

# Summary Report

Centerwood Plaza  
Lakewood Blvd at Alondra Blvd - Bellflower, CA

**WEINGARTEN REALTY**  
Real Estate for Everyday Retail

Longitude: -118.141662

Latitude: 33.888403

Key Variables	1.00 Mile Radius	2.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	40,042	144,416	297,195	753,930
Average Household Income	\$64,970	\$67,665	\$70,674	\$75,606

Population				
2023 Population	41,371	149,071	305,811	774,334
2018 Population	40,042	144,416	297,195	753,930
2010 Population	39,056	142,164	293,280	745,347
2000 Population	37,934	138,721	286,584	731,517
Absolute Growth 2010 to 2018	2.52%	1.58%	1.34%	1.15%
Projected Growth 2018 to 2023	3.32%	3.22%	2.90%	2.71%

Race & Ethnicity				
% White	12.92%	15.34%	15.73%	15.72%
% Black	11.13%	12.73%	11.43%	10.21%
% Asian	8.22%	8.89%	9.57%	10.46%
% Other	2.62%	2.89%	2.92%	2.63%
% Hispanic	65.10%	60.15%	60.34%	60.98%

Income & Education				
Median Household Income	\$50,732	\$52,897	\$57,208	\$59,985
Average Household Income	\$64,970	\$67,665	\$70,674	\$75,606
% College Graduates	20.98%	23.14%	24.30%	26.19%

Age				
Median Age	33.4	33.7	33.9	34.4
% Age < 18	26.10%	25.99%	25.78%	25.28%
% Age 65 +	10.23%	10.88%	11.18%	11.97%

Households & Housing				
Households	11,629	42,216	85,522	213,136
Average Household Size	3.42	3.39	3.45	3.51
Median Housing Value	\$560,400	\$598,377	\$615,828	\$641,831
% Owner Occupied Housing	39.58%	42.12%	47.83%	52.58%
% Renter Occupied Housing	55.42%	53.14%	47.70%	43.24%
% Vacant Housing	5.00%	4.75%	4.47%	4.18%

Workplace & Workers				
Number of Businesses	673	2,705	5,087	13,400
Total Number of Employees (FTE)	8,676	38,131	80,926	228,619
% White Collar	52.21%	53.93%	54.83%	55.75%
% Blue Collar	47.79%	46.07%	45.17%	44.25%