

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 33.789822 Longitude: -118.340703

| Country Hills Shopping Center<br>Torrance, CA |                                       | 5.00 Minute<br>Drivetime | 10.00 Minute<br>Drivetime | 20.00 Minute<br>Drivetime |
|---|---------------------------------------|--------------------------|---------------------------|---------------------------|
| <b>Population</b>                             | Current Year Estimated Population     | 64,066                   | 359,149                   | 1,436,718                 |
|   | Population Est 25Q1                   | 63,984                   | 359,005                   | 1,435,202                 |
|   | Population Est 24Q4                   | 64,114                   | 359,014                   | 1,435,758                 |
|   | Population Est 24Q3                   | 64,175                   | 358,978                   | 1,435,580                 |
|   | Population Est 24Q2                   | 64,188                   | 360,421                   | 1,437,391                 |
|   | Population Est 24Q1                   | 64,086                   | 360,931                   | 1,438,187                 |
|   | Population Est 23Q4                   | 63,673                   | 360,569                   | 1,437,782                 |
|   | Population Est 23Q3                   | 63,623                   | 360,283                   | 1,436,891                 |
|   | Population Est 23Q2                   | 63,906                   | 361,808                   | 1,438,999                 |
|   | Population Fcst                       | 64,475                   | 362,403                   | 1,455,184                 |
|   | 2010 Census Population                | 63,942                   | 359,723                   | 1,433,219                 |
|   | 2000 Census Population                | 62,560                   | 346,950                   | 1,409,209                 |
|   | 1990 Census Population                | 58,872                   | 330,401                   | 1,319,694                 |
|   | Current Year Daytime Population       | 82,125                   | 404,519                   | 1,640,868                 |
|   | Average Seasonal Population           | 734                      | 4,619                     | 14,878                    |
|   | Historical Annual Growth, 1990 – 2000 | 0.61%                    | 0.49%                     | 0.66%                     |
|   | Historical Annual Growth, 2000 – 2010 | 0.22%                    | 0.36%                     | 0.17%                     |
|   | Estimated Annual Growth, 2010 – CY    | 0.01%                    | -0.01%                    | 0.02%                     |
|   | Projected Annual Growth, CY to Y5     | 0.13%                    | 0.18%                     | 0.26%                     |
|   | Group Qtrs Est                        | 204                      | 4,699                     | 25,491                    |
| Transient Est Average Last 4 Qtrs             | 1,011                                 | 12,924                   | 95,258                    |                           |
| <b>Households</b>                             | Current Year Estimated Households     | 24,287                   | 129,024                   | 493,567                   |
|   | Households Est 25Q1                   | 24,241                   | 128,902                   | 492,853                   |
|   | Households Est 24Q4                   | 24,293                   | 128,907                   | 492,993                   |
|   | Households Est 24Q3                   | 24,317                   | 128,901                   | 492,960                   |
|   | Households Est 24Q2                   | 24,322                   | 129,643                   | 493,848                   |
|   | Households Est 24Q1                   | 24,282                   | 129,945                   | 494,296                   |
|   | Households Est 23Q4                   | 24,112                   | 129,800                   | 494,168                   |
|   | Households Est 23Q3                   | 24,091                   | 129,686                   | 493,867                   |
|   | Households Est 23Q2                   | 24,201                   | 130,213                   | 494,565                   |
|   | Households Fcst                       | 24,444                   | 130,167                   | 499,920                   |
|   | 2010 Census Households                | 24,240                   | 127,817                   | 480,998                   |
|   | 2000 Census Households                | 23,997                   | 125,100                   | 475,058                   |
|   | 1990 Census Households                | 22,982                   | 119,447                   | 457,146                   |
|   | Historical Annual Growth, 1990 – 2000 | 0.43%                    | 0.46%                     | 0.39%                     |
|   | Historical Annual Growth, 2000 – 2010 | 0.10%                    | 0.22%                     | 0.12%                     |
|   | Estimated Annual Growth, 2010 – CY    | 0.01%                    | 0.06%                     | 0.18%                     |
|   | Projected Annual Growth, CY to Y5     | 0.13%                    | 0.18%                     | 0.26%                     |
|   | Population per Household              | 2.63                     | 2.75                      | 2.86                      |

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|---|--|--------------------------|---------------------------|---------------------------|
| Income  | HH Income \$500,000 or more                    | 5.2%                     | 5.3%                      | 3.9%                      |
|   | HH Income \$250,000 to \$499,999               | 6.2%                     | 6.3%                      | 4.7%                      |
|   | HH Income \$200,000 to \$249,999               | 14.4%                    | 14.8%                     | 11.1%                     |
|   | HH Income \$175,000 to \$199,999               | 6.7%                     | 6.5%                      | 5.5%                      |
|   | HH Income \$150,000 to \$174,999               | 6.7%                     | 7.5%                      | 6.8%                      |
|   | HH Income \$100,000 to 149,999                 | 17.4%                    | 18.0%                     | 18.1%                     |
|   | HH Income \$75,000 to 99,999                   | 11.4%                    | 10.6%                     | 11.7%                     |
|   | HH Income \$50,000 to 74,999                   | 12.8%                    | 11.5%                     | 13.2%                     |
|   | HH Income \$35,000 to 49,999                   | 6.4%                     | 6.5%                      | 7.9%                      |
|   | HH Income \$25,000 to 34,999                   | 4.1%                     | 4.4%                      | 5.2%                      |
|   | HH Income \$15,000 to 24,999                   | 3.4%                     | 3.6%                      | 4.8%                      |
|   | HH Income \$0 to 14,999                        | 5.1%                     | 5.0%                      | 7.0%                      |
|   | Average Household Income                       | \$162,694                | \$168,419                 | \$141,437                 |
|   | Median Household Income                        | \$117,529                | \$121,024                 | \$100,307                 |
|   | Per Capita Income                              | \$61,791                 | \$60,957                  | \$49,138                  |
|   | Average Disposable Income                      | \$113,196                | \$114,512                 | \$100,683                 |
|   | Median Disposable Income                       | \$98,367                 | \$101,442                 | \$85,230                  |
|   | Discretionary HH Income Over \$150,000         | 15.5%                    | 16.6%                     | 11.0%                     |
|   | Discretionary HH Income \$125,000 to \$149,999 | 10.8%                    | 10.2%                     | 7.8%                      |
|   | Discretionary HH Income \$100,000 to \$124,999 | 11.0%                    | 10.7%                     | 8.8%                      |
|   | Discretionary HH Income \$75,000 to \$99,999   | 12.8%                    | 13.3%                     | 12.2%                     |
|   | Discretionary HH Income \$50,000 to \$74,999   | 17.1%                    | 15.8%                     | 16.6%                     |
|   | Discretionary HH Income \$25,000 to \$49,999   | 19.2%                    | 17.4%                     | 21.2%                     |
|   | Discretionary HH Income Under \$25,000         | 13.6%                    | 15.8%                     | 22.5%                     |
|   | Average Discretionary HH Income                | \$84,198                 | \$84,369                  | \$70,735                  |
|   | Median Discretionary HH Income                 | \$74,516                 | \$76,666                  | \$59,128                  |
|   | Householder White – Count                      | 9,742                    | 45,640                    | 126,704                   |
|   | Median HH Income                               | \$131,620                | \$137,617                 | \$137,184                 |
|   | Average HH Income                              | \$125,803                | \$128,192                 | \$126,669                 |
|   | Householder Black or African-American – Count  | 1,013                    | 4,988                     | 62,614                    |
|   | Median HH Income                               | \$104,439                | \$87,104                  | \$69,728                  |
|   | Average HH Income                              | \$107,586                | \$95,114                  | \$82,902                  |
|   | Householder Hispanic – Count                   | 5,160                    | 34,392                    | 174,866                   |
| Median HH Income                              | \$85,834                                       | \$90,978                 | \$84,401                  |                           |
| Average HH Income                             | \$99,619                                       | \$100,629                | \$94,003                  |                           |
| Householder Asian or Pacific Islander – Count | 5,270  | 29,227                   | 69,861                    |                           |
| Median HH Income                              | \$127,189                                      | \$148,398                | \$132,735                 |                           |
| Average HH Income                             | \$122,329                                      | \$132,251                | \$123,552                 |                           |
| Householder Other or Pacific Islander – Count | 3,102  | 14,777                   | 59,522                    |                           |
| Median HH Income                              | \$123,407                                      | \$121,539                | \$100,863                 |                           |
| Average HH Income                             | \$122,557                                      | \$120,420                | \$107,826                 |                           |

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|---|---------------------------|--------------------------|---------------------------|---------------------------|
| <b>Gender</b>                                 | Male Population           | 30,935                   | 174,896                   | 701,784                   |
|   | Female Population         | 33,131                   | 184,252                   | 734,933                   |
| <b>Total Population<br/>by Age</b>            | Count of Pop 0 to 4 years | 3,101                    | 17,384                    | 79,472                    |
|   | Count of Pop 0 to 7 years | 4,391                    | 24,330                    | 109,475                   |
|   | Count of Pop 5 - 13       | 5,941                    | 32,653                    | 140,402                   |
|   | Count of Pop 14 - 18      | 3,105                    | 17,470                    | 72,451                    |
|   | Count of Pop 19 - 22      | 3,132                    | 17,902                    | 74,123                    |
|   | Count of Pop 22 - 25      | 2,314                    | 13,359                    | 55,403                    |
|   | Count of Pop 25 - 29      | 3,474                    | 20,472                    | 92,410                    |
|   | Count of Pop 30 - 34      | 3,882                    | 21,861                    | 105,919                   |
|   | Count of Pop 35 - 39      | 4,038                    | 22,058                    | 103,773                   |
|   | Count of Pop 40 - 44      | 4,050                    | 22,786                    | 97,487                    |
|   | Count of Pop 45 - 59      | 12,742                   | 71,349                    | 275,266                   |
|   | Count of Pop 60 - 74      | 12,380                   | 67,474                    | 234,841                   |
|   | Count of Pop 75 - 84      | 4,165                    | 23,643                    | 75,042                    |
|   | Count of Pop 85+          | 1,742                    | 10,737                    | 30,129                    |
|   | % of Pop 0 to 4 years     | 4.8%                     | 4.8%                      | 5.5%                      |
|   | % of Pop 0 to 7 years     | 6.9%                     | 6.8%                      | 7.6%                      |
|   | % of Pop 5 - 13           | 9.3%                     | 9.1%                      | 9.8%                      |
|   | % of Pop 14 - 18          | 4.8%                     | 4.9%                      | 5.0%                      |
|   | % of Pop 19 - 22          | 4.9%                     | 5.0%                      | 5.2%                      |
|   | % of Pop 22 - 25          | 3.6%                     | 3.7%                      | 3.9%                      |
|   | % of Pop 25 - 29          | 5.4%                     | 5.7%                      | 6.4%                      |
|   | % of Pop 30 - 34          | 6.1%                     | 6.1%                      | 7.4%                      |
|   | % of Pop 35 - 39          | 6.3%                     | 6.1%                      | 7.2%                      |
|   | % of Pop 40 - 44          | 6.3%                     | 6.3%                      | 6.8%                      |
|   | % of Pop 45 - 59          | 19.9%                    | 19.9%                     | 19.2%                     |
|   | % of Pop 60 - 74          | 19.3%                    | 18.8%                     | 16.3%                     |
|   | % of Pop 75 - 84          | 6.5%                     | 6.6%                      | 5.2%                      |
|   | % of Pop 85+              | 2.7%                     | 3.0%                      | 2.1%                      |
| Median Age                                    | 43.8                      | 43.6                     | 39.7                      |                           |
| Average Age                                   | 43.1                      | 43.1                     | 40.6                      |                           |
| <b>Male Population<br/>by Age</b>             | % of Pop 0 to 4 years     | 5.1%                     | 5.1%                      | 5.8%                      |
|   | % of Pop 5 - 13           | 9.7%                     | 9.6%                      | 10.2%                     |
|   | % of Pop 14 - 18          | 5.1%                     | 5.2%                      | 5.3%                      |
|   | % of Pop 19 - 22          | 5.2%                     | 5.3%                      | 5.4%                      |
|   | % of Pop 22 - 25          | 3.9%                     | 3.9%                      | 4.0%                      |
|   | % of Pop 25 - 29          | 5.8%                     | 6.1%                      | 6.7%                      |
|   | % of Pop 30 - 34          | 6.3%                     | 6.3%                      | 7.5%                      |
|   | % of Pop 35 - 39          | 6.3%                     | 6.2%                      | 7.3%                      |
|   | % of Pop 40 - 44          | 6.4%                     | 6.3%                      | 6.8%                      |
|   | % of Pop 45 - 59          | 19.3%                    | 19.5%                     | 18.8%                     |
|   | % of Pop 75 - 84          | 5.9%                     | 5.9%                      | 4.6%                      |
|   | % of Pop 60 - 74          | 18.9%                    | 18.4%                     | 15.9%                     |
|   | % of Pop 85+              | 2.1%                     | 2.3%                      | 1.6%                      |
|   | Median Age                | 42.0                     | 41.9                      | 38.5                      |
| Average Age                                   | 41.9                      | 41.8                     | 39.5                      |                           |

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|---|---|--------------------------|---------------------------|---------------------------|
|   | % of Pop 0 to 4 years                             | 4.6%                     | 4.6%                      | 5.3%                      |
|   | % of Pop 5 - 13                                   | 8.8%                     | 8.6%                      | 9.3%                      |
|   | % of Pop 14 - 18                                  | 4.6%                     | 4.6%                      | 4.8%                      |
|   | % of Pop 19 - 22                                  | 4.6%                     | 4.7%                      | 4.9%                      |
|   | % of Pop 22 - 25                                  | 3.4%                     | 3.5%                      | 3.7%                      |
|   | % of Pop 25 - 29                                  | 5.0%                     | 5.3%                      | 6.2%                      |
|   | % of Pop 30 - 34                                  | 5.9%                     | 5.9%                      | 7.2%                      |
|   | % of Pop 35 - 39                                  | 6.3%                     | 6.1%                      | 7.2%                      |
|   | % of Pop 40 - 44                                  | 6.3%                     | 6.4%                      | 6.8%                      |
|   | % of Pop 45 - 59                                  | 20.4%                    | 20.2%                     | 19.5%                     |
|   | % of Pop 60 - 74                                  | 19.7%                    | 19.2%                     | 16.8%                     |
|   | % of Pop 75 - 84                                  | 7.1%                     | 7.2%                      | 5.8%                      |
|   | % of Pop 85+                                      | 3.3%                     | 3.7%                      | 2.6%                      |
|   | Median Age  | 45.4                     | 45.2                      | 41.0                      |
| Average Age                                   | 44.2  | 44.3                     | 41.6                      |                           |
| Race  | Count of White                                    | 27,342                   | 140,233                   | 434,006                   |
|   | Count of Black or African-American                | 3,028                    | 16,774                    | 200,782                   |
|   | Count of Asian or Pacific Islander                | 15,557                   | 90,722                    | 222,159                   |
|   | Count of Other races                              | 18,139                   | 111,419                   | 579,770                   |
|   | White   | 42.7%                    | 39.0%                     | 30.2%                     |
|   | Black or African American                         | 4.7%                     | 4.7%                      | 14.0%                     |
|   | Asian   | 24.3%                    | 25.3%                     | 15.5%                     |
|   | Other Races                                       | 28.3%                    | 31.0%                     | 40.4%                     |
| Language Spoken                               | Speak English at Home                             | 57.8%                    | 52.3%                     | 49.8%                     |
|   | Speak Spanish at Home                             | 19.3%                    | 25.1%                     | 35.8%                     |
|   | Speak French or French Creole at Home             | 0.2%                     | 0.3%                      | 0.3%                      |
|   | Speak German at Home                              | 0.4%                     | 0.3%                      | 0.3%                      |
|   | Speak Other Indo-European Languages at Home       | 4.1%                     | 3.2%                      | 1.8%                      |
|   | Speak Russian and Other Slavic Languages at Home  | 0.9%                     | 0.8%                      | 0.5%                      |
|   | Speak Chinese at Home                             | 2.9%                     | 2.8%                      | 1.5%                      |
|   | Speak Korean at Home                              | 4.3%                     | 4.0%                      | 1.8%                      |
|   | Speak Vietnamese at Home                          | 0.5%                     | 0.7%                      | 0.7%                      |
|   | Speak Other Asian Languages at Home               | 5.5%                     | 5.2%                      | 3.2%                      |
|   | Speak Tagalog and Other Pacific Languages at Home | 2.5%                     | 4.2%                      | 3.0%                      |
|   | Speak Other Language at Home                      | 1.7%                     | 1.1%                      | 1.3%                      |
| Hispanic                                      | Hispanic Population                               | 18,824                   | 125,556                   | 645,390                   |
|   | Hispanic Population Percent                       | 29.4%                    | 35.0%                     | 44.9%                     |
|   | Mexican   | 69.8%                    | 78.0%                     | 75.8%                     |
|   | Puerto Rican                                      | 1.7%                     | 1.7%                      | 1.3%                      |
|   | Cuban   | 3.0%                     | 1.6%                      | 0.9%                      |
|   | Dominican   | 0.0%                     | 0.1%                      | 0.1%                      |
|   | Central American                                  | 10.8%                    | 8.9%                      | 13.6%                     |
|   | South American                                    | 7.9%                     | 5.1%                      | 3.3%                      |
|   | Other Hispanic                                    | 6.9%                     | 4.6%                      | 4.9%                      |
|   | 2000 Hispanic Population Percent                  | 24%                      | 31%                       | 38%                       |
|   | 1990 Hispanic Population Percent                  | 17%                      | 26%                       | 29%                       |

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|---|--|--------------------------|---------------------------|---------------------------|
| <b>Ancestry</b>                               | American (percent of total population) | 1.7%                     | 1.7%                      | 1.5%                      |
|   | American                               | 1.0%                     | 1.1%                      | 0.7%                      |
|   | Native American (ie. Indian/Eskimo)    | 0.2%                     | 0.2%                      | 0.2%                      |
|   | Hawaiian/Pacific Islander              | 0.5%                     | 0.5%                      | 0.6%                      |
|   | Asian (percent of total population)    | 19.6%                    | 18.3%                     | 10.3%                     |
|   | Chinese                                | 3.8%                     | 3.7%                      | 2.0%                      |
|   | Japanese                               | 5.6%                     | 5.1%                      | 2.5%                      |
|   | Korean                                 | 4.9%                     | 4.7%                      | 2.0%                      |
|   | South Central Asian (ie. Indian)       | 2.5%                     | 2.1%                      | 1.1%                      |
|   | South East Asian (ie. Vietnamese)      | 0.9%                     | 1.5%                      | 2.1%                      |
|   | Other Asian                            | 1.9%                     | 1.2%                      | 0.7%                      |
|   | European (percent of total population) | 14.4%                    | 12.2%                     | 8.2%                      |
|   | British                                | 2.9%                     | 2.3%                      | 1.5%                      |
|   | Dutch                                  | 0.3%                     | 0.2%                      | 0.1%                      |
|   | French                                 | 0.4%                     | 0.4%                      | 0.3%                      |
|   | German                                 | 2.9%                     | 2.4%                      | 1.6%                      |
|   | Italian                                | 1.5%                     | 1.4%                      | 0.9%                      |
|   | Polish                                 | 0.6%                     | 0.5%                      | 0.3%                      |
|   | Scandinavian                           | 1.2%                     | 0.9%                      | 0.6%                      |
|   | Scotch/Irish                           | 2.8%                     | 2.3%                      | 1.6%                      |
| Other European (ie. Greek/Russian)            | 1.8%                                   | 1.8%                     | 1.2%                      |                           |
| Middle Eastern                                | 1.0%                                   | 0.9%                     | 0.5%                      |                           |
| Other Ancestry                                | 18.1%                                  | 15.5%                    | 11.8%                     |                           |
| Unclassified Ancestry                         | 6.6%                                   | 4.9%                     | 4.0%                      |                           |
| <b>Education<br/>(Age 25+)</b>                | Adult Population (25 Years or Older)   | 46,474                   | 260,382                   | 1,014,867                 |
|   | Elementary (0 to 8)                    | 4.9%                     | 6.6%                      | 10.8%                     |
|   | Some High School (9 to 11)             | 4.8%                     | 5.6%                      | 8.1%                      |
|   | High School Graduate (12)              | 17.3%                    | 18.0%                     | 20.1%                     |
|   | Some College (13 to 16)                | 17.6%                    | 17.2%                     | 19.5%                     |
|   | Associates Degree Only                 | 8.5%                     | 7.7%                      | 7.0%                      |
|   | Bachelors Degree Only                  | 29.6%                    | 28.0%                     | 22.4%                     |
|   | Graduate Degree                        | 17.2%                    | 16.8%                     | 12.2%                     |
|   | % College (4+)                         | 46.8%                    | 44.8%                     | 34.6%                     |
| <b>Household<br/>Type</b>                     | Total Households – count               | 24,287                   | 129,024                   | 493,567                   |
|   | One Person HHs – count                 | 6,113                    | 30,940                    | 122,015                   |
|   | Family HHs – count                     | 16,791                   | 90,504                    | 334,167                   |
|   | Married Couple – count                 | 12,752                   | 67,849                    | 216,808                   |
|   | w/own children – count                 | 5,117                    | 27,807                    | 91,291                    |
|   | w/out own children – count             | 7,635                    | 40,042                    | 125,517                   |
|   | Male Householder – count               | 1,017                    | 6,940                     | 37,084                    |
|   | Female Householder – count             | 3,022                    | 15,715                    | 80,274                    |
|   | Non-Family Households – count          | 1,383                    | 7,580                     | 37,386                    |
|   | 1 Person Household                     | 25.2%                    | 24.0%                     | 24.7%                     |
|   | 2 Person Household                     | 30.1%                    | 29.3%                     | 27.4%                     |
|   | 3 Person Household                     | 17.6%                    | 17.5%                     | 16.9%                     |
|   | 4 Person Household                     | 15.5%                    | 16.3%                     | 15.1%                     |
|   | 5 Person Household                     | 6.8%                     | 7.3%                      | 8.1%                      |
| 6 Person Household                            | 2.9%                                   | 3.2%                     | 4.1%                      |                           |
| 7+ Person Household                           | 2.0%                                   | 2.5%                     | 3.6%                      |                           |
| % Households With Children                    | 27.8%                                  | 28.2%                    | 28.3%                     |                           |

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|--|---|--------------------------|---------------------------|---------------------------|
| <b>Housing</b>                                     | Total Housing Units                     | 25,606                   | 135,372                   | 518,420                   |
|  | Owner Occupied Percent                  | 47.7%                    | 52.2%                     | 43.7%                     |
|  | Renter Occupied Percent                 | 47.1%                    | 43.1%                     | 51.5%                     |
|  | Vacant Housing Percent                  | 5.2%                     | 4.7%                      | 4.8%                      |
|  | Total Housing Units (Census 2000)       | 24,777                   | 129,637                   | 497,047                   |
| <b>Home Value<br/>(Owner Occupied)</b>             | Property Value \$1,000,000 or more      | 45.8%                    | 45.3%                     | 35.3%                     |
|  | Property Value \$750,000 to \$999,999   | 12.6%                    | 16.6%                     | 21.6%                     |
|  | Property Value \$500,000 to \$749,999   | 9.3%                     | 10.7%                     | 16.0%                     |
|  | Property Value \$400,000 to \$499,999   | 1.8%                     | 1.8%                      | 3.2%                      |
|  | Property Value \$300,000, to \$399,999  | 1.1%                     | 0.9%                      | 1.6%                      |
|  | Property Value \$200,000 to \$299,999   | 1.8%                     | 0.9%                      | 1.2%                      |
|  | Property Value \$150,000 to \$199,999   | 1.1%                     | 0.7%                      | 0.6%                      |
|  | Property Value \$100,000 to \$149,999   | 1.4%                     | 1.1%                      | 0.9%                      |
|  | Property Value \$60,000 to \$99,999     | 0.5%                     | 0.7%                      | 0.8%                      |
|  | Property Value \$40,000 to \$59,999     | 0.1%                     | 0.3%                      | 0.3%                      |
|  | Property Value \$0 to \$39,999          | 1.2%                     | 1.2%                      | 1.3%                      |
|  | Median Home Value                       | \$1,208,451              | \$1,167,540               | \$1,036,434               |
| <b>Wealth<br/>per Household</b>                    | \$0 and under - percent                 | 17.1%                    | 17.0%                     | 18.4%                     |
|  | \$1 to \$4999 - percent                 | 8.3%                     | 8.2%                      | 9.4%                      |
|  | \$5k to \$9999 - percent                | 4.4%                     | 4.4%                      | 4.8%                      |
|  | \$10k to \$24999 - percent              | 6.2%                     | 6.2%                      | 6.5%                      |
|  | \$25k to \$49999 - percent              | 6.6%                     | 6.7%                      | 6.8%                      |
|  | \$50k to \$99999 - percent              | 9.9%                     | 9.9%                      | 9.9%                      |
|  | \$100k to \$249999 - percent            | 17.9%                    | 18.0%                     | 17.3%                     |
|  | \$250k to \$499999 - percent            | 13.5%                    | 13.6%                     | 12.6%                     |
|  | \$500k+ - percent                       | 16.0%                    | 16.1%                     | 14.3%                     |
|  | Median HH Wealth                        | \$86,695                 | \$88,009                  | \$70,495                  |
|  | Avg HH Wealth                           | \$253,313                | \$254,534                 | \$232,024                 |
| <b>Economic<br/>Viability</b>                      | Economic Viability Local                | 297                      | 295                       | 291                       |
|  | Economic Viability Indexed              | 107                      | 106                       | 105                       |
| <b>Occupation<br/>(Employed Civilians Age 16+)</b> | Employed Civilian Pop 16+ by Occupation | 33,143                   | 179,957                   | 724,213                   |
|  | Managerial/Executive                    | 19.7%                    | 19.8%                     | 16.4%                     |
|  | Professional Specialty                  | 28.1%                    | 27.8%                     | 22.8%                     |
|  | Healthcare Support                      | 3.4%                     | 3.0%                      | 3.9%                      |
|  | Sales                                   | 9.5%                     | 9.2%                      | 9.2%                      |
|  | Office & Administrative Support         | 10.5%                    | 10.6%                     | 11.4%                     |
|  | Protective Service                      | 1.9%                     | 1.9%                      | 2.2%                      |
|  | Food Preparation                        | 5.3%                     | 4.7%                      | 5.9%                      |
|  | Building Maintenance & Cleaning         | 2.8%                     | 3.1%                      | 4.4%                      |
|  | Personal Care                           | 2.0%                     | 2.4%                      | 2.8%                      |
|  | Farming, Fishing, & Forestry            | 0.2%                     | 0.2%                      | 0.3%                      |
|  | Construction                            | 5.7%                     | 5.9%                      | 6.8%                      |
|  | Production & Transportation             | 11.0%                    | 11.4%                     | 14.0%                     |
|  | Percent White Collar Workers            | 71.2%                    | 70.3%                     | 63.6%                     |
|  | Percent Blue Collar Workers             | 28.8%                    | 29.7%                     | 36.4%                     |

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 23, 2025



Latitude: 33.789822 Longitude: -118.340703

| Country Hills Shopping Center<br>Torrance, CA |                                 | 5.00 Minute<br>Drivetime | 10.00 Minute<br>Drivetime | 20.00 Minute<br>Drivetime |
|---|---------------------------------|--------------------------|---------------------------|---------------------------|
|   | Agriculture/Mining/Construction | 5.7%                     | 5.8%                      | 6.1%                      |
|   | Manufacturing                   | 10.4%                    | 11.2%                     | 10.0%                     |
|   | Transportation                  | 8.7%                     | 8.3%                      | 9.0%                      |
|   | Information                     | 3.2%                     | 3.1%                      | 2.7%                      |
|   | Wholesale/Retail                | 11.7%                    | 12.4%                     | 12.5%                     |
|   | Finance, Insurance, Real Estate | 6.5%                     | 6.4%                      | 5.5%                      |
|   | Professional Services           | 10.5%                    | 10.1%                     | 8.2%                      |
|   | Management Services             | 0.1%                     | 0.2%                      | 0.1%                      |
|   | Administrative/Waste Services   | 3.8%                     | 4.3%                      | 5.6%                      |
|   | Educational Services            | 21.6%                    | 21.8%                     | 21.0%                     |
|   | Entertainment Services          | 9.4%                     | 8.5%                      | 10.4%                     |
|   | Other Professional Services     | 5.7%                     | 4.7%                      | 5.2%                      |
|   | Public Administration           | 2.6%                     | 3.3%                      | 3.7%                      |
| <b>Vehicles<br/>per HH</b>                    | No Vehicles                     | 4.8%                     | 5.6%                      | 7.8%                      |
|   | 1 Vehicle                       | 32.5%                    | 30.5%                     | 33.7%                     |
|   | 2 Vehicles                      | 41.8%                    | 40.0%                     | 36.7%                     |
|   | 3 or more vehicles              | 20.9%                    | 24.0%                     | 21.7%                     |
|   | Average Number of Vehicles      | 1.88                     | 1.93                      | 1.83                      |
| <b>Change</b>                                 | Births (last 12 months)         | 575                      | 3,237                     | 14,568                    |
|   | Deaths (last 12 months)         | 536                      | 3,025                     | 9,748                     |
|   | Migration (last 12 months)      | -128                     | -1,302                    | -4,729                    |
| <b>Work<br/>place</b>                         | Workplace Establishments        | 5,337                    | 21,058                    | 72,246                    |
|   | Workplace Employees (FTE)       | 39,146                   | 168,224                   | 681,097                   |