

POP-FACTS: DEMOGRAPHIC SNAPSHOT				
Prepared For: Watson & Associates				
Project Code: LAINV-1062			Order #: 962462873	
Type: Radius		550 PACIFIC COAST HWY		Site: 04
Coord: 33.745895 -118.105208		SEAL BEACH, CA 90740-5999		
Description		1.00 MileRadius	3.00 MileRadius	5.00 MileRadius
Population				
2007 Projection		10,119	69,700	323,017
2002 Estimate		9,986	68,858	308,841
2000 Census		9,942	68,476	302,720
1990 Census		10,372	69,014	292,468
Growth 2002-2007		1.33%	1.22%	4.59%
Growth 2000-2002		0.44%	0.56%	2.02%
Growth 1990-2000		-4.15%	-0.78%	3.51%
2002 Est. Population by Single Race Classification				
		9,986	68,858	308,841
White Alone		89.97%	85.68%	64.39%
Black or African American Alone		0.56%	2.01%	7.40%
American Indian and Alaska Native Alone		0.47%	0.48%	0.72%
Asian Alone		4.21%	5.78%	10.26%
Native Hawaiian and Other Pacific Islander Alone		0.16%	0.21%	0.34%
Some Other Race Alone		1.92%	2.68%	12.15%
Two or More Races		2.71%	3.16%	4.73%
2002 Est. Population Hispanic or Latino by Origin				
		9,986	68,858	308,841
Not Hispanic or Latino		92.30%	91.17%	76.41%
Hispanic or Latino:		7.70%	8.83%	23.59%
Mexican		69.78%	66.16%	73.65%
Puerto Rican		3.06%	3.48%	2.07%
Cuban		3.69%	3.82%	1.23%
All Other Hispanic or Latino		23.47%	26.53%	23.05%
2002 Est. Hispanic or Latino by Single Race Class.				
		769	6,079	72,851
White Alone		67.70%	60.19%	39.00%
Black or African American Alone		0.30%	0.88%	1.09%
American Indian and Alaska Native Alone		1.63%	1.74%	1.49%
Asian Alone		1.55%	1.06%	0.50%
Native Hawaiian and Other Pacific Islander Alone		0.00%	0.13%	0.11%
Some Other Race Alone		23.43%	27.19%	50.39%
Two or More Races		5.40%	8.82%	7.44%
2002 Est. Pop. Asian Alone Race by Category				
		420	3,982	31,699
Chinese, except Taiwanese		24.95%	20.58%	10.87%
Filipino		17.03%	19.96%	14.64%
Japanese		27.42%	22.77%	11.49%
Asian Indian		8.30%	6.22%	3.72%
Korean		9.69%	9.76%	6.19%
Vietnamese		5.25%	7.67%	11.26%
Cambodian		0.47%	1.87%	31.20%
Hmong		0.00%	0.35%	0.58%
Laotian		0.00%	0.00%	1.13%
Thai		1.63%	2.06%	1.45%
Other Asian		3.23%	5.32%	3.99%
Two or more Asian categories		2.02%	3.44%	3.48%

POP-FACTS: DEMOGRAPHIC SNAPSHOT			
Prepared For: Watson & Associates			
Project Code: LAINV-1062			Order #: 962462873
Type: Radius	550 PACIFIC COAST HWY	Site:	04
Coord: 33.745895 -118.105208	SEAL BEACH, CA 90740-5999		
Description	1.00 MileRadius	3.00 MileRadius	5.00 MileRadius
2002 Est. Population by Sex	9,986	68,858	308,841
Male	51.11%	47.27%	48.81%
Female	48.89%	52.73%	51.19%
2002 Est. Population by Age	9,986	68,858	308,841
Age 0 - 4	3.55%	3.49%	6.38%
Age 5 - 9	4.32%	3.44%	6.67%
Age 10 - 14	4.67%	3.48%	6.21%
Age 15 - 19	4.14%	4.85%	6.15%
Age 20 - 24	4.22%	5.40%	7.23%
Age 25 - 34	17.16%	15.10%	16.45%
Age 35 - 44	17.44%	14.99%	15.87%
Age 45 - 54	20.01%	15.56%	13.42%
Age 55 - 59	7.77%	6.80%	5.09%
Age 60 - 64	4.83%	4.97%	3.69%
Age 65 - 74	6.18%	8.84%	5.94%
Age 75 - 84	4.59%	9.36%	5.06%
Age 85 and older	1.14%	3.72%	1.85%
Age 16 and older	86.72%	88.98%	79.61%
Age 18 and older	84.98%	87.67%	77.38%
Age 21 and older	82.63%	83.56%	73.22%
Age 65 and older	11.90%	21.92%	12.85%
2002 Est. Median Age	41.85	44.50	35.58
2002 Est. Average Age	41.29	45.19	37.19
2002 Est. Male Population by Age	5,103	32,546	150,747
Age 0 - 4	3.19%	3.63%	6.62%
Age 5 - 9	4.30%	3.74%	7.00%
Age 10 - 14	4.87%	3.76%	6.51%
Age 15 - 19	4.59%	4.55%	6.16%
Age 20 - 24	4.25%	5.06%	6.95%
Age 25 - 34	17.10%	15.84%	17.02%
Age 35 - 44	17.73%	16.40%	16.58%
Age 45 - 54	19.93%	16.24%	13.56%
Age 55 - 59	8.30%	7.38%	5.15%
Age 60 - 64	5.06%	5.35%	3.69%
Age 65 - 74	6.03%	8.38%	5.63%
Age 75 - 84	4.00%	7.40%	4.07%
Age 85 and older	0.64%	2.27%	1.06%
2002 Est. Median Age, Male	41.60	43.18	34.85
2002 Est. Average Age, Male	40.91	43.61	36.04

POP-FACTS: DEMOGRAPHIC SNAPSHOT				
Prepared For: Watson & Associates				
Project Code: LAINV-1062			Order #: 962462873	
Type: Radius		550 PACIFIC COAST HWY		Site: 04
Coord: 33.745895 -118.105208		SEAL BEACH, CA 90740-5999		
Description		1.00 MileRadius	3.00 MileRadius	5.00 MileRadius
2002 Est. Female Population by Age		4,882	36,311	158,094
Age 0 - 4		3.92%	3.36%	6.16%
Age 5 - 9		4.34%	3.18%	6.35%
Age 10 - 14		4.47%	3.24%	5.93%
Age 15 - 19		3.68%	5.12%	6.14%
Age 20 - 24		4.18%	5.72%	7.50%
Age 25 - 34		17.21%	14.43%	15.90%
Age 35 - 44		17.12%	13.72%	15.19%
Age 45 - 54		20.09%	14.95%	13.28%
Age 55 - 59		7.21%	6.27%	5.02%
Age 60 - 64		4.59%	4.63%	3.69%
Age 65 - 74		6.33%	9.26%	6.23%
Age 75 - 84		5.20%	11.11%	6.00%
Age 85 and older		1.65%	5.02%	2.61%
2002 Est. Median Age, Female		42.13	45.83	36.33
2002 Est. Average Age, Female		41.68	46.61	38.29
2002 Est. Population Age 15+ by Marital Status		8,733	61,687	249,364
Male, Never Married		20.26%	16.74%	19.27%
Female, Never Married		14.12%	14.79%	15.21%
Total Married		45.62%	45.04%	44.34%
Male, Previously Married		8.44%	7.72%	7.02%
Female, Previously Married		11.56%	15.70%	14.16%
2002 Est. Pop. Age 25+ by Educational Attainment		7,899	54,624	208,051
Less than 9th grade		1.64%	2.62%	6.87%
Some High School, no diploma		3.66%	6.03%	9.02%
High School Graduate (or GED)		12.97%	16.59%	19.29%
Some College, no degree		25.74%	23.66%	24.24%
Associate Degree		9.66%	8.59%	8.81%
Bachelor Degree		27.62%	26.36%	20.82%
Graduate or Professional Degree		18.71%	16.16%	10.96%
Households				
2007 Projection		5,125	36,686	133,889
2002 Estimate		5,035	35,899	128,572
2000 Census		4,990	35,494	126,139
1990 Census		5,049	35,467	122,262
Growth 2002-2007		1.79%	2.19%	4.14%
Growth 2000-2002		0.90%	1.14%	1.93%
Growth 1990-2000		-1.17%	0.08%	3.17%
2002 Est. Average Household Size		1.98	1.85	2.35
2002 Est. Households by Household Type		5,035	35,899	128,572
Family Households		49.00%	44.05%	54.33%
Nonfamily Households		51.00%	55.95%	45.67%
2002 Est. Group Quarters Population		29	2,504	6,101
2002 Est. Households by Household Income		5,035	35,899	128,572
Income Less than \$15,000		3.81%	8.53%	9.19%
Income \$15,000 - \$24,999		6.83%	9.21%	10.20%
Income \$25,000 - \$34,999		6.73%	8.89%	10.12%
Income \$35,000 - \$49,999		11.83%	12.99%	14.00%

POP-FACTS: DEMOGRAPHIC SNAPSHOT				
Prepared For: Watson & Associates				
Project Code: LAINV-1062			Order #: 962462873	
Type: Radius		550 PACIFIC COAST HWY		Site: 04
Coord: 33.745895 -118.105208		SEAL BEACH, CA 90740-5999		
Description		1.00 MileRadius	3.00 MileRadius	5.00 MileRadius
Income \$50,000 - \$74,999		20.96%	18.03%	20.48%
Income \$75,000 - \$99,999		16.27%	13.20%	13.74%
Income \$100,000 - \$149,999		19.86%	14.19%	13.00%
Income \$150,000 - \$249,999		10.00%	9.15%	6.30%
Income \$250,000 - \$499,999		2.58%	3.64%	1.92%
Income \$500,000 and over		1.13%	2.17%	1.07%
2002 Est. Average Household Income		\$100,226	\$98,851	\$79,730
2002 Est. Median Household Income		\$74,799	\$64,386	\$57,933
2002 Est. Per Capita Income		\$51,223	\$51,864	\$33,019
2002 Est. Household Type, Presence of Own Children		5,035	35,899	128,572
Single Male Householder		20.42%	18.82%	15.98%
Single Female Householder		18.38%	26.98%	18.68%
Married-Couple Family, own children		13.04%	10.34%	16.91%
Married-Couple Family, no own children		26.53%	26.02%	21.96%
Male Householder, own children		1.47%	0.97%	2.04%
Male Householder, no own children		1.27%	1.25%	2.25%
Female Householder, own children		3.43%	2.28%	6.67%
Female Householder, no own children		3.26%	3.19%	4.50%
Nonfamily, Male Householder		7.22%	5.51%	6.17%
Nonfamily, Female Householder		4.98%	4.63%	4.84%
2002 Est. Households by Household Size		5,035	35,899	128,572
1-person household		38.80%	45.80%	34.66%
2-person household		38.92%	36.12%	32.24%
3-person household		12.31%	9.41%	13.43%
4-person household		6.97%	5.92%	10.40%
5-person household		2.11%	1.98%	5.06%
6-person household		0.61%	0.55%	2.33%
7 or more person household		0.29%	0.22%	1.88%
2002 Est. Households by Presence of Children		5,035	35,899	128,572
Households with Children less than Age 18:				
Married-Couple Family		13.36%	10.69%	17.72%
Other Family, Male Householder		1.56%	1.07%	2.41%
Other Family, Female Householder		3.76%	2.64%	7.57%
Nonfamily, Male Householder		0.18%	0.13%	0.24%
Nonfamily, Female Householder		0.11%	0.09%	0.12%
Households with no Children less than Age 18:				
Married-Couple Family		26.21%	25.67%	21.15%
Other Family, Male Householder		1.19%	1.14%	1.88%
Other Family, Female Householder		2.93%	2.84%	3.59%
Nonfamily, Male Householder		27.45%	24.21%	21.90%
Nonfamily, Female Householder		23.25%	31.52%	23.40%
2002 Est. Households by Number of Vehicles		5,035	35,899	128,572
No Vehicles		3.70%	8.60%	10.36%
1 Vehicle		38.39%	41.89%	38.72%
2 Vehicles		41.93%	36.12%	35.86%
3 Vehicles		11.05%	9.71%	10.78%
4 Vehicles		4.05%	2.89%	3.14%
5 or more Vehicles		0.89%	0.80%	1.13%
Family Households				
2007 Projection		2,478	15,857	71,353

POP-FACTS: DEMOGRAPHIC SNAPSHOT				
Prepared For: Watson & Associates				
Project Code: LAINV-1062			Order #: 962462873	
Type: Radius		550 PACIFIC COAST HWY		Site: 04
Coord: 33.745895 -118.105208		SEAL BEACH, CA 90740-5999		
Description		1.00 MileRadius	3.00 MileRadius	5.00 MileRadius
2002 Estimate		2,467	15,815	69,855
2000 Census		2,459	15,756	69,070
1990 Census		2,504	16,331	66,720
Growth 2002-2007		0.45%	0.27%	2.14%
Growth 2000-2002		0.33%	0.37%	1.14%
Growth 1990-2000		-1.80%	-3.52%	3.52%
2002 Est. Family Households by Household Income		2,467	15,815	69,855
Income Less than \$15,000		1.58%	2.06%	5.40%
Income \$15,000 - \$24,999		5.55%	5.30%	8.63%
Income \$25,000 - \$34,999		5.67%	5.91%	8.76%
Income \$35,000 - \$49,999		8.53%	9.32%	12.45%
Income \$50,000 - \$74,999		16.99%	16.19%	19.86%
Income \$75,000 - \$99,999		17.75%	15.28%	15.34%
Income \$100,000 - \$149,999		25.02%	19.87%	16.31%
Income \$150,000 - \$249,999		13.74%	15.20%	8.77%
Income \$250,000 - \$499,999		3.47%	6.67%	2.86%
Income \$500,000 and over		1.70%	4.20%	1.63%
2002 Est. Average Family Household Income		\$120,540	\$140,634	\$96,502
2002 Est. Median Family Household Income		\$91,429	\$93,342	\$68,597
2002 Est. Families by Poverty Status		2,467	15,815	69,855
Income Above Poverty Level:				
Married-Couple Family, own children		26.57%	23.38%	26.43%
Married-Couple Family, no own children		54.07%	58.37%	41.64%
Male Householder, own children		2.85%	1.65%	3.01%
Male Householder, no own children		1.98%	2.92%	3.86%
Female Householder, own children		7.39%	5.11%	8.29%
Female Householder, no own children		5.39%	6.46%	7.51%
Income Below Poverty Level:				
Married-Couple Family, own children		0.01%	0.06%	2.68%
Married-Couple Family, no own children		0.09%	0.72%	0.79%
Male Householder, own children		0.53%	0.33%	0.78%
Male Householder, no own children		0.24%	0.13%	0.25%
Female Householder, own children		0.44%	0.65%	4.32%
Female Householder, no own children		0.44%	0.20%	0.44%

POP-FACTS: DEMOGRAPHIC SNAPSHOT				
Prepared For: Watson & Associates				
Project Code: LAINV-1062			Order #: 962462873	
Type: Radius	550 PACIFIC COAST HWY		Site:	04
Coord: 33.745895 -118.105208	SEAL BEACH, CA 90740-5999			
Description		1.00 MileRadius	3.00 MileRadius	5.00 MileRadius
2002 Est. Families by Number of Workers		2,467	15,815	69,855
No Workers		9.12%	16.55%	14.93%
1 Worker		28.89%	25.93%	28.84%
2 Workers		54.45%	48.61%	44.56%
3 or more Workers		7.54%	8.91%	11.67%
2002 Est. Population Age 16+ by Employment		8,660	61,270	245,869
In Armed Forces		0.67%	0.71%	0.68%
Civilian - Employed		73.39%	62.22%	63.49%
Civilian - Unemployed		2.16%	2.05%	3.42%
Not in Labor Force		23.77%	35.02%	32.41%
2002 Est. Employed Pop. Age 16+ by Occupation		6,355	38,120	156,105
Managerial and Professional Specialty		48.64%	47.27%	37.07%
Technical, Sales and Administrative Support		28.30%	33.52%	34.03%
Service		9.63%	8.99%	11.67%
Farming, Forestry and Fishing		0.33%	0.45%	0.67%
Precision, Production, Craft and Repair		7.28%	5.50%	8.38%
Operators, Fabricators and Laborers		5.82%	4.27%	8.18%
2002 Est. Employed Pop. Age 16+ by Class of Worker		6,355	38,120	156,105
For-Profit Private Wage or Salary Workers		65.61%	68.37%	72.16%
Not-For-Profit Private Wage or Salary Workers		5.80%	4.96%	4.61%
Local Government Workers		9.93%	9.09%	8.18%
State Government Workers		5.72%	4.84%	3.74%
Federal Government Workers		1.67%	2.52%	3.07%
Self-Employed Workers		10.93%	9.73%	7.86%
Unpaid Family Workers		0.35%	0.48%	0.39%
2002 Est. Workers Age 16+, Transportation To Work		6,294	37,734	154,548
Drove Alone		84.46%	83.99%	77.49%
Car Pooled		6.06%	6.92%	10.68%
Public Transportation		1.02%	1.33%	3.99%
Walked		2.60%	2.47%	2.73%
Motorcycle		0.34%	0.55%	0.75%
Bicycle		1.98%	1.09%	1.12%
Other Means		0.16%	0.31%	0.52%
Worked at Home		3.39%	3.35%	2.72%
2002 Est. Workers Age 16+ by Travel Time to Work		6,081	36,470	150,341
Less than 15 Minutes		15.97%	20.11%	22.60%
15 - 29 Minutes		35.32%	36.37%	35.86%
30 - 44 Minutes		26.35%	23.98%	24.00%
45 - 59 Minutes		12.66%	10.44%	9.56%
60 or more Minutes		9.70%	9.11%	7.97%
2002 Est. Average Travel Time to Work in Minutes		29.10	27.45	26.34
2002 Est. Tenure of Occupied Housing Units		5,035	35,899	128,572
Owner Occupied		45.59%	60.33%	48.74%
Renter Occupied		54.41%	39.67%	51.26%
2002 Est. Owner Occupied Housing Values		1,853	12,703	44,411
Value Less than \$25,000		0.21%	0.14%	0.23%
Value \$25,000 - \$49,999		0.05%	0.73%	0.51%
Value \$50,000 - \$74,999		0.12%	2.18%	0.87%
Value \$75,000 - \$99,999		0.25%	1.73%	0.98%

POP-FACTS: DEMOGRAPHIC SNAPSHOT				
Prepared For: Watson & Associates				
Project Code: LAINV-1062			Order #: 962462873	
Type: Radius		550 PACIFIC COAST HWY		Site: 04
Coord: 33.745895 -118.105208		SEAL BEACH, CA 90740-5999		
Description		1.00 MileRadius	3.00 MileRadius	5.00 MileRadius
Value \$100,000 - \$149,999		0.67%	1.72%	2.86%
Value \$150,000 - \$199,999		0.99%	1.77%	5.34%
Value \$200,000 - \$299,999		4.62%	9.26%	30.94%
Value \$300,000 - \$399,999		12.23%	16.97%	22.08%
Value \$400,000 - \$499,999		28.23%	21.45%	14.93%
Value \$500,000 or more		52.63%	44.06%	21.28%
2002 Est. Median Owner Occupied Housing Value		\$525,102	\$472,312	\$337,548
2002 Est. Housing Units by Units in Structure		5,558	38,355	134,818
1 Unit Attached		5.60%	9.05%	6.34%
1 Unit Detached		43.34%	35.58%	38.43%
2 Units		9.16%	6.17%	4.49%
3 to 19 Units		27.26%	37.67%	35.90%
20 to 49 Units		2.21%	4.28%	6.04%
50 or More Units		8.98%	3.98%	5.67%
Mobile Home or Trailer		2.22%	1.33%	1.70%
Other		1.22%	1.94%	1.42%
2002 Est. Housing Units by Year Built		5,558	38,355	134,818
Housing Unit Built 1989 to present		1.98%	3.80%	5.53%
Housing Unit Built 1985 to 1988		2.48%	4.27%	7.29%
Housing Unit Built 1980 to 1984		6.06%	5.17%	5.10%
Housing Unit Built 1970 to 1979		17.37%	14.47%	15.30%
Housing Unit Built 1960 to 1969		21.61%	28.94%	23.84%
Housing Unit Built 1950 to 1959		23.76%	17.57%	19.81%
Housing Unit Built 1940 to 1949		15.19%	10.09%	8.99%
Housing Unit Built 1939 or Earlier		11.55%	15.70%	14.14%
Prepared on:		March 20, 2003		
© 2003 CLARITAS INC. All rights reserved.		1 800 234 5973		