

10617-10625 Oxnard St

North Hollywood, CA 91606



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SECTION 1

Executive Summary

OFFERING SUMMARY

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OFFERING SUMMARY



Listing Price
\$4,130,000



Cap Rate
4.75%



of Units
12

FINANCIAL

Listing Price	\$4,130,000
Gross Income	\$297,538
NOI	\$196,202
Cap Rate	4.75%
GIM	13.88
Price/SF	\$390.47
Price/Unit	\$344,167

OPERATIONAL

Gross SF	10,577 SF
# of Units	12
Lot Size	0.45 Acres (19,602 SF)
Occupancy	100%
Year Built	1953

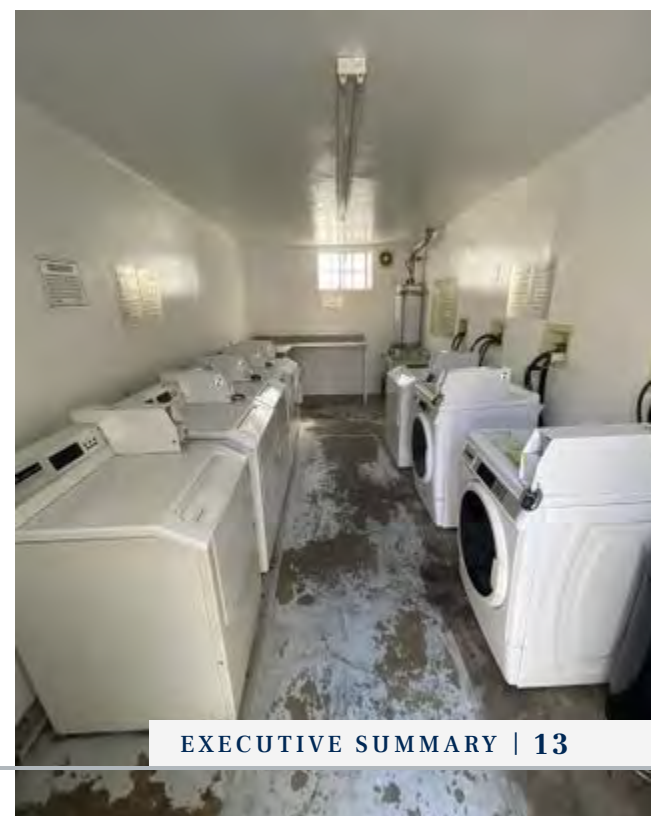






10617







SECTION 2

Property Information

INVESTMENT HIGHLIGHTS

REGIONAL MAP

LOCAL MAP

AERIAL MAP

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10617-10625 OXNARD ST

North Hollywood, CA 91606

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present this 12 unit offering located at 10617-10625 Oxnard St, North Hollywood, which is being offered for sale for the first time in nearly 40 years. Comprised of two identical 6 unit buildings on two separate APNs, the offering is ideally situated on a corner lot with an alley behind, giving access to this 0.45 acre double lot on three different streets. The property is located less than a mile from the famed NoHo Arts District, and it is just one block West of the Burbank city border at N Clybourn Avenue, allowing for quick access to great employment as well as entertainment, nightlife, shopping, and all NoHo Arts district and Burbank have to offer.

These buildings are a combined 10,577 square feet, and all 12 units have 2 bedrooms and 1 bathroom which are approximately 880 square feet each. Each second level unit comes with a private balcony, and the ground floor units comes with a large 400sf private patio, making the ground floor just as desirable as the second level, if not more. Over the decades of ownership, the seller has meticulously maintained the property and consistently upgraded the buildings and units as they needed. Notably, the seller replaced all of the roofs and main sewer lines about 8 years ago and has upgraded the electrical systems on most of the units.

These very desirable units demand great premiums in rent. For example, the seller just leased one of the 2 bed units in April 2022 for \$2,250 which he regrets because he had a dozen other applicants come in that were willing to pay more. According to the seller, he left at least \$100 of rent on the table for this unit, which also means a buyer can expect all of the other 2 bed units to rent for at least \$2,350 when they become vacant, renovated, and re-leased.

The property brings in a significant amount of additional income through garage rent and laundry income. There are 11 one-car garages on the property, and every one of them is leased out for \$150 per month, which brings in a combined \$1,650 per month, or \$19,800 per year, of additional income. An important note about the garage leases is that they are not rent controlled. Therefore, you could raise those rents or evict those garage tenants as you wish. The onsite laundry room offers the tenants 5 washers and 2 dryers, all of which are owned by the seller, adding approximately \$2,100 in annual income.

Another bonus about this offering is that there are zero COVID rent delinquencies. All of the tenants have been paying rent through COVID, and there is not a single tenant behind on rent. Furthermore, there is no requirement for soft story retrofitting, which will save the buyer a large expense.

This property is ideal for the value add buyer who wants to capitalize on more than 20% upside potential by getting rents to market over the coming years, while still being able to receive an estimated day-1 cash-on-cash return of more than 5%. Additionally, this property is ideal for adding units through the new ADU laws. We believe the cheapest and quickest ways to add units would be converting the laundry room and some of garages into ADUs. A buyer would be wise to get an ADU company to analyze this property in detail because we believe there could be hundreds of thousands of dollars in value in ADU conversions at this property.

INVESTMENT HIGHLIGHTS

Built in 1953 | Very Well Maintained | First Time on Market in Nearly 40 Years

12 Units Total | Two 6-Unit Buildings | All Units are 2 Bed with Private Balcony or Large Private Patio

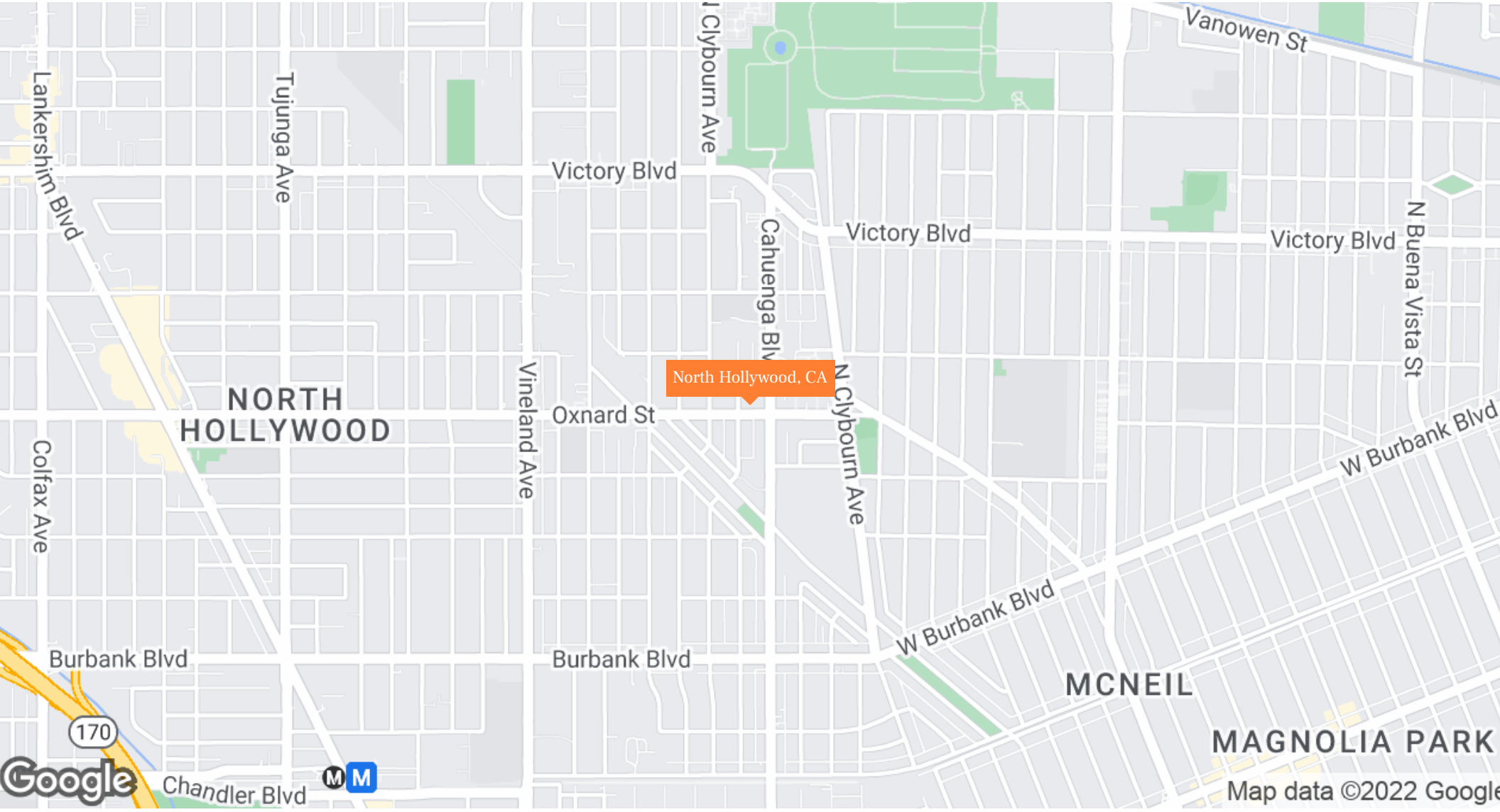
Over \$20,000 of Extra Income per Year from Garage Leases and Laundry Room (machines are owned)

Great Value Add Opportunity | Over 20% Upside in Rents | Ideal Property for ADUs

Great CAP Rate and Cash Flow from Day 1 | 4.75% CAP Rate | 5.43% Cash on Cash Return

Very Good Location | Half a Mile to NoHo Arts District | One Block West of Burbank's City Border

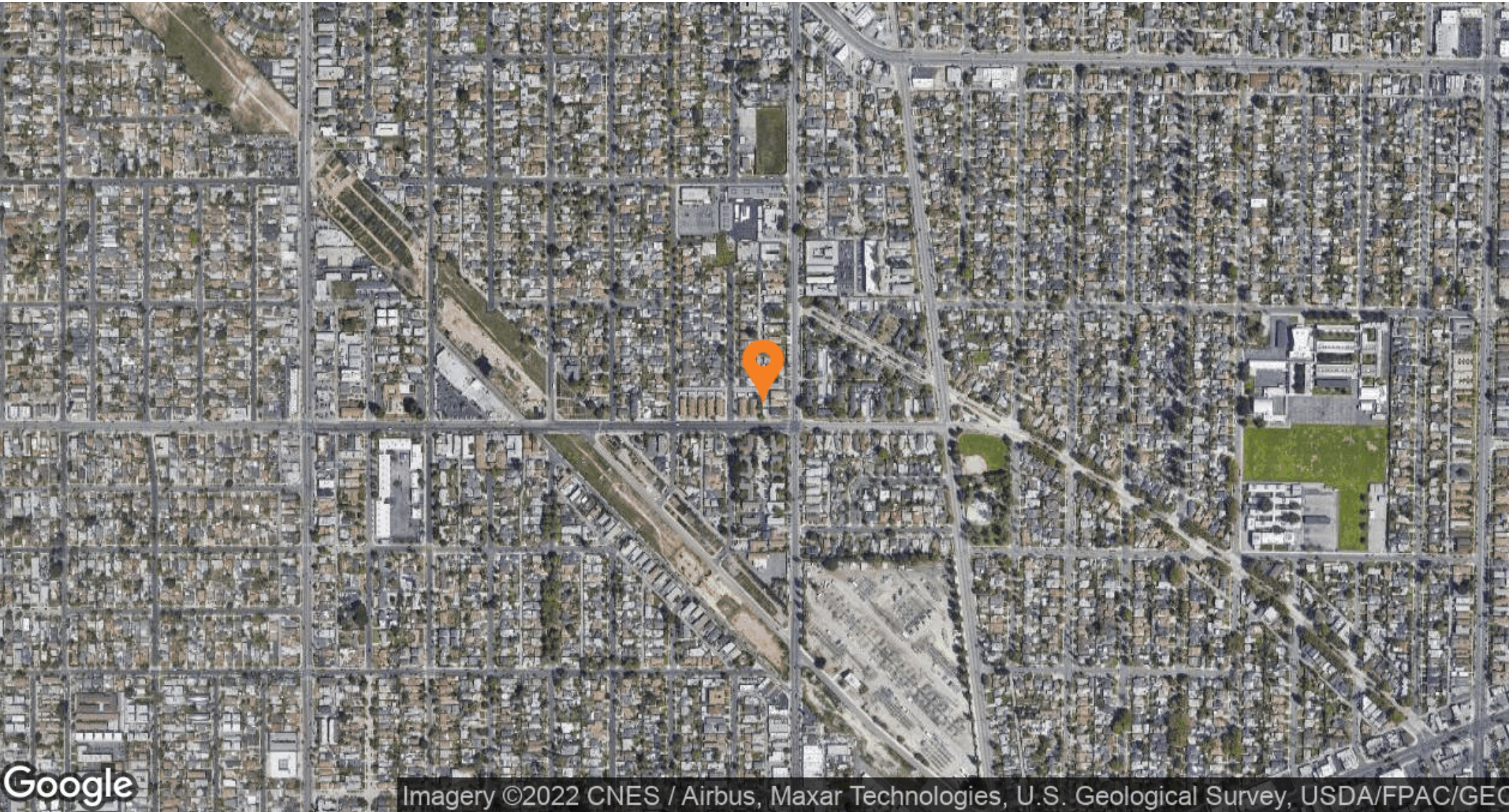
10617-10625 Oxnard St // REGIONAL MAP



LOCAL MAP // 10617-10625 Oxnard St



10617-10625 Oxnard St // AERIAL MAP



SECTION 3

Financial Analysis

FINANCIAL DETAILS

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10617-10625 Oxnard St // FINANCIAL DETAILS

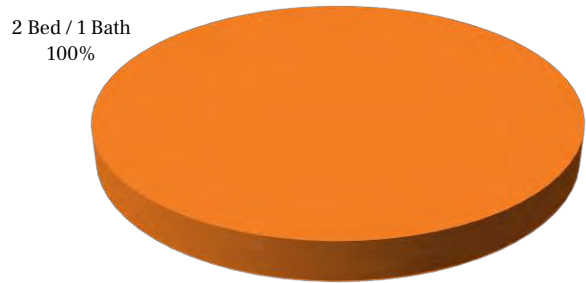
As of May,2022

UNIT	UNIT TYPE	Square Feet	CURRENT Rent / Month	CURRENT Rent / SF/ Month	POTENTIAL Rent / Month	POTENTIAL Rent/ SF/ Month
1	2 Bed / 1 Bath	880	\$2,200	\$2.50	\$2,350	\$2.67
2	2 Bed / 1 Bath	880	\$1,850	\$2.10	\$2,350	\$2.67
3	2 Bed / 1 Bath	880	\$1,488	\$1.69	\$2,350	\$2.67
4	2 Bed / 1 Bath	880	\$1,850	\$2.10	\$2,350	\$2.67
5	2 Bed / 1 Bath	880	\$1,659	\$1.89	\$2,350	\$2.67
6	2 Bed / 1 Bath	880	\$1,900	\$2.16	\$2,350	\$2.67
7	2 Bed / 1 Bath	880	\$2,000	\$2.27	\$2,350	\$2.67
8	2 Bed / 1 Bath	880	\$1,975	\$2.24	\$2,350	\$2.67
9	2 Bed / 1 Bath	880	\$2,250	\$2.56	\$2,350	\$2.67
10	2 Bed / 1 Bath	880	\$2,000	\$2.27	\$2,350	\$2.67
11	2 Bed / 1 Bath	880	\$1,950	\$2.22	\$2,350	\$2.67
12	2 Bed / 1 Bath	880	\$1,850	\$2.10	\$2,350	\$2.67
Total		Square Feet: 10,577	\$22,972	\$2.17	\$28,200	\$2.67

FINANCIAL DETAILS // 10617-10625 Oxnard St

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
2 Bed / 1 Bath	12	880	\$1,488 - \$2,250	\$1,914	\$2.18	\$22,972	\$2,350	\$2.67	\$28,200
TOTALS/WEIGHTED AVERAGES	12	881		\$1,914	\$2.17	\$22,972	\$2,350	\$2.67	\$28,200
GROSS ANNUALIZED RENTS				\$275,664			\$338,400		

Unit Distribution



10617-10625 Oxnard St // FINANCIAL DETAILS

INCOME	Current		Pro Forma		NOTES	PER UNIT	PER SF
Rental Income							
Gross Current Rent	275,664		338,400			28,200	31.99
Physical Vacancy	(8,270)	3.0%	(10,152)	3.0%		(\$46)	(0.96)
TOTAL VACANCY	(\$8,270)	3.0%	(\$10,152)	3.0%		(\$846)	(\$1)
Effective Rental Income	267,394		328,248			27,354	31.03
Other Income							
Garage Rent	19,800		24,000		[1]	2,000	2.27
Laundry	2,100		2,100		[2]	175	0.20
TOTAL OTHER INCOME	\$21,900		\$26,100			\$2,175	\$2.47
EFFECTIVE GROSS INCOME	\$289,294		\$354,348			\$29,529	\$33.50
EXPENSES							
Real Estate Taxes	48,528		48,528		[3]	4,044	4.59
Insurance	9,567		9,567		[4]	797	0.90
Utilities - LADWP	9,149		9,149		[5]	762	0.86
Utilities - Gas	389		389		[6]	32	0.04
Trash Removal	3,364		3,364		[7]	280	0.32
Repairs & Maintenance	6,000		6,000		[8]	500	0.57
Landscaping	350		350		[9]	29	0.03
City Rent Registration	1,280		1,280		[10]	107	0.12
Management Fee	14,465	5.0%	17,717	5.0%		1,476	1.68
TOTAL EXPENSES	\$93,092		\$96,344			\$8,029	\$9.11
EXPENSES AS % OF EGI	32.2%		27.2%				
NET OPERATING INCOME	\$196,202		\$258,004			\$21,500	\$24.39

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

FINANCIAL DETAILS // 10617-10625 Oxnard St

NOTES TO OPERATING STATEMENT

- [1] Seller provided financials
- [2] Seller provided financials
- [3] 1.20% of the Purchase Price
- [4] \$0.50 per gross sqft
- [5] Seller provided financials
- [6] Seller provided financials
- [7] Seller provided financials
- [8] \$500 per unit
- [9] Seller provided financials
- [10] Seller provided financials

10617-10625 Oxnard St // FINANCIAL DETAILS

SUMMARY		
Price	\$4,130,000	
Down Payment	\$1,755,250	43%
Number of Units	12	
Price Per Unit	\$344,167	
Price Per SqFt	\$390.47	
Gross SqFt	10,577	
Lot Size	0.45 Acres	
Approx. Year Built	1953	

RETURNS	Current	Pro Forma	Reno
CAP Rate	4.75%	6.25%	6.00%
GIM	13.88	11.33	
Cash-on-Cash	5.43%	8.95%	
Debt Coverage Ratio	1.94	2.56	

FINANCING	1st Loan
Loan Amount	\$2,374,750
Loan Type	5 Year Interest Onl
Interest Rate	4.25%
Amortization	30 Years
Adjustable	2027

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
12	2 Bed / 1 Bath	880	\$1,914	\$2,350

OPERATING DATA				
INCOME		Current	Pro Forma	
Gross Scheduled Rent		\$275,664		\$338,400
Less: Vacancy/Deductions	3.0%	\$8,270	3.0%	\$10,152
Total Effective Rental Income		\$267,394		\$328,248
Other Income		\$21,900		\$26,100
Effective Gross Income		\$289,294		\$354,348
Less: Expenses	32.2%	\$93,092	27.2%	\$96,344
Net Operating Income		\$196,202		\$258,004
Cash Flow		\$196,202		\$258,004
Debt Service		\$100,927		\$100,927
Net Cash Flow After Debt Service	5.43%	\$95,276	8.95%	\$157,077
Principal Reduction		\$0		\$0
TOTAL RETURN		5.43%	\$95,276	8.95% \$157,077

EXPENSES	Current	Pro Forma
Real Estate Taxes	\$48,528	\$48,528
Insurance	\$9,567	\$9,567
Utilities - LADWP	\$9,149	\$9,149
Utilities - Gas	\$389	\$389
Trash Removal	\$3,364	\$3,364
Repairs & Maintenance	\$6,000	\$6,000
Landscaping	\$350	\$350
City Rent Registration	\$1,280	\$1,280
Management Fee	\$14,465	\$17,717
TOTAL EXPENSES	\$93,092	\$96,344
Expenses/Unit	\$7,758	\$8,029
Expenses/SF	\$8.80	\$9.11

SECTION 4

Sale Comparables

SALE COMPS MAP

SALE COMPS SUMMARY

CAP RATE CHART

GRM CHART

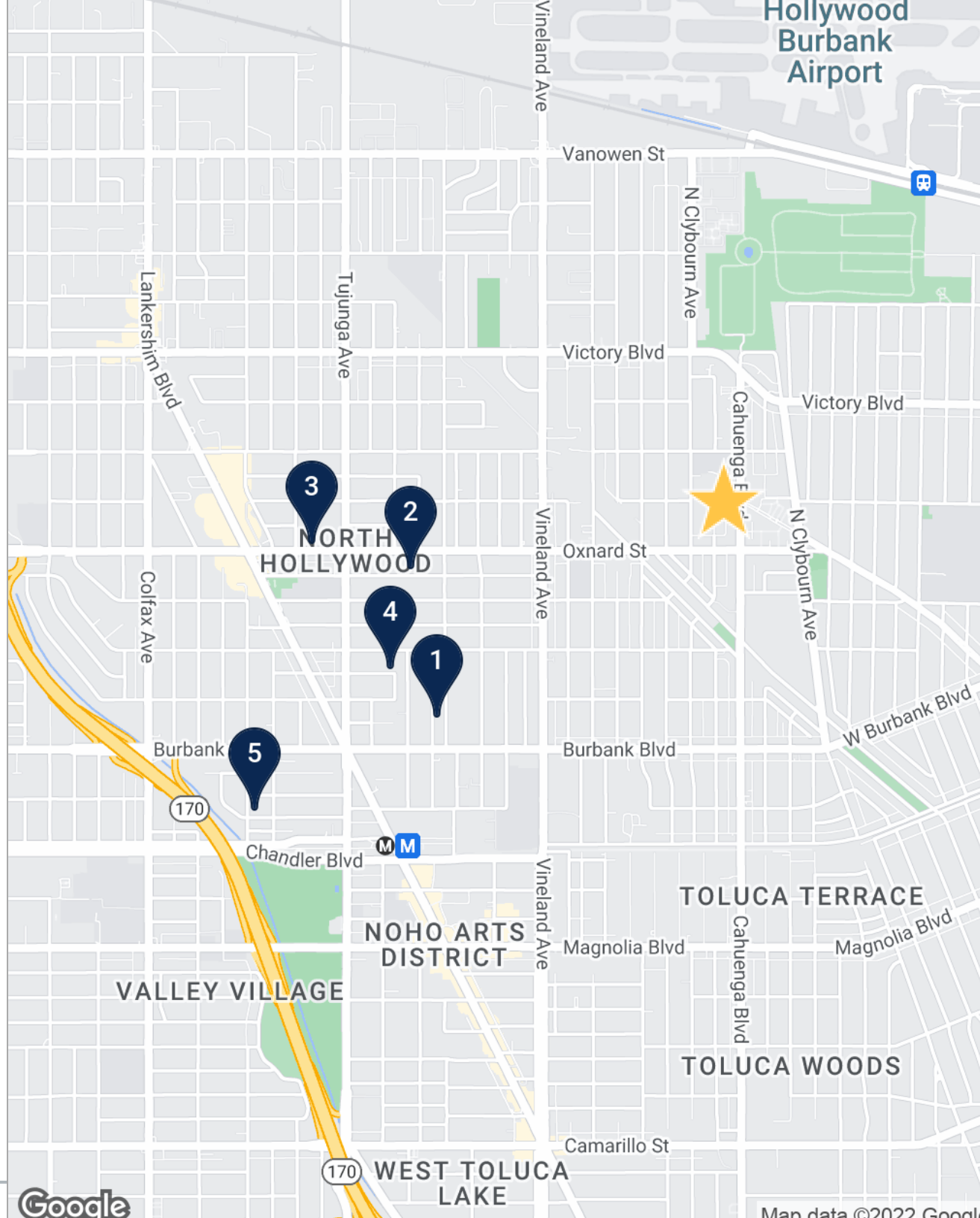
PRICE PER SF CHART

PRICE PER UNIT CHART







SALE COMPS

SALE COMPS MAP

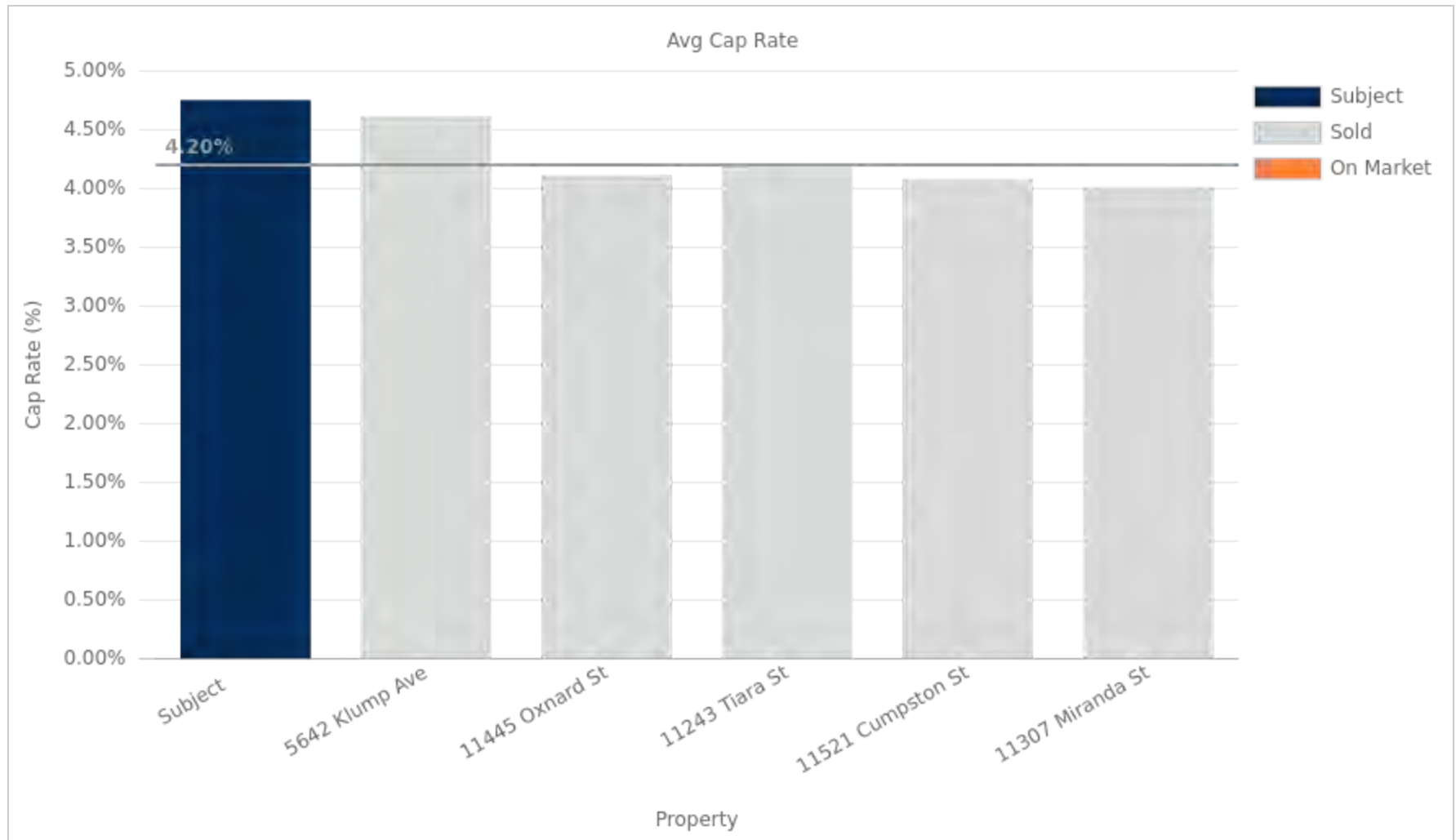
- ★ 10617-10625 Oxnard St
- 1 5642 Klump Ave
- 2 11243 Tiara St
- 3 11445 Oxnard St
- 4 11307 Miranda St
- 5 11521 Cumpston St



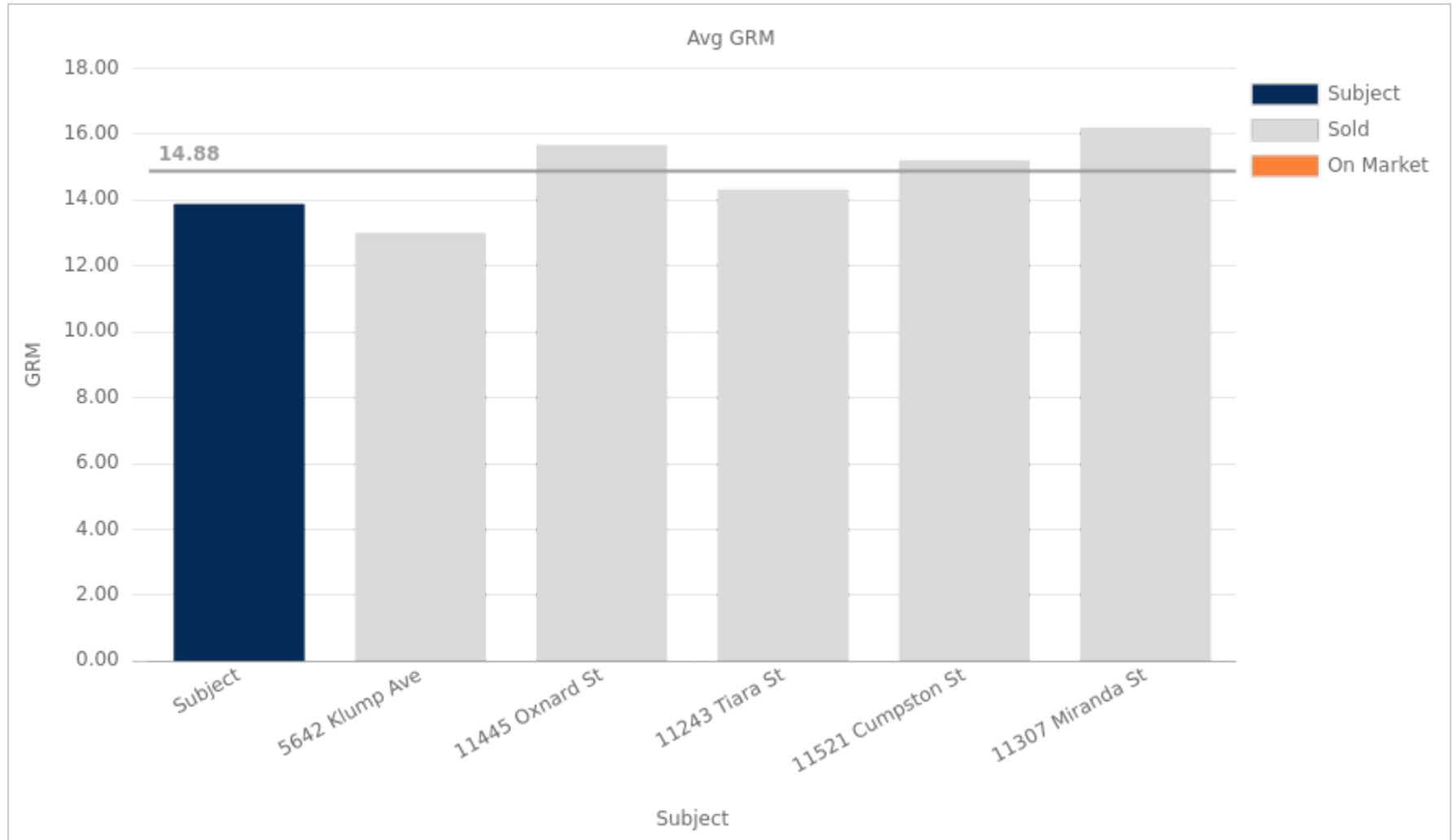
SALE COMPS SUMMARY // 10617-10625 Oxnard St

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	10617-10625 Oxnard St 10617 Oxnard St North Hollywood, CA 91606	\$4,130,000	10,577 SF	\$390.47	0.45 AC	\$344,167	4.75%	12	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	5642 Klump Ave 5642 Klump Ave North Hollywood, CA 91601	\$1,761,000	3,976 SF	\$442.91	0.11 AC	\$352,200	4.61%	5	03/19/2021
	11243 Tiara St 11243 Tiara St North Hollywood, CA 91601	\$1,950,000	5,020 SF	\$388.45	0.16 AC	\$243,750	4.19%	8	08/26/2021
	11445 Oxnard St 11445 Oxnard St North Hollywood, CA 91606	\$1,410,000	3,888 SF	\$362.65	0.23 AC	\$235,000	4.11%	6	06/24/2021
	11307 Miranda St 11307 Miranda St North Hollywood, CA 91601	\$1,950,000	4,356 SF	\$447.66	0.17 AC	\$278,571	4.01%	7	03/22/2022
	11521 Cumpston St 11521 Cumpston St North Hollywood, CA 91601	\$1,650,000	3,468 SF	\$475.78	0.14 AC	\$275,000	4.08%	6	03/01/2022
	AVERAGES	\$1,744,200	4,142 SF	\$423.49	0.16 AC	\$276,904	4.20%	6	-

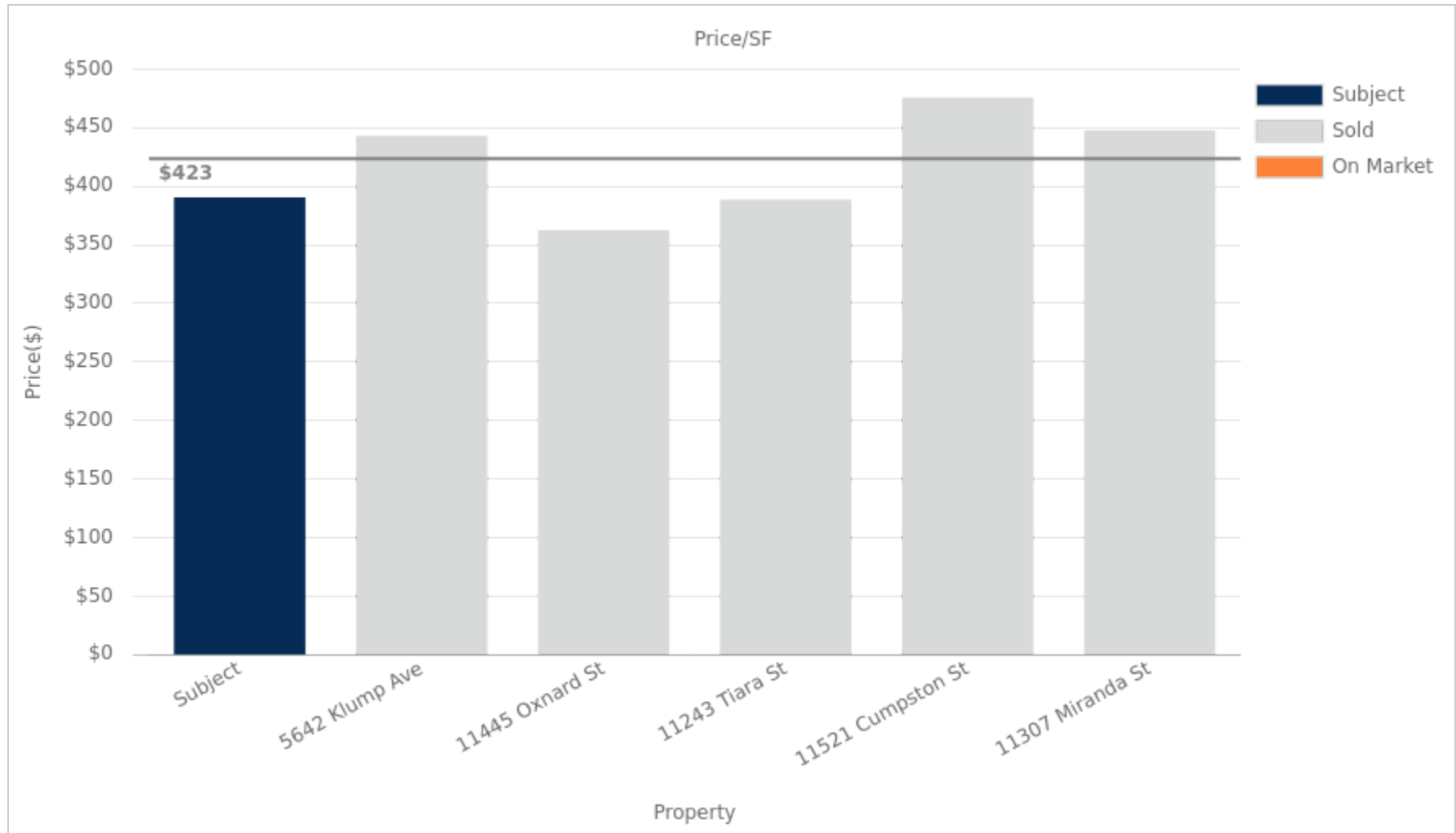
10617-10625 Oxnard St // CAP RATE CHART



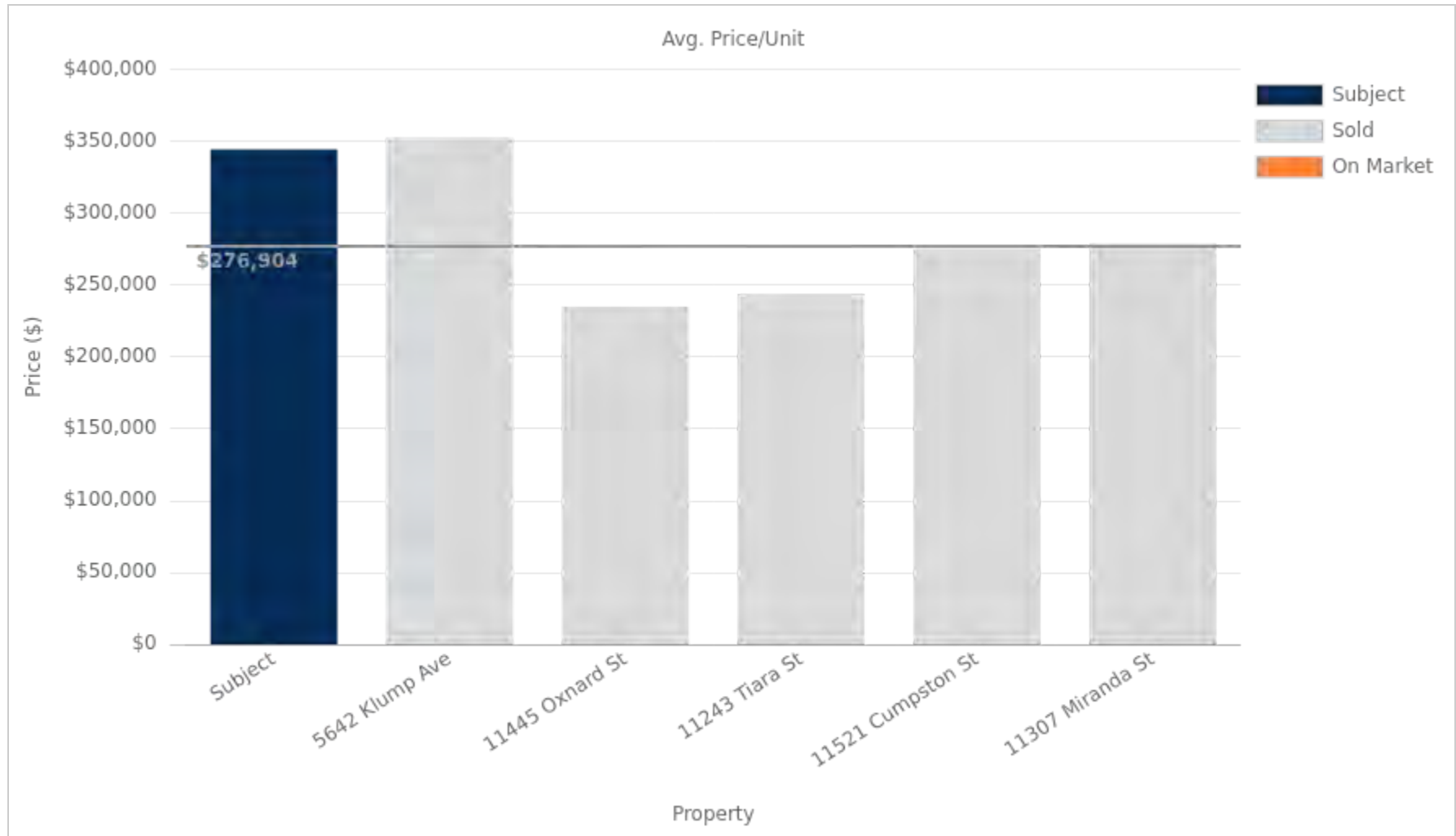
GRM CHART // 10617-10625 Oxnard St



10617-10625 Oxnard St // PRICE PER SF CHART



PRICE PER UNIT CHART // 10617-10625 Oxnard St



10617-10625 Oxnard St // SALE COMPS



★ **10617-10625 Oxnard St**
10617 Oxnard St, North Hollywood, CA 91606

Listing Price:	\$4,130,000	Price/SF:	\$390.47
Property Type:	Multifamily	GRM:	13.88
NOI:	\$196,202	Cap Rate:	4.75%
Occupancy:	-	Year Built:	1953
COE:	On Market	Number Of Units:	12
Lot Size:	0.45 Acres	Price/Unit:	\$344,167
Total SF:	10,577 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	12	100.0	880	\$1,914	\$2.18
TOTAL/AVG	12	100%	880	\$1,914	\$2.18



1 **5642 Klump Ave**
5642 Klump Ave North Hollywood, CA 91601

Sale Price:	\$1,761,000	Price/SF:	\$442.91
Property Type:	Multifamily	GRM:	13
NOI:	\$81,252	Cap Rate:	4.61%
Occupancy:	-	Year Built:	1964
COE:	03/19/2021	Number Of Units:	5
Lot Size:	0.11 Acres	Price/Unit:	\$352,200
Total SF:	3,976 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studio+1	1	20			
2+1	1	20			
2+2	2	40			
3+2	1	20			
TOTAL/AVG	5	100%	0	\$0	

SALE COMPS // 10617-10625 Oxnard St



2 11243 Tiara St
11243 Tiara St North Hollywood, CA 91601

Sale Price:	\$1,950,000	Price/SF:	\$388.45
Property Type:	Multifamily	GRM:	14.32
NOI:	\$81,727	Cap Rate:	4.19%
Occupancy:	-	Year Built:	1963
COE:	08/26/2021	Number Of Units:	8
Lot Size:	0.16 Acres	Price/Unit:	\$243,750
Total SF:	5,020 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studio+1	2	25			
1+1	5	62.5			
2+1	1	12.5			
TOTAL/AVG	8	100%	0	\$0	



3 11445 Oxnard St
11445 Oxnard St North Hollywood, CA 91606

Sale Price:	\$1,410,000	Price/SF:	\$362.65
Property Type:	Multifamily	GRM:	15.67
NOI:	\$57,945	Cap Rate:	4.11%
Occupancy:	-	Year Built:	1952
COE:	06/24/2021	Number Of Units:	6
Lot Size:	0.23 Acres	Price/Unit:	\$235,000
Total SF:	3,888 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1+1	4	66.7			
2+1	2	33.3			
TOTAL/AVG	6	100%	0	\$0	

10617-10625 Oxnard St // SALE COMPS



4 11307 Miranda St
11307 Miranda St North Hollywood, CA 91601

Sale Price:	\$1,950,000	Price/SF:	\$447.66
Property Type:	Multifamily	GRM:	16.2
NOI:	\$78,195	Cap Rate:	4.01%
Occupancy:	-	Year Built:	1953
COE:	03/22/2022	Number Of Units:	7
Lot Size:	0.17 Acres	Price/Unit:	\$278,571
Total SF:	4,356 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studio / 1 Bath	2	28.6		\$1,295	
1 Bed / 1 Bath	4	57.1		\$1,450	
2 Bed / 1 Bath	1	14.3		\$1,645	
TOTAL/AVG	7	100%	0	\$1,433	



5 11521 Cumpston St
11521 Cumpston St North Hollywood, CA 91601

Sale Price:	\$1,650,000	Price/SF:	\$475.78
Property Type:	Multifamily	GRM:	15.21
NOI:	\$67,265	Cap Rate:	4.08%
Occupancy:	-	Year Built:	1962
COE:	03/01/2022	Number Of Units:	6
Lot Size:	0.14 Acres	Price/Unit:	\$275,000
Total SF:	3,468 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studio / 1 Bath	2	33.3		\$1,140	
1 Bed / 1 Bath	1	16.7		\$1,400	
2 Bed / 1 Bath	3	50		\$1,787	
TOTAL/AVG	6	100%	0	\$1,506	

SECTION 5

Lease Comparables

RENT COMPS MAP

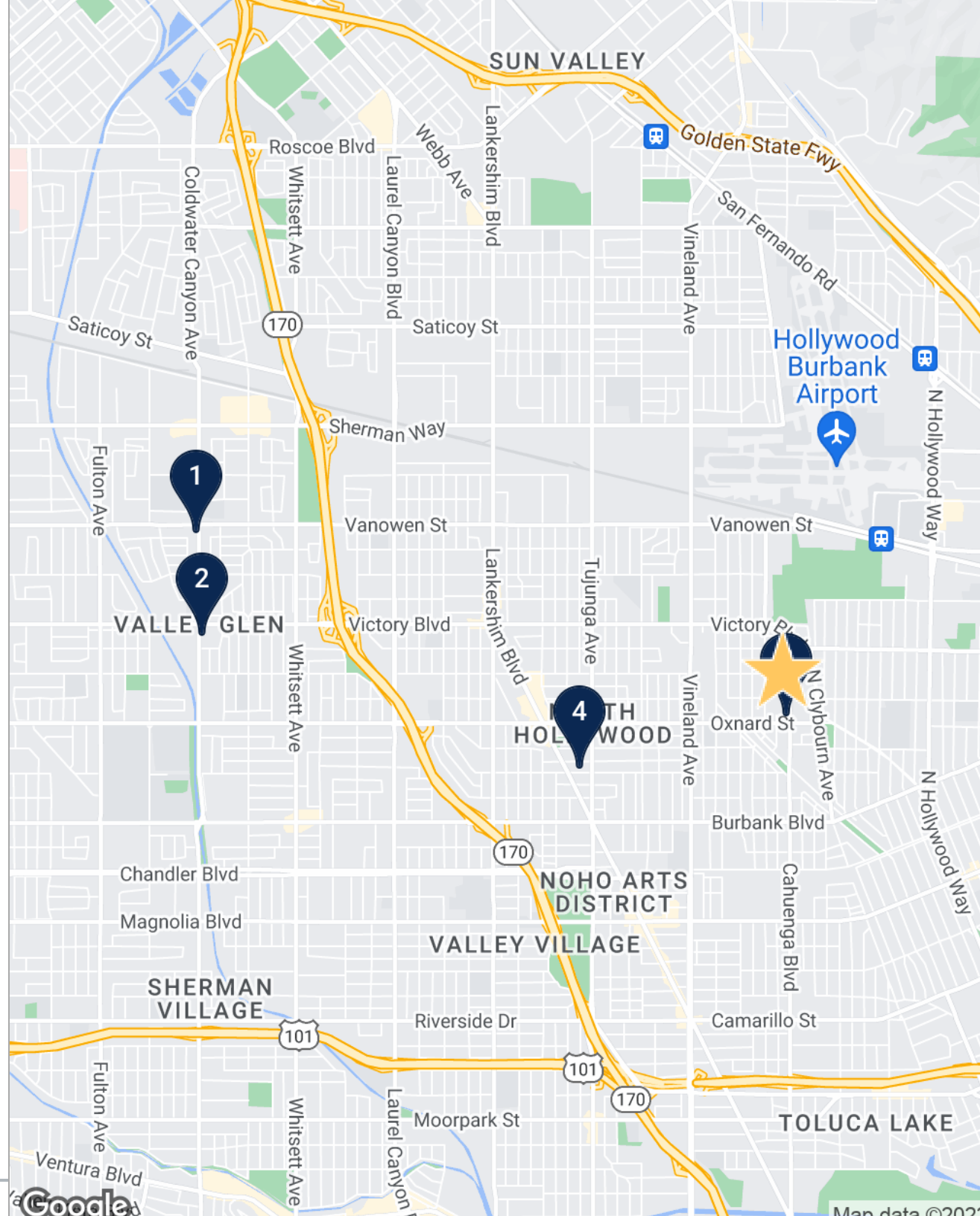
RENT COMPS SUMMARY

RENT COMPS

Marcus & Millichap

RENT COMPS MAP

- ★ 10617-10625 Oxnard St
- 1 6745 Coldwater Canyon Ave
- 2 6326 Coldwater Canyon Ave
- 3 6015 Cahuenga Blvd
- 4 11433 Hatteras St



RENT COMPS SUMMARY // 10617-10625 Oxnard St

	SUBJECT PROPERTY	RENT/SF	AVG SIZE	AVG RENT/UNIT	AVAILABLE SF	LOT SIZE	# OF UNITS
	10617-10625 Oxnard St 10617 Oxnard St North Hollywood, CA 91606	\$2.17	880 SF	\$1,914	10,577 SF	0.45 AC	12
	RENT COMPARABLES	RENT/SF	AVG SIZE	AVG RENT/UNIT	AVAILABLE SF	LOT SIZE	# OF UNITS
	6745 Coldwater Canyon Ave 6745 Coldwater Canyon Ave North Hollywood, CA 91606	\$2.25	998 SF	\$2,250	6,123 SF	0.14 AC	8
	6326 Coldwater Canyon Ave 6326 Coldwater Canyon Ave North Hollywood, CA 91606	\$2.30	1,000 SF	\$2,295	9,181 SF	0.27 AC	18
	6015 Cahuenga Blvd 6015 Cahuenga Blvd North Hollywood, CA 91606	\$2.63	875 SF	\$2,299	3,420 SF	0.18 AC	3
	11433 Hatteras St 11433 Hatteras St North Hollywood, CA 91601	\$2.79	857 SF	\$2,395	3,241 SF	0.15 AC	4
	AVERAGES	\$2.49	933 SF	\$2,309	5,491 SF	0.18 AC	8

10617-10625 Oxnard St // RENT COMPS

★ **10617-10625 Oxnard St**
10617 Oxnard St, North Hollywood, CA 91606

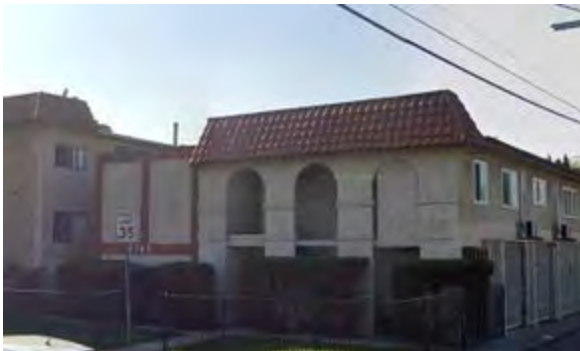
🏠 12 Units | 🕒 Year Built 1953



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	12	100.0	880	\$1,914	\$2.18
TOTAL/AVG	12	100%	880	\$1,914	\$2.18

1 **6745 Coldwater Canyon Ave**
6745 Coldwater Canyon Ave, North Hollywood, CA 91606

🏠 8 Units | 🕒 Year Built 1976



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2+1	1	100	998	\$2,250	\$2.25
TOTAL/AVG	1	100%	998	\$2,250	\$2.25

RENT COMPS // 10617-10625 Oxnard St

2 6326 Coldwater Canyon Ave
6326 Coldwater Canyon Ave, North Hollywood, CA 91606

 18 Units |  Year Built 1954



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2+1	1	100	1,000	\$2,295	\$2.30
TOTAL/AVG	1	100%	1,000	\$2,295	\$2.30

3 6015 Cahuenga Blvd
6015 Cahuenga Blvd, North Hollywood, CA 91606

 3 Units |  Year Built 1956



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	1	100	875	\$2,299	\$2.63
TOTAL/AVG	1	100%	875	\$2,299	\$2.63

10617-10625 Oxnard St // RENT COMPS

4 **11433 Hatteras St**
11433 Hatteras St, North Hollywood, CA 91601

 4 Units |  Year Built 1927



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1.5 Bath	1	100	857	\$2,395	\$2.79
TOTAL/AVG	1	100%	857	\$2,395	\$2.79

SECTION 6

Market Overview

MARKET OVERVIEW

DEMOGRAPHICS

Marcus & Millichap

SAN FERNANDO VALLEY

Approximately 2.5 million people reside in the San Fernando Valley, which includes the submarkets of Northridge-Northwest San Fernando Valley, Van Nuys-Northeast San Fernando Valley, Woodland Hills, Burbank-Glendale-Pasadena and Sherman Oaks-North Hollywood-Encino. The area's population is expected to increase by 55,600 residents through 2025 as more households are attracted to the market's regionally affordable home prices and multifamily rents.



METRO HIGHLIGHTS



DIVERSE ECONOMY

While the entertainment industry underpins the economy, other economic drivers include aerospace, insurance and healthcare.



EDUCATED WORKFORCE

Roughly 37 percent of San Fernando Valley residents who are age 25 and older hold a bachelor's degree and 13 percent also obtained a graduate or professional degree.



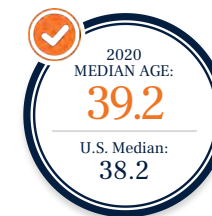
GROWTH

Population and household gains will increase faster than other large metros in Southern California, generating a demand for housing, and goods and services.

ECONOMY

- Known for its entertainment industry, the Valley boasts more than 100 soundstages. Entertainment giants calling the Valley home include Walt Disney Co., Universal Studios, Warner Brothers, DreamWorks and Paramount Ranch.
- Aerospace firms Boeing and Northrop Grumman as well as 21st Century Insurance generate numerous well-paying jobs.
- Healthcare is also a major source of employment and providers here include Kaiser Permanente and Providence Health & Services. As a result of the Valley's large concentration of high salaries and successful companies, household incomes are above the national average.

DEMOGRAPHICS



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

DEMOGRAPHICS // 10617-10625 Oxnard St

POPULATION	1 Mile	3 Miles	5 Miles
2026 Projection			
Total Population	37,843	279,096	544,118
2021 Estimate			
Total Population	37,426	273,109	532,193
2010 Census			
Total Population	36,635	264,918	515,587
2000 Census			
Total Population	37,049	262,341	505,223
Daytime Population			
2021 Estimate	27,299	303,524	559,329
HOUSEHOLDS			
2026 Projection			
Total Households	13,860	110,464	209,941
2021 Estimate			
Total Households	13,556	107,495	204,507
Average (Mean) Household Size	2.7	2.5	2.6
2010 Census			
Total Households	13,002	102,152	194,908
2000 Census			
Total Households	12,472	100,459	191,233
Growth 2021-2026	2.2%	2.8%	2.7%
HOUSING UNITS			
Occupied Units			
2026 Projection	14,859	118,716	225,285
2021 Estimate	14,476	115,126	218,779
Owner Occupied	4,624	36,714	77,827
Renter Occupied	8,932	70,781	126,680
Vacant	921	7,631	14,272
Persons in Units			
2021 Estimate Total Occupied Units	13,556	107,495	204,507
1 Person Units	27.5%	32.8%	30.7%
2 Person Units	27.5%	29.1%	29.2%
3 Person Units	16.5%	14.6%	15.4%
4 Person Units	14.3%	12.0%	12.9%
5 Person Units	7.1%	5.7%	6.0%
6+ Person Units	7.1%	5.7%	5.8%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2021 Estimate			
\$200,000 or More	4.5%	9.3%	11.7%
\$150,000-\$199,999	5.0%	6.8%	7.3%
\$100,000-\$149,999	15.1%	16.0%	16.2%
\$75,000-\$99,999	13.1%	13.8%	13.2%
\$50,000-\$74,999	18.5%	16.1%	15.6%
\$35,000-\$49,999	12.1%	11.1%	10.6%
\$25,000-\$34,999	8.9%	7.6%	7.2%
\$15,000-\$24,999	9.8%	8.3%	8.3%
Under \$15,000	13.0%	11.0%	10.1%
Average Household Income	\$79,108	\$101,549	\$111,542
Median Household Income	\$58,035	\$68,698	\$72,274
Per Capita Income	\$28,819	\$40,125	\$43,014
POPULATION PROFILE			
Population By Age			
2021 Estimate Total Population	37,426	273,109	532,193
Under 20	22.4%	20.9%	20.6%
20 to 34 Years	26.2%	25.2%	23.8%
35 to 39 Years	8.6%	8.5%	8.1%
40 to 49 Years	14.6%	14.5%	14.3%
50 to 64 Years	17.5%	18.2%	19.0%
Age 65+	10.8%	12.7%	14.2%
Median Age	35.8	37.2	38.4
Population 25+ by Education Level			
2021 Estimate Population Age 25+	26,616	199,562	391,775
Elementary (0-8)	10.1%	8.9%	8.9%
Some High School (9-11)	9.1%	7.4%	6.9%
High School Graduate (12)	20.7%	17.8%	18.0%
Some College (13-15)	23.7%	21.2%	20.3%
Associate Degree Only	9.2%	8.3%	8.1%
Bachelor's Degree Only	20.4%	26.3%	26.4%
Graduate Degree	6.8%	10.0%	11.2%
Population by Gender			
2021 Estimate Total Population	37,426	273,109	532,193
Male Population	50.2%	49.8%	49.6%
Female Population	49.8%	50.2%	50.4%



POPULATION

In 2021, the population in your selected geography is 532,193. The population has changed by 5.3 percent since 2000. It is estimated that the population in your area will be 544,118 five years from now, which represents a change of 2.2 percent from the current year. The current population is 49.6 percent male and 50.4 percent female. The median age of the population in your area is 38.4, compared with the U.S. average, which is 38.4. The population density in your area is 6,775 people per square mile.



EMPLOYMENT

In 2021, 258,842 people in your selected area were employed. The 2000 Census revealed that 67.5 percent of employees are in white-collar occupations in this geography, and 32.5 percent are in blue-collar occupations. In 2021, unemployment in this area was 11.0 percent. In 2000, the average time traveled to work was 24.9 minutes.



HOUSEHOLDS

There are currently 204,507 households in your selected geography. The number of households has changed by 6.9 percent since 2000. It is estimated that the number of households in your area will be 209,941 five years from now, which represents a change of 2.7 percent from the current year. The average household size in your area is 2.6 people.



HOUSING

The median housing value in your area was \$678,339 in 2021, compared with the U.S. median of \$227,827. In 2000, there were 78,427 owner-occupied housing units and 112,806 renter-occupied housing units in your area. The median rent at the time was \$663.



INCOME

In 2021, the median household income for your selected geography is \$72,274, compared with the U.S. average, which is currently \$65,694. The median household income for your area has changed by 70.9 percent since 2000. It is estimated that the median household income in your area will be \$76,668 five years from now, which represents a change of 6.1 percent from the current year.

The current year per capita income in your area is \$43,014, compared with the U.S. average, which is \$36,445. The current year's average household income in your area is \$111,542, compared with the U.S. average, which is \$94,822.



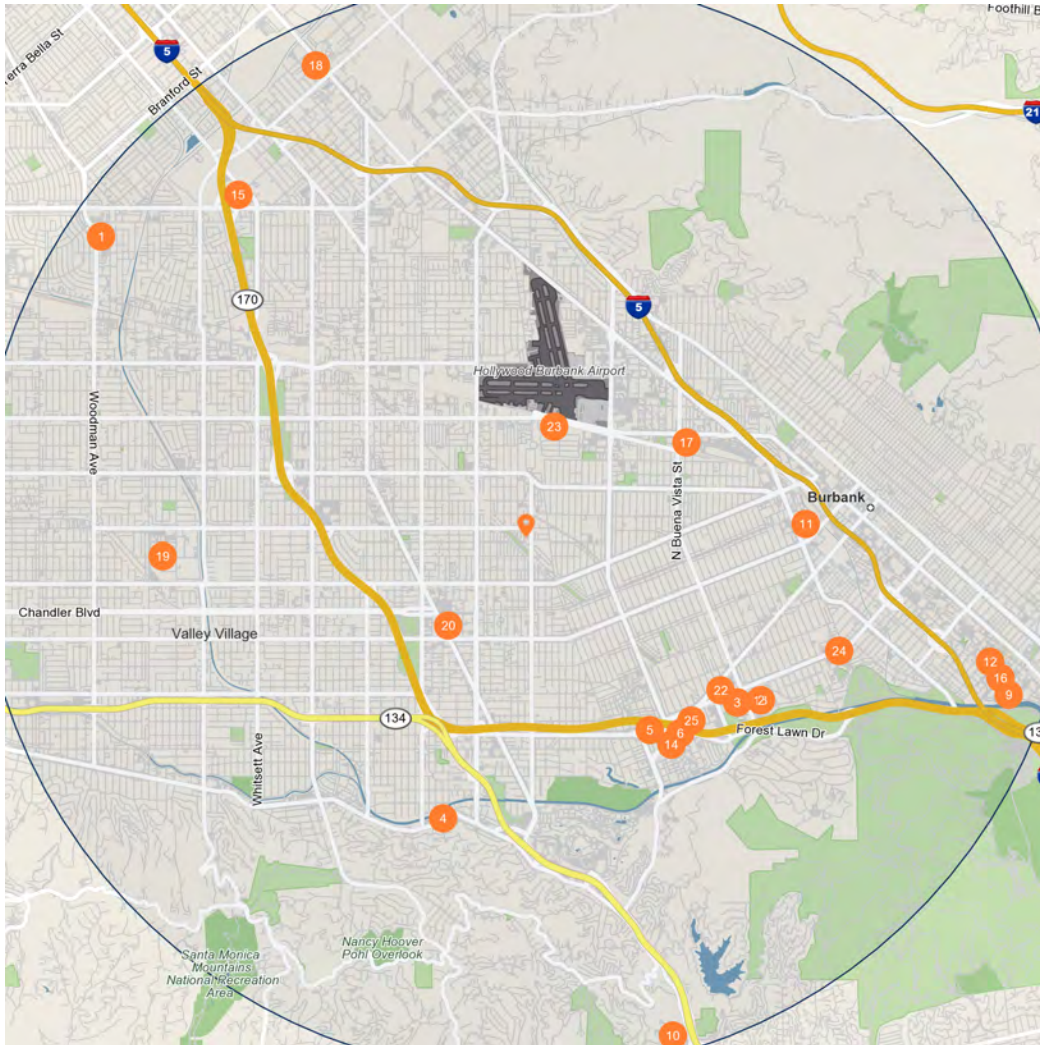
EDUCATION

The selected area in 2021 had a lower level of educational attainment when compared with the U.S. averages. Only 11.2 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.0 percent, and 26.4 percent completed a bachelor's degree, compared with the national average of 19.5 percent.

The number of area residents with an associate degree was lower than the nation's at 8.1 percent vs. 8.3 percent, respectively.

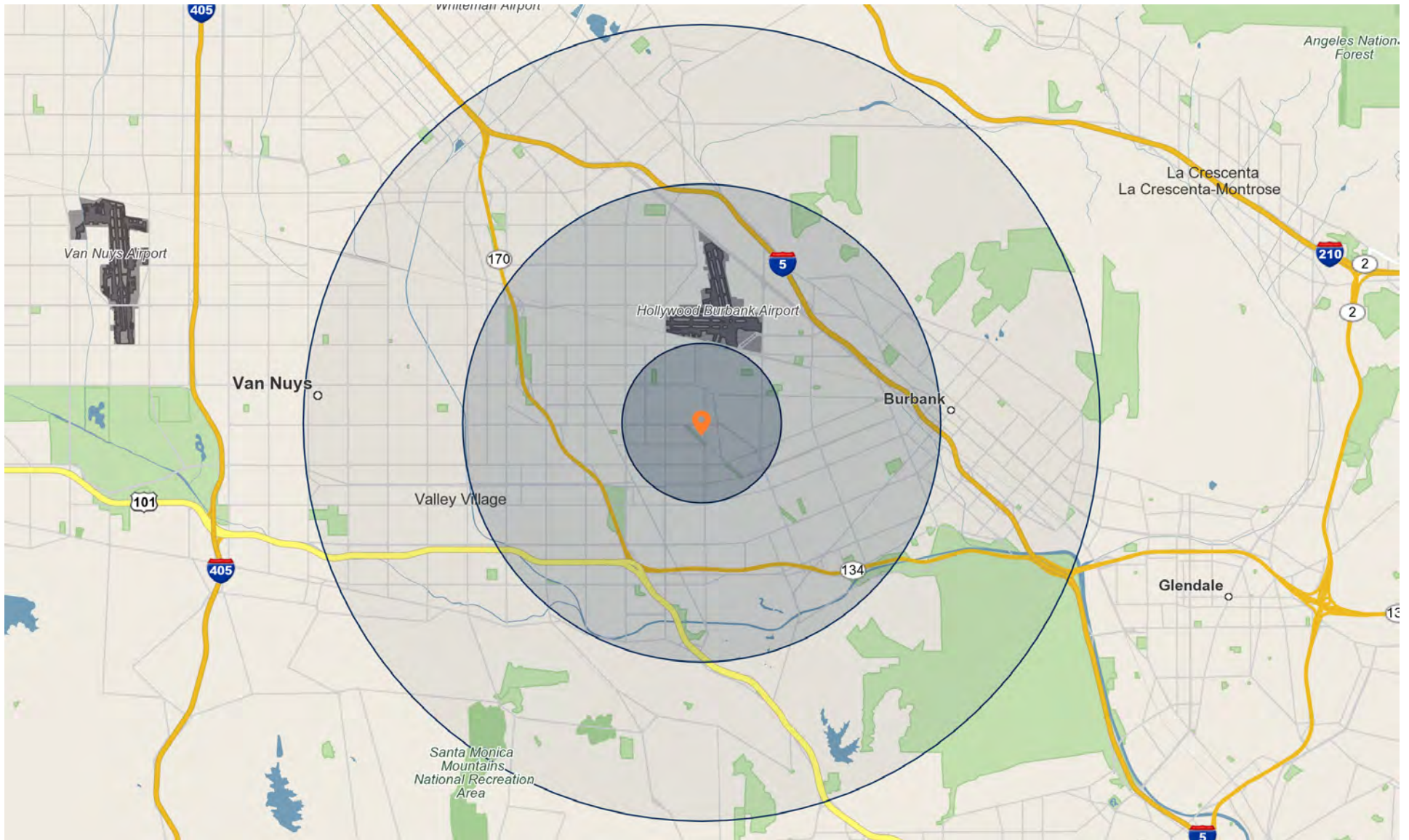
The area had fewer high-school graduates, 18.0 percent vs. 27.2 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 20.3 percent in the selected area compared with the 20.5 percent in the U.S.

DEMOGRAPHICS // 10617-10625 Oxnard St



Major Employers		Employees
1	Kaiser Foundation Hospitals-Kaiser Permanente	3,000
2	Walt Disney Records Direct-Disney	2,990
3	Providence Holy Cross	2,931
4	Dream Lounge Inc	2,210
5	Twdc Enterprises 18 Corp	2,002
6	WF Cinema Holdings LP-Mann Theaters	2,000
7	Providence Health & Services F-Providence Holy Cross Foundation	2,000
8	Providence Health System-Providence St Joseph Med Ctr	2,000
9	Dreamworks Animation Pubg LLC	1,812
10	Los Angeles Philharmonic Assn-Bowl Store The	1,779
11	Andrews International Inc	1,700
12	Walt Disney Imagineering-Disney	1,011
13	Twdc Enterprises 18 Corp-Walt Disney Studios HM Entrmt	1,000
14	Bonanza Productions Inc	1,000
15	City of Los Angeles-Water & Power Dept	900
16	Twdc Enterprises 18 Corp	714
17	Deluxe Laboratories Inc-Color By Deluxe	626
18	Pacifica of Valley Corporation-Pacifica Hospital of Valley	607
19	Los Angeles Cmnty College Dst-La Valley College	600
20	Kaiser Foundation Hospitals-North Hollywood Medical Offs	593
21	Warner Bros Transatlantic Inc-Warner Bros	590
22	Vintage Senior Management Inc	565
23	ACT Lighting Inc	556
24	Foto-Kem Industries Inc-Fotokem	550
25	Warner Bros Transatlantic Inc-Warner Bros	515

10617-10625 Oxnard St // DEMOGRAPHICS



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