



OFFERING MEMORANDUM

55 UNITS RTI ED1 DEVELOPMENT

6901 Woodman Ave, Van Nuys, CA 91405

Marcus & Millichap

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Activity ID #ZAH0120168

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6901 WOODMAN AVE

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01



EXECUTIVE SUMMARY

Offering Summary
Investment Highlights
Property Details & Highlights

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OFFERING SUMMARY

6901 WOODMAN AVE



Listing Price
\$1,550,000



Lot Size
10,005 SF



Price Per SF
\$154.92

FINANCIAL

Listing Price	\$1,550,000
Down Payment	100% / \$1,550,000
Price/SF	\$154.92
APN	2216-025-013
Opportunity Zone	No

OPERATIONAL

Zoning	LAR3
Development Type	Land
Lot Size	0.23 Acres (10,005 SF)



6901 WOODMAN AVE

6901 Woodman Ave, Los Angeles, CA 91405

INVESTMENT OVERVIEW

Marcus & Millichap is proud to present 6901 Woodman Avenue, a 55-unit RTI (Ready-To-Issue) 100% affordable housing development located in Van Nuys within the Van Nuys-North Sherman Oaks Community Plan Area of the City of Los Angeles.

The project is fully RTI, allowing a developer to immediately pull permits and commence construction without additional entitlement exposure. Leveraging the City of Los Angeles' Executive Directive No. 1 (ED1) ministerial approval pathway in combination with Transit Oriented Communities (TOC) incentives, the approved plans achieve a high-density five-story residential development optimized for affordable housing execution.

The approved plans call for a five-story Type V-A wood-frame structure with zero on-site parking, maximizing unit efficiency while aligning with current City housing production priorities. The design reflects cost-effective construction fundamentals relative to podium or high-rise alternatives.

The building has been engineered under the 2020 City of Los Angeles Building Code and California Title 24 standards, incorporating 3-hour rated structural assemblies, STC-rated separation walls, and full life-safety compliance including NFPA-13 fire sprinklers, standpipe systems, emergency power provisions, and Fire Department access requirements per Los Angeles Fire Code. The fully detailed plans provide construction clarity and reduce technical execution risk for incoming ownership.

Unlike many corridor-heavy ED1 sites, 6901 Woodman Avenue is situated within an established residential neighborhood characterized by surrounding multifamily and low-density housing rather than heavy commercial or industrial uses. This residential setting enhances long-term livability, supports tenant stability, and limits direct large-scale development competition.

The property is located approximately four blocks from the future Metro Light Rail station at Vanowen Street and Van Nuys Boulevard, part of the East San Fernando Valley Light Rail Transit Project. This planned fixed-rail infrastructure will significantly enhance long-term connectivity throughout the Valley and into the broader Metro system, positioning the site within a publicly funded growth corridor benefiting from sustained transit investment.

With RTI status, strong transit fundamentals, and a residential neighborhood setting, 6901 Woodman Avenue represents a rare opportunity to deliver high-density affordable housing with immediate construction readiness in one of the San Fernando Valley's most supply-constrained rental corridors.

6901 WOODMAN AVE

PROPERTY DETAILS & HIGHLIGHTS



- **RTI – Ready To Issue Permits** | Immediate construction start with no entitlement risk.
- **55-Unit ED1 Development** | Five-story Type V-A wood-frame design.
- **Zero Parking Requirement** | Maximizes density and construction efficiency.
- **Future Metro Rail Proximity** | Four blocks from planned Vanowen & Van Nuys Light Rail station.
- **Established Residential Neighborhood** | Surrounded primarily by single-family housing with limited commercial congestion.
- **Fully Engineered, Code-Compliant Plans** | Designed under 2020 LA Building Code & Title 24.
- **Transit-Oriented Growth Corridor** | Positioned within the East San Fernando Valley infrastructure investment zone.

SECTION 2

02

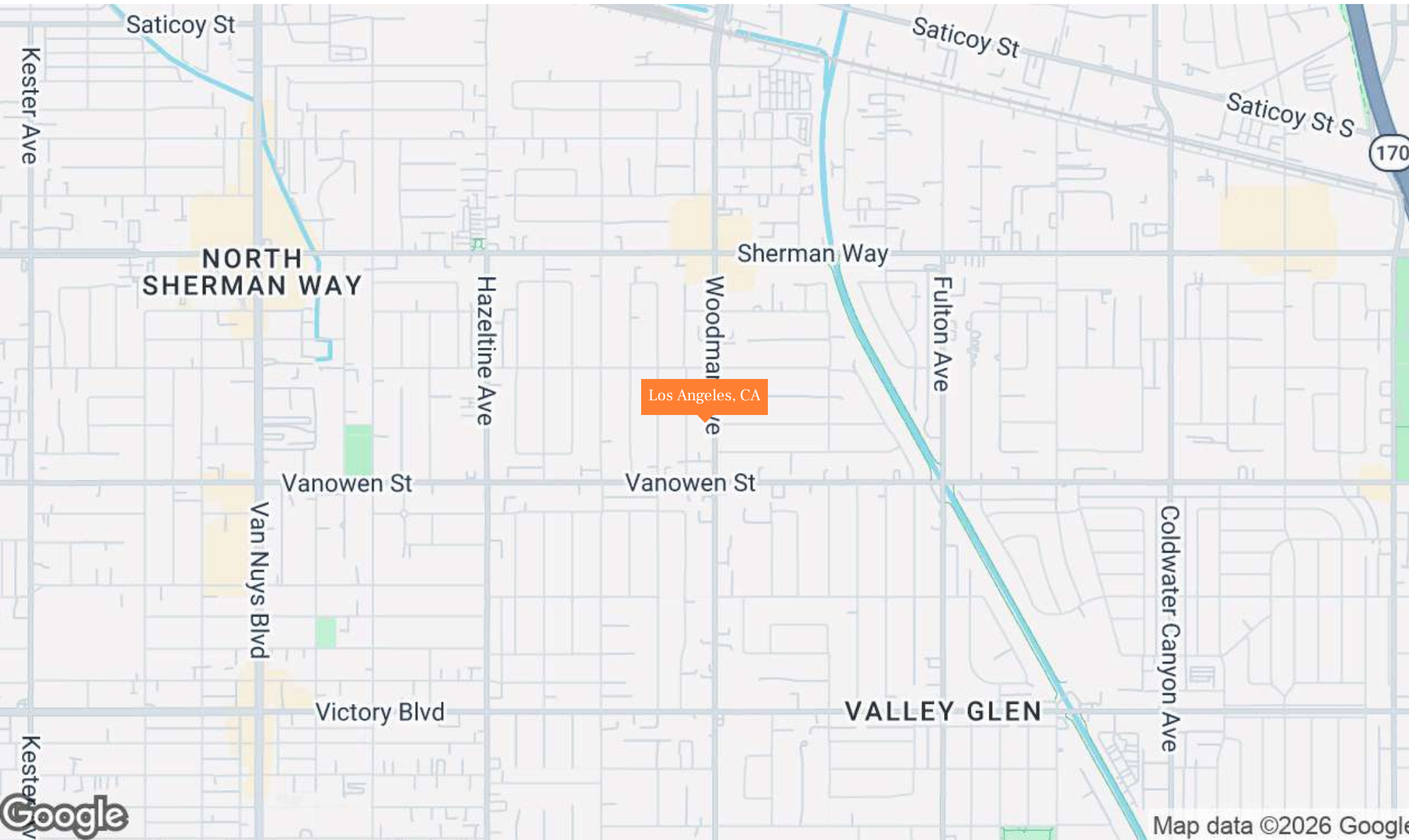
PROPERTY INFORMATION

Regional Map
Local Map
Aerial Map

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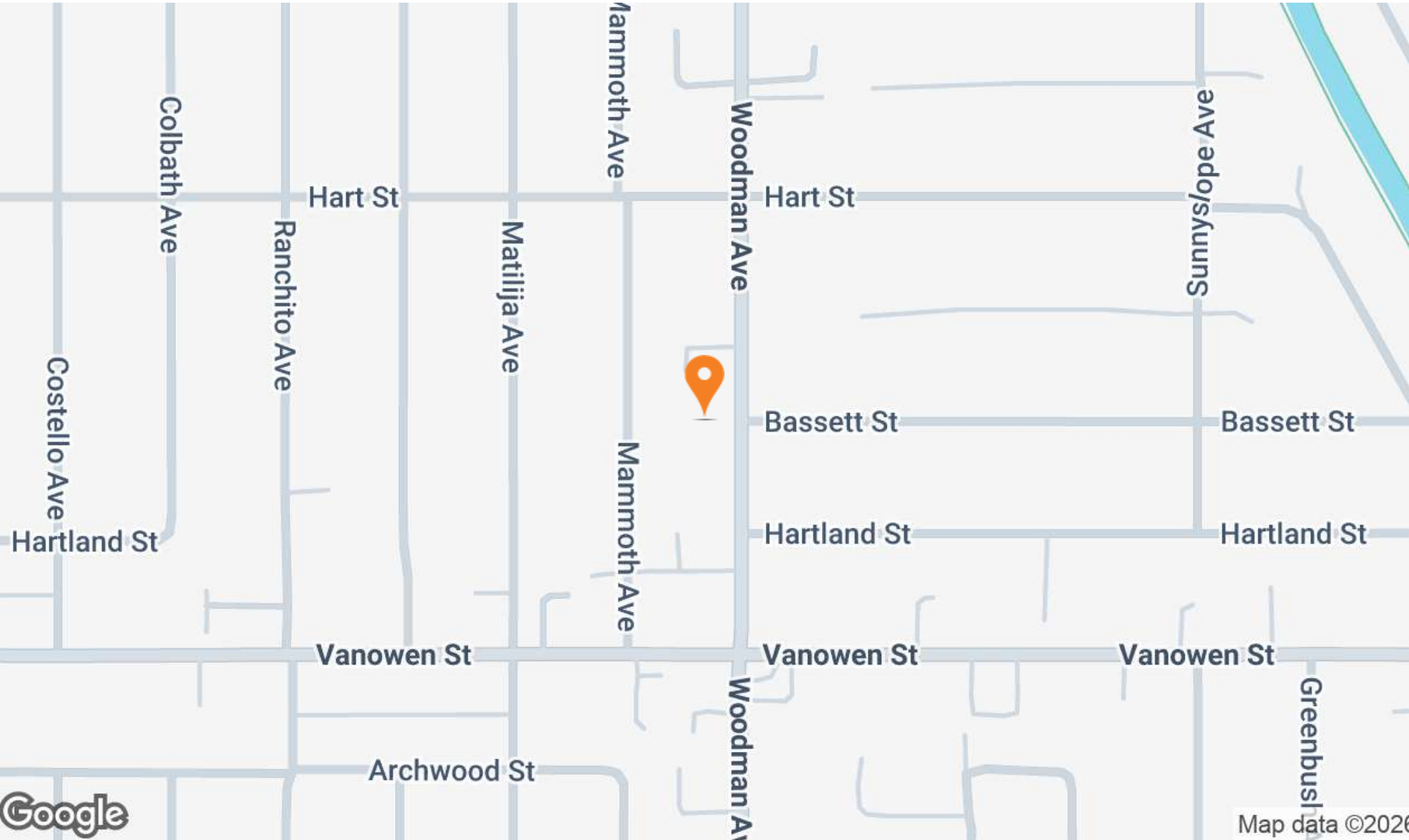
6901 WOODMAN AVE

REGIONAL MAP



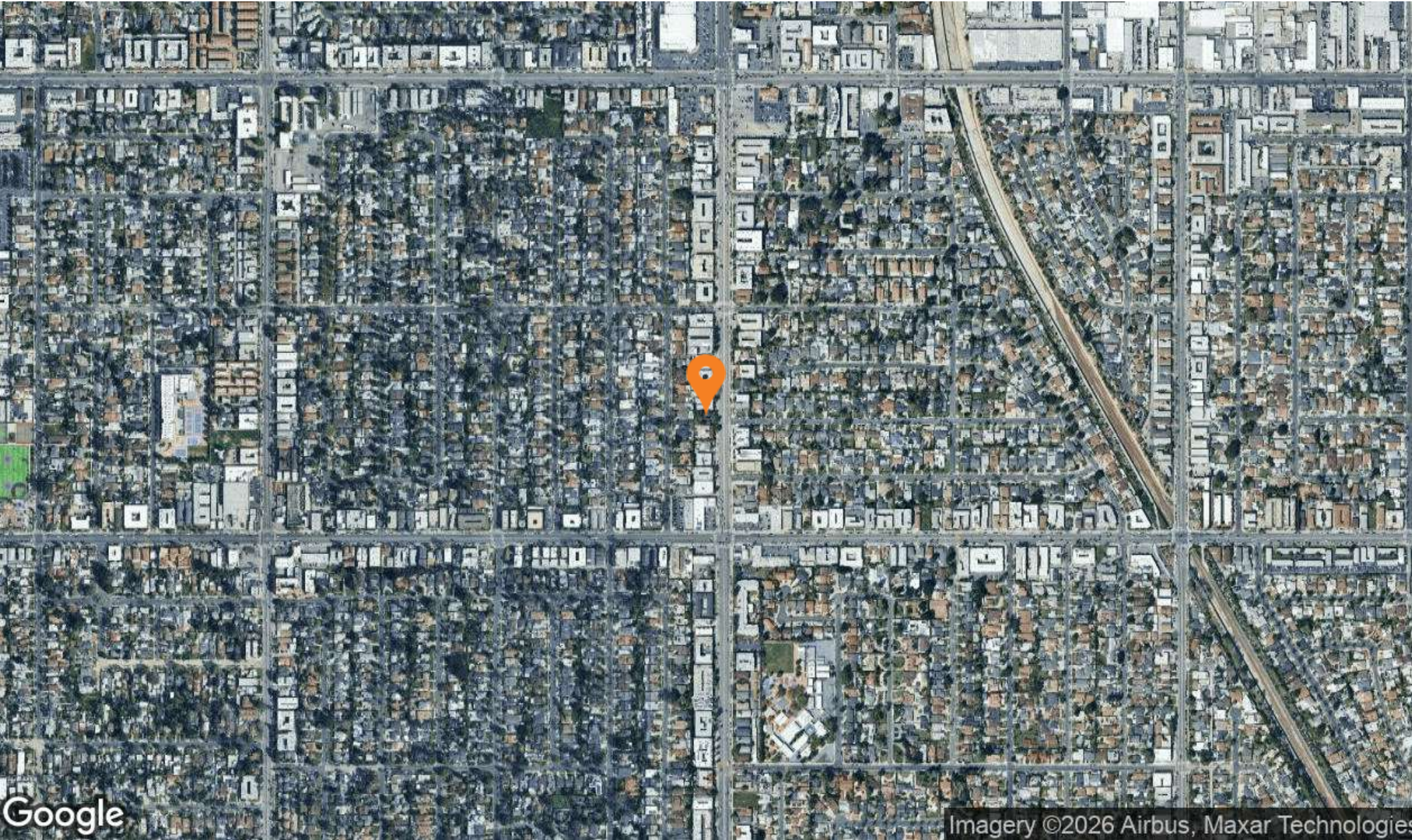
6901 WOODMAN AVE

LOCAL MAP



6901 WOODMAN AVE

AERIAL MAP





**Van Nuys/
Metrolink**



VAN NUYS

Sherman Way

Vanowen

Victory

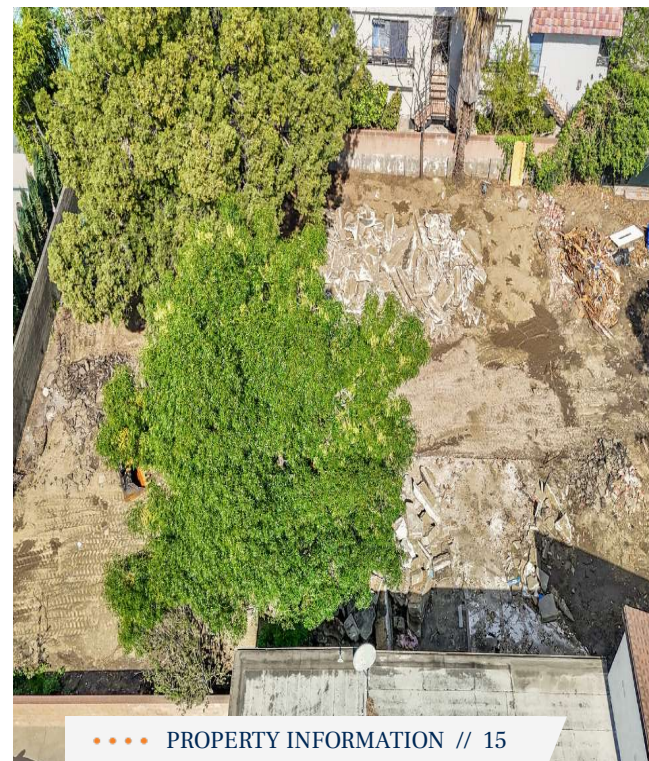
Van Nuys/MOL

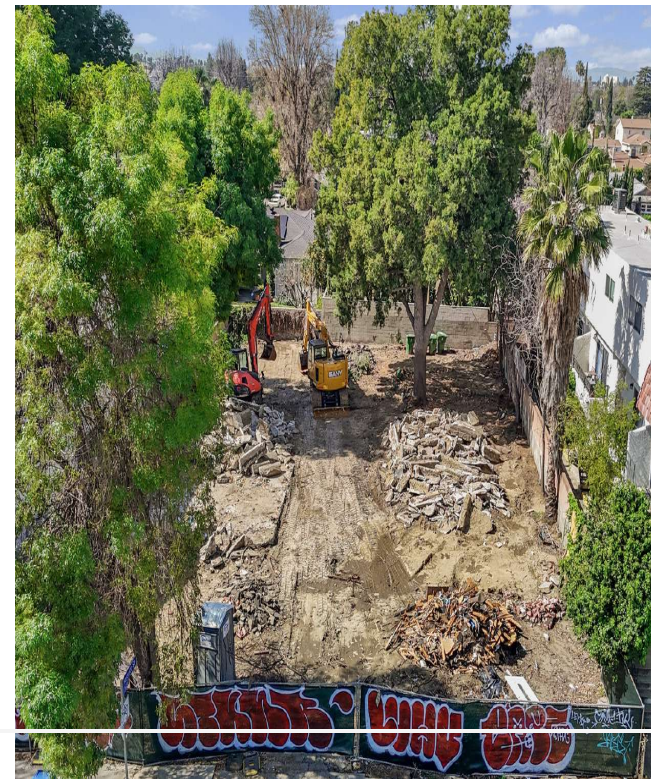
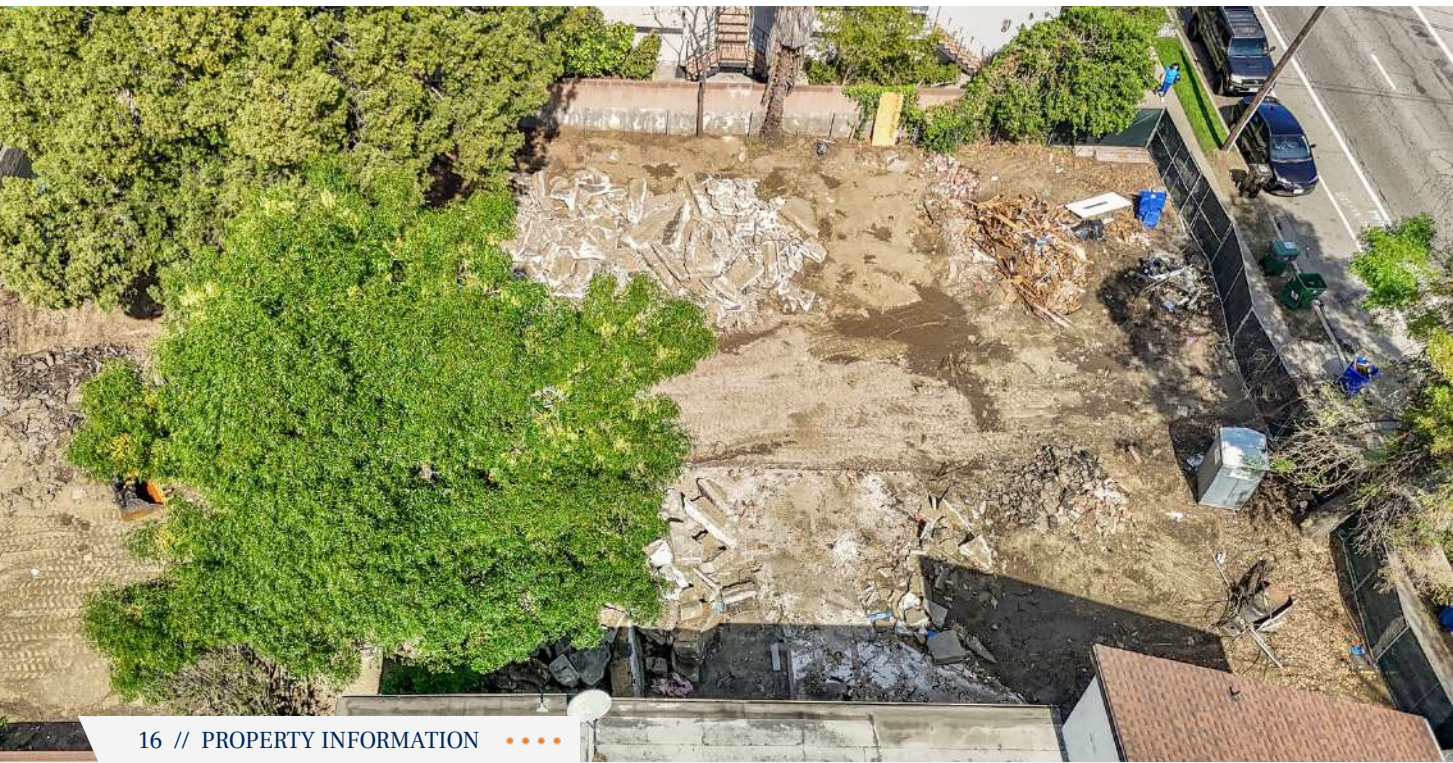
Van Nuys

Woodman

Valley College









SECTION 3

03

LAND RESIDUAL

Financial Details

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6901 WOODMAN AVE

FINANCIAL DETAILS

As of March,2026

UNIT	UNIT TYPE	Square Feet	SCHEDULED	SCHEDULED	POTENTIAL	POTENTIAL
			Rent / Month	Rent / SF/ Month	Rent / Month	Rent/ SF/ Month
1	1 Bed / 1 Bath LI	343	\$2,272	\$6.62	\$2,289	\$6.67
2	1 Bed / 1 Bath VLI	343	\$1,001	\$2.92	\$2,289	\$6.67
3	1 Bed / 1 Bath LI	343	\$2,272	\$6.62	\$2,289	\$6.67
4	1 Bed / 1 Bath (Manager)	343	\$2,300	\$6.71	\$2,289	\$6.67
5	1 Bed / 1 Bath LI	343	\$2,272	\$6.62	\$2,289	\$6.67
6	1 Bed / 1 Bath MI	343	\$2,202	\$6.42	\$2,289	\$6.67
7	1 Bed / 1 Bath LI	343	\$2,272	\$6.62	\$2,289	\$6.67
8	1 Bed / 1 Bath LI	343	\$2,272	\$6.62	\$2,289	\$6.67
9	1 Bed / 1 Bath LI	343	\$2,272	\$6.62	\$2,289	\$6.67
10	1 Bed / 1 Bath LI	343	\$2,272	\$6.62	\$2,289	\$6.67
11	1 Bed / 1 Bath LI	343	\$2,272	\$6.62	\$2,289	\$6.67
12	1 Bed / 1 Bath LI	343	\$2,272	\$6.62	\$2,289	\$6.67
13	1 Bed / 1 Bath LI	343	\$2,272	\$6.62	\$2,289	\$6.67
14	1 Bed / 1 Bath VLI	343	\$1,001	\$2.92	\$2,289	\$6.67
15	1 Bed / 1 Bath LI	337	\$2,272	\$6.74	\$2,289	\$6.79
16	1 Bed / 1 Bath LI	343	\$2,272	\$6.62	\$2,289	\$6.67
17	1 Bed / 1 Bath LI	343	\$2,272	\$6.62	\$2,289	\$6.67
18	1 Bed / 1 Bath LI	343	\$2,272	\$6.62	\$2,289	\$6.67
19	1 Bed / 1 Bath LI	343	\$2,272	\$6.62	\$2,289	\$6.67
20	1 Bed / 1 Bath MI	343	\$2,202	\$6.42	\$2,289	\$6.67
21	Studio LI	325	\$2,120	\$6.52	\$2,041	\$6.28
22	1 Bed / 1 Bath LI	337	\$2,272	\$6.74	\$2,289	\$6.79
23	1 Bed / 1 Bath LI	343	\$2,272	\$6.62	\$2,289	\$6.67
24	1 Bed / 1 Bath LI	343	\$2,272	\$6.62	\$2,289	\$6.67
25	1 Bed / 1 Bath LI	343	\$2,272	\$6.62	\$2,289	\$6.67
26	1 Bed / 1 Bath LI	343	\$2,272	\$6.62	\$2,289	\$6.67
27	1 Bed / 1 Bath LI	343	\$2,272	\$6.62	\$2,289	\$6.67
28	1 Bed / 1 Bath LI	337	\$2,272	\$6.74	\$2,289	\$6.79
29	1 Bed / 1 Bath LI	343	\$2,272	\$6.62	\$2,289	\$6.67
30	1 Bed / 1 Bath VLI	343	\$1,001	\$2.92	\$2,289	\$6.67
31	1 Bed / 1 Bath LI	343	\$2,272	\$6.62	\$2,289	\$6.67
32	1 Bed / 1 Bath LI	343	\$2,272	\$6.62	\$2,289	\$6.67
33	1 Bed / 1 Bath LI	343	\$2,272	\$6.62	\$2,289	\$6.67
34	Studio LI	325	\$2,120	\$6.52	\$2,041	\$6.28
35	1 Bed / 1 Bath LI	337	\$2,272	\$6.74	\$2,289	\$6.79
36	1 Bed / 1 Bath LI	343	\$2,272	\$6.62	\$2,289	\$6.67

6901 WOODMAN AVE

FINANCIAL DETAILS

37	1 Bed / 1 Bath LI	343	\$2,272	\$6.62	\$2,289	\$6.67
38	1 Bed / 1 Bath LI	343	\$2,272	\$6.62	\$2,289	\$6.67
39	1 Bed / 1 Bath LI	343	\$2,272	\$6.62	\$2,289	\$6.67
40	1 Bed / 1 Bath MI	337	\$2,202	\$6.53	\$2,289	\$6.79
41	1 Bed / 1 Bath LI	343	\$2,272	\$6.62	\$2,289	\$6.67
42	1 Bed / 1 Bath LI	343	\$2,272	\$6.62	\$2,289	\$6.67
43	1 Bed / 1 Bath LI	343	\$2,272	\$6.62	\$2,289	\$6.67
44	1 Bed / 1 Bath VLI	343	\$1,001	\$2.92	\$2,289	\$6.67
45	Studio LI	325	\$2,120	\$6.52	\$2,041	\$6.28
46	1 Bed / 1 Bath LI	337	\$2,272	\$6.74	\$2,289	\$6.79
47	1 Bed / 1 Bath LI	343	\$2,272	\$6.62	\$2,289	\$6.67
48	1 Bed / 1 Bath LI	343	\$2,272	\$6.62	\$2,289	\$6.67
49	1 Bed / 1 Bath LI	343	\$2,272	\$6.62	\$2,289	\$6.67
50	1 Bed / 1 Bath LI	337	\$2,272	\$6.74	\$2,289	\$6.79
51	1 Bed / 1 Bath LI	343	\$2,272	\$6.62	\$2,289	\$6.67
52	1 Bed / 1 Bath LI	343	\$2,272	\$6.62	\$2,289	\$6.67
53	1 Bed / 1 Bath LI	343	\$2,272	\$6.62	\$2,289	\$6.67
54	Studio LI	343	\$2,120	\$6.18	\$2,041	\$5.95
55	1 Bed / 1 Bath LI	337	\$2,272	\$6.74	\$2,289	\$6.79
Total		Square Feet: 27,336	\$119,086	\$4.36	\$124,903	\$4.57

6901 WOODMAN AVE

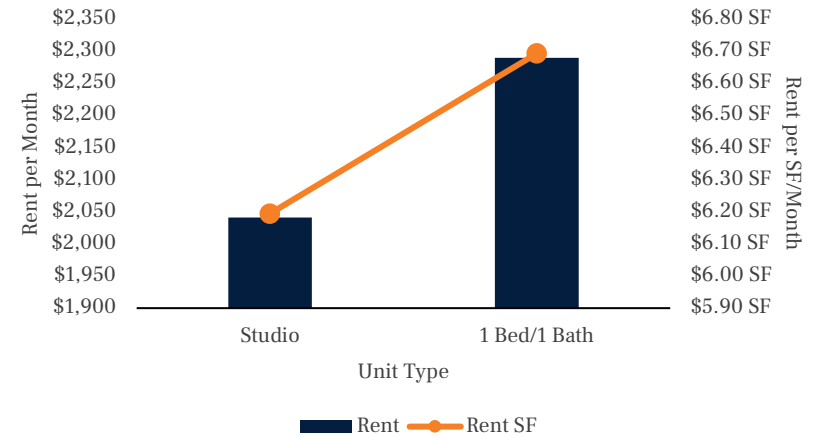
FINANCIAL DETAILS

UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	SCHEDULED			POTENTIAL		
				AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME	AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME
Studio LI	4	330	\$2,120 - \$2,120	\$2,120	\$6.43	\$8,480	\$2,041	\$6.19	\$8,164
1 Bed / 1 Bath LI	43	342	\$2,272 - \$2,272	\$2,272	\$6.64	\$97,696	\$2,289	\$6.69	\$98,427
1 Bed / 1 Bath MI	3	341	\$2,202 - \$2,202	\$2,202	\$6.46	\$6,606	\$2,289	\$6.71	\$6,867
1 Bed / 1 Bath VLI	4	343	\$1,001 - \$1,001	\$1,001	\$2.92	\$4,004	\$2,289	\$6.67	\$9,156
1 Bed / 1 Bath (Manager)	1	343	\$2,300 - \$2,300	\$2,300	\$6.71	\$2,300	\$2,289	\$6.67	\$2,289
TOTALS/WEIGHTED AVERAGE:	55	339		\$2,165	\$4.36	\$119,086	\$2,271	\$4.57	\$124,903
GROSS ANNUALIZED RENTS				\$1,429,032			\$1,498,836		

Unit Distribution



Unit Rent



6901 WOODMAN AVE

FINANCIAL DETAILS

INCOME	Current		Pro Forma	NOTES	PER UNIT	PER SF
Rental Income						
Gross Scheduled Rent	1,429,032		1,498,836		27,252	54.83
Physical Vacancy	(71,452)	5.0%	(74,942)	5.0%	(1,363)	(2.74)
TOTAL VACANCY	(\$71,452)	5.0%	(\$74,942)	5.0%	(\$1,363)	(\$3)
Effective Rental Income	1,357,580		1,423,894		25,889	52.09
Other Income						
All Other Income					0	0.00
TOTAL OTHER INCOME	\$0		\$0		\$0	\$0.00
EFFECTIVE GROSS INCOME	\$1,357,580		\$1,423,894		\$25,889	\$52.09
EXPENSES	Current		Pro Forma	NOTES	PER UNIT	PER SF
Real Estate Taxes	200,000		200,000		3,636	7.32
Insurance	13,668		13,668	[2]	249	0.50
Utilities	33,000		33,000		600	1.21
Trash Removal	16,000		16,000		291	0.59
Repairs & Maintenance	27,500		27,500		500	1.01
Landscaping	3,600		3,600		65	0.13
Elevator	4,800		4,800		87	0.18
Payroll	27,600		27,600		502	1.01
Intercom	1,800		1,800		33	0.07
General & Administrative	12,000		12,000		218	0.44
Operating Reserves	13,750		13,750		250	0.50
Management Fee	67,879	5.0%	71,195	5.0%	1,294	2.60
TOTAL EXPENSES	\$421,597		\$424,913		\$7,726	\$15.54
EXPENSES AS % OF EGI	31.1%		29.8%			
NET OPERATING INCOME	\$935,983		\$998,981		\$18,163	\$36.54

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

6901 WOODMAN AVE

FINANCIAL DETAILS

SUMMARY

Price	\$16,000,000	
Down Payment	\$5,600,000	35%
Number of Units	55	
Price Per Unit	\$290,909	
Price Per SqFt	\$585.31	
Gross SqFt	27,336	
Lot Size	0.63 Acres	
Approx. Year Built	2026	

RETURNS

	Current	Pro Forma
CAP Rate	5.85%	6.24%
GRM	11.20	10.67
Cash-on-Cash	4.67%	5.80%
Debt Coverage Ratio	1.39	1.48

FINANCING

	1st Loan
Loan Amount	\$10,400,000
Loan Type	New
Interest Rate	5.50%
Amortization	30 Years
Year Due	2031

Loan information is subject to change.

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
4	Studio	330	\$2,120	\$2,041
51	1 Bed/1 Bath	342	\$2,169	\$2,289

OPERATING DATA

INCOME

		Current		Pro Forma
Gross Scheduled Rent		\$1,429,032		\$1,498,836
Less: Vacancy/Deductions	5.0%	\$71,452	5.0%	\$74,942
Total Effective Rental Income		\$1,357,580		\$1,423,894
Other Income		\$0		\$0
Effective Gross Income		\$1,357,580		\$1,423,894
Less: Expenses	31.1%	\$421,597	29.8%	\$424,913
Net Operating Income		\$935,983		\$998,981
Cash Flow		\$935,983		\$998,981
Debt Service		\$674,451		\$674,451
Net Cash Flow After Debt Service	4.67%	\$261,533	5.80%	\$324,531
Principal Reduction		\$104,349		\$145,983
TOTAL RETURN	6.53%	\$365,882	8.40%	\$470,514

EXPENSES

	Current	Pro Forma
Real Estate Taxes	\$200,000	\$200,000
Insurance	\$13,668	\$13,668
Utilities	\$33,000	\$33,000
Trash Removal	\$16,000	\$16,000
Repairs & Maintenance	\$27,500	\$27,500
Landscaping	\$3,600	\$3,600
Elevator	\$4,800	\$4,800
Payroll	\$27,600	\$27,600
Intercom	\$1,800	\$1,800
General & Administrative	\$12,000	\$12,000
Operating Reserves	\$13,750	\$13,750
Management Fee	\$67,879	\$71,195
TOTAL EXPENSES	\$421,597	\$424,913
Expenses/Unit	\$7,665	\$7,726
Expenses/SF	\$15.42	\$15.54

SECTION 4

04

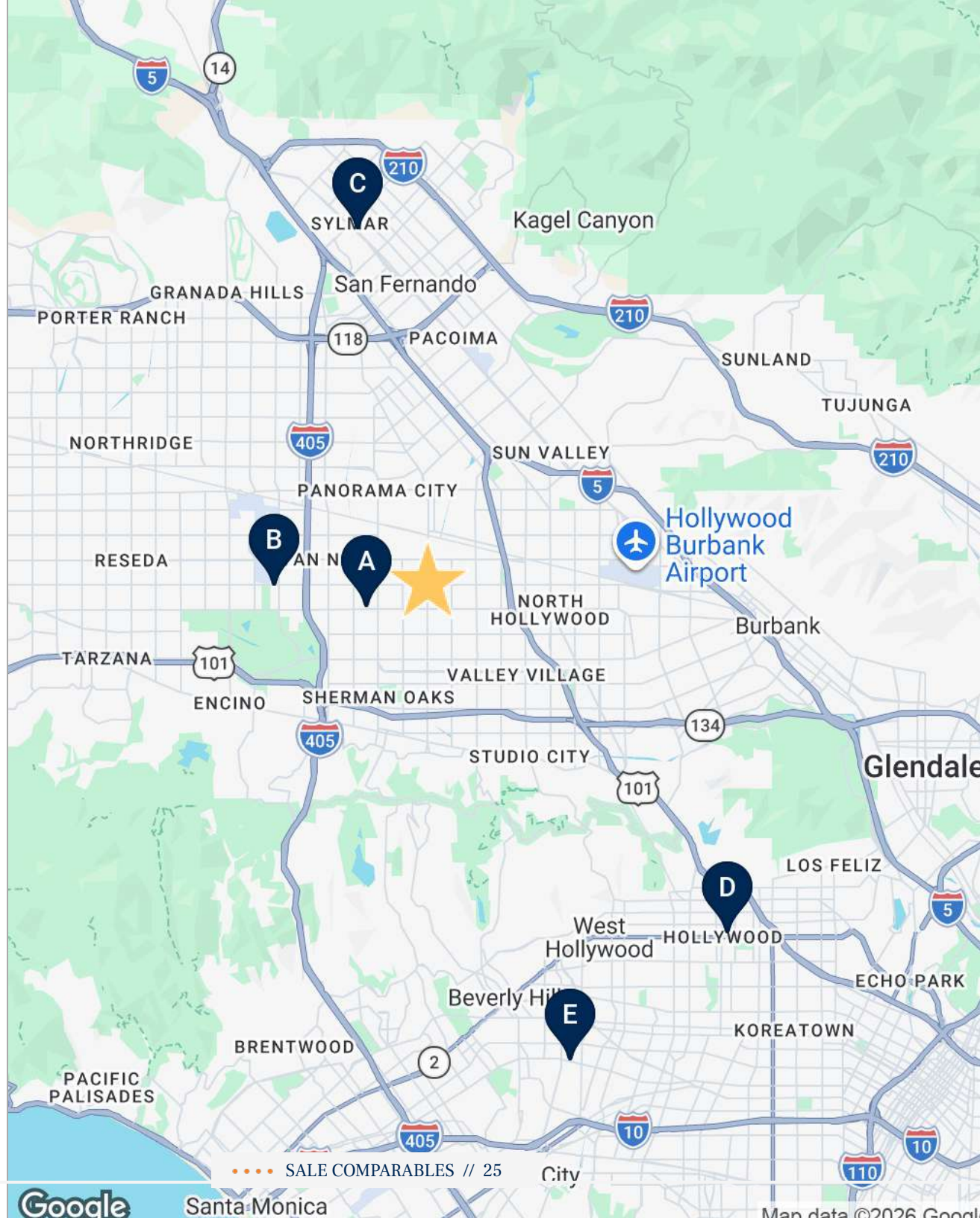
SALE COMPARABLES

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

Marcus & Millichap







SALE COMPS MAP

- ★ 6901 Woodman Ave
- A 14658 Gilmore St
- B 16150 Vanowen St
- C 12534 San Fernando Rd
- D 6223 Banner Ave
- E 1233 S Bedford St



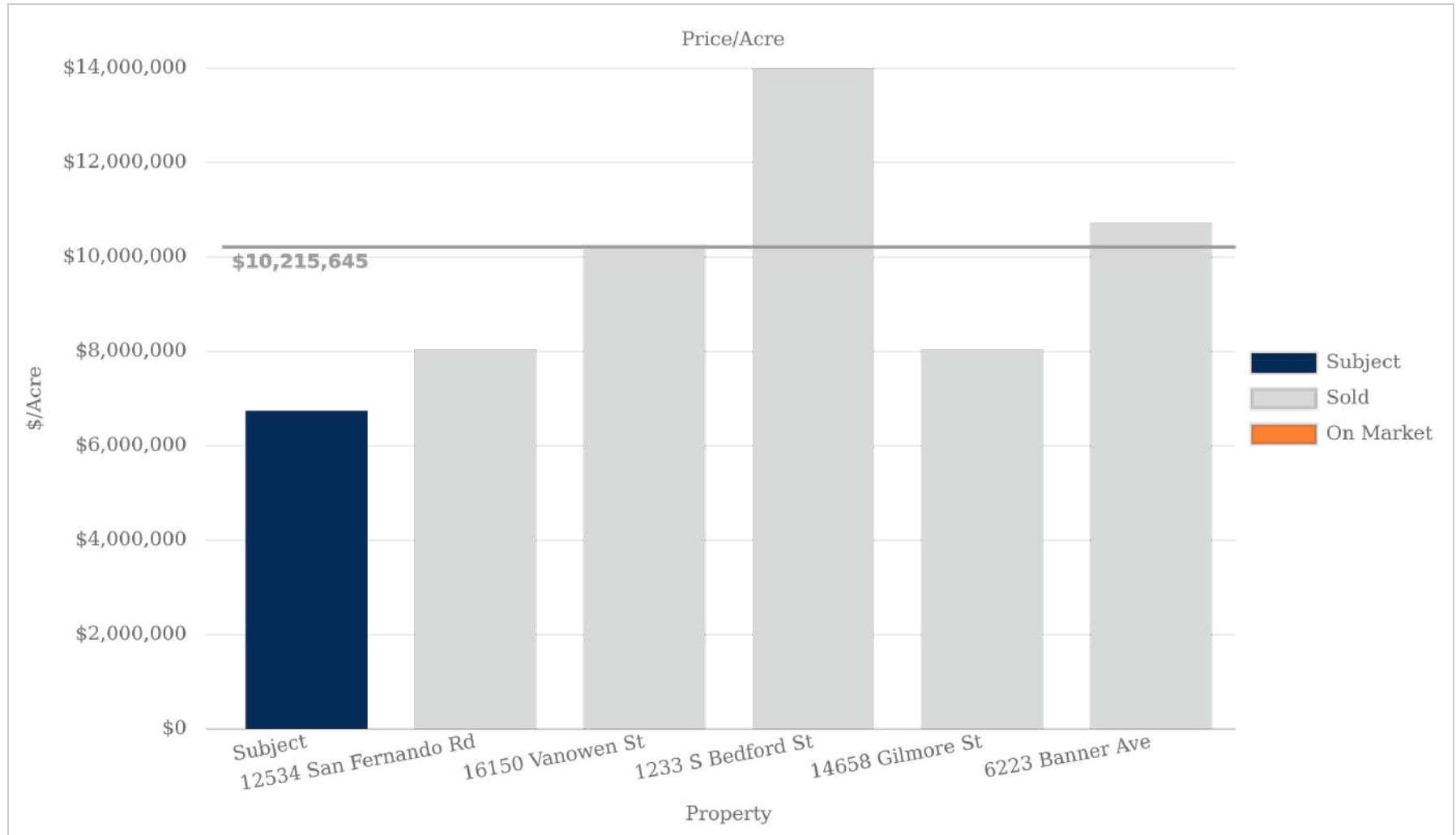
6901 WOODMAN AVE

SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	LOT SIZE	CLOSE
	6901 Woodman Ave 6901 Woodman Ave Los Angeles, CA 91405	\$1,550,000	0.23 AC	On Market
	SALE COMPARABLES	PRICE	LOT SIZE	CLOSE
	14658 Gilmore St 14658 Gilmore St Los Angeles, CA 91411	\$1,690,000	0.21 AC	04/01/2025
	16150 Vanowen St 16150 Vanowen St Los Angeles, CA 91406	\$4,000,000	0.39 AC	02/07/2024
	12534 San Fernando Rd 12534 San Fernando Rd Los Angeles, CA 91342	\$4,990,000	0.62 AC	12/21/2023
	6223 Banner Ave 6223 Banner Ave Los Angeles, CA 90038	\$3,325,000	0.31 AC	02/26/2026
	1233 S Bedford St 1233 S Bedford St Los Angeles, CA 90035	\$2,100,000	0.15 AC	09/16/2024
	AVERAGES	\$3,221,000	0.34 AC	-

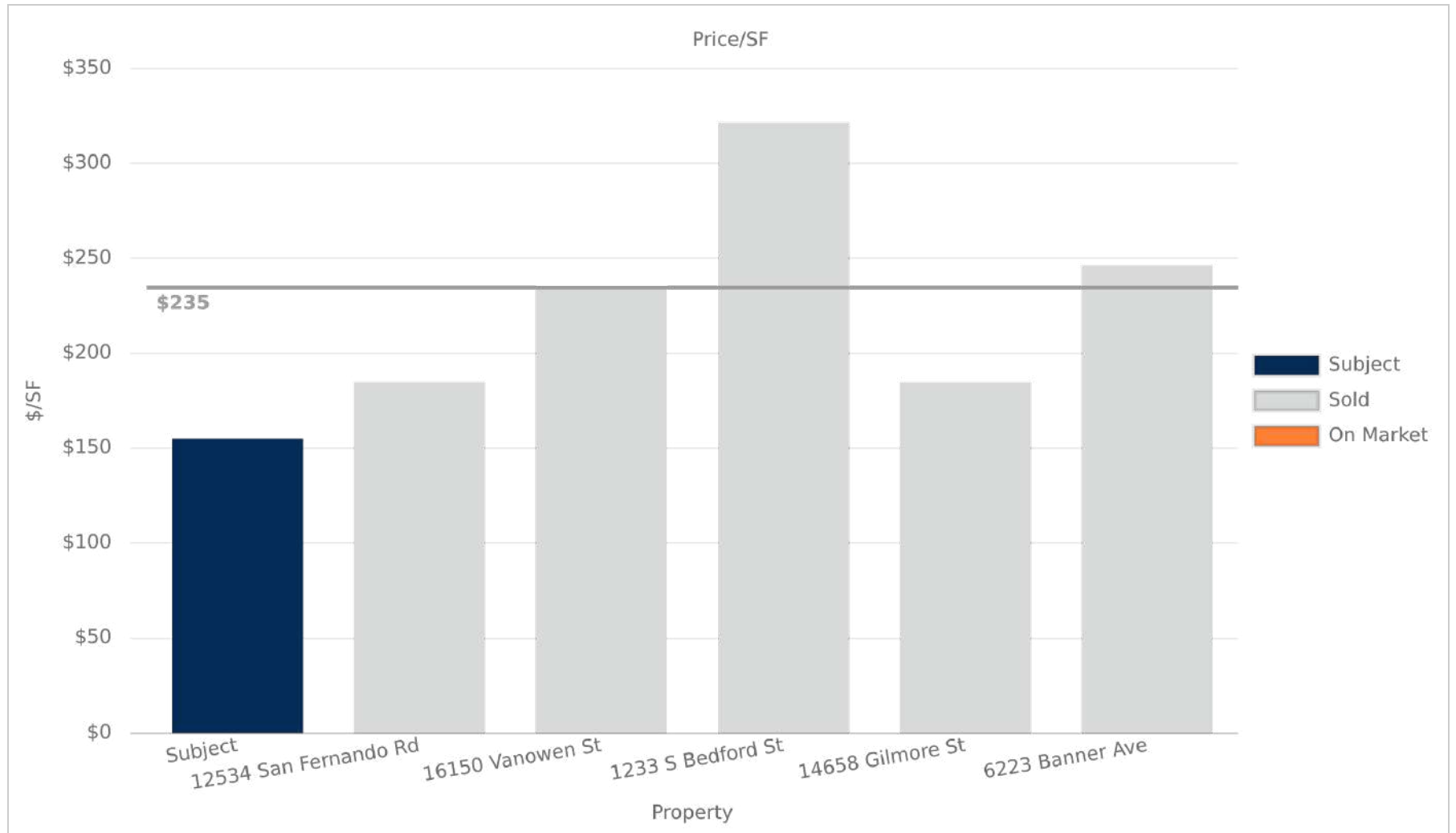
6901 WOODMAN AVE

PRICE PER ACRE CHART



6901 WOODMAN AVE

PRICE PER SF CHART



6901 WOODMAN AVE

SALE COMPS



★ 6901 Woodman Ave
6901 Woodman Ave, Los Angeles, CA 91405

Listing Price:	\$1,550,000	Down Payment:	100% / \$1,550,000
COE:	On Market	Number Of Lots:	1
Price/Lot:	\$1,550,000	Lot Size:	0.23 Acres
Permit Ready:	No		
Zoning:	LAR3		



📍 14658 Gilmore St
14658 Gilmore St Los Angeles, CA 91411

Sale Price:	\$1,690,000	COE:	04/01/2025
Entitled:	No	Lot Size:	0.21 Acres
Permit Ready:	No	Price/Acre:	\$8,047,619

*RTI for 48 Units. 5 Stories. Price per SF of \$183.19

6901 WOODMAN AVE

SALE COMPS



B 16150 Vanowen St
16150 Vanowen St Los Angeles, CA 91406

Sale Price:	\$4,000,000	COE:	02/07/2024
Entitled:	No	Lot Size:	0.39 Acres
Permit Ready:	No	Price/Acre:	\$10,256,410

*RTI for 99 units. 5 Stories. Price per SF of \$236.79



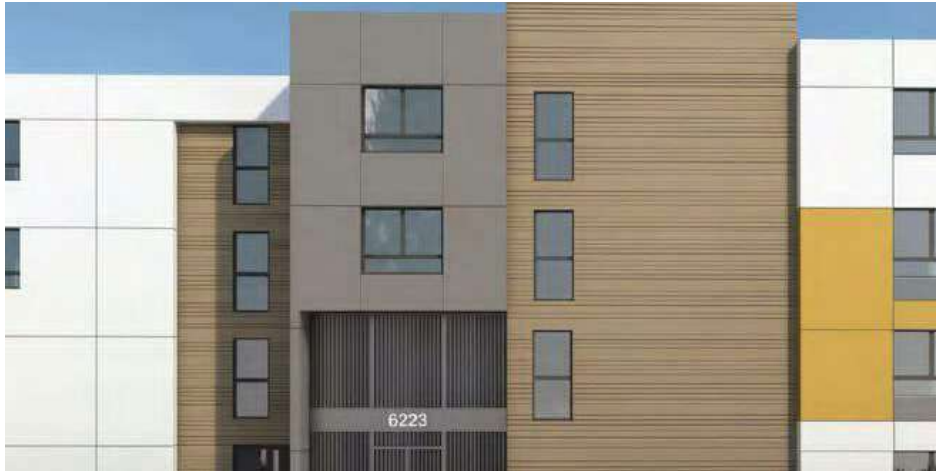
C 12534 San Fernando Rd
12534 San Fernando Rd Los Angeles, CA 91342

Sale Price:	\$4,990,000	COE:	12/21/2023
Entitled:	No	Lot Size:	0.62 Acres
Permit Ready:	No	Price/Acre:	\$8,048,387

*Entitled for 164 units. 6 Stories. Price per SF \$184.54

6901 WOODMAN AVE

SALE COMPS



D 6223 Banner Ave
6223 Banner Ave Los Angeles, CA 90038

Sale Price:	\$3,325,000	COE:	02/26/2026
Entitled:	No	Lot Size:	0.31 Acres
Permit Ready:	No	Price/Acre:	\$10,725,806

*RTI for 64 units. 4 Stories. Price per SF of \$241.61



E 1233 S Bedford St
1233 S Bedford St Los Angeles, CA 90035

Sale Price:	\$2,100,000	COE:	09/16/2024
Entitled:	No	Lot Size:	0.15 Acres
Permit Ready:	No	Price/Acre:	\$14,000,000

*Entitled for 36 units. 7 stories. Price per SF of \$307.02



SECTION 5

05



MARKET OVERVIEW

Market Overview
Demographics

Marcus & Millichap



6901 WOODMAN AVE

MARKET OVERVIEW

GREATER DOWNTOWN LOS ANGELES

Greater Downtown Los Angeles consists of the Downtown, Mid-Wilshire and Hollywood submarkets. The market has been an epicenter of multifamily development in the county over the past five years, as more than 20,000 units were added during this span. The market's sizable development pipeline will support continued revitalization that will boost the local populace, which is projected to exceed 800,000 residents by 2029. Downtown's numerous corporations, retail and entertainment venues are positioned to benefit from this growth.

ECONOMY

- Major employers in the market include Farmers Insurance, Kaiser Permanente, Paramount Pictures, Deloitte, Ernst & Young, and the University of Southern California.
- Professional sports is a major economic driver in the area. The Los Angeles Lakers of the NBA, Kings of the NHL, and Dodgers of the MLB all play their home games here. Across Los Angeles and Orange counties, professional sports generate \$3 billion a year.
- A well-educated population provides companies with a skilled workforce. Roughly 45 percent of people ages 25 and older hold a bachelor's degree; among those residents, nearly a third have also gone on to earn a graduate or professional degree.

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

QUICK FACTS



POPULATION

794K

Growth 2024-2029*
1.6%



HOUSEHOLDS

370K

Growth 2024-2029*
2.7%



MEDIAN AGE

37.0

U.S. Median:
39.0

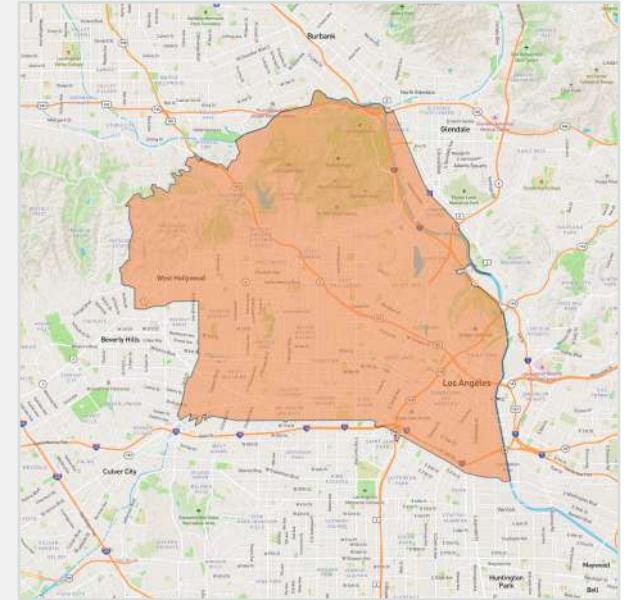


MEDIAN HOUSEHOLD INCOME

\$73,200

U.S. Median:
\$76,100

* Forecast



METRO HIGHLIGHTS



IMPROVED INFRASTRUCTURE & CONNECTIVITY

Nearly \$900 million of public funds has been allocated to the Los Angeles area in preparation for the 2028 Summer Olympics, including extensions to the D Line subway.



RAPID HOUSEHOLD GROWTH

Household formation will increase during the next five years with the addition of roughly 13,000 households, boosting demand for retail and apartments.



ROBUST HEALTH SECTOR

Health care provides many jobs in the downtown area, employing thousands of workers. The sector is also supported by public health care initiatives.

6901 WOODMAN AVE

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	49,781	350,737	711,463
2025 Estimate			
Total Population	49,245	346,224	701,848
2020 Census			
Total Population	50,547	356,653	724,277
2010 Census			
Total Population	48,810	350,874	707,427
Daytime Population			
2025 Estimate	29,622	258,547	566,482
HOUSEHOLDS			
	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	17,725	127,914	263,756
2025 Estimate			
Total Households	17,434	125,609	259,095
Average (Mean) Household Size	2.8	2.9	2.9
2020 Census			
Total Households	16,891	121,300	250,378
2010 Census			
Total Households	15,427	113,795	235,021

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$250,000 or More	4.7%	6.2%	8.5%
\$200,000-\$249,999	2.4%	3.1%	4.3%
\$150,000-\$199,999	6.3%	8.1%	9.2%
\$125,000-\$149,999	6.2%	6.5%	7.0%
\$100,000-\$124,999	8.4%	9.9%	10.4%
\$75,000-\$99,999	12.6%	12.5%	12.7%
\$50,000-\$74,999	18.1%	16.6%	15.4%
\$35,000-\$49,999	13.4%	11.0%	9.9%
\$25,000-\$34,999	7.8%	7.8%	6.7%
\$15,000-\$24,999	8.3%	7.7%	6.6%
Under \$15,000	11.9%	10.6%	9.4%
Average Household Income	\$84,470	\$93,369	\$105,446
Median Household Income	\$62,820	\$71,971	\$84,043
Per Capita Income	\$30,195	\$34,735	\$40,129

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DEMOGRAPHICS

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate	49,245	346,224	701,848
0 to 4 Years	5.4%	5.4%	5.2%
5 to 14 Years	11.9%	11.8%	11.4%
15 to 17 Years	3.6%	3.6%	3.5%
18 to 19 Years	2.3%	2.3%	2.2%
20 to 24 Years	6.4%	6.3%	6.0%
25 to 29 Years	8.1%	8.2%	8.1%
30 to 34 Years	9.0%	9.1%	9.1%
35 to 39 Years	7.9%	8.1%	8.1%
40 to 49 Years	13.8%	13.7%	13.9%
50 to 59 Years	12.9%	12.5%	12.7%
60 to 64 Years	6.2%	5.7%	5.8%
65 to 69 Years	4.7%	4.7%	4.8%
70 to 74 Years	3.3%	3.5%	3.6%
75 to 79 Years	2.0%	2.3%	2.5%
80 to 84 Years	1.3%	1.4%	1.5%
Age 85+	1.3%	1.4%	1.5%
Median Age	37.0	37.0	38.0

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population 25+ by Education Level			
2025 Estimate Population Age 25+	34,666	244,711	502,872
Elementary (0-8)	14.1%	14.3%	12.7%
Some High School (9-11)	9.2%	9.4%	8.6%
High School Graduate (12)	24.7%	22.1%	20.1%
Some College (13-15)	18.9%	18.0%	17.9%
Associate Degree Only	7.2%	7.0%	7.1%
Bachelor's Degree Only	19.0%	21.1%	23.3%
Graduate Degree	6.9%	8.1%	10.4%
HOUSING UNITS			
Occupied Units			
2030 Projection	18,307	132,483	274,281
2025 Estimate	18,003	130,085	269,394
Owner Occupied	4,910	40,517	99,867
Renter Occupied	12,514	85,054	159,309
Vacant	570	4,475	10,300
Persons in Units			
2025 Estimate Total Occupied Units	17,434	125,609	259,095
1 Person Units	24.8%	27.4%	28.3%
2 Person Units	25.8%	26.7%	27.9%
3 Person Units	19.7%	17.5%	16.4%
4 Person Units	15.5%	14.0%	13.4%
5 Person Units	8.0%	7.6%	7.1%
6+ Person Units	6.2%	6.8%	6.7%

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DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 701,848. The population has changed by -0.79 percent since 2010. It is estimated that the population in your area will be 711,463 five years from now, which represents a change of 1.4 percent from the current year. The current population is 50.0 percent male and 50.0 percent female. The median age of the population in your area is 38.0, compared with the U.S. average, which is 40.0. The population density in your area is 8,935 people per square mile.



HOUSEHOLDS

There are currently 259,095 households in your selected geography. The number of households has changed by 10.24 percent since 2010. It is estimated that the number of households in your area will be 263,756 five years from now, which represents a change of 1.8 percent from the current year. The average household size in your area is 2.9 people.



INCOME

In 2025, the median household income for your selected geography is \$84,043, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 63.81 percent since 2010. It is estimated that the median household income in your area will be \$99,672 five years from now, which represents a change of 18.6 percent from the current year.

The current year per capita income in your area is \$40,129, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$105,446, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 367,968 people in your selected area were employed. The 2010 Census revealed that 54.3 percent of employees are in white-collar occupations in this geography, and 23.6 percent are in blue-collar occupations. In 2025, unemployment in this area was 7.0 percent. In 2010, the average time traveled to work was 32.00 minutes.



HOUSING

The median housing value in your area was \$841,796 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 97,333.00 owner-occupied housing units and 137,692.00 renter-occupied housing units in your area.



EDUCATION

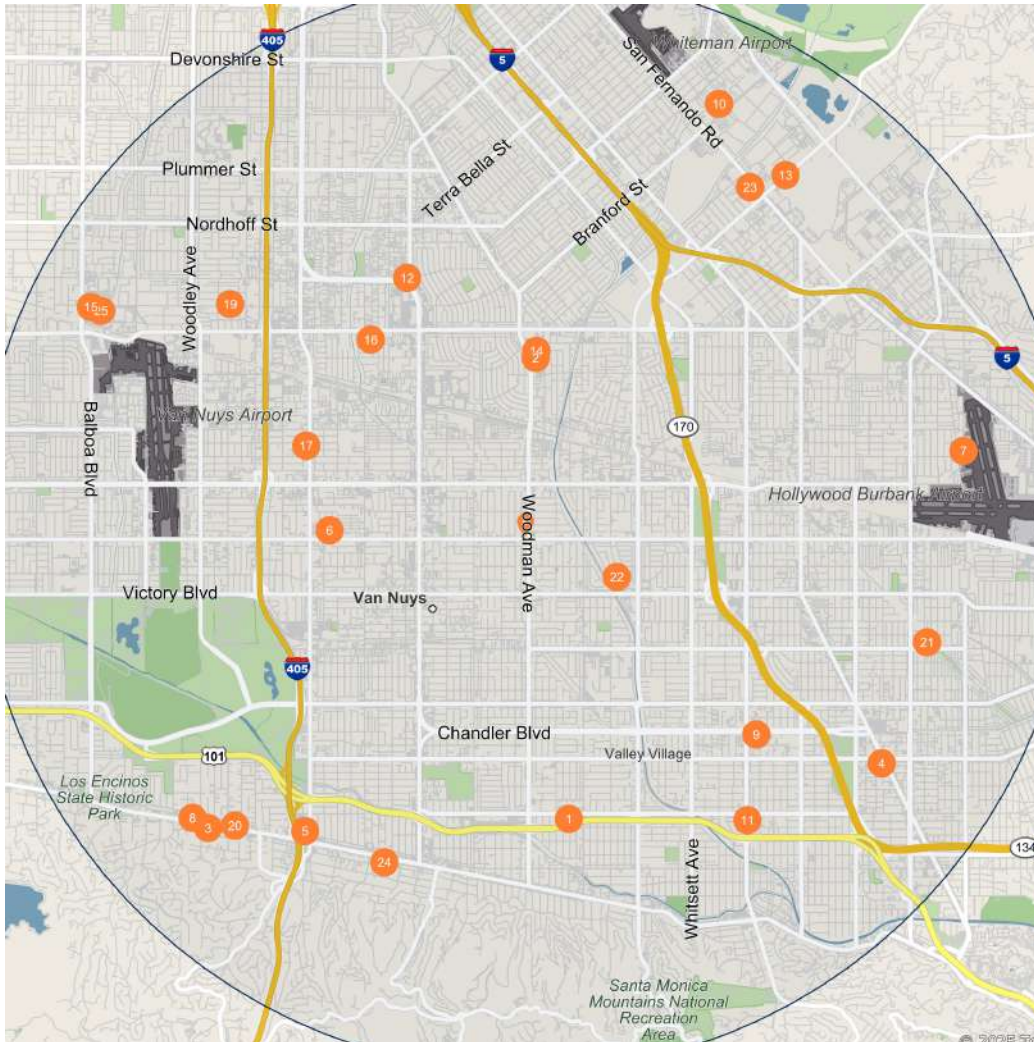
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 32.7 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 7.1 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 13.0 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 3.2 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 25.0 percent in the selected area compared with the 19.6 percent in the U.S.

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DEMOGRAPHICS



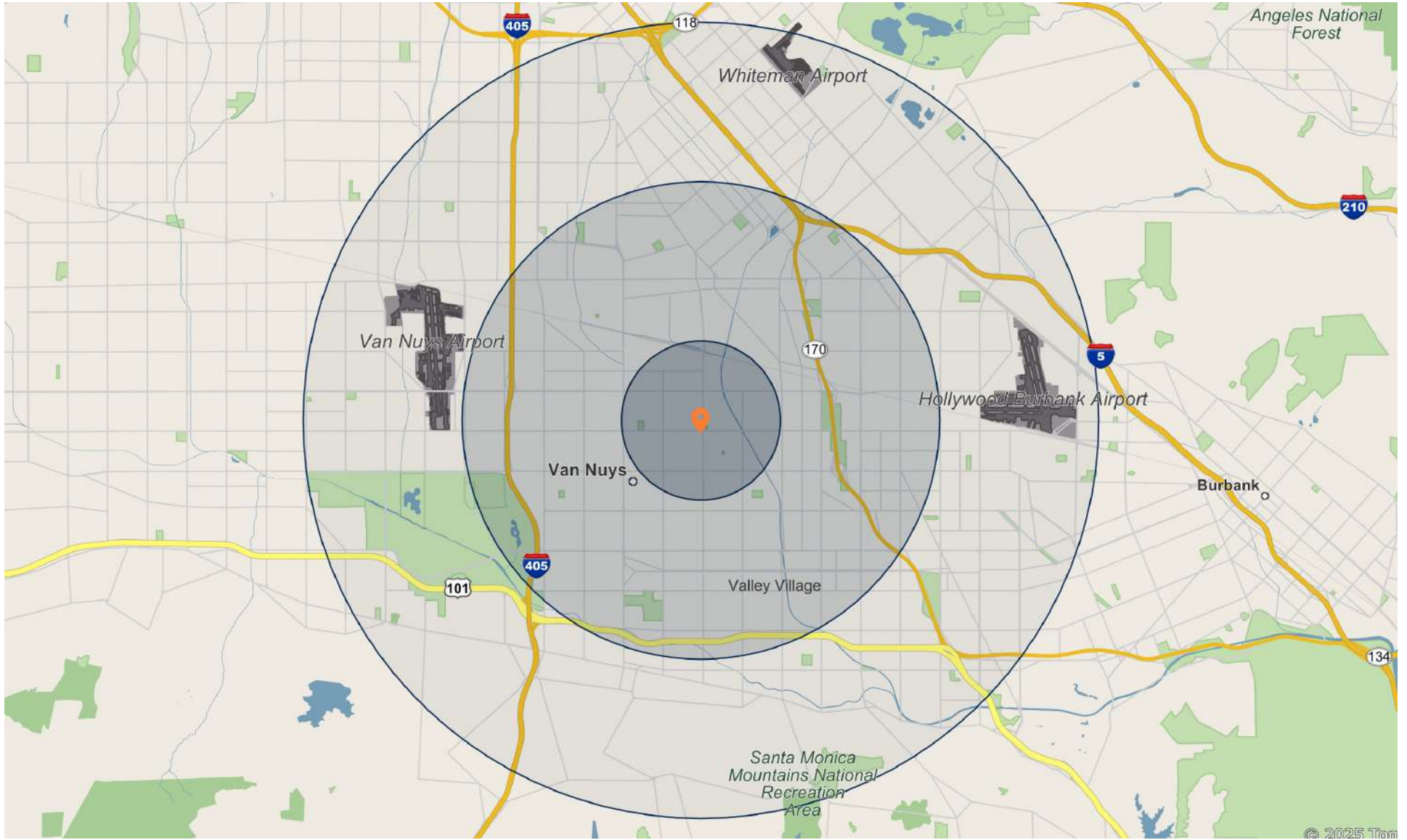
Major Employers

Employees

1	Sofro Fabrics Inc-	3,810
2	Kaiser Foundation Hospitals-Kaiser Permanente	3,724
3	Team-One Staffing Services Inc-Teamone Employment	2,629
4	West Publishing Corporation-The Rutter Group	1,827
5	Homebridge Financial Svcs Inc-	1,700
6	Valley Presbyterian Hospital-V P H	1,600
7	Certified Laboratories LLC-	1,500
8	Lowe Enterprises Rlty Svcs Inc-Encino Financial Center	1,449
9	Lionsgate Studios Corp-Entertainment One	1,022
10	PMC Capital Partners LLC-	1,000
11	Arden-Mayfair Inc-Gelson Market	952
12	Juvenile Justice Division Cal-Parole Services	897
13	Los Angeles Dept Wtr & Pwr-	887
14	Southern Cal Prmnnte Med Group-	729
15	Lakeside Systems Inc-Lakeside Medical Systems	700
16	Deanco Healthcare LLC-Mission Community Hospital	700
17	Windsor El Camino Care Ctr LLC-Windsor El Camino Care Center	694
18	Windsor Vallejo Care Ctr LLC-	694
19	New Horizons Worldwide LLC-New Horizons	677
20	Concrete Holding Co Cal Inc-	637
21	Vallarta Food Enterprises Inc-Supermercado Vallarta	613
22	Vallarta Food Enterprises Inc-Vallarta Supermarket 1	613
23	Pacifica of Valley Corporation-Pacifica Hospital of Valley	607
24	Mega Appraisers Inc-	600
25	Harman International Inds Inc-Los Angeles Sales Office	594

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DEMOGRAPHICS



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