

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 33.789534 Longitude: -118.340839

| Country Hills Shopping Center Torrance, CA | | 5.00 Minute Drivetime | 10.00 Minute Drivetime | 20.00 Minute Drivetime |
|---|---------------------------------------|--------------------------|---------------------------|---------------------------|
| Population | Current Year Estimated Population | 65,012 | 365,017 | 1,455,552 |
| | Population Est 23Q1 | 64,975 | 365,872 | 1,457,763 |
| | Population Est 22Q4 | 64,573 | 365,615 | 1,457,784 |
| | Population Est 22Q3 | 64,550 | 365,503 | 1,457,614 |
| | Population Est 22Q2 | 64,808 | 366,843 | 1,458,905 |
| | Population Est 22Q1 | 65,090 | 367,092 | 1,458,825 |
| | Population Est 21Q4 | 65,060 | 367,168 | 1,458,923 |
| | Population Est 21Q3 | 65,108 | 367,360 | 1,458,171 |
| | Population Est 21Q2 | 65,080 | 367,276 | 1,457,516 |
| | Population Fcst | 65,914 | 369,185 | 1,475,849 |
| | 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 | 82,728 | 405,989 | 1,646,431 |
| | Average Seasonal Population | 788 | 4,970 | 16,143 |
| | 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 | 0.12% | 0.10% | 0.11% |
| | Projected Annual Growth, CY to Y5 | 0.28% | 0.23% | 0.28% |
| | Group Qtrs Est | 204 | 4,699 | 25,491 |
| Transient Est Average Last 4 Qtrs | 1,020 | 13,046 | 95,641 | |
| Households | Current Year Estimated Households | 24,648 | 131,397 | 500,502 |
| | Households Est 23Q1 | 24,621 | 131,754 | 501,159 |
| | Households Est 22Q4 | 24,457 | 131,631 | 501,165 |
| | Households Est 22Q3 | 24,446 | 131,595 | 501,136 |
| | Households Est 22Q2 | 24,547 | 132,049 | 501,562 |
| | Households Est 22Q1 | 24,666 | 132,149 | 501,541 |
| | Households Est 21Q4 | 24,655 | 132,180 | 501,576 |
| | Households Est 21Q3 | 24,673 | 132,236 | 501,353 |
| | Households Est 21Q2 | 24,665 | 132,208 | 501,194 |
| | Households Fcst | 25,001 | 132,921 | 507,532 |
| | 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 | 0.12% | 0.19% | 0.28% |
| | Projected Annual Growth, CY to Y5 | 0.28% | 0.23% | 0.28% |
| Population per Household | 2.63 | 2.74 | 2.86 | |

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

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| Country Hills Shopping Center Torrance, CA | | 5.00 Minute Drivetime | 10.00 Minute Drivetime | 20.00 Minute Drivetime |
|---|--|--------------------------|---------------------------|---------------------------|
| Income | HH Income \$500,000 or more | 4.2% | 4.2% | 3.2% |
| | HH Income \$250,000 to \$499,999 | 5.1% | 5.0% | 3.8% |
| | HH Income \$200,000 to \$249,999 | 11.8% | 11.7% | 8.9% |
| | HH Income \$175,000 to \$199,999 | 5.6% | 6.4% | 4.8% |
| | HH Income \$150,000 to \$174,999 | 7.7% | 8.1% | 6.6% |
| | HH Income \$100,000 to 149,999 | 18.4% | 19.2% | 18.5% |
| | HH Income \$75,000 to 99,999 | 11.2% | 11.0% | 12.2% |
| | HH Income \$50,000 to 74,999 | 12.9% | 11.9% | 14.3% |
| | HH Income \$35,000 to 49,999 | 8.1% | 7.5% | 8.9% |
| | HH Income \$25,000 to 34,999 | 5.3% | 5.2% | 6.2% |
| | HH Income \$15,000 to 24,999 | 4.0% | 4.4% | 5.6% |
| | HH Income \$0 to 14,999 | 5.8% | 5.4% | 7.3% |
| | Average Household Income | \$148,816 | \$151,469 | \$127,191 |
| | Median Household Income | \$106,924 | \$110,651 | \$89,975 |
| | Per Capita Income | \$56,535 | \$54,971 | \$44,277 |
| | Average Disposable Income | \$104,504 | \$105,766 | \$92,703 |
| | Median Disposable Income | \$90,446 | \$92,914 | \$77,492 |
| | Discretionary HH Income Over \$150,000 | 8.8% | 8.8% | 6.2% |
| | Discretionary HH Income \$125,000 to \$149,999 | 10.8% | 10.9% | 7.6% |
| | Discretionary HH Income \$100,000 to \$124,999 | 10.2% | 9.9% | 7.6% |
| | Discretionary HH Income \$75,000 to \$99,999 | 13.7% | 14.6% | 11.7% |
| | Discretionary HH Income \$50,000 to \$74,999 | 17.8% | 17.6% | 18.0% |
| | Discretionary HH Income \$25,000 to \$49,999 | 21.1% | 19.7% | 23.7% |
| | Discretionary HH Income Under \$25,000 | 17.7% | 18.5% | 25.2% |
| | Average Discretionary HH Income | \$73,689 | \$73,716 | \$62,227 |
| | Median Discretionary HH Income | \$66,463 | \$67,295 | \$51,339 |
| | Householder White – Count | 10,009 | 47,502 | 132,361 |
| | Median HH Income | \$121,166 | \$124,471 | \$123,193 |
| | Average HH Income | \$120,642 | \$121,709 | \$120,059 |
| | Householder Black or African-American – Count | 1,055 | 5,407 | 66,390 |
| | Median HH Income | \$94,410 | \$80,806 | \$62,920 |
| | Average HH Income | \$98,779 | \$89,602 | \$76,329 |
| | Householder Hispanic – Count | 5,256 | 34,825 | 175,215 |
| | Median HH Income | \$75,471 | \$83,109 | \$75,411 |
| | Average HH Income | \$91,559 | \$93,415 | \$86,329 |
| Householder Asian or Pacific Islander – Count | 5,510 | 29,870 | 69,867 | |
| Median HH Income | \$117,150 | \$134,067 | \$119,593 | |
| Average HH Income | \$115,113 | \$124,696 | \$116,384 | |
| Householder Other or Pacific Islander – Count | 2,818 | 13,793 | 56,669 | |
| Median HH Income | \$99,638 | \$108,048 | \$91,993 | |
| Average HH Income | \$108,076 | \$110,530 | \$99,854 | |

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| Country Hills Shopping Center Torrance, CA | | 5.00 Minute Drivetime | 10.00 Minute Drivetime | 20.00 Minute Drivetime |
|---|---------------------------|--------------------------|---------------------------|---------------------------|
| Gender | Male Population | 31,387 | 177,697 | 710,780 |
| | Female Population | 33,625 | 187,320 | 744,771 |
| Total Population by Age | Count of Pop 0 to 4 years | 3,158 | 17,600 | 79,834 |
| | Count of Pop 0 to 7 years | 4,507 | 24,874 | 110,974 |
| | Count of Pop 5 - 13 | 6,202 | 34,323 | 146,433 |
| | Count of Pop 14 - 18 | 3,155 | 17,818 | 73,823 |
| | Count of Pop 19 - 22 | 3,142 | 18,031 | 75,377 |
| | Count of Pop 22 - 25 | 2,302 | 13,343 | 56,500 |
| | Count of Pop 25 - 29 | 3,616 | 21,100 | 96,788 |
| | Count of Pop 30 - 34 | 3,982 | 22,315 | 107,497 |
| | Count of Pop 35 - 39 | 4,113 | 22,639 | 104,448 |
| | Count of Pop 40 - 44 | 4,132 | 23,216 | 98,046 |
| | Count of Pop 45 - 59 | 13,153 | 73,586 | 281,470 |
| | Count of Pop 60 - 74 | 12,275 | 67,078 | 232,400 |
| | Count of Pop 75 - 84 | 4,060 | 23,305 | 73,246 |
| | Count of Pop 85+ | 1,724 | 10,663 | 29,689 |
| | % of Pop 0 to 4 years | 4.9% | 4.8% | 5.5% |
| | % of Pop 0 to 7 years | 6.9% | 6.8% | 7.6% |
| | % of Pop 5 - 13 | 9.5% | 9.4% | 10.1% |
| | % of Pop 14 - 18 | 4.9% | 4.9% | 5.1% |
| | % of Pop 19 - 22 | 4.8% | 4.9% | 5.2% |
| | % of Pop 22 - 25 | 3.5% | 3.7% | 3.9% |
| | % of Pop 25 - 29 | 5.6% | 5.8% | 6.6% |
| | % of Pop 30 - 34 | 6.1% | 6.1% | 7.4% |
| | % of Pop 35 - 39 | 6.3% | 6.2% | 7.2% |
| | % of Pop 40 - 44 | 6.4% | 6.4% | 6.7% |
| | % of Pop 45 - 59 | 20.2% | 20.2% | 19.3% |
| | % of Pop 60 - 74 | 18.9% | 18.4% | 16.0% |
| | % of Pop 75 - 84 | 6.2% | 6.4% | 5.0% |
| | % of Pop 85+ | 2.7% | 2.9% | 2.0% |
| Median Age | 43.4 | 43.3 | 39.4 | |
| Average Age | 42.8 | 42.8 | 40.3 | |
| Male Population by Age | % of Pop 0 to 4 years | 5.1% | 5.1% | 5.7% |
| | % of Pop 5 - 13 | 10.0% | 10.0% | 10.5% |
| | % of Pop 14 - 18 | 5.1% | 5.2% | 5.3% |
| | % of Pop 19 - 22 | 5.1% | 5.2% | 5.4% |
| | % of Pop 22 - 25 | 3.8% | 3.9% | 4.1% |
| | % of Pop 25 - 29 | 5.9% | 6.1% | 6.9% |
| | % of Pop 30 - 34 | 6.3% | 6.3% | 7.5% |
| | % of Pop 35 - 39 | 6.4% | 6.2% | 7.2% |
| | % of Pop 40 - 44 | 6.4% | 6.3% | 6.7% |
| | % of Pop 45 - 59 | 19.7% | 19.8% | 19.1% |
| | % of Pop 75 - 84 | 5.7% | 5.7% | 4.5% |
| | % of Pop 60 - 74 | 18.4% | 17.9% | 15.5% |
| | % of Pop 85+ | 2.1% | 2.2% | 1.5% |
| | Median Age | 41.7 | 41.6 | 38.1 |
| | Average Age | 41.6 | 41.5 | 39.2 |

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|---|---|--------------------------|---------------------------|---------------------------|
| | % of Pop 0 to 4 years | 4.6% | 4.6% | 5.2% |
| | % of Pop 5 - 13 | 9.1% | 8.9% | 9.6% |
| | % of Pop 14 - 18 | 4.6% | 4.6% | 4.8% |
| | % of Pop 19 - 22 | 4.6% | 4.7% | 5.0% |
| | % of Pop 22 - 25 | 3.3% | 3.4% | 3.7% |
| | % of Pop 25 - 29 | 5.2% | 5.5% | 6.4% |
| | % of Pop 30 - 34 | 6.0% | 6.0% | 7.3% |
| | % of Pop 35 - 39 | 6.3% | 6.2% | 7.1% |
| | % of Pop 40 - 44 | 6.4% | 6.4% | 6.7% |
| | % of Pop 45 - 59 | 20.7% | 20.5% | 19.6% |
| | % of Pop 60 - 74 | 19.3% | 18.8% | 16.4% |
| | % of Pop 75 - 84 | 6.8% | 7.0% | 5.6% |
| | % of Pop 85+ | 3.2% | 3.6% | 2.5% |
| | Median Age | 45.0 | 44.9 | 40.6 |
| Average Age | 43.9 | 44.0 | 41.2 | |
| Race | Count of White | 28,764 | 147,267 | 467,148 |
| | Count of Black or African-American | 3,156 | 17,336 | 205,143 |
| | Count of Asian or Pacific Islander | 15,618 | 92,636 | 224,894 |
| | Count of Other races | 17,474 | 107,779 | 558,366 |
| | White | 44.2% | 40.3% | 32.1% |
| | Black or African American | 4.9% | 4.7% | 14.1% |
| | Asian | 24.0% | 25.4% | 15.5% |
| | Other Races | 26.9% | 29.5% | 38.4% |
| Language Spoken | Speak English at Home | 58.9% | 52.4% | 49.6% |
| | Speak Spanish at Home | 19.3% | 24.9% | 35.9% |
| | 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 | 4.2% | 3.2% | 1.8% |
| | Speak Russian and Other Slavic Languages at Home | 1.0% | 0.9% | 0.5% |
| | Speak Chinese at Home | 2.4% | 2.8% | 1.4% |
| | Speak Korean at Home | 4.0% | 4.0% | 1.8% |
| | Speak Vietnamese at Home | 0.3% | 0.6% | 0.7% |
| | Speak Other Asian Languages at Home | 4.8% | 5.2% | 3.2% |
| | Speak Tagalog and Other Pacific Languages at Home | 2.8% | 4.2% | 3.0% |
| | Speak Other Language at Home | 1.7% | 1.1% | 1.3% |
| Hispanic | Hispanic Population | 18,984 | 126,596 | 651,624 |
| | Hispanic Population Percent | 29.2% | 34.7% | 44.8% |
| | Mexican | 71.9% | 78.0% | 75.6% |
| | Puerto Rican | 2.1% | 1.5% | 1.3% |
| | Cuban | 2.8% | 1.5% | 0.9% |
| | Dominican | 0.0% | 0.1% | 0.1% |
| | Central American | 10.0% | 8.7% | 13.2% |
| | South American | 5.4% | 4.2% | 3.0% |
| | Other Hispanic | 7.8% | 6.0% | 5.9% |
| | 2000 Hispanic Population Percent | 24% | 31% | 38% |
| | 1990 Hispanic Population Percent | 17% | 26% | 29% |

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|---|--|--------------------------|---------------------------|---------------------------|
| Ancestry | American (percent of total population) | 1.7% | 1.8% | 1.8% |
| | American | 1.1% | 1.2% | 1.0% |
| | Native American (ie. Indian/Eskimo) | 0.2% | 0.2% | 0.2% |
| | Hawaiian/Pacific Islander | 0.4% | 0.5% | 0.6% |
| | Asian (percent of total population) | 23.7% | 25.0% | 15.2% |
| | Chinese | 3.7% | 3.7% | 1.9% |
| | Japanese | 5.5% | 5.5% | 2.6% |
| | Korean | 5.2% | 4.9% | 2.2% |
| | South Central Asian (ie. Indian) | 3.2% | 2.5% | 1.3% |
| | South East Asian (ie. Vietnamese) | 4.9% | 7.2% | 6.4% |
| | Other Asian | 1.1% | 1.2% | 0.8% |
| | European (percent of total population) | 15.9% | 13.4% | 9.5% |
| | British | 3.1% | 2.4% | 1.6% |
| | Dutch | 0.4% | 0.3% | 0.2% |
| | French | 0.5% | 0.5% | 0.4% |
| | German | 3.1% | 2.5% | 1.8% |
| | Italian | 1.7% | 1.5% | 1.1% |
| | Polish | 0.7% | 0.5% | 0.3% |
| | Scandinavian | 1.2% | 1.0% | 0.7% |
| | Scotch/Irish | 3.2% | 2.6% | 1.9% |
| Other European (ie. Greek/Russian) | 2.1% | 2.1% | 1.5% | |
| Middle Eastern | 1.1% | 0.9% | 0.6% | |
| Other Ancestry | 22.3% | 19.2% | 22.7% | |
| Unclassified Ancestry | 6.1% | 5.0% | 5.5% | |
| Education (Age 25+) | Adult Population (25 Years or Older) | 47,054 | 263,902 | 1,023,583 |
| | Elementary (0 to 8) | 5.4% | 6.7% | 11.1% |
| | Some High School (9 to 11) | 4.8% | 5.5% | 8.1% |
| | High School Graduate (12) | 17.6% | 18.0% | 20.1% |
| | Some College (13 to 16) | 16.9% | 17.5% | 19.6% |
| | Associates Degree Only | 8.2% | 7.5% | 7.0% |
| | Bachelors Degree Only | 30.0% | 28.6% | 22.4% |
| | Graduate Degree | 17.1% | 16.3% | 11.8% |
| | % College (4+) | 47.1% | 44.9% | 34.1% |
| Household Type | Total Households – count | 24,648 | 131,397 | 500,502 |
| | One Person HHs – count | 6,212 | 31,633 | 123,846 |
| | Family HHs – count | 17,028 | 92,301 | 338,918 |
| | Married Couple – count | 12,616 | 69,273 | 220,545 |
| | w/own children – count | 5,172 | 29,019 | 95,296 |
| | w/out own children – count | 7,443 | 40,255 | 125,249 |
| | Male Householder – count | 965 | 6,925 | 36,871 |
| | Female Householder – count | 3,447 | 16,103 | 81,502 |
| | Non-Family Households – count | 1,409 | 7,462 | 37,738 |
| | 1 Person Household | 25.2% | 24.1% | 24.7% |
| | 2 Person Household | 30.1% | 29.3% | 27.5% |
| | 3 Person Household | 17.6% | 17.5% | 16.9% |
| | 4 Person Household | 15.5% | 16.2% | 15.1% |
| | 5 Person Household | 6.7% | 7.2% | 8.1% |
| 6 Person Household | 2.9% | 3.2% | 4.1% | |
| 7+ Person Household | 2.0% | 2.5% | 3.6% | |
| % Households With Children | 28.4% | 28.7% | 29.1% | |

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|--|---|--------------------------|---------------------------|---------------------------|
| Housing | Total Housing Units | 25,980 | 137,804 | 525,535 |
| | Owner Occupied Percent | 47.7% | 52.3% | 43.8% |
| | Renter Occupied Percent | 47.2% | 43.1% | 51.5% |
| | Vacant Housing Percent | 5.1% | 4.6% | 4.8% |
| | Total Housing Units (Census 2000) | 24,777 | 129,637 | 497,047 |
| Home Value (Owner Occupied) | Property Value \$1,000,000 or more | 42.6% | 42.0% | 30.3% |
| | Property Value \$750,000 to \$999,999 | 14.8% | 18.9% | 22.9% |
| | Property Value \$500,000 to \$749,999 | 11.2% | 14.2% | 20.3% |
| | Property Value \$400,000 to \$499,999 | 2.6% | 2.2% | 4.3% |
| | Property Value \$300,000, to \$399,999 | 1.3% | 1.0% | 2.1% |
| | Property Value \$200,000 to \$299,999 | 1.4% | 0.8% | 1.3% |
| | Property Value \$150,000 to \$199,999 | 1.0% | 0.6% | 0.5% |
| | Property Value \$100,000 to \$149,999 | 2.2% | 1.2% | 1.0% |
| | Property Value \$60,000 to \$99,999 | 0.7% | 0.7% | 0.9% |
| | Property Value \$40,000 to \$59,999 | 0.1% | 0.4% | 0.4% |
| | Property Value \$0 to \$39,999 | 1.3% | 1.0% | 1.1% |
| | Median Home Value | \$1,158,714 | \$1,106,114 | \$948,026 |
| Wealth per Household | \$0 and under - percent | 17.3% | 17.1% | 18.5% |
| | \$1 to \$4999 - percent | 8.4% | 8.3% | 9.5% |
| | \$5k to \$9999 - percent | 4.5% | 4.4% | 4.9% |
| | \$10k to \$24999 - percent | 6.2% | 6.2% | 6.5% |
| | \$25k to \$49999 - percent | 6.6% | 6.6% | 6.8% |
| | \$50k to \$99999 - percent | 9.9% | 9.9% | 9.9% |
| | \$100k to \$249999 - percent | 17.8% | 17.9% | 17.2% |
| | \$250k to \$499999 - percent | 13.4% | 13.6% | 12.5% |
| | \$500k+ - percent | 15.9% | 16.0% | 14.2% |
| | Median HH Wealth | \$85,326 | \$87,598 | \$69,528 |
| | Avg HH Wealth | \$252,003 | \$254,272 | \$231,047 |
| Economic Viability | Economic Viability Local | 291 | 288 | 286 |
| | Economic Viability Indexed | 107 | 107 | 106 |
| Occupation (Employed Civilians Age 16+) | Employed Civilian Pop 16+ by Occupation | 33,912 | 183,150 | 734,215 |
| | Managerial/Executive | 21.3% | 20.0% | 16.1% |
| | Professional Specialty | 27.5% | 27.2% | 22.3% |
| | Healthcare Support | 3.0% | 2.9% | 3.7% |
| | Sales | 8.9% | 9.1% | 9.3% |
| | Office & Administrative Support | 11.6% | 11.1% | 11.9% |
| | Protective Service | 2.2% | 1.9% | 2.3% |
| | Food Preparation | 5.0% | 4.6% | 5.8% |
| | Building Maintenance & Cleaning | 3.3% | 3.2% | 4.3% |
| | Personal Care | 2.2% | 2.6% | 2.8% |
| | Farming, Fishing, & Forestry | 0.1% | 0.2% | 0.3% |
| | Construction | 5.0% | 6.0% | 6.9% |
| | Production & Transportation | 10.0% | 11.3% | 14.2% |
| | Percent White Collar Workers | 72.3% | 70.3% | 63.3% |
| | Percent Blue Collar Workers | 27.7% | 29.7% | 36.7% |

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|---|---------------------------------|--------------------------|---------------------------|---------------------------|
| | Agriculture/Mining/Construction | 5.6% | 5.7% | 6.1% |
| | Manufacturing | 9.8% | 10.9% | 10.0% |
| | Transportation | 7.8% | 8.5% | 9.0% |
| | Information | 3.2% | 3.1% | 2.8% |
| | Wholesale/Retail | 11.7% | 12.6% | 12.8% |
| | Finance, Insurance, Real Estate | 6.9% | 6.5% | 5.6% |
| | Professional Services | 10.8% | 9.9% | 8.2% |
| | Management Services | 0.1% | 0.2% | 0.1% |
| | Administrative/Waste Services | 4.2% | 4.3% | 5.5% |
| | Educational Services | 22.0% | 21.5% | 20.8% |
| | Entertainment Services | 9.3% | 8.5% | 10.3% |
| | Other Professional Services | 6.0% | 5.0% | 5.3% |
| | Public Administration | 2.5% | 3.2% | 3.5% |
| Vehicles per HH | No Vehicles | 4.9% | 5.5% | 7.6% |
| | 1 Vehicle | 33.2% | 30.5% | 33.6% |
| | 2 Vehicles | 41.2% | 40.1% | 36.9% |
| | 3 or more vehicles | 20.7% | 23.8% | 21.9% |
| | Average Number of Vehicles | 1.88 | 1.94 | 1.84 |
| Change | Births (last 12 months) | 598 | 3,356 | 15,151 |
| | Deaths (last 12 months) | 566 | 3,200 | 10,200 |
| | Migration (last 12 months) | 204 | -1,799 | -7,540 |
| Work place | Workplace Establishments | 5,345 | 20,885 | 71,992 |
| | Workplace Employees (FTE) | 40,628 | 172,880 | 700,751 |