	3 mile	5 mile	10 mile
Population Summary			
2010 Total Population	111,931	452,183	1,943,140
2020 Total Population	116,430	464,618	1,968,112
2020 Group Quarters	2,701	6,940	28,910
2024 Total Population	114,462	453,364	1,917,256
2024 Group Quarters	2,674	6,777	28,210
2029 Total Population	112,327	445,455	1,886,764
2024-2029 Annual Rate	-0.38%	-0.35%	-0.32%
2024 Total Daytime Population	128,320	422,718	1,778,582
Workers	67,336	196,583	793,508
Residents	60,984	226,135	985,074
Household Summary			
2010 Households	44,163	166,251	614,698
2010 Average Household Size	2.48	2.68	3.12
2020 Total Households	44,933	170,406	640,161
2020 Average Household Size	2.53	2.69	3.03
2024 Households	44,737	169,516	639,356
2024 Average Household Size	2.50	2.63	2.95
2029 Households	45,043	170,931	647,792
2029 Average Household Size	2.43	2.57	2.87
2024-2029 Annual Rate	0.14%	0.17%	0.26%
2010 Families	29,231	109,483	440,993
2010 Average Family Size	3.05	3.26	3.63
2024 Families	29,808	111,567	447,832
2024 Average Family Size	3.12	3.25	3.52
2029 Families	30,003	112,810	454,279
2029 Average Family Size	3.03	3.16	3.41
2024-2029 Annual Rate	0.13%	0.22%	0.29%
Housing Unit Summary			
2000 Housing Units	46,201	173,017	631,451
Owner Occupied Housing Units	77.6%	58.6%	52.5%
Renter Occupied Housing Units	18.7%	38.2%	44.3%
Vacant Housing Units	3.7%	3.2%	3.2%
2010 Housing Units	46,609	175,140	648,118
Owner Occupied Housing Units	75.1%	57.7%	50.9%
Renter Occupied Housing Units	19.6%	37.2%	43.9%
Vacant Housing Units	5.2%	5.1%	5.2%
2020 Housing Units	46,937	177,763	664,021
Owner Occupied Housing Units	73.8%	56.3%	49.6%
Renter Occupied Housing Units	22.0%	39.5%	46.8%
Vacant Housing Units	4.2%	4.1%	3.6%
2024 Housing Units	46,837	177,380	665,640
Owner Occupied Housing Units	73.4%	56.1%	49.2%
Renter Occupied Housing Units	22.1%	39.5%	46.8%
Vacant Housing Units	4.5%	4.4%	3.9%
2029 Housing Units	47,198	179,181	674,064
Owner Occupied Housing Units	73.8%	56.4%	49.7%
Renter Occupied Housing Units	21.7%	39.0%	46.4%
Vacant Housing Units	4.6%	4.6%	3.9%

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: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

April 14, 2025

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Community Profile

Rings: 3, 5, 10 mile radii

12501 Seal Beach Blvd UNIT 100, Seal
Latitude: 33.7808
Longitude: -118.0733

	3 mile	5 mile	10 mile
2024 Households by Income			
Household Income Base	44,734	169,513	639,316
<$15,000	5.0%	6.3%	7.2%
$15,000 - $24,999	4.4%	4.6%	5.2%
$25,000 - $34,999	5.1%	4.5%	5.6%
$35,000 - $49,999	6.7%	6.9%	8.2%
$50,000 - $74,999	10.5%	12.0%	14.2%
$75,000 - $99,999	9.9%	11.9%	12.9%
$100,000 - $149,999	17.4%	20.0%	19.5%
$150,000 - $199,999	13.5%	12.8%	11.5%
$200,000+	27.5%	21.1%	15.7%
Average Household Income	$166,623	$145,268	$124,857
2029 Households by Income			
Household Income Base	45,040	170,928	647,752
<$15,000	4.4%	5.4%	6.2%
$15,000 - $24,999	3.4%	3.4%	3.8%
$25,000 - $34,999	4.1%	3.6%	4.4%
$35,000 - $49,999	5.3%	5.5%	6.6%
$50,000 - $74,999	9.0%	10.2%	12.5%
$75,000 - $99,999	8.9%	11.1%	12.4%
$100,000 - $149,999	17.0%	20.2%	20.5%
$150,000 - $199,999	15.3%	14.9%	13.9%
$200,000+	32.6%	25.5%	19.5%
Average Household Income	$191,670	$168,274	$145,831
2024 Owner Occupied Housing Units by Value			
Total	34,373	99,405	327,465
<$50,000	1.0%	1.2%	2.0%
$50,000 - $99,999	0.7%	1.1%	1.5%
$100,000 - $149,999	2.0%	1.0%	1.0%
$150,000 - $199,999	2.8%	1.2%	0.7%
$200,000 - $249,999	2.1%	0.9%	0.6%
$250,000 - $299,999	1.1%	0.7%	0.6%
$300,000 - $399,999	2.4%	1.8%	2.3%
$400,000 - $499,999	2.9%	3.0%	4.9%
$500,000 - $749,999	12.3%	17.9%	27.2%
$750,000 - $999,999	35.7%	37.1%	32.2%
$1,000,000 - $1,499,999	27.1%	21.8%	18.0%
$1,500,000 - $1,999,999	5.9%	6.0%	4.4%
$2,000,000 +	4.1%	6.4%	4.6%
Average Home Value	$960,331	$984,729	$893,523
2029 Owner Occupied Housing Units by Value			
Total	34,801	101,033	334,527
<$50,000	0.4%	0.5%	1.0%
$50,000 - $99,999	0.2%	0.2%	0.5%
$100,000 - $149,999	0.6%	0.2%	0.3%
$150,000 - $199,999	0.6%	0.2%	0.2%
$200,000 - $249,999	0.4%	0.1%	0.1%
$250,000 - $299,999	0.3%	0.2%	0.1%
$300,000 - $399,999	0.7%	0.4%	0.4%
$400,000 - $499,999	3.2%	1.8%	1.8%
$500,000 - $749,999	8.4%	10.2%	17.9%
$750,000 - $999,999	32.1%	35.7%	34.9%
$1,000,000 - $1,499,999	35.9%	29.9%	26.2%
$1,500,000 - $1,999,999	10.3%	9.8%	8.0%
$2,000,000 +	6.9%	10.8%	8.5%
Average Home Value	$1,138,599	$1,175,376	$1,088,002

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: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

April 14, 2025

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Community Profile

Rings: 3, 5, 10 mile radii

12501 Seal Beach Blvd UNIT 100, Seal
Latitude: 33.7808
Longitude: -118.0733

	3 mile	5 mile	10 mile
Median Household Income			
2024	$119,519	$106,638	$92,126
2029	$141,665	$121,448	$106,647
Median Home Value			
2024	$909,509	$892,944	$820,967
2029	$1,043,273	$1,008,477	$947,822
Per Capita Income			
2024	$65,042	$54,464	$41,698
2029	$76,734	$64,746	$50,130
Median Age			
2010	45.1	39.2	35.2
2020	46.3	41.4	38.5
2024	46.6	42.0	39.3
2029	47.4	43.0	40.2
2020 Population by Age			
Total	116,430	464,618	1,968,112
0 - 4	4.1%	4.5%	5.0%
5 - 9	5.4%	5.2%	5.6%
10 - 14	6.0%	5.9%	6.4%
15 - 24	12.5%	12.8%	13.7%
25 - 34	9.0%	13.1%	14.6%
35 - 44	11.4%	12.9%	13.1%
45 - 54	13.0%	13.6%	13.5%
55 - 64	14.2%	13.8%	12.9%
65 - 74	12.4%	10.2%	8.8%
75 - 84	8.0%	5.5%	4.5%
85 +	4.0%	2.5%	1.8%
18 +	81.0%	80.8%	79.2%
2024 Population by Age			
Total	114,461	453,365	1,917,255
0 - 4	4.1%	4.5%	4.9%
5 - 9	4.9%	4.9%	5.3%
10 - 14	5.5%	5.2%	5.6%
15 - 24	12.4%	12.3%	13.1%
25 - 34	9.8%	13.9%	15.2%
35 - 44	11.2%	13.3%	13.8%
45 - 54	12.8%	13.1%	13.1%
55 - 64	13.4%	13.2%	12.5%
65 - 74	12.7%	10.7%	9.4%
75 - 84	9.0%	6.3%	5.1%
85 +	4.1%	2.6%	2.0%
18 +	82.1%	82.2%	80.6%
2029 Population by Age			
Total	112,326	445,455	1,886,765
0 - 4	4.0%	4.3%	4.8%
5 - 9	4.4%	4.5%	5.0%
10 - 14	5.3%	5.1%	5.4%
15 - 24	11.6%	11.2%	11.9%
25 - 34	11.2%	14.0%	15.1%
35 - 44	10.5%	13.5%	14.3%
45 - 54	12.4%	12.8%	12.8%
55 - 64	12.6%	12.6%	12.0%
65 - 74	12.9%	11.5%	10.2%
75 - 84	10.5%	7.6%	6.2%
85 +	4.7%	3.0%	2.3%
18 +	83.1%	83.0%	81.5%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

April 14, 2025

	3 mile	5 mile	10 mile
2020 Population by Sex			
Males	54,949	224,420	962,460
Females	61,481	240,198	1,005,652
2024 Population by Sex			
Males	54,935	222,375	951,433
Females	59,527	230,989	965,823
2029 Population by Sex			
Males	53,795	217,230	930,113
Females	58,532	228,225	956,651
2010 Population by Race/Ethnicity			
Total	111,931	452,183	1,943,141
White Alone	75.6%	62.3%	48.6%
Black Alone	2.3%	3.8%	6.1%
American Indian Alone	0.4%	0.6%	0.7%
Asian Alone	12.7%	18.3%	21.2%
Pacific Islander Alone	0.3%	0.5%	0.7%
Some Other Race Alone	3.9%	9.5%	18.2%
Two or More Races	4.8%	5.0%	4.6%
Hispanic Origin	15.2%	25.0%	40.0%
Diversity Index	56.0	72.9	83.4
2020 Population by Race/Ethnicity			
Total	116,430	464,618	1,968,112
White Alone	59.2%	46.2%	30.9%
Black Alone	2.4%	3.9%	5.7%
American Indian Alone	0.6%	0.9%	1.4%
Asian Alone	17.4%	21.5%	24.0%
Pacific Islander Alone	0.4%	0.5%	0.6%
Some Other Race Alone	6.3%	13.3%	23.0%
Two or More Races	13.6%	13.7%	14.4%
Hispanic Origin	19.7%	28.5%	41.8%
Diversity Index	72.3	82.4	88.2
2024 Population by Race/Ethnicity			
Total	114,462	453,363	1,917,256
White Alone	56.5%	44.0%	29.3%
Black Alone	2.5%	3.9%	5.5%
American Indian Alone	0.6%	1.0%	1.4%
Asian Alone	18.8%	22.6%	24.8%
Pacific Islander Alone	0.4%	0.5%	0.6%
Some Other Race Alone	6.8%	13.9%	23.7%
Two or More Races	14.3%	14.3%	14.7%
Hispanic Origin	20.9%	29.7%	42.8%
Diversity Index	74.5	83.4	88.4
2029 Population by Race/Ethnicity			
Total	112,326	445,454	1,886,764
White Alone	53.7%	41.5%	27.5%
Black Alone	2.5%	3.8%	5.3%
American Indian Alone	0.6%	1.0%	1.4%
Asian Alone	20.3%	23.9%	25.7%
Pacific Islander Alone	0.4%	0.5%	0.6%
Some Other Race Alone	7.3%	14.5%	24.4%
Two or More Races	15.1%	14.8%	15.0%
Hispanic Origin	22.4%	31.0%	43.9%
Diversity Index	76.6	84.3	88.5

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: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

April 14, 2025

	3 mile	5 mile	10 mile
2020 Population by Relationship and Household Type			
Total	116,430	464,618	1,968,112
In Households	97.7%	98.5%	98.5%
Householder	38.4%	36.7%	32.5%
Opposite-Sex Spouse	20.2%	17.5%	15.2%
Same-Sex Spouse	0.3%	0.3%	0.3%
Opposite-Sex Unmarried Partner	1.5%	2.2%	2.1%
Same-Sex Unmarried Partner	0.1%	0.2%	0.2%
Biological Child	26.5%	26.6%	28.4%
Adopted Child	0.6%	0.5%	0.4%
Stepchild	0.8%	0.9%	1.0%
Grandchild	1.8%	2.2%	3.1%
Brother or Sister	1.1%	1.8%	2.7%
Parent	1.3%	2.1%	3.1%
Parent-in-law	0.4%	0.5%	0.6%
Son-in-law or Daughter-in-law	0.5%	0.7%	0.9%
Other Relatives	1.1%	1.9%	3.0%
Foster Child	0.1%	0.1%	0.1%
Other Nonrelatives	3.0%	4.3%	4.9%
In Group Quarters	2.3%	1.5%	1.5%
Institutionalized	0.3%	0.4%	0.5%
Noninstitutionalized	2.0%	1.1%	1.0%
2024 Population 25+ by Educational Attainment			
Total	83,610	331,656	1,362,670
Less than 9th Grade	2.4%	5.1%	9.1%
9th - 12th Grade, No Diploma	2.9%	4.4%	7.0%
High School Graduate	13.9%	15.8%	19.4%
GED/Alternative Credential	1.6%	1.9%	2.5%
Some College, No Degree	17.5%	18.0%	18.6%
Associate Degree	8.2%	8.7%	8.3%
Bachelor's Degree	32.1%	29.1%	23.7%
Graduate/Professional Degree	21.5%	17.0%	11.3%
2024 Population 15+ by Marital Status			
Total	97,818	387,456	1,614,508
Never Married	29.7%	35.8%	39.9%
Married	53.9%	49.7%	46.8%
Widowed	7.5%	5.6%	5.1%
Divorced	8.9%	8.9%	8.1%
2024 Civilian Population 16+ in Labor Force			
Civilian Population 16+	56,698	242,910	1,007,848
Population 16+ Employed	95.8%	95.5%	94.6%
Population 16+ Unemployment rate	4.2%	4.5%	5.4%
Population 16-24 Employed	11.0%	10.7%	11.6%
Population 16-24 Unemployment rate	9.7%	9.4%	11.2%
Population 25-54 Employed	59.4%	65.1%	66.8%
Population 25-54 Unemployment rate	3.3%	3.7%	4.4%
Population 55-64 Employed	19.7%	17.1%	15.8%
Population 55-64 Unemployment rate	3.4%	3.8%	4.7%
Population 65+ Employed	9.9%	7.1%	5.7%
Population 65+ Unemployment rate	4.4%	5.6%	5.8%

April 14, 2025

	3 mile	5 mile	10 mile
2024 Employed Population 16+ by Industry			
Total	54,342	231,953	953,910
Agriculture/Mining	0.2%	0.4%	0.5%
Construction	6.2%	5.8%	6.1%
Manufacturing	9.9%	10.2%	11.7%
Wholesale Trade	2.8%	2.6%	2.6%
Retail Trade	9.2%	9.3%	10.3%
Transportation/Utilities	5.1%	6.2%	6.7%
Information	2.3%	2.6%	2.0%
Finance/Insurance/Real Estate	7.1%	6.9%	5.8%
Services	53.0%	51.8%	50.3%
Public Administration	4.2%	4.2%	4.0%
2024 Employed Population 16+ by Occupation			
Total	54,341	231,953	953,910
White Collar	76.3%	69.7%	60.6%
Management/Business/Financial	24.1%	20.7%	16.5%
Professional	33.8%	30.0%	23.8%
Sales	9.1%	8.7%	9.0%
Administrative Support	9.4%	10.3%	11.2%
Services	12.3%	15.5%	18.8%
Blue Collar	11.4%	14.7%	20.7%
Farming/Forestry/Fishing	0.1%	0.2%	0.3%
Construction/Extraction	3.0%	3.6%	4.4%
Installation/Maintenance/Repair	1.8%	1.9%	2.4%
Production	2.4%	3.9%	6.3%
Transportation/Material Moving	4.1%	5.1%	7.4%
2020 Households by Type			
Total	44,933	170,406	640,161
Married Couple Households	53.3%	48.5%	47.6%
With Own Children <18	20.3%	19.0%	19.4%
Without Own Children <18	33.0%	29.5%	28.2%
Cohabitating Couple Households	4.3%	6.6%	7.1%
With Own Children <18	1.2%	1.7%	2.5%
Without Own Children <18	3.1%	4.9%	4.6%
Male Householder, No Spouse/Partner	14.2%	17.2%	17.7%
Living Alone	9.3%	10.4%	9.4%
65 Years and over	5.0%	3.7%	3.0%
With Own Children <18	1.1%	1.3%	1.7%
Without Own Children <18, With Relatives	2.6%	3.6%	4.6%
No Relatives Present	1.1%	1.9%	2.0%
Female Householder, No Spouse/Partner	28.2%	27.7%	27.6%
Living Alone	17.6%	14.5%	11.7%
65 Years and over	13.0%	7.9%	5.9%
With Own Children <18	2.7%	3.7%	5.0%
Without Own Children <18, With Relatives	6.6%	7.7%	9.2%
No Relatives Present	1.4%	1.8%	1.7%
2020 Households by Size			
Total	44,933	170,406	640,161
1 Person Household	26.9%	24.9%	21.1%
2 Person Household	31.4%	30.7%	27.2%
3 Person Household	15.5%	16.5%	17.3%
4 Person Household	15.4%	15.1%	16.1%
5 Person Household	6.5%	7.1%	9.2%
6 Person Household	2.5%	3.2%	4.7%
7 + Person Household	1.7%	2.5%	4.3%

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

April 14, 2025

	3 mile	5 mile	10 mile
2020 Households by Tenure and Mortgage Status			
Total	44,933	170,406	640,161
Owner Occupied	77.1%	58.7%	51.4%
Owned with a Mortgage/Loan	47.6%	41.2%	37.8%
Owned Free and Clear	29.5%	17.5%	13.7%
Renter Occupied	22.9%	41.3%	48.6%
2024 Affordability, Mortgage and Wealth			
Housing Affordability Index	53	48	45
Percent of Income for Mortgage	47.6%	52.4%	55.8%
Wealth Index	178	136	107
2020 Housing Units By Urban/ Rural Status			
Total	46,937	177,763	664,021
Urban Housing Units	100.0%	100.0%	100.0%
Rural Housing Units	0.0%	0.0%	0.0%
2020 Population By Urban/ Rural Status			
Total	116,430	464,618	1,968,112
Urban Population	100.0%	100.0%	100.0%
Rural Population	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.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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Community Profile

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Latitude: 33.7808
Longitude: -118.0733

	3 mile	5 mile	10 mile
Top 3 Tapestry Segments			
1.	Pleasantville (2B)	Pleasantville (2B)	Urban Villages (7B)
2.	Exurbanites (1E)	City Lights (8A)	Pleasantville (2B)
3.	The Elders (9C)	Trendsetters (3C)	Diverse Convergence (13A)
2024 Consumer Spending			
Apparel & Services: Total $	$145,007,162	$502,264,428	$1,681,911,006
Average Spent	$3,241.33	$2,962.93	$2,630.63
Spending Potential Index	136	124	110
Education: Total $	$118,261,869	$395,614,319	$1,250,023,708
Average Spent	$2,643.49	$2,333.79	$1,955.13
Spending Potential Index	153	135	113
Entertainment/Recreation: Total $	$263,197,091	$859,981,998	$2,776,031,793
Average Spent	$5,883.21	$5,073.16	$4,341.92
Spending Potential Index	144	124	106
Food at Home: Total $	$457,061,728	$1,552,723,023	$5,169,265,485
Average Spent	$10,216.64	$9,159.74	$8,085.11
Spending Potential Index	140	125	111
Food Away from Home: Total $	$250,878,559	$854,359,719	$2,834,727,189
Average Spent	$5,607.85	$5,039.99	$4,433.72
Spending Potential Index	144	130	114
Health Care: Total $	$468,377,579	$1,479,957,470	$4,746,812,599
Average Spent	$10,469.58	$8,730.49	$7,424.37
Spending Potential Index	136	114	97
HH Furnishings & Equipment: Total $	$198,446,145	$650,006,989	$2,120,020,830
Average Spent	$4,435.84	$3,834.49	$3,315.87
Spending Potential Index	140	121	105
Personal Care Products & Services: Total $	$66,929,544	$223,583,943	$734,241,466
Average Spent	$1,496.07	$1,318.95	$1,148.41
Spending Potential Index	150	132	115
Shelter: Total $	$1,831,171,754	$6,163,210,891	$20,276,659,514
Average Spent	$40,931.93	$36,357.69	$31,714.19
Spending Potential Index	154	136	119
Support Payments/Cash Contributions/Gifts in Kind: Total $	$224,103,543	$663,418,813	$2,031,959,001
Average Spent	$5,009.36	$3,913.61	$3,178.13
Spending Potential Index	143	112	91
Travel: Total $	$207,385,807	$680,907,216	$2,182,529,654
Average Spent	$4,635.67	$4,016.77	$3,413.64
Spending Potential Index	153	132	113
Vehicle Maintenance & Repairs: Total $	$89,811,670	$294,271,868	$973,409,539
Average Spent	$2,007.55	$1,735.95	$1,522.48
Spending Potential Index	136	117	103

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 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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