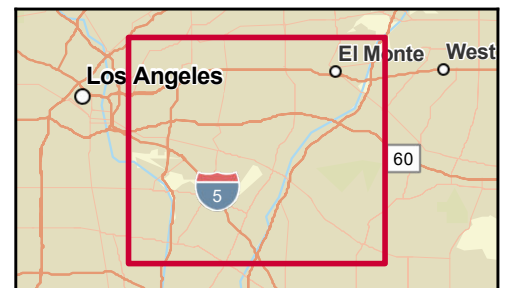
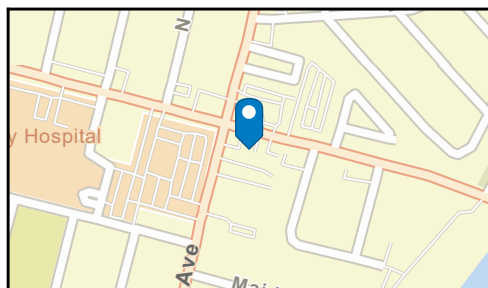
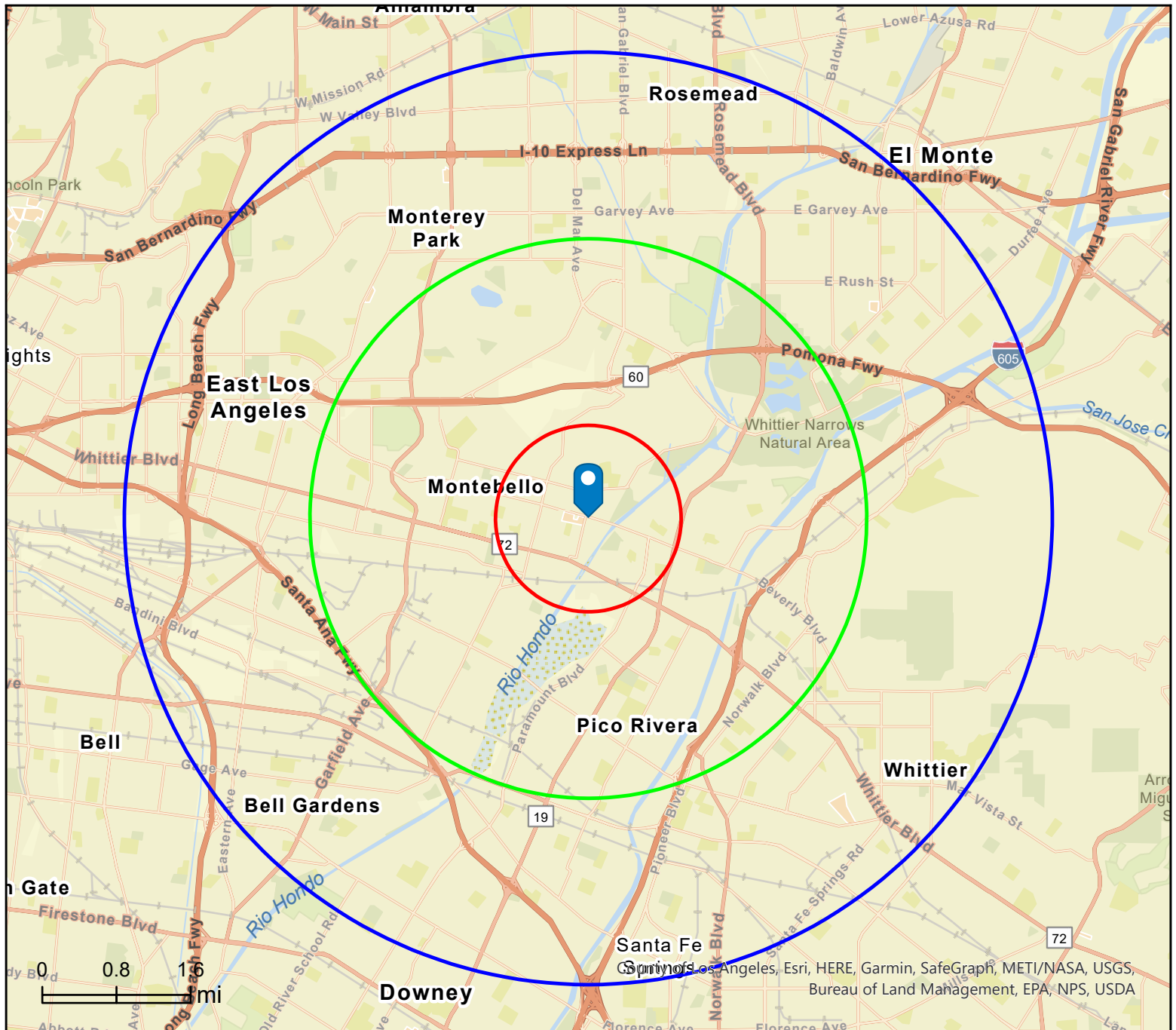


Poplar Plaza Shopping Center
 201 E Beverly Boulevard Montebello CA 90640
 Ring: 1 mile radius

Latitude: 34.0150
 Longitude: -118.0971





Executive Summary

Poplar Plaza Shopping Center
201 E Beverly Boulevard Montebello CA 90640
Rings: 1, 3, 5 mile radii

Latitude: 34.0150
Longitude: -118.0971

	1 mile	3 mile	5 mile
Population			
2000 Population	30,143	181,013	585,684
2010 Population	30,388	182,086	583,821
2020 Population	30,954	184,398	592,939
2025 Population	31,050	184,558	594,413
2000-2010 Annual Rate	0.08%	0.06%	-0.03%
2010-2020 Annual Rate	0.18%	0.12%	0.15%
2020-2025 Annual Rate	0.06%	0.02%	0.05%
2020 Male Population	48.6%	49.1%	49.1%
2020 Female Population	51.4%	50.9%	50.9%
2020 Median Age	36.3	36.2	35.4

In the identified area, the current year population is 592,939. In 2010, the Census count in the area was 583,821. The rate of change since 2010 was 0.15% annually. The five-year projection for the population in the area is 594,413 representing a change of 0.05% annually from 2020 to 2025. Currently, the population is 49.1% male and 50.9% female.

Median Age

The median age in this area is 36.3, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	52.5%	50.4%	44.1%
2020 Black Alone	0.7%	0.8%	0.8%
2020 American Indian/Alaska Native Alone	1.1%	1.1%	0.9%
2020 Asian Alone	9.6%	14.4%	22.5%
2020 Pacific Islander Alone	0.1%	0.1%	0.1%
2020 Other Race	32.1%	29.4%	28.1%
2020 Two or More Races	4.0%	3.8%	3.4%
2020 Hispanic Origin (Any Race)	81.1%	78.5%	70.2%

Persons of Hispanic origin represent 70.2% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 85.7 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	71	78	71
2000 Households	9,028	51,382	161,946
2010 Households	9,095	51,993	163,397
2020 Total Households	9,212	52,338	164,773
2025 Total Households	9,197	52,144	164,405
2000-2010 Annual Rate	0.07%	0.12%	0.09%
2010-2020 Annual Rate	0.12%	0.06%	0.08%
2020-2025 Annual Rate	-0.03%	-0.07%	-0.04%
2020 Average Household Size	3.33	3.50	3.57

The household count in this area has changed from 163,397 in 2010 to 164,773 in the current year, a change of 0.08% annually. The five-year projection of households is 164,405, a change of -0.04% annually from the current year total. Average household size is currently 3.57, compared to 3.55 in the year 2010. The number of families in the current year is 132,463 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

April 21, 2021



Executive Summary

Poplar Plaza Shopping Center
201 E Beverly Boulevard Montebello CA 90640
Rings: 1, 3, 5 mile radii

Latitude: 34.0150
Longitude: -118.0971

	1 mile	3 mile	5 mile
Mortgage Income			
2020 Percent of Income for Mortgage	37.9%	33.6%	38.6%
Median Household Income			
2020 Median Household Income	\$57,662	\$63,495	\$58,919
2025 Median Household Income	\$63,406	\$70,527	\$63,967
2020-2025 Annual Rate	1.92%	2.12%	1.66%
Average Household Income			
2020 Average Household Income	\$74,992	\$81,457	\$78,363
2025 Average Household Income	\$85,007	\$92,184	\$87,737
2020-2025 Annual Rate	2.54%	2.51%	2.29%
Per Capita Income			
2020 Per Capita Income	\$22,300	\$23,151	\$21,826
2025 Per Capita Income	\$25,161	\$26,079	\$24,322
2020-2025 Annual Rate	2.44%	2.41%	2.19%

Households by Income

Current median household income is \$58,919 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$63,967 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$78,363 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$87,737 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$21,826 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$24,322 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	61	71	62
2000 Total Housing Units	9,298	52,739	166,680
2000 Owner Occupied Housing Units	4,592	30,482	81,470
2000 Renter Occupied Housing Units	4,436	20,900	80,476
2000 Vacant Housing Units	270	1,357	4,734
2010 Total Housing Units	9,461	53,934	170,155
2010 Owner Occupied Housing Units	4,492	30,252	81,668
2010 Renter Occupied Housing Units	4,603	21,741	81,729
2010 Vacant Housing Units	366	1,941	6,758
2020 Total Housing Units	9,685	54,867	172,908
2020 Owner Occupied Housing Units	4,361	29,116	78,104
2020 Renter Occupied Housing Units	4,851	23,222	86,670
2020 Vacant Housing Units	473	2,529	8,135
2025 Total Housing Units	9,742	55,091	173,687
2025 Owner Occupied Housing Units	4,420	29,496	79,247
2025 Renter Occupied Housing Units	4,777	22,649	85,158
2025 Vacant Housing Units	545	2,947	9,282

Currently, 45.2% of the 172,908 housing units in the area are owner occupied; 50.1%, renter occupied; and 4.7% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 170,155 housing units in the area - 48.0% owner occupied, 48.0% renter occupied, and 4.0% vacant. The annual rate of change in housing units since 2010 is 0.72%. Median home value in the area is \$543,956, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 2.38% annually to \$611,845.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

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