

*Appendix H*  
*Economic Conditions and Trends Report*



*Appendices*

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# City of Torrance

## Existing Economic Conditions and Trends

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Prepared for:

City of Torrance  
3031 Torrance Boulevard  
Torrance, California 90503

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## EXECUTIVE SUMMARY

The purpose of this report is to provide an understanding of the existing demographic and economic conditions and trends in the City of Torrance. This provides the base for evaluating significant economic issues, economic goals and policies and planning implications for the City's General Plan update process. In addition, this report will assist in developing a set of economic indicators that the City can use to monitor and track economic performance over time.

The City's economic goals will encompass a range of areas, including: the creation of more residential opportunities; revitalization of major retail centers; and the pursuit of economic development opportunities oriented towards a diverse economic base. The following presents the key findings and trends, including: demographic trends; residential trends; employment trends; growth projections and market conditions and trends.

### Demographic Trends

- From 1990 to 2000, the population in Torrance grew from 133,107 to 137,946, increasing by 3.6 percent. The number of households in the City increased by about the same during this time period. The population in Los Angeles County increased by 7.4 percent during this time period.
- The average household size of the City remained constant at 2.53 persons per household between 1990 and 2000. In comparison, the average household size in the County grew from 2.95 in 1990 to 3.04 in 2000.
- In terms of age, in 2000 the City had an older population than the County. The City's median age grew from 29.3 in 1990 to 38.7 in 2000, while the County's median age increased from 30.6 to 32.0 during this time period. Almost 43.0 percent of the population in Torrance during 2000 was in the age group 35 to 64, indicating the presence of a strong working age population.
- The racial and ethnic composition of Torrance has changed from 1990 to 2000. In 1990, the White population comprised 66.4 percent of the total population, while in 2000 this declined to 52.4 percent of the total population. The second largest ethnic group in the City during 2000 was Asians, at 28.4 percent of the total population. Hispanics comprised 12.8 percent of the total population.
- The average annual household income in Torrance was estimated at about \$63,600 (in 2004 constant dollars) annually in 2000, less than the County's average annual household income of \$47,500.
- About 6.4 percent of the population in Torrance was determined to have poverty status in 2000, compared to the County at 17.6 percent.



- The City's population age 25 years and older has achieved higher levels of education than in the County. About 36.4 percent of the population in the City had a bachelor's degree or higher, compared to 24.9 percent in the County. In 2000, less than 10.0 percent of the adult population in Torrance had not achieved a high school diploma, compared to 30.1 percent in the County.
- The City's labor force was employed predominantly in Management and Professional occupations, at about 45.7 percent of the labor force, compared to 34.3 percent in the County.

### Residential Trends

- The City has an aging housing stock. About 71.5 percent of the residential building stock was built prior to 1970.
- The construction of housing units in the City has not kept pace with the growing population from 1990 to 2000, which increased by 3.6 percent. The number of housing units have increased by 1.9 percent during this time period, which indicates that overcrowding is on the rise.
- Overcrowding has increased from 1990 to 2000 in both the City and the County. About 10 percent of the housing units in the City of Torrance were overcrowded in 2000, compared to 6.4 percent in 1990. In comparison, 24.1 percent of the housing units in the County were overcrowded in 2000, up from 19.2 percent in 1990.
- The median price of a housing unit in the City of Torrance increased nearly 62 percent in constant 2004 dollars, from \$338,967 in 1992 to \$550,250 in 2004.

### Employment Trends

- Total employment in the City of Torrance grew from 112,357 in 1992 to 114,259 in 3000. This represents an increase of 1,902 jobs, or a 1.7 percent increase. In comparison, jobs in the Los Angeles County grew by 5.8 percent over this time period.
- In 2003, Manufacturing jobs comprised 14.7 percent of the total employment in the City of Torrance, followed by Health Care Services (13.3 percent), Retail Trade (13.3 percent), and Wholesale Trade (8.4 percent).

### Market Conditions and Trends

- As a major municipal General Fund revenue source, sales tax is a significant contributor to the economic vitality of the City. Total taxable sales transactions in the City of Torrance have remained relatively constant from 1992 to 2002, increasing in constant 2004 dollars from \$3.1 billion in 1992 to \$3.5 billion in 2002. In 2002, retail sales comprised 79.7 percent of the total taxable sales.

- The largest category of retail taxable sales in the City is Auto Dealers and Supplies, at 24.1 percent of the total retail taxable sales in Torrance during 2002. This was followed by Apparel Stores at 20.2 percent of the total retail taxable sales.
- Taxable retail sales per capita for Torrance in 2002 were the second highest among the South Bay cities at \$19,935 in constant 2004 dollars. El Segundo had the highest per capita taxable retail sales among these cities at \$22,320. In comparison, the County of Los Angeles had per capita taxable retail sales of \$8,048.
- The City of Torrance had approximately 5.0 million square feet of retail space in 2003. The Del Amo Fashion Center, comprises about 3.0 million square feet of the total retail space in the City.
- Table 5-7 presents a summary of the estimated office inventory in the South Bay Market Area for, as per data obtained from Colliers Seeley.
- As of the third quarter 2004, there was an estimated 31.1 million rentable square feet of office space in the total South Bay office market, with a vacancy rate of 17.2 percent. The Central Torrance office market had 4.2 million square feet this total rentable office space with a vacancy rate of 15.9 percent.
- As of the end of 2004, there was an estimated 207.5 million rentable square feet in the South Bay industrial market with a vacancy of 3.0 percent. Torrance had 33.0 million square feet of this market with a vacancy rate of 1.1 percent.

### Growth Projections

- Projections by the Southern California Association of Governments (SCAG) suggest that population in the City will grow slowly over the next twenty years, increasing from about 137,946 in 2000 (Census estimate) to 157,029 in 2030, or about an average of 0.7 percent annually. Households are projected to grow only slightly less than population, while employment is projected to grow faster than population.

## **Chapter 1 - INTRODUCTION**

### **1.1 Background and Purpose of Report**

The purpose of the Economic Conditions and Trends report is to provide a profile of existing demographic and economic conditions for the City of Torrance. In addition, this report will assist in developing a set of economic indicators that the City can use to monitor and track economic performance over time. This Economic Development Trends report includes baseline data and trends related to population, housing, employment, taxable sales and residential and non-residential market conditions.

The findings of the report will provide the framework for preparing economic goals and policies and facilitate discussion of existing and future economic development efforts. These goals and policies will be developed within the context of the General Plan to insure that City is able to maintain a strong economic base and take advantage of future economic opportunities. A strong economy not only provides the local workers with adequate income to afford a high quality of life, but it also provides local government with adequate public revenues to maintain a high quality of public services.

The goal is to identify target economic opportunities that are both realistic and compatible with the City's General Plan vision. In this context, the growth of the City's economic base will depend on the identification of key industries that can be attracted to the City and support a diversified economy. Job types, salary and skill levels, income, land availability and location, and housing affordability are also important attributes of the economy.

### **1.2 Description of Area**

Demographic and socio-economic data is presented for analysis at the City level as well as for Los Angeles County. The report incorporates demographic data from the 1990 and 2000 Census data based on the U.S. Census Bureau's Place designation for the City of Torrance. This data is compared with the County of Los Angeles. A map of the City and surrounding areas is shown in Figure 1-1.

**Figure 1-1**  
**City of Torrance and Surrounding Areas**



Source: Stanley R. Hoffman Associates, Inc.  
TIGER Census, U.S. Census Bureau.

### **1.3 Sources of Information**

This study is based upon information from several sources including:

- A field survey of the City of Torrance;
- Demographic data from the U.S. Bureau of the Census for 1990 and 2000, and California Department of Finance for population and housing estimates, January 2004;
- Taxable sales data for the City of Torrance and the South Bay Cities from 1998 to 2002 from the California State Board of Equalization (BOE);
- Historical building and permit activity from the Construction Industry Research Board (CIRB), 1990 to 2003;

- Residential property data for the City of Torrance from DataQuick;
- Southern California Association of Governments (SCAG) Regional Transportation Plan 2004: Population, Households and Employment projections for 2000 – 2030;
- Two employment datasets from the California Employment Development Department, data by SIC industry grouping for 1992 and 2000; and data by the North American Classification System (NAICS) for 2001 through 2003;
- Published literature regarding retail activity, including the National Research Bureau's *2003 Shopping Center Directory* and the Urban Land Institute's *Dollars and Cents of Shopping Centers, 2004*; and
- Business location data from the City of Torrance.

#### **1.4 Organization of Report**

The following chapters of the report address the existing demographics and market conditions in the City, as well as economic trends.

- The Executive Summary presents key economic issues and opportunities;
- Chapter 1 presents the background and the purpose of the report as well as the geographic study area boundaries;
- Chapter 2 includes demographics related to population, households and income for the City compared to the County;
- Chapter 3 discusses housing characteristics including housing unit types, residential building activity, the multi-family rental market and housing value;
- Chapter 4 covers economic trends on employment and wages for the City as well as the resident labor force;
- Chapter 5 provides an assessment of current market conditions, including taxable retail and non-retail sales, the commercial and industrial real estate market, building activity trends and the lodging market;
- Chapter 6 provides the growth projections adopted by the City of Torrance for the period 2000-2030, as presented by the Southern California Association of Governments (SCAG) Regional Transportation Plan (RTP) 2004 forecast; and
- Appendix A provides contact information.

## Chapter 2 – DEMOGRAPHIC CHARACTERISTICS

This chapter provides a descriptive profile of demographic characteristics and trends for the City of Torrance. This includes population, households, household income, housing characteristics and employment. In addition, selected demographics for the market area, including population, households and income are discussed.

### 2.1 Population and Household Growth: 1990 to 2000

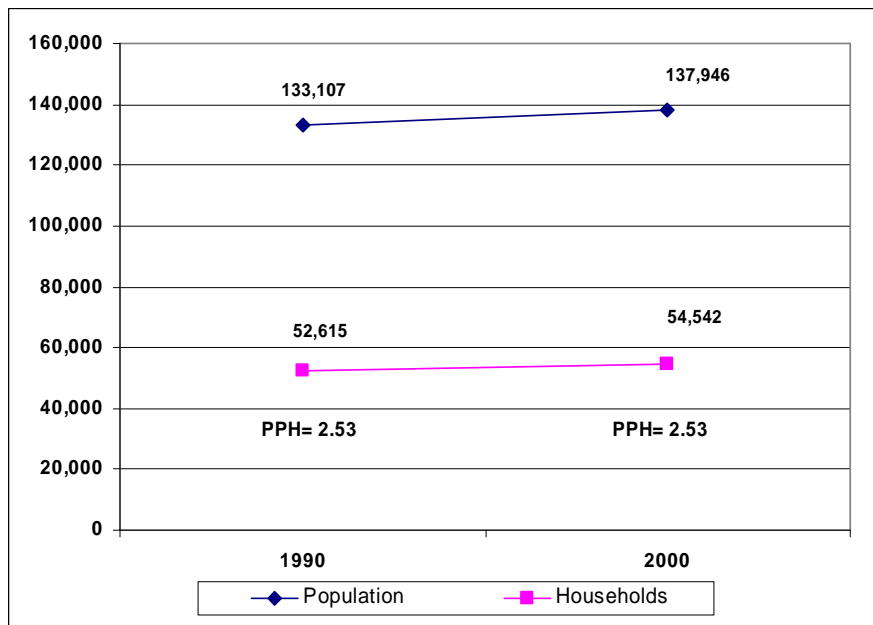
- Population and household growth from 1990 to 2000 for both the City of Torrance and Los Angeles County are presented in Table 2-1.
- The City's population grew from 133,107 in 1990 to 137,946 in 2000, an increase of 3.6 percent. This rate was less than Los Angeles County, which increased by 7.4 percent during the period 1990 to 2000.
- The number of households in the City increased by 3.7 percent from 1990 to 2000, while the number of households in Los Angeles County increased by 4.8 percent.
- The average household size of the City remained constant at 2.53 persons per household between 1990 and 2000. In comparison, the persons per household in the County grew from 2.95 in 1990 to 3.04 in 2000.
- In terms of age, in 2000 the City had an older population, on average, than the County. As shown, the City's median age grew from 29.3 in 1990 to 38.7 in 2000, while the County's median age has increased from 30.6 to 32.0 during this time period.
- According to the California Department of Finance the population in the City of Torrance reached 146,200 by 2004. As shown in Figure 2-2, the population of the City increased from 129,881 in 1980 to 146,200 in 2004, an overall increase of 15,319 at an average annual growth rate of 0.45 percent.

**Table 2-1  
Population, Households and Employment: 1990 - 2000**

Jurisdiction	1990	2000	Numerical Change	% Increase	1990 - 2000 Avg. Annual Growth
<b>Population</b>					
City of Torrance	133,107	137,946	4,839	3.6%	0.4%
Los Angeles County	8,863,164	9,519,338	656,174	7.4%	0.7%
<b>Households</b>					
City of Torrance	52,615	54,542	1,927	3.7%	0.4%
Los Angeles County	2,989,552	3,133,774	144,222	4.8%	0.5%
<b>Avg. Household Size</b>					
City of Torrance	2.53	2.53			
Los Angeles County	2.96	3.04			
<b>Median Age</b>					
City of Torrance	35.6	38.7			
Los Angeles County	30.6	32.0			

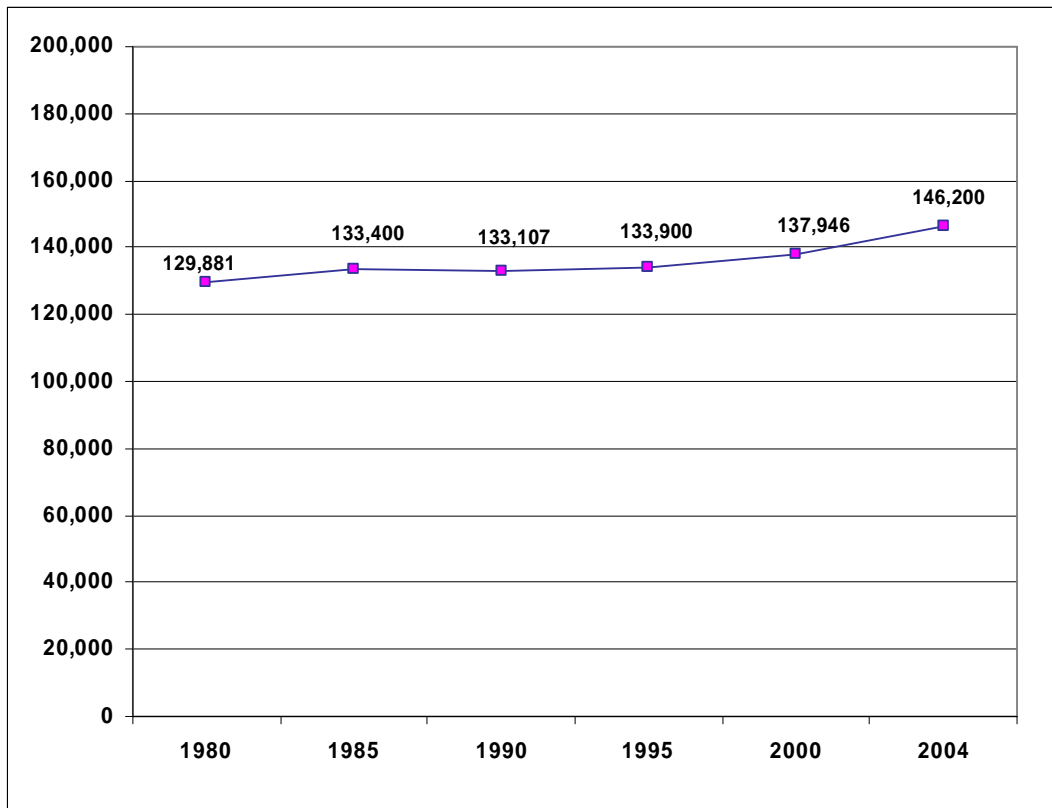
Sources: Stanley R. Hoffman Associates, Inc.  
U.S. Bureau of the Census, 1990 and 2000.

**Figure 2-1  
Population and Households Growth: 1990- 2000**



Source: Stanley R. Hoffman Associates, Inc.  
U.S. Bureau of the Census, 1990 and 2000.

**Figure 2-2  
Population Growth Trends: 1980- 2004**



Source: Stanley R. Hoffman Associates, Inc.  
California Department of Finance.

## 2.2 Age Distribution of Population

- As shown in Table 2-2, the age distribution in Torrance showed some change between 1990 to 2000.
- The population ages 18 to 34 decreased in its share of the total population from 28.5 percent to 20.2 percent.
- The population age 65 and over increased in the share of the total population from 1990 to 2000, from 11.9 percent to 14.1 percent of the total population.
- Almost 43.0 percent of the population in Torrance in 2000 was in the age group 35 to 64, indicating the presence of a strong working age population.
- As shown in Figure 2-3, Torrance’s population is relatively older than the County’s population. Torrance’s population in 2000 age 65 and over was about 14.1 percent of the total population, compared to 9.7 percent for the County.

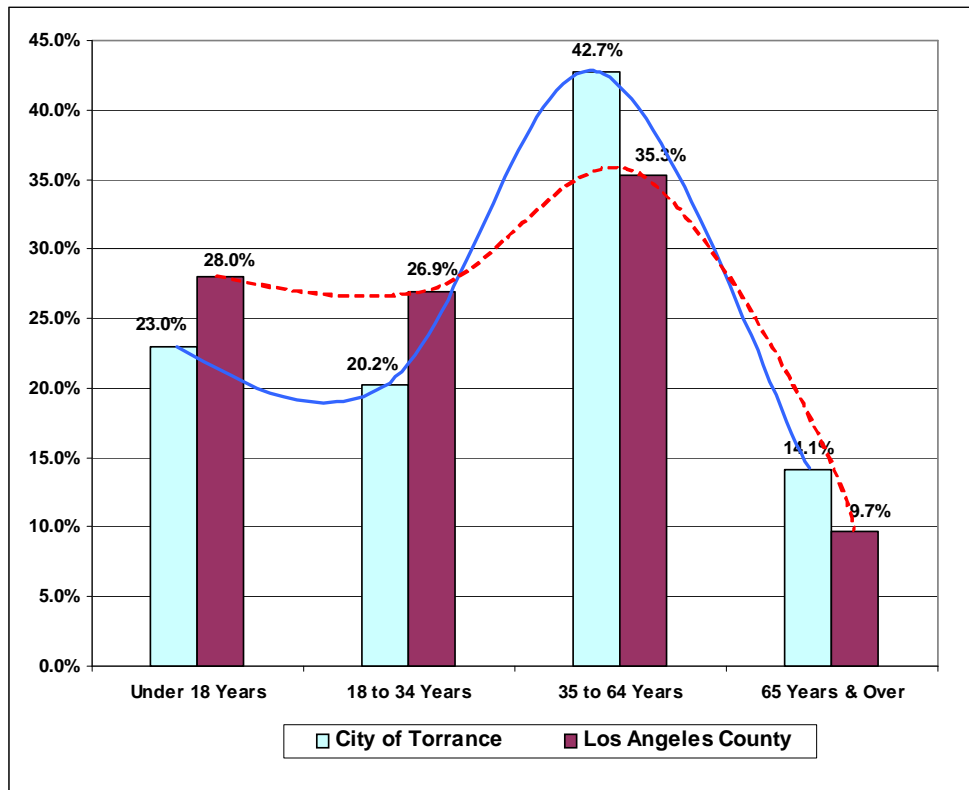


**Table 2-2  
Age Distribution:1990-2000**

	1990	% Dist	2000	% Dist
<b>City of Torrance</b>				
Under 18 Years	27,173	20.4%	31,740	23.0%
18 to 34 Years	37,998	28.5%	27,888	20.2%
35 to 64 Years	52,036	39.1%	58,891	42.7%
65 Years & Over	<u>15,900</u>	<u>11.9%</u>	<u>19,427</u>	<u>14.1%</u>
<b>Total</b>	<b>133,107</b>	<b>100.0%</b>	<b>137,946</b>	<b>100.0%</b>
<b>Median Age</b>	<b>35.6</b>		<b>38.7</b>	
<b>Los Angeles County</b>				
Under 18	2,326,110	26.2%	2,667,976	28.0%
18 to 34	2,846,835	32.1%	2,562,379	26.9%
35 to 64	2,829,632	31.9%	3,362,310	35.3%
65 and over	<u>860,587</u>	<u>9.7%</u>	<u>926,673</u>	<u>9.7%</u>
<b>Total</b>	<b>8,863,164</b>	<b>100.0%</b>	<b>9,519,338</b>	<b>100.0%</b>
<b>Median Age</b>	<b>30.6</b>		<b>32.0</b>	

Sources: Stanley R. Hoffman Associates, Inc.  
U.S. Bureau of the Census, 1990 and 2000.

**Figure 2-3  
Age Distribution: 2000**



Source: Stanley R. Hoffman Associates, Inc.  
U.S. Bureau of the Census, 2000.

## 2.3 Race and Ethnicity

- The race and ethnic composition of the City of Torrance compared to the County in 1990 and 2000 is shown in Table 2-3.
- The population in the City was primarily White in 2000, at 52.4 percent of the total population. This was followed by the Asian population, at 28.4 percent of the total, and Hispanics, at 12.8 percent of the population.
- In the County, the Hispanic population comprised 44.6 percent of the total population, followed by the White population, at 31.1 percent of the total population.
- The White population in the City of Torrance declined by 18.3 percent from 1990 to 2000, and also decreased in the County during this time period by 18.2 percent.
- The Asian population in the City increased by about 36.0 percent between 1990 and 2000. The Black population in the City increased by 55.6 from 1990 to 2000. However, in 2000, it comprised only a small percentage of the total population (2.1 percent).

**Table 2-3**  
**Population by Race and Ethnicity: 1990-2000**

	1990	% Dist.	2000	% Dist.	Change
<b>City of Torrance</b>					
White- Non Hispanic	88,390	66.4%	72,234	52.4%	-18.3%
Black	1,871	1.4%	2,911	2.1%	55.6%
Asian	28,821	21.7%	39,210	28.4%	36.0%
Two or More Races <sup>1</sup>	na	na	1,177	0.9%	na
Other	627	0.5%	4,777	3.5%	661.9%
Hispanic	<u>13,398</u>	<u>10.1%</u>	<u>17,637</u>	<u>12.8%</u>	<u>31.6%</u>
<b>Total</b>	<b>133,107</b>	<b>100.0%</b>	<b>137,946</b>	<b>100.0%</b>	<b>3.6%</b>
<b>Los Angeles County</b>					
White- Non Hispanic	3,618,850	40.8%	2,959,614	31.1%	-18.2%
Black	934,776	10.5%	901,472	9.5%	-3.6%
Asian	907,810	10.2%	1,124,569	11.8%	23.9%
Two or More Races <sup>1</sup>	na	na	222,661	2.3%	na
Other	50,486	0.6%	68,809	0.7%	36.3%
Hispanic	<u>3,351,242</u>	<u>37.8%</u>	<u>4,242,213</u>	<u>44.6%</u>	<u>26.6%</u>
<b>Total</b>	<b>8,863,164</b>	<b>100.0%</b>	<b>9,519,338</b>	<b>100.0%</b>	<b>7.4%</b>

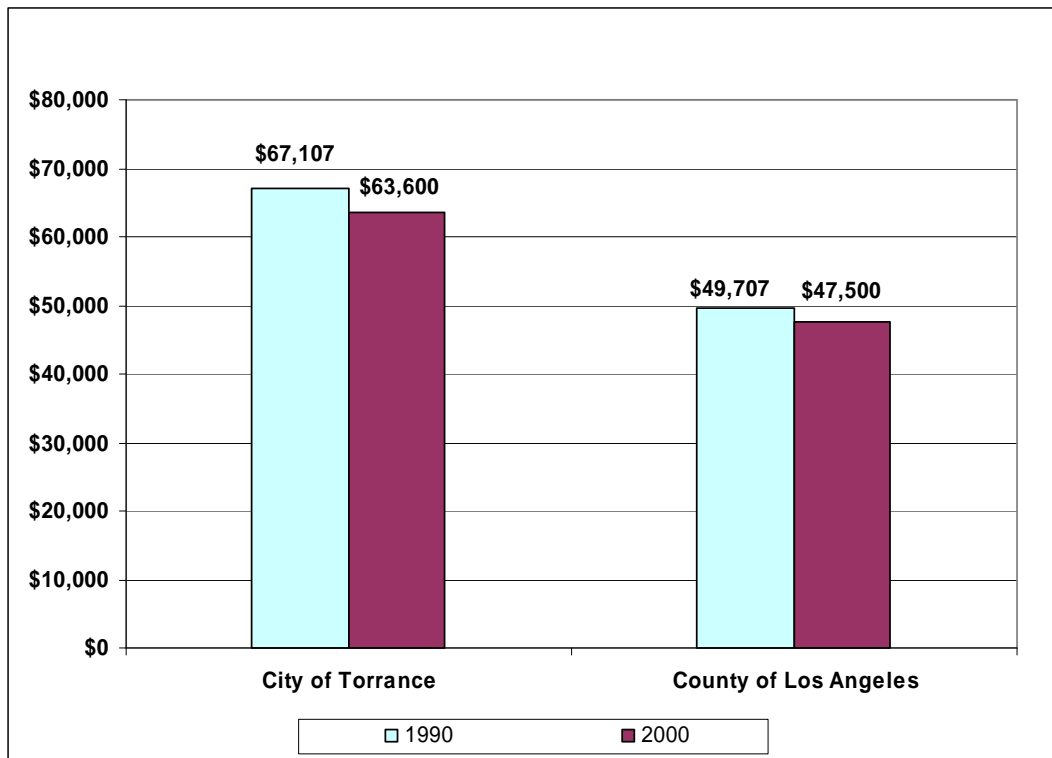
1. Census 1990 does not include data on Two or More Races.

Sources: Stanley R. Hoffman Associates, Inc.  
U.S. Bureau of the Census, 1990 and 2000.

## 2.4 Household Income

- As shown in Figure 2-4, the median household income in constant 2004 dollars in the City of Torrance decreased from \$67,107 in 1990 to \$63,600 in 2000, or by 5.2 percent. In comparison, the median household income in the County decreased from \$49,707 in 1990 to \$47,500 in 2000, or by 4.4 percent.
- In 2000, the median household income in Torrance was about 34 percent higher than the countywide median.
- As shown in Table 2-4, in 2000 about 56.6 percent of Torrance households earned \$50,000 and over, while in Los Angeles County, only 43.1 percent earned \$50,000 and over. In addition, about 21.0 percent of the households in Torrance had annual household incomes in the top income bracket of \$100,000 or more, compared to the 15.1 percent in the County.

**Figure 2-4**  
**Median Household Income: 1990-2000**  
**(In constant 2004 dollars)**



Source: Stanley R. Hoffman Associates, Inc.  
U.S. Bureau of the Census, 1990 and 2000.

**Table 2-4  
Income Distribution of Households:1990-2000**

	<b>1990</b>	<b>2000</b>
<b>City of Torrance</b>		
Less than \$10,000	3,725	3,186
\$10,000-\$24,999	7,756	6,714
\$25,000-\$49,999	16,327	13,776
\$50,000-\$99,999	19,398	19,437
\$100,000 +	<u>5,625</u>	<u>11,427</u>
<b>Total</b>	<b>52,831</b>	<b>54,540</b>
<b>Median Household Income<sup>1</sup></b>	<b>\$67,107</b>	<b>\$63,600</b>
 <b>Los Angeles County</b>		
Less than \$10,000	383,060	330,000
\$10,000-\$24,999	680,398	602,111
\$25,000-\$49,999	953,229	853,372
\$50,000-\$99,999	742,333	877,071
\$100000 +	<u>235,323</u>	<u>473,725</u>
<b>Total</b>	<b>2,994,343</b>	<b>3,136,279</b>
<b>Median Household Income<sup>1</sup></b>	<b>\$49,707</b>	<b>\$47,500</b>

1. Median Household Income shown in constant 2004 Dollars.

Sources: Stanley R. Hoffman Associates, Inc.

U.S. Bureau of the Census, 1990 and 2000.

## **2.5 Poverty**

- As shown in Table 2-5 and Figure 2-5, the City had a lower proportion of population with poverty status than the County. About 6.4 percent of the population in Torrance and 17.6 percent of the population in the County were determined to have poverty status in 2000.
- However, the level of poverty is increasing. For example, the poverty measure in the City increased from 5.1 percent of the population in 1990 to 6.4 percent in 2000.

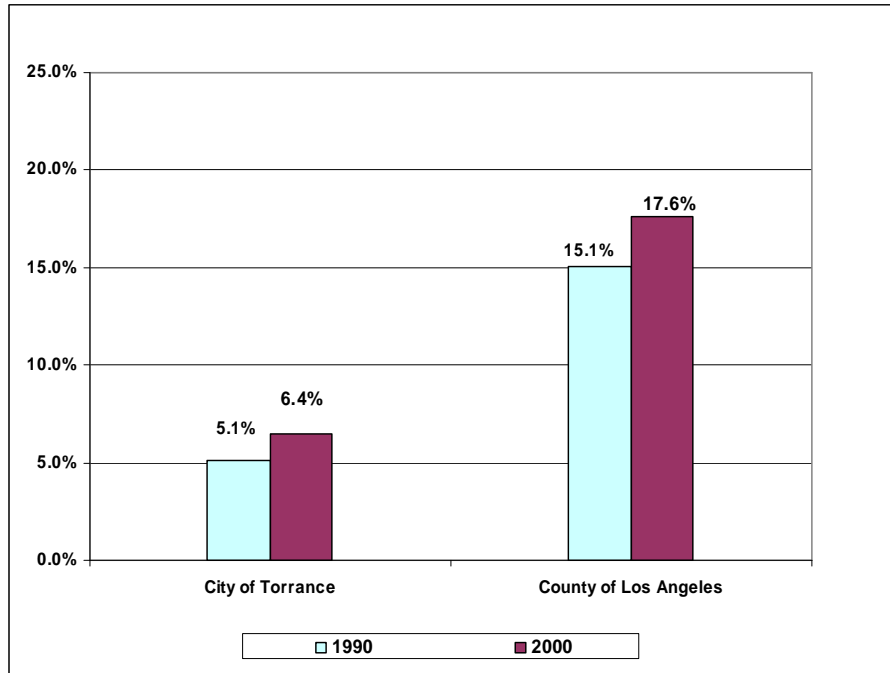
**Table 2-5  
Poverty Status<sup>1</sup>:1990-2000**

	1990	2000
<b>City of Torrance</b>		
Population in Poverty	6,791	8,815
Total Population	133,107	137,946
Percent Population in Poverty	5.1%	6.4%
<b>Los Angeles County</b>		
Population in Poverty	1,308,255	1,674,599
Total Population	8,863,164	9,519,338
Percent Population in Poverty	14.8%	17.6%

1. Following the Office of Management and Budget's (OMB's) Directive 14, the Census Bureau uses a set of money income thresholds that vary by family size and composition to detect who is poor. If the total income for a family or unrelated individual falls below the relevant poverty threshold, then the family or unrelated individual is classified as being "below the poverty level." In 2000, the Federal poverty line was \$13,874 for a family of three.

Sources: Stanley R. Hoffman Associates, Inc.  
U.S. Bureau of the Census, 1990 and 2000.

**Figure 2-5  
Population in Poverty: 1990-2000**



Source: Stanley R. Hoffman Associates, Inc.  
U.S. Bureau of the Census, 1990 and 2000.

## 2.6 Educational Attainment

- As shown in Table 2-6, the City's population age 25 years and older has achieved higher levels of education than in the County. In 2000, about 36.4 percent of the population age 25 years and older in Torrance had received a Bachelor's degree or higher, compared to 24.9 percent in the County.
- About 45.0 percent of the population in the City had high school diplomas or some college education.
- About 9.4 percent of the adult population in Torrance had not achieved a high school diploma, compared to 30.1 percent in the County.

**Table 2-6**  
**Educational Attainment of Population 25 Years and Over: 2000**  
**City of Torrance and County of Los Angeles**

	2000	% of Total
<b>City of Torrance</b>		
Bachelor's or Graduate/Professional degree	35,334	36.4%
Associate degree	8,783	9.1%
Some college, no degree	24,137	24.9%
High school graduate (incl. equivalency)	19,643	20.2%
No high school diploma	<u>9,117</u>	<u>9.4%</u>
<b>Total</b>	<b>97,014</b>	<b>100.0%</b>
<b>Los Angeles County</b>		
Bachelor's or Graduate/Professional degree	1,462,389	24.9%
Associate degree	367,244	6.2%
Some college, no degree	1,174,477	20.0%
High school graduate (incl. equivalency)	1,108,314	18.8%
No high school diploma	<u>1,770,524</u>	<u>30.1%</u>
<b>Total</b>	<b>5,882,948</b>	<b>100.0%</b>

Sources: Stanley R. Hoffman Associates, Inc.  
U.S. Bureau of the Census, 2000.

## 2.7 Labor Force

- As shown in Table 2-7, the labor force in the city is employed predominantly in Management and Professional occupations. About 45.7 percent of the labor force in the City is employed in Management and Professional occupations, compared to 34.3 percent in the County.

- The labor force in Sales and Office related occupations comprises 30.0 percent of the City's total, compared to about 27.6 percent in the County.
- Production related occupations comprise only about 6.2 percent of the City's labor force. This is lower than the County, at nearly 16.0 percent of the total labor force.

**Table 2-7**  
**Labor Force 16 years and Over: 2000**  
**City of Torrance and County of Los Angeles**

	2000	% of Total
<b>City of Torrance</b>		
Management and Professional	30,905	45.7%
Service	6,817	10.1%
Sales and Office	20,284	30.0%
Farming, fishing, and Forestry	25	0.0%
Construction, Extraction, and Maintenance	4,174	6.2%
Production, Transportation, and Material moving	<u>5,368</u>	<u>7.9%</u>
<b>Total</b>	<b>67,573</b>	<b>100.0%</b>
<b>Los Angeles County</b>		
Management and Professional	1,355,973	34.3%
Service	580,809	14.7%
Sales and Office	1,090,059	27.6%
Farming, fishing, and Forestry	6,650	0.2%
Construction, Extraction, and Maintenance	306,450	7.8%
Production, Transportation, and Material moving	<u>613,474</u>	<u>15.5%</u>
<b>Total</b>	<b>3,953,415</b>	<b>100.0%</b>

Sources: Stanley R. Hoffman Associates, Inc.  
U.S. Bureau of the Census, 2000.

## Chapter 3 – Residential Trends

This section provides a profile of Torrance’s housing characteristics and trends, including housing tenure, housing stock, housing prices, and the City’s rental market. The data

### 3.1 Housing Tenure

- As shown in Table 3-1, the distribution of owner and renter occupied housing units in the City of Torrance has remained relatively stable from 1990 to 2000, at about 56.0 percent for owner-occupied units, and 44.0 percent for renter-occupied units.
- As shown in Table 3-1 and Figure 3-1, in 2000 the City of Torrance had a higher rate of owner occupancy at 56.0 percent, when compared to the County at 47.9 percent.

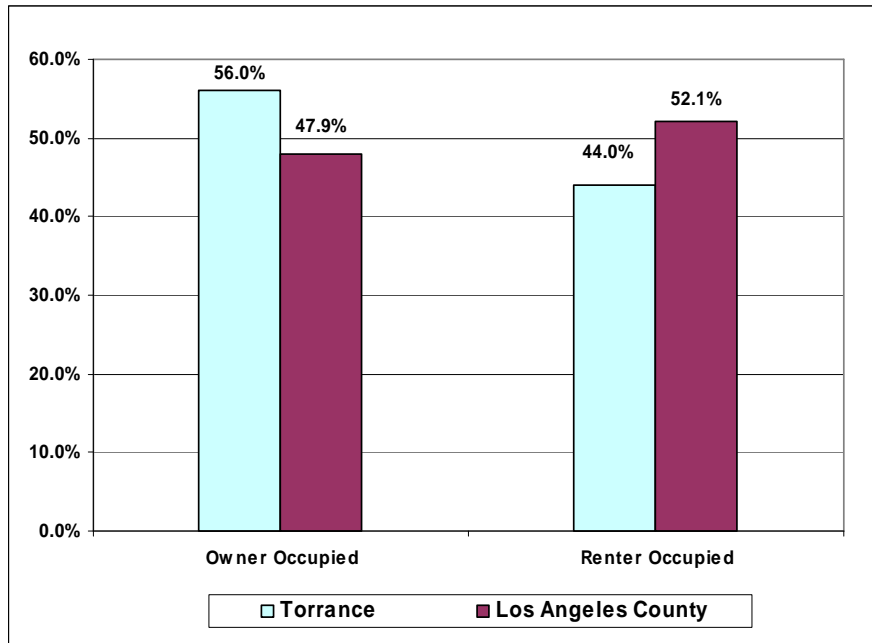
**Table 3-1  
City of Torrance  
Housing Tenure: 1990-2000**

	1990	% Dist.	2000	% Dist.
<b>City of Torrance</b>				
Owner Occupied	29,616	56.3%	30,528	56.0%
Renter Occupied	22,999	43.7%	24,006	44.0%
<b>Total</b>	<b>52,615</b>	<b>100.0%</b>	<b>54,534</b>	<b>100.0%</b>
<b>Los Angeles County</b>				
Owner Occupied	1,440,864	48.2%	1,499,694	47.9%
Renter Occupied	1,548,688	51.8%	1,634,080	52.1%
<b>Total</b>	<b>2,989,552</b>	<b>100.0%</b>	<b>3,133,774</b>	<b>100.0%</b>

Sources: Stanley R. Hoffman Associates, Inc.  
U.S. Bureau of the Census, 1990 and 2000.



**Figure 3-1**  
**City of Torrance and Los Angeles County**  
**Housing Tenure: Occupied Housing Units in 2000**



Source: Stanley R. Hoffman Associates, Inc.  
 U.S. Bureau of the Census, 1990 and 2000.

### 3.2 Housing Stock

- The composition of the City’s housing stock compared to that of the County in 2000 is shown in Table 3-2 and Figure 3-2. Single-family housing units comprised the largest share of the housing units for both the City and the County, at 60.4 percent and 55.0 percent, respectively.
- From 1990 to 2000, the City’s total housing units increased by about 1.9 percent from 54,927 to 55,964 units. The total number of housing units in Los Angeles County increased by 3.4 percent.
- 37.5 percent of the housing stock in the City is comprised of multi-family units, compared to 43.3 percent in the County. Mobile Homes comprise a very small portion of the total housing stock in both the City and the County.

### 3.3 Age of Housing

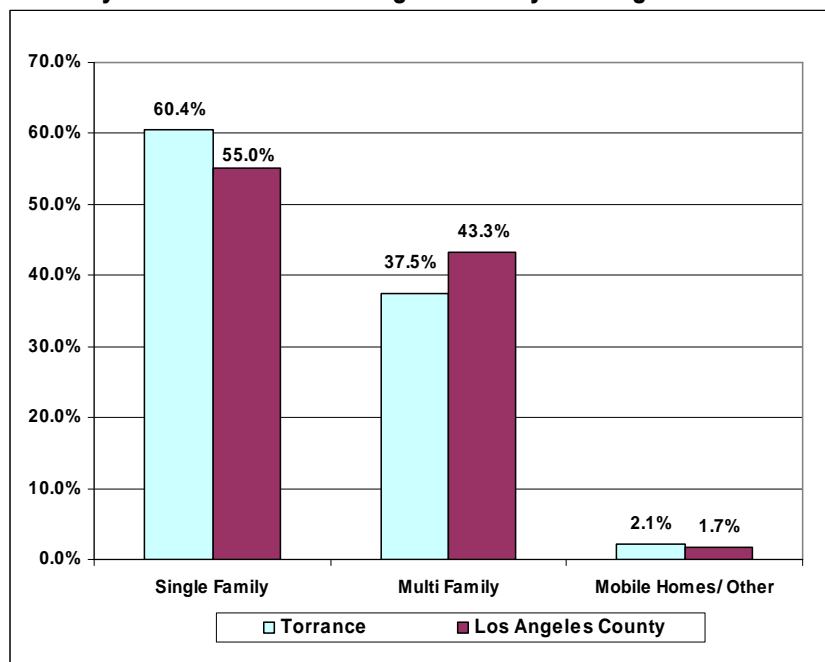
- As shown in Table 3-3, the housing stock in the City of Torrance is aging.
- About 62 percent of the total residential building stock in the City was built between 1950 and 1969, compared to 40.1 percent in the County of Los Angeles.
- Only about 5 percent of the building stock in the City was built between 1990 and 2000. In comparison, 7 percent of the building stock in the County of Los Angeles was built in this period.

**Table 3-2  
City of Torrance  
Dwelling Units: 1990-2000**

	1990	% Dist.	2000	% Dist.
<b>City of Torrance</b>				
Single Family	32,620	59.4%	33,822	60.4%
Multi-Family	20,747	37.8%	20,959	37.5%
Mobile Homes/ Other	<u>1,560</u>	<u>2.8%</u>	<u>1,183</u>	<u>2.1%</u>
<b>Total</b>	<b>54,927</b>	<b>100.0%</b>	<b>55,964</b>	<b>100.0%</b>
<b>Los Angeles County</b>				
Single Family	1,745,645	55.2%	1,800,905	55.0%
Multi-Family	1,361,936	43.1%	1,415,474	43.3%
Mobile Homes/ Other	<u>55,729</u>	<u>1.8%</u>	<u>55,790</u>	<u>1.7%</u>
<b>Total</b>	<b>3,163,310</b>	<b>100.0%</b>	<b>3,272,169</b>	<b>100.0%</b>

Sources: Stanley R. Hoffman Associates, Inc.  
U.S. Bureau of the Census, 1990 and 2000.

**Figure 3-2  
City of Torrance and Los Angeles County Housing Units: 2000**



Source: Stanley R. Hoffman Associates, Inc.  
U.S. Census 1990 and 2000.

**Table 3-3  
City of Torrance  
Age of Housing Stock: 2000**

	No. of Units	Percent of Total
<b>City of Torrance</b>		
Built 1990 to 2000	2,636	4.7%
Built 1980 to 1989	4,780	8.5%
Built 1970 to 1979	8,539	15.3%
Built 1960 to 1969	15,035	26.9%
Built 1950 to 1959	19,369	34.6%
Built 1940 to 1949	3,506	6.3%
Built 1939 or earlier	<u>2,099</u>	<u>3.8%</u>
<b>TOTAL</b>	<b>55,964</b>	<b>100.0%</b>
<b>Percent Built before 1960</b>		<b>44.6%</b>
<b>County of Los Angeles</b>		
Built 1990 to 2000	224,060	6.9%
Built 1980 to 1989	403,184	12.3%
Built 1970 to 1979	509,695	15.6%
Built 1960 to 1969	583,178	17.8%
Built 1950 to 1959	728,336	22.3%
Built 1940 to 1949	400,671	12.2%
Built 1939 or earlier	<u>421,785</u>	<u>12.9%</u>
<b>TOTAL</b>	<b>3,270,909</b>	<b>100.0%</b>
<b>Percent Built before 1960</b>		<b>47.4%</b>

Sources: Stanley R. Hoffman Associates, Inc.  
U.S. Bureau of the Census 2000.

### 3.4 Overcrowding

- Overcrowding is defined as more than 1.0 occupant per room. A housing unit with more than 1.5 occupants per room is considered to be severely overcrowded.
- Overcrowding increased between 1990 and 2000 in both the City and the County.
- As shown in Table 3-4, about 10 percent of the housing units in the City of Torrance were overcrowded in 2000, compared to 6.4 percent in 1990. In comparison, 24.1 percent of the housing units in the County were overcrowded in 2000, up from 19.2 percent in 1990.
- Overcrowded units are a reflection of the increasing population growth without a relative increase in the number of housing units to meet this need. Additionally, overcrowding indicates there may be a lack of housing that is suitable or affordable.

**Table 3-4**  
**Overcrowding in Housing Units: 1990 to 2000**  
**Total Housing Units by Occupants per Room<sup>1</sup>**

	1990	2000	Change	% Change
<b>City of Torrance</b>				
1.00 or less occupants per room	49,245	49,223	(22)	0.0%
1.01 to 1.50 occupants per room	1,815	2,612	797	43.9%
1.51 or more occupants per room	1,555	2,699	1,144	73.6%
<b>Total Units</b>	<b>52,615</b>	<b>54,534</b>	<b>1,919</b>	<b>3.6%</b>
<b>Overcrowded Units % of Total</b>	<b>6.4%</b>	<b>9.7%</b>		
<b>Los Angeles County</b>				
1.00 or less occupants per room	2,414,266	2,413,405	(861)	0.0%
1.01 to 1.50 occupants per room	202,183	249,094	46,911	23.2%
1.51 or more occupants per room	373,103	471,275	98,172	26.3%
<b>Total Units</b>	<b>2,989,552</b>	<b>3,133,774</b>	<b>144,222</b>	<b>4.8%</b>
<b>Overcrowded Units % of Total</b>	<b>19.2%</b>	<b>23.0%</b>		
1. More than 1.0 occupant per room is defined as an overcrowded condition.				
Sources: Stanley R. Hoffman Associates, Inc. U.S. Bureau of the Census, 1990 and 2000.				

### 3.5 Housing Value

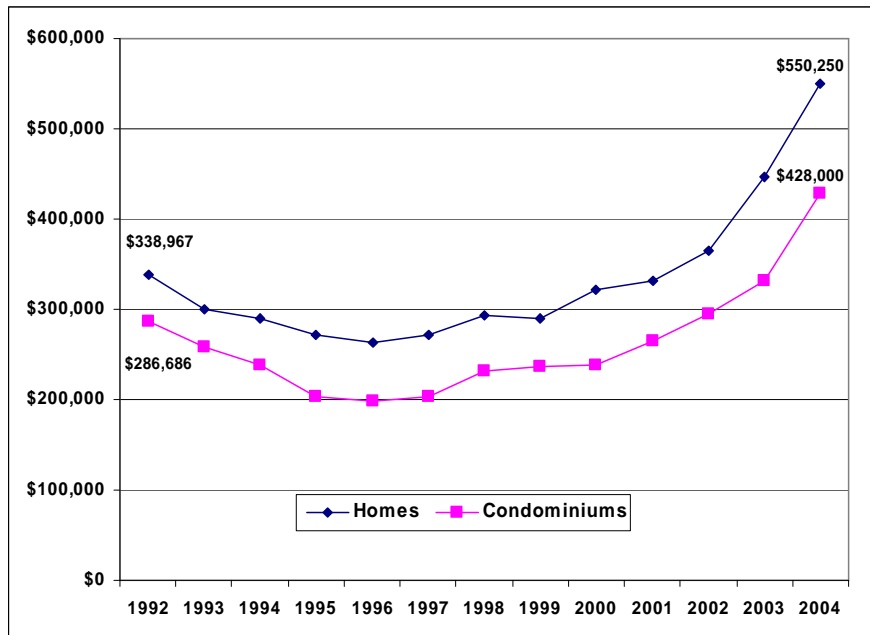
- As shown in Table 3-5 and Figure 3-3, the median price of a housing unit in the City of Torrance increased in constant 2004 dollars, from \$338,967 in 1992 to \$550,250 in 2004. This represents an increase of nearly 62 percent.
- Condominium prices also increased during this time period, in constant 2004 dollars, from \$286,686 in 1992 to 428,000 in 2004, an increase of about 50 percent.
- As shown in Figure 3-3, home and condominium values actually experienced a decline between 1992 and 1996, rising thereafter at a steady rate till 2004.

**Table 3.5**  
**City of Torrance**  
**Median Housing Value: 1992-2004**  
(In Constant 2004 Dollars)

	<b>Homes</b>	<b>Condominiums</b>
<b>1992</b>	\$338,967	\$286,686
<b>1993</b>	\$300,480	\$259,143
<b>1994</b>	\$289,840	\$239,121
<b>1995</b>	\$271,950	\$202,527
<b>1996</b>	\$263,241	\$197,732
<b>1997</b>	\$270,841	\$203,179
<b>1998</b>	\$294,091	\$231,722
<b>1999</b>	\$289,685	\$236,201
<b>2000</b>	\$321,252	\$237,830
<b>2001</b>	\$330,853	\$265,754
<b>2002</b>	\$365,293	\$295,644
<b>2003</b>	\$447,290	\$332,421
<b>2004</b>	\$550,250	\$428,000
<b>% Increase 1992-2002</b>	<b>62.3%</b>	<b>49.3%</b>

Source: Stanley R.Hoffman Associates, Inc.  
RAND California.  
DataQuick, DQ News, December, 2004.

**Figure 3-3**  
**City of Torrance**  
**Median Housing Value**  
(Constant 2004 Dollars)

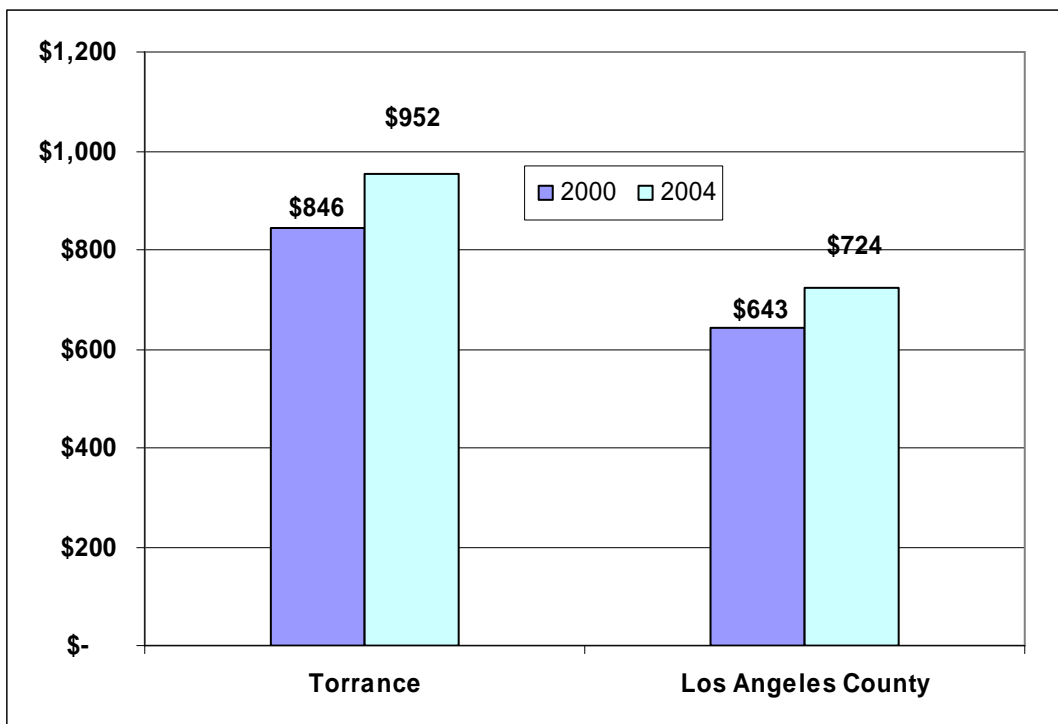


Source: Stanley R. Hoffman Associates, Inc.  
RAND California, and DataQuick, DQ News, December 2004.

### 3.6 Multi-Family Rental Market

- As shown in Figure 3-4, according to Census 2000, the median contract rent (in constant 2000 dollars) for Torrance was \$846 in 2000. This was higher than the median contract rent for Los Angeles County at \$643.
- The estimated 2004 median contract rent has been calculated by accounting for inflation. The current median contract rents are estimated to be \$952 for Torrance, and \$724 for the County.

Figure 3-4  
Comparative Median Contract Rent: 2000 and 2004<sup>1</sup>



1. The 2004 Median Contract Rent estimated by inflating the Census 2000 median contract rent by the 2004 CPI.

Source: Stanley R. Hoffman Associates, Inc.  
U.S. Bureau of the Census, 2000.

## Chapter 4 – EMPLOYMENT AND SALARY TRENDS

Employment data for the City of Torrance was provided by the California Economic Development Department (EDD) from 1992 to 2003. This information categorizes employment and payroll data by industry sector. Employment data is grouped by Standard Industrial Classification (SIC) code from 1992 to 2000, and grouped by the North American Industrial Classification System (NAICS) from 2001 to 2003. The North American Industry Classification System was developed by representatives from the United States, Canada, and Mexico, and replaces each country's separate classification system with one uniform system for classifying industries. In the United States, NAICS replaces the Standard Industrial Classification (SIC), a system that federal, state, and local governments, the business community, and the general public have used since the 1930s.

### 4.1 Employment Trends

- As shown in Table 4-1, total employment in the City of Torrance grew from 112,357 in 1992 to 114,259 in 2003.
- This represents an increase of 1,902 jobs between 1992 and 2003, and a percent change of 1.7 percent.
- In comparison, jobs in the Los Angeles County grew by 5.8 percent over this time period, from 3.8 million jobs in 1992 to about 4.0 million jobs in 2003.

**Table 4-1**  
**Total Employment: 1992-2003**

	<b>1992</b>	<b>2003</b>	<b>Change 1992-2003</b>	<b>Percent Change</b>
<b>City of Torrance</b>	112,357	114,259	1,902	1.7%
<b>Los Angeles County</b>	3,804,261	4,023,569	219,308	5.8%

Source: Stanley R.Hoffman Associates, Inc.  
California Employment Development Department, December 2004.

## **2001-2003 (NAICS)**

- Table 4-2 provides the total employment and its distribution by the NAICS from 2001 to 2003 for the City of Torrance and Los Angeles County.
- Total employment in the City declined from 117,945 in 2001 to 114,259 in 2003, representing a drop of 3.1 percent.
- In comparison, total employment in Los Angeles County declined from 4.1 million in 2001 to 4.0 million in 2003, a drop of 2.0 percent.
- As shown in Table 4-2, employment increased from 2001 to 2003 in the City of Torrance most prominently in Transportation and Warehousing (27.7 percent), Wholesale Trade (22.3 percent), Management (7.3 percent), and Retail Trade (6.4 percent).
- Employment declined between 2001 and 2003 in the City of Torrance most prominently in Information Services (43.6 percent), Administration and Support Staff (14.2 percent), Construction (13.5 percent), Local Government (10.8 percent), and Manufacturing (5 percent).
- In comparison, employment increased in Los Angeles County between 2001 and 2003, most prominently, in Arts, Entertainment, and Recreation (10.8 percent), and Educational Services (6.0 percent), and declined in Manufacturing (14.2 percent) and Professional and Technical Services (9.1 percent).
- As shown in Figure 4-2, in 2003, Manufacturing comprised 14.7 percent of the total employment in the City of Torrance, followed by Health Care Services (13.3 percent), Retail Trade (13.3 percent), and Wholesale Trade (8.4 percent).
- In comparison, in Los Angeles County, Local Government formed 11.3 percent of the total employment followed by Manufacturing (12 percent), and Retail Trade (10.0 percent).
- Professional, Scientific and Technical Services constituted about 6 percent of the total in both the City and the County.



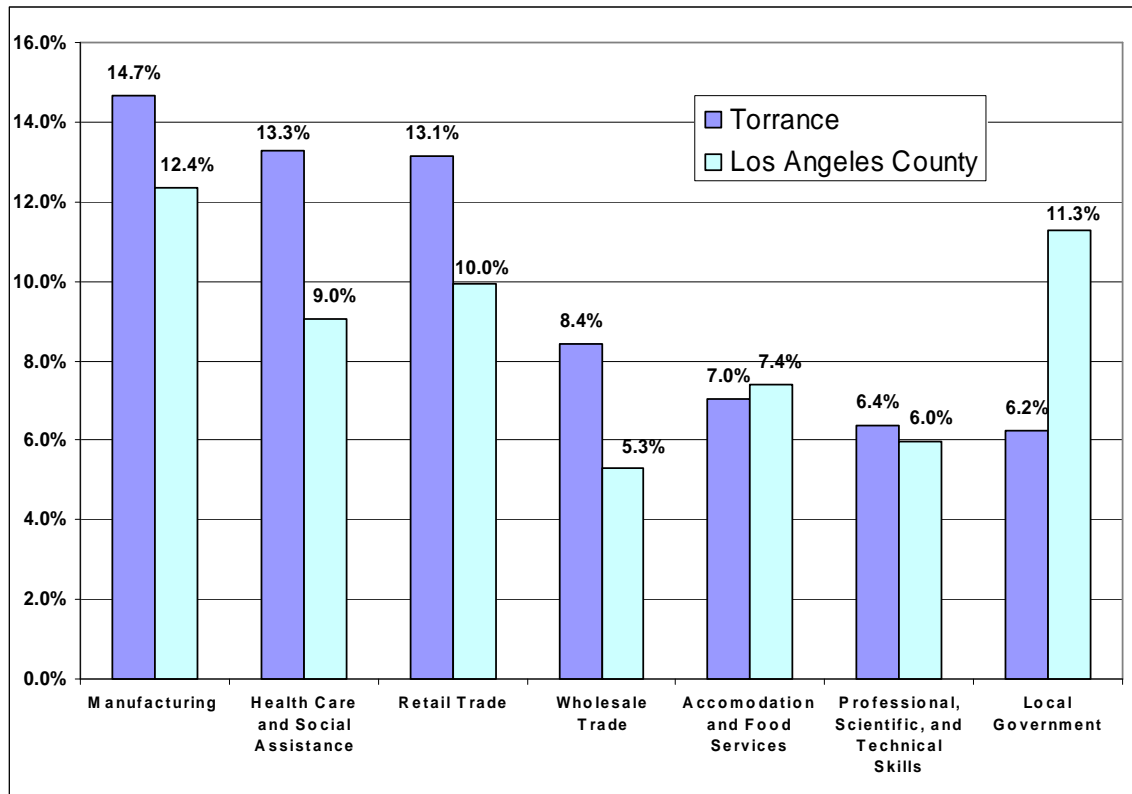
TABLE 4-2  
Employment by NAICS Classification: 2001-2003

NAICS	City of Torrance					County of Los Angeles				
	2001	2002	2003	Change 2001-2003	Percent Change	2001	2002	2003	Change 2001-2003	Percent Change
ACCOMMODATION & FOOD SERVICES	7,915	7,897	8,023	108	1.4%	285,148	290,092	296,820	11,672	4.1%
ADMIN & SUPPORT & WASTE MGMT & REMEDIATION	12,009	9,818	10,307	(1,702)	-14.2%	267,933	256,348	247,064	(20,869)	-7.8%
AGRICULTURE, FORESTRY, FISHING & HUNTING	77	na	na	na	na	7,826	7,963	8,001	175	2.2%
ARTS, ENTERTAINMENT, & RECREATION	917	848	793	(124)	-13.5%	62,926	64,796	69,753	6,827	10.8%
CONSTRUCTION	3,073	2,469	2,657	(416)	-13.5%	136,872	135,611	133,575	(3,297)	-2.4%
EDUCATIONAL SERVICES	760	693	717	(43)	-5.7%	79,212	82,313	83,929	4,717	6.0%
FEDERAL GOVT	na	41	41	na	na	54,334	54,199	55,480	1,146	2.1%
FINANCE & INSURANCE	3,887	3,858	3,782	(105)	-2.7%	156,945	158,563	160,700	3,755	2.4%
HEALTH CARE & SOCIAL ASSISTANCE	15,957	15,922	15,183	(774)	-4.9%	343,081	357,561	363,974	20,893	6.1%
INFORMATION	6,092	3,695	3,434	(2,658)	-43.6%	199,515	202,619	199,938	423	0.2%
LOCAL GOVT	7,999	7,312	7,136	(863)	-10.8%	458,606	466,313	453,220	(5,386)	-1.2%
MANAGEMENT OF COMPANIES AND ENTERPRISES	5,045	5,750	5,411	366	7.3%	83,556	83,718	79,162	(4,394)	-5.3%
MANUFACTURING	17,652	16,152	16,777	(875)	-5.0%	579,236	534,519	497,177	(82,059)	-14.2%
MINING	41	38	23	(18)	-43.9%	3,842	3,543	3,739	(103)	-2.7%
OTHER SERVICES	2,867	2,612	2,692	(175)	-6.1%	192,305	201,575	213,129	20,824	10.8%
PROFESSIONAL, SCIENTIFIC, & TECHNICAL SKILLS	7,395	6,698	7,303	(92)	-1.2%	264,356	238,971	240,295	(24,061)	-9.1%
REAL ESTATE & RENTAL & LEASING	2,205	2,214	2,294	89	4.0%	74,371	74,057	74,707	336	0.5%
RETAIL TRADE	14,097	14,784	15,000	903	6.4%	395,306	399,720	400,515	5,209	1.3%
STATE GOVT	45	86	72	27	60.0%	69,953	71,638	71,720	1,767	2.5%
TRANSPORTATION & WAREHOUSING	1,851	2,123	2,363	512	27.7%	158,232	150,232	144,440	(13,792)	-8.7%
UTILITIES	na	283	299	na	na	11,846	11,836	12,289	443	3.7%
WHOLESALE TRADE	7,869	9,564	9,625	1,756	22.3%	220,071	217,591	213,025	(7,046)	-3.2%
<b>SUB TOTAL</b>	117,753	112,857	113,932	(4,084)	-3.5%	4,105,472	4,063,778	4,022,652	(82,820)	-2.0%
NON-CLASSIFIED	na	na	na	na	na	618	1,075	920	302	48.9%
<b>TOTAL<sup>1</sup></b>	117,945	113,043	114,259	(3,685)	-3.1%	4,106,089	4,064,852	4,023,569	(82,520)	-2.0%

1. The total employment is that reported by the California Employment Development Department, and it includes figures that have been suppressed for reasons of confidentiality.

Source: Stanley R.Hoffman Associates, Inc.  
California Employment Development Department, December 2004.

**Figure 4-1  
Distribution of Major Employment Categories: 2003**



Source: Stanley R. Hoffman Associates, Inc.  
California Employment Development Department, 2004.

## 4.2 Salary Trends

- As shown in Table 4-3, and Figure 4-3, the annual average salary in the City of Torrance increased from \$42,402 to \$42,967 in constant 2004 dollars.
- In comparison, the average annual salary in Los Angeles County declined marginally in constant 2004 dollars from \$44,774 in 2001 to \$44,675 in 2003.
- Further, Table 4-3 also shows the average annual salaries by sector in constant 2004 dollars for the period 2001 to 2003.
- In the City of Torrance, salaries in 2003, shown in constant 2004 dollars, were the highest in Utilities (\$75,222), followed by the Finance and Insurance sector (\$74,299), and Wholesale Trade (\$71,129).
- In comparison, in Los Angeles County, average annual salaries were the highest in Mining (\$97,724), followed by Information Services (\$77,152), and Finance and Insurance Services (\$76,828).

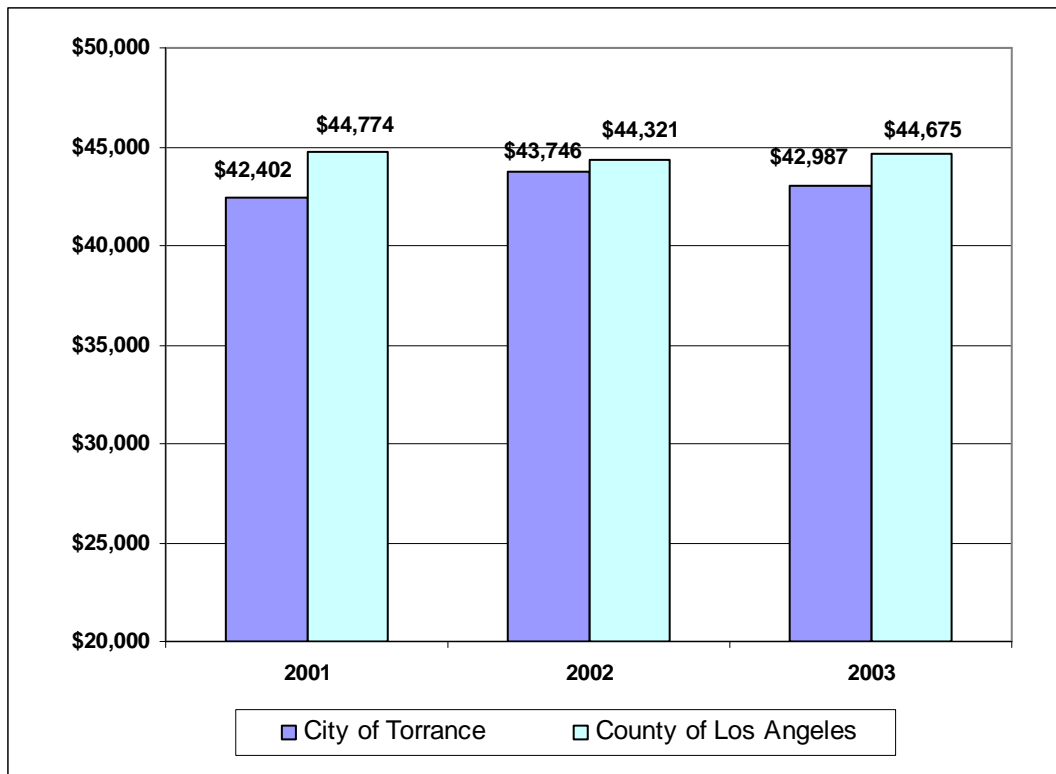
**Table 4-3**  
**Average Annual Salary by Sector: 2001-2003**  
Constant 2004 Dollars

NAICS	City of Torrance					County of Los Angeles				
	2001	2002	2003	Change 2001-2003	Percent Change	2001	2002	2003	Change 2001-2003	Percent Change
ACCOMMODATION & FOOD SERVICES	\$15,480	\$15,789	\$15,578	\$98	0.6%	\$16,590	\$17,049	\$16,793	203	1.2%
ADMIN & SUPPORT & WASTE MGMT & REMEDIATION	24,254	26,055	25,315	1,061	4.4%	27,036	27,522	27,973	937	3.5%
AGRICULTURE, FORESTRY, FISHING & HUNTING	20,023	na	na	na	na	26,129	25,528	24,930	(1,199)	-4.6%
ARTS, ENTERTAINMENT, & RECREATION	20,195	18,811	17,051	(3,144)	-15.6%	76,994	77,422	80,366	3,372	4.4%
CONSTRUCTION	42,462	44,936	43,366	904	2.1%	44,812	44,831	43,388	(1,425)	-3.2%
EDUCATIONAL SERVICES	31,452	30,125	29,787	(1,665)	-5.3%	34,792	35,264	35,172	380	1.1%
FEDERAL GOVT	na	57,648	57,159	na	na	55,544	57,223	55,805	261	0.5%
FINANCE & INSURANCE	69,355	69,647	73,729	4,375	6.3%	79,082	76,740	76,240	(2,843)	-3.6%
HEALTH CARE & SOCIAL ASSISTANCE	38,797	40,026	42,089	3,292	8.5%	39,764	40,982	40,827	1,064	2.7%
INFORMATION	65,867	68,000	64,748	(1,119)	-1.7%	79,288	77,142	76,561	(2,728)	-3.4%
LOCAL GOVT	43,488	43,506	42,832	(655)	-1.5%	48,179	47,942	49,005	825	1.7%
MANAGEMENT OF COMPANIES AND ENTERPRISES	64,038	59,236	58,694	(5,345)	-8.3%	62,564	63,966	64,717	2,154	3.4%
MANUFACTURING	48,924	48,172	52,019	3,095	6.3%	44,629	44,186	44,837	208	0.5%
MINING	52,775	51,171	59,607	6,832	12.9%	88,205	90,883	96,975	8,770	9.9%
NON-CLASSIFIED	na	na	na	na	na	51,813	33,016	34,675	(17,139)	-33.1%
OTHER SERVICES	28,390	26,913	27,197	(1,193)	-4.2%	22,303	21,833	21,685	(618)	-2.8%
PROFESSIONAL, SCIENTIFIC, & TECHNICAL SKILLS	58,265	59,166	62,663	4,398	7.5%	68,020	66,944	67,386	(634)	-0.9%
REAL ESTATE & RENTAL & LEASING	41,006	40,561	38,153	(2,852)	-7.0%	41,884	40,973	43,092	1,208	2.9%
RETAIL TRADE	27,783	30,509	30,907	3,124	11.2%	29,655	28,866	28,828	(827)	-2.8%
STATE GOVT	26,770	26,370	25,092	(1,678)	-6.3%	47,692	48,039	48,078	385	0.8%
TRANSPORTATION & WAREHOUSING	40,697	44,205	44,507	3,810	9.4%	43,860	44,028	43,931	71	0.2%
UTILITIES	na	73,255	74,646	na	na	73,744	74,290	75,987	2,243	3.0%
WHOLESALE TRADE	61,256	70,692	70,584	9,328	15.2%	47,991	47,397	47,335	(656)	-1.4%
<b>SUBTOTAL</b>	<b>\$42,245</b>	<b>\$43,626</b>	<b>\$44,412</b>	<b>\$2,167</b>	<b>5.1%</b>	<b>\$44,608</b>	<b>\$44,202</b>	<b>\$44,334</b>	<b>-\$274</b>	<b>-0.6%</b>
NON-CLASSIFIED	na	na	na	na	na	51,813	33,016	34,675	(17,139)	-33.1%
<b>TOTAL<sup>1</sup></b>	<b>\$42,245</b>	<b>\$43,626</b>	<b>44,412</b>	<b>\$2,167</b>	<b>5.1%</b>	<b>\$44,609</b>	<b>\$44,199</b>	<b>\$44,332</b>	<b>-\$277</b>	<b>-0.6%</b>

1. The total employment is that reported by the California Employment Development Department, and it includes figures that have been suppressed for reasons of confidentiality.

Source: Stanley R. Hoffman Associates, Inc.  
California Employment Development Department, December 2004.

**Figure 4-2**  
**Annual Average Salary: 2001- 2003**  
**Constant 2004 Dollars**

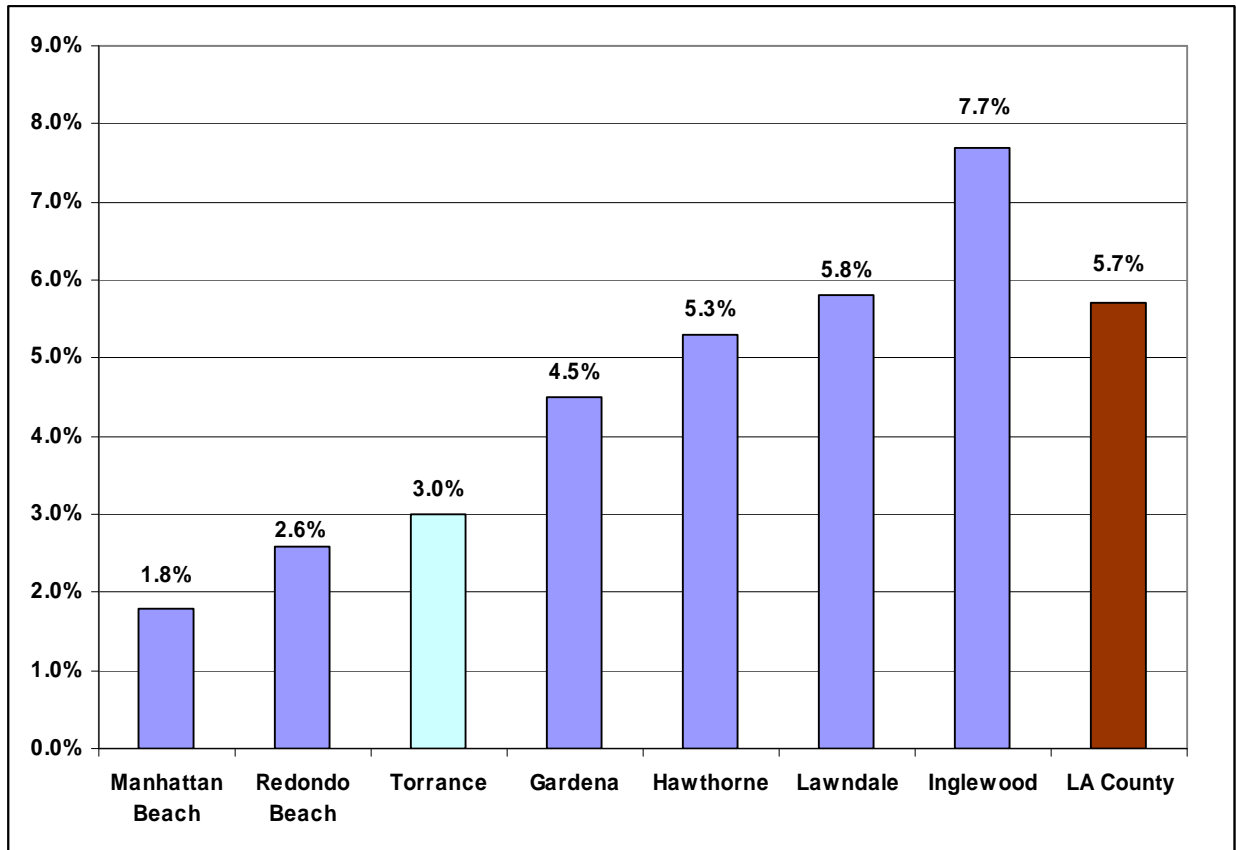


Source: Stanley R. Hoffman Associates, Inc.  
 California Employment Development Department, 2004.

### 4.3 Comparative Unemployment Rates

- Figure 4-4 shows the rate of unemployment in the City of Torrance in comparison to South Bay Cities with population over 25,000, and the Los Angeles County.
- As shown, in December 2004, the unemployment rate in Torrance was at 3.0 percent, compared to 5.7 percent for the Los Angeles County
- Amongst the South Bay Cities, with population over 25,000, Inglewood had the highest rate of unemployment at 7.7 percent followed by Lawndale at 5.9 percent. In contrast, Manhattan Beach and Redondo Beach had the lowest rates of unemployment at 1.8 percent and 2.6 percent respectively.

**Figure 4-3  
Comparative Unemployment Rates: December 2004**



Source: Stanley R. Hoffman Associates, Inc.  
Bureau of Labor Statistics, December 2004.

## Chapter 5 – MARKET CONDITIONS AND TRENDS

### 5.1 Taxable Sales

#### Taxable Sales Trends

As a major municipal General Fund revenue source, sales tax is a significant contributor to the economic vitality of the City. Taxable sales data is obtained from the California State Board of Equalization.

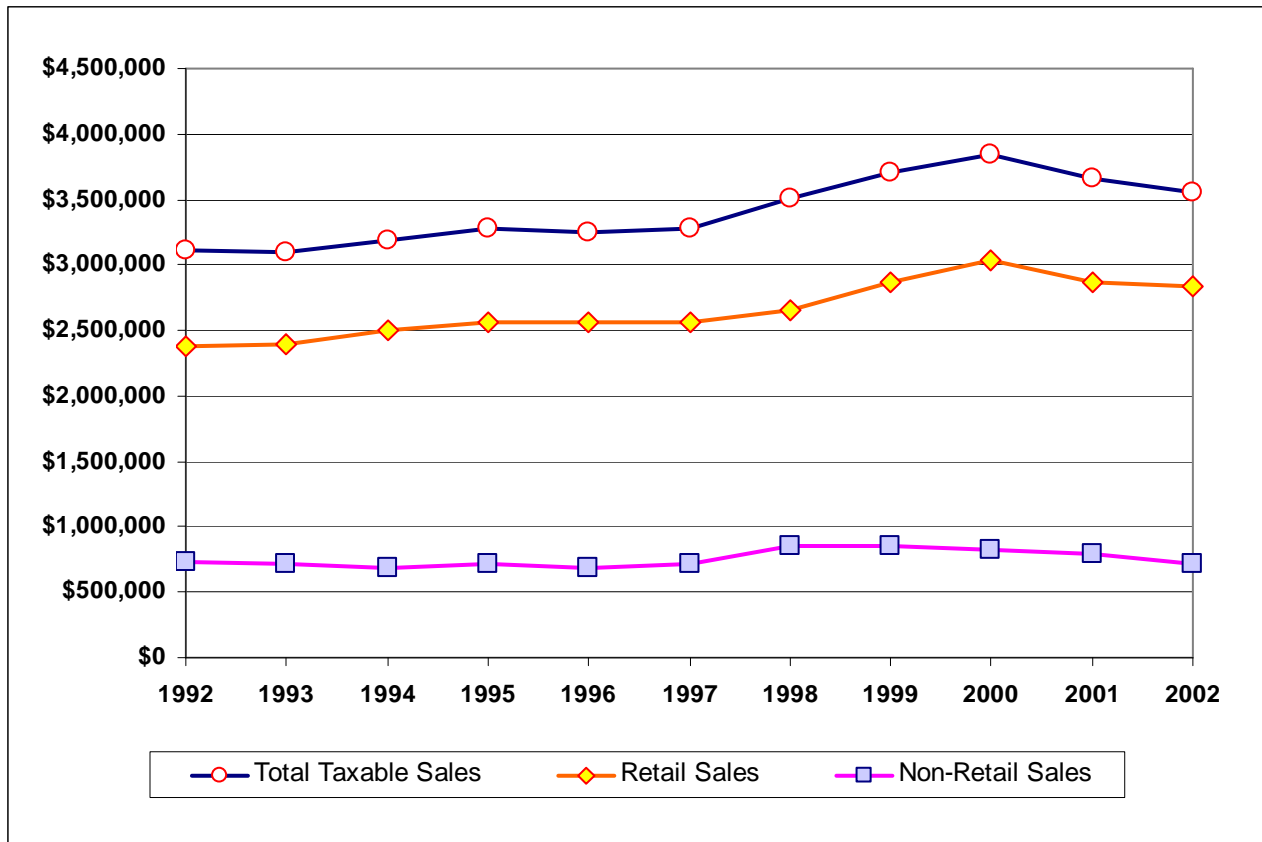
- As shown in Table 5-1 and Figure 5-1, total taxable sales transactions in the City of Torrance have remained constant from 1992 to 2002, increasing in constant 2004 dollars from \$3.1 billion in 1992 to \$3.5 billion in 2002.
- Taxable Retail sales in the City grew annually by 1.8 percent over the period 1992-2002. Taxable non-retail sales however declined by 0.2 percent.
- Trends from 1992 to 2002 show that Torrance’s taxable sales consist primarily of retail taxable sales. In 2002, retail sales comprised 79.7 percent of the total taxable sales.

**Table 5-1**  
**City of Torrance Taxable Retail Sales**  
(In Thousands of Constant 2004 Dollars)

<b>Year</b>	<b>Retail</b>	<b>Non-Retail</b>	<b>Total</b>	<b>Retail % of Total</b>
1992	\$2,374,998	\$735,770	\$3,110,768	76.3%
1993	2,387,718	714,557	3,102,275	77.0%
1994	2,504,008	688,046	3,192,053	78.4%
1995	2,556,145	720,271	3,276,416	78.0%
1996	2,565,957	679,476	3,245,434	79.1%
1997	2,558,882	717,219	3,276,101	78.1%
1998	2,651,208	852,413	3,503,621	75.7%
1999	2,861,899	847,882	3,709,781	77.1%
2000	3,029,809	816,108	3,845,917	78.8%
2001	2,865,766	791,218	3,656,984	78.4%
2002	\$2,830,789	\$720,910	\$3,551,699	79.7%
<b>Avg. Annual Growth</b>	<b>1.8%</b>	<b>-0.2%</b>	<b>1.3%</b>	

Source: Stanley R. Hoffman Associates, Inc.  
California State Board of Equalization.

**Figure 5-1**  
**City of Torrance Taxable Sales Trends: 1992 to 2002**  
(In Constant 2004 Dollars)



Source: Stanley R. Hoffman Associates  
California State Boards of Equalization.

### Taxable Retail Sales Trends

- Table 5-2 presents total taxable retail sales in the City of Torrance in 1992 and 2002 in constant 2004 dollars. As shown, the City’s taxable retail sales increased marginally by 19.2 percent over this time period, from \$2.37 billion in 1992 to \$2.83 billion in 2002.
- The Auto Dealers and Supplies category showed the largest growth in taxable retail sales in the City increasing by 83.3 percent over 1992-2002. Building Materials showed the second largest growth in taxable retail sales increasing by 78.8 percent over 1992-2002.
- Taxable Retail Sales for Apparel, Food Stores, and Home Furnishings declined from 1992 to 2002.
- The largest source of taxable retail sales in 2002 was Auto Dealers and Supplies followed by General Merchandise.

**Table 5-2**  
**City of Torrance Taxable Retail Transactions: 1992-2002**  
(In Thousands of Constant 2004 Dollars)

Retail Group	1992	2002	Percent Change	Average Annual Growth Rate
Apparel Stores	\$250,952	\$191,461	-23.7%	-2.7%
General Merchandise <sup>1</sup>	440,967	571,495	29.6%	2.6%
Food Stores	130,412	90,839	-30.3%	-3.6%
Eating and Drinking Places	238,477	289,305	21.3%	2.0%
Home Furnishings	247,491	186,993	-24.4%	-2.8%
Building Materials	88,172	157,643	78.8%	6.0%
Auto Dealers and Supplies	372,956	683,510	83.3%	6.2%
Service Stations	129,987	134,120	3.2%	0.3%
Other Retail Stores <sup>2</sup>	<u>475,583</u>	<u>525,424</u>	<u>10.5%</u>	<u>1.0%</u>
<b>Total</b>	<b>\$2,374,998</b>	<b>\$2,830,789</b>	19.2%	1.8%

1. Drug stores are included in General Merchandise beginning in 1997.

2. Packaged Liquor, Second-hand merchandise, Farm Implements, Fuel and Ice Dealers are included in Other Retail beginning in 1997.

Source: Stanley R. Hoffman Associates, Inc.  
California State Board of Equalization.

### Taxable Retail Sales Per Capita

- Taxable Retail Sales per capita are a rough estimate of the average purchasing power of each resident in the City, and are calculated by dividing the total taxable retail sales by the City's total population.
- As shown in Table 5-3, the City's taxable retail sales per capita in constant 2004 dollars was \$18,800 in 2002, with retail sales in the Auto Dealers and Supplies far exceeding only other retail group in Torrance. This indicates a heavy dependence on auto-related sales for City sales tax revenue.
- The City's taxable retail sales per capita increased significantly from 1992 to 2002 by \$2,131, or 12.8 percent. This increase was primarily due to the large increases in the Auto Dealers and Supplies, and Building Materials.
- However, the City also experienced a decline in important retail categories such as Food and Drugs, and Apparel Stores, indicating that residents may be increasingly shopping outside of the City for these items. In particular, Food Stores showed a 34.1 percent decline.
- Figure 5-2 shows taxable retail sales per capita in constant 2004 dollars for Torrance and nearby communities in 2002. Taxable retail sales per capita in Torrance were the second highest among the South Bay cities at \$19,935. El Segundo had the highest per capita taxable retail sales among these cities at \$22,320. In comparison, the County of Los Angeles had per capita taxable retail sales of \$8,048.



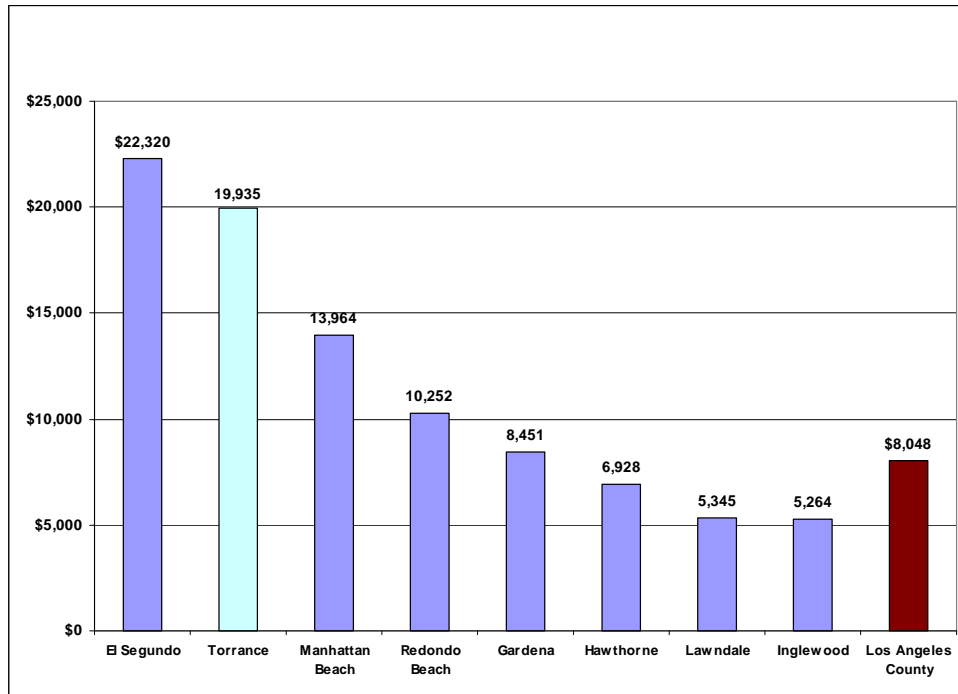
**Table 5-3**  
**City of Torrance Per Capita Taxable Retail Transactions: 1992-2002**  
(in Thousands of Constant 2004 Dollars)

<b>Retail Group</b>	<b>1992</b>	<b>2002</b>	<b>Percent Change</b>	<b>Average Annual Growth Rate</b>
Apparel Stores	\$1,867.7	\$1,348.3	-27.8%	-3.2%
General Merchandise <sup>1</sup>	3,281.9	4,024.6	22.6%	2.1%
Food Stores	970.6	639.7	-34.1%	-4.1%
Eating and Drinking Places	1,774.8	2,037.4	14.8%	1.4%
Home Furnishings	1,841.9	1,316.8	-28.5%	-3.3%
Building Materials	656.2	1,110.2	69.2%	5.4%
Auto Dealers and Supplies	2,775.7	4,813.5	73.4%	5.7%
Service Stations	967.4	944.5	-2.4%	-0.2%
Other Retail Stores <sup>2</sup>	<u>3,539.5</u>	<u>3,700.2</u>	<u>4.5%</u>	<u>0.4%</u>
<b>Total</b>	<b>\$17,676</b>	<b>\$19,935</b>	<b>12.8%</b>	<b>1.2%</b>

1. Drug stores are included in General Merchandise beginning in 1997.
2. Packaged Liquor, Second-hand merchandise, Farm Implements, Fuel and Ice Dealers are included in Other Retail beginning in 1997.

Source: Stanley R. Hoffman Associates, Inc.  
California State Board of Equalization.

**Figure 5-2**  
**City of Torrance, Neighboring Cities, and Los Angeles County**  
**Per Capita Taxable Retail Sales: 2002**  
(in Constant 2004 Dollars)



Source: Stanley R. Hoffman Associates  
California State Board of Equalization.

## 5.2 The Retail Environment

- Table 5-4 lists the characteristics of the major retail centers located in the City of Torrance as reported in the 2003 Shopping Center Directory, published annually by the National Research Bureau.
- As shown in Table 5-4, the City of Torrance had approximately 5.0 million square feet of retail space in 2003.
- The Del Amo Fashion Center, located at the intersection of Hawthorne Blvd and Sepulveda, is a super-regional shopping center, and comprises about 3.0 million square feet of the total retail space in the City.

**Table 5-4  
City of Torrance  
Retail Centers in 2003**

Center Name	Intersection/Address <sup>1</sup>	Year Built	Total Square Feet <sup>2</sup>	Anchor Stores	Center Type <sup>3</sup>
Airport Plaza	Pacific Coast Highway & Crenshaw	1960	208,564	Big 5 Sporting Goods, Smart and Final	N
Crossroads Shopping Center	Skypark Dr. & Crenshaw & Kent Ave.	1992	495,447	Home Depot, Long's Drugs, Office Depot, Sam's Wholesale Club, Vons Supermarket	R
Del Amo Fashion Center	Hawthorne Blvd. & Sepulveda & Carson & Madrona	1961	3,000,000	Macy's, Burlington Coat Factory, JCPenny, Sears, Robinson's- May, T.J.Maxx	SR
North Torrance Center	SEC 190th & Ana	1993	110,715	Mal's Supermarket/Savon Drug	C
Pacific Plaza	NEC Pacific Coast Hwy.101 & Calle Mayor	1961	90,000	Big Lots, Payless Shoes, Ralphs	N
Plaza Del Amo	NWC Hawthorne & Torrance Blvd	1976	115,000	Albertson's	C
Rolling Hills Plaza	NEC Crenshaw Blvd. & Pacific Coast Hwy.	1997	342,000	AMC Theatres, Rite Aid Pharmacy, Trader's Joe, Whole Foods Market	
Torrance Promenade	SEC Hawthorne Blvd. & I-190 SWC Hawthorne Blvd & Torrance Blvd	1991	266,917	Office Depot, Marshalls, Kids R Us, Ross	C
Village De Amo		1980	204,000	Sport Chalet	C
Westgate Shopping Center	Artesia Blvd & Hawthorne Blvd	1962	<u>121,000</u>	Homestead House, Warehouse Music	C
<b>Total</b>			<b>4,953,643</b>		

1. NEC: North East Corner; SEC: South East Corner; NWC: North West Corner; SWC: South West Corner

2. Includes shopping centers with over 90,000 square feet of retail space.

3. C = Community (90,000 to 300,000 sq. ft.) , N = Neighborhood (30,000 to 100,000 sq. ft.),  
R = Regional (300,000 to > 1,000,000 sq. ft.), SR = Super Regional (> 1,000,000 sq. ft.)

Source: Stanley R.Hoffman Associates, Inc.  
Shopping Center Directory-West 2003, National Research Bureau.

## 5.4 The Office and Industrial Market

### Building Activity

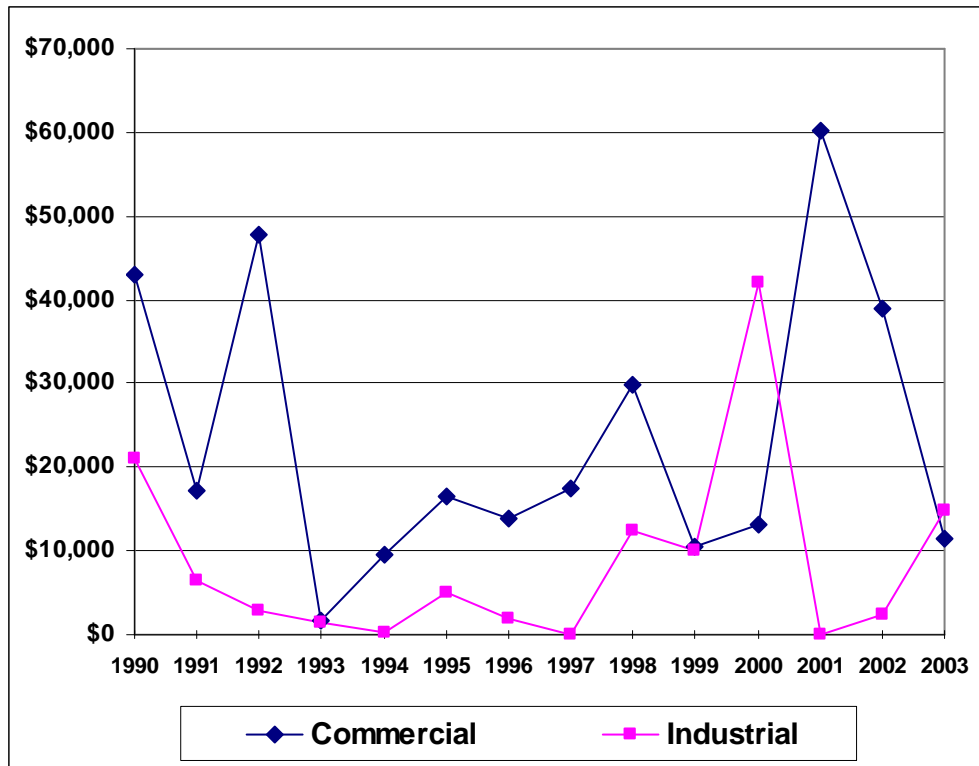
- Table 5-5 and Figure 5-3 show non-residential building activity trends in the City of Torrance from 1990 to 2003. As shown in constant 2004 dollars, most of the building activity in terms of valuation over this time period was commercial, which averaged 75.2 percent of the total valuation annually compared to 24.8 percent for industrial valuation.
- As shown in Figure 5-5, valuation for new commercial buildings displayed greater fluctuation over the 14 year time period. The valuation (in constant 2003 dollars) for commercial buildings rose from about \$43.0 million in 1990 to about \$60.2 million in 2001. However, this declined sharply to \$11.5 million in 2003.

**Table 5-5**  
**City of Torrance**  
**New Non-Residential Building Permit Valuations: 1990 to 2003**  
(In Thousands of Constant 2004 Dollars)

<b>Year</b>	<b>Commercial</b>	<b>% of Total</b>	<b>Industrial</b>	<b>% of Total</b>	<b>Total</b>
1990	\$42,978	67.1%	\$21,117	32.9%	\$64,095
1991	17,295	73.0%	6,406	27.0%	23,701
1992	47,846	94.2%	2,922	5.8%	50,768
1993	1,770	57.4%	1,314	42.6%	3,084
1994	9,544	98.5%	141	1.5%	9,685
1995	16,490	77.0%	4,935	23.0%	21,425
1996	13,788	87.6%	1,953	12.4%	15,740
1997	17,534	100.0%	0	0.0%	17,534
1998	29,807	70.4%	12,506	29.6%	42,313
1999	10,629	51.6%	9,989	48.4%	20,619
2000	13,216	24.0%	41,957	76.0%	55,173
2001	60,231	100.0%	0	0.0%	60,231
2002	38,998	94.0%	2,497	6.0%	41,495
2003	11,557	43.7%	14,864	56.3%	26,420
<b>Annual Average</b>	<b>\$24,625</b>	<b>75.2%</b>	<b>\$8,134</b>	<b>24.8%</b>	<b>\$32,759</b>

Source: Stanley R. Hoffman Associates, Inc.  
Construction Industry Research Board, 2004.

**Figure 5-3**  
**City of Torrance**  
**Non-residential Building Activity: 1990-2003**  
(in '000s of Constant 2004 Dollars)



Source: Stanley R. Hoffman Associates, Inc.  
Construction Industry Research Board, December 2004

**Residential Building Activity**

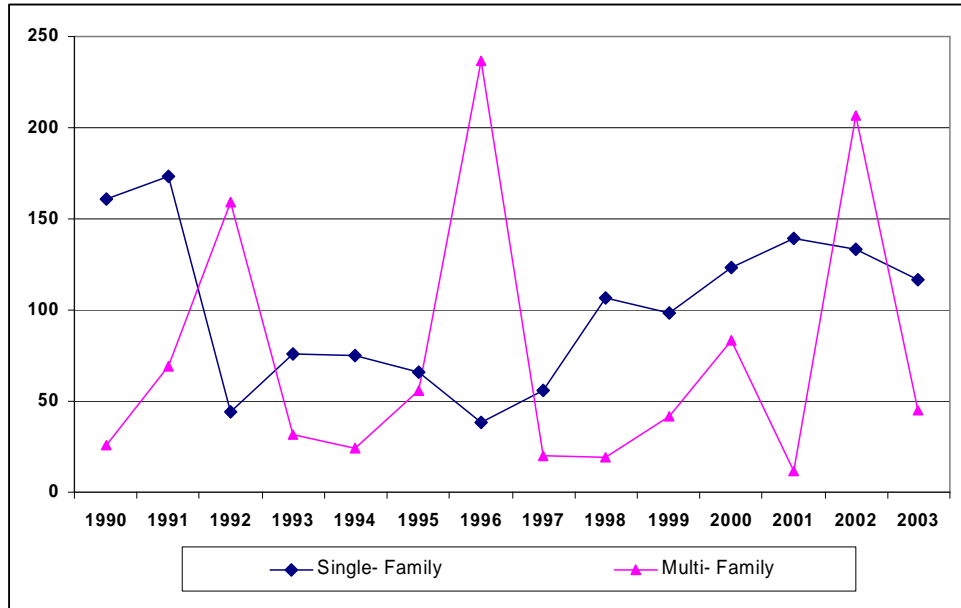
- Table 5-6 and Figure 5-4 show residential building activity from 1990 to 2003 in the City of Torrance based on the data provided by the Construction Industry Research Board. Over this time period, a total of 2,473 housing units were constructed. About 57.7 percent of total units permitted have been single-family residences and 42.3 percent have been multi-family units.
- The data indicates that on an average, 174 new residential units were constructed every year, of which 100 were single-family units and 74 were multi-family units.
- Further as shown in Table 5-6, on an average during the time period 1990-2003, the demand for single-family and multi-family units were comparable. However, as shown in Figure 5-4, the construction of new units fluctuated over this period.

**Table 5-6  
City of Torrance  
New Residential Building Activity: 1990 to 2003**

<b>Year</b>	<b>Single-Family</b>	<b>% of Total</b>	<b>Multi-Family</b>	<b>% of Total</b>	<b>Total Units</b>
1990	161	86.1%	26	13.9%	187
1991	173	71.5%	69	28.5%	242
1992	44	21.7%	159	78.3%	203
1993	76	70.4%	32	29.6%	108
1994	75	75.8%	24	24.2%	99
1995	66	54.1%	56	45.9%	122
1996	38	13.8%	237	86.2%	275
1997	56	73.7%	20	26.3%	76
1998	107	84.9%	19	15.1%	126
1999	98	70.0%	42	30.0%	140
2000	123	59.7%	83	40.3%	206
2001	139	92.1%	12	7.9%	151
2002	133	39.1%	207	60.9%	340
2003	117	72.2%	45	27.8%	162
<b>Total</b>	<b>1,406</b>		<b>1,031</b>		<b>2,437</b>
<b>Annual Average</b>	<b>100</b>	<b>57.7%</b>	<b>74</b>	<b>42.3%</b>	<b>174</b>

Source: Stanley R. Hoffman Associates, Inc.  
Construction Industry Research Board, 2003.

**Figure 5-4  
City of Torrance  
New Residential Building Activity: 1990-2003**



Source: Stanley R. Hoffman Associates, Inc.  
Construction Industry Research Board, December 2004.

## 5.4 The Office and Industrial Market

### Office

- Table 5-7 presents a summary of the estimated office inventory in the South Bay Market Area for the third quarter 2004, as per data obtained from Colliers Seeley.
- As shown, there was an estimated 31.1 million rentable square feet of office space in South Bay, with a vacancy rate of 17.2 percent.
- Central Torrance had 4.2 million square feet of total rentable office space with a vacancy rate of 15.9 percent.

**Table 5.7**  
**South Bay Office Market, 3rd Quarter 2004**

Sub-Markets	No. of Buildings	Total Rentable SF	Total Available SF	Vacancy Rate
Central Torrance	56	4,170,471	663,365	15.9%
LAX/ Century Blvd.	15	3,977,026	1,155,735	29.1%
El Segundo/ Beach Cities	78	10,654,476	1,919,392	18.0%
190th Corridor/ Torrance Fwy	30	3,282,249	591,287	18.0%
Airport Fwy/ Long Beach	52	4,840,586	517,231	10.7%
Downtown Long Beach	<u>21</u>	<u>4,128,997</u>	<u>500,679</u>	<u>12.1%</u>
<b>South Bay Market Area Total</b>	<b>252</b>	<b>31,053,805</b>	<b>5,347,689</b>	<b>17.2%</b>

Source: Stanley R. Hoffman Associates, Inc.  
Colliers Seeley Office Market Report, Third Quarter, 2004.

### Industrial

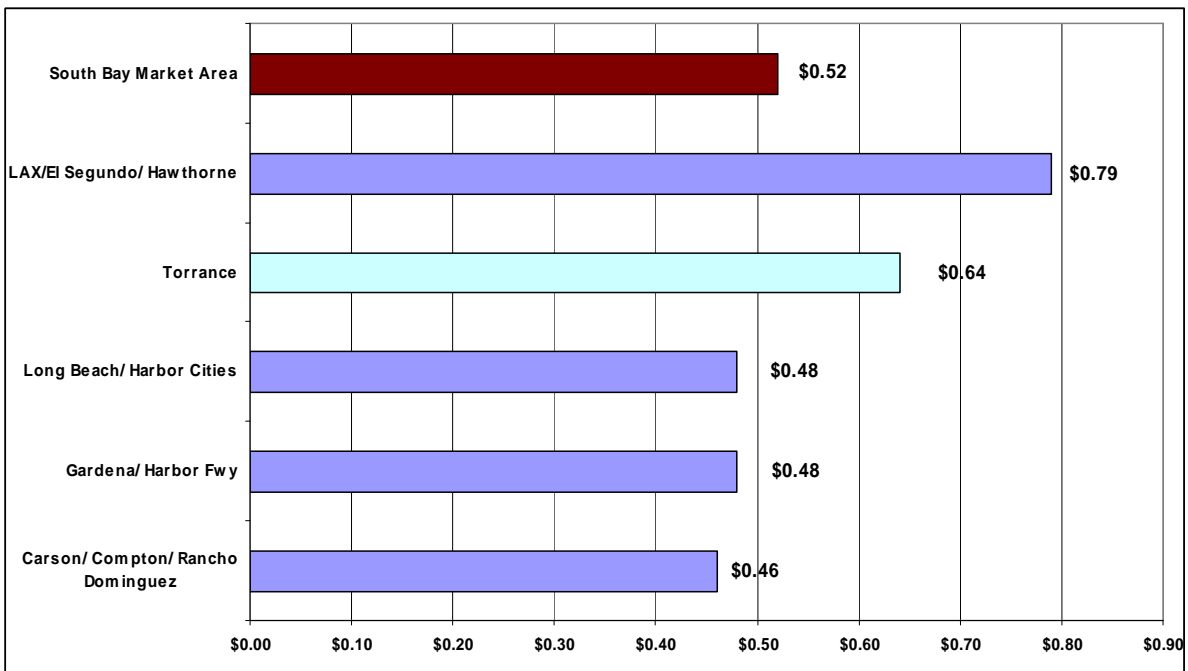
- Table 5-8 represents a summary of the estimated industrial space in the South Bay Market Area for fourth quarter 2004, as per data obtained from Colliers Seeley.
- As shown, there was an estimated 207.5 million rentable square feet in South Bay with a vacancy of 3.0 percent.
- Torrance had 33.0 million square feet with a vacancy rate of 1.1 percent.

**Table 5.8  
South Bay Industrial Market, 4th Quarter 2004**

<b>Sub-Markets</b>	<b>Total Rentable SF</b>	<b>Total Vacant SF</b>	<b>Total Available SF</b>	<b>Vacancy Rate</b>
Torrance	33,007,900	348,500	1,524,500	1.1%
LAX/EI Segundo/ Hawthorne	30,031,800	572,200	1,588,100	1.9%
Gardena/ Harbor Fwy	30,894,200	652,000	1,624,900	2.1%
Carson/ Compton/ Rancho Dominguez	74,932,700	3,201,700	801,600	4.3%
Long Beach/ Harbor Cities	<u>38,602,000</u>	<u>1,381,500</u>	<u>2,185,900</u>	<u>3.6%</u>
<b>South Bay Market Area Total</b>	<b>207,468,600</b>	<b>6,155,900</b>	<b>7,725,000</b>	<b>3.0%</b>

Source: Stanley R.Hoffman Associates, Inc.  
Colliers Seeley, South Bay Market Area, Fourth Quarter 2004.

**Figure 5-5  
South Bay Industrial Market, 4<sup>th</sup> Quarter 2004  
Average Asking Lease Rates (Per Square Feet)**



## Chapter 6– GROWTH PROJECTIONS: 2000-2030

### 6.1 Projected Population, Household and Employment Growth

#### City of Torrance

- Projections provided by the Southern California Association of Governments' (SCAG) Regional Transportation Plan (RTP) 2004 suggest that Torrance will experience only slight growth in population and households, and a faster rate of increase in employment over the period 2000-2030.
- As shown in Table 6-1, population was projected to reach about 157,029 in 2030, representing an annual average growth rate of only 0.65 percent.
- Households are also projected to grow slowly during this time period as well, or at annual rate of about 0.50 percent.
- Employment in Torrance is projected to increase by about 32,511 jobs, from about 85,719 jobs in 2000 to 118,230 jobs by the year 2030. At an average annual rate of 1.62 percent, this is faster than population and household growth.
- As a result of the faster employment growth, the jobs-housing ratio in the City of 1.57 in 2000 is expected to increase to 1.96 in 2030.

#### Los Angeles County

- The County is projected to grow faster than the City over this time period, increasing in population at an average annual rate of 1.26 percent, and number of households increasing at an annual average rate of 1.38 percent.
- The County's employment is projected to increase at the same rate as population and households, or about 1.21 percent annually. Therefore, the number of jobs per household in the County is projected to remain the about same during this period.



**Table 6-1  
Population, Households and Employment Projections: 2000 to 2030<sup>1</sup>**

Jurisdiction	2000	2010	2030	2000-2030		
				Numerical Change	Average Annual Change	Percent Change
<b><u>City of Torrance</u></b>						
Population	137,946	145,129	157,029	19,083	0.65%	13.8%
Households	54,542	55,396	60,274	5,732	0.50%	10.5%
Employment	85,719	108,889	118,230	32,511	1.62%	37.9%
Jobs/Household Ratio	1.57	1.97	1.96	0.39	1.11%	24.8%
<b><u>South Bay Cities<sup>2</sup></u></b>						
Population	840,785	902,121	1,010,920	170,135	0.93%	20.2%
Households	299,529	308,547	348,777	49,248	0.76%	16.4%
Employment	416,370	480,449	524,788	108,418	1.16%	26.0%
Jobs/Household Ratio	1.39	1.56	1.50	0.11	0.40%	8.2%
<b><u>Los Angeles County</u></b>						
Population	9,519,338	10,718,007	12,221,799	2,702,461	1.26%	28.4%
Households	3,133,774	3,404,016	4,120,270	986,496	1.38%	31.5%
Employment	4,453,477	5,022,215	5,660,992	1,207,515	1.21%	27.1%
Jobs/Household Ratio	1.42	1.48	1.37	-0.05	-0.17%	-3.3%

Notes:

1. All estimates for employment estimates and projections are based on SCAG RTP 2004 projections. Population and household estimates for the year 2000 are from the Census 2000 estimate and the 2000 Census estimate.
2. The South Bay Cities Association includes the Cities of Carson, El Segundo, Gardena, Hawthorne, Hermosa Beach, Inglewood, Lawndale, Lomita, Manhattan Beach, Palos Verdes Estates, Rancho Palos Verdes, Redondo Beach, Rolling Hills, Rolling Hills Estates, Torrance and unincorporated County areas.

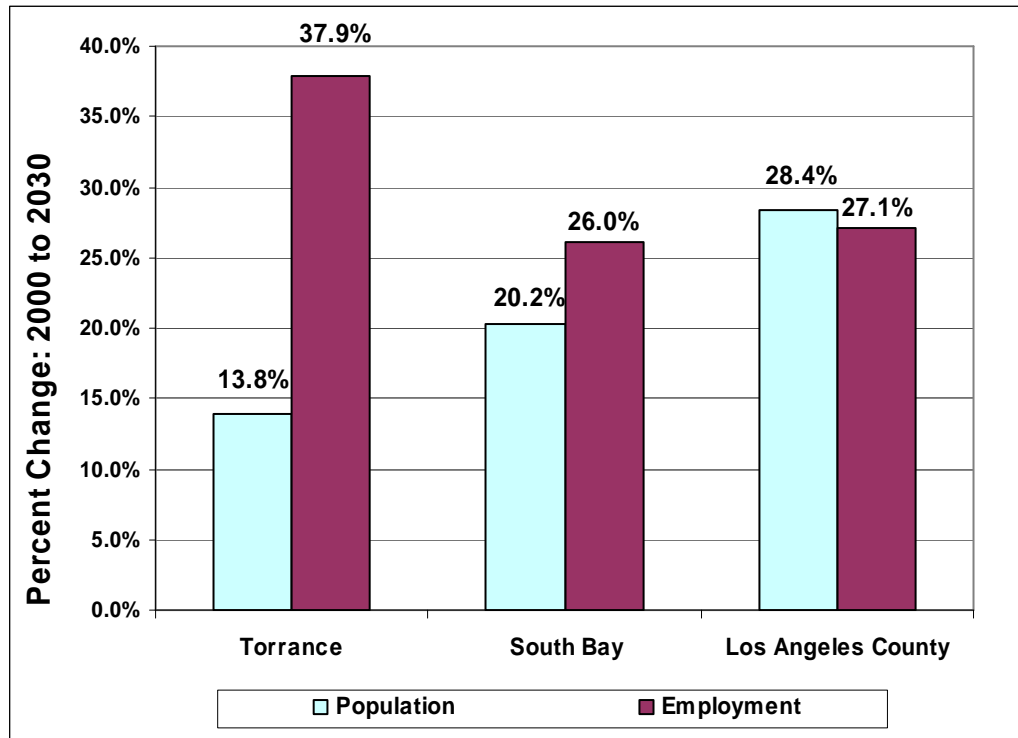
Source: Stanley R. Hoffman Associates, Inc.  
Southern California Association of Governments (SCAG), RTP 2004.  
U.S. Bureau of the Census, Census 2000.

**South Bay Cities**

- Further, as shown in Figure 6-1, projections for the South Bay Cities Association are shown to provide a demographic picture of an area more relevant to Torrance than Los Angeles County as a whole.
- Overall, the South Bay Region is largely built out. This area's population and households are projected to increase at an average annual rate of 0.93 percent and 0.76 percent, respectively, from 2000 to 2030.

- Employment is projected to increase at about 1.16 percent annually. The number of jobs per household is estimated to increase from 1.39 in 2000 to 1.50 in 2030.
- Figure 6-1 shows the percent change in population and employment projected 2000 to 2030 for the three areas. As shown, employment in the City of Torrance is projected to increase more (37.9 percent) than population (13.8 percent).

**Figure 6-1**  
**Projected Population and Employment Growth: Percent Change 2000 to 2030**



Source: Stanley R. Hoffman Associates, Inc.  
 Southern California Association of Governments.

## **Appendix A- Project Contacts**

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