16020 S Western | Demographic Detail Report

Western Professional Plaza

16020 S Western Ave, Gardena, CA 90247

Building Type: **Class B Office**
Class: **B**
RBA: **15,412 SF**
Typical Floor: **7,706 SF**

Total Available: **3,950 SF**
% Leased: **74.37%**
Rent/SF/Mo: **$2.50**

Radius	1 Mile		3 Mile		5 Mile	
Population						
2024 Projection	34,413		232,324		746,061	
2019 Estimate	34,005		230,235		740,110	
2010 Census	32,903		226,401		731,810	
Growth 2019 - 2024	1.20%		0.91%		0.80%	
Growth 2010 - 2019	3.35%		1.69%		1.13%	
2019 Population by Age	**34,005**		**230,235**		**740,110**	
Age 0 - 4	1,875	5.51%	14,133	6.14%	45,600	6.16%
Age 5 - 9	1,897	5.58%	14,318	6.22%	46,897	6.34%
Age 10 - 14	1,881	5.53%	14,525	6.31%	48,240	6.52%
Age 15 - 19	1,884	5.54%	15,112	6.56%	50,479	6.82%
Age 20 - 24	2,010	5.91%	16,515	7.17%	54,597	7.38%
Age 25 - 29	2,425	7.13%	19,155	8.32%	61,722	8.34%
Age 30 - 34	2,313	6.80%	17,006	7.39%	53,588	7.24%
Age 35 - 39	2,304	6.78%	15,758	6.84%	49,346	6.67%
Age 40 - 44	2,277	6.70%	15,007	6.52%	47,286	6.39%
Age 45 - 49	2,428	7.14%	15,842	6.88%	50,421	6.81%
Age 50 - 54	2,401	7.06%	15,336	6.66%	49,264	6.66%
Age 55 - 59	2,382	7.00%	14,655	6.37%	47,203	6.38%
Age 60 - 64	2,136	6.28%	12,535	5.44%	40,231	5.44%
Age 65 - 69	1,727	5.08%	9,788	4.25%	31,205	4.22%
Age 70 - 74	1,308	3.85%	7,265	3.16%	23,027	3.11%
Age 75 - 79	972	2.86%	5,184	2.25%	16,326	2.21%
Age 80 - 84	774	2.28%	3,796	1.65%	11,726	1.58%
Age 85+	1,009	2.97%	4,303	1.87%	12,953	1.75%
Age 65+	5,790	17.03%	30,336	13.18%	95,237	12.87%
Median Age	**40.90**		**36.40**		**35.90**	
Average Age	**40.60**		**37.50**		**37.20**	

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Radius	1 Mile		3 Mile		5 Mile	
2019 Population By Race	**34,005**		**230,235**		**740,110**	
White	14,588	42.90%	118,717	51.56%	406,087	54.87%
Black	3,868	11.37%	53,198	23.11%	177,846	24.03%
Am. Indian & Alaskan	339	1.00%	2,920	1.27%	9,347	1.26%
Asian	13,696	40.28%	45,554	19.79%	117,122	15.82%
Hawaiian & Pacific Island	310	0.91%	2,107	0.92%	6,358	0.86%
Other	1,204	3.54%	7,739	3.36%	23,350	3.15%
Population by Hispanic Origin	**34,005**		**230,235**		**740,110**	
Non-Hispanic Origin	21,624	63.59%	125,479	54.50%	407,297	55.03%
Hispanic Origin	12,381	36.41%	104,756	45.50%	332,813	44.97%
2019 Median Age, Male	**39.30**		**34.90**		**34.40**	
2019 Average Age, Male	**39.20**		**36.30**		**35.90**	
2019 Median Age, Female	**42.50**		**37.80**		**37.40**	
2019 Average Age, Female	**42.00**		**38.60**		**38.30**	
2019 Population by Occupation Classification	**27,972**		**184,243**		**589,276**	
Civilian Employed	16,832	60.17%	114,500	62.15%	360,391	61.16%
Civilian Unemployed	712	2.55%	5,524	3.00%	19,208	3.26%
Civilian Non-Labor Force	10,428	37.28%	64,205	34.85%	209,478	35.55%
Armed Forces	0	0.00%	14	0.01%	199	0.03%
Households by Marital Status						
Married	5,504		32,801		104,807	
Married No Children	3,171		16,657		51,929	
Married w/Children	2,332		16,143		52,878	
2019 Population by Education	**25,871**		**169,332**		**530,370**	
Some High School, No Diploma	3,492	13.50%	34,016	20.09%	116,255	21.92%
High School Grad (Incl Equivalency)	6,643	25.68%	39,634	23.41%	111,430	21.01%
Some College, No Degree	7,451	28.80%	48,268	28.50%	145,150	27.37%
Associate Degree	1,413	5.46%	13,701	8.09%	36,073	6.80%
Bachelor Degree	5,220	20.18%	25,048	14.79%	84,927	16.01%
Advanced Degree	1,652	6.39%	8,665	5.12%	36,535	6.89%

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Radius	1 Mile		3 Mile		5 Mile	
2019 Population by Occupation	**32,156**		**215,865**		**686,817**	
Real Estate & Finance	1,007	3.13%	5,999	2.78%	19,739	2.87%
Professional & Management	7,400	23.01%	42,682	19.77%	153,035	22.28%
Public Administration	568	1.77%	4,297	1.99%	12,552	1.83%
Education & Health	3,822	11.89%	22,369	10.36%	74,446	10.84%
Services	3,127	9.72%	25,546	11.83%	76,475	11.13%
Information	420	1.31%	2,798	1.30%	10,103	1.47%
Sales	4,682	14.56%	31,666	14.67%	93,038	13.55%
Transportation	481	1.50%	6,103	2.83%	20,334	2.96%
Retail	2,056	6.39%	12,743	5.90%	37,886	5.52%
Wholesale	768	2.39%	3,664	1.70%	10,690	1.56%
Manufacturing	2,052	6.38%	13,477	6.24%	44,254	6.44%
Production	2,398	7.46%	17,950	8.32%	53,531	7.79%
Construction	946	2.94%	8,170	3.78%	26,411	3.85%
Utilities	1,374	4.27%	9,985	4.63%	29,498	4.29%
Agriculture & Mining	28	0.09%	343	0.16%	1,452	0.21%
Farming, Fishing, Forestry	17	0.05%	234	0.11%	950	0.14%
Other Services	1,010	3.14%	7,839	3.63%	22,423	3.26%
2019 Worker Travel Time to Job	**16,407**		**111,657**		**348,201**	
<30 Minutes	9,474	57.74%	65,802	58.93%	195,935	56.27%
30-60 Minutes	5,829	35.53%	34,854	31.22%	113,996	32.74%
60+ Minutes	1,104	6.73%	11,001	9.85%	38,270	10.99%
2010 Households by HH Size	**12,073**		**74,392**		**230,660**	
1-Person Households	3,193	26.45%	16,660	22.39%	48,847	21.18%
2-Person Households	3,574	29.60%	18,894	25.40%	57,209	24.80%
3-Person Households	2,128	17.63%	13,406	18.02%	41,005	17.78%
4-Person Households	1,638	13.57%	11,525	15.49%	36,487	15.82%
5-Person Households	806	6.68%	6,941	9.33%	21,873	9.48%
6-Person Households	404	3.35%	3,515	4.72%	11,616	5.04%
7 or more Person Households	330	2.73%	3,451	4.64%	13,623	5.91%
2019 Average Household Size	**2.70**		**3.00**		**3.10**	
Households						
2024 Projection	12,608		75,817		233,878	
2019 Estimate	12,457		75,205		232,177	
2010 Census	12,073		74,392		230,660	
Growth 2019 - 2024	1.21%		0.81%		0.73%	
Growth 2010 - 2019	3.18%		1.09%		0.66%	

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Radius	1 Mile		3 Mile		5 Mile	
2019 Households by HH Income	**12,458**		**75,206**		**232,176**	
<$25,000	2,662	21.37%	15,451	20.54%	48,765	21.00%
$25,000 - $50,000	3,056	24.53%	18,813	25.02%	50,495	21.75%
$50,000 - $75,000	2,110	16.94%	12,898	17.15%	37,801	16.28%
$75,000 - $100,000	1,653	13.27%	9,654	12.84%	29,373	12.65%
$100,000 - $125,000	1,042	8.36%	6,835	9.09%	21,316	9.18%
$125,000 - $150,000	771	6.19%	4,532	6.03%	13,841	5.96%
$150,000 - $200,000	768	6.16%	3,919	5.21%	15,505	6.68%
$200,000+	396	3.18%	3,104	4.13%	15,080	6.50%
2019 Avg Household Income	**$72,784**		**$74,464**		**$82,597**	
2019 Med Household Income	**$55,146**		**$55,581**		**$60,740**	
2019 Occupied Housing	**12,457**		**75,205**		**232,177**	
Owner Occupied	5,825	46.76%	33,878	45.05%	115,336	49.68%
Renter Occupied	6,632	53.24%	41,327	54.95%	116,841	50.32%
2010 Housing Units	**12,661**		**75,993**		**237,803**	
1 Unit	7,020	55.45%	44,103	58.04%	151,086	63.53%
2 - 4 Units	1,731	13.67%	6,061	7.98%	23,001	9.67%
5 - 19 Units	2,475	19.55%	11,309	14.88%	32,163	13.53%
20+ Units	1,435	11.33%	14,520	19.11%	31,553	13.27%
2019 Housing Value	**5,825**		**33,877**		**115,336**	
<$100,000	175	3.00%	1,318	3.89%	3,573	3.10%
$100,000 - $200,000	76	1.30%	402	1.19%	2,466	2.14%
$200,000 - $300,000	269	4.62%	1,894	5.59%	9,275	8.04%
$300,000 - $400,000	1,397	23.98%	7,153	21.11%	22,772	19.74%
$400,000 - $500,000	1,885	32.36%	9,901	29.23%	23,957	20.77%
$500,000 - $1,000,000	1,985	34.08%	12,622	37.26%	44,708	38.76%
$1,000,000+	38	0.65%	587	1.73%	8,585	7.44%
2019 Median Home Value	**$452,811**		**$462,331**		**$481,737**	
2019 Housing Units by Yr Built	**12,924**		**78,418**		**243,518**	
Built 2010+	1,103	8.53%	4,473	5.70%	14,581	5.99%
Built 2000 - 2010	277	2.14%	1,964	2.50%	10,033	4.12%
Built 1990 - 1999	769	5.95%	3,946	5.03%	12,776	5.25%
Built 1980 - 1989	1,476	11.42%	9,210	11.74%	24,249	9.96%
Built 1970 - 1979	1,710	13.23%	12,300	15.69%	33,924	13.93%
Built 1960 - 1969	1,920	14.86%	14,059	17.93%	45,731	18.78%
Built 1950 - 1959	3,570	27.62%	21,689	27.66%	59,289	24.35%
Built <1949	2,099	16.24%	10,777	13.74%	42,935	17.63%
2019 Median Year Built	**1963**		**1964**		**1963**	

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