

POP-FACTS: DEMOGRAPHIC SNAPSHOT				
Prepared For: Watson & Associates				
Project Code: LAINV-1062			Order #: 962462873	
Type: Radius	101 MAIN ST		Site: 05	
Coord: 33.739996 -118.105946		SEAL BEACH, CA 90740-6335		
Description	1.00 MileRadius	3.00 MileRadius	5.00 MileRadius	
Population				
2007 Projection	8,974	60,266	295,358	
2002 Estimate	8,813	59,631	282,097	
2000 Census	8,760	59,359	276,394	
1990 Census	9,118	61,121	267,228	
Growth 2002-2007	1.83%	1.06%	4.70%	
Growth 2000-2002	0.61%	0.46%	2.06%	
Growth 1990-2000	-3.93%	-2.88%	3.43%	
2002 Est. Population by Single Race Classification				
	8,813	59,631	282,097	
White Alone	89.75%	87.23%	65.16%	
Black or African American Alone	0.56%	1.55%	7.27%	
American Indian and Alaska Native Alone	0.47%	0.47%	0.71%	
Asian Alone	4.39%	5.40%	9.97%	
Native Hawaiian and Other Pacific Islander Alone	0.17%	0.16%	0.33%	
Some Other Race Alone	1.93%	2.33%	11.84%	
Two or More Races	2.72%	2.88%	4.71%	
2002 Est. Population Hispanic or Latino by Origin				
	8,813	59,631	282,097	
Not Hispanic or Latino	92.20%	91.84%	76.95%	
Hispanic or Latino:	7.80%	8.16%	23.05%	
Mexican	69.63%	65.19%	73.48%	
Puerto Rican	3.27%	3.22%	2.12%	
Cuban	3.94%	3.96%	1.26%	
All Other Hispanic or Latino	23.17%	27.62%	23.14%	
2002 Est. Hispanic or Latino by Single Race Class.				
	688	4,863	65,022	
White Alone	68.14%	63.28%	39.16%	
Black or African American Alone	0.29%	0.68%	1.12%	
American Indian and Alaska Native Alone	1.59%	1.88%	1.45%	
Asian Alone	1.44%	1.04%	0.51%	
Native Hawaiian and Other Pacific Islander Alone	0.00%	0.12%	0.11%	
Some Other Race Alone	23.34%	24.97%	50.19%	
Two or More Races	5.19%	8.02%	7.47%	
2002 Est. Pop. Asian Alone Race by Category				
	387	3,218	28,123	
Chinese, except Taiwanese	25.11%	21.48%	11.33%	
Filipino	17.20%	18.39%	14.35%	
Japanese	27.31%	24.06%	12.15%	
Asian Indian	8.46%	6.40%	3.84%	
Korean	9.77%	9.61%	6.22%	
Vietnamese	5.23%	7.61%	11.27%	
Cambodian	0.49%	1.55%	30.04%	
Hmong	0.00%	0.13%	0.51%	
Laotian	0.00%	0.00%	1.12%	
Thai	1.43%	1.86%	1.57%	
Other Asian	2.99%	5.56%	4.11%	
Two or more Asian categories	2.01%	3.35%	3.48%	

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Coord: 33.739996 -118.105946		SEAL BEACH, CA 90740-6335		
Description	1.00 MileRadius	3.00 MileRadius	5.00 MileRadius	
2002 Est. Population by Sex	8,813	59,631	282,097	
Male	51.31%	47.55%	48.76%	
Female	48.69%	52.45%	51.24%	
2002 Est. Population by Age	8,813	59,631	282,097	
Age 0 - 4	3.53%	3.36%	6.27%	
Age 5 - 9	4.40%	3.23%	6.52%	
Age 10 - 14	4.73%	3.34%	6.05%	
Age 15 - 19	4.23%	3.14%	6.06%	
Age 20 - 24	4.34%	4.46%	7.36%	
Age 25 - 34	17.64%	15.31%	16.71%	
Age 35 - 44	17.65%	14.93%	15.86%	
Age 45 - 54	20.00%	16.03%	13.38%	
Age 55 - 59	7.60%	7.28%	5.12%	
Age 60 - 64	4.60%	5.38%	3.71%	
Age 65 - 74	5.87%	9.47%	5.95%	
Age 75 - 84	4.34%	10.04%	5.12%	
Age 85 and older	1.04%	4.02%	1.92%	
Age 16 and older	86.64%	89.48%	80.06%	
Age 18 and older	84.82%	88.25%	77.91%	
Age 21 and older	82.39%	86.24%	73.72%	
Age 65 and older	11.26%	23.53%	12.99%	
2002 Est. Median Age	41.30	46.39	35.66	
2002 Est. Average Age	40.84	46.70	37.37	
2002 Est. Male Population by Age	4,522	28,356	137,545	
Age 0 - 4	3.11%	3.42%	6.49%	
Age 5 - 9	4.41%	3.47%	6.87%	
Age 10 - 14	4.88%	3.59%	6.35%	
Age 15 - 19	4.68%	3.36%	6.04%	
Age 20 - 24	4.35%	4.19%	7.03%	
Age 25 - 34	17.57%	16.03%	17.33%	
Age 35 - 44	18.03%	16.28%	16.59%	
Age 45 - 54	20.00%	16.65%	13.55%	
Age 55 - 59	8.10%	7.90%	5.18%	
Age 60 - 64	4.80%	5.86%	3.74%	
Age 65 - 74	5.74%	8.95%	5.66%	
Age 75 - 84	3.76%	7.86%	4.09%	
Age 85 and older	0.56%	2.43%	1.09%	
2002 Est. Median Age, Male	41.09	44.79	34.94	
2002 Est. Average Age, Male	40.51	44.90	36.20	

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Coord: 33.739996 -118.105946		SEAL BEACH, CA 90740-6335		
Description	1.00 MileRadius	3.00 MileRadius	5.00 MileRadius	
2002 Est. Female Population by Age	4,291	31,275	144,552	
Age 0 - 4	3.97%	3.30%	6.05%	
Age 5 - 9	4.40%	3.02%	6.19%	
Age 10 - 14	4.58%	3.10%	5.75%	
Age 15 - 19	3.75%	2.95%	6.08%	
Age 20 - 24	4.34%	4.70%	7.67%	
Age 25 - 34	17.72%	14.66%	16.12%	
Age 35 - 44	17.25%	13.72%	15.16%	
Age 45 - 54	19.99%	15.47%	13.22%	
Age 55 - 59	7.07%	6.72%	5.07%	
Age 60 - 64	4.40%	4.94%	3.68%	
Age 65 - 74	6.02%	9.94%	6.22%	
Age 75 - 84	4.95%	12.02%	6.10%	
Age 85 and older	1.55%	5.46%	2.71%	
2002 Est. Median Age, Female	41.50	47.94	36.42	
2002 Est. Average Age, Female	41.19	48.34	38.47	
2002 Est. Population Age 15+ by Marital Status	7,697	53,711	228,979	
Male, Never Married	20.81%	15.99%	19.41%	
Female, Never Married	14.36%	13.12%	15.46%	
Total Married	44.70%	46.36%	43.89%	
Male, Previously Married	8.56%	8.18%	7.04%	
Female, Previously Married	11.57%	16.35%	14.20%	
2002 Est. Pop. Age 25+ by Educational Attainment	6,941	49,178	191,133	
Less than 9th grade	1.69%	2.80%	6.41%	
Some High School, no diploma	3.63%	6.11%	8.73%	
High School Graduate (or GED)	12.87%	16.43%	19.03%	
Some College, no degree	26.20%	23.51%	24.33%	
Associate Degree	9.74%	8.40%	8.81%	
Bachelor Degree	27.17%	26.27%	21.41%	
Graduate or Professional Degree	18.70%	16.46%	11.28%	
Households				
2007 Projection	4,527	33,192	124,054	
2002 Estimate	4,434	32,488	119,088	
2000 Census	4,389	32,125	116,823	
1990 Census	4,442	32,147	113,326	
Growth 2002-2007	2.10%	2.17%	4.17%	
Growth 2000-2002	1.03%	1.13%	1.94%	
Growth 1990-2000	-1.19%	-0.07%	3.09%	
2002 Est. Average Household Size	1.98	1.81	2.32	
2002 Est. Households by Household Type	4,434	32,488	119,088	
Family Households	48.59%	43.29%	53.33%	
Nonfamily Households	51.41%	56.71%	46.67%	
2002 Est. Group Quarters Population	26	770	5,733	
2002 Est. Households by Household Income	4,434	32,488	119,088	
Income Less than \$15,000	3.51%	8.75%	8.91%	
Income \$15,000 - \$24,999	6.98%	9.33%	10.10%	
Income \$25,000 - \$34,999	6.59%	8.87%	10.06%	
Income \$35,000 - \$49,999	11.65%	12.97%	14.02%	

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Coord: 33.739996 -118.105946		SEAL BEACH, CA 90740-6335		
Description		1.00 MileRadius	3.00 MileRadius	5.00 MileRadius
Income \$50,000 - \$74,999		21.31%	17.31%	20.43%
Income \$75,000 - \$99,999		16.82%	12.79%	13.77%
Income \$100,000 - \$149,999		20.55%	14.23%	13.06%
Income \$150,000 - \$249,999		9.81%	9.38%	6.52%
Income \$250,000 - \$499,999		2.00%	3.94%	2.00%
Income \$500,000 and over		0.79%	2.43%	1.14%
2002 Est. Average Household Income		\$97,239	\$101,564	\$81,042
2002 Est. Median Household Income		\$74,947	\$64,570	\$58,454
2002 Est. Per Capita Income		\$49,586	\$55,782	\$33,989
2002 Est. Household Type, Presence of Own Children		4,434	32,488	119,088
Single Male Householder		20.76%	19.25%	16.26%
Single Female Householder		18.04%	27.60%	19.10%
Married-Couple Family, own children		13.08%	9.59%	16.38%
Married-Couple Family, no own children		25.86%	26.44%	21.83%
Male Householder, own children		1.47%	0.93%	2.00%
Male Householder, no own children		1.29%	1.18%	2.20%
Female Householder, own children		3.63%	2.09%	6.51%
Female Householder, no own children		3.26%	3.06%	4.40%
Nonfamily, Male Householder		7.51%	5.43%	6.32%
Nonfamily, Female Householder		5.10%	4.43%	4.99%
2002 Est. Households by Household Size		4,434	32,488	119,088
1-person household		38.79%	46.85%	35.36%
2-person household		38.69%	36.34%	32.50%
3-person household		12.49%	8.98%	13.25%
4-person household		6.92%	5.42%	10.07%
5-person household		2.16%	1.75%	4.87%
6-person household		0.63%	0.48%	2.20%
7 or more person household		0.31%	0.19%	1.75%
2002 Est. Households by Presence of Children		4,434	32,488	119,088
Households with Children less than Age 18:				
Married-Couple Family		13.39%	9.92%	17.14%
Other Family, Male Householder		1.54%	1.01%	2.35%
Other Family, Female Householder		3.93%	2.41%	7.38%
Nonfamily, Male Householder		0.18%	0.12%	0.24%
Nonfamily, Female Householder		0.12%	0.09%	0.12%
Households with no Children less than Age 18:				
Married-Couple Family		25.55%	26.11%	21.07%
Other Family, Male Householder		1.22%	1.10%	1.86%
Other Family, Female Householder		2.97%	2.74%	3.53%
Nonfamily, Male Householder		28.09%	24.56%	22.34%
Nonfamily, Female Householder		23.02%	31.94%	23.97%
2002 Est. Households by Number of Vehicles		4,434	32,488	119,088
No Vehicles		3.85%	8.84%	10.05%
1 Vehicle		38.72%	42.13%	39.24%
2 Vehicles		41.42%	35.68%	35.95%
3 Vehicles		11.08%	9.74%	10.59%
4 Vehicles		3.97%	2.86%	3.06%
5 or more Vehicles		0.96%	0.75%	1.11%
Family Households				
2007 Projection		2,170	14,104	64,915

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Coord: 33.739996 -118.105946		SEAL BEACH, CA 90740-6335		
Description		1.00 MileRadius	3.00 MileRadius	5.00 MileRadius
2002 Estimate		2,154	14,064	63,509
2000 Census		2,144	14,014	62,779
1990 Census		2,170	14,606	60,620
Growth 2002-2007		0.74%	0.28%	2.21%
Growth 2000-2002		0.47%	0.36%	1.16%
Growth 1990-2000		-1.20%	-4.05%	3.56%
2002 Est. Family Households by Household Income		2,154	14,064	63,509
Income Less than \$15,000		1.39%	2.10%	5.23%
Income \$15,000 - \$24,999		5.55%	5.19%	8.50%
Income \$25,000 - \$34,999		5.50%	6.02%	8.61%
Income \$35,000 - \$49,999		8.88%	9.47%	12.17%
Income \$50,000 - \$74,999		17.55%	15.23%	19.66%
Income \$75,000 - \$99,999		18.38%	14.13%	15.26%
Income \$100,000 - \$149,999		25.75%	20.01%	16.56%
Income \$150,000 - \$249,999		13.17%	15.69%	9.21%
Income \$250,000 - \$499,999		2.67%	7.34%	3.03%
Income \$500,000 and over		1.14%	4.81%	1.77%
2002 Est. Average Family Household Income		\$115,782	\$146,550	\$99,053
2002 Est. Median Family Household Income		\$90,176	\$96,204	\$69,701
2002 Est. Families by Poverty Status		2,154	14,064	63,509
Income Above Poverty Level:				
Married-Couple Family, own children		26.18%	22.49%	26.13%
Married-Couple Family, no own children		53.93%	60.03%	42.22%
Male Householder, own children		3.13%	1.69%	2.97%
Male Householder, no own children		1.67%	2.68%	3.92%
Female Householder, own children		7.87%	4.60%	8.35%
Female Householder, no own children		5.39%	6.37%	7.52%
Income Below Poverty Level:				
Married-Couple Family, own children		0.01%	0.07%	2.54%
Married-Couple Family, no own children		0.01%	0.65%	0.77%
Male Householder, own children		0.60%	0.37%	0.72%
Male Householder, no own children		0.28%	0.14%	0.26%
Female Householder, own children		0.44%	0.67%	4.15%
Female Householder, no own children		0.49%	0.26%	0.45%

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Coord: 33.739996 -118.105946		SEAL BEACH, CA 90740-6335		
Description	1.00 MileRadius	3.00 MileRadius	5.00 MileRadius	
2002 Est. Families by Number of Workers	2,154	14,064	63,509	
No Workers	8.87%	16.89%	14.75%	
1 Worker	28.98%	26.12%	28.77%	
2 Workers	54.65%	48.55%	45.01%	
3 or more Workers	7.50%	8.44%	11.47%	
2002 Est. Population Age 16+ by Employment	7,635	53,360	225,857	
In Armed Forces	0.68%	0.76%	0.69%	
Civilian - Employed	73.96%	61.67%	64.01%	
Civilian - Unemployed	2.04%	1.97%	3.32%	
Not in Labor Force	23.32%	35.61%	31.98%	
2002 Est. Employed Pop. Age 16+ by Occupation	5,647	32,906	144,576	
Managerial and Professional Specialty	48.63%	48.67%	37.56%	
Technical, Sales and Administrative Support	27.60%	33.21%	34.19%	
Service	9.87%	8.25%	11.62%	
Farming, Forestry and Fishing	0.35%	0.39%	0.64%	
Precision, Production, Craft and Repair	7.37%	5.39%	8.09%	
Operators, Fabricators and Laborers	6.17%	4.09%	7.90%	
2002 Est. Employed Pop. Age 16+ by Class of Worker	5,647	32,906	144,576	
For-Profit Private Wage or Salary Workers	66.09%	68.52%	72.15%	
Not-For-Profit Private Wage or Salary Workers	5.62%	4.87%	4.57%	
Local Government Workers	9.49%	9.02%	8.06%	
State Government Workers	6.00%	4.56%	3.78%	
Federal Government Workers	1.64%	2.37%	3.07%	
Self-Employed Workers	10.85%	10.19%	7.98%	
Unpaid Family Workers	0.32%	0.47%	0.39%	
2002 Est. Workers Age 16+, Transportation To Work	5,592	32,727	143,211	
Drove Alone	84.17%	84.75%	77.81%	
Car Pooled	6.08%	6.61%	10.47%	
Public Transportation	0.97%	1.23%	3.86%	
Walked	2.72%	2.30%	2.68%	
Motorcycle	0.37%	0.51%	0.77%	
Bicycle	2.16%	1.00%	1.16%	
Other Means	0.15%	0.29%	0.52%	
Worked at Home	3.39%	3.32%	2.74%	
2002 Est. Workers Age 16+ by Travel Time to Work	5,402	31,642	139,280	
Less than 15 Minutes	16.14%	19.12%	22.70%	
15 - 29 Minutes	35.15%	35.52%	35.56%	
30 - 44 Minutes	26.19%	25.08%	24.08%	
45 - 59 Minutes	12.76%	10.81%	9.58%	
60 or more Minutes	9.77%	9.47%	8.08%	
2002 Est. Average Travel Time to Work in Minutes	29.15	28.03	26.41	
2002 Est. Tenure of Occupied Housing Units	4,434	32,488	119,088	
Owner Occupied	43.40%	61.25%	48.05%	
Renter Occupied	56.60%	38.75%	51.95%	
2002 Est. Owner Occupied Housing Values	1,544	11,319	39,867	
Value Less than \$25,000	0.24%	0.12%	0.21%	
Value \$25,000 - \$49,999	0.06%	0.79%	0.51%	
Value \$50,000 - \$74,999	0.08%	2.42%	0.93%	
Value \$75,000 - \$99,999	0.27%	1.92%	0.99%	

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Coord: 33.739996 -118.105946		SEAL BEACH, CA 90740-6335		
Description		1.00 MileRadius	3.00 MileRadius	5.00 MileRadius
Value \$100,000 - \$149,999		0.66%	1.72%	2.60%
Value \$150,000 - \$199,999		0.93%	1.68%	4.89%
Value \$200,000 - \$299,999		4.53%	7.63%	27.77%
Value \$300,000 - \$399,999		12.29%	15.30%	22.26%
Value \$400,000 - \$499,999		30.08%	19.81%	16.22%
Value \$500,000 or more		50.87%	48.62%	23.62%
2002 Est. Median Owner Occupied Housing Value		\$508,906	\$492,959	\$354,327
2002 Est. Housing Units by Units in Structure		4,920	34,878	124,990
1 Unit Attached		5.48%	9.83%	6.56%
1 Unit Detached		41.49%	34.05%	37.06%
2 Units		9.11%	6.23%	4.59%
3 to 19 Units		27.95%	38.57%	36.75%
20 to 49 Units		2.18%	3.96%	6.05%
50 or More Units		10.10%	3.88%	5.79%
Mobile Home or Trailer		2.50%	1.45%	1.78%
Other		1.19%	2.02%	1.42%
2002 Est. Housing Units by Year Built		4,920	34,878	124,990
Housing Unit Built 1989 to present		2.10%	3.87%	5.60%
Housing Unit Built 1985 to 1988		2.46%	4.14%	7.40%
Housing Unit Built 1980 to 1984		6.36%	5.58%	5.13%
Housing Unit Built 1970 to 1979		18.56%	16.17%	15.76%
Housing Unit Built 1960 to 1969		22.53%	29.84%	24.26%
Housing Unit Built 1950 to 1959		23.55%	15.26%	18.40%
Housing Unit Built 1940 to 1949		14.32%	10.15%	9.09%
Housing Unit Built 1939 or Earlier		10.13%	15.01%	14.35%
Prepared on:		March 20, 2003		
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