946 Dawson Ave**
Signal Hill, CA 90755

🏠 2 Units | 🕒 Year Built 1954



UNIT TYPE	RENT
3 Bed/2 Bath	\$4,250
TOTAL/AVG	\$4,250

Wood Flooring; Laundry Room; Dishwasher; Gated Driveway; Ample Storage Space

1965 ST LOUIS AVE

RENT COMPS

B 1741 Temple Ave
Long Beach, CA 90804

 4 Units |  Year Built 1969



Fireplace; Ceiling Fan; Patio

UNIT TYPE	RENT
3 Bed/2 Bath	\$3,850
TOTAL/AVG	\$3,850

SECTION 5

05

MARKET OVERVIEW

Market Overview
Demographics

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1965 ST LOUIS AVE

MARKET OVERVIEW

LOS ANGELES

The Los Angeles-Long Beach metro is located entirely within Los Angeles County, covering 4,751 square miles. The county encompasses 88 incorporated cities and numerous unincorporated areas. It is bordered on the east by San Bernardino County, on the north by Kern and Ventura counties, on the west by the Pacific Ocean, and on the south by Orange County. The area is home to nearly 10 million residents and is the largest metropolitan area in the country. A desirable climate, proximity to the ocean and recreational opportunities lure companies and residents to the metro. The city of Los Angeles accounts for about 3.8 million people, and the Los Angeles coastline stretches along 81 miles of world-famous beaches. The Santa Monica and San Gabriel mountains are located in the county, with the highest point at Mount San Antonio reaching more than 10,000 feet.

METRO HIGHLIGHTS



ECONOMIC CENTER

Los Angeles is the entertainment capital of the world, as well as a leading international trade and manufacturing center.



PROMINENT PORT ACTIVITY

The Port of Los Angeles and the Port of Long Beach are the largest and busiest ports in the nation, making the metro a key link in the international supply chain.



WORLD PROMINENCE

Los Angeles will host the 2028 Summer Olympic and Paralympic games. The games are serving as a catalyst for infrastructure improvements and will introduce numerous new tourists to the market.



1965 ST LOUIS AVE

MARKET OVERVIEW

TRANSPORTATION

- The region has well-established and interconnected transportation systems by road, rail and sea, allowing access to most of the world's markets.
- Various interstate routes make the area accessible nationwide, a list that includes interstates 5, 10, 15, 110, 210, 215, 405 and 710.
- Amtrak and Metrolink provide passenger rail service. Freight rail lines servicing the county include Union Pacific and BNSF.
- The expanding light rail network provides increased access to in-town travel.
- LAX is one of the busiest airports in the nation. Other commercial airports serving the county include Long Beach, Burbank and Palmdale.
- Alameda Corridor, a 20-mile railroad express line, facilitates port activity, as it connects the two local ports to the transcontinental rail network east of downtown.



\$10+

Billion in U.S. customs revenues and taxes.



4

Commercial airports in the county.



150

Miles to the Mexican border.



MORE THAN

15.6 M

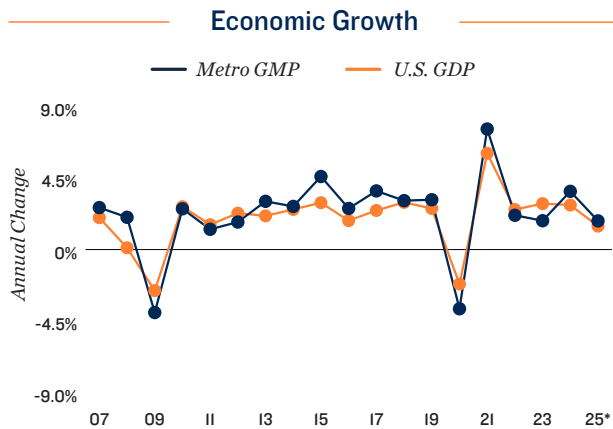
TEU containers are shipped through the ports of Los Angeles and Long Beach Annually, ranking them first and second in the nation.

1965 ST LOUIS AVE

MARKET OVERVIEW

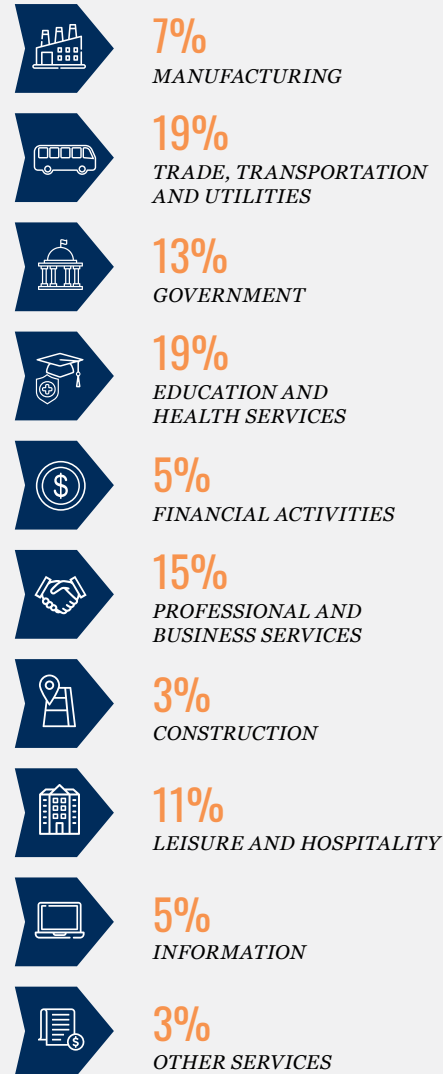
ECONOMY

- The motion picture/entertainment industry is one of the most high-profile sectors of the economy.
- The gross metropolitan product is expected to grow at a pace faster than the United States in 2025
- Fortune 500 companies headquartered in the metro include Walt Disney, Molina Healthcare, Edison International, Live Nation and Skechers USA.
- A sizable aerospace presence exists in the South Bay, led by employers that include Boeing, Northrop Grumman and Raytheon Technologies Corp.
- The upcoming 2028 Olympic Games are expected to lead to the creation through both direct and indirect channels of thousands of jobs.
- Its two ports make the metro a hub in the domestic supply chain, fueling demand for warehouse and distribution space throughout the county.



* Forecast

SHARE OF 2025 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

MAJOR AREA EMPLOYERS

- Kaiser Permanente
- Northrop Grumman Corp.
- The Boeing Co.
- Kroger Co.
- Cedars-Sinai Medical Center
- University of California, Los Angeles
- Target Corp.
- Amazon
- Home Depot
- Providence Health & Services

1965 ST LOUIS AVE

MARKET OVERVIEW

DEMOGRAPHICS

- A population approaching 10 million people makes Los Angeles County the most populous metropolitan area in the United States.
- About 90,000 new residents are expected through 2029 — a dynamic that will positively impact the local economy and commercial real estate sector.
- A median home price that is more than twice that of the U.S. average translates to a homeownership rate of 46 percent, which is well below the national level.
- Approximately 35 percent of residents ages 25 and older have attained at least a bachelor's degree. Close to 13 percent also hold a graduate or professional degree.

QUICK FACTS



POPULATION
9.8M
2024-2029* Growth:
0.9%



HOUSEHOLDS
3.5M
2024-2029* Growth:
1.4%



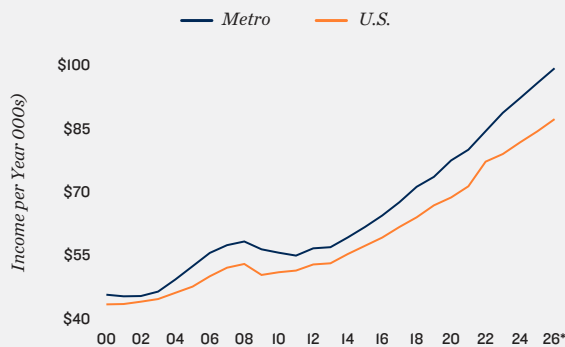
MEDIAN AGE
38
U.S. Median:
39



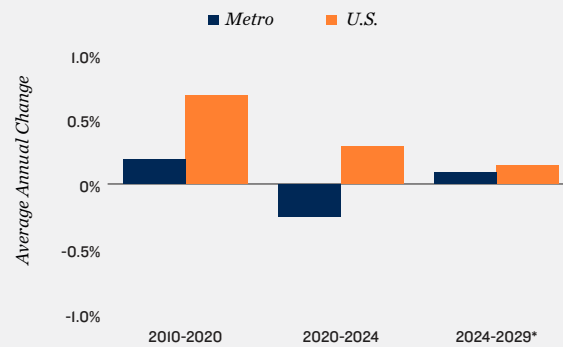
MEDIAN HOUSEHOLD INCOME
\$91,000
U.S. Median:
\$76,000

* Forecast

Median Household Income

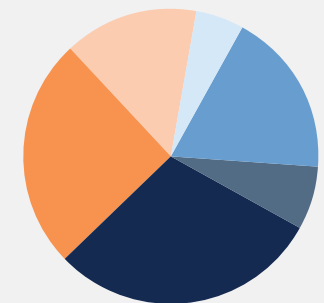


Population Growth



2025 Population by Age

- 5% 0-4 years
- 18% 5-19 years
- 7% 20-24 years
- 30% 25-44 years
- 25% 45-64 years
- 15% 65+ years



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

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MARKET OVERVIEW

QUALITY OF LIFE

Los Angeles County enjoys pleasant weather with sunshine throughout the year. Bounded by mountains and the Pacific Ocean, the temperature rarely rises above 85 degrees or falls below 40 degrees, and rainfall is moderate most years. During winter and early spring, it's possible to swim in the ocean and ski on the mountains during the same day.

There are almost 60 institutes of higher learning in the county, including one campus for the University of California and six California State University campuses. Private institutions such as Caltech, the Claremont Colleges, Occidental College and the University of Southern California, along with a number of community colleges, are also included in this count.

A number of professional and college sports teams are located in the area. Cultural venues include Walt Disney Concert Hall, Dorothy Chandler Pavilion, the Hollywood Bowl, Warner Bros. Studios, the Huntington Library, the Museum of Art and the Natural History Museum of Los Angeles County.

\$916,000

Median
Home Price



100+

Museums



81

Miles of Shoreline



SPORTS

- Baseball | **MLB** | Los Angeles Dodgers
- Football | **NFL** | Los Angeles Rams
- Basketball | **NBA** | Los Angeles Lakers
- Hockey | **NHL** | Los Angeles Kings
- Soccer | **MLS** | Los Angeles Galaxy
- Basketball | **NBA** | Los Angeles Clippers
- Football | **NFL** | Los Angeles Chargers
- Soccer | **MLS** | Los Angeles FC



EDUCATION

- University of California, Los Angeles
- University of Southern California
- California Institute of Technology
- Loyola Marymount University
- California State University, Los Angeles
- California State University, Northridge



ARTS & ENTERTAINMENT

- Los Angeles Zoo & Botanical Gardens
- Los Angeles County Museum of Art
- Natural History Museum of Los Angeles County

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

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DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	47,249	287,407	493,915
2025 Estimate			
Total Population	47,201	284,613	489,438
2020 Census			
Total Population	48,682	290,461	499,916
2010 Census			
Total Population	50,542	290,759	494,294
Daytime Population			
2025 Estimate	36,939	298,739	476,961
HOUSEHOLDS			
2030 Projection			
Total Households	16,666	118,137	194,444
2025 Estimate			
Total Households	16,445	116,136	191,706
Average (Mean) Household Size	2.9	2.5	2.6
2020 Census			
Total Households	16,034	112,392	186,630
2010 Census			
Total Households	15,093	107,513	179,378
Growth 2025-2030	1.3%	1.7%	1.4%
HOUSING UNITS			
Occupied Units			
2030 Projection	17,421	125,369	204,807
2025 Estimate	17,189	123,186	201,858
Owner Occupied	4,541	36,738	84,584
Renter Occupied	11,922	79,421	107,227
Vacant	745	7,050	10,152
Persons in Units			
2025 Estimate Total Occupied Units	16,445	116,136	191,706
1 Person Units	24.8%	35.7%	31.8%
2 Person Units	26.2%	29.6%	29.8%
3 Person Units	17.4%	13.6%	14.6%
4 Person Units	16.2%	11.2%	12.6%
5 Person Units	8.4%	5.6%	6.4%
6+ Person Units	7.0%	4.3%	4.7%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$200,000 or More	8.0%	11.4%	13.9%
\$150,000-\$199,999	5.6%	8.8%	10.0%
\$100,000-\$149,999	16.6%	18.6%	19.1%
\$75,000-\$99,999	13.6%	13.2%	12.9%
\$50,000-\$74,999	19.2%	16.3%	14.8%
\$35,000-\$49,999	11.1%	9.6%	8.8%
\$25,000-\$34,999	7.3%	6.6%	6.2%
\$15,000-\$24,999	8.8%	6.4%	5.9%
Under \$15,000	9.8%	9.2%	8.4%
Average Household Income	\$86,915	\$102,802	\$112,905
Median Household Income	\$68,985	\$82,601	\$91,750
Per Capita Income	\$31,438	\$43,400	\$45,206
POPULATION PROFILE			
Population By Age			
2025 Estimate Total Population	47,201	284,613	489,438
Under 20	26.6%	22.0%	22.4%
20 to 34 Years	25.3%	25.5%	22.5%
35 to 39 Years	8.0%	8.3%	7.7%
40 to 49 Years	12.7%	13.2%	13.0%
50 to 64 Years	17.4%	18.3%	19.2%
Age 65+	10.1%	12.8%	15.3%
Median Age	35.0	38.0	39.0
Population 25+ by Education Level			
2025 Estimate Population Age 25+	31,202	202,846	349,273
Elementary (0-8)	24.2%	12.2%	10.1%
Some High School (9-11)	8.3%	6.7%	6.4%
High School Graduate (12)	18.2%	16.3%	17.7%
Some College (13-15)	21.4%	21.8%	22.6%
Associate Degree Only	5.9%	6.5%	7.3%
Bachelor's Degree Only	15.4%	23.6%	23.0%
Graduate Degree	6.6%	12.9%	12.9%
Population by Gender			
2025 Estimate Total Population	47,201	284,613	489,438
Male Population	49.7%	49.8%	49.3%
Female Population	50.3%	50.2%	50.7%

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DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 489,438. The population has changed by -0.98 percent since 2010. It is estimated that the population in your area will be 493,915 five years from now, which represents a change of 0.9 percent from the current year. The current population is 49.3 percent male and 50.7 percent female. The median age of the population in your area is 39.0, compared with the U.S. average, which is 40.0. The population density in your area is 6,231 people per square mile.



HOUSEHOLDS

There are currently 191,706 households in your selected geography. The number of households has changed by 6.87 percent since 2010. It is estimated that the number of households in your area will be 194,444 five years from now, which represents a change of 1.4 percent from the current year. The average household size in your area is 2.6 people.



INCOME

In 2025, the median household income for your selected geography is \$91,750, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 73.33 percent since 2010. It is estimated that the median household income in your area will be \$107,225 five years from now, which represents a change of 16.9 percent from the current year.

The current year per capita income in your area is \$45,206, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$112,905, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 252,285 people in your selected area were employed. The 2010 Census revealed that 61.2 of employees are in white-collar occupations in this geography, and 18.5 are in blue-collar occupations. In 2025, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 30.00 minutes.



HOUSING

The median housing value in your area was \$797,903 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 81,163.00 owner-occupied housing units and 98,214.00 renter-occupied housing units in your area.



EDUCATION

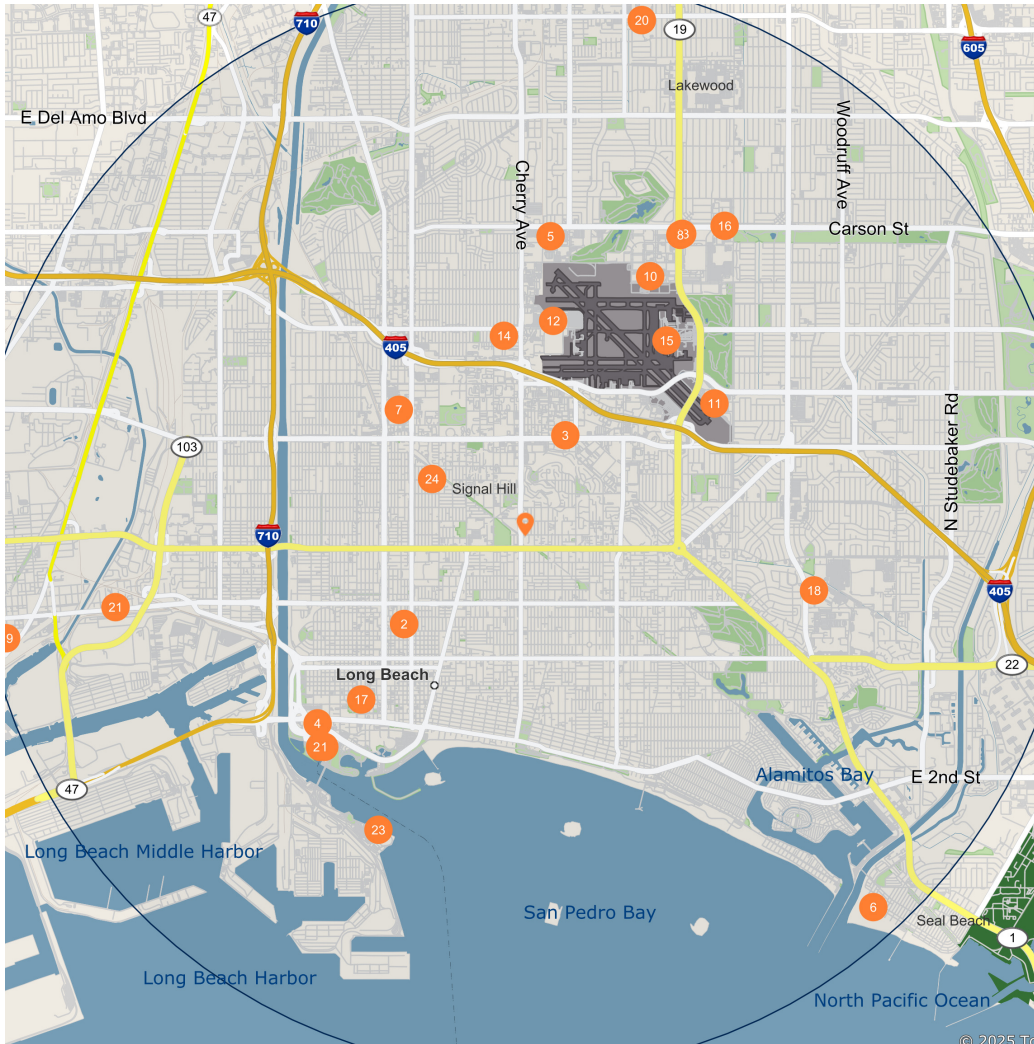
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 34.4 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 7.3 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 17.1 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.6 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 23.2 percent in the selected area compared with the 19.6 percent in the U.S.

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DEMOGRAPHICS



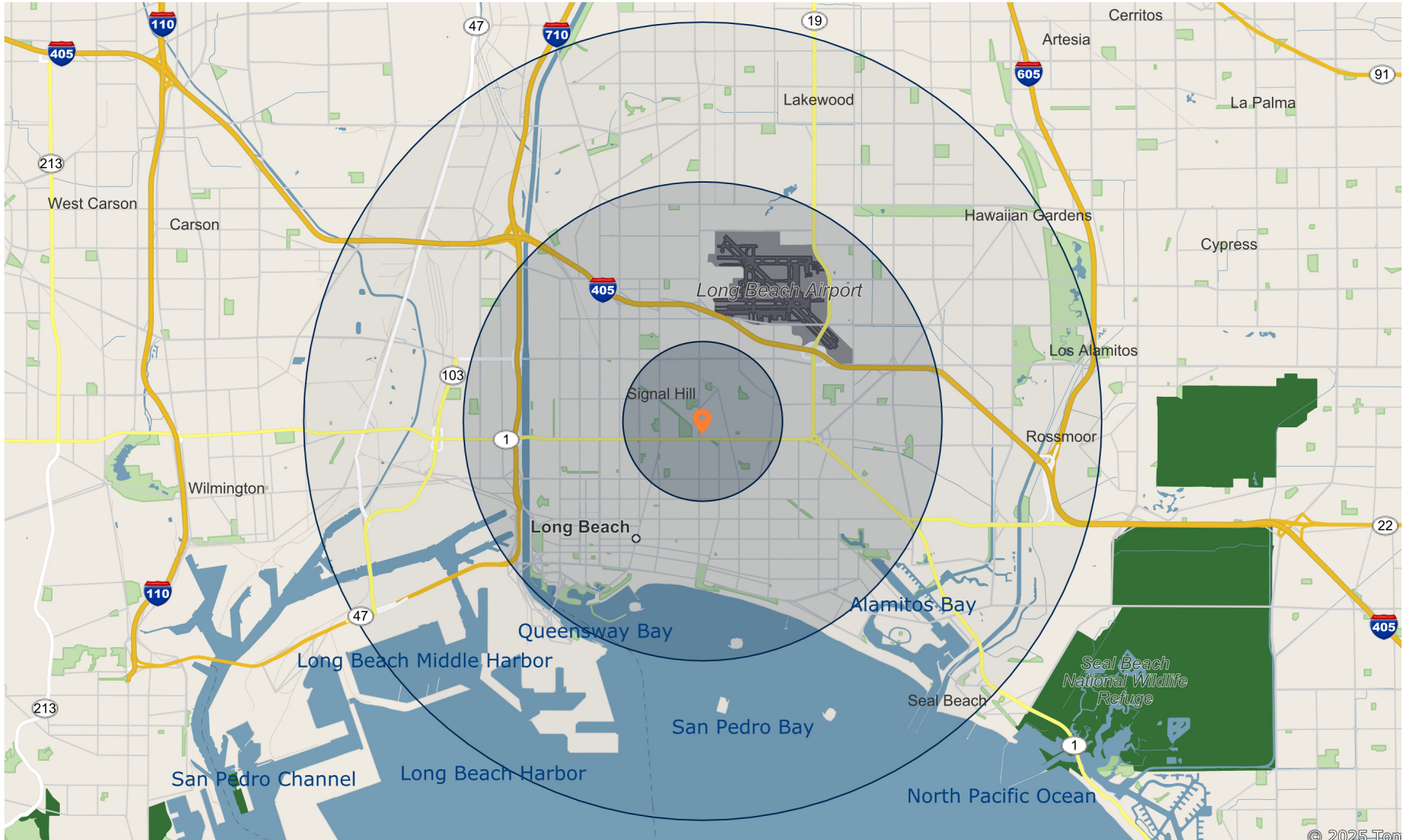
Major Employers

Employees

1	Memorial Hlth Svcs - Univ Cal-	4,418
2	St Marys Medical Center-	4,274
3	Hofs Hut Restaurant Inc-Hofs Hut Lclles Smokehouse Bbq	2,986
4	Molina Healthcare Inc-MOLINA HEALTHCARE	2,800
5	Nationwide Theatres Corp-Cal Coffee Shop	2,720
6	Sisters of St Joseph Orange-	2,542
7	Long Beach Medical Center-Miller Childrens Hospital	2,000
8	Boeing Company-Boeing	2,000
9	St Mary Medical Center-	1,929
10	Airgas Usa LLC-	1,726
11	Traffic Management Pdts Inc-Fivesixtwo Inc	1,650
12	Aramark MGT Svcs Ltd Partnr-ServiceMaster	1,606
13	Boeing Company-Boeing	1,400
14	City of Long Beach-	1,200
15	Gulfstream Aerospace Corp GA-	1,196
16	Long Beach Cmnty College Dst-	1,003
17	Charming Trim & Packaging-	1,000
18	California State Univ Long Bch-	1,000
19	Dulcich Inc-Pacific Seafood of Los Angeles	972
20	Tenet Healthsystem Medical Inc-Lakewood Regional Medical Ctr	958
21	Valero Ref Company-California-Valero	948
22	Lakewood Regional Med Ctr Inc-Lakewood Regional Medical Ctr	900
23	Urban Commons Queensway LLC-Queen Mary The	900
24	Leiner Health Products LLC-	867
25	American Corporate SEC Inc-	806

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DEMOGRAPHICS



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