Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections
Calculated using TAS Retrieval

Dec 5, 2023

BRIXMOR®

Latitude: 33.789534   Longitude: -118.340839

Country Hills Shopping Center Torrance, CA	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population			
Current Year Estimated Population	11,639	158,929	437,006
Population Est 23Q1	11,862	159,327	437,418
Population Est 22Q4	11,856	159,268	437,522
Population Est 22Q3	11,883	159,341	437,647
Population Est 22Q2	11,881	159,290	437,596
Population Est 22Q1	11,883	159,506	437,916
Population Est 21Q4	11,888	159,508	437,325
Population Est 21Q3	11,859	159,533	437,595
Population Est 21Q2	11,864	159,522	437,613
Population Fcst	11,335	157,349	439,494
2010 Census Population	11,197	123,916	330,004
2000 Census Population	10,968	121,234	322,017
1990 Census Population	11,217	118,409	311,132
Current Year Daytime Population	12,477	175,387	458,504
Average Seasonal Population	164	2,572	6,494
Historical Annual Growth, 1990 – 2000	-0.22%	0.24%	0.34%
Historical Annual Growth, 2000 – 2010	0.21%	0.22%	0.25%
Estimated Annual Growth, 2010 – CY	0.29%	1.90%	2.14%
Projected Annual Growth, CY to Y5	-0.53%	-0.20%	0.11%
Group Qtrs Est	4	1,230	7,615
Transient Est Average Last 4 Qtrs	45	5,439	19,141
Households			
Current Year Estimated Households	4,572	60,010	157,352
Households Est 23Q1	4,669	60,144	157,438
Households Est 22Q4	4,668	60,123	157,481
Households Est 22Q3	4,678	60,153	157,504
Households Est 22Q2	4,677	60,137	157,493
Households Est 22Q1	4,678	60,224	157,615
Households Est 21Q4	4,680	60,221	157,439
Households Est 21Q3	4,669	60,226	157,551
Households Est 21Q2	4,669	60,221	157,556
Households Fcst	4,451	59,392	157,966
2010 Census Households	4,386	46,572	118,302
2000 Census Households	4,348	45,924	116,668
1990 Census Households	4,358	45,031	112,632
Historical Annual Growth, 1990 – 2000	-0.02%	0.20%	0.35%
Historical Annual Growth, 2000 – 2010	0.09%	0.14%	0.14%
Estimated Annual Growth, 2010 – CY	0.31%	1.93%	2.18%
Projected Annual Growth, CY to Y5	-0.54%	-0.21%	0.08%
Population per Household	2.54	2.63	2.73

Demographic Source: Synergos Technologies, Inc

Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections
Calculated using TAS Retrieval

BRIXMOR®

Dec 5, 2023   Latitude: 33.789534   Longitude: -118.340839

Country Hills Shopping Center Torrance, CA	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Income			
HH Income $500,000 or more	3.3%	3.2%	2.9%
HH Income $250,000 to $499,999	4.0%	3.9%	3.4%
HH Income $200,000 to $249,999	9.3%	9.1%	8.0%
HH Income $175,000 to $199,999	7.0%	8.3%	6.8%
HH Income $150,000 to $174,999	6.2%	7.5%	6.9%
HH Income $100,000 to 149,999	19.6%	18.9%	18.9%
HH Income $75,000 to 99,999	9.6%	11.8%	12.3%
HH Income $50,000 to 74,999	11.1%	12.3%	13.6%
HH Income $35,000 to 49,999	10.2%	8.6%	9.1%
HH Income $25,000 to 34,999	6.2%	5.1%	5.8%
HH Income $15,000 to 24,999	7.6%	5.3%	5.9%
HH Income $0 to 14,999	6.0%	6.2%	6.5%
Average Household Income	$140,474	$140,619	$128,862
Median Household Income	$98,152	$101,938	$92,710
Per Capita Income	$55,196	$53,465	$46,980
2000 Average HH Income	$91,661	$85,914	$77,256
2000 Median HH Income	$67,700	$63,309	$56,206
Average Disposable Income	95,460	98,566	92,900
Median Disposable Income	83,563	86,417	79,679
Discretionary HH Income Over $150,000	5.6%	3.3%	3.2%
Discretionary HH Income $125,000 to $149,999	8.3%	12.2%	9.7%
Discretionary HH Income $100,000 to $124,999	10.2%	9.2%	8.0%
Discretionary HH Income $75,000 to $99,999	12.6%	13.7%	12.5%
Discretionary HH Income $50,000 to $74,999	19.0%	19.2%	18.9%
Discretionary HH Income $25,000 to $49,999	21.3%	21.2%	22.9%
Discretionary HH Income Under $25,000	23.0%	21.2%	24.8%
Average Discretionary HH Income	65,072	66,633	61,550
Median Discretionary HH Income	57,251	59,208	52,755
Householder White – Count	2,315	26,773	61,236
Median HH Income	$114,843	$116,391	$110,525
Average HH Income	$112,534	$114,700	$112,217
Householder Black or African-American – Count	67	2,175	6,331
Median HH Income	$77,690	$68,053	$68,366
Average HH Income	$82,440	$76,026	$77,266
Householder Hispanic – Count	493	10,098	40,856
Median HH Income	$101,829	$76,734	$68,133
Average HH Income	$102,203	$88,181	$80,548
Householder Asian or Pacific Islander – Count	1,283	15,668	33,799
Median HH Income	$69,490	$112,830	$113,605
Average HH Income	$89,726	$111,486	$112,776
Householder Other or Pacific Islander – Count	413	5,296	15,129
Median HH Income	$78,681	$87,585	$82,039
Average HH Income	$85,654	$94,821	$90,730
Gender			
Male Population	5,612	76,513	212,936
Female Population	6,028	82,416	224,070

Demographic Source: Synergos Technologies, Inc

Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections
Calculated using TAS Retrieval

BRIXMOR®

Dec 5, 2023

Latitude: 33.789534   Longitude: -118.340839

Country Hills Shopping Center Torrance, CA	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Total Population by Age			
Count of Pop 0 to 4 years	472	7,137	20,771
Count of Pop 0 to 7 years	681	10,350	29,493
Count of Pop 5 - 13	1,063	15,100	41,820
Count of Pop 14 - 18	557	7,685	21,286
Count of Pop 19 - 22	538	7,541	21,288
Count of Pop 22 - 25	378	5,463	15,690
Count of Pop 25 - 29	531	8,386	25,608
Count of Pop 30 - 34	542	8,568	26,713
Count of Pop 35 - 39	599	9,103	27,188
Count of Pop 40 - 44	679	9,710	27,601
Count of Pop 45 - 59	2,475	33,089	89,261
Count of Pop 60 - 74	2,517	30,658	79,456
Count of Pop 75 - 84	887	11,147	27,616
Count of Pop 85+	402	5,344	12,708
% of Pop 0 to 4 years	4.1%	4.5%	4.8%
% of Pop 0 to 7 years	5.9%	6.5%	6.7%
% of Pop 5 - 13	9.1%	9.5%	9.6%
% of Pop 14 - 18	4.8%	4.8%	4.9%
% of Pop 19 - 22	4.6%	4.7%	4.9%
% of Pop 22 - 25	3.2%	3.4%	3.6%
% of Pop 25 - 29	4.6%	5.3%	5.9%
% of Pop 30 - 34	4.7%	5.4%	6.1%
% of Pop 35 - 39	5.1%	5.7%	6.2%
% of Pop 40 - 44	5.8%	6.1%	6.3%
% of Pop 45 - 59	21.3%	20.8%	20.4%
% of Pop 60 - 74	21.6%	19.3%	18.2%
% of Pop 75 - 84	7.6%	7.0%	6.3%
% of Pop 85+	3.5%	3.4%	2.9%
Median Age	48.0	45.4	43.3
Average Age	45.4	43.9	42.7
Male Population by Age			
% of Pop 0 to 4 years	4.2%	4.8%	5.0%
% of Pop 5 - 13	9.5%	10.2%	10.1%
% of Pop 14 - 18	5.2%	5.2%	5.2%
% of Pop 19 - 22	5.1%	5.1%	5.2%
% of Pop 22 - 25	3.6%	3.7%	3.8%
% of Pop 25 - 29	5.1%	5.6%	6.2%
% of Pop 30 - 34	5.1%	5.6%	6.3%
% of Pop 35 - 39	5.3%	5.7%	6.3%
% of Pop 40 - 44	5.6%	6.0%	6.3%
% of Pop 45 - 59	20.6%	20.4%	20.1%
% of Pop 75 - 84	6.9%	6.3%	5.7%
% of Pop 60 - 74	21.2%	18.9%	17.7%
% of Pop 85+	2.8%	2.7%	2.2%
Median Age	46.2	43.5	41.6
Average Age	44.1	42.5	41.5

Demographic Source: Synergos Technologies, Inc

Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections
Calculated using TAS Retrieval

Dec 5, 2023

BRIXMOR®

Latitude: 33.789534   Longitude: -118.340839

Country Hills Shopping Center Torrance, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	% of Pop 0 to 4 years	3.9%	4.2%	4.5%
	% of Pop 5 - 13	8.8%	8.9%	9.0%
	% of Pop 14 - 18	4.4%	4.5%	4.6%
	% of Pop 19 - 22	4.2%	4.4%	4.6%
	% of Pop 22 - 25	3.0%	3.2%	3.4%
	% of Pop 25 - 29	4.1%	4.9%	5.5%
	% of Pop 30 - 34	4.3%	5.2%	6.0%
	% of Pop 35 - 39	5.0%	5.7%	6.2%
	% of Pop 40 - 44	6.1%	6.2%	6.4%
	% of Pop 45 - 59	21.9%	21.2%	20.8%
	% of Pop 60 - 74	22.0%	19.7%	18.6%
	% of Pop 75 - 84	8.3%	7.7%	6.9%
	% of Pop 85+	4.0%	4.0%	3.5%
	Median Age	49.6	47.0	44.9
	Average Age	46.6	45.2	43.9
Race	Count of White	5,731	66,905	162,526
	Count of Black or African-American	270	7,241	21,936
	Count of Asian or Pacific Islander	3,598	45,339	103,665
	Count of Other races	2,040	39,443	148,879
	White	49.2%	42.1%	37.2%
	Black or African American	2.3%	4.6%	5.0%
	Asian	30.9%	28.5%	23.7%
	Other Races	17.5%	24.8%	34.1%
Language Spoken	Speak English at Home	62.7%	59.7%	52.2%
	Speak Spanish at Home	8.5%	14.5%	25.1%
	Speak French or French Creole at Home	0.5%	0.3%	0.3%
	Speak German at Home	0.6%	0.4%	0.4%
	Speak Other Indo-European Languages at Home	5.0%	3.5%	3.2%
	Speak Russian and Other Slavic Languages at H	1.7%	1.2%	0.9%
	Speak Chinese at Home	3.2%	3.3%	2.8%
	Speak Korean at Home	3.3%	6.2%	3.9%
	Speak Vietnamese at Home	0.1%	0.4%	0.5%
	Speak Other Asian Languages at Home	8.7%	7.0%	4.8%
	Speak Tagalog and Other Pacific Languages at H	2.6%	2.6%	4.9%
	Speak Other Language at Home	3.1%	0.8%	0.9%
Hispanic	Hispanic Population	1,651	36,864	151,756
	Hispanic Population Percent	14.2%	23.2%	34.7%
	Mexican	57.0%	69.3%	77.7%
	Puerto Rican	2.6%	2.6%	1.7%
	Cuban	8.9%	2.3%	1.4%
	Dominican	0.1%	0.0%	0.1%
	Central American	7.3%	9.7%	8.8%
	South American	8.5%	8.0%	4.0%
	Other Hispanic	15.7%	8.0%	6.3%
	2000 Hispanic Population Percent	8%	18%	31%
	1990 Hispanic Population Percent	7%	13%	26%

Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections
Calculated using TAS Retrieval

Dec 5, 2023

BRIXMOR®

Latitude: 33.789534   Longitude: -118.340839

Country Hills Shopping Center Torrance, CA	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Ancestry			
American (percent of total population)	1.7%	1.9%	1.9%
American	1.4%	1.4%	1.2%
Native American (ie. Indian/Eskimo)	0.1%	0.1%	0.2%
Hawaiian/Pacific Islander	0.2%	0.4%	0.5%
Asian (percent of total population)	30.7%	28.2%	23.3%
Chinese	6.3%	4.8%	3.6%
Japanese	9.9%	7.9%	4.8%
Korean	3.9%	6.8%	4.5%
South Central Asian (ie. Indian)	4.4%	2.5%	2.1%
South East Asian (ie. Vietnamese)	4.8%	4.9%	7.3%
Other Asian	1.3%	1.3%	1.0%
European (percent of total population)	21.1%	17.2%	14.0%
British	4.3%	3.2%	2.5%
Dutch	0.5%	0.4%	0.3%
French	0.7%	0.6%	0.5%
German	4.3%	3.2%	2.6%
Italian	2.3%	1.9%	1.6%
Polish	0.8%	0.7%	0.5%
Scandinavian	1.6%	1.2%	1.0%
Scotch/Irish	3.6%	3.4%	2.7%
Other European (ie. Greek/Russian)	3.0%	2.6%	2.3%
Middle Eastern	2.1%	1.1%	0.9%
Other Ancestry	22.9%	22.4%	19.8%
Unclassified Ancestry	7.3%	6.0%	5.3%
Education (Age 25+)			
Adult Population (25 Years or Older)	8,631	116,004	316,151
Elementary (0 to 8)	1.5%	3.9%	6.8%
Some High School (9 to 11)	4.0%	3.8%	6.1%
High School Graduate (12)	12.8%	15.5%	17.8%
Some College (13 to 16)	18.0%	16.9%	18.2%
Associates Degree Only	9.4%	8.3%	7.7%
Bachelors Degree Only	34.1%	32.0%	27.5%
Graduate Degree	20.3%	19.5%	15.9%
% College (4+)	54.4%	51.5%	43.4%
Household Type			
Total Households – count	4,572	60,010	157,352
One Person HHs – count	1,132	14,340	38,141
Family HHs – count	3,260	43,185	111,246
Married Couple – count	2,462	33,752	83,427
w/own children – count	942	14,080	35,319
w/out own children – count	1,520	19,672	48,109
Male Householder – count	102	2,349	8,067
Female Householder – count	696	7,084	19,751
Non-Family Households – count	180	2,485	7,965
1 Person Household	24.8%	23.9%	24.2%
2 Person Household	31.6%	31.2%	29.7%
3 Person Household	16.5%	17.7%	17.4%
4 Person Household	16.9%	16.6%	15.9%
5 Person Household	6.5%	6.5%	7.1%
6 Person Household	2.4%	2.5%	3.2%
7+ Person Household	1.3%	1.6%	2.5%
% Households With Children	27.8%	29.3%	29.4%

Demographic Source: Synergos Technologies, Inc

Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections
Calculated using TAS Retrieval

BRIXMOR®

Dec 5, 2023

Latitude: 33.789534   Longitude: -118.340839

Country Hills Shopping Center Torrance, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Housing	Total Housing Units	4,784	62,988	165,433
	Owner Occupied Percent	61.6%	57.9%	52.2%
	Renter Occupied Percent	34.0%	37.4%	42.9%
	Vacant Housing Percent	4.4%	4.7%	4.9%
	Total Housing Units (Census 2000)	4,481	47,466	120,921
	For Rent (Census 2000)	50%	28%	30%
	For Sale (Census 2000)	11%	20%	19%
	Rented or Sold, (Census 2000)	4%	10%	8%
	Seasonal (Census 2014)	47%	30%	26%
	Other (Census 2000)	3%	23%	23%
Homes Built By Year	Homes Built 1990 to 2000	4%	5%	5%
	Homes Built 1980 to 1989	6%	8%	10%
	Homes Built 1970 to 1979	29%	23%	21%
	Homes Built 1960 to 1969	24%	29%	25%
	Homes Built 1950 to 1959	30%	26%	25%
	Homes Built 1940 to 1949	6%	7%	7%
	Homes Built Before 1939	2%	4%	7%
Units in Structure	1 Unit	70%	68%	62%
	2 - 9 Units	6%	9%	14%
	Greater than 10 Units	17%	19%	22%
	Mobilie Trailer	6%	4%	3%
	Other Units	0%	0%	0%
Home Value (Owner Occupied)	Property Value $1,000,000 or more	46.5%	42.5%	36.6%
	Property Value $750,000 to $999,999	11.2%	17.7%	20.2%
	Property Value $500,000 to $749,999	6.0%	11.2%	16.0%
	Property Value $400,000 to $499,999	2.3%	2.0%	3.4%
	Property Value $300,000, to $399,999	2.9%	0.9%	1.4%
	Property Value $200,000 to $299,999	2.4%	0.7%	0.7%
	Property Value $150,000 to $199,999	0.4%	0.7%	0.4%
	Property Value $100,000 to $149,999	0.7%	1.0%	0.7%
	Property Value $60,000 to $99,999	0.5%	0.7%	0.6%
	Property Value $40,000 to $59,999	0.0%	0.6%	0.4%
	Property Value $0 to $39,999	0.6%	1.2%	0.8%
	Median Home Value	$1,315,603	$1,100,881	$950,876
	Median Rent	$949	$890	$809
Wealth per Household	$0 and under - percent	16.3%	16.5%	17.3%
	$1 to $4999 - percent	7.6%	7.8%	8.5%
	$5k to $9999 - percent	4.2%	4.2%	4.5%
	$10k to $24999 - percent	6.0%	6.1%	6.3%
	$25k to $49999 - percent	6.6%	6.6%	6.7%
	$50k to $99999 - percent	10.0%	10.0%	10.0%
	$100k to $249999 - percent	18.5%	18.3%	17.9%
	$250k to $499999 - percent	14.1%	13.9%	13.4%
	$500k+ - percent	16.8%	16.6%	15.5%
	Median HH Wealth	$96,924	$94,053	$83,829
	Avg HH Wealth	$264,792	$261,716	$248,465

Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections
Calculated using TAS Retrieval

Dec 5, 2023

BRIXMOR®

Country Hills Shopping Center Torrance, CA	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Economic Viability			
Economic Viability Local	221	226	226
Economic Viability Indexed	221	226	226
Occupation (Employed Civilians Age 16+)			
Employed Civilian Pop 16+ by Occupation	5,725	79,055	219,866
Managerial/Executive	25.6%	22.4%	19.0%
Professional Specialty	33.5%	30.0%	26.5%
Healthcare Support	2.1%	2.1%	3.0%
Sales	9.5%	10.5%	10.0%
Office & Administrative Support	8.8%	11.7%	11.5%
Protective Service	2.6%	2.0%	2.0%
Food Preperation	3.9%	4.0%	4.4%
Building Maintenance & Cleaning	1.4%	2.4%	3.2%
Personal Care	2.5%	2.4%	2.6%
Farming, Fishing, & Forestry	0.0%	0.0%	0.1%
Construction	3.3%	3.9%	5.8%
Production & Transportation	6.9%	8.6%	11.6%
Percent White Collar Workers	79.5%	76.6%	70.1%
Percent Blue Collar Workers	20.5%	23.4%	29.9%
Employment by Industry (Employed Civilians Age 16+)			
Agriculture/Mining/Construction	3.6%	4.5%	5.5%
Manufacturing	9.2%	10.8%	11.0%
Transportation	8.3%	7.3%	8.2%
Information	3.8%	3.3%	2.9%
Wholesale/Retail	10.1%	13.1%	13.1%
Finance, Insurance, Real Estate	8.6%	7.6%	6.6%
Professional Services	10.9%	11.4%	9.9%
Management Services	0.7%	0.3%	0.2%
Administrative/Waste Services	3.6%	3.4%	4.1%
Educational Services	24.1%	22.4%	21.7%
Entertainment Services	9.5%	8.4%	8.6%
Other Professional Services	4.7%	4.6%	4.7%
Public Administration	3.0%	3.0%	3.3%
Transportation To Work			
Drive to Work Alone	85.3%	82.6%	79.1%
Drive to Work Carpool	7.4%	9.9%	12.0%
Travel to Work by Public Transportation	1.5%	1.7%	2.4%
Drive to Work on Motorcycle	0.2%	0.1%	0.3%
Drive to Work on Bicycle	0.5%	0.4%	0.5%
Walked to Work	0.7%	1.0%	1.8%
Other Means	0.5%	0.4%	0.6%
Work at Home	3.8%	3.9%	3.3%

Extended Demographic Report - PopStats

2020 Census, 2023 Estimates & 2028 Projections
Calculated using TAS Retrieval

BRIXMOR®

Dec 5, 2023

Latitude: 33.789534   Longitude: -118.340839

Country Hills Shopping Center Torrance, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	Travel to Work in Less than 5 Minutes	1.3%	1.7%	1.6%
	Travel to Work in 5 to 9 Minutes	10.1%	8.3%	8.0%
	Travel to Work in 10 to 14 Minutes	13.2%	14.1%	13.4%
	Travel to Work in 15 to 19 Minutes	14.3%	14.7%	16.5%
	Travel to Work in 20 to 29 Minutes	19.3%	21.1%	21.4%
	Travel to Work in 30 to 44 Minutes	22.4%	22.0%	21.2%
	Travel to Work in 45 to 59 Minutes	9.2%	9.1%	8.6%
	Travel to Work in 60 Minutes or more	10.3%	9.0%	9.2%
	Average Travel Time to Work	27	26	26
Vehicles per HH	No Vehicles	3.7%	4.1%	5.3%
	1 Vehicle	31.3%	29.2%	30.5%
	2 Vehicles	43.2%	42.4%	39.4%
	3 or more vehicles	21.8%	24.3%	24.7%
	Average Number of Vehicles	1.92	1.98	1.96
Change	Births (last 12 months)	94	1,416	4,180
	Deaths (last 12 months)	135	1,683	4,149
	Migration (last 12 months)	-198	-17	-413
Work place	Workplace Establishments	962	9,857	23,427
	Workplace Employees (FTE)	6,803	73,557	185,387

Demographic Source: Synergos Technologies, Inc