

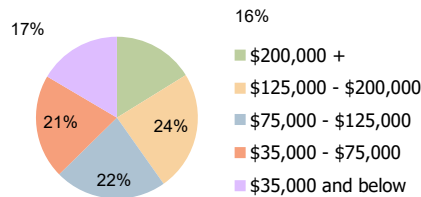
Country Hills Shopping Center Torrance, CA	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
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Current Year Demographics

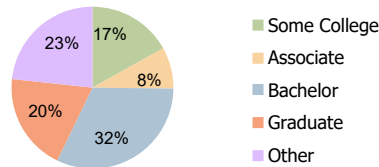
Current Population	11,639	158,929	437,006
Total Daytime Pop	12,477	175,387	458,504
Workplace Pop	6,803	73,557	185,387
Average Household Income	\$140,474	\$140,619	\$128,862
Average Disposable Income	\$95,460	\$98,566	\$92,900
Total Households	4,572	60,010	157,352
Median Home Value	\$1,315,603	\$1,100,881	\$950,876
College (4+)	54.4%	51.5%	43.4%
Total Consumer Spending/Capita (Weekly)	\$463	\$466	\$456
Population per Household	2.13	2.01	2.47
% of Households with Children	27.8%	29.3%	29.4%

2028 Demographic Projections

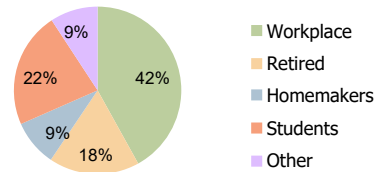
Projected Population	11,335	157,349	439,494
Projected 5 Year Annual Growth Rate (Pop)	-0.5%	-0.2%	0.1%



Household Income (3.00 Mile Radius)



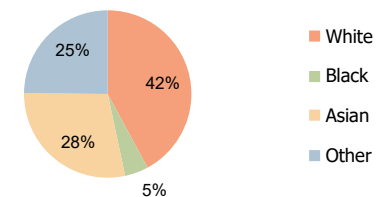
Education (3.00 Mile Radius)



Daytime Population (3.00 Mile Radius)

Hispanic Ethnicity

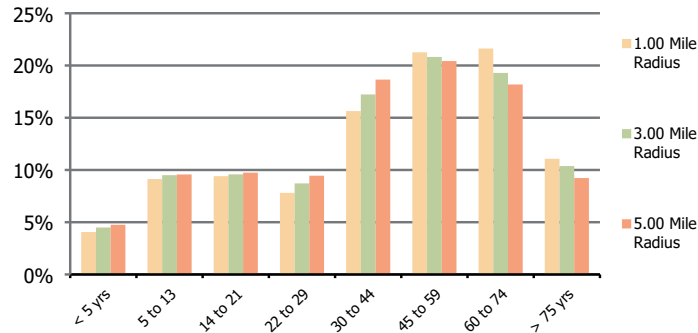
23% Hispanic | 77% Non Hispanic



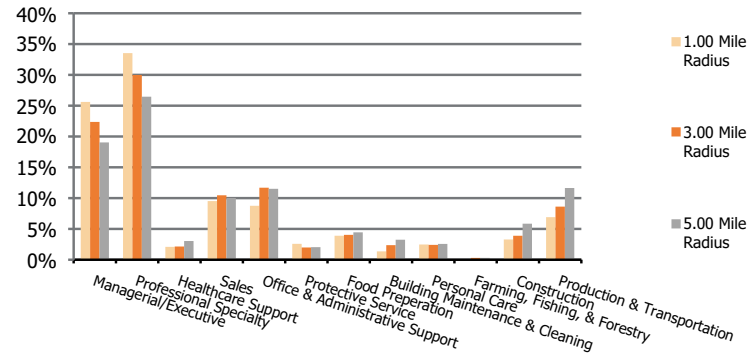
Race (3.00 Mile Radius)

Country Hills Shopping Center Torrance, CA	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
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Population by Age Range



Occupation



Population	Current Estimated Population	11,639	158,929	437,006
	2010 Census Population	11,197	123,916	330,004
	2000 Census Population	10,968	121,234	322,017
	Historical Annual Growth 2000 to 2010	0.2%	0.2%	0.2%
	Estimated Annual Growth 2010 to 2023	0.3%	1.9%	2.1%
	Projected Annual Growth 2023 to 2028	-0.5%	-0.2%	0.1%
Ethnic	Hispanic or Latino Population	14%	23%	35%
	Non Hispanic or Latino Population	86%	77%	65%
Race	White	49.2%	42.1%	37.2%
	Black or African American	2.3%	4.6%	5.0%
	Asian & Pacific Islander	30.9%	28.5%	23.7%
	Other Races	17.5%	24.8%	34.1%