

# Demographic Detail Report

901 N Pacific Coast Hwy, Redondo Beach, CA 90277

Building Type: **Class C Office**      Total Available: **5,350 SF**  
 Class: **C**      % Leased: **68.5%**  
 RBA: **16,984 SF**      Rent/SF/Mo: **\$3.25**  
 Typical Floor: **12,866 SF**



Radius	1 Mile	3 Mile	10 Mile
<b>Population</b>			
2027 Projection	27,409	169,504	1,365,446
2022 Estimate	28,115	172,928	1,387,505
2010 Census	29,555	176,934	1,391,279
Growth 2022 - 2027	-2.51%	-1.98%	-1.59%
Growth 2010 - 2022	-4.87%	-2.26%	-0.27%
<b>2022 Population by Age</b>			
	<b>28,115</b>	<b>172,928</b>	<b>1,387,505</b>
Age 0 - 4	1,492 5.31%	8,969 5.19%	80,162 5.78%
Age 5 - 9	1,524 5.42%	9,082 5.25%	79,751 5.75%
Age 10 - 14	1,460 5.19%	9,329 5.39%	82,524 5.95%
Age 15 - 19	1,291 4.59%	9,270 5.36%	84,530 6.09%
Age 20 - 24	1,190 4.23%	9,277 5.36%	88,534 6.38%
Age 25 - 29	1,455 5.18%	10,493 6.07%	101,624 7.32%
Age 30 - 34	1,936 6.89%	11,585 6.70%	105,369 7.59%
Age 35 - 39	2,208 7.85%	11,795 6.82%	97,187 7.00%
Age 40 - 44	2,283 8.12%	11,833 6.84%	89,290 6.44%
Age 45 - 49	2,314 8.23%	12,349 7.14%	88,109 6.35%
Age 50 - 54	2,286 8.13%	12,940 7.48%	89,804 6.47%
Age 55 - 59	2,154 7.66%	13,006 7.52%	89,681 6.46%
Age 60 - 64	1,912 6.80%	12,107 7.00%	84,030 6.06%
Age 65 - 69	1,551 5.52%	10,123 5.85%	71,289 5.14%
Age 70 - 74	1,185 4.21%	7,811 4.52%	56,455 4.07%
Age 75 - 79	815 2.90%	5,455 3.15%	40,822 2.94%
Age 80 - 84	525 1.87%	3,581 2.07%	27,633 1.99%
Age 85+	535 1.90%	3,925 2.27%	30,711 2.21%
Age 65+	4,611 16.40%	30,895 17.87%	226,910 16.35%
<b>Median Age</b>	<b>43.30</b>	<b>42.80</b>	<b>38.70</b>
<b>Average Age</b>	<b>41.60</b>	<b>41.60</b>	<b>39.40</b>

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Radius	1 Mile		3 Mile		10 Mile	
<b>2022 Population By Race</b>	<b>28,115</b>		<b>172,928</b>		<b>1,387,505</b>	
White	22,572	80.28%	123,162	71.22%	818,314	58.98%
Black	584	2.08%	4,847	2.80%	289,743	20.88%
Am. Indian & Alaskan	157	0.56%	1,081	0.63%	16,928	1.22%
Asian	3,332	11.85%	34,576	19.99%	201,574	14.53%
Hawaiian & Pacific Island	84	0.30%	636	0.37%	9,628	0.69%
Other	1,386	4.93%	8,626	4.99%	51,319	3.70%
<b>Population by Hispanic Origin</b>	<b>28,115</b>		<b>172,928</b>		<b>1,387,505</b>	
Non-Hispanic Origin	24,704	87.87%	144,077	83.32%	828,771	59.73%
Hispanic Origin	3,411	12.13%	28,852	16.68%	558,734	40.27%
<b>2022 Median Age, Male</b>	<b>43.30</b>		<b>41.90</b>		<b>37.20</b>	
<b>2022 Average Age, Male</b>	<b>41.50</b>		<b>40.80</b>		<b>38.20</b>	
<b>2022 Median Age, Female</b>	<b>43.30</b>		<b>43.70</b>		<b>40.10</b>	
<b>2022 Average Age, Female</b>	<b>41.80</b>		<b>42.30</b>		<b>40.60</b>	
<b>2022 Population by Occupation Classification</b>	<b>23,381</b>		<b>143,690</b>		<b>1,128,153</b>	
Civilian Employed	16,125	68.97%	90,041	62.66%	649,031	57.53%
Civilian Unemployed	1,283	5.49%	7,904	5.50%	84,383	7.48%
Civilian Non-Labor Force	5,796	24.79%	45,463	31.64%	393,961	34.92%
Armed Forces	177	0.76%	282	0.20%	778	0.07%
<b>Households by Marital Status</b>						
Married	4,964		33,121		208,797	
Married No Children	2,820		17,501		109,235	
Married w/Children	2,144		15,620		99,562	
<b>2022 Population by Education</b>	<b>22,400</b>		<b>135,043</b>		<b>1,037,541</b>	
Some High School, No Diploma	610	2.72%	6,229	4.61%	180,271	17.37%
High School Grad (Incl Equivalency)	1,632	7.29%	15,268	11.31%	191,424	18.45%
Some College, No Degree	4,499	20.08%	29,444	21.80%	263,838	25.43%
Associate Degree	1,241	5.54%	8,041	5.95%	65,536	6.32%
Bachelor Degree	8,879	39.64%	46,251	34.25%	216,165	20.83%
Advanced Degree	5,539	24.73%	29,810	22.07%	120,307	11.60%

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Radius	1 Mile		3 Mile		10 Mile	
<b>2022 Population by Occupation</b>	<b>30,644</b>		<b>170,256</b>		<b>1,224,797</b>	
Real Estate & Finance	1,618	5.28%	7,907	4.64%	40,393	3.30%
Professional & Management	13,178	43.00%	68,896	40.47%	345,456	28.21%
Public Administration	500	1.63%	2,839	1.67%	21,960	1.79%
Education & Health	2,978	9.72%	17,567	10.32%	133,495	10.90%
Services	1,252	4.09%	8,773	5.15%	119,745	9.78%
Information	1,020	3.33%	5,271	3.10%	24,191	1.98%
Sales	3,383	11.04%	18,849	11.07%	146,143	11.93%
Transportation	246	0.80%	1,466	0.86%	25,562	2.09%
Retail	1,375	4.49%	7,026	4.13%	61,989	5.06%
Wholesale	644	2.10%	2,858	1.68%	20,354	1.66%
Manufacturing	1,948	6.36%	11,176	6.56%	66,017	5.39%
Production	683	2.23%	5,891	3.46%	88,364	7.21%
Construction	547	1.79%	3,318	1.95%	41,440	3.38%
Utilities	573	1.87%	4,651	2.73%	51,489	4.20%
Agriculture & Mining	73	0.24%	299	0.18%	2,425	0.20%
Farming, Fishing, Forestry	47	0.15%	65	0.04%	1,301	0.11%
Other Services	579	1.89%	3,404	2.00%	34,473	2.81%
<b>2022 Worker Travel Time to Job</b>	<b>14,744</b>		<b>82,742</b>		<b>616,827</b>	
<30 Minutes	7,240	49.10%	45,482	54.97%	319,031	51.72%
30-60 Minutes	4,732	32.09%	24,284	29.35%	216,800	35.15%
60+ Minutes	2,772	18.80%	12,976	15.68%	80,996	13.13%
<b>2010 Households by HH Size</b>	<b>13,683</b>		<b>72,592</b>		<b>477,879</b>	
1-Person Households	4,845	35.41%	21,269	29.30%	118,880	24.88%
2-Person Households	4,778	34.92%	23,428	32.27%	131,815	27.58%
3-Person Households	2,019	14.76%	12,130	16.71%	79,958	16.73%
4-Person Households	1,496	10.93%	10,401	14.33%	69,277	14.50%
5-Person Households	396	2.89%	3,569	4.92%	38,189	7.99%
6-Person Households	110	0.80%	1,163	1.60%	19,127	4.00%
7 or more Person Households	39	0.29%	632	0.87%	20,633	4.32%
<b>2022 Average Household Size</b>	<b>2.10</b>		<b>2.40</b>		<b>2.80</b>	
<b>Households</b>						
2027 Projection	12,842		69,996		467,825	
2022 Estimate	13,150		71,341		475,636	
2010 Census	13,683		72,593		477,879	
Growth 2022 - 2027	-2.34%		-1.89%		-1.64%	
Growth 2010 - 2022	-3.90%		-1.72%		-0.47%	

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901 N Pacific Coast Hwy, Redondo Beach, CA 90277						
Radius	1 Mile		3 Mile		10 Mile	
<b>2022 Households by HH Income</b>	<b>13,149</b>		<b>71,340</b>		<b>475,637</b>	
<\$25,000	848	6.45%	5,323	7.46%	74,762	15.72%
\$25,000 - \$50,000	980	7.45%	7,314	10.25%	77,795	16.36%
\$50,000 - \$75,000	1,214	9.23%	9,076	12.72%	73,452	15.44%
\$75,000 - \$100,000	1,321	10.05%	8,445	11.84%	56,107	11.80%
\$100,000 - \$125,000	1,639	12.46%	7,710	10.81%	49,717	10.45%
\$125,000 - \$150,000	1,169	8.89%	5,912	8.29%	33,274	7.00%
\$150,000 - \$200,000	1,564	11.89%	8,634	12.10%	43,482	9.14%
\$200,000+	4,414	33.57%	18,926	26.53%	67,048	14.10%
<b>2022 Avg Household Income</b>	<b>\$169,335</b>		<b>\$150,226</b>		<b>\$109,266</b>	
<b>2022 Med Household Income</b>	<b>\$137,243</b>		<b>\$117,872</b>		<b>\$80,262</b>	
<b>2022 Occupied Housing</b>	<b>13,150</b>		<b>71,341</b>		<b>475,636</b>	
Owner Occupied	6,381	48.52%	36,815	51.60%	237,169	49.86%
Renter Occupied	6,769	51.48%	34,526	48.40%	238,467	50.14%
<b>2010 Housing Units</b>	<b>14,389</b>		<b>77,116</b>		<b>513,822</b>	
1 Unit	8,176	56.82%	46,295	60.03%	297,849	57.97%
2 - 4 Units	2,052	14.26%	8,246	10.69%	51,646	10.05%
5 - 19 Units	1,890	13.14%	9,222	11.96%	73,864	14.38%
20+ Units	2,271	15.78%	13,353	17.32%	90,463	17.61%
<b>2022 Housing Value</b>	<b>6,381</b>		<b>36,814</b>		<b>237,169</b>	
<\$100,000	74	1.16%	414	1.12%	5,912	2.49%
\$100,000 - \$200,000	33	0.52%	109	0.30%	2,458	1.04%
\$200,000 - \$300,000	14	0.22%	76	0.21%	6,011	2.53%
\$300,000 - \$400,000	36	0.56%	221	0.60%	17,222	7.26%
\$400,000 - \$500,000	101	1.58%	656	1.78%	29,713	12.53%
\$500,000 - \$1,000,000	2,211	34.65%	16,112	43.77%	113,078	47.68%
\$1,000,000+	3,912	61.31%	19,226	52.22%	62,775	26.47%
<b>2022 Median Home Value</b>	<b>\$1,055,330</b>		<b>\$1,012,780</b>		<b>\$753,225</b>	
<b>2022 Housing Units by Yr Built</b>	<b>14,585</b>		<b>77,986</b>		<b>523,994</b>	
Built 2010+	154	1.06%	1,527	1.96%	21,541	4.11%
Built 2000 - 2010	439	3.01%	2,800	3.59%	26,460	5.05%
Built 1990 - 1999	1,203	8.25%	5,144	6.60%	27,851	5.32%
Built 1980 - 1989	2,045	14.02%	8,744	11.21%	48,475	9.25%
Built 1970 - 1979	3,325	22.80%	14,555	18.66%	81,411	15.54%
Built 1960 - 1969	2,742	18.80%	14,701	18.85%	100,191	19.12%
Built 1950 - 1959	2,218	15.21%	19,622	25.16%	116,847	22.30%
Built <1949	2,459	16.86%	10,893	13.97%	101,218	19.32%
<b>2022 Median Year Built</b>	<b>1969</b>		<b>1965</b>		<b>1963</b>	