

# 12805 Vanowen St

12805 Vanowen St, North Hollywood, CA 91605



Marcus & Millichap  
LAAA TEAM

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SECTION 1

# Executive Summary

OFFERING SUMMARY

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INVESTMENT HIGHLIGHTS

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# OFFERING SUMMARY



Listing Price  
**\$1,140,000**



Cap Rate  
**4.05%**



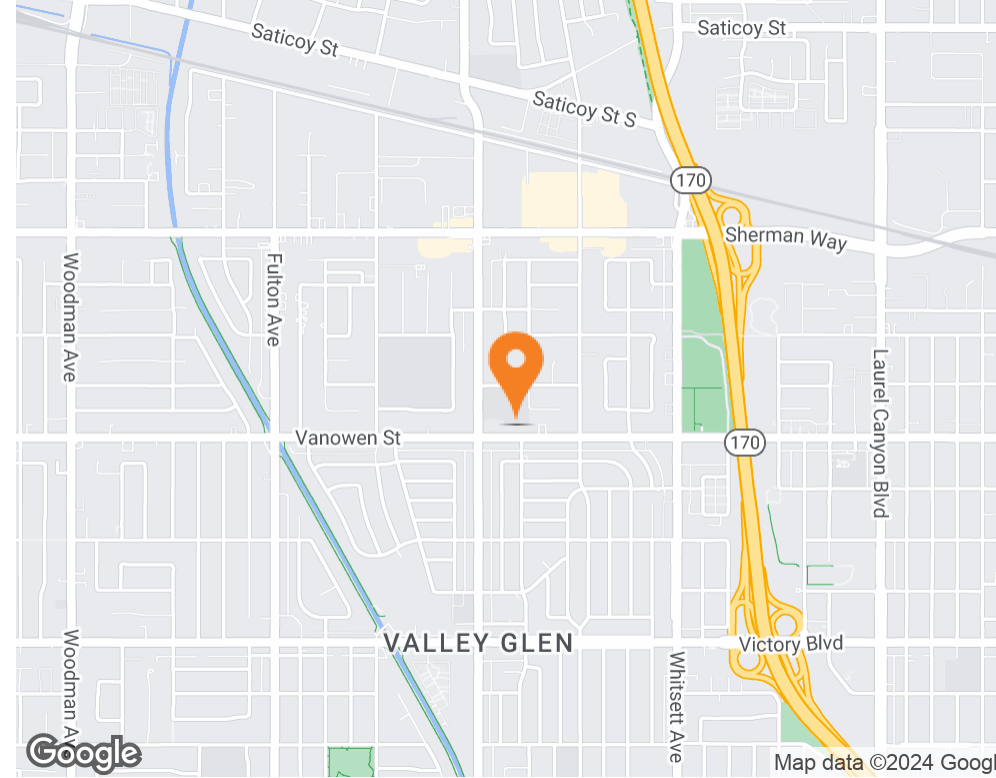
# of Units  
**6**

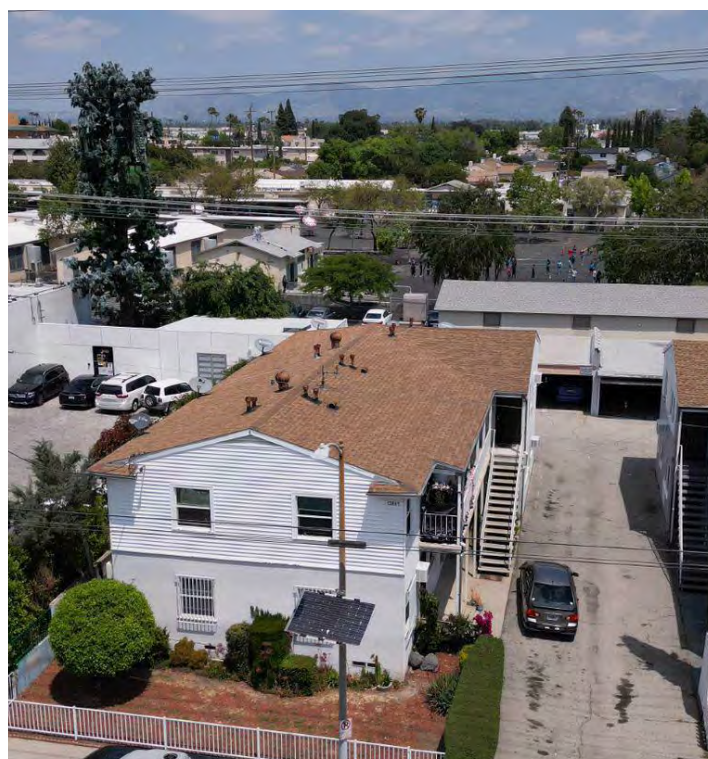
## FINANCIAL

Listing Price	\$1,140,000
Down Payment	100% / \$1,140,000
NOI	\$46,150
Cap Rate	4.05%
Total Return	4.05%
Price/SF	\$270.91
Rent/SF	\$1.64
Price/Unit	\$190,000

## OPERATIONAL

Gross SF	4,208 SF
# of Units	6
Lot Size	0.15 Acres (6,534 SF)
Year Built	1954







# 12805 VANOWEN ST

12805 Vanowen St, North Hollywood, CA 91605

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## INVESTMENT OVERVIEW

The LAAA Team of Marcus and Millichap is pleased to present 12805 Vanowen Street, a 6-unit apartment building located in North Hollywood, California. Built in 1954, the property consists of four (4 one-bedroom / one-bathroom units and two (2 two-bedroom / one-bathroom units. The building is 4,208 gross square feet, sits on a 6,599 square foot lot, was fully re-roofed in 2018 and is located in a qualified opportunity zone. The Subject Property offers investors huge value add potential with an estimated 50% upside in rents. In addition, a savvy investor has the potential to convert the car ports in the back of the property to ADUs, generating even greater cash flow.

The Subject Property is located in the City of North Hollywood. The property is situated south of Sherman Way, north of Victory Blvd, east of Coldwater Canyon Ave, and west of Whitsett Ave. 12805 Vanowen St is located just a few miles away from the newly built NoHo West Shopping Center, Universal Studios, and Hollywood. This asset is near local retail, schools, and the 5, 405, 101 & 170 freeways. Nearby public transportation includes the Metro Red Line, which runs near the 101 Freeway, while the property is also a short drive from the Bob Hope Airport in Burbank.

North Hollywood is experiencing a surge in new construction, with numerous projects underway or recently completed. The neighborhood is attracting developers due to its convenient location in the San Fernando Valley and its status as a transportation hub with access to major freeways and public transit. New apartment buildings and mixed-use developments are rising along busy thoroughfares, offering residents easy access to shops, restaurants, and entertainment. Additionally, many of these new constructions feature eco-friendly and sustainable designs, reflecting a growing concern for the environment and a desire for more energy-efficient buildings. With the increase in new development, North Hollywood is poised to become a more vibrant and dynamic community.

## INVESTMENT HIGHLIGHTS

Built in 1954 - New Roof in 2018

Huge Value Add Potential - Over 50% Upside in Rents - Great Potential for ADUs

Excellent Unit Mix of One and Two Bedrooms

Located in an Opportunity Zone

Located in a Dense Rental Market

Close to Public Transportation, Schools and Employment

SECTION 2

# Property Information

REGIONAL MAP

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LOCAL MAP

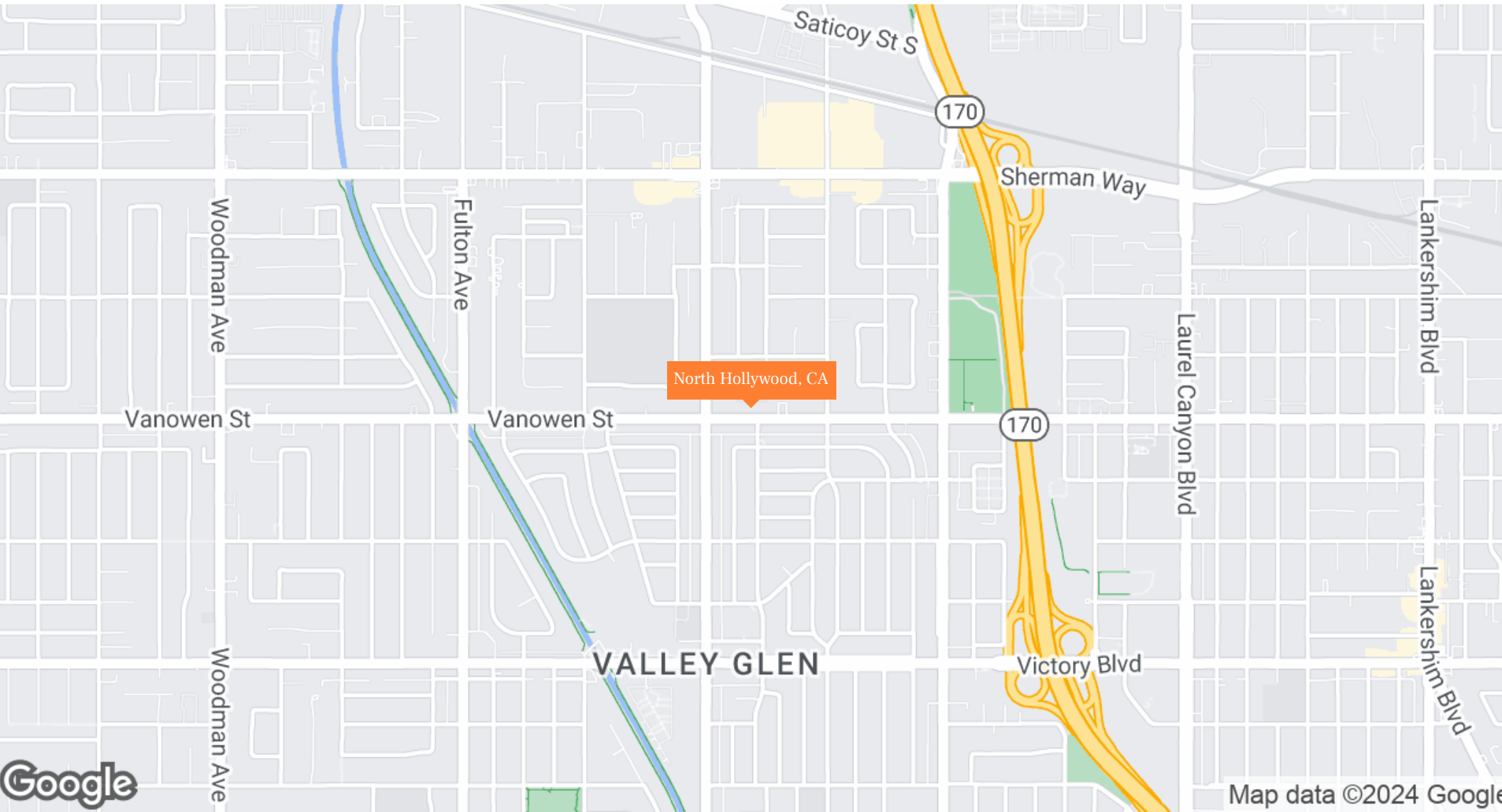
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RETAILER MAP

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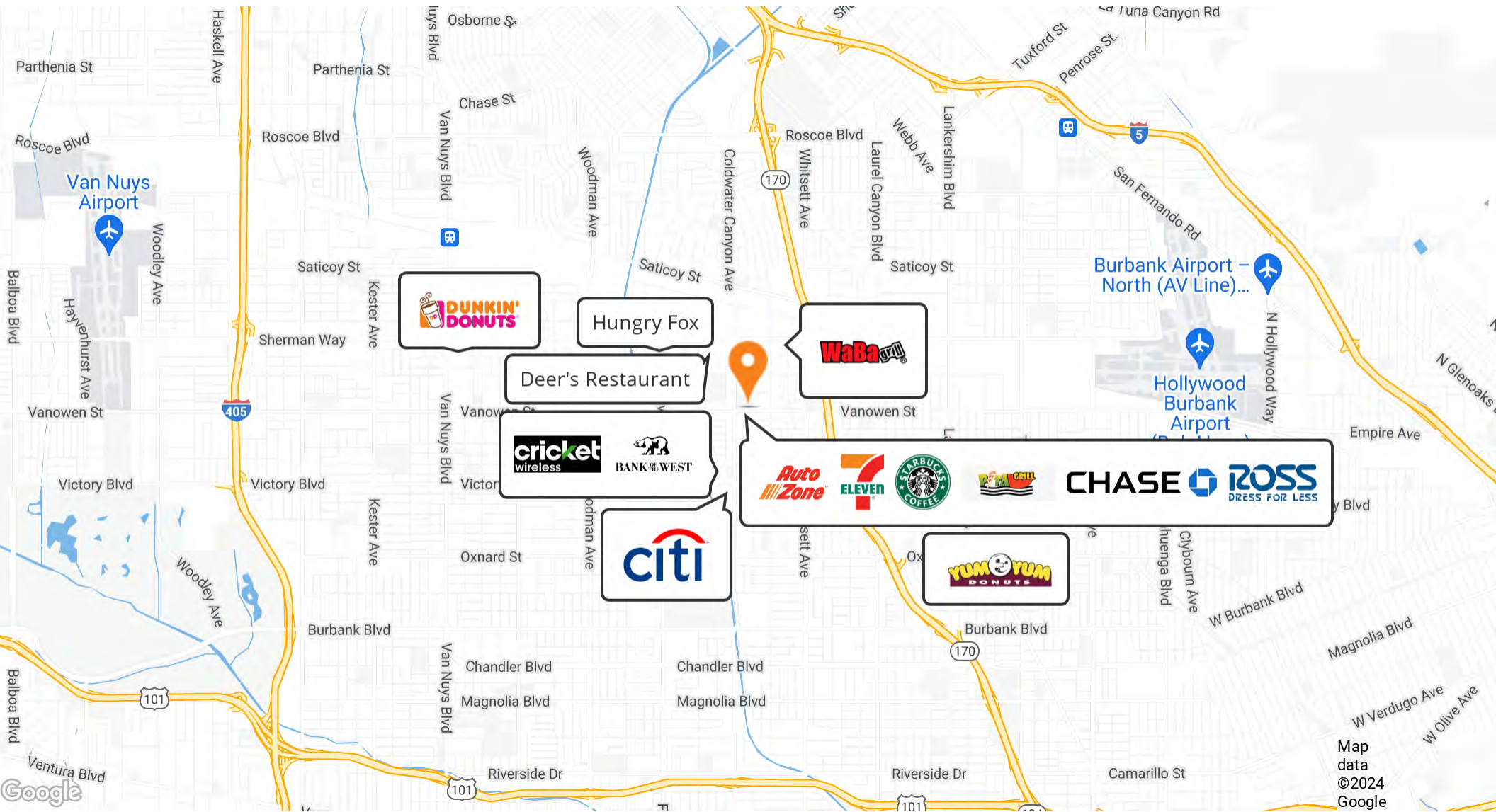
12805 Vanowen St // REGIONAL MAP



LOCAL MAP // 12805 Vanowen St



# 12805 Vanowen St // RETAILER MAP



SECTION 3

# Financial Analysis

FINANCIAL DETAILS

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## 12805 Vanowen St // FINANCIAL DETAILS

As of January, 2024

UNIT	UNIT TYPE	Square Feet	CURRENT Rent / Month	CURRENT Rent / SF/ Month	POTENTIAL Rent / Month	POTENTIAL Rent/ SF/ Month
1	1 Bed / 1 Bath	669	\$1,326	\$1.98	\$1,600	\$2.39
2	1 Bed / 1 Bath	669	\$940	\$1.41	\$1,600	\$2.39
3	2 Bed / 1 Bath	784	\$1,500	\$1.91	\$1,995	\$2.54
4	1 Bed / 1 Bath	669	\$986	\$1.47	\$1,600	\$2.39
5	1 Bed / 1 Bath	669	\$1,008	\$1.51	\$1,600	\$2.39
6	2 Bed / 1 Bath	784	\$1,160	\$1.48	\$1,995	\$2.54
<b>Total</b>		<b>Square Feet: 4,208</b>	<b>\$6,920</b>	<b>\$1.64</b>	<b>\$10,390</b>	<b>\$2.47</b>

## FINANCIAL DETAILS // 12805 Vanowen 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
1 Bed / 1 Bath	4	669	\$940 - \$1,326	\$1,065	\$1.59	\$4,260	\$1,600	\$2.39	\$6,400
2 Bed / 1 Bath	2	784	\$1,160 - \$1,500	\$1,330	\$1.70	\$2,660	\$1,995	\$2.54	\$3,990
TOTALS/WEIGHTED AVERAGES	6	701		\$1,153	\$1.64	\$6,920	\$1,732	\$2.47	\$10,390
GROSS ANNUALIZED RENTS				\$83,040			\$124,680		



## 12805 Vanowen St // FINANCIAL DETAILS

INCOME	Current		Pro Forma	NOTES	PER UNIT	PER SF
<b>Rental Income</b>						
Gross Current Rent	83,040		124,680		20,780	29.63
Physical Vacancy	(2,491)	3.0%	(3,740)	3.0%	(623)	(0.89)
<b>TOTAL VACANCY</b>	<b>(\$2,491)</b>	<b>3.0%</b>	<b>(\$3,740)</b>	<b>3.0%</b>	<b>(\$623)</b>	<b>(\$1)</b>
Effective Rental Income	80,549		120,940		20,157	28.74
<b>Other Income</b>						
Laundry Income	1,200		1,200		200	0.29
<b>TOTAL OTHER INCOME</b>	<b>\$1,200</b>		<b>\$1,200</b>		<b>\$200</b>	<b>\$0.29</b>
<b>EFFECTIVE GROSS INCOME</b>	<b>\$81,749</b>		<b>\$122,140</b>		<b>\$20,357</b>	<b>\$29.03</b>
<b>EXPENSES</b>						
Real Estate Taxes	13,680		13,680		2,280	3.25
Insurance	3,600		3,600		600	0.86
Utilities - DWP	5,745		5,745		958	1.37
Utilities - Gas	416		416		69	0.10
Trash Removal	3,548		3,548		591	0.84
Repairs & Maintenance	3,000		3,000		500	0.71
Landscaping	1,200		1,200		200	0.29
Pest Control	500		500		83	0.12
Licenses	640		640		107	0.15
Management Fee	3,270	4.0%	4,886	4.0%	814	1.16
<b>TOTAL EXPENSES</b>	<b>\$35,599</b>		<b>\$37,215</b>		<b>\$6,202</b>	<b>\$8.84</b>
EXPENSES AS % OF EGI	43.5%		30.5%			
<b>NET OPERATING INCOME</b>	<b>\$46,150</b>		<b>\$84,925</b>		<b>\$14,154</b>	<b>\$20.18</b>

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

## FINANCIAL DETAILS // 12805 Vanowen St

### SUMMARY

Price	\$1,140,000	
Down Payment	\$1,140,000	100%
Number of Units	6	
Price Per Unit	\$190,000	
Price Per SqFt	\$270.91	
Gross SqFt	4,208	
Lot Size	0.15 Acres	
Approx. Year Built	1954	

### RETURNS

	Current	Pro Forma
CAP Rate	4.05%	7.45%
GRM	13.73	9.14
Cash-on-Cash	4.05%	7.45%
Debt Coverage Ratio	N/A	N/A

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
4	1 Bed / 1 Bath	669	\$1,065	\$1,600
2	2 Bed / 1 Bath	784	\$1,330	\$1,995

### OPERATING DATA

INCOME		Current		Pro Forma
Gross Scheduled Rent		\$83,040		\$124,680
Less: Vacancy/Deductions	3.0%	\$2,491	3.0%	\$3,740
Total Effective Rental Income		\$80,549		\$120,940
Other Income		\$1,200		\$1,200
Effective Gross Income		\$81,749		\$122,140
Less: Expenses	43.5%	\$35,599	30.5%	\$37,215
Net Operating Income		\$46,150		\$84,925
Cash Flow		\$46,150		\$84,925
Debt Service		\$0		\$0
Net Cash Flow After Debt Service	4.05%	\$46,150	7.45%	\$84,925
Principal Reduction		\$0		\$0
TOTAL RETURN	4.05%	\$46,150	7.45%	\$84,925

EXPENSES	Current	Pro Forma
Real Estate Taxes	\$13,680	\$13,680
Insurance	\$3,600	\$3,600
Utilities - DWP	\$5,745	\$5,745
Utilities - Gas	\$416	\$416
Trash Removal	\$3,548	\$3,548
Repairs & Maintenance	\$3,000	\$3,000
Landscaping	\$1,200	\$1,200
Pest Control	\$500	\$500
Licenses	\$640	\$640
Management Fee	\$3,270	\$4,886
TOTAL EXPENSES	\$35,599	\$37,215
Expenses/Unit	\$5,933	\$6,202
Expenses/SF	\$8.46	\$8.84

SECTION 4

# Sale Comparables

SALE COMPS MAP

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SALE COMPS SUMMARY

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CAP RATE CHART

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GRM CHART

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PRICE PER SF CHART

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PRICE PER UNIT CHART

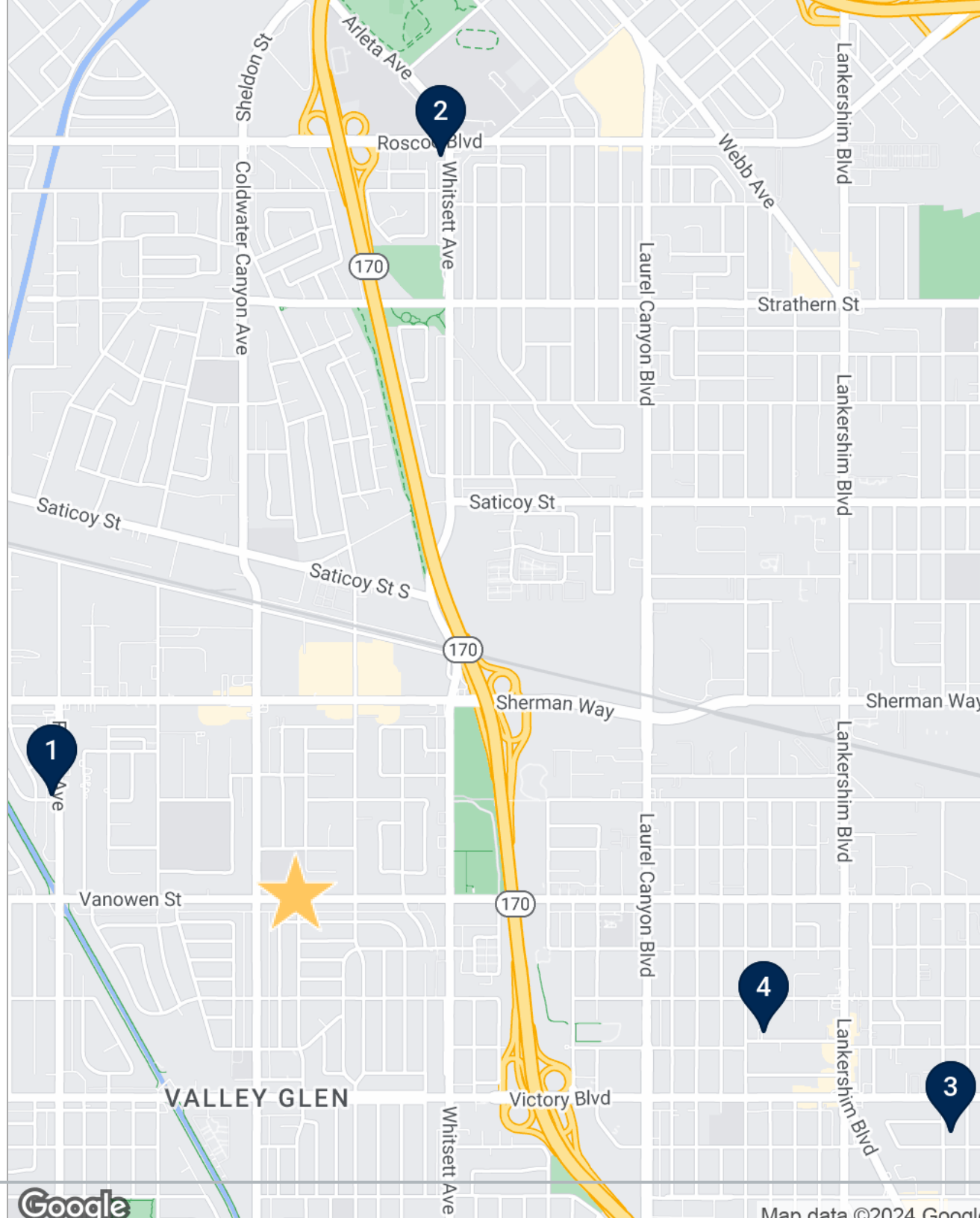
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SALE COMPS






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# SALE COMPS MAP

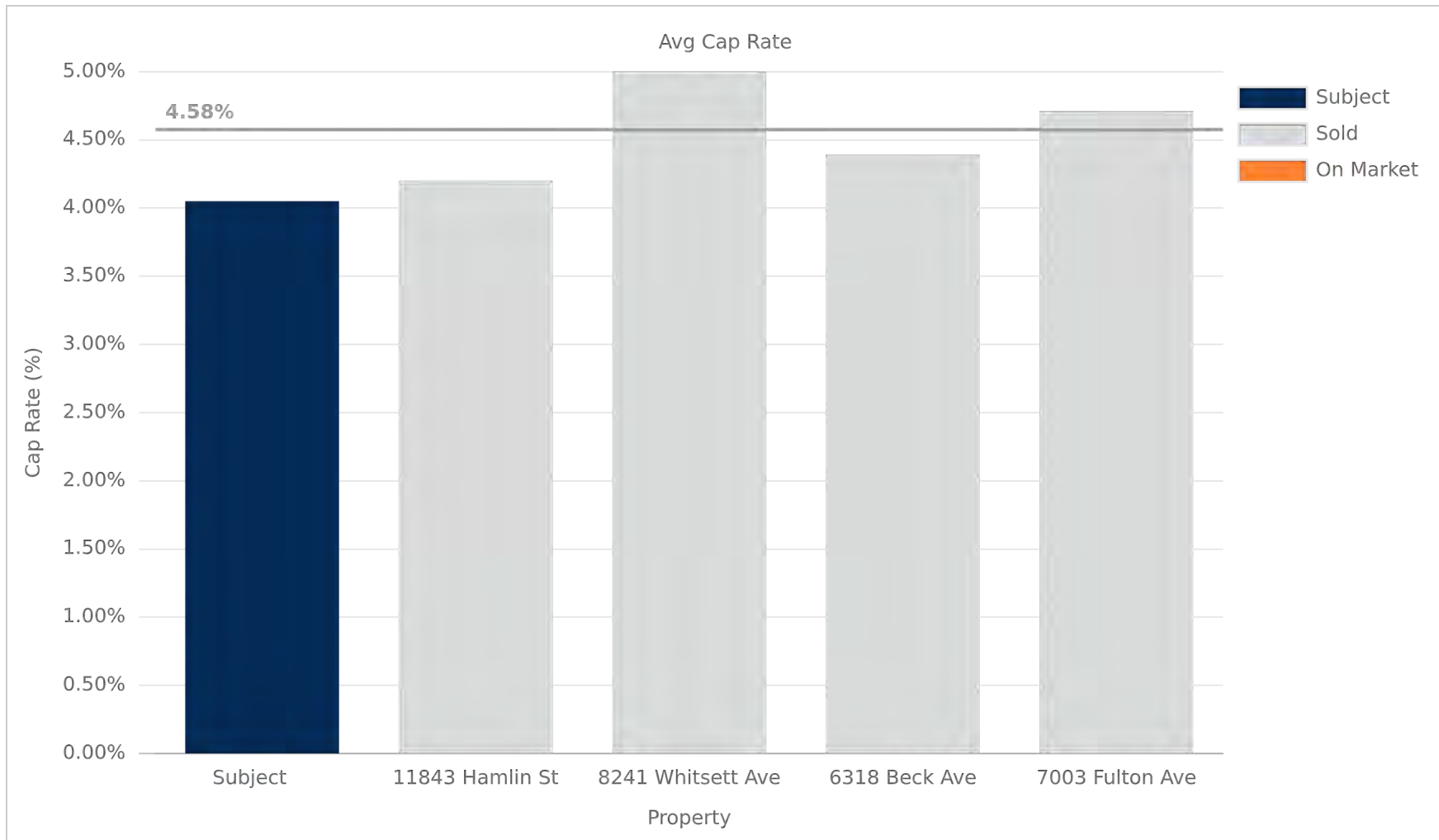
- ★ 12805 Vanowen St
- 1 7003 Fulton Ave
- 2 8241 Whitsett Ave
- 3 6318 Beck Ave
- 4 11843 Hamlin St



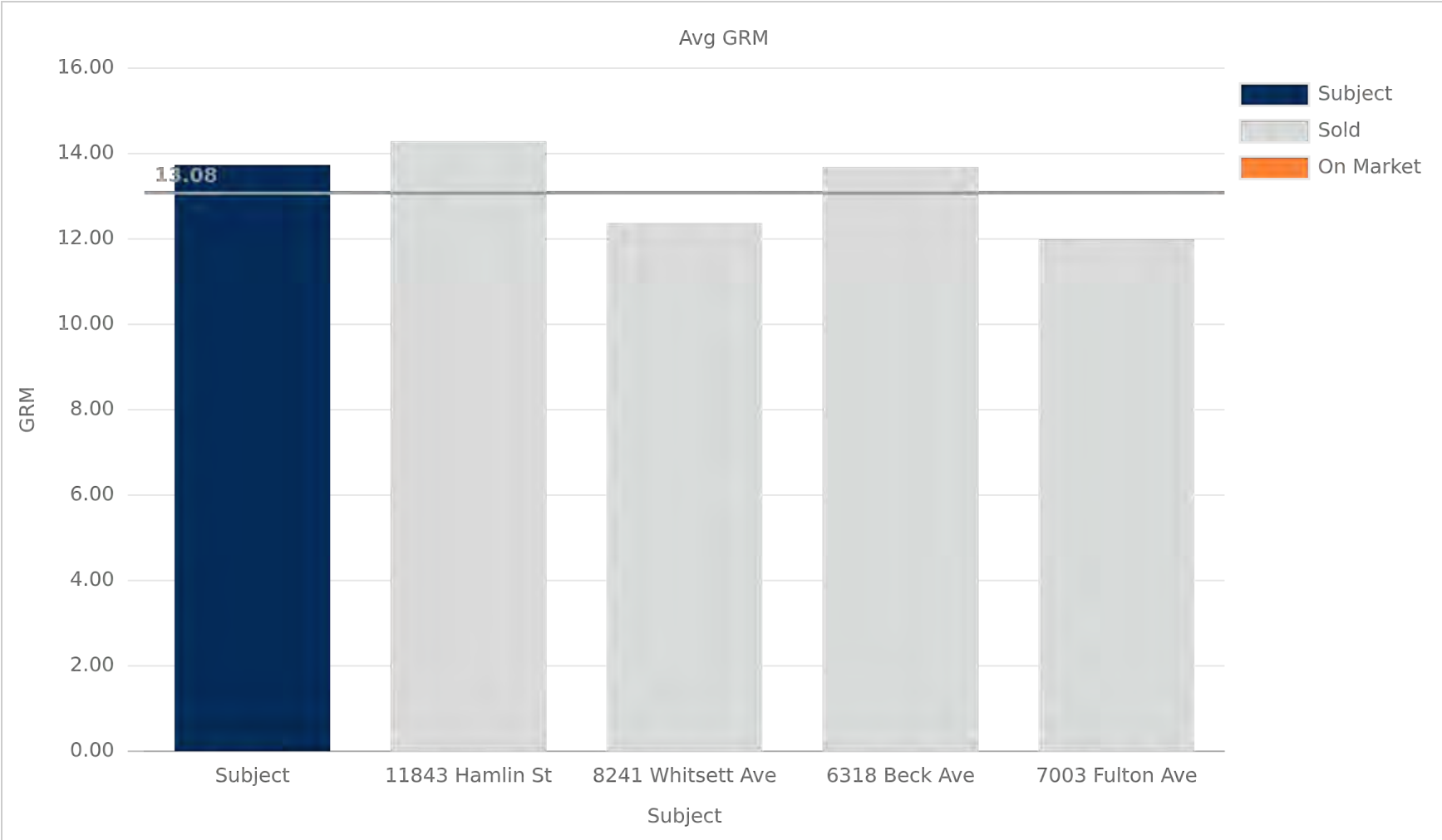
## 12805 Vanowen St // SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	<b>12805 Vanowen St</b> 12805 Vanowen St North Hollywood, CA 91605	\$1,140,000	4,208 SF	\$270.91	0.15 AC	\$190,000	4.05%	6	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	<b>7003 Fulton Ave</b> 7003 Fulton Ave North Hollywood, CA 91605	\$1,195,000	4,400 SF	\$271.59	0.14 AC	\$199,166	4.71%	6	04/20/2023
	<b>8241 Whitsett Ave</b> 8241 Whitsett Ave North Hollywood, CA 91605	\$2,800,000	10,784 SF	\$259.64	0.28 AC	\$215,384	5.00%	13	01/31/2023
	<b>6318 Beck Ave</b> 6318 Beck Ave North Hollywood, CA 91606	\$1,880,000	4,566 SF	\$411.74	0.2 AC	\$268,571	4.39%	7	03/28/2023
	<b>11843 Hamlin St</b> 11843 Hamlin St North Hollywood, CA 91606	\$1,750,000	6,978 SF	\$250.79	0.21 AC	\$218,750	4.20%	8	12/02/2022
	<b>AVERAGES</b>	<b>\$1,906,250</b>	<b>6,682 SF</b>	<b>\$298.44</b>	<b>0.21 AC</b>	<b>\$225,468</b>	<b>4.58%</b>	<b>9</b>	<b>-</b>

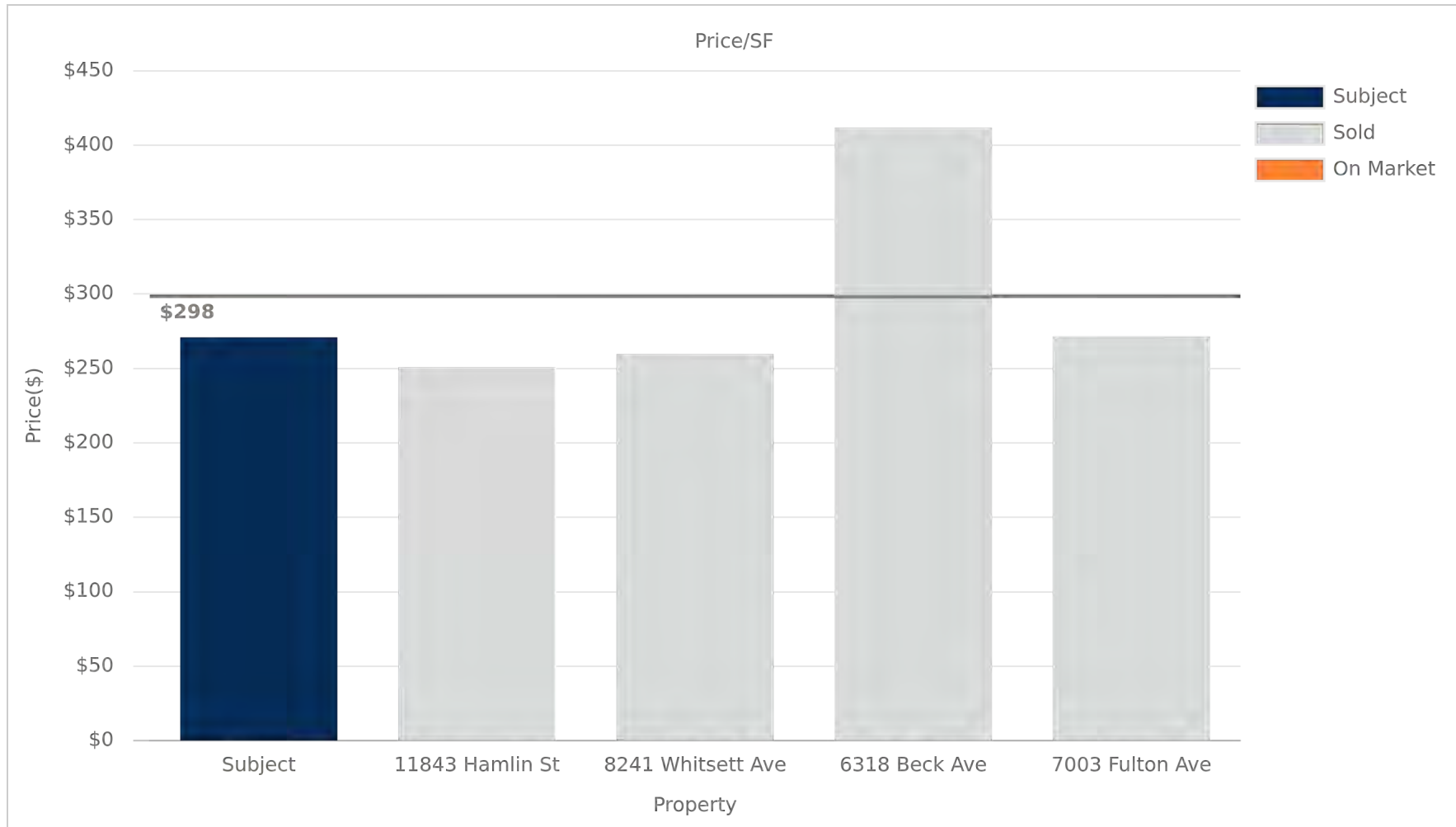
## CAP RATE CHART // 12805 Vanowen St



12805 Vanowen St // GRM CHART

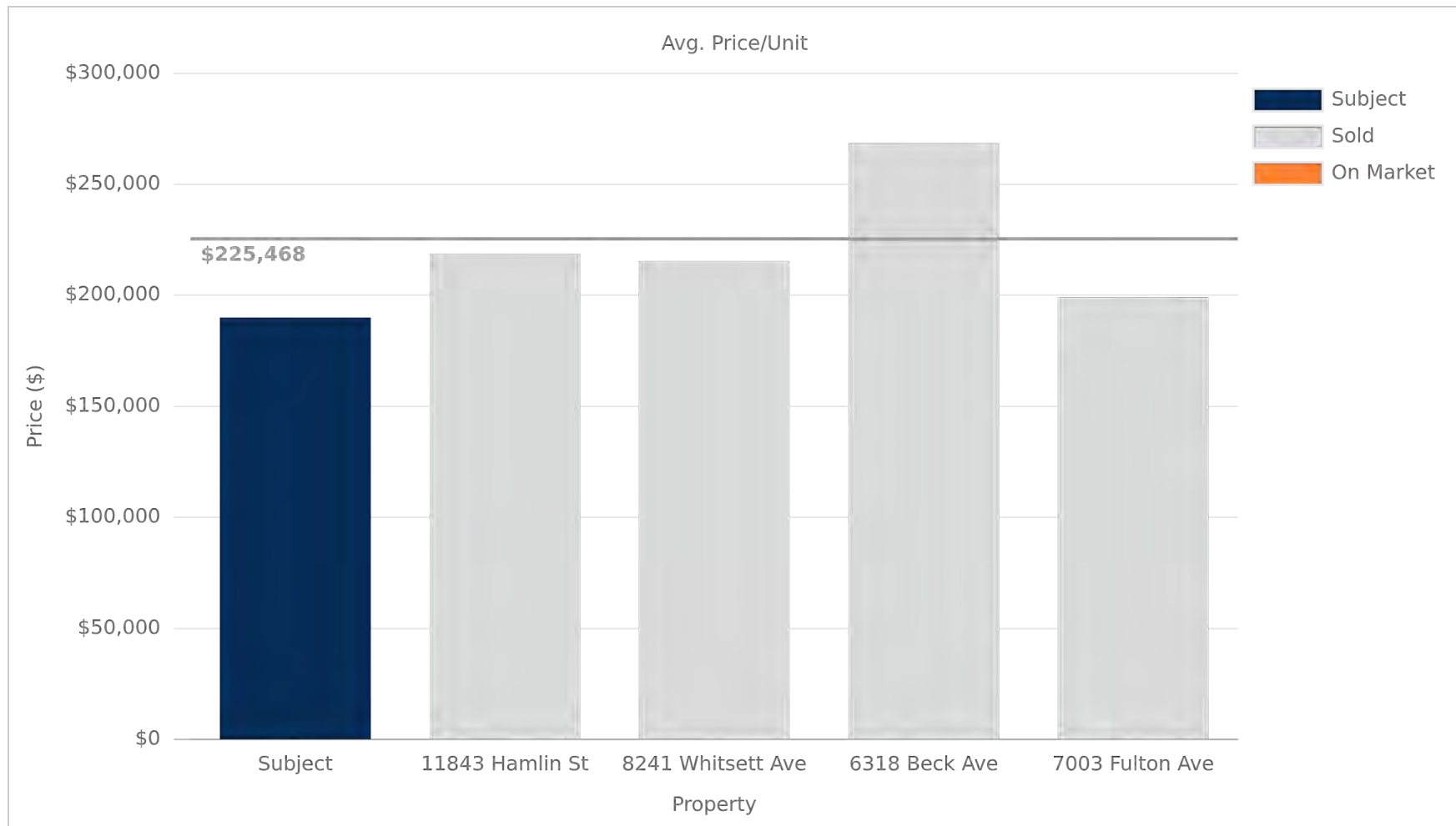


## PRICE PER SF CHART // 12805 Vanowen St





## 12805 Vanowen St // PRICE PER UNIT CHART



## SALE COMPS // 12805 Vanowen St



★ **12805 Vanowen St**  
12805 Vanowen St, North Hollywood, CA 91605

Listing Price:	\$1,140,000	Price/SF:	\$270.91
Property Type:	Multifamily	GRM:	13.73
NOI:	\$46,150	Cap Rate:	4.05%
Occupancy:	-	Year Built:	1954
COE:	On Market	Number Of Units:	6
Lot Size:	0.15 Acres	Price/Unit:	\$190,000
Total SF:	4,208 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	4	66.7	669	\$1,065	\$1.59
2 Bed / 1 Bath	2	33.3	784	\$1,330	\$1.70
TOTAL/AVG	6	100%	707	\$1,153	\$1.63



1 **7003 Fulton Ave**  
7003 Fulton Ave North Hollywood, CA 91605

Sale Price:	\$1,195,000	Price/SF:	\$271.59
Property Type:	Multifamily	GRM:	11.98
NOI:	\$56,268	Cap Rate:	4.71%
Occupancy:	-	Year Built:	1957
COE:	04/20/2023	Number Of Units:	6
Lot Size:	0.14 Acres	Price/Unit:	\$199,166
Total SF:	4,400 SF		

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

## 12805 Vanowen St // SALE COMPS



**2 8241 Whitsett Ave**  
8241 Whitsett Ave North Hollywood, CA 91605

Sale Price:	\$2,800,000	Price/SF:	\$259.64
Property Type:	Multifamily	GRM:	12.37
NOI:	\$140,097	Cap Rate:	5.00%
Occupancy:	-	Year Built:	1962
COE:	01/31/2023	Number Of Units:	13
Lot Size:	0.28 Acres	Price/Unit:	\$215,384
Total SF:	10,784 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	9	69.2			
2 Bed / 2 Bath	3	23.1			
3 Bed / 1.5 Bath	1	7.7			
<b>TOTAL/AVG</b>	<b>13</b>	<b>100%</b>	<b>0</b>	<b>\$0</b>	

Marcus & Millichap listing.



**3 6318 Beck Ave**  
6318 Beck Ave North Hollywood, CA 91606

Sale Price:	\$1,880,000	Price/SF:	\$411.74
Property Type:	Multifamily	GRM:	13.68
NOI:	\$82,467	Cap Rate:	4.39%
Occupancy:	-	Year Built:	1978
COE:	03/28/2023	Number Of Units:	7
Lot Size:	0.2 Acres	Price/Unit:	\$268,571
Total SF:	4,566 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	7	100			
<b>TOTAL/AVG</b>	<b>7</b>	<b>100%</b>	<b>0</b>	<b>\$0</b>	

## SALE COMPS // 12805 Vanowen St



**4 11843 Hamlin St**  
11843 Hamlin St North Hollywood, CA 91606

Sale Price:	\$1,750,000	Price/SF:	\$250.79
Property Type:	Multifamily	GRM:	14.28
NOI:	\$73,548	Cap Rate:	4.20%
Occupancy:	-	Year Built:	1962
COE:	12/02/2022	Number Of Units:	8
Lot Size:	0.21 Acres	Price/Unit:	\$218,750
Total SF:	6,978 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	12.5			
2 Bed / 1 Bath	7	87.5			
TOTAL/AVG	8	100%	0	\$0	

SECTION 5

# Lease Comparables

RENT COMPS MAP

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RENT COMPS SUMMARY

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RENT BY BED CHART

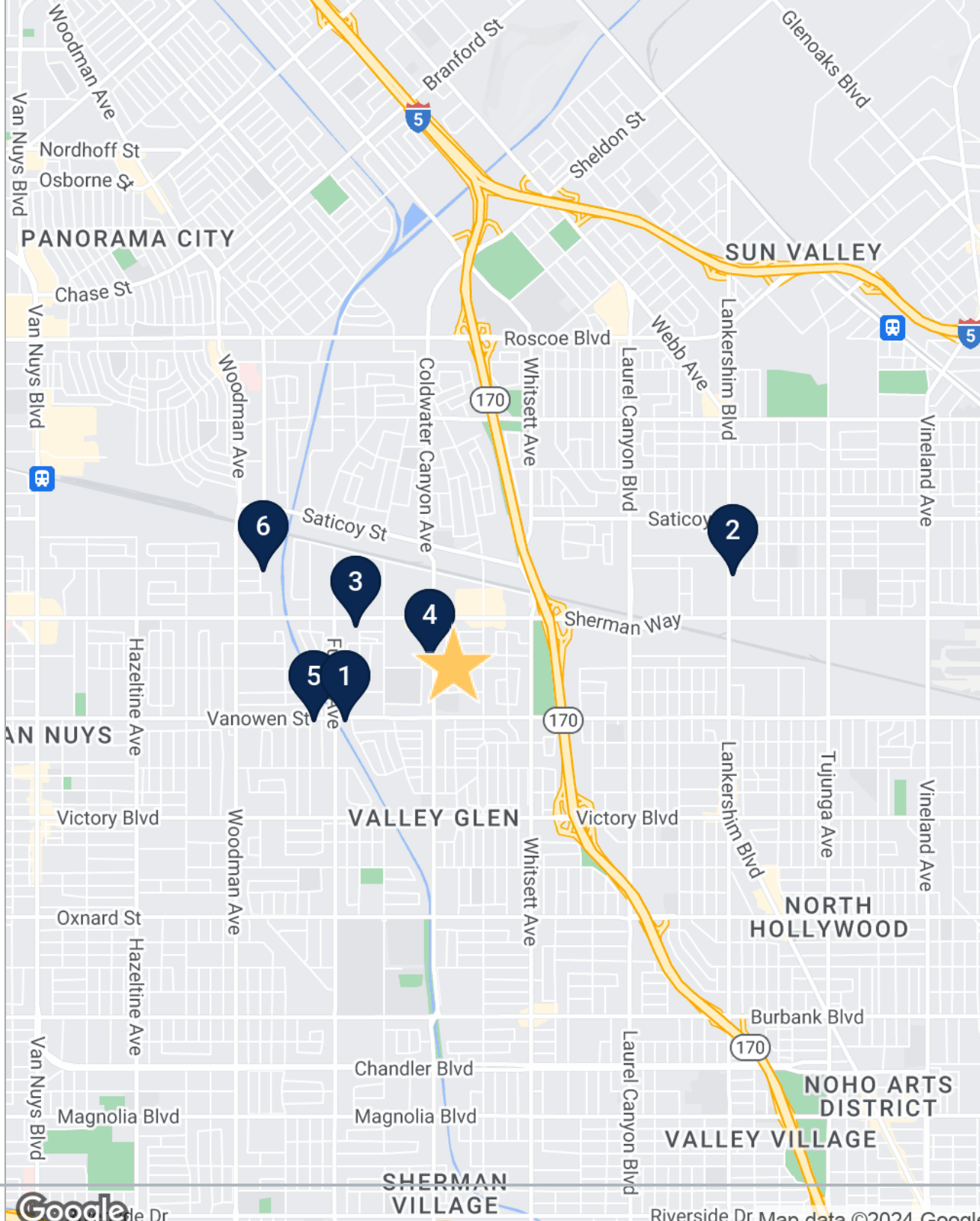
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RENT COMPS

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# RENT COMPS MAP

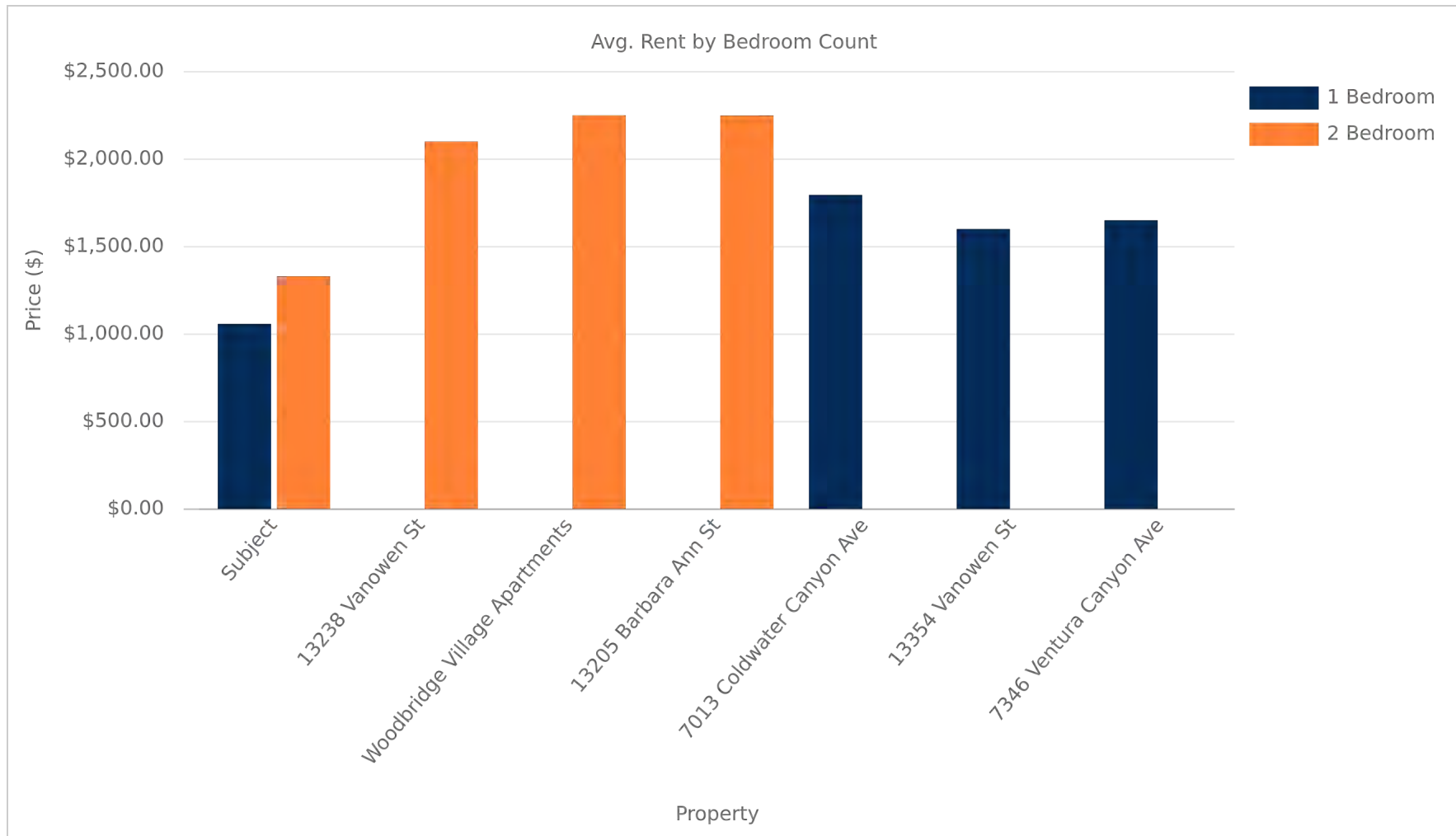
- ★ 12805 Vanowen St
- 1 13238 Vanowen St
- 2 Woodbridge Village Apartments
- 3 13205 Barbara Ann St
- 4 7013 Coldwater Canyon Ave
- 5 13354 Vanowen St
- 6 7346 Ventura Canyon Ave



## 12805 Vanowen St // RENT COMPS SUMMARY

	SUBJECT PROPERTY	RENT/SF	AVAILABLE SF	LOT SIZE	# OF UNITS
	<b>12805 Vanowen St</b> 12805 Vanowen St North Hollywood, CA 91605	\$1.64	4,208 SF	0.15 AC	6
	<b>RENT COMPARABLES</b>	<b>RENT/SF</b>	<b>AVAILABLE SF</b>	<b>LOT SIZE</b>	<b># OF UNITS</b>
	<b>13238 Vanowen St</b> 13238 Vanowen St North Hollywood, CA 91605	\$3.39	5,824 SF	0.2 AC	8
	<b>Woodbridge Village Apartments</b> 7350 Lankershim Blvd North Hollywood, CA 91605	\$2.45	124,363 SF	3.17 AC	144
	<b>13205 Barbara Ann St</b> 13205 Barbara Ann St North Hollywood, CA 91605	\$2.50	16,365 SF	0.47 AC	20
	<b>7013 Coldwater Canyon Ave</b> 7013 Coldwater Canyon Ave North Hollywood, CA 91605	\$2.39	5,997 SF	0.21 AC	8
	<b>13354 Vanowen St</b> 13354 Vanowen St Van Nuys, CA 91405	\$2.46	15,130 SF	0.53 AC	24
	<b>7346 Ventura Canyon Ave</b> 7346 Ventura Canyon Ave Van Nuys, CA 91405	\$3.00	5,514 SF	0.26 AC	8
	<b>AVERAGES</b>	<b>\$2.70</b>	<b>28,866 SF</b>	<b>0.81 AC</b>	<b>35</b>

## RENT BY BED CHART // 12805 Vanowen St





# 12805 Vanowen St // RENT COMPS

**★ 12805 Vanowen St**  
 12805 Vanowen St, North Hollywood, CA 91605

 6 Units |  Year Built 1954



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	4	66.7	669	\$1,065	\$1.59
2 Bed / 1 Bath	2	33.3	784	\$1,330	\$1.70
TOTAL/AVG	6	100%	707	\$1,153	\$1.63

**1 13238 Vanowen St**  
 13238 Vanowen St, North Hollywood, CA 91605

 8 Units |  Year Built 1959



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2+1	1	100	620	\$2,100	\$3.39
TOTAL/AVG	1	100%	620	\$2,100	\$3.39

## RENT COMPS // 12805 Vanowen St

**2** Woodbridge Village Apartments  
7350 Lankershim Blvd, North Hollywood, CA 91605

 144 Units |  Year Built 1970



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2+2	1	100	920	\$2,250	\$2.45
TOTAL/AVG	1	100%	920	\$2,250	\$2.45

**3** 13205 Barbara Ann St  
13205 Barbara Ann St, North Hollywood, CA 91605

 20 Units |  Year Built 1961



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2+2	1	100	900	\$2,249	\$2.50
TOTAL/AVG	1	100%	900	\$2,249	\$2.50

## 12805 Vanowen St // RENT COMPS

**4** **7013 Coldwater Canyon Ave**  
7013 Coldwater Canyon Ave, North Hollywood, CA 91605

 8 Units |  Year Built 1954



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	100	750	\$1,795	\$2.39
TOTAL/AVG	1	100%	750	\$1,795	\$2.39

**5** **13354 Vanowen St**  
13354 Vanowen St, Van Nuys, CA 91405

 24 Units |  Year Built 1977



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	100	650	\$1,600	\$2.46
TOTAL/AVG	1	100%	650	\$1,600	\$2.46

# RENT COMPS // 12805 Vanowen St

**6** 7346 Ventura Canyon Ave  
7346 Ventura Canyon Ave, Van Nuys, CA 91405

 8 Units |  Year Built 1962



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	100	550	\$1,650	\$3.00
TOTAL/AVG	1	100%	550	\$1,650	\$3.00

SECTION 6

# Market Overview

MARKET OVERVIEW

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DEMOGRAPHICS

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Marcus & Millichap  
LAAA TEAM

## 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 roughly 10.2 million residents. The city of Los Angeles accounts for nearly 4 million people. 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.



#### VAST INFRASTRUCTURE NETWORK

The region has well-established and interconnected transportation systems by road, rail and waterways, allowing access to most of the world's markets.



#### JOB AND POPULATION GROWTH

A desirable climate and proximity to the ocean and recreational opportunities lure companies and residents to the metro.



## TRANSPORTATION

- The Port of Los Angeles and the Port of Long Beach are the largest and busiest ports in the nation.
- Various interstate routes make the area accessible nationwide, including 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 U.S. airports. Other commercial airports serving the county include Long Beach, Burbank and Palmdale.
- The 20-mile railroad express line Alameda Corridor facilitates nearby port activity, connecting the two local ports to the transcontinental rail network east of downtown.



MORE THAN **17**

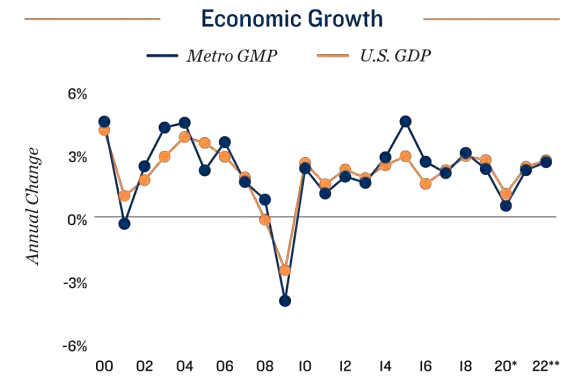
MILLION TEU CONTAINERS ARE SHIPPED THROUGH THE PORTS OF LOS ANGELES AND LONG BEACH ANNUALLY, RANKING THEM FIRST AND SECOND IN THE NATION.



## ECONOMY

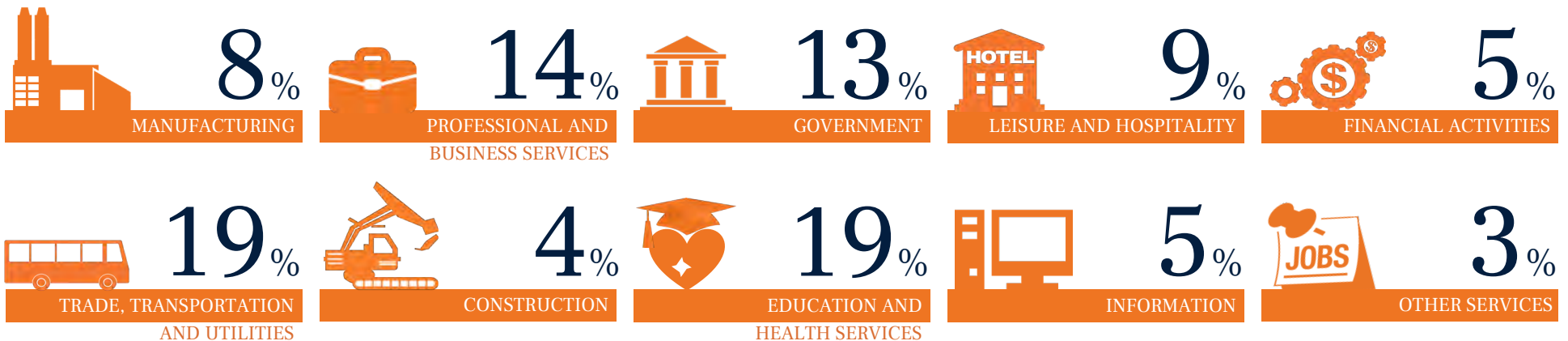
- The motion picture/entertainment industry is one of the most high-profile sectors of the economy.
- The GMP (Gross Metropolitan Product) is expected to grow at a slower pace than the U.S. rate in this year.
- Eleven Fortune 500 companies are currently headquartered in the metro.
- A significant aerospace presence exists in the South Bay, led by employers that include Boeing, Northrop Grumman, Raytheon Technologies Corp. and SpaceX.
- Employers in a variety of industries provide approximately 4.2 million jobs in the county.
- The two ports make the area a major player in transportation and the global shipping trade.

MAJOR AREA EMPLOYERS
Kaiser Permanente
Northrop Grumman Corp.
The Boeing Co.
Kroger Co.
Cedars-Sinai Medical Center
University of Southern California
Target Corp.
Amazon
The Home Depot
Providence Health & Services



\* Estimate, \*\* Forecast

## SHARE OF 2020 TOTAL EMPLOYMENT

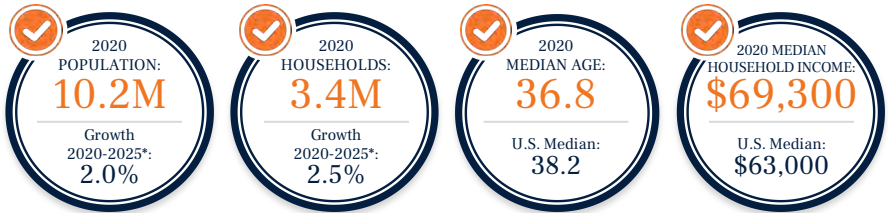




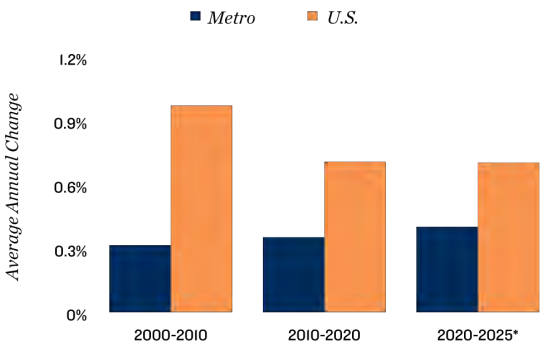
## DEMOGRAPHICS

- The population of roughly 10.2 million people makes Los Angeles the most populous metropolitan area in the U.S.
- More than 200,000 new residents are expected through 2025; these gains will translate into nearly 85,000 households formed during the same five-year period.
- A median home price that is twice that of the nation has resulted in a homeownership rate of 46 percent in 2020; this is well below the national level of 64 percent.
- Nearly 31 percent of residents age 25 and older have attained at least a bachelor's degree. Roughly 11 percent also hold a graduate or professional degree.

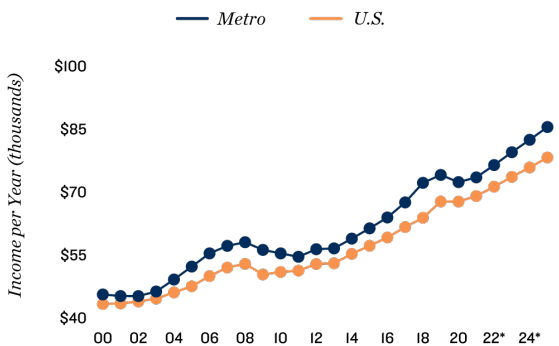
## QUICK FACTS



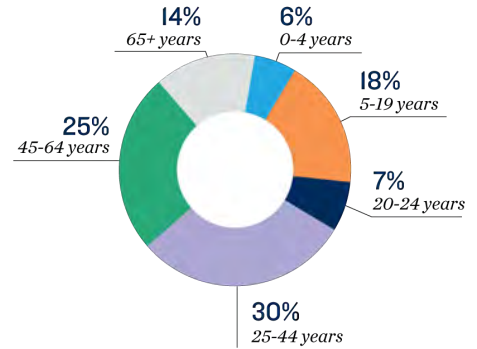
Population Growth



Median Household Income



2020 Population by Age



\* Forecast

## QUALITY OF LIFE

The Los Angeles region 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 minimal. It is possible to swim in the ocean and ski on the mountains on the same day.

There are almost 60 institutes of higher learning in the county, including three campuses of the University of California and seven campuses of California State University. 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.

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

\$700,000

MEDIAN HOME PRICE



100+

MUSEUMS



81

MILES OF SHORELINE



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

## SPORTS



## EDUCATION

UCLA

Caltech

USC

LMU|LA  
Loyola Marymount  
University



## ARTS & ENTERTAINMENT

Los Angeles Zoo &  
Botanical Gardens

LACMA

## 12805 Vanowen St // DEMOGRAPHICS

<b>POPULATION</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>2027 Projection</b>			
Total Population	38,015	343,816	742,783
<b>2022 Estimate</b>			
Total Population	37,740	336,468	726,241
<b>2010 Census</b>			
Total Population	37,458	325,766	701,962
<b>2000 Census</b>			
Total Population	37,578	323,741	681,812
<b>Daytime Population</b>			
2022 Estimate	30,464	273,575	657,055
<b>HOUSEHOLDS</b>			
<b>2027 Projection</b>			
Total Households	12,647	116,140	258,123
<b>2022 Estimate</b>			
Total Households	12,451	113,097	251,313
Average (Mean) Household Size	3.0	2.9	2.9
<b>2010 Census</b>			
Total Households	12,086	107,230	238,178
<b>2000 Census</b>			
Total Households	11,556	105,619	233,336
Growth 2022-2027	1.6%	2.7%	2.7%
<b>HOUSING UNITS</b>			
<b>Occupied Units</b>			
2027 Projection	13,434	124,652	277,059
2022 Estimate	13,189	120,974	268,881
Owner Occupied	3,968	38,309	93,852
Renter Occupied	8,483	74,788	157,461
Vacant	737	7,877	17,568
<b>Persons in Units</b>			
2022 Estimate Total Occupied Units	12,451	113,097	251,313
1 Person Units	24.2%	26.0%	27.4%
2 Person Units	24.0%	25.7%	26.9%
3 Person Units	16.9%	16.0%	15.4%
4 Person Units	16.1%	14.3%	13.5%
5 Person Units	9.2%	8.2%	7.5%
6+ Person Units	9.6%	9.8%	9.3%

<b>HOUSEHOLDS BY INCOME</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>2022 Estimate</b>			
\$200,000 or More	4.7%	7.3%	9.8%
\$150,000-\$199,999	5.1%	5.9%	7.0%
\$100,000-\$149,999	15.0%	15.2%	16.2%
\$75,000-\$99,999	12.7%	13.3%	13.4%
\$50,000-\$74,999	14.9%	16.4%	15.7%
\$35,000-\$49,999	12.4%	12.0%	11.3%
\$25,000-\$34,999	9.5%	8.8%	7.8%
\$15,000-\$24,999	12.4%	9.8%	8.6%
Under \$15,000	13.3%	11.3%	10.1%
Average Household Income	\$78,013	\$90,595	\$103,763
Median Household Income	\$54,179	\$61,946	\$69,306
Per Capita Income	\$25,917	\$30,639	\$36,073
<b>POPULATION PROFILE</b>			
<b>Population By Age</b>			
2022 Estimate Total Population	37,740	336,468	726,241
Under 20	22.8%	23.2%	23.1%
20 to 34 Years	23.7%	24.7%	24.5%
35 to 39 Years	7.0%	7.9%	8.2%
40 to 49 Years	12.6%	13.6%	13.8%
50 to 64 Years	19.0%	18.1%	17.7%
Age 65+	14.9%	12.5%	12.6%
Median Age	37.4	36.3	36.4
<b>Population 25+ by Education Level</b>			
2022 Estimate Population Age 25+	26,646	237,073	514,391
Elementary (0-8)	14.6%	14.1%	13.2%
Some High School (9-11)	10.3%	9.5%	8.8%
High School Graduate (12)	20.4%	20.7%	19.7%
Some College (13-15)	19.4%	19.8%	19.0%
Associate Degree Only	8.6%	7.7%	7.2%
Bachelor's Degree Only	20.5%	20.9%	23.1%
Graduate Degree	6.3%	7.3%	8.9%
<b>Population by Gender</b>			
2022 Estimate Total Population	37,740	336,468	726,241
Male Population	49.4%	50.0%	50.0%
Female Population	50.6%	50.0%	50.0%



## POPULATION

In 2022, the population in your selected geography is 726,241. The population has changed by 6.5 percent since 2000. It is estimated that the population in your area will be 742,783 five years from now, which represents a change of 2.3 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 36.4, compared with the U.S. average, which is 38.6. The population density in your area is 9,245 people per square mile.



## HOUSEHOLDS

There are currently 251,313 households in your selected geography. The number of households has changed by 7.7 percent since 2000. It is estimated that the number of households in your area will be 258,123 five years from now, which represents a change of 2.7 percent from the current year. The average household size in your area is 2.8 people.



## INCOME

In 2022, the median household income for your selected geography is \$69,306, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 75.6 percent since 2000. It is estimated that the median household income in your area will be \$81,306 five years from now, which represents a change of 17.3 percent from the current year.

The current year per capita income in your area is \$36,073, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$103,763, compared with the U.S. average, which is \$96,357.



## EMPLOYMENT

In 2022, 366,488 people in your selected area were employed. The 2000 Census revealed that 61.3 percent of employees are in white-collar occupations in this geography, and 38.7 percent are in blue-collar occupations. In 2022, unemployment in this area was 8.0 percent. In 2000, the average time traveled to work was 26.9 minutes.



## HOUSING

The median housing value in your area was \$663,156 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 94,195 owner-occupied housing units and 139,141 renter-occupied housing units in your area. The median rent at the time was \$634.



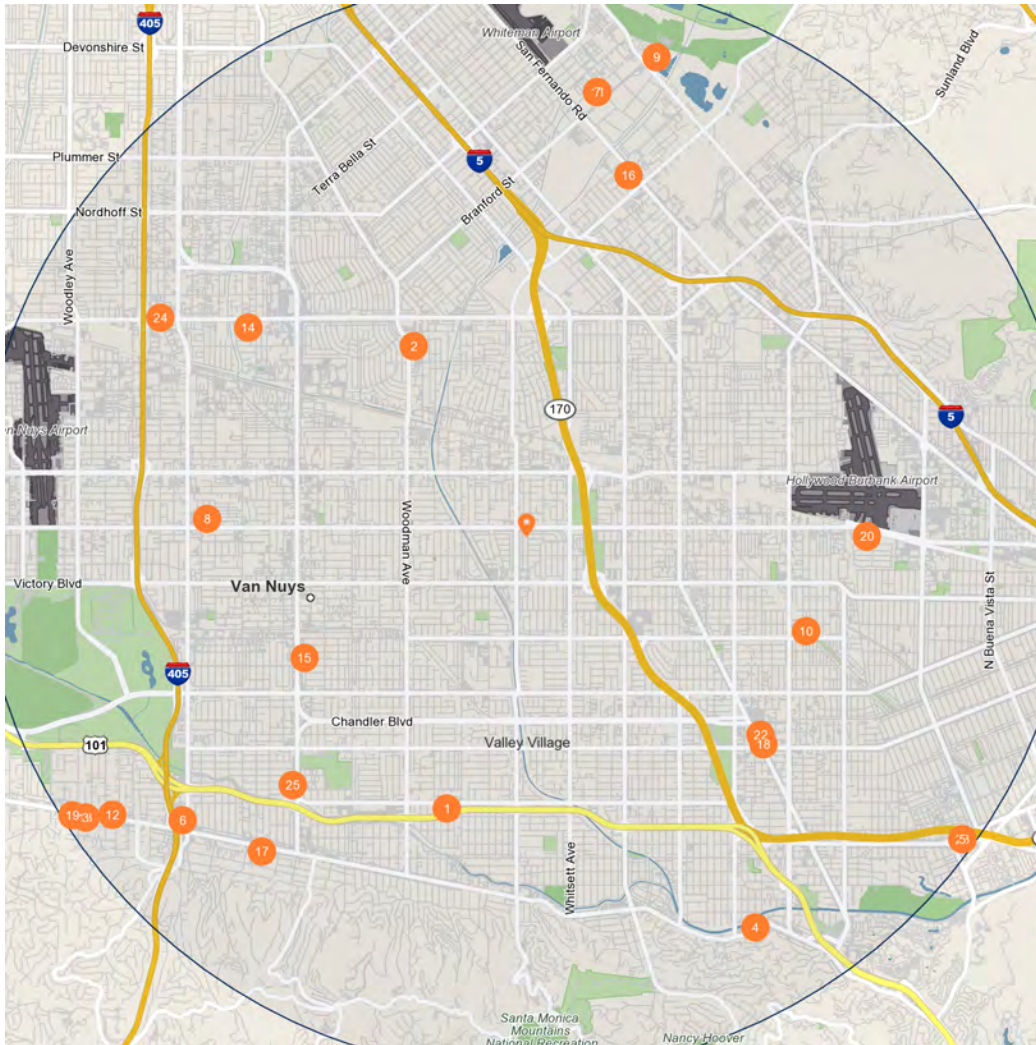
## EDUCATION

The selected area in 2022 had a lower level of educational attainment when compared with the U.S. averages. Only 8.9 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 23.1 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was lower than the nation's at 7.2 percent vs. 8.4 percent, respectively.

The area had fewer high-school graduates, 19.7 percent vs. 27.1 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 19.0 percent in the selected area compared with the 20.4 percent in the U.S.

## 12805 Vanowen St // DEMOGRAPHICS

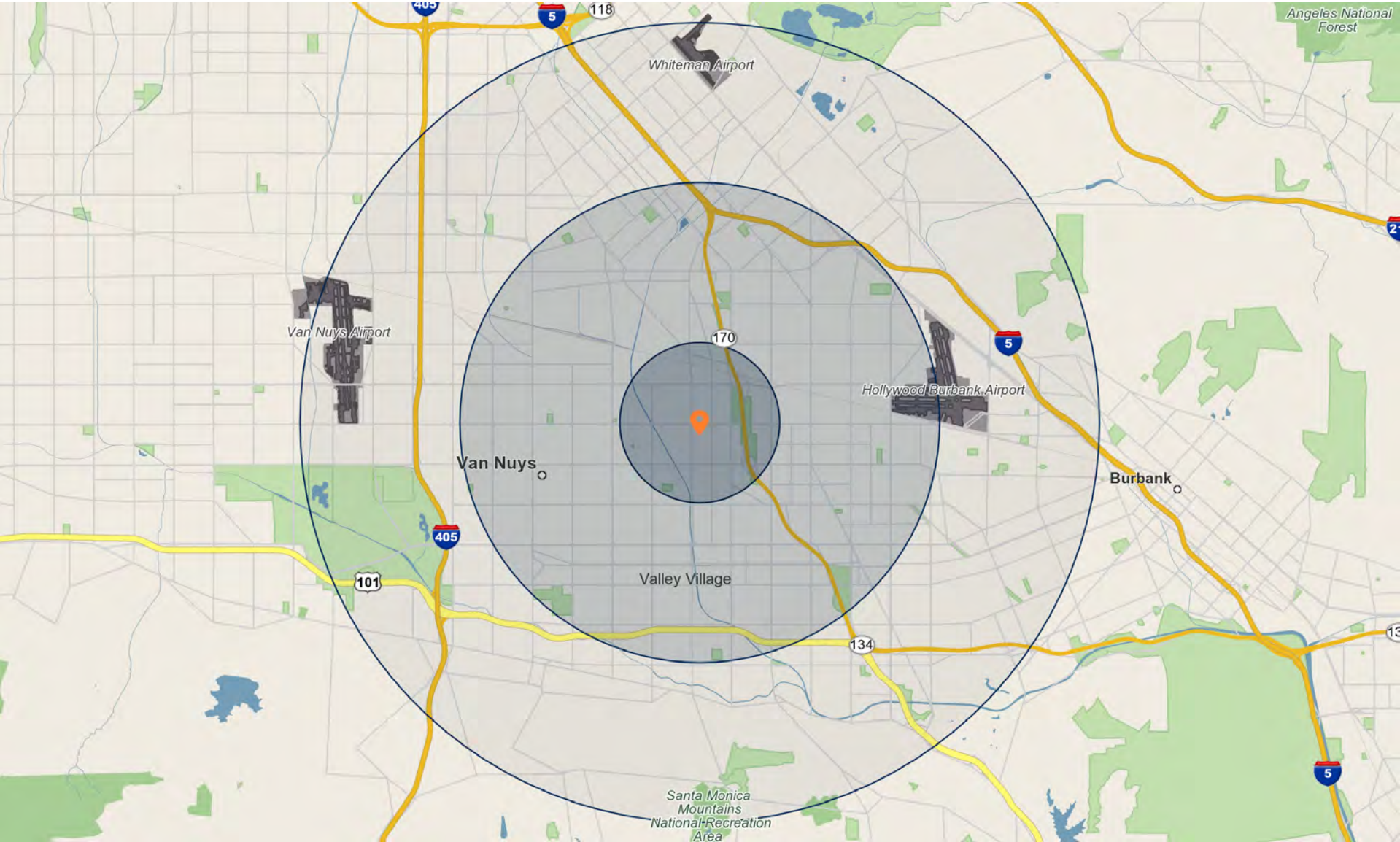


### Major Employers

### Employees

1	Sofro Fabrics Inc	3,810
2	Kaiser Foundation Hospitals-Kaiser Permanente	2,700
3	Team-One Emplment Spclsts LLC-Team One	2,392
4	Dream Lounge Inc	1,989
5	Twdc Enterprises 18 Corp	1,802
6	Homebridge Financial Svcs Inc	1,700
7	PMC Global Inc	1,603
8	Valley Presbyterian Hospital-V P H	1,600
9	Los Angles Cnty Mtro Trnsp Aut-Metro	1,408
10	Vallarta Food Enterprises Inc-Supermercado Vallarta	1,171
11	PMC Capital Partners LLC	1,000
12	Concrete Holding Co Cal Inc	790
13	Team-One Staffing Services Inc-Teamone Employment	751
14	Deanco Healthcare LLC-Mission Community Hospital	700
15	Alta Hllywood Cmnty Hosp Van N	631
16	Pacifica of Valley Corporation-Pacifica Hospital of Valley	607
17	Mega Appraisers Inc	600
18	Starcom Worldwide Inc	566
19	Elizabeth Glaser Pedia	556
20	ACT Lighting Inc	556
21	ASC Group Inc	536
22	Kaiser Foundation Hospitals-North Hollywood Medical Offs	534
23	Eros Stx Global Corporation	502
24	Galpin Motors Inc-Galpin Ford	500
25	Prime Hlthcare Svcs - Shрман O-Sherman Oaks Hospital	500

DEMOGRAPHICS // 12805 Vanowen St





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