



Demographic and Income Profile

Prepared by Manny Bukiet

Cudahy Center
7501 Atlantic Ave
Bell, CA 90201

Latitude: 33.967709
Longitude: -118.187555
Radius: 1.0 mile

Site Type: Radius

Summary	2000	2008	2013
Population	60,013	62,439	63,956
Households	14,319	14,527	14,796
Families	12,356	12,532	12,738
Average Household Size	4.18	4.29	4.31
Owner Occupied HUs	4,021	4,301	4,174
Renter Occupied HUs	10,298	10,227	10,623
Median Age	25.2	25.4	25.1

Trends: 2008-2013 Annual Rate	Area	State	National
Population	0.48%	1.33%	1.23%
Households	0.37%	1.23%	1.26%
Families	0.33%	1.2%	1.05%
Owner HHs	-0.6%	0.96%	1.07%
Median Household Income	3.17%	3.04%	3.19%

Households by Income	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	2,984	20.8%	2,100	14.5%	1,870	12.6%
\$15,000 - \$24,999	2,803	19.5%	2,208	15.2%	1,941	13.1%
\$25,000 - \$34,999	2,493	17.3%	2,418	16.6%	2,032	13.7%
\$35,000 - \$49,999	2,525	17.6%	2,663	18.3%	2,408	16.3%
\$50,000 - \$74,999	2,213	15.4%	2,894	19.9%	3,310	22.4%
\$75,000 - \$99,999	823	5.7%	1,329	9.1%	1,817	12.3%
\$100,000 - \$149,999	400	2.8%	636	4.4%	1,034	7.0%
\$150,000 - \$199,000	47	0.3%	158	1.1%	199	1.3%
\$200,000+	90	0.6%	122	0.8%	186	1.3%
Median Household Income	\$30,357		\$37,745		\$44,124	
Average Household Income	\$40,290		\$48,951		\$56,118	
Per Capita Income	\$9,711		\$11,439		\$13,038	

Population by Age	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,702	11.2%	7,208	11.5%	7,527	11.8%
5 - 9	6,915	11.5%	6,282	10.1%	6,631	10.4%
10 - 14	5,545	9.2%	6,059	9.7%	5,357	8.4%
15 - 19	5,142	8.6%	5,950	9.5%	5,833	9.1%
20 - 24	5,493	9.2%	5,333	8.5%	6,541	10.2%
25 - 34	11,234	18.7%	10,587	17.0%	9,793	15.3%
35 - 44	8,020	13.4%	8,875	14.2%	8,383	13.1%
45 - 54	5,264	8.8%	6,000	9.6%	6,627	10.4%
55 - 64	2,757	4.6%	3,429	5.5%	4,243	6.6%
65 - 74	1,692	2.8%	1,587	2.5%	1,818	2.8%
75 - 84	904	1.5%	795	1.3%	834	1.3%
85+	343	0.6%	333	0.5%	369	0.6%

Race and Ethnicity	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
White Alone	27,474	45.8%	27,790	44.5%	28,099	43.9%
Black Alone	624	1.0%	555	0.9%	521	0.8%
American Indian Alone	733	1.2%	606	1.0%	543	0.8%
Asian Alone	556	0.9%	522	0.8%	510	0.8%
Pacific Islander Alone	68	0.1%	58	0.1%	53	0.1%
Some Other Race Alone	27,538	45.9%	29,716	47.6%	30,941	48.4%
Two or More Races	3,020	5.0%	3,193	5.1%	3,288	5.1%
Hispanic Origin (Any Race)	55,540	92.5%	59,280	94.9%	61,317	95.9%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



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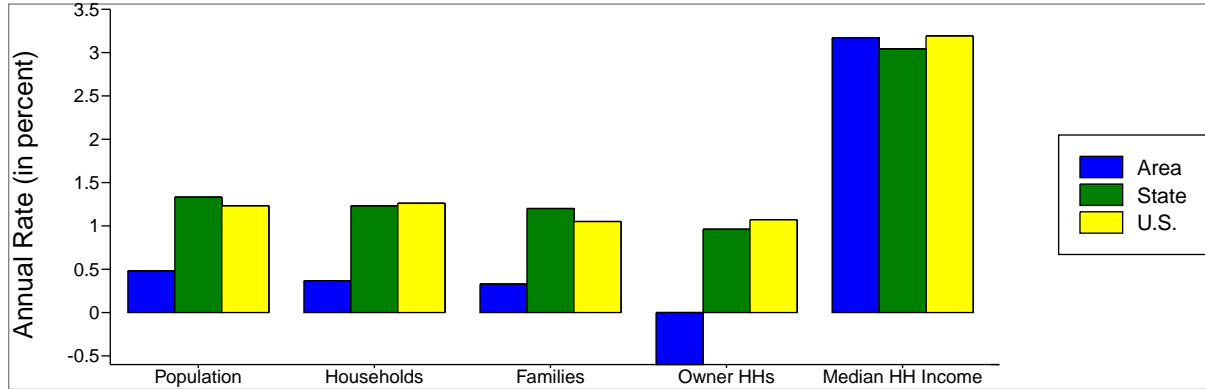
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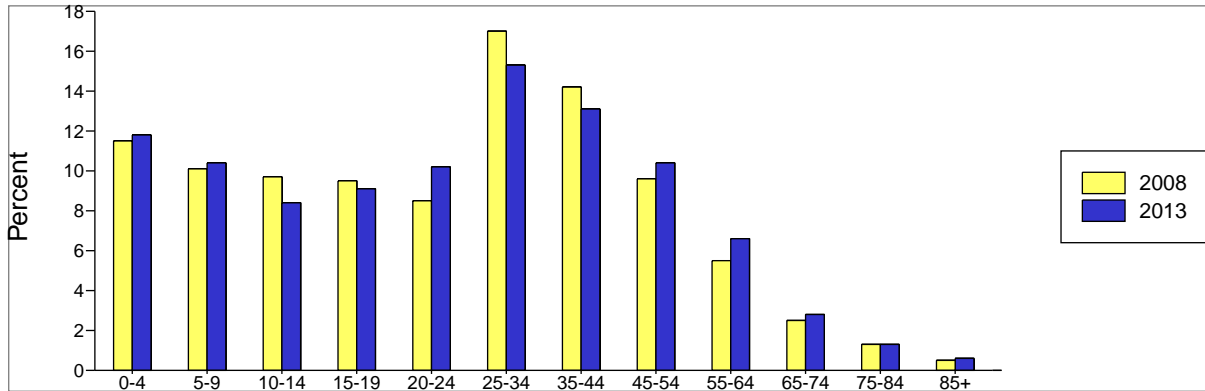
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Site Type: Radius

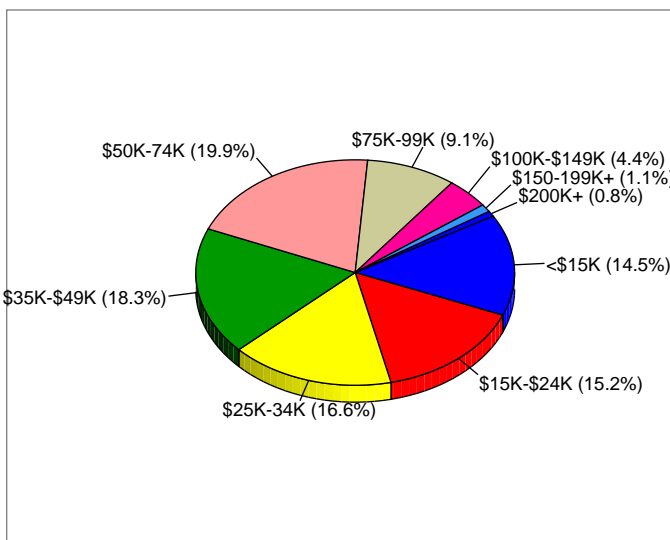
Trends 2008-2013



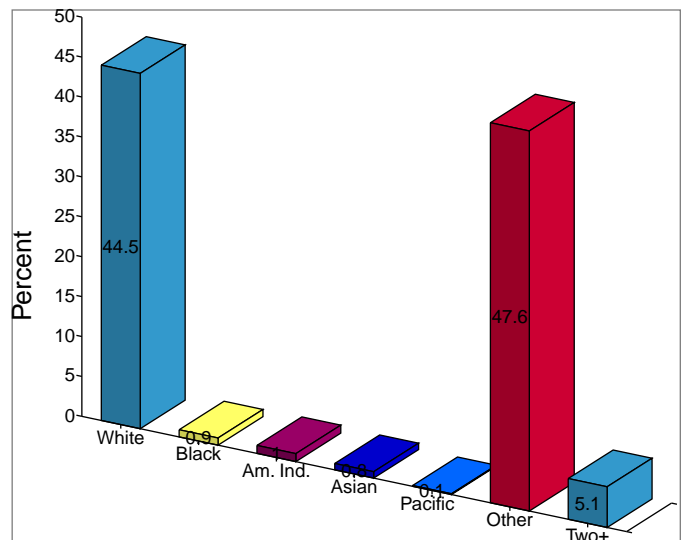
Population by Age



2008 Household Income



2008 Population by Race



2008 Percent Hispanic Origin: 94.9%



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Summary	2000	2008	2013
Population	361,606	378,722	389,280
Households	85,354	87,016	88,928
Families	73,892	75,330	76,828
Average Household Size	4.21	4.32	4.35
Owner Occupied HUs	30,369	32,561	32,097
Renter Occupied HUs	54,985	54,454	56,831
Median Age	25.5	25.8	25.9

Trends: 2008-2013 Annual Rate	Area	State	National
Population	0.55%	1.33%	1.23%
Households	0.44%	1.23%	1.26%
Families	0.39%	1.2%	1.05%
Owner HHs	-0.29%	0.96%	1.07%
Median Household Income	3.2%	3.04%	3.19%

Households by Income	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	16,509	19.3%	11,929	13.7%	10,726	12.1%
\$15,000 - \$24,999	15,671	18.3%	12,021	13.8%	10,491	11.8%
\$25,000 - \$34,999	14,514	17.0%	13,597	15.6%	11,381	12.8%
\$35,000 - \$49,999	15,163	17.7%	15,777	18.1%	14,017	15.8%
\$50,000 - \$74,999	14,004	16.4%	17,403	20.0%	19,975	22.5%
\$75,000 - \$99,999	5,483	6.4%	9,635	11.1%	11,700	13.2%
\$100,000 - \$149,999	3,099	3.6%	4,622	5.3%	7,704	8.7%
\$150,000 - \$199,000	499	0.6%	1,202	1.4%	1,578	1.8%
\$200,000+	515	0.6%	828	1.0%	1,355	1.5%
Median Household Income	\$32,025		\$40,409		\$47,308	
Average Household Income	\$41,199		\$51,117		\$58,809	
Per Capita Income	\$9,864		\$11,885		\$13,589	

Population by Age	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	38,307	10.6%	41,537	11.0%	43,605	11.2%
5 - 9	40,838	11.3%	36,546	9.6%	38,511	9.9%
10 - 14	33,657	9.3%	35,858	9.5%	31,555	8.1%
15 - 19	32,081	8.9%	36,752	9.7%	35,198	9.0%
20 - 24	32,723	9.0%	33,067	8.7%	40,039	10.3%
25 - 34	65,416	18.1%	64,300	17.0%	61,155	15.7%
35 - 44	49,153	13.6%	53,155	14.0%	51,035	13.1%
45 - 54	32,865	9.1%	37,707	10.0%	41,056	10.5%
55 - 64	17,683	4.9%	21,951	5.8%	27,267	7.0%
65 - 74	10,674	3.0%	10,253	2.7%	11,736	3.0%
75 - 84	6,143	1.7%	5,398	1.4%	5,670	1.5%
85+	2,067	0.6%	2,198	0.6%	2,455	0.6%

Race and Ethnicity	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
White Alone	156,146	43.2%	158,365	41.8%	160,320	41.2%
Black Alone	7,578	2.1%	6,528	1.7%	5,970	1.5%
American Indian Alone	4,128	1.1%	3,477	0.9%	3,156	0.8%
Asian Alone	3,740	1.0%	3,770	1.0%	3,771	1.0%
Pacific Islander Alone	417	0.1%	343	0.1%	323	0.1%
Some Other Race Alone	172,435	47.7%	187,880	49.6%	196,710	50.5%
Two or More Races	17,162	4.7%	18,360	4.8%	19,031	4.9%
Hispanic Origin (Any Race)	330,157	91.3%	355,196	93.8%	369,201	94.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



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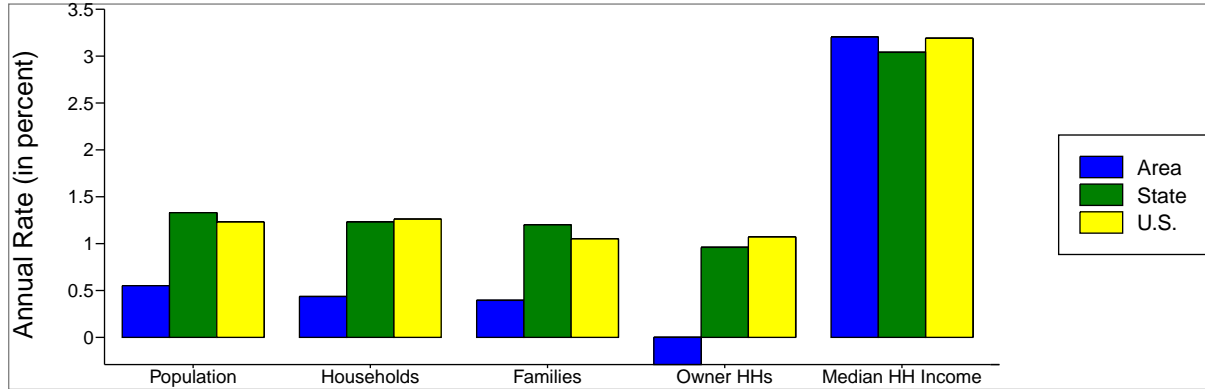
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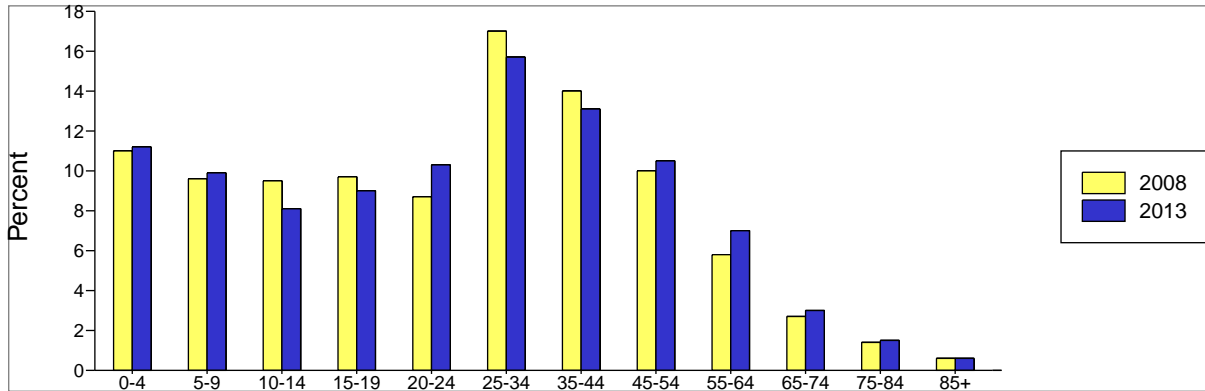
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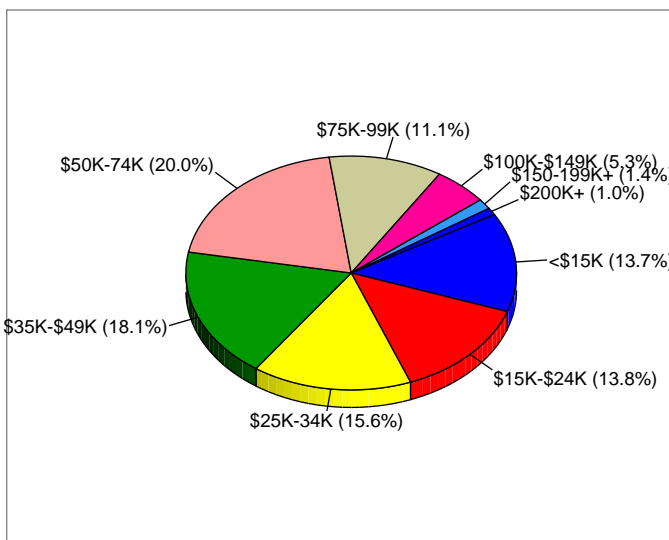
Trends 2008-2013



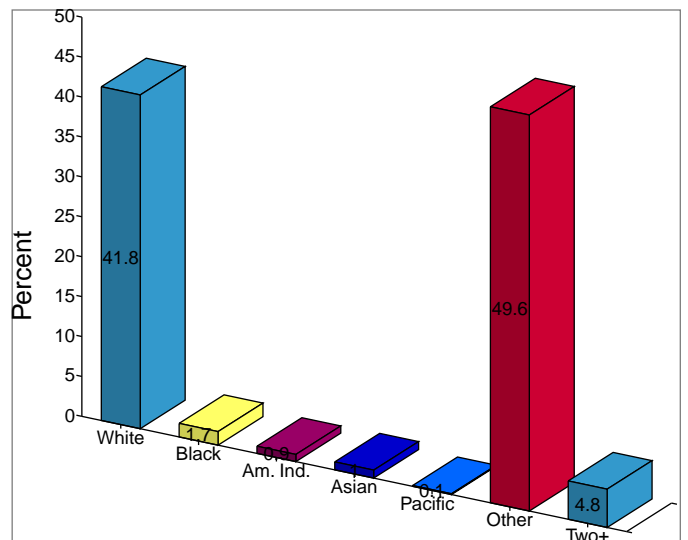
Population by Age



2008 Household Income



2008 Population by Race



2008 Percent Hispanic Origin: 93.8%



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Site Type: Radius

Summary	2000	2008	2013
Population	926,034	979,255	1,011,061
Households	223,873	230,541	236,643
Families	188,557	194,177	198,826
Average Household Size	4.10	4.22	4.24
Owner Occupied HUs	88,199	95,232	94,613
Renter Occupied HUs	135,674	135,309	142,030
Median Age	25.7	26.0	26.0

Trends: 2008-2013 Annual Rate	Area	State	National
Population	0.64%	1.33%	1.23%
Households	0.52%	1.23%	1.26%
Families	0.47%	1.2%	1.05%
Owner HHs	-0.13%	0.96%	1.07%
Median Household Income	3.24%	3.04%	3.19%

Households by Income	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	50,378	22.5%	38,318	16.6%	35,110	14.8%
\$15,000 - \$24,999	40,100	17.9%	32,556	14.1%	28,986	12.2%
\$25,000 - \$34,999	34,820	15.6%	34,104	14.8%	28,902	12.2%
\$35,000 - \$49,999	36,663	16.4%	38,308	16.6%	34,224	14.5%
\$50,000 - \$74,999	35,420	15.8%	43,244	18.8%	49,717	21.0%
\$75,000 - \$99,999	14,718	6.6%	25,026	10.9%	29,728	12.6%
\$100,000 - \$149,999	8,283	3.7%	12,610	5.5%	20,963	8.9%
\$150,000 - \$199,000	1,647	0.7%	3,370	1.5%	4,462	1.9%
\$200,000+	1,877	0.8%	3,003	1.3%	4,547	1.9%
Median Household Income	\$30,864		\$38,817		\$45,521	
Average Household Income	\$41,135		\$51,203		\$59,070	
Per Capita Income	\$10,101		\$12,207		\$13,994	

Population by Age	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	96,785	10.5%	106,695	10.9%	112,831	11.2%
5 - 9	104,108	11.2%	94,145	9.6%	99,490	9.8%
10 - 14	88,209	9.5%	92,098	9.4%	82,138	8.1%
15 - 19	81,134	8.8%	94,455	9.6%	89,790	8.9%
20 - 24	81,679	8.8%	85,903	8.8%	102,949	10.2%
25 - 34	160,543	17.3%	162,551	16.6%	158,554	15.7%
35 - 44	125,415	13.5%	133,137	13.6%	128,508	12.7%
45 - 54	83,667	9.0%	98,134	10.0%	106,002	10.5%
55 - 64	46,862	5.1%	58,219	5.9%	72,382	7.2%
65 - 74	31,596	3.4%	29,147	3.0%	32,630	3.2%
75 - 84	19,564	2.1%	17,373	1.8%	17,426	1.7%
85+	6,472	0.7%	7,399	0.8%	8,360	0.8%

Race and Ethnicity	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
White Alone	344,252	37.2%	352,694	36.0%	359,004	35.5%
Black Alone	85,785	9.3%	75,713	7.7%	69,483	6.9%
American Indian Alone	9,900	1.1%	8,588	0.9%	7,937	0.8%
Asian Alone	13,388	1.4%	13,923	1.4%	14,104	1.4%
Pacific Islander Alone	1,544	0.2%	1,330	0.1%	1,261	0.1%
Some Other Race Alone	429,101	46.3%	480,690	49.1%	510,551	50.5%
Two or More Races	42,064	4.5%	46,317	4.7%	48,721	4.8%
Hispanic Origin (Any Race)	769,181	83.1%	849,554	86.8%	895,236	88.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013.



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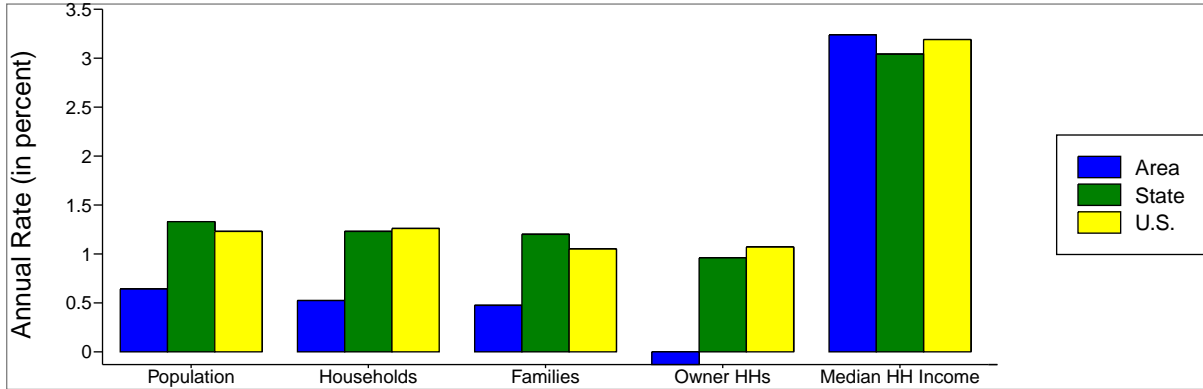
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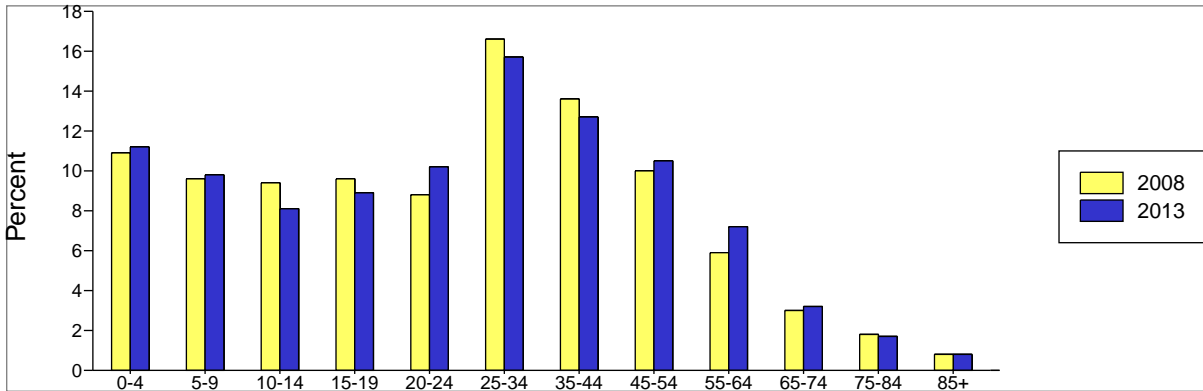
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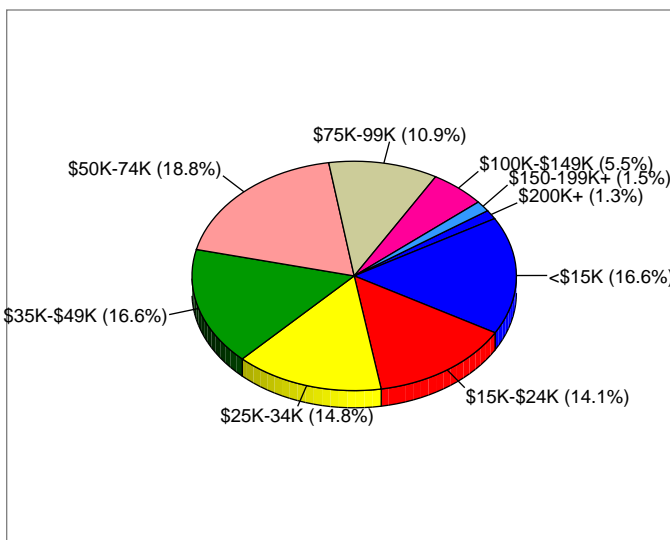
Trends 2008-2013



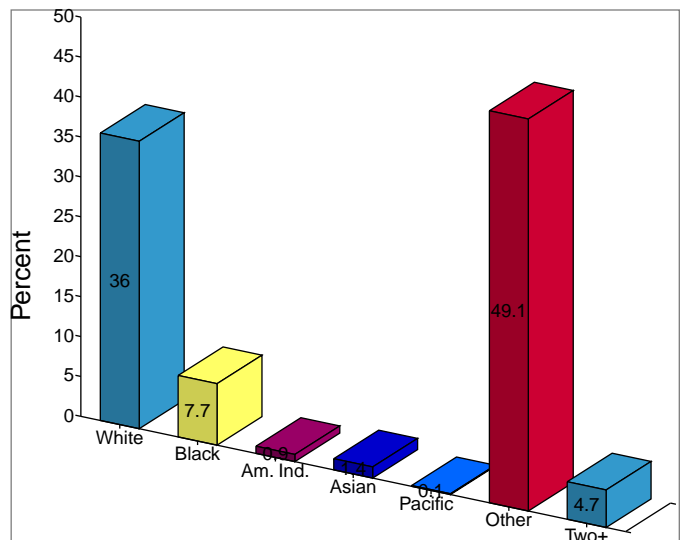
Population by Age



2008 Household Income



2008 Population by Race



2008 Percent Hispanic Origin: 86.8%



Cudahy Center
Site Type: Radius

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Radius: 1.0 mile

7501 Atlantic Ave
Bell, CA 90201
Radius: 3.0 mile

7501 Atlantic Ave
Bell, CA 90201
Radius: 5.0 mile

2008 Population

Total Population	62,439	378,722	979,255
Male Population	50.1%	50.3%	50.1%
Female Population	49.9%	49.7%	49.9%
Median Age	25.4	25.8	26.0

2008 Income

Median HH Income	\$37,745	\$40,409	\$38,817
Per Capita Income	\$11,439	\$11,885	\$12,207
Average HH Income	\$48,951	\$51,117	\$51,203

2008 Households

Total Households	14,527	87,016	230,541
Average Household Size	4.29	4.32	4.22
1990-2000 Annual Rate	0.07%	0.27%	0.25%

2008 Housing

Owner Occupied Housing Units	28.7%	36.0%	39.3%
Renter Occupied Housing Units	68.3%	60.2%	55.8%
Vacant Housing Units	2.9%	3.8%	5.0%

Population

1990 Population	56,187	335,438	856,946
2000 Population	60,013	361,606	926,034
2008 Population	62,439	378,722	979,255
2013 Population	63,956	389,280	1,011,061
1990-2000 Annual Rate	0.66%	0.75%	0.78%
2000-2008 Annual Rate	0.48%	0.56%	0.68%
2008-2013 Annual Rate	0.48%	0.55%	0.64%

In the identified market area, the current year population is 979,255. In 2000, the Census count in the market area was 926,034. The rate of change since 2000 was 0.68 percent annually. The five-year projection for the population in the market area is 1,011,061, representing a change of 0.64 percent annually from 2008 to 2013. Currently, the population is 50.1 percent male and 49.9 percent female.

Households

1990 Households	14,219	83,073	218,258
2000 Households	14,319	85,354	223,873
2008 Households	14,527	87,016	230,541
2013 Households	14,796	88,928	236,643
1990-2000 Annual Rate	0.07%	0.27%	0.25%
2000-2008 Annual Rate	0.17%	0.23%	0.36%
2008-2013 Annual Rate	0.37%	0.44%	0.52%

The household count in this market area has changed from 223,873 in 2000 to 230,541 in the current year, a change of 0.36 percent annually. The five-year projection of households is 236,643, a change of 0.52 percent annually from the current year total. Average household size is currently 4.22, compared to 4.10 in the year 2000. The number of families in the current year is 194,177 in the market area.

Housing

Currently, 39.3 percent of the 242,615 housing units in the market area are owner occupied; 55.8 percent, renter occupied; and 5.0 percent are vacant. In 2000, there were 234,852 housing units— 37.5 percent owner occupied, 57.8 percent renter occupied and 4.7 percent vacant. The rate of change in housing units since 2000 is 0.39 percent. Median home value in the market area is \$371,618, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 0.9 percent annually to \$388,579. From 2000 to the current year, median home value changed by 10.95 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2008 and 2013. ESRI converted 1990 Census data into 2000 geography.



Cudahy Center Site Type: Radius	7501 Atlantic Ave Bell, CA 90201 Radius: 1.0 mile	7501 Atlantic Ave Bell, CA 90201 Radius: 3.0 mile	7501 Atlantic Ave Bell, CA 90201 Radius: 5.0 mile
Median Household Income			
1990 Median HH Income	\$22,644	\$25,379	\$24,257
2000 Median HH Income	\$30,357	\$32,025	\$30,864
2008 Median HH Income	\$37,745	\$40,409	\$38,817
2013 Median HH Income	\$44,124	\$47,308	\$45,521
1990-2000 Annual Rate	2.97%	2.35%	2.44%
2000-2008 Annual Rate	2.68%	2.86%	2.82%
2008-2013 Annual Rate	3.17%	3.2%	3.24%
Per Capita Income			
1990 Per Capita Income	\$6,801	\$7,604	\$7,780
2000 Per Capita Income	\$9,711	\$9,864	\$10,101
2008 Per Capita Income	\$11,439	\$11,885	\$12,207
2013 Per Capita Income	\$13,038	\$13,589	\$13,994
1990-2000 Annual Rate	3.63%	2.64%	2.65%
2000-2008 Annual Rate	2%	2.28%	2.32%
2008-2013 Annual Rate	2.65%	2.72%	2.77%
Average Household Income			
1990 Average Household Income	\$26,777	\$30,274	\$30,107
2000 Average Household Income	\$40,290	\$41,199	\$41,135
2008 Average HH Income	\$48,951	\$51,117	\$51,203
2013 Average HH Income	\$56,118	\$58,809	\$59,070
1990-2000 Annual Rate	4.17%	3.13%	3.17%
2000-2008 Annual Rate	2.39%	2.65%	2.69%
2008-2013 Annual Rate	2.77%	2.84%	2.9%

Households by Income

Current median household income is \$38,817 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$45,521 in five years. In 2000, median household income was \$30,864, compared to \$24,257 in 1990.

Current average household income is \$51,203 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$59,070 in five years. In 2000, average household income was \$41,135, compared to \$30,107 in 1990.

Current per capita income is \$12,207 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$13,994 in five years. In 2000, the per capita income was \$10,101, compared to \$7,780 in 1990.

Population by Employment

Total Businesses	1,255	12,056	32,258
Total Employees	8,508	119,746	319,344

Currently, 85.8 percent of the civilian labor force in the identified market area is employed and 14.2 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 86.6 percent of the civilian labor force, and unemployment will be 13.4 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.9 percent, and 6.1 percent will be unemployed. In 2000, 53.1 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.0 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 42.7 percent in white collar jobs (compared to 60.2 percent of U.S. employment)
- 17.8 percent in service jobs (compared to 16.5 percent of U.S. employment)
- 39.5 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)

In 2000, 59.2 percent of the market area population drove alone to work, and 2.0 percent worked at home. The average travel time to work in 2000 was 29.7 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2008, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 54.2 percent had not earned a high school diploma (16.4 percent in the U.S.)
- 22.9 percent were high school graduates only (29.6 percent in the U.S.)
- 3.7 percent had completed an Associate degree (7.2 percent in the U.S.)
- 4.7 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 2.2 percent had earned a Master's/Professional/Doctorate Degree (9.7 percent in the U.S.)



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Summary Demographics

2008 Population	62,439
2008 Households	14,527
2008 Median Disposable Income	\$32,195
2008 Per Capita Income	\$11,439

Industry Summary

	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink (NAICS 44-45, 722)	\$283,762,031	\$369,750,221	-\$85,988,190	-13.2	316
Total Retail Trade (NAICS 44-45)	\$246,980,033	\$322,051,301	-\$75,071,268	-13.2	236
Total Food & Drink (NAICS 722)	\$36,781,998	\$47,698,920	-\$10,916,922	-12.9	80

Industry Group	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers (NAICS 441)	\$63,962,272	\$80,068,474	-\$16,106,202	-11.2	28
Automobile Dealers (NAICS 4411)	\$55,309,659	\$73,062,346	-\$17,752,687	-13.8	13
Other Motor Vehicle Dealers (NAICS 4412)	\$4,399,066	\$0	\$4,399,066	100.0	0
Auto Parts, Accessories, and Tire Stores (NAICS 4413)	\$4,253,547	\$7,006,128	-\$2,752,581	-24.4	15
Furniture & Home Furnishings Stores (NAICS 442)	\$11,316,421	\$11,481,661	-\$165,240	-0.7	13
Furniture Stores (NAICS 4421)	\$7,011,163	\$9,760,503	-\$2,749,340	-16.4	9
Home Furnishings Stores (NAICS 4422)	\$4,305,258	\$1,721,158	\$2,584,100	42.9	4
Electronics & Appliance Stores (NAICS 443/NAICS 4431)	\$8,689,836	\$3,287,793	\$5,402,043	45.1	8
Bldg Materials, Garden Equip. & Supply Stores (NAICS 444)	\$7,952,396	\$3,902,444	\$4,049,952	34.2	9
Building Material and Supplies Dealers (NAICS 4441)	\$7,724,195	\$3,816,615	\$3,907,580	33.9	7
Lawn and Garden Equipment and Supplies Stores (NAICS 4442)	\$228,201	\$85,829	\$142,372	45.3	2
Food & Beverage Stores (NAICS 445)	\$49,960,144	\$130,202,689	-\$80,242,545	-44.5	65
Grocery Stores (NAICS 4451)	\$45,525,112	\$122,357,217	-\$76,832,105	-45.8	31
Specialty Food Stores (NAICS 4452)	\$2,496,121	\$4,196,085	-\$1,699,964	-25.4	22
Beer, Wine, and Liquor Stores (NAICS 4453)	\$1,938,911	\$3,649,387	-\$1,710,476	-30.6	12
Health & Personal Care Stores (NAICS 446/NAICS 4461)	\$10,181,747	\$14,676,381	-\$4,494,634	-18.1	13
Gasoline Stations (NAICS 447/4471)	\$29,954,125	\$21,313,261	\$8,640,864	16.9	6
Clothing and Clothing Accessories Stores (NAICS 448)	\$17,347,696	\$14,130,808	\$3,216,888	10.2	36
Clothing Stores (NAICS 4481)	\$13,890,312	\$11,010,665	\$2,879,647	11.6	29
Shoe Stores (NAICS 4482)	\$1,959,310	\$2,382,799	-\$423,489	-9.8	4
Jewelry, Luggage, and Leather Goods Stores (NAICS 4483)	\$1,498,074	\$737,344	\$760,730	34.0	3
Sporting Goods, Hobby, Book, and Music Stores (NAICS 451)	\$4,170,022	\$2,387,026	\$1,782,996	27.2	15
Sporting Goods/Hobby/Musical Instrument Stores (NAICS 4511)	\$2,171,905	\$1,204,999	\$966,906	28.6	9
Book, Periodical, and Music Stores (NAICS 4512)	\$1,998,117	\$1,182,027	\$816,090	25.7	6

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. ESRI uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector.

Source: ESRI and infoUSA®

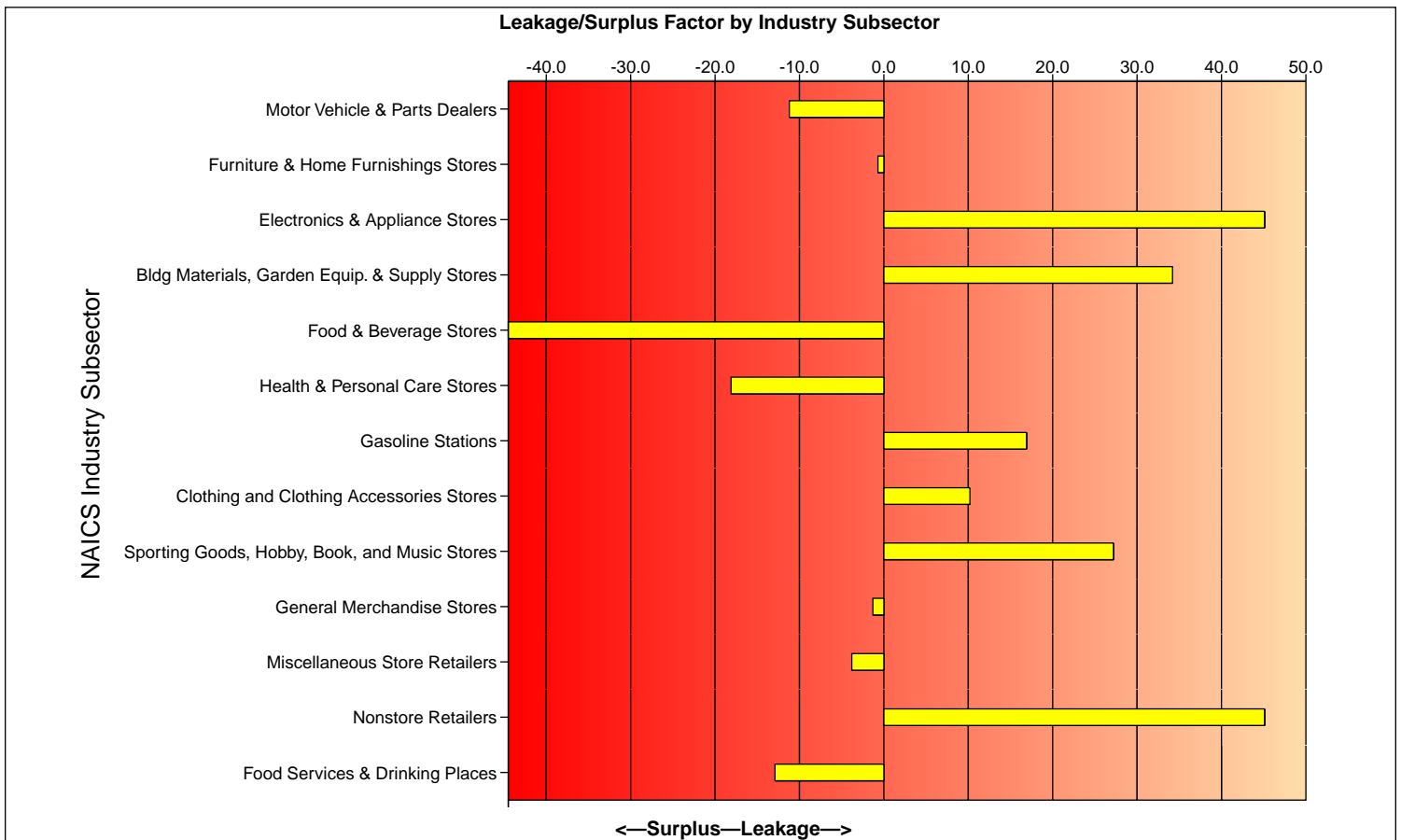


Cudahy Center
7501 Atlantic Ave
Bell, CA 90201

Latitude: 33.967709
Longitude: -118.187555
Radius: 1.0 mile

Site Type: Radius

Industry Group	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
General Merchandise Stores (NAICS 452)	\$32,729,073	\$33,586,629	\$-857,556	-1.3	6
Department Stores Excluding Leased Depts.(NAICS 4521)	\$12,712,030	\$10,275,971	\$2,436,059	10.6	2
Other General Merchandise Stores (NAICS 4529)	\$20,017,043	\$23,310,658	\$-3,293,615	-7.6	4
Miscellaneous Store Retailers (NAICS 453)	\$4,229,470	\$4,561,406	\$-331,936	-3.8	34
Florists (NAICS 4531)	\$411,475	\$205,818	\$205,657	33.3	4
Office Supplies, Stationery, and Gift Stores (NAICS 4532)	\$1,635,113	\$1,893,170	\$-258,057	-7.3	11
Used Merchandise Stores (NAICS 4533)	\$313,217	\$723,463	\$-410,246	-39.6	5
Other Miscellaneous Store Retailers (NAICS 4539)	\$1,869,665	\$1,738,955	\$130,710	3.6	14
Nonstore Retailers (NAICS 454)	\$6,486,831	\$2,452,729	\$4,034,102	45.1	3
Electronic Shopping and Mail-Order Houses (NAICS 4541)	\$4,575,162	\$2,063,786	\$2,511,376	37.8	2
Vending Machine Operators (NAICS 4542)	\$777,501	\$0	\$777,501	100.0	0
Direct Selling Establishments (NAICS 4543)	\$1,134,168	\$388,943	\$745,225	48.9	1
Food Services & Drinking Places (NAICS 722)	\$36,781,998	\$47,698,920	\$-10,916,922	-12.9	80
Full-Service Restaurants (NAICS 7221)	\$12,287,045	\$21,819,116	\$-9,532,071	-27.9	51
Limited-Service Eating Places (NAICS 7222)	\$20,052,955	\$23,708,694	\$-3,655,739	-8.4	24
Special Food Services (NAICS 7223)	\$3,622,255	\$682,685	\$2,939,570	68.3	3
Drinking Places - Alcoholic Beverages (NAICS 7224)	\$819,743	\$1,488,425	\$-668,682	-29.0	2



Source: ESRI and infoUSA®

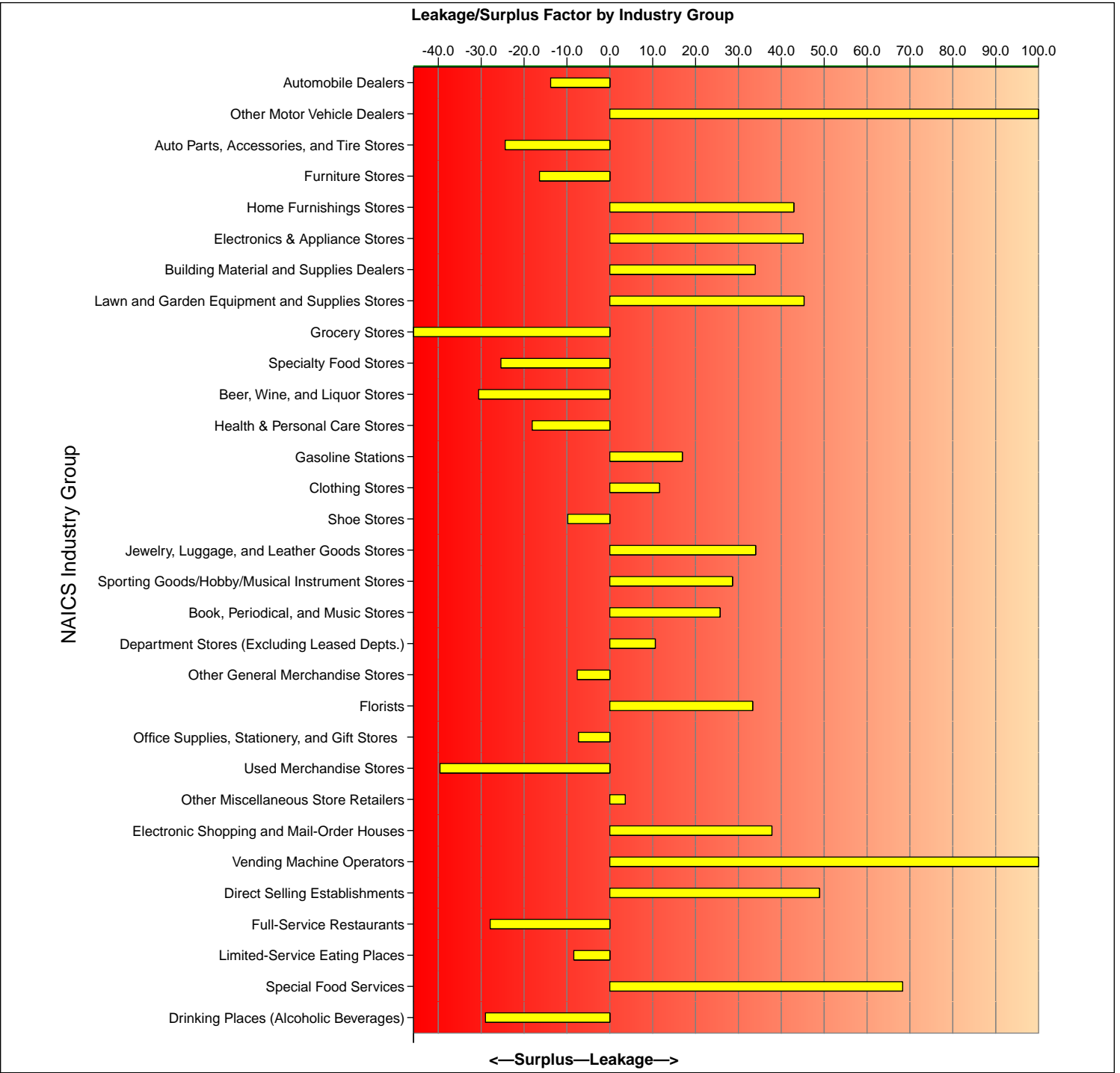


Cudahy Center
7501 Atlantic Ave
Bell, CA 90201

Latitude: 33.967709
Longitude: -118.187555
Radius: 1.0 mile

Site Type: Radius

Leakage/Surplus Factor by Industry Group



Source: ESRI and infoUSA®



Cudahy Center
7501 Atlantic Ave
Bell, CA 90201

Site Type: Radius

Latitude: 33.967709
Longitude: -118.187555
Radius: 3.0 mile

Summary Demographics

2008 Population	378,722
2008 Households	87,016
2008 Median Disposable Income	\$34,314
2008 Per Capita Income	\$11,885

Industry Summary

	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink (NAICS 44-45, 722)	\$1,767,203,757	\$3,740,532,347	-\$1,973,328,590	-35.8	2,885
Total Retail Trade (NAICS 44-45)	\$1,536,857,824	\$3,364,779,728	-\$1,827,921,904	-37.3	2,224
Total Food & Drink (NAICS 722)	\$230,345,933	\$375,752,619	-\$145,406,686	-24.0	661

Industry Group	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers (NAICS 441)	\$397,916,974	\$692,152,046	-\$294,235,072	-27.0	253
Automobile Dealers (NAICS 4411)	\$343,334,200	\$602,991,967	-\$259,657,767	-27.4	104
Other Motor Vehicle Dealers (NAICS 4412)	\$28,140,146	\$18,346,562	\$9,793,584	21.1	12
Auto Parts, Accessories, and Tire Stores (NAICS 4413)	\$26,442,628	\$70,813,517	-\$44,370,889	-45.6	137
Furniture & Home Furnishings Stores (NAICS 442)	\$70,946,395	\$234,077,465	-\$163,131,070	-53.5	140
Furniture Stores (NAICS 4421)	\$43,755,316	\$145,027,952	-\$101,272,636	-53.6	74
Home Furnishings Stores (NAICS 4422)	\$27,191,079	\$89,049,513	-\$61,858,434	-53.2	66
Electronics & Appliance Stores (NAICS 443/NAICS 4431)	\$54,131,204	\$90,487,238	-\$36,356,034	-25.1	92
Bldg Materials, Garden Equip. & Supply Stores (NAICS 444)	\$50,593,325	\$156,107,606	-\$105,514,281	-51.0	97
Building Material and Supplies Dealers (NAICS 4441)	\$49,118,151	\$154,691,267	-\$105,573,116	-51.8	86
Lawn and Garden Equipment and Supplies Stores (NAICS 4442)	\$1,475,174	\$1,416,339	\$58,835	2.0	11
Food & Beverage Stores (NAICS 445)	\$310,000,961	\$805,689,789	-\$495,688,828	-44.4	487
Grocery Stores (NAICS 4451)	\$282,469,904	\$677,487,644	-\$395,017,740	-41.1	256
Specialty Food Stores (NAICS 4452)	\$15,427,804	\$98,156,001	-\$82,728,197	-72.8	156
Beer, Wine, and Liquor Stores (NAICS 4453)	\$12,103,253	\$30,046,144	-\$17,942,891	-42.6	75
Health & Personal Care Stores (NAICS 446/NAICS 4461)	\$63,814,961	\$140,858,493	-\$77,043,532	-37.6	113
Gasoline Stations (NAICS 447/4471)	\$185,227,678	\$224,764,110	-\$39,536,432	-9.6	49
Clothing and Clothing Accessories Stores (NAICS 448)	\$107,595,034	\$387,168,475	-\$279,573,441	-56.5	473
Clothing Stores (NAICS 4481)	\$86,157,073	\$343,107,726	-\$256,950,653	-59.9	364
Shoe Stores (NAICS 4482)	\$12,037,722	\$29,637,624	-\$17,599,902	-42.2	68
Jewelry, Luggage, and Leather Goods Stores (NAICS 4483)	\$9,400,239	\$14,423,125	-\$5,022,886	-21.1	41
Sporting Goods, Hobby, Book, and Music Stores (NAICS 451)	\$25,900,225	\$37,515,731	-\$11,615,506	-18.3	134
Sporting Goods/Hobby/Musical Instrument Stores (NAICS 4511)	\$13,487,560	\$24,545,443	-\$11,057,883	-29.1	87
Book, Periodical, and Music Stores (NAICS 4512)	\$12,412,665	\$12,970,288	-\$557,623	-2.2	47

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. ESRI uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector.

Source: ESRI and infoUSA®

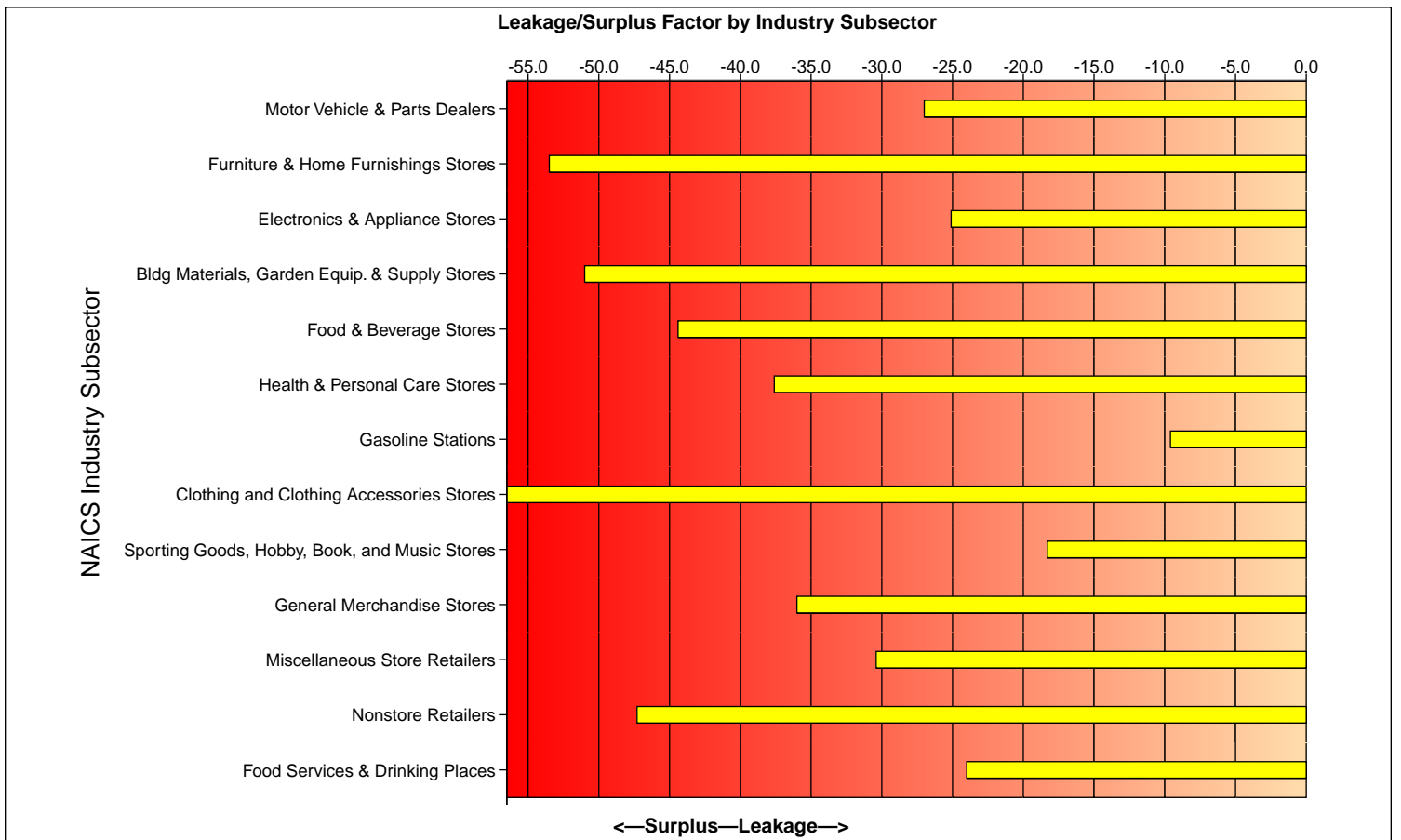


Cudahy Center
7501 Atlantic Ave
Bell, CA 90201

Site Type: Radius

Latitude: 33.967709
Longitude: -118.187555
Radius: 3.0 mile

Industry Group	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
General Merchandise Stores (NAICS 452)	\$203,340,998	\$432,278,442	\$-228,937,444	-36.0	94
Department Stores Excluding Leased Depts.(NAICS 4521)	\$79,003,377	\$104,665,530	\$-25,662,153	-14.0	35
Other General Merchandise Stores (NAICS 4529)	\$124,337,621	\$327,612,912	\$-203,275,291	-45.0	59
Miscellaneous Store Retailers (NAICS 453)	\$26,598,861	\$49,784,630	\$-23,185,769	-30.4	277
Florists (NAICS 4531)	\$2,663,714	\$3,583,267	\$-919,553	-14.7	44
Office Supplies, Stationery, and Gift Stores (NAICS 4532)	\$10,259,272	\$16,172,170	\$-5,912,898	-22.4	106
Used Merchandise Stores (NAICS 4533)	\$1,948,781	\$3,906,059	\$-1,957,278	-33.4	28
Other Miscellaneous Store Retailers (NAICS 4539)	\$11,727,094	\$26,123,134	\$-14,396,040	-38.0	99
Nonstore Retailers (NAICS 454)	\$40,791,208	\$113,895,703	\$-73,104,495	-47.3	15
Electronic Shopping and Mail-Order Houses (NAICS 4541)	\$28,530,617	\$5,999,627	\$22,530,990	65.3	3
Vending Machine Operators (NAICS 4542)	\$4,818,199	\$40,966,214	\$-36,148,015	-79.0	3
Direct Selling Establishments (NAICS 4543)	\$7,442,392	\$66,929,862	\$-59,487,470	-80.0	9
Food Services & Drinking Places (NAICS 722)	\$230,345,933	\$375,752,619	\$-145,406,686	-24.0	661
Full-Service Restaurants (NAICS 7221)	\$77,109,275	\$156,628,515	\$-79,519,240	-34.0	436
Limited-Service Eating Places (NAICS 7222)	\$125,403,971	\$200,975,884	\$-75,571,913	-23.2	181
Special Food Services (NAICS 7223)	\$22,654,619	\$10,857,111	\$11,797,508	35.2	16
Drinking Places - Alcoholic Beverages (NAICS 7224)	\$5,178,068	\$7,291,109	\$-2,113,041	-16.9	28



Source: ESRI and infoUSA®

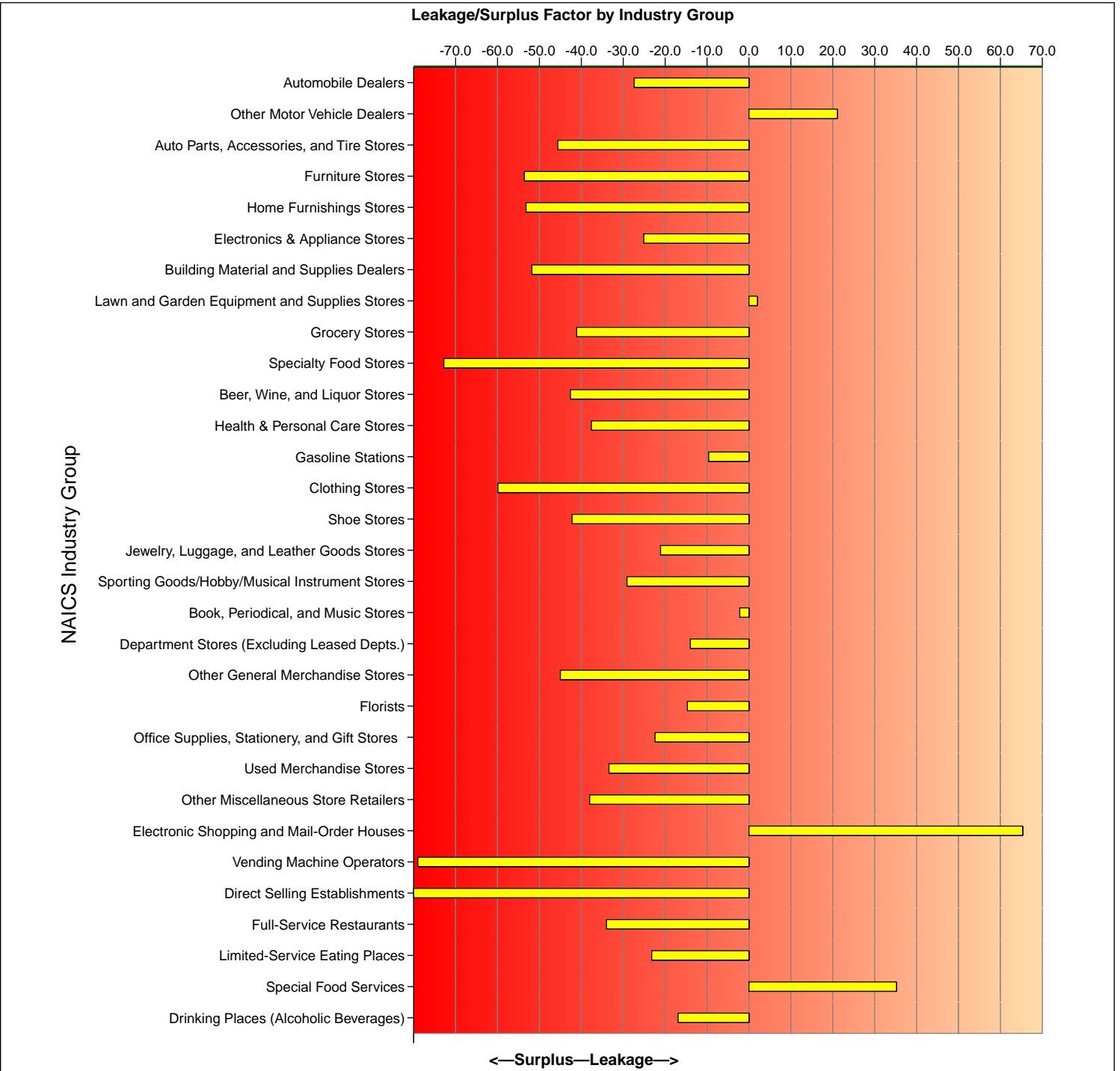


Cudahy Center
7501 Atlantic Ave
Bell, CA 90201

Latitude: 33.967709
Longitude: -118.187555
Radius: 3.0 mile

Site Type: Radius

Leakage/Surplus Factor by Industry Group



Source: ESRI and infoUSA®



Cudahy Center
7501 Atlantic Ave
Bell, CA 90201

Site Type: Radius

Latitude: 33.967709
Longitude: -118.187555
Radius: 5.0 mile

Summary Demographics

2008 Population	979,255
2008 Households	230,541
2008 Median Disposable Income	\$32,987
2008 Per Capita Income	\$12,207

Industry Summary

	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink (NAICS 44-45, 722)	\$4,673,143,701	\$9,460,459,490	-\$4,787,315,789	-33.9	7,584
Total Retail Trade (NAICS 44-45)	\$4,060,894,949	\$8,517,447,537	-\$4,456,552,588	-35.4	5,977
Total Food & Drink (NAICS 722)	\$612,248,752	\$943,011,953	-\$330,763,201	-21.3	1,607

Industry Group	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers (NAICS 441)	\$1,048,443,984	\$1,544,742,031	-\$496,298,047	-19.1	641
Automobile Dealers (NAICS 4411)	\$903,316,643	\$1,255,053,104	-\$351,736,461	-16.3	293
Other Motor Vehicle Dealers (NAICS 4412)	\$75,370,119	\$82,984,911	-\$7,614,792	-4.8	33
Auto Parts, Accessories, and Tire Stores (NAICS 4413)	\$69,757,222	\$206,704,016	-\$136,946,794	-49.5	315
Furniture & Home Furnishings Stores (NAICS 442)	\$188,322,809	\$574,961,973	-\$386,639,164	-50.7	410
Furniture Stores (NAICS 4421)	\$115,775,324	\$345,860,041	-\$230,084,717	-49.8	212
Home Furnishings Stores (NAICS 4422)	\$72,547,485	\$229,101,932	-\$156,554,447	-51.9	198
Electronics & Appliance Stores (NAICS 443/NAICS 4431)	\$143,092,998	\$212,850,402	-\$69,757,404	-19.6	251
Bldg Materials, Garden Equip. & Supply Stores (NAICS 444)	\$135,979,471	\$293,060,834	-\$157,081,363	-36.6	281
Building Material and Supplies Dealers (NAICS 4441)	\$131,970,403	\$286,767,548	-\$154,797,145	-37.0	256
Lawn and Garden Equipment and Supplies Stores (NAICS 4442)	\$4,009,068	\$6,293,286	-\$2,284,218	-22.2	25
Food & Beverage Stores (NAICS 445)	\$818,923,012	\$1,933,349,995	-\$1,114,426,983	-40.5	1,236
Grocery Stores (NAICS 4451)	\$746,183,620	\$1,515,035,847	-\$768,852,227	-34.0	653
Specialty Food Stores (NAICS 4452)	\$40,640,395	\$334,722,760	-\$294,082,365	-78.3	395
Beer, Wine, and Liquor Stores (NAICS 4453)	\$32,098,997	\$83,591,388	-\$51,492,391	-44.5	188
Health & Personal Care Stores (NAICS 446/NAICS 4461)	\$169,607,000	\$290,230,243	-\$120,623,243	-26.2	264
Gasoline Stations (NAICS 447/4471)	\$486,997,865	\$707,001,457	-\$220,003,592	-18.4	126
Clothing and Clothing Accessories Stores (NAICS 448)	\$284,187,891	\$1,237,470,596	-\$953,282,705	-62.6	1,365
Clothing Stores (NAICS 4481)	\$227,614,844	\$1,099,480,856	-\$871,866,012	-65.7	1,008
Shoe Stores (NAICS 4482)	\$31,570,048	\$90,234,834	-\$58,664,786	-48.2	214
Jewelry, Luggage, and Leather Goods Stores (NAICS 4483)	\$25,002,999	\$47,754,906	-\$22,751,907	-31.3	143
Sporting Goods, Hobby, Book, and Music Stores (NAICS 451)	\$68,395,999	\$97,218,664	-\$28,822,665	-17.4	323
Sporting Goods/Hobby/Musical Instrument Stores (NAICS 4511)	\$35,599,852	\$57,667,645	-\$22,067,793	-23.7	203
Book, Periodical, and Music Stores (NAICS 4512)	\$32,796,147	\$39,551,019	-\$6,754,872	-9.3	120

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. ESRI uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector.

Source: ESRI and infoUSA®

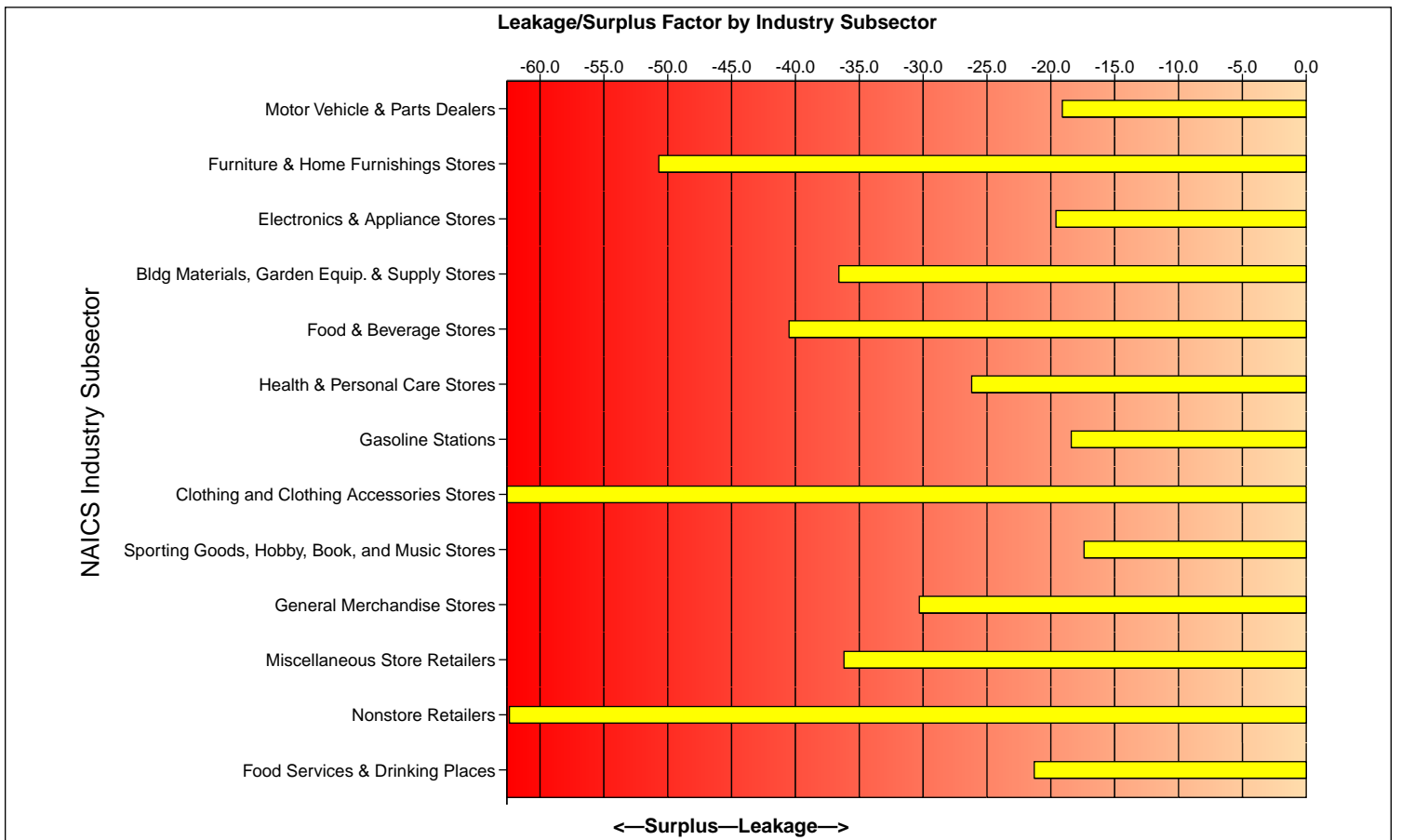


Cudahy Center
7501 Atlantic Ave
Bell, CA 90201

Site Type: Radius

Latitude: 33.967709
Longitude: -118.187555
Radius: 5.0 mile

Industry Group	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
General Merchandise Stores (NAICS 452)	\$537,367,846	\$1,005,184,488	\$-467,816,642	-30.3	236
Department Stores Excluding Leased Depts.(NAICS 4521)	\$208,697,492	\$283,841,549	\$-75,144,057	-15.3	81
Other General Merchandise Stores (NAICS 4529)	\$328,670,354	\$721,342,939	\$-392,672,585	-37.4	155
Miscellaneous Store Retailers (NAICS 453)	\$70,824,996	\$151,264,122	\$-80,439,126	-36.2	791
Florists (NAICS 4531)	\$7,247,154	\$8,977,664	\$-1,730,510	-10.7	118
Office Supplies, Stationery, and Gift Stores (NAICS 4532)	\$27,297,470	\$51,153,121	\$-23,855,651	-30.4	267
Used Merchandise Stores (NAICS 4533)	\$5,148,836	\$19,141,147	\$-13,992,311	-57.6	116
Other Miscellaneous Store Retailers (NAICS 4539)	\$31,131,536	\$71,992,190	\$-40,860,654	-39.6	290
Nonstore Retailers (NAICS 454)	\$108,751,078	\$470,112,732	\$-361,361,654	-62.4	53
Electronic Shopping and Mail-Order Houses (NAICS 4541)	\$75,538,059	\$24,851,814	\$50,686,245	50.5	10
Vending Machine Operators (NAICS 4542)	\$12,715,760	\$50,926,876	\$-38,211,116	-60.0	15
Direct Selling Establishments (NAICS 4543)	\$20,497,259	\$394,334,042	\$-373,836,783	-90.1	28
Food Services & Drinking Places (NAICS 722)	\$612,248,752	\$943,011,953	\$-330,763,201	-21.3	1,607
Full-Service Restaurants (NAICS 7221)	\$205,295,910	\$378,052,005	\$-172,756,095	-29.6	1,040
Limited-Service Eating Places (NAICS 7222)	\$332,935,980	\$504,717,317	\$-171,781,337	-20.5	444
Special Food Services (NAICS 7223)	\$60,151,690	\$42,440,085	\$17,711,605	17.3	50
Drinking Places - Alcoholic Beverages (NAICS 7224)	\$13,865,172	\$17,802,546	\$-3,937,374	-12.4	73



Source: ESRI and infoUSA®

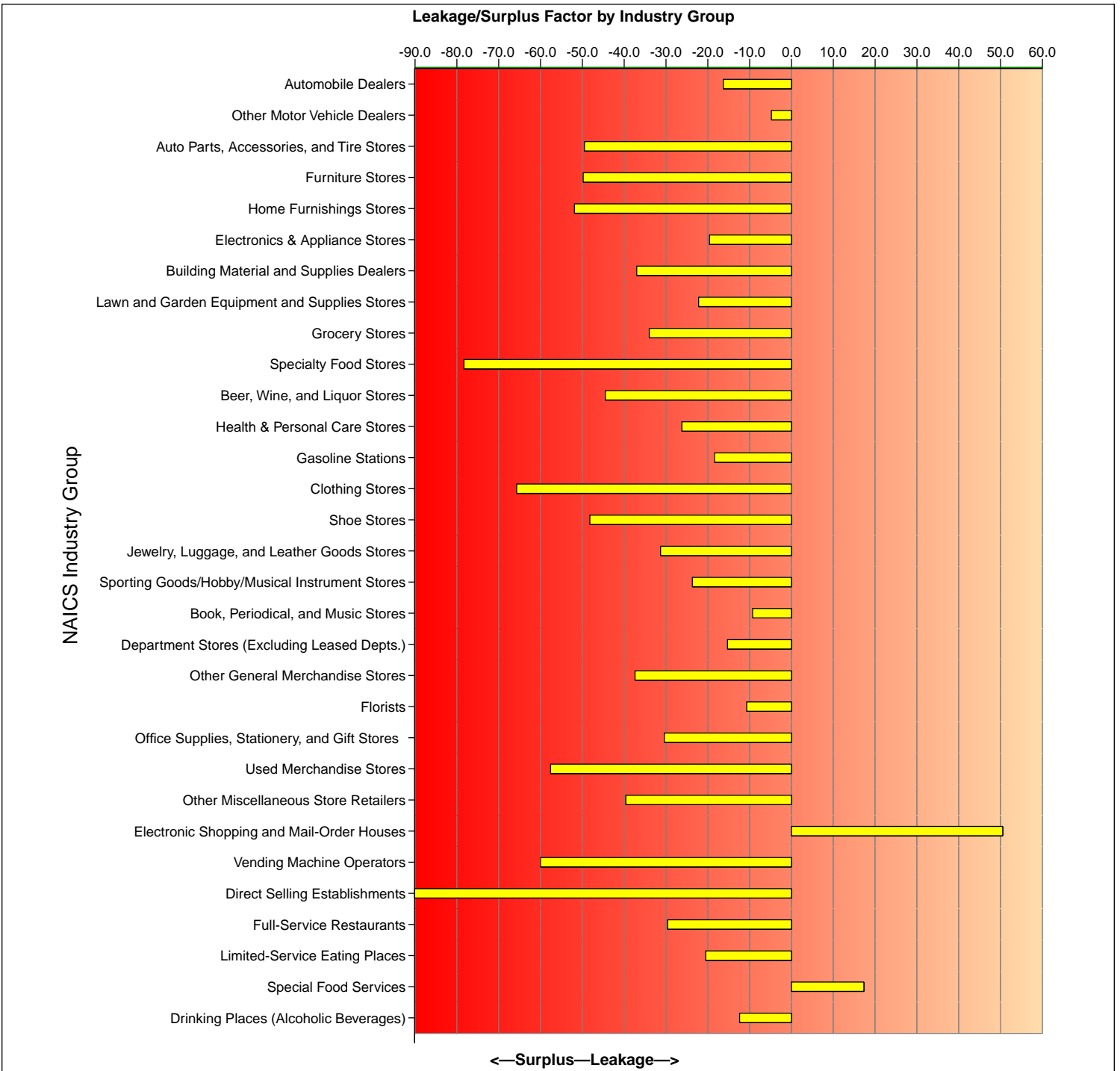


Cudahy Center
7501 Atlantic Ave
Bell, CA 90201

Latitude: 33.967709
Longitude: -118.187555
Radius: 5.0 mile

Site Type: Radius

Leakage/Surplus Factor by Industry Group



Source: ESRI and infoUSA®



Cudahy Center
7501 Atlantic Ave
Bell, CA 90201

Latitude: 33.967709
Longitude: -118.187555
Radius: 5.0 mile

Site Type: Radius

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.03	Atlantic Ave	Hartle St (0.01 miles N)	2004	27,444
0.16	Atlantic Ave	E Florence Ave (0.04 miles N)	1996	30,236
0.19	E Florence Ave	Woodward Ave (0.02 miles E)	2002	40,459
0.22	Atlantic Ave	E Florence Ave (0.03 miles S)	2002	27,375
0.26	E Florence Ave	Pine Ave (0.04 miles E)	2002	33,692
0.29	E Florence Ave	Mayflower Ave (0.01 miles E)	1998	42,731
0.30	Atlantic Ave	Elizabeth St (0.01 miles N)	1998	25,128
0.34	Atlantic Ave	Beck Ave (0.04 miles S)	1998	33,164
0.40	E Florence Ave	Fishburn Ave (0.03 miles E)	2004	37,318
0.41	Otis Ave	Walnut St (0.02 miles S)	2004	12,790
0.43	Atlantic Ave	Santa Ana St (0.04 miles S)	1996	24,036
0.44	Santa Ana St	Atlantic Ave (0.1 miles E)	1998	9,154
0.49	Atlantic Ave	Santa Ana St (0.03 miles N)	1996	21,599
0.51	Bell Ave	Pine Ave (0.04 miles E)	1995	8,513
0.52	Otis Ave	Brompton Ave (0.01 miles N)	2002	9,056
0.53	Otis Ave	Brompton Ave (0 miles N)	1998	8,760
0.54	Wilcox Ave	Hartle St (0.03 miles S)	1998	14,689
0.58	Salt Lake Ave	Olive St (0.03 miles N)	2001	6,340
0.61	Wilcox Ave	Elizabeth St (0 miles N)	1998	14,178
0.62	Atlantic Ave	E Gage Ave (0.1 miles N)	2002	24,771
0.63	Bell Ave	Gifford Ave (0.03 miles W)	1995	6,180
0.64	Atlantic Ave	Cecelia St (0 miles N)	1998	24,436
0.67	Salt Lake Ave	Hope St (0.04 miles W)	2001	12,533
0.68	Clara St	Walker Ave (0.11 miles E)	1998	17,000
0.69	Wilcox Ave	Southall Ln (0.02 miles SW)	1998	13,000

Data Note: The Traffic Profile displays up to 25 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2008 to 1963. Just over 57% of the counts were taken between 2001 and 2008 and 83% of the counts were taken in 1997 or later. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

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