

ADDITIONAL ECONOMIC DRIVERS

There are innovative Biotech, Space, and Ocean robotics start-ups with supporting venture capital and market partners. Additionally, there are large, mature industries including Aerospace, Trade, and Entertainment & Digital Media which sets Los Angeles apart as the creative content capital of the world.

<https://laedc.org/industry-cluster-development/#:~:text=There%20are%20innovative%20Biotech%2C%20Space,content%20capital%20of%20the%20world>

Finance and other services. The service sector is the primary component of the Los Angeles economy. Business and professional management services, health services and research, and finance are important, as are trade and tourism.

<https://www.britannica.com/place/Los-Angeles-California/Economy>

Los Angeles is home to ace filmmakers, story writers, and studios including Fox, Disney, Sony, Paramount, NBC Universal, and Warner Bros, among countless others running operations from L.A. County.

<https://www.brandla.org/post/top-industry-sectors-in-los-angeles-county#:~:text=The%20Entertainment%20Industry&text=L.A.%20is%20home%20to%20ace,running%20operations%20from%20L.A.%20County>

Notable Employers within 10 Miles:

- | | |
|--|--|
| Kaiser Permanente (largest employer in Los Angeles) | California State University, Los Angeles |
| University of Southern California Health Sciences Campus | Edmund D. Edelman Children's Courthouse |
| Hyatt House La - University Medical Center | East Los Angeles College |
| Keck Hospital of USC | SoCalGas Learning Center |
| White Memorial Hospital | California Highway Patrol |
| Adventist Health White Memorial | East Los Angeles Skills Center |

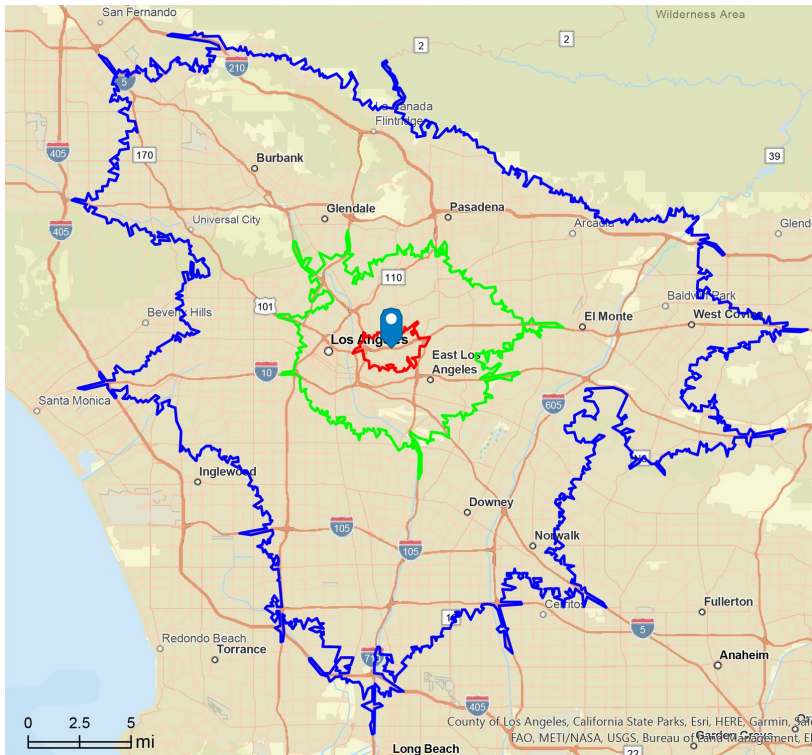
DEMOGRAPHIC SNAPSHOT



Market Profile

Marengo-Alma
 3200 Marengo St. Los Angeles CA 90063
 Drive Times: 5, 15, 30 drive time minute radii

Latitude: 34.0548
 Longitude: -118.1922



The following demographic information was obtained from ESRI, the recognized global expert in site analysis and demographic data.

The data has been derived from the surrounding area based on drive-time, rather than mileage radii, giving consideration to the unique challenges presented by the transportation network and geography of the Los Angeles area. In this case, we evaluate data within a 5-minute drive time, 15-minute drive time and 30-minute drive time, as this is projected to be the extent from which target buyers would come.

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population. Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony. Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parentchild relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography

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Population Summary			
2010 Total Population	66,704	767,542	4,991,942
2020 Total Population	61,092	767,411	5,018,881
2020 Group Quarters	891	27,478	97,753
2023 Total Population	60,480	770,437	4,992,801
2023 Group Quarters	881	27,530	97,779
2028 Total Population	59,770	779,095	5,001,342
2023-2028 Annual Rate	-0.24%	0.22%	0.03%
2023 Total Daytime Population	87,587	917,124	4,968,376
Workers	51,425	497,864	2,273,553
Residents	36,162	419,260	2,694,823

2023 Households by Income			
Household Income Base	16,997	262,524	1,683,331
<\$15,000	12.5%	13.8%	11.9%
\$15,000 - \$24,999	9.2%	8.2%	7.4%
\$25,000 - \$34,999	9.5%	7.4%	7.2%
\$35,000 - \$49,999	12.5%	9.9%	9.8%
\$50,000 - \$74,999	18.0%	15.1%	15.5%
\$75,000 - \$99,999	14.1%	12.3%	12.8%
\$100,000 - \$149,999	14.7%	16.2%	16.2%
\$150,000 - \$199,999	6.0%	8.3%	8.7%
\$200,000+	3.6%	8.9%	10.4%
Average Household Income	\$76,661	\$96,614	\$104,473

2023 Owner Occupied Housing Units by Value			
Total	5,789	82,881	640,931
<\$50,000	1.1%	0.8%	1.5%
\$50,000 - \$99,999	0.6%	0.4%	0.8%
\$100,000 - \$149,999	0.2%	0.2%	0.4%
\$150,000 - \$199,999	0.2%	0.1%	0.2%
\$200,000 - \$249,999	1.1%	0.4%	0.4%
\$250,000 - \$299,999	2.5%	0.6%	0.6%
\$300,000 - \$399,999	7.7%	2.8%	3.5%
\$400,000 - \$499,999	12.3%	5.5%	7.4%
\$500,000 - \$749,999	48.4%	33.4%	32.7%
\$750,000 - \$999,999	17.1%	32.3%	25.9%
\$1,000,000 - \$1,499,999	5.7%	15.3%	14.8%
\$1,500,000 - \$1,999,999	1.3%	3.9%	5.9%
\$2,000,000 +	1.8%	4.2%	5.9%
Average Home Value	\$678,398	\$884,906	\$901,599

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2023 Population by Race/Ethnicity			
Total	60,480	770,437	4,992,800
White Alone	15.3%	18.6%	24.9%
Black Alone	1.7%	3.8%	8.3%
American Indian Alone	2.8%	2.2%	1.9%
Asian Alone	3.8%	23.4%	15.4%
Pacific Islander Alone	0.1%	0.1%	0.2%
Some Other Race Alone	57.3%	36.5%	34.2%
Two or More Races	19.0%	15.5%	15.2%
Hispanic Origin	90.6%	61.0%	56.5%
Diversity Index	67.6	87.0	88.2

2023 Civilian Population 16+ in Labor Force			
Civilian Population 16+	26,441	374,786	2,480,373
Population 16+ Employed	94.4%	94.6%	94.6%
Population 16+ Unemployment rate	5.6%	5.4%	5.4%
Population 16-24 Employed	15.3%	12.3%	12.3%
Population 16-24 Unemployment rate	11.9%	9.9%	10.1%
Population 25-54 Employed	72.3%	70.7%	69.4%
Population 25-54 Unemployment rate	4.5%	4.6%	4.5%
Population 55-64 Employed	9.7%	12.7%	13.4%
Population 55-64 Unemployment rate	3.3%	5.6%	5.2%
Population 65+ Employed	2.7%	4.3%	4.9%
Population 65+ Unemployment rate	3.6%	4.1%	5.0%

2023 Consumer Spending			
Apparel & Services: Total \$	\$29,004,731	\$562,470,268	\$3,842,120,781
Average Spent	\$1,706.46	\$2,142.53	\$2,282.43
Spending Potential Index	78	97	104
Education: Total \$	\$19,792,859	\$436,639,219	\$3,117,070,468
Average Spent	\$1,164.49	\$1,663.22	\$1,851.71
Spending Potential Index	65	93	103
Entertainment/Recreation: Total \$	\$43,515,907	\$846,167,877	\$5,878,300,957
Average Spent	\$2,560.21	\$3,223.18	\$3,492.03
Spending Potential Index	68	85	92
Food at Home: Total \$	\$88,495,704	\$1,691,512,071	\$11,556,172,183
Average Spent	\$5,206.55	\$6,443.22	\$6,865.00
Spending Potential Index	77	95	101
Food Away from Home: Total \$	\$48,960,003	\$929,147,105	\$6,352,470,839
Average Spent	\$2,880.51	\$3,539.26	\$3,773.71
Shelter: Total \$	\$338,367,620	\$6,462,025,052	\$44,274,320,526
Average Spent	\$19,907.49	\$24,614.80	\$26,301.36
Spending Potential Index	80	99	106
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$28,949,522	\$592,038,949	\$4,219,347,989
Average Spent	\$1,703.21	\$2,255.16	\$2,506.52
Spending Potential Index	54	72	80
Travel: Total \$	\$26,539,534	\$516,489,803	\$3,611,250,443
Average Spent	\$1,561.42	\$1,967.39	\$2,145.28

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Top 3 Tapestry Segments			
1.	Family Extensions (13B)	Family Extensions (13B)	Family Extensions (13B)
2.	Southwestern Families (7F)	Diverse Convergence (13A)	Urban Villages (7B)
3.	Diverse Convergence (13A)	Downtown Melting Pot (8D)	Diverse Convergence (13A)

From ESRI:

Esri Tapestry Segmentation provides a detailed description of America's neighborhoods—U.S. residential areas are divided into distinct segments based on their socioeconomic and demographic composition.

Tapestry is a market segmentation system built from using a large, well-selected array of attributes of demographic and socioeconomic variables to identify numerous unique consumer markets throughout the United States. These segments reflect demographic shifts over the last decade to established consumer markets, as well as the emergence of new markets due to population growth, demographic and socioeconomic change, and transforming consumer behavior. Reflecting the diversity among American neighborhoods, Tapestry includes 67 distinct market segments. For a broader view of consumer markets, segments are summarized by 14 LifeMode groups and six urbanization groups. LifeMode groups share similar demographic characteristics and consumer behavior patterns, while Urbanization groups are based on the segment's geographic and physical features.