



MULTIFAMILY PROPERTY FOR SALE

# 11565 Iowa Avenue

11565 IOWA AVENUE, LOS ANGELES, CA 90025

Marcus & Millichap  
LAAA TEAM

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Activity ID #ZAH0120083

**11565 IOWA AVENUE**

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**11565 IOWA AVENUE**

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SEC. 1 11565 IOWA AVENUE

# Executive Summary

- Offering Summary
- Investment Overview
- Investment Highlights

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# OFFERING SUMMARY

11565 Iowa Ave, Los Angeles, CA 90025



Listing Price  
**\$1,735,000**



Cap Rate  
**5.20%**



# of Units  
**3**

## FINANCIAL

Listing Price	\$1,735,000
NOI	\$90,293
Cap Rate	5.20%
Price/SF	791.51
Price/Unit	\$578,333

## OPERATIONAL

Rentable SF	2,192 SF
# of Units	3
Lot Size	0.06 Acres
Year Built/Renovated	1928/2022



# 11565 IOWA AVENUE

Los Angeles, CA 90025

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## INVESTMENT OVERVIEW

The LAAA Team of Marcus & Millichap is pleased to present 11565 Iowa Avenue, a renovated three-unit multifamily investment offering turnkey condition, a fully permitted ADU, and one vacant unit for immediate occupancy in West LA's highly desirable Sawtelle neighborhood.

Situated steps from the celebrated Sawtelle Japantown dining district and moments from Santa Monica, the property appeals to both investors seeking a stabilized asset in a premier location and owner-users looking to live in one unit while generating rental income from the remaining two.

Originally constructed in 1928, the property was comprehensively renovated in 2022 and includes a garage-to-ADU conversion completed under permit with Certificate of Occupancy issued April 2022. The property totals approximately 2,192 rentable square feet across three two-bedroom units, each featuring modern finishes, in-unit washer/dryer, and central air conditioning. The garage conversion to ADU means the property offers no on-site parking, though street parking is readily available on this quiet residential street.

The current owner has maintained the property in excellent condition with scheduled rents of \$121,140 annually, reflecting a current 5.20% cap rate at the \$1,735,000 asking price. The property is fully occupied and stabilized, providing immediate, consistent cash flow and long-term income stability for an investor. The all two-bedroom unit mix represents the most desirable configuration for the West LA rental market, where strong demographics—including 71.8 percent renter households and a \$104,627 median household income, support consistent tenant demand and rental rate stability.

## INVESTMENT HIGHLIGHTS

11565 Iowa Ave, Los Angeles, CA 90025



## INVESTMENT HIGHLIGHTS

- Prime West LA/Sawtelle Location: Steps from Sawtelle Japantown's acclaimed dining corridor and adjacent to Santa Monica, supporting strong tenant demand from Westside professionals and consistent rental rate appreciation.
- Renovated Turnkey Condition: Comprehensive 2022 renovation includes modern finishes, in-unit washer/dryer in all three units, and central air conditioning, minimizing near-term capital expenditure and supporting premium rental rates.
- Fully Permitted ADU Conversion: Garage converted to legal ADU under California AB 494/SB 229 with Certificate of Occupancy issued April 2022, adding a third income-producing unit with full city approval. Note: conversion eliminated on-site parking.
- Desirable All Two-Bedroom Unit Mix: All three 2-Bedroom units represent the most sought-after configuration in the West LA rental market, supporting stable occupancy and strong rental rates.
- Entry-Level Westside Investment: At \$1,735,000, the property offers access to a prime West LA location below the \$5M ULA threshold, with a three-unit configuration ideal for private investors and 1031 exchange buyers seeking favorable financing terms.



SEC. 2 11565 IOWA AVENUE

# Property Information

- Property Details
- Regional Map
- Local Map
- Retailer Map

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# PROPERTY DETAILS

11565 Iowa Ave, Los Angeles, CA 90025

## SITE DESCRIPTION

Address	11565 Iowa Ave, Los Angeles, CA 90025
APN	4261-013-022
Year Built	1928 (Renovated 2022)
Total Units	3
Unit Mix	1 X 2 Bed / 2 Bath 2 X 2 Bed / 1 Bath
Building Size	±2,192 SF
Lot Size	±0.06 Acres (2,784 SF)
Zoning	[Q]R3-1
Rent Regulation	Subject to LA RSO and California AB 1482 rent caps

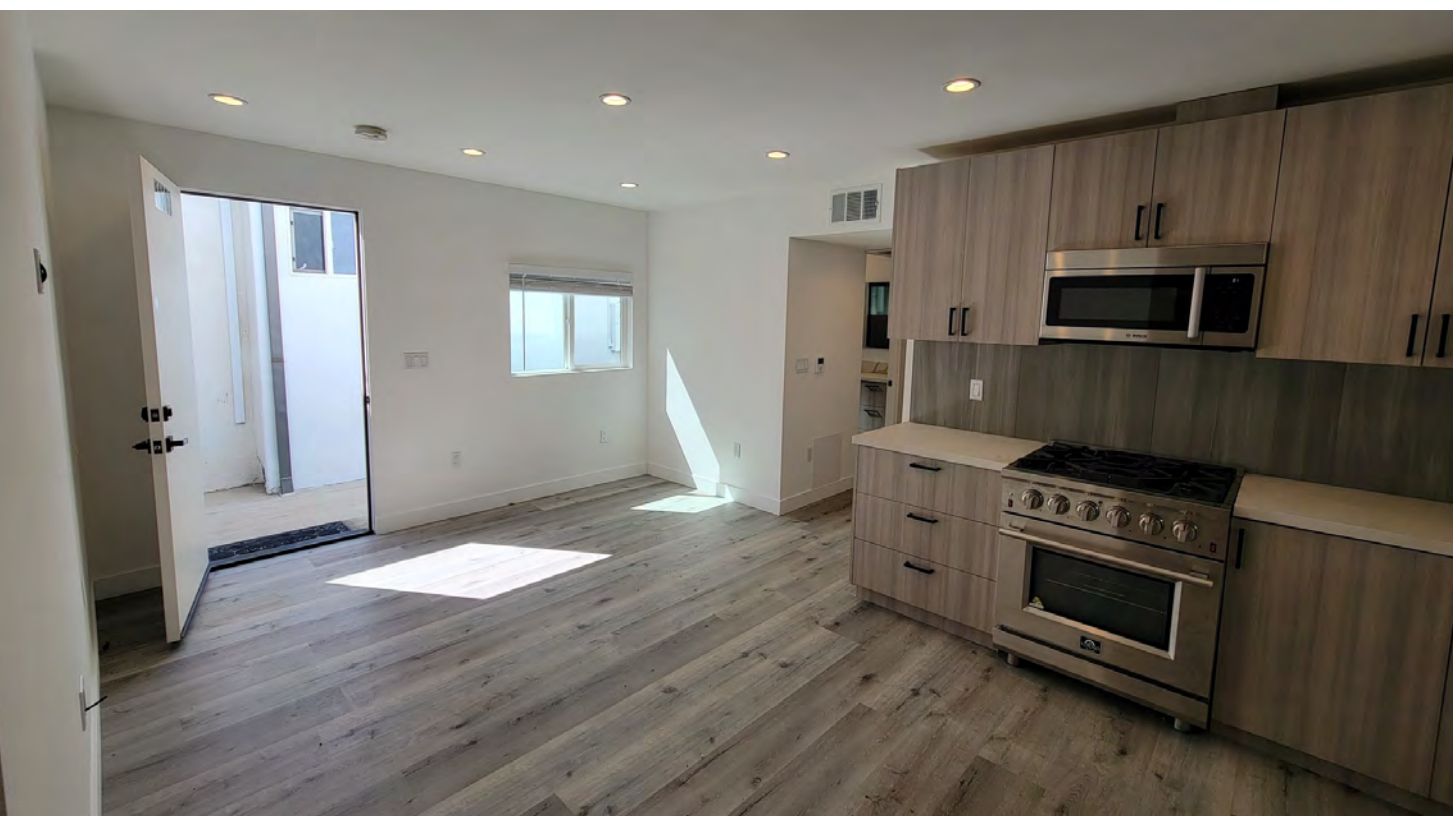
## LOCATION SUMMARY

Neighborhood	West LA / Sawtelle
Walk Score	76 (Very Walkable)
Transit Score	61 (Good Transit)
Bike Score	82 (Very Bikeable)
Metro Access	E Line (Expo/Sepulveda) 0.8 miles
Freeway Access	I-405 <0.5 miles; I-10 1.5 miles
Santa Monica	1.5-2 miles
UCLA/Westwood	2 miles
Century City	2.5 miles

## SITE & INFRASTRUCTURE

Parking	None (garage converted to ADU); street parking available
ADU	Permitted garage conversion; C of O issued April 2022
HVAC	Central AC/heat in all units
Laundry	In-unit washer/dryer in all units
Gas	Separately metered
Electric	Separately metered
Water Heating	Individual water heaters
Outdoor Space	Private patios, BBQ area

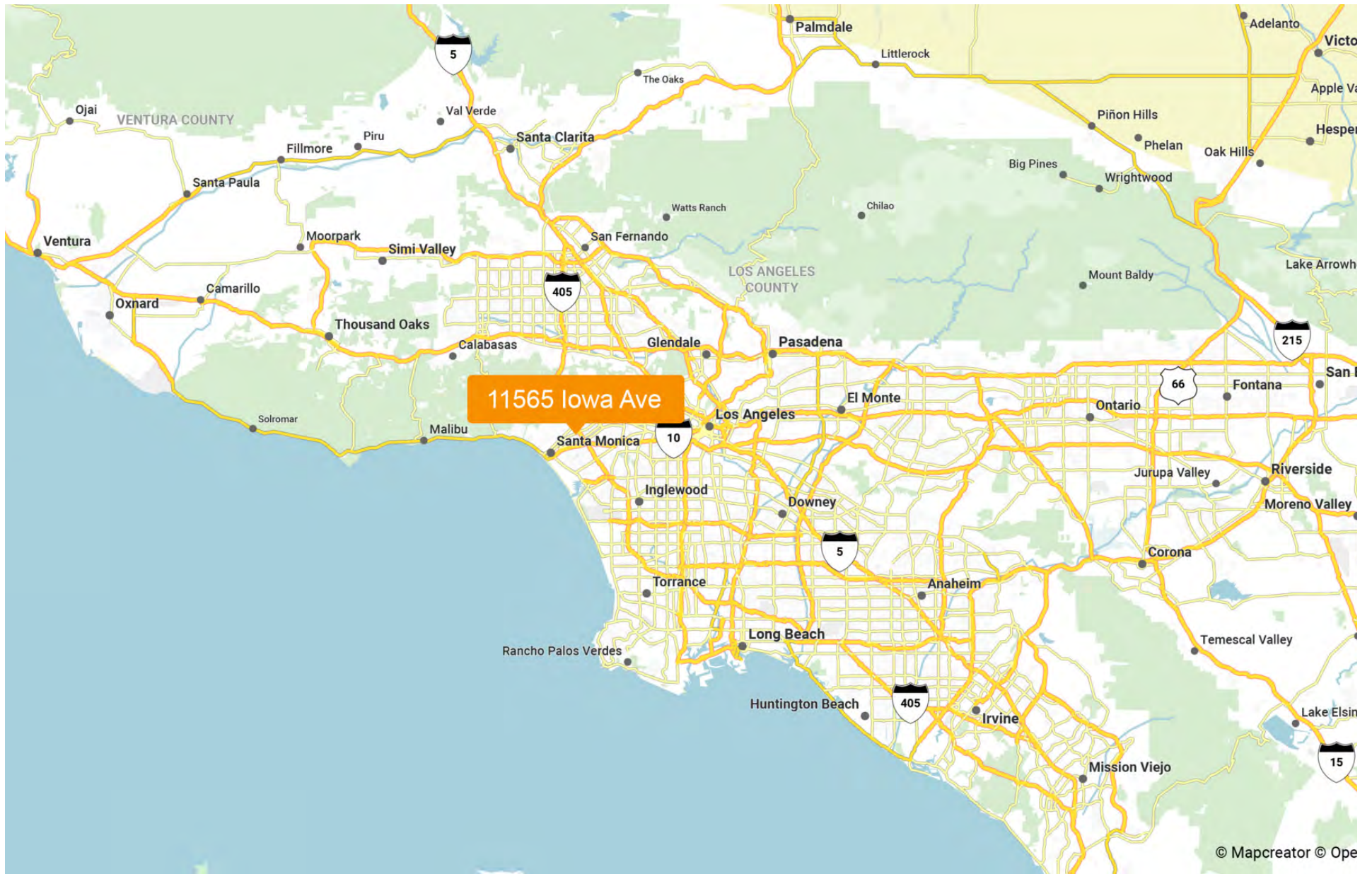






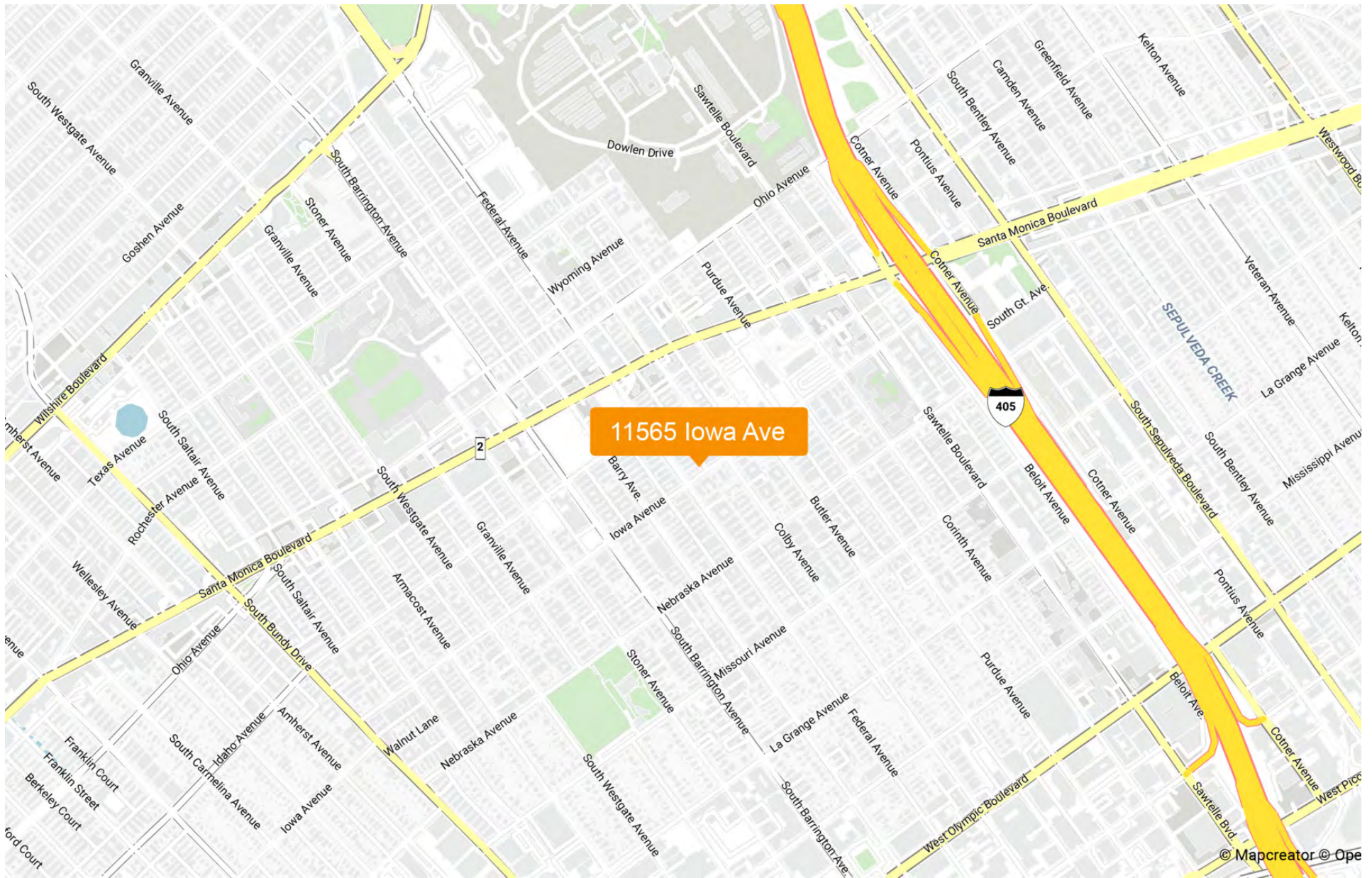
# REGIONAL MAP

11565 Iowa Ave, Los Angeles, CA 90025



# LOCAL MAP

11565 Iowa Ave, Los Angeles, CA 90025



# RETAILER MAP

11565 Iowa Ave, Los Angeles, CA 90025



SEC. 3 11565 IOWA AVENUE

# Financial Analysis

• Financial Details

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# FINANCIAL DETAILS

11565 Iowa Ave, Los Angeles, CA 90025

As of February, 2026

UNIT	UNIT TYPE	SQUARE FEET	SCHEDULED RENT / MONTH	SCHEDULED RENT / SF / MONTH	POTENTIAL RENT / MONTH	POTENTIAL RENT / SF / MONTH
A	2 Bed / 1 Bath	825	\$3,200	\$3.88	\$3,695	\$4.48
B	2 Bed / 1 Bath	673	\$3,395	\$5.04	\$3,695	\$5.49
C	2 Bed / 2 Bath ADU	694	\$3,500	\$5.04	\$3,695	\$5.32
<b>Total</b>		<b>2,192</b>	<b>\$10,095</b>	<b>\$4.61</b>	<b>\$11,085</b>	<b>\$5.06</b>

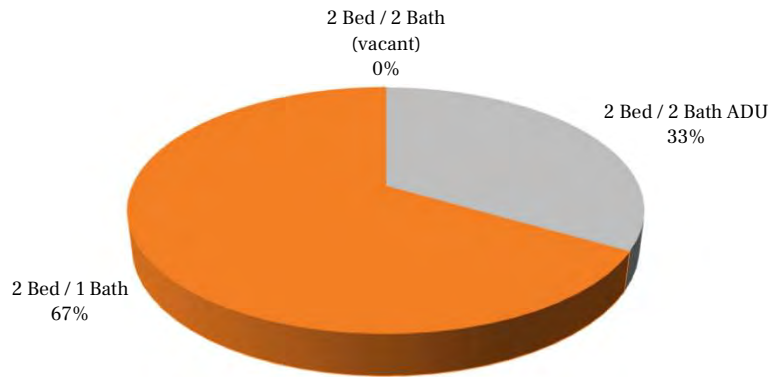
# FINANCIAL DETAILS

11565 Iowa Ave, Los Angeles, CA 90025

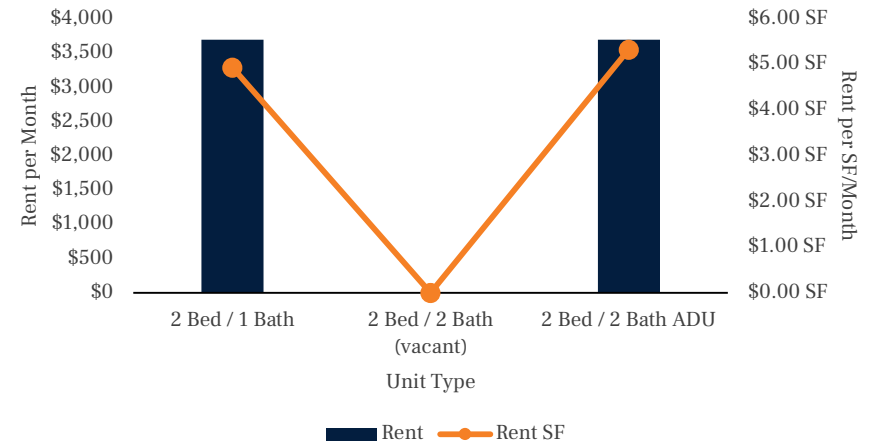
UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	CURRENT			POTENTIAL		
				AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME	AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME
2 Bed / 1 Bath	2	749	\$3,200 - \$3,395	\$3,298	\$4.40	\$6,595	\$3,695	\$4.93	\$7,390
2 Bed / 2 Bath ADU	1	694	\$3,500 - \$3,500	\$3,500	\$5.04	\$3,500	\$3,695	\$5.32	\$3,695
<b>TOTALS/WEIGHTED AVERAGES</b>	<b>3</b>	<b>731</b>		<b>\$3,365</b>	<b>\$4.61</b>	<b>\$10,095</b>	<b>\$3,695</b>	<b>\$5.06</b>	<b>\$11,085</b>

<b>GROSS ANNUALIZED RENTS</b>	<b>\$121,140</b>	<b>\$133,020</b>
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Unit Distribution



Unit Rent



## FINANCIAL DETAILS

11565 Iowa Ave, Los Angeles, CA 90025

INCOME	Current	Pro Forma	PER UNIT	PER SF
<b>Rental Income</b>				
Gross Current Rent	121,140	133,020	44,340	60.68
<b>EFFECTIVE GROSS INCOME</b>	<b>\$121,140</b>	<b>\$133,020</b>	<b>\$44,340</b>	<b>\$60.68</b>
EXPENSES	Current	Pro Forma	PER UNIT	PER SF
Real Estate Taxes	20,820	20,820	6,940	9.50
Insurance	3,600	3,600	1,200	1.64
Utilities	1,345	1,345	448	0.61
Repairs & Maintenance	3,000	3,000	1,000	1.37
Landscaping	1,000	1,000	333	0.46
Pest Control	157	157	52	0.07
General & Administrative	925	925	308	0.42
<b>TOTAL EXPENSES</b>	<b>\$30,847</b>	<b>\$30,847</b>	<b>\$10,282</b>	<b>\$14.07</b>
EXPENSES AS % OF EGI	25.5%	23.2%		
<b>NET OPERATING INCOME</b>	<b>\$90,293</b>	<b>\$102,173</b>	<b>\$34,058</b>	<b>\$46.61</b>

# FINANCIAL DETAILS

11565 Iowa Ave, Los Angeles, CA 90025

## SUMMARY

Price	\$1,735,000
Number of Units	3
Price Per Unit	\$578,333
Price Per SqFt	\$791.51
Rentable SqFt	2,192
Lot Size	0.06 Acres
Year Built/Renovated	1928/2022

## RETURNS

	Current	Pro Forma
CAP Rate	5.20%	5.89%
GRM	14.32	13.04

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
2	2 Bed / 1 Bath	749	\$3,298	\$3,695
1	2 Bed / 2 Bath ADU	694	\$3,500	\$3,695

## OPERATING DATA

INCOME	Current	Pro Forma
Gross Scheduled Rent	\$121,140	\$133,020
Total Effective Rental Income	\$121,140	\$133,020
Effective Gross Income	\$121,140	\$133,020
Less: Expenses	25.5% \$30,847	23.2% \$30,847
Net Operating Income	\$90,293	\$102,173
Net Cash Flow	5.20% \$90,293	5.89% \$102,173

EXPENSES	Current	Pro Forma
Real Estate Taxes	\$20,820	\$20,820
Insurance	\$3,600	\$3,600
Utilities	\$1,345	\$1,345
Repairs & Maintenance	\$3,000	\$3,000
Landscaping	\$1,000	\$1,000
Pest Control	\$157	\$157
General & Administrative	\$925	\$925
TOTAL EXPENSES	\$30,847	\$30,847
Expenses/Unit	\$10,282	\$10,282
Expenses/SF	\$14.07	\$14.07

SEC. 4 11565 IOWA AVENUE

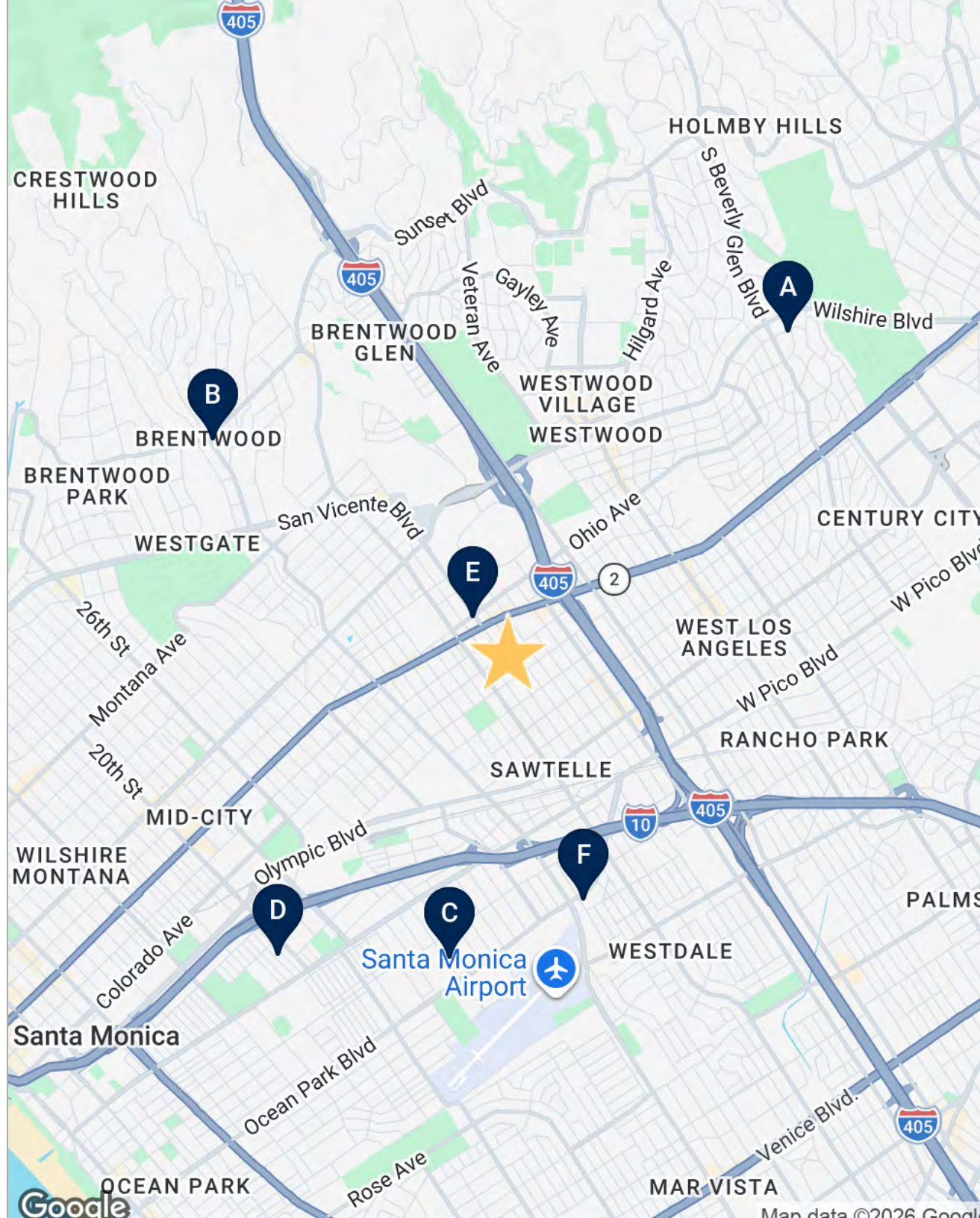
# Sales Comparables

- Sales Comps Map
- Sales Comps Summary
- Cap Rate Chart
- GRM Chart
- Price per SF Chart
- Price per Unit Chart
- Sales Comps

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# SALES COMPS MAP

- ★ 11565 Iowa Avenue
- A 10354 Ashton Ave
- B 12188 W Sunset Blvd
- C 2601 28th St
- D 1925 19th St
- E 1503 Federal Ave
- F 2608 Armacost Ave



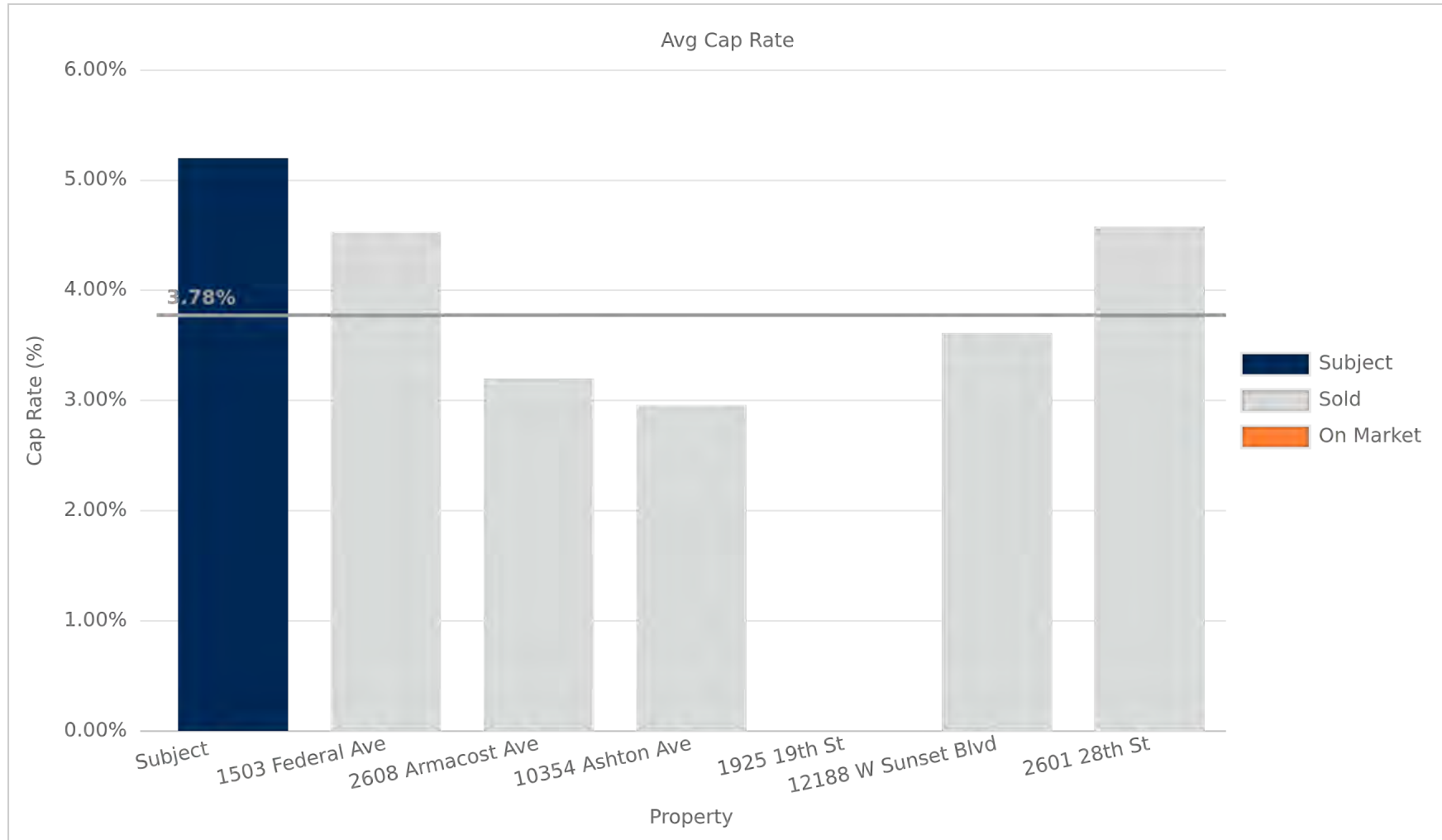
# SALES COMPS SUMMARY

11565 Iowa Ave, Los Angeles, CA 90025

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	<b>11565 Iowa Avenue</b> 11565 Iowa Ave Los Angeles, CA 90025	\$1,735,000	2,192 SF	\$791.51	\$578,333	5.20%	3	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	<b>10354 Ashton Ave</b> 10354 Ashton Ave Los Angeles, CA 90024	\$1,985,000	3,195 SF	\$621.28	\$661,666	2.96%	3	06/05/2025
	<b>12188 W Sunset Blvd</b> 12188 Sunset Blvd Los Angeles, CA 90049	\$1,950,000	3,193 SF	\$610.71	\$650,000	3.61%	3	08/28/2025
	<b>2601 28th St</b> 2601 28th St Santa Monica, CA 90405	\$1,900,000	2,256 SF	\$842.20	\$633,333	4.58%	3	11/24/2025
	<b>1925 19th St</b> 1925 19th St Santa Monica, CA 90404	\$1,850,000	2,957 SF	\$625.63	\$616,666	-	3	07/22/2025
	<b>1503 Federal Ave</b> 1503 Federal Ave Los Angeles, CA 90025	\$1,760,000	2,352 SF	\$748.30	\$586,666	4.53%	3	03/12/2025
	<b>2608 Armacost Ave</b> 2608 Armacost Ave Los Angeles, CA 90064	\$1,698,000	2,011 SF	\$844.36	\$566,000	3.20%	3	05/05/2025
	<b>AVERAGES</b>	<b>\$1,857,167</b>	<b>2,661 SF</b>	<b>\$715.41</b>	<b>\$619,055</b>	<b>3.78%</b>	<b>3</b>	<b>-</b>

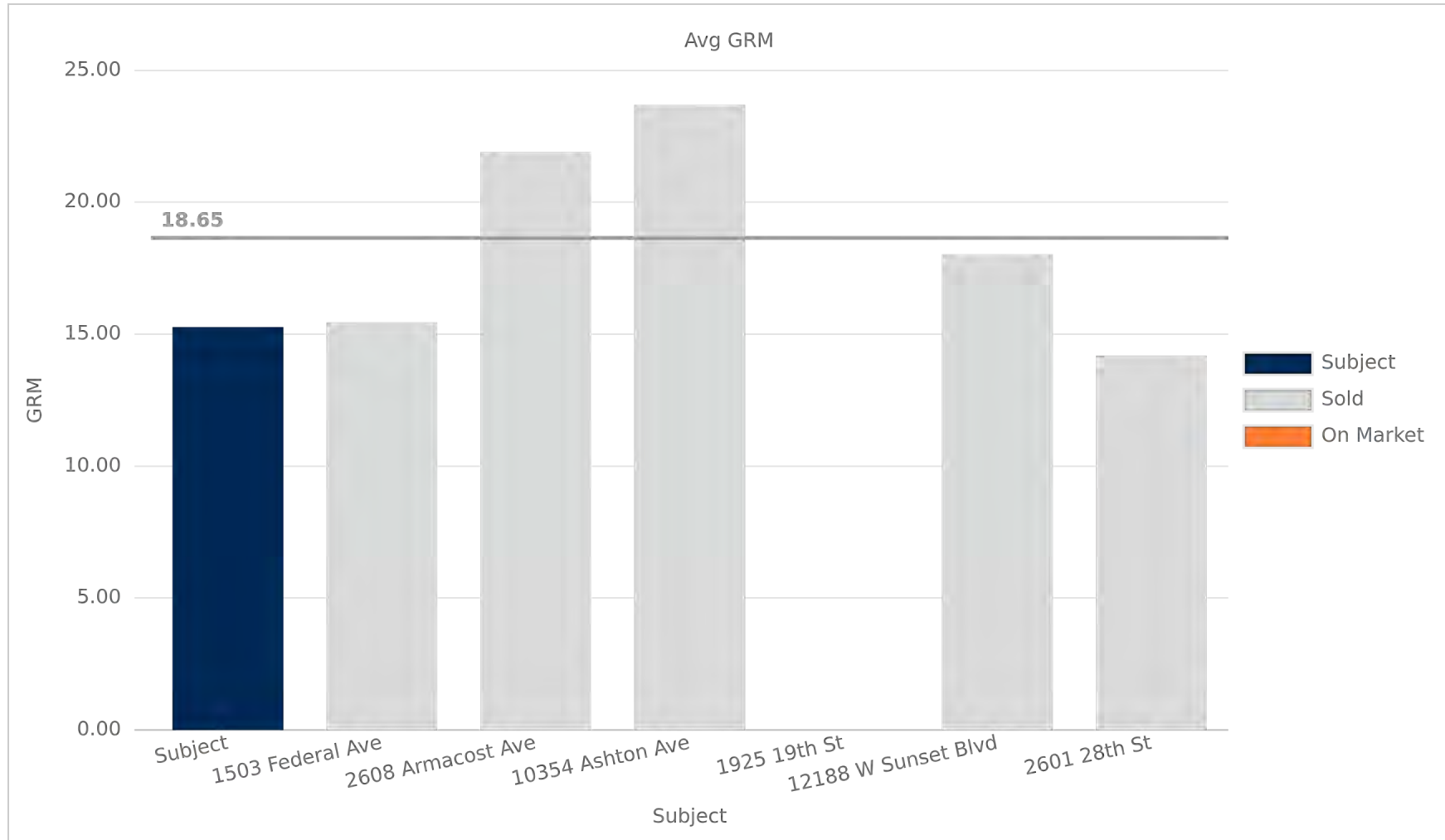
# CAP RATE CHART

11565 Iowa Ave, Los Angeles, CA 90025



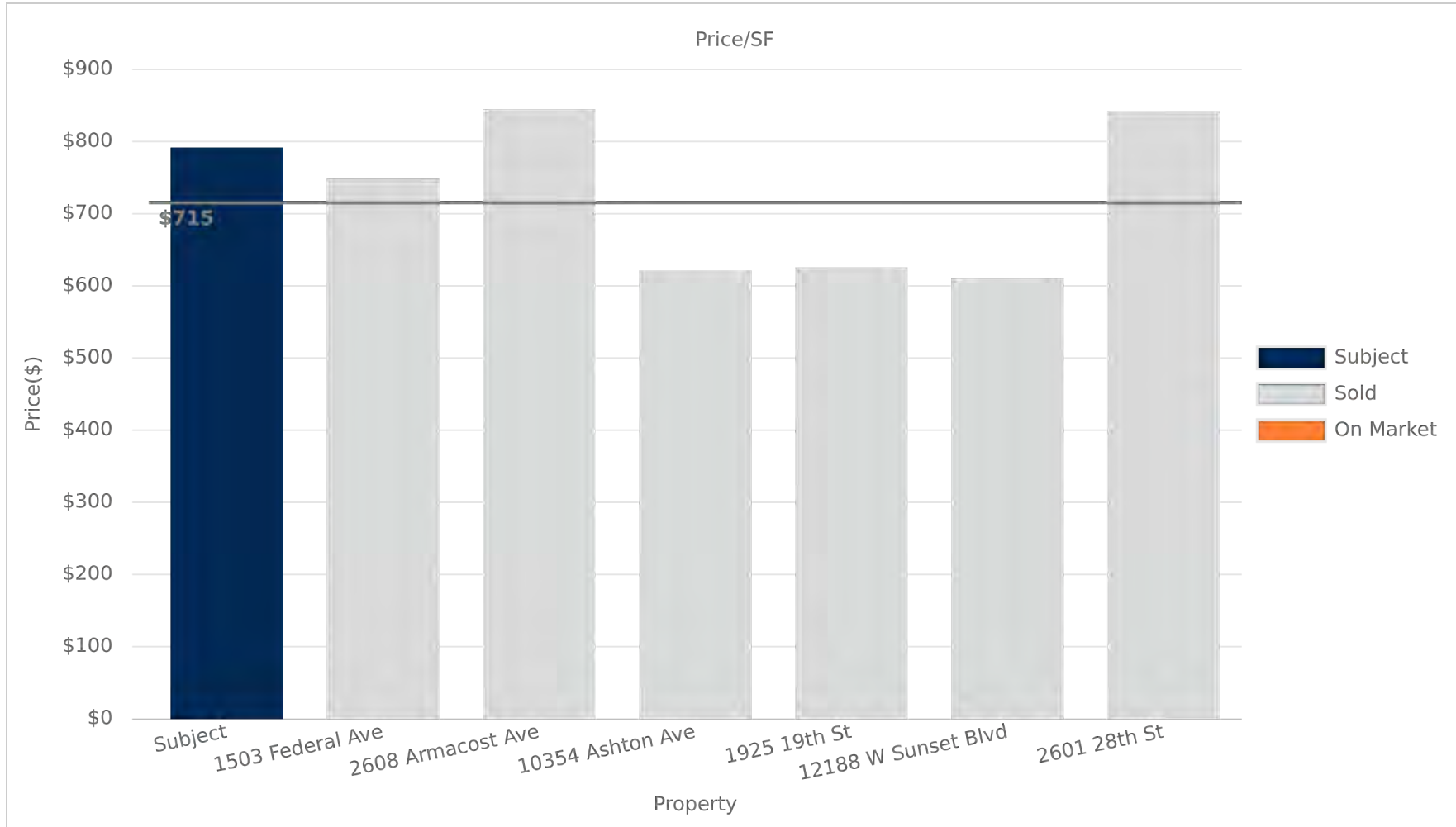
# GRM CHART

11565 Iowa Ave, Los Angeles, CA 90025



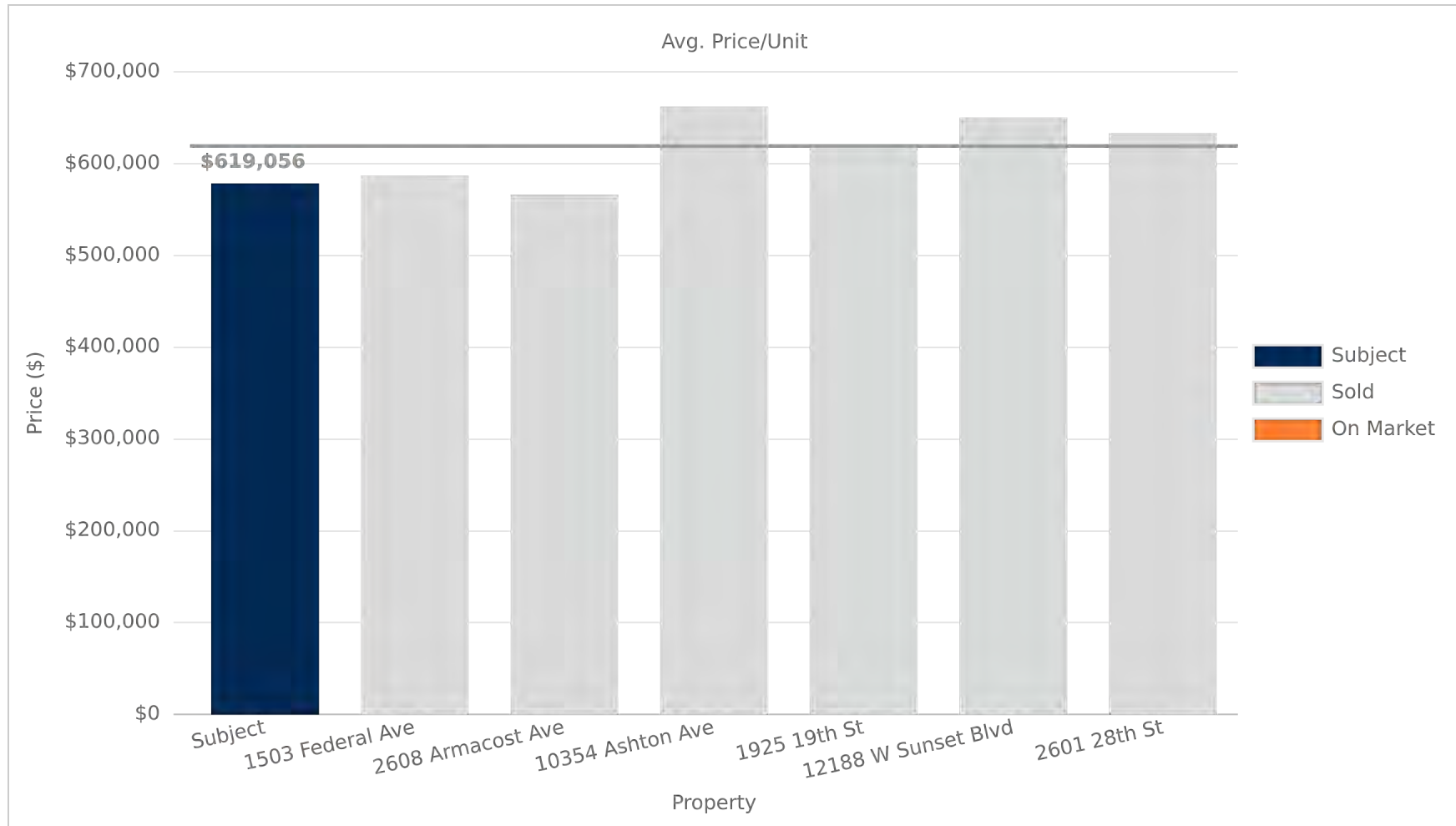
# PRICE PER SF CHART

11565 Iowa Ave, Los Angeles, CA 90025



# PRICE PER UNIT CHART

11565 Iowa Ave, Los Angeles, CA 90025



# SALES COMPS

11565 Iowa Ave, Los Angeles, CA 90025



**★ 11565 Iowa Avenue**  
11565 Iowa Ave, Los Angeles, CA 90025

Listing Price:	\$1,735,000	Price/SF:	\$791.51
Property Type:	Multifamily	GRM:	14.32
NOI:	\$90,293	Cap Rate:	5.20%
Year Built/Renovated:	1928/2022	Number Of Units:	3
Lot Size:	0.06 Acres	Price/Unit:	\$578,333
Total SF:	2,192 SF		



**📍 10354 Ashton Ave**  
10354 Ashton Ave Los Angeles, CA 90024

Sale Price:	\$1,985,000	Price/SF:	\$621.28
Property Type:	Multifamily	GRM:	23.69
NOI:	\$58,666	Cap Rate:	2.96%
Year Built:	1947	COE:	06/05/2025
Number Of Units:	3	Price/Unit:	\$661,666
Total SF:	3,195 SF		

Gross Income: \$83,808

# SALES COMPS

11565 Iowa Ave, Los Angeles, CA 90025



**B** **12188 W Sunset Blvd**  
12188 Sunset Blvd Los Angeles, CA 90049

Sale Price:	\$1,950,000	Price/SF:	\$610.71
Property Type:	Multifamily	GRM:	18.03
NOI:	\$70,306	Cap Rate:	3.61%
Year Built:	1946	COE:	08/28/2025
Number Of Units:	3	Price/Unit:	\$650,000
Total SF:	3,193 SF		

Gross Income: \$108,163

**C** **2601 28th St**  
2601 28th St Santa Monica, CA 90405

Sale Price:	\$1,900,000	Price/SF:	\$842.20
Property Type:	Multifamily	GRM:	14.18
NOI:	\$87,000	Cap Rate:	4.58%
Year Built:	1955	COE:	11/24/2025
Number Of Units:	3	Price/Unit:	\$633,333
Total SF:	2,256 SF		

Gross Income: \$133,968

# SALES COMPS

11565 Iowa Ave, Los Angeles, CA 90025



**D 1925 19th St**  
1925 19th St Santa Monica, CA 90404

Sale Price:	\$1,850,000	Price/SF:	\$625.63
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Year Built:	1959	COE:	07/22/2025
Number Of Units:	3	Price/Unit:	\$616,666
Total SF:	2,957 SF		



**E 1503 Federal Ave**  
1503 Federal Ave Los Angeles, CA 90025

Sale Price:	\$1,760,000	Price/SF:	\$748.30
Property Type:	Multifamily	GRM:	15.44
NOI:	\$79,800	Cap Rate:	4.53%
Year Built:	1961	COE:	03/12/2025
Number Of Units:	3	Price/Unit:	\$586,666
Total SF:	2,352 SF		

Gross Income: \$114,000

# SALES COMPS

11565 Iowa Ave, Los Angeles, CA 90025



**F 2608 Armacost Ave**  
2608 Armacost Ave Los Angeles, CA 90064

Sale Price:	\$1,698,000	Price/SF:	\$844.36
Property Type:	Multifamily	GRM:	21.9
NOI:	\$54,264	Cap Rate:	3.20%
Year Built:	1954	COE:	05/05/2025
Number Of Units:	3	Price/Unit:	\$566,000
Total SF:	2,011 SF		

Gross Income: \$77,520

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# Rent Comparables





- Rent Comps Map
- Rent Comps Summary
- Rent by Bed Chart
- Rent Comps

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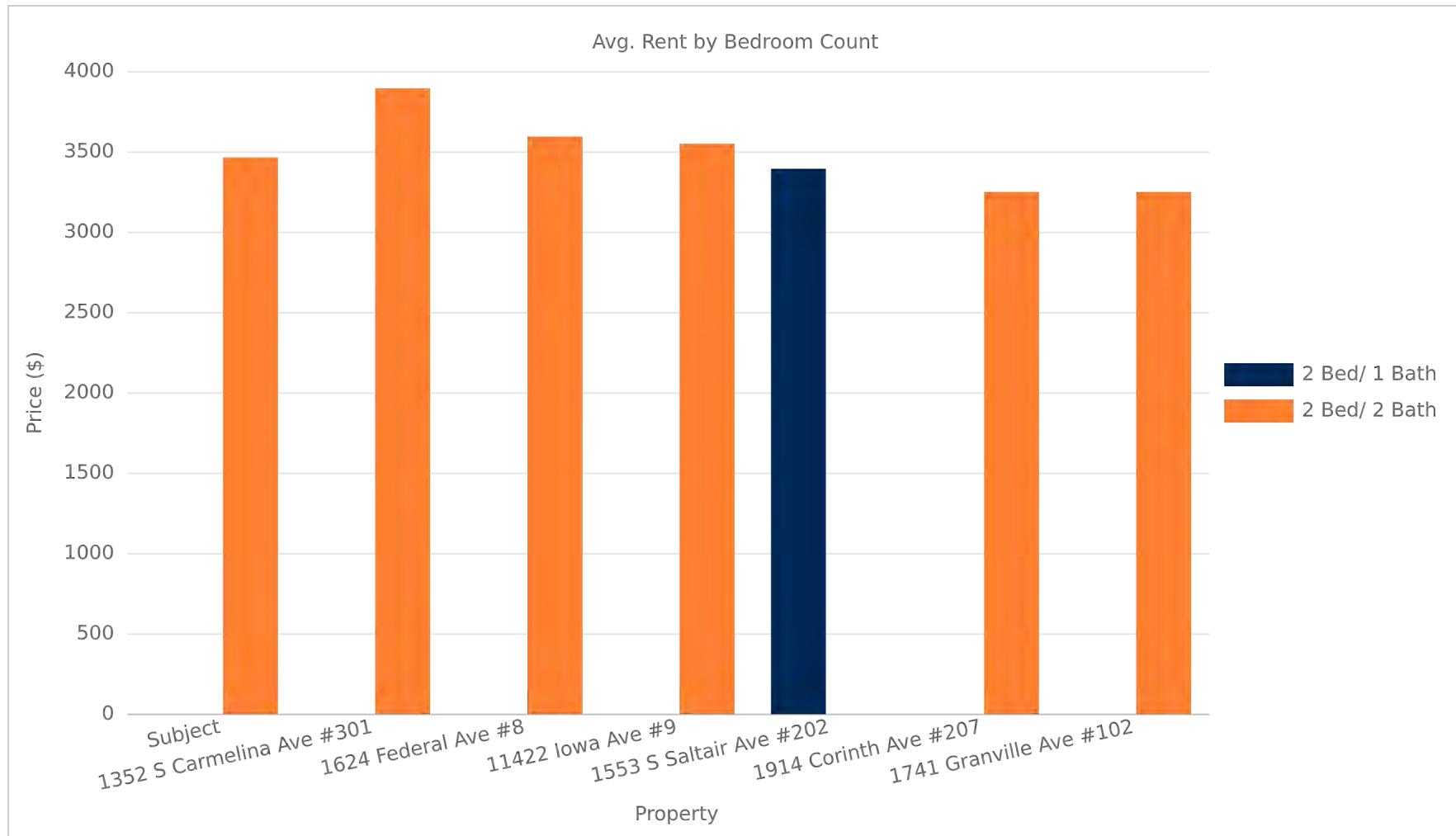
# RENT COMPS SUMMARY

11565 Iowa Ave, Los Angeles, CA 90025

	SUBJECT PROPERTY	RENT/SF	AVG SIZE	AVG RENT/UNIT
	<b>11565 Iowa Avenue</b> 11565 Iowa Ave Los Angeles, CA 90025	\$4.61	731 SF	\$3,365
	RENT COMPARABLES	RENT/SF	AVG SIZE	AVG RENT/UNIT
	<b>1352 S Carmelina Ave #301</b> 1352 S Carmelina Ave Los Angeles, CA 90025	\$3.54	1,100 SF	\$3,895
	<b>1624 Federal Ave #8</b> 1624 Federal Ave Los Angeles, CA 90025	\$3.60	1,000 SF	\$3,595
	<b>11422 Iowa Ave #9</b> 11422 Iowa Ave Los Angeles, CA 90025	\$3.23	1,100 SF	\$3,550
	<b>1553 S Saltair Ave #202</b> 1553 S Saltair Ave Los Angeles, CA 90025	\$4.24	800 SF	\$3,395
	<b>1914 Corinth Ave #207</b> 1914 Corinth Ave Los Angeles, CA 90025	\$3.48	933 SF	\$3,250
	<b>1741 Granville Ave #102</b> 1741 Granville Ave Los Angeles, CA 90025	\$3.61	900 SF	\$3,250
	<b>AVERAGES</b>	<b>\$3.62</b>	<b>972 SF</b>	<b>\$3,489</b>

# RENT BY BED CHART

11565 Iowa Ave, Los Angeles, CA 90025



# RENT COMPS

11565 Iowa Ave, Los Angeles, CA 90025

**★ 11565 Iowa Avenue**  
11565 Iowa Ave, Los Angeles, CA 90025

 Year Built 1928



UNIT TYPE	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	749	\$3,298	\$4.40
2 Bed / 2 Bath ADU	694	\$3,500	\$5.04
<b>TOTAL/AVG</b>	<b>731</b>	<b>\$3,365</b>	<b>\$4.61</b>

**A 1352 S Carmelina Ave #301**  
1352 S Carmelina Ave, Los Angeles, CA 90025

 Year Built 1972



UNIT TYPE	SIZE SF	RENT	RENT/SF
2 Bed/ 2 Bath	1,100	\$3,895	\$3.54
<b>TOTAL/AVG</b>	<b>1,100</b>	<b>\$3,895</b>	<b>\$3.54</b>

# RENT COMPS

11565 Iowa Ave, Los Angeles, CA 90025

**B** **1624 Federal Ave #8**  
1624 Federal Ave, Los Angeles, CA 90025

 Year Built 1967



UNIT TYPE	SIZE SF	RENT	RENT/SF
2 Bed/ 2 Bath	1,000	\$3,595	\$3.60
<b>TOTAL/AVG</b>	<b>1,000</b>	<b>\$3,595</b>	<b>\$3.60</b>

**C** **11422 Iowa Ave #9**  
11422 Iowa Ave, Los Angeles, CA 90025

 Year Built 1963



UNIT TYPE	SIZE SF	RENT	RENT/SF
2 Bed/ 2 Bath	1,100	\$3,550	\$3.23
<b>TOTAL/AVG</b>	<b>1,100</b>	<b>\$3,550</b>	<b>\$3.23</b>

# RENT COMPS

11565 Iowa Ave, Los Angeles, CA 90025

**D** **1553 S Saltair Ave #202**  
1553 S Saltair Ave, Los Angeles, CA 90025

 Year Built 1958



UNIT TYPE	SIZE SF	RENT	RENT/SF
2 Bed/ 1 Bath	800	\$3,395	\$4.24
<b>TOTAL/AVG</b>	<b>800</b>	<b>\$3,395</b>	<b>\$4.24</b>

**E** **1914 Corinth Ave #207**  
1914 Corinth Ave, Los Angeles, CA 90025

 Year Built 1977



UNIT TYPE	SIZE SF	RENT	RENT/SF
2 Bed/ 2 Bath	933	\$3,250	\$3.48
<b>TOTAL/AVG</b>	<b>933</b>	<b>\$3,250</b>	<b>\$3.48</b>

# RENT COMPS

11565 Iowa Ave, Los Angeles, CA 90025



**1741 Granville Ave #102**

1741 Granville Ave, Los Angeles, CA 90025



Year Built 1977



UNIT TYPE	SIZE SF	RENT	RENT/SF
2 Bed/ 2 Bath	900	\$3,250	\$3.61
<b>TOTAL/AVG</b>	<b>900</b>	<b>\$3,250</b>	<b>\$3.61</b>

SEC. 6 11565 IOWA AVENUE

# Market Overview

- Market Overview
- Demographics

Marcus & Millichap  
LAAA TEAM



NEED  
MOVERS

HANDYMAN  
ALL HOME REPAIRS  
(310) 382-0271  
PAINT & DRYWALL

# MARKET OVERVIEW

11565 Iowa Ave, Los Angeles, CA 90025

## 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.



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## 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**

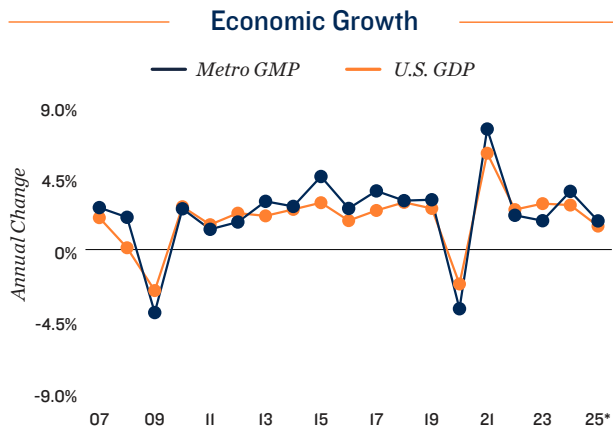
TEU containers are shipped through the ports of Los Angeles and Long Beach Annually, ranking them first and second in the nation.

# MARKET OVERVIEW

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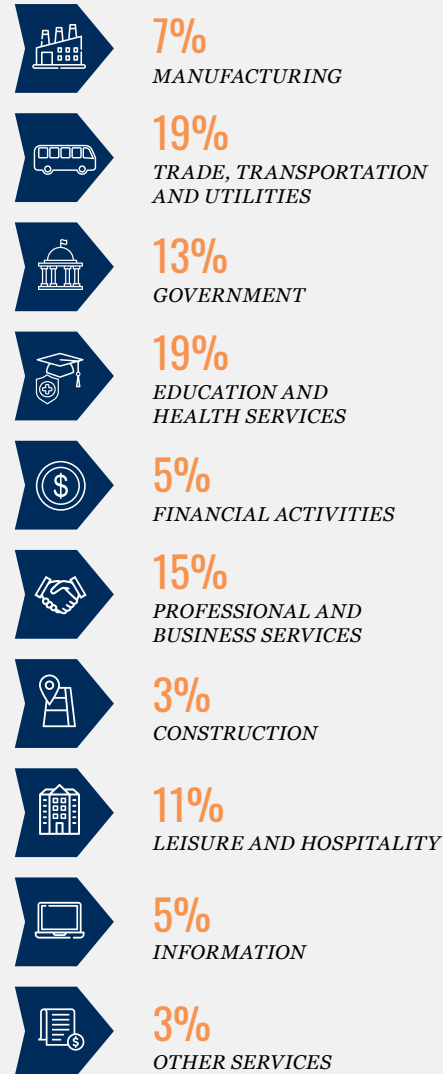
## ECONOMY

- 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

# MARKET OVERVIEW

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## 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%



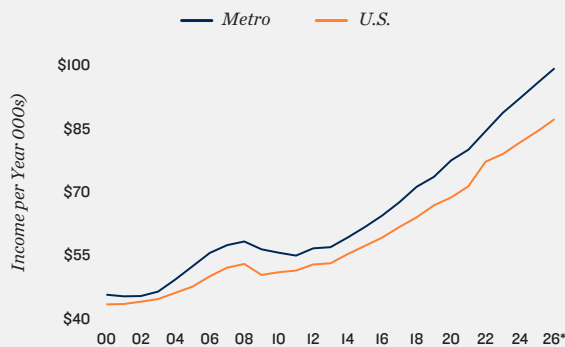
MEDIAN AGE  
**38**  
U.S. Median:  
39



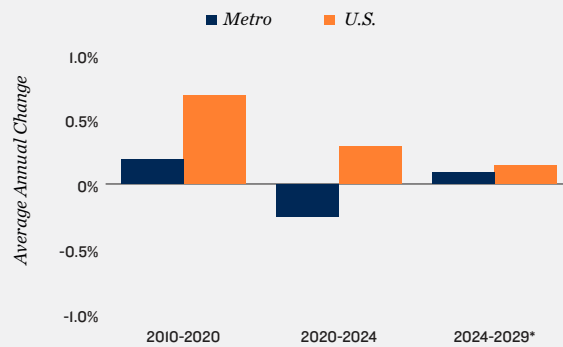
MEDIAN HOUSEHOLD INCOME  
**\$91,000**  
U.S. Median:  
\$76,000

\* Forecast

### Median Household Income

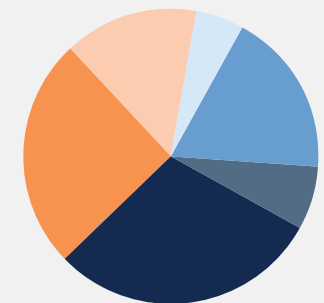


### Population Growth



### 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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## 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

# DEMOGRAPHICS

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POPULATION	1 Mile	3 Miles	5 Miles
<b>2030 Projection</b>			
Total Population	52,034	303,345	600,223
<b>2025 Estimate</b>			
Total Population	50,800	297,076	588,512
<b>2020 Census</b>			
Total Population	50,002	291,000	581,254
<b>2010 Census</b>			
Total Population	45,834	273,455	553,591
<b>Daytime Population</b>			
2025 Estimate	97,134	583,294	986,124
<b>HOUSEHOLDS</b>			
<b>2030 Projection</b>			
Total Households	27,454	136,866	280,043
<b>2025 Estimate</b>			
Total Households	26,790	133,768	274,174
Average (Mean) Household Size	1.9	2.1	2.1
<b>2020 Census</b>			
Total Households	25,524	127,868	263,023
<b>2010 Census</b>			
Total Households	23,609	125,502	255,815
Growth 2025-2030	2.5%	2.3%	2.1%
<b>HOUSING UNITS</b>			
<b>Occupied Units</b>			
2030 Projection	30,114	150,368	307,821
2025 Estimate	29,372	146,884	301,263
Owner Occupied	5,412	45,929	96,748
Renter Occupied	21,422	87,851	177,355
Vacant	2,582	13,116	27,089
<b>Persons in Units</b>			
2025 Estimate Total Occupied Units	26,790	133,768	274,174
1 Person Units	45.1%	40.7%	41.1%
2 Person Units	35.4%	33.6%	33.2%
3 Person Units	11.9%	13.3%	12.8%
4 Person Units	5.3%	8.8%	8.8%
5 Person Units	1.3%	2.5%	2.7%
6+ Person Units	0.9%	1.1%	1.3%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2025 Estimate</b>			
\$200,000 or More	21.8%	27.5%	28.4%
\$150,000-\$199,999	12.3%	11.9%	11.7%
\$100,000-\$149,999	17.7%	16.5%	16.9%
\$75,000-\$99,999	12.5%	10.2%	10.1%
\$50,000-\$74,999	13.1%	10.5%	10.2%
\$35,000-\$49,999	5.5%	5.9%	5.8%
\$25,000-\$34,999	5.0%	4.3%	4.4%
\$15,000-\$24,999	4.6%	4.6%	4.6%
Under \$15,000	7.6%	8.5%	7.9%
Average Household Income	\$138,548	\$149,589	\$153,715
Median Household Income	\$107,054	\$121,944	\$126,171
Per Capita Income	\$73,609	\$69,808	\$72,608
<b>POPULATION PROFILE</b>			
<b>Population By Age</b>			
2025 Estimate Total Population	50,800	297,076	588,512
Under 20	11.5%	17.1%	16.8%
20 to 34 Years	37.5%	29.9%	26.8%
35 to 39 Years	10.7%	8.0%	8.5%
40 to 49 Years	12.6%	11.9%	12.9%
50 to 64 Years	13.9%	15.7%	17.0%
Age 65+	13.8%	17.3%	18.0%
Median Age	39.0	40.0	41.0
<b>Population 25+ by Education Level</b>			
2025 Estimate Population Age 25+	41,377	217,447	447,185
Elementary (0-8)	3.0%	2.8%	3.2%
Some High School (9-11)	1.9%	1.9%	2.5%
High School Graduate (12)	8.1%	8.2%	8.8%
Some College (13-15)	12.0%	11.9%	13.0%
Associate Degree Only	4.4%	4.8%	4.8%
Bachelor's Degree Only	42.0%	39.1%	38.0%
Graduate Degree	28.8%	31.2%	29.6%
<b>Population by Gender</b>			
2025 Estimate Total Population	50,800	297,076	588,512
Male Population	50.5%	48.5%	48.8%
Female Population	49.5%	51.5%	51.2%

# DEMOGRAPHICS

11565 Iowa Ave, Los Angeles, CA 90025



## POPULATION

In 2025, the population in your selected geography is 588,512. The population has changed by 6.31 percent since 2010. It is estimated that the population in your area will be 600,223 five years from now, which represents a change of 2.0 percent from the current year. The current population is 48.8 percent male and 51.2 percent female. The median age of the population in your area is 40.0, compared with the U.S. average, which is 40.0. The population density in your area is 7,492 people per square mile.



## HOUSEHOLDS

There are currently 274,174 households in your selected geography. The number of households has changed by 7.18 percent since 2010. It is estimated that the number of households in your area will be 280,043 five years from now, which represents a change of 2.1 percent from the current year. The average household size in your area is 2.1 people.



## INCOME

In 2025, the median household income for your selected geography is \$126,171, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 81.98 percent since 2010. It is estimated that the median household income in your area will be \$151,717 five years from now, which represents a change of 20.2 percent from the current year.

The current year per capita income in your area is \$72,608, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$153,715, compared with the U.S. average, which is \$103,571.



## EMPLOYMENT

In 2025, 332,171 people in your selected area were employed. The 2010 Census revealed that 81.1 of employees are in white-collar occupations in this geography, and 6 are in blue-collar occupations. In 2025, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 28.00 minutes.



## HOUSING

The median housing value in your area was \$1,000,000 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 95,744.00 owner-occupied housing units and 160,072.00 renter-occupied housing units in your area.



## EDUCATION

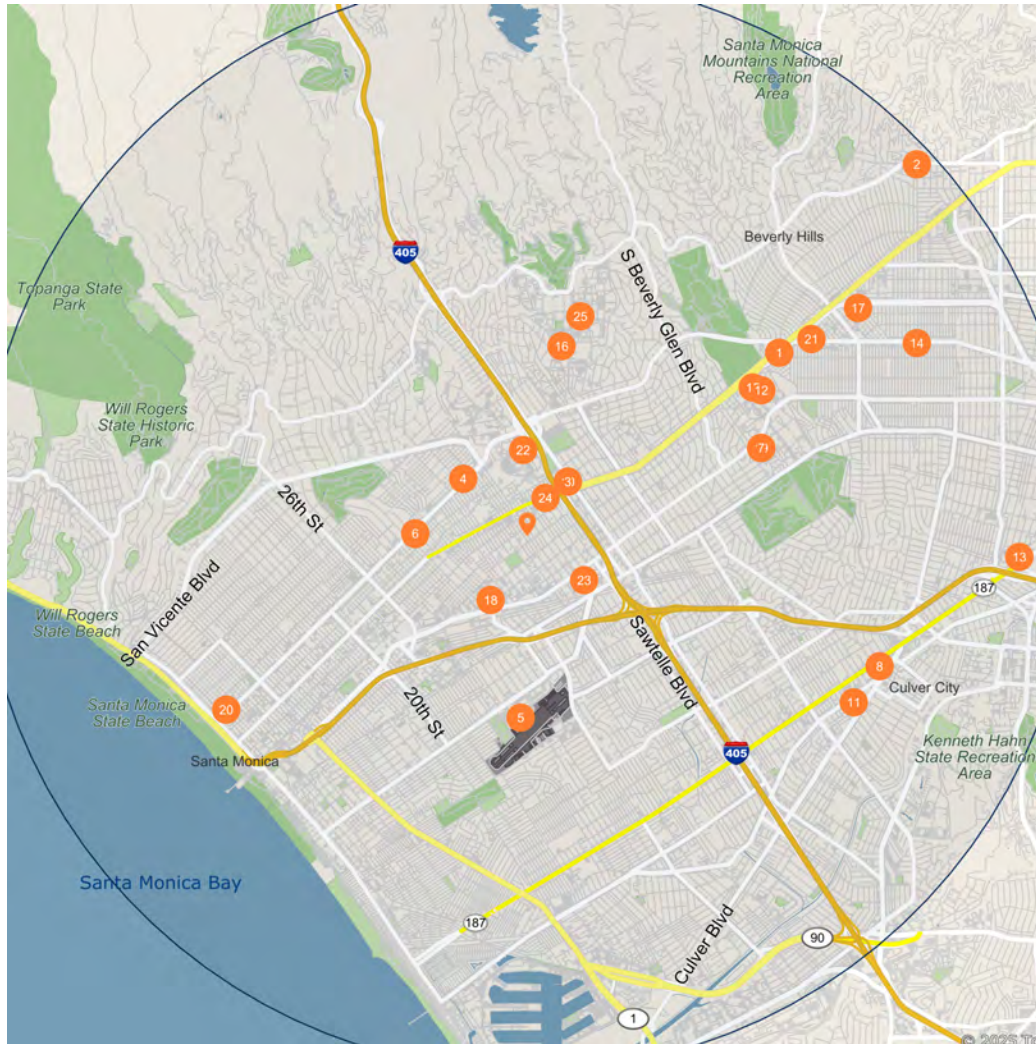
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 63.3 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 4.8 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 10.0 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.2 percent vs. 26.1 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 11.9 percent in the selected area compared with the 19.6 percent in the U.S.

# DEMOGRAPHICS

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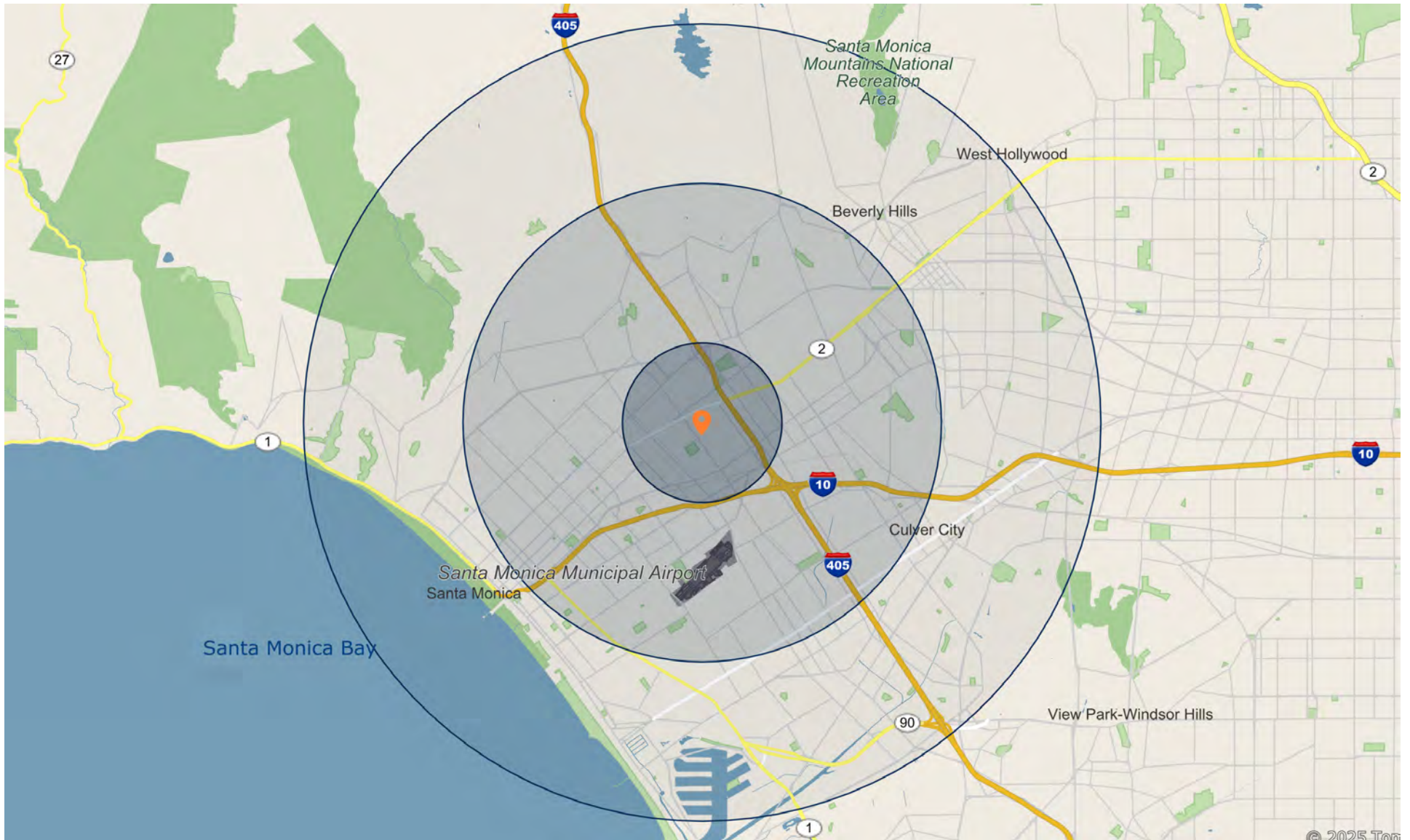
## Major Employers

## Employees

1	Boosted Commerce Inc-	13,223
2	Yf Art Holdings Gp LLC-	10,600
3	Green Equity Investors IV LP-	7,056
4	Intrepid Inv Bankers LLC-	5,097
5	Tcpc Funding II LLC-	5,003
6	International Medical Corps-IMC	4,500
7	Fox Net Inc-20th Century Fox Studio	4,328
8	Pacific Bell Telephone Company-	4,040
9	Twentieth Cntury Fox Japan Inc-News Corp - Fox	4,000
10	Gold Parent LP-	3,400
11	Sony Pictures Entrmt Inc-Sony Pictures Studios	3,000
12	Stone Canyon Industries LLC-	2,708
13	Kaiser Foundation Hospitals-Kaiser Prmnnte W Los Angles Me	2,552
14	Magic Workforce Solutions LLC-	2,140
15	Career Group Inc-Fourthfloor Fashion Talent	2,100
16	University Cal Los Angeles-Ronald Reagan Ucla Medical Ctr	2,056
17	Project Skyline Intrmdate Hldg-	2,020
18	Riot Games Direct Inc-	2,012
19	Fox Inc-Home Entertainment Div	2,000
20	Clearlake Cpittl Prtners V Fin-	1,832
21	Banc of California Inc-	1,700
22	Veterans Health Administration-West Los Angeles V A Med Ctr	1,625
23	Wonderful Agency-	1,603
24	Gateway Mercury Holdings LLC-	1,501
25	University Cal Los Angeles-Ucla	1,462

# DEMOGRAPHICS

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## Exclusively Listed By

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