



Community Profile

44654-Garden Village
 28090 S Western Ave
 Rings: 1, 3, 5 mile radii

Property Capsule 1
 Latitude: 33.76526
 Longitude: -118.31086

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	16,110	161,614	350,722
2010 Total Population	16,293	164,241	361,182
2019 Total Population	16,623	170,047	373,328
2019 Group Quarters	167	1,984	5,714
2024 Total Population	16,839	172,861	379,820
2019-2024 Annual Rate	0.26%	0.33%	0.35%
2019 Total Daytime Population	13,059	147,447	353,064
Workers	4,960	57,095	156,074
Residents	8,099	90,352	196,990
Household Summary			
2000 Households	6,248	56,585	120,910
2000 Average Household Size	2.57	2.83	2.86
2010 Households	6,378	57,514	124,086
2010 Average Household Size	2.53	2.82	2.87
2019 Households	6,471	59,022	127,067
2019 Average Household Size	2.54	2.85	2.89
2024 Households	6,519	59,827	128,709
2024 Average Household Size	2.56	2.86	2.91
2019-2024 Annual Rate	0.15%	0.27%	0.26%
2010 Families	4,455	40,104	88,785
2010 Average Family Size	3.05	3.38	3.40
2019 Families	4,521	41,295	91,217
2019 Average Family Size	3.07	3.41	3.43
2024 Families	4,566	41,945	92,626
2024 Average Family Size	3.08	3.41	3.44
2019-2024 Annual Rate	0.20%	0.31%	0.31%
Housing Unit Summary			
2000 Housing Units	6,911	59,206	125,930
Owner Occupied Housing Units	71.8%	49.2%	53.8%
Renter Occupied Housing Units	18.6%	46.4%	42.2%
Vacant Housing Units	9.6%	4.4%	4.0%
2010 Housing Units	6,834	60,789	130,578
Owner Occupied Housing Units	72.6%	48.7%	53.5%
Renter Occupied Housing Units	20.7%	45.9%	41.6%
Vacant Housing Units	6.7%	5.4%	5.0%
2019 Housing Units	7,035	62,444	133,641
Owner Occupied Housing Units	70.3%	47.0%	51.7%
Renter Occupied Housing Units	21.6%	47.5%	43.4%
Vacant Housing Units	8.0%	5.5%	4.9%
2024 Housing Units	7,150	63,332	135,406
Owner Occupied Housing Units	69.8%	47.2%	52.1%
Renter Occupied Housing Units	21.4%	47.3%	43.0%
Vacant Housing Units	8.8%	5.5%	4.9%
Median Household Income			
2019	\$110,026	\$69,887	\$79,468
2024	\$126,079	\$82,061	\$91,890
Median Home Value			
2019	\$726,818	\$695,127	\$709,084
2024	\$763,881	\$729,619	\$741,645
Per Capita Income			
2019	\$55,163	\$35,968	\$38,430
2024	\$63,452	\$41,628	\$44,017
Median Age			
2010	44.4	37.0	38.4
2019	47.1	37.7	39.3
2024	47.8	38.7	40.2

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2019 Households by Income			
Household Income Base	6,471	59,022	127,067
<\$15,000	3.9%	9.2%	7.7%
\$15,000 - \$24,999	5.6%	8.8%	7.3%
\$25,000 - \$34,999	3.6%	7.9%	7.0%
\$35,000 - \$49,999	6.9%	10.6%	9.6%
\$50,000 - \$74,999	10.5%	16.0%	15.6%
\$75,000 - \$99,999	13.3%	12.0%	12.6%
\$100,000 - \$149,999	22.2%	16.1%	18.0%
\$150,000 - \$199,999	16.1%	8.4%	9.9%
\$200,000+	18.0%	11.0%	12.3%
Average Household Income	\$142,118	\$103,405	\$112,652
2024 Households by Income			
Household Income Base	6,519	59,827	128,709
<\$15,000	3.1%	7.5%	6.3%
\$15,000 - \$24,999	4.0%	7.0%	5.8%
\$25,000 - \$34,999	2.7%	6.7%	5.8%
\$35,000 - \$49,999	5.3%	9.3%	8.3%
\$50,000 - \$74,999	9.0%	15.3%	14.6%
\$75,000 - \$99,999	12.0%	12.3%	12.5%
\$100,000 - \$149,999	22.2%	17.9%	19.4%
\$150,000 - \$199,999	19.6%	10.6%	12.3%
\$200,000+	22.1%	13.4%	14.9%
Average Household Income	\$164,369	\$120,040	\$129,632
2019 Owner Occupied Housing Units by Value			
Total	4,948	29,342	69,084
<\$50,000	0.2%	0.6%	0.6%
\$50,000 - \$99,999	0.1%	0.2%	0.1%
\$100,000 - \$149,999	0.0%	0.1%	0.1%
\$150,000 - \$199,999	0.1%	0.2%	0.3%
\$200,000 - \$249,999	0.3%	0.9%	0.8%
\$250,000 - \$299,999	0.3%	1.6%	1.2%
\$300,000 - \$399,999	2.7%	6.3%	6.6%
\$400,000 - \$499,999	9.4%	11.8%	13.0%
\$500,000 - \$749,999	40.9%	36.3%	32.5%
\$750,000 - \$999,999	29.2%	19.7%	20.3%
\$1,000,000 - \$1,499,999	11.8%	13.0%	15.5%
\$1,500,000 - \$1,999,999	1.4%	3.9%	4.0%
\$2,000,000 +	3.7%	5.4%	4.8%
Average Home Value	\$821,136	\$834,833	\$842,272
2024 Owner Occupied Housing Units by Value			
Total	4,989	29,866	70,500
<\$50,000	0.0%	0.2%	0.2%
\$50,000 - \$99,999	0.0%	0.0%	0.0%
\$100,000 - \$149,999	0.0%	0.0%	0.0%
\$150,000 - \$199,999	0.0%	0.1%	0.1%
\$200,000 - \$249,999	0.1%	0.3%	0.3%
\$250,000 - \$299,999	0.1%	0.8%	0.8%
\$300,000 - \$399,999	1.2%	4.5%	4.5%
\$400,000 - \$499,999	6.5%	9.9%	11.3%
\$500,000 - \$749,999	40.1%	37.2%	34.1%
\$750,000 - \$999,999	35.4%	24.1%	24.1%
\$1,000,000 - \$1,499,999	11.8%	13.6%	15.9%
\$1,500,000 - \$1,999,999	1.6%	3.9%	3.9%
\$2,000,000 +	3.1%	5.3%	4.9%
Average Home Value	\$840,802	\$865,953	\$870,612

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2010 Population by Age			
Total	16,291	164,239	361,183
0 - 4	4.8%	6.8%	6.3%
5 - 9	5.6%	6.9%	6.6%
10 - 14	6.4%	7.1%	7.0%
15 - 24	11.3%	13.9%	13.4%
25 - 34	9.4%	12.7%	12.1%
35 - 44	13.3%	13.9%	14.0%
45 - 54	16.5%	14.6%	15.2%
55 - 64	13.8%	11.2%	11.5%
65 - 74	9.9%	6.7%	7.2%
75 - 84	6.4%	4.4%	4.7%
85 +	2.5%	1.9%	1.9%
18 +	79.1%	74.7%	75.6%
2019 Population by Age			
Total	16,623	170,049	373,329
0 - 4	4.2%	6.3%	5.8%
5 - 9	4.8%	6.4%	6.0%
10 - 14	5.7%	6.7%	6.5%
15 - 24	11.4%	13.4%	12.8%
25 - 34	10.6%	13.7%	13.4%
35 - 44	10.7%	12.3%	12.3%
45 - 54	14.1%	12.8%	13.2%
55 - 64	15.0%	12.5%	13.1%
65 - 74	12.2%	8.9%	9.4%
75 - 84	7.9%	4.8%	5.2%
85 +	3.5%	2.1%	2.3%
18 +	81.7%	76.6%	77.7%
2024 Population by Age			
Total	16,842	172,861	379,819
0 - 4	4.3%	6.3%	5.8%
5 - 9	4.6%	6.1%	5.8%
10 - 14	5.1%	6.3%	6.1%
15 - 24	10.3%	12.4%	11.8%
25 - 34	11.4%	14.1%	13.5%
35 - 44	11.2%	13.0%	13.1%
45 - 54	12.3%	12.0%	12.3%
55 - 64	15.0%	12.2%	12.8%
65 - 74	12.7%	9.8%	10.3%
75 - 84	9.1%	5.7%	6.0%
85 +	4.1%	2.2%	2.4%
18 +	82.8%	77.6%	78.6%
2010 Population by Sex			
Males	7,734	80,202	177,158
Females	8,559	84,039	184,024
2019 Population by Sex			
Males	7,914	83,204	183,550
Females	8,709	86,844	189,778
2024 Population by Sex			
Males	8,029	84,693	187,081
Females	8,810	88,168	192,739

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2010 Population by Race/Ethnicity			
Total	16,294	164,241	361,182
White Alone	69.4%	56.5%	51.0%
Black Alone	5.0%	5.8%	5.1%
American Indian Alone	0.5%	0.8%	0.7%
Asian Alone	13.3%	10.0%	19.3%
Pacific Islander Alone	0.2%	0.6%	0.8%
Some Other Race Alone	6.3%	20.6%	17.8%
Two or More Races	5.3%	5.7%	5.4%
Hispanic Origin	22.5%	48.3%	40.6%
Diversity Index	67.3	83.4	84.5
2019 Population by Race/Ethnicity			
Total	16,623	170,047	373,328
White Alone	66.3%	54.3%	48.5%
Black Alone	4.8%	5.4%	4.7%
American Indian Alone	0.5%	0.8%	0.7%
Asian Alone	15.3%	11.2%	21.2%
Pacific Islander Alone	0.2%	0.6%	0.8%
Some Other Race Alone	6.8%	21.4%	18.3%
Two or More Races	6.1%	6.3%	5.8%
Hispanic Origin	24.3%	50.1%	41.8%
Diversity Index	70.6	84.5	85.5
2024 Population by Race/Ethnicity			
Total	16,840	172,861	379,820
White Alone	64.7%	53.5%	47.4%
Black Alone	4.7%	5.2%	4.5%
American Indian Alone	0.5%	0.8%	0.7%
Asian Alone	16.5%	12.0%	22.2%
Pacific Islander Alone	0.2%	0.6%	0.8%
Some Other Race Alone	7.1%	21.5%	18.4%
Two or More Races	6.3%	6.4%	6.0%
Hispanic Origin	25.7%	51.2%	42.7%
Diversity Index	72.3	84.8	85.9
2010 Population by Relationship and Household Type			
Total	16,293	164,241	361,182
In Households	99.0%	98.8%	98.5%
In Family Households	84.9%	85.4%	86.3%
Householder	27.4%	24.4%	24.6%
Spouse	21.1%	16.6%	17.7%
Child	30.9%	35.3%	34.7%
Other relative	3.9%	6.2%	6.6%
Nonrelative	1.5%	2.9%	2.7%
In Nonfamily Households	14.1%	13.4%	12.2%
In Group Quarters	1.0%	1.2%	1.5%
Institutionalized Population	0.0%	0.3%	0.8%
Noninstitutionalized Population	1.0%	0.9%	0.7%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2019 Population 25+ by Educational Attainment			
Total	12,285	114,286	256,999
Less than 9th Grade	2.8%	10.8%	9.1%
9th - 12th Grade, No Diploma	3.4%	9.2%	7.3%
High School Graduate	13.6%	18.9%	17.4%
GED/Alternative Credential	1.3%	2.3%	1.9%
Some College, No Degree	21.8%	19.6%	19.3%
Associate Degree	11.0%	8.1%	8.0%
Bachelor's Degree	27.7%	20.0%	24.0%
Graduate/Professional Degree	18.5%	11.1%	13.1%
2019 Population 15+ by Marital Status			
Total	14,182	137,028	304,864
Never Married	25.7%	37.4%	35.3%
Married	58.1%	47.8%	50.1%
Widowed	5.7%	5.3%	5.6%
Divorced	10.5%	9.5%	8.9%
2019 Civilian Population 16+ in Labor Force			
Civilian Employed	96.1%	93.6%	94.3%
Civilian Unemployed (Unemployment Rate)	3.9%	6.4%	5.7%
2019 Employed Population 16+ by Industry			
Total	8,742	81,647	179,540
Agriculture/Mining	0.1%	0.4%	0.4%
Construction	4.3%	8.2%	6.4%
Manufacturing	10.2%	9.6%	11.1%
Wholesale Trade	3.2%	3.1%	3.5%
Retail Trade	8.4%	9.7%	9.8%
Transportation/Utilities	16.8%	12.3%	10.3%
Information	2.0%	1.6%	1.9%
Finance/Insurance/Real Estate	7.7%	5.4%	6.0%
Services	43.9%	47.1%	47.7%
Public Administration	3.5%	2.6%	2.9%
2019 Employed Population 16+ by Occupation			
Total	8,741	81,649	179,540
White Collar	68.9%	55.8%	61.1%
Management/Business/Financial	22.4%	13.5%	14.8%
Professional	24.3%	18.6%	21.2%
Sales	8.9%	10.9%	11.3%
Administrative Support	13.3%	12.6%	13.7%
Services	12.0%	19.5%	18.0%
Blue Collar	19.0%	24.7%	20.9%
Farming/Forestry/Fishing	0.0%	0.2%	0.2%
Construction/Extraction	2.9%	6.6%	4.8%
Installation/Maintenance/Repair	1.5%	3.1%	2.8%
Production	3.2%	4.7%	5.0%
Transportation/Material Moving	11.5%	10.2%	8.2%
2010 Population By Urban/ Rural Status			
Total Population	16,293	164,241	361,182
Population Inside Urbanized Area	100.0%	100.0%	100.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2010 Households by Type			
Total	6,378	57,514	124,085
Households with 1 Person	25.4%	24.4%	23.1%
Households with 2+ People	74.6%	75.6%	76.9%
Family Households	69.8%	69.7%	71.6%
Husband-wife Families	54.1%	47.4%	51.6%
With Related Children	22.5%	23.7%	25.7%
Other Family (No Spouse Present)	15.8%	22.3%	20.0%
Other Family with Male Householder	4.4%	6.7%	6.0%
With Related Children	2.1%	3.7%	3.2%
Other Family with Female Householder	11.3%	15.6%	14.0%
With Related Children	5.5%	9.5%	8.1%
Nonfamily Households	4.8%	5.9%	5.3%
All Households with Children	30.3%	37.3%	37.4%
Multigenerational Households	4.2%	6.4%	6.8%
Unmarried Partner Households	4.3%	6.7%	5.7%
Male-female	3.6%	6.0%	5.1%
Same-sex	0.7%	0.7%	0.7%
2010 Households by Size			
Total	6,379	57,513	124,085
1 Person Household	25.4%	24.4%	23.1%
2 Person Household	34.5%	28.8%	28.4%
3 Person Household	15.8%	16.6%	17.2%
4 Person Household	15.2%	14.9%	15.8%
5 Person Household	6.4%	8.2%	8.2%
6 Person Household	1.9%	3.8%	3.9%
7 + Person Household	0.9%	3.3%	3.5%
2010 Households by Tenure and Mortgage Status			
Total	6,378	57,514	124,086
Owner Occupied	77.8%	51.5%	56.3%
Owned with a Mortgage/Loan	60.2%	37.9%	41.8%
Owned Free and Clear	17.6%	13.7%	14.4%
Renter Occupied	22.2%	48.5%	43.7%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	6,834	60,789	130,578
Housing Units Inside Urbanized Area	100.0%	100.0%	100.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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Top 3 Tapestry Segments			
1.	Golden Years (9B)	City Lights (8A)	Pacific Heights (2C)
2.	Pacific Heights (2C)	International Marketplace	City Lights (8A)
3.	City Lights (8A)	Las Casas (13B)	Top Tier (1A)
2019 Consumer Spending			
Apparel & Services: Total \$	\$21,502,578	\$150,846,917	\$349,197,972
Average Spent	\$3,322.91	\$2,555.77	\$2,748.14
Spending Potential Index	155	119	128
Education: Total \$	\$19,214,963	\$124,377,901	\$295,587,286
Average Spent	\$2,969.40	\$2,107.31	\$2,326.23
Spending Potential Index	186	132	146
Entertainment/Recreation: Total \$	\$33,403,332	\$219,071,262	\$512,745,695
Average Spent	\$5,162.00	\$3,711.69	\$4,035.24
Spending Potential Index	158	114	123
Food at Home: Total \$	\$50,430,270	\$354,245,725	\$813,504,180
Average Spent	\$7,793.27	\$6,001.93	\$6,402.17
Spending Potential Index	151	116	124
Food Away from Home: Total \$	\$36,522,806	\$254,194,425	\$592,268,393
Average Spent	\$5,644.07	\$4,306.77	\$4,661.07
Spending Potential Index	154	117	127
Health Care: Total \$	\$57,734,070	\$371,067,282	\$863,981,880
Average Spent	\$8,921.97	\$6,286.93	\$6,799.42
Spending Potential Index	150	106	115
HH Furnishings & Equipment: Total \$	\$21,448,839	\$142,329,912	\$334,550,291
Average Spent	\$3,314.61	\$2,411.47	\$2,632.87
Spending Potential Index	155	113	123
Personal Care Products & Services: Total \$	\$8,825,796	\$59,307,186	\$138,792,281
Average Spent	\$1,363.90	\$1,004.83	\$1,092.28
Spending Potential Index	154	113	123
Shelter: Total \$	\$200,845,598	\$1,384,295,819	\$3,217,488,535
Average Spent	\$31,037.80	\$23,453.90	\$25,321.20
Spending Potential Index	168	127	137
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$25,573,192	\$157,093,635	\$369,444,358
Average Spent	\$3,951.97	\$2,661.61	\$2,907.48
Spending Potential Index	159	107	117
Travel: Total \$	\$25,219,046	\$161,839,701	\$386,325,647
Average Spent	\$3,897.24	\$2,742.02	\$3,040.33
Spending Potential Index	174	122	135
Vehicle Maintenance & Repairs: Total \$	\$11,156,873	\$73,595,729	\$171,293,248
Average Spent	\$1,724.13	\$1,246.92	\$1,348.05
Spending Potential Index	151	109	118

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2016 and 2017 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.