



# Community Profile

2022 Trade Area  
 5060 E Montclair Plaza Ln, Montclair, California, 91763  
 Rings: 3, 5, 10 mile radii

Prepared by Esri  
 Latitude: 34.08791  
 Longitude: -117.69444

	3 miles	5 miles	10 miles
<b>Population Summary</b>			
2000 Total Population	167,930	434,255	871,800
2010 Total Population	175,477	449,708	930,081
2021 Total Population	185,191	469,516	996,258
2021 Group Quarters	6,330	9,644	23,202
2026 Total Population	188,819	478,205	1,018,979
2021-2026 Annual Rate	0.39%	0.37%	0.45%
2021 Total Daytime Population	184,055	437,017	1,008,252
Workers	82,565	175,908	477,694
Residents	101,490	261,109	530,558
<b>Household Summary</b>			
2000 Households	51,392	127,105	259,302
2000 Average Household Size	3.14	3.34	3.26
2010 Households	52,823	130,516	280,608
2010 Average Household Size	3.21	3.37	3.23
2021 Households	55,881	136,536	301,470
2021 Average Household Size	3.20	3.37	3.23
2026 Households	56,979	138,985	308,153
2026 Average Household Size	3.20	3.37	3.23
2021-2026 Annual Rate	0.39%	0.36%	0.44%
2010 Families	38,797	99,926	217,955
2010 Average Family Size	3.68	3.79	3.62
2021 Families	40,900	104,191	234,042
2021 Average Family Size	3.69	3.79	3.62
2026 Families	41,720	106,082	239,367
2026 Average Family Size	3.69	3.79	3.62
2021-2026 Annual Rate	0.40%	0.36%	0.45%
<b>Housing Unit Summary</b>			
2000 Housing Units	53,326	131,978	267,611
Owner Occupied Housing Units	52.7%	56.3%	65.0%
Renter Occupied Housing Units	43.7%	40.0%	31.9%
Vacant Housing Units	3.6%	3.7%	3.1%
2010 Housing Units	55,973	137,771	293,600
Owner Occupied Housing Units	50.0%	54.0%	61.9%
Renter Occupied Housing Units	44.3%	40.7%	33.7%
Vacant Housing Units	5.6%	5.3%	4.4%
2021 Housing Units	58,874	143,333	313,707
Owner Occupied Housing Units	48.6%	52.4%	60.9%
Renter Occupied Housing Units	46.4%	42.9%	35.2%
Vacant Housing Units	5.1%	4.7%	3.9%
2026 Housing Units	60,163	146,209	321,453
Owner Occupied Housing Units	48.6%	52.5%	61.0%
Renter Occupied Housing Units	46.1%	42.6%	34.9%
Vacant Housing Units	5.3%	4.9%	4.1%
<b>Median Household Income</b>			
2021	\$68,226	\$70,735	\$84,050
2026	\$76,575	\$78,742	\$92,873
<b>Median Home Value</b>			
2021	\$492,173	\$515,446	\$584,487
2026	\$624,576	\$624,819	\$665,600
<b>Per Capita Income</b>			
2021	\$26,716	\$26,633	\$32,038
2026	\$30,199	\$30,124	\$36,187
<b>Median Age</b>			
2010	31.6	31.9	33.8
2021	33.3	33.6	35.6
2026	34.9	35.4	37.1

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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<b>2021 Households by Income</b>			
Household Income Base	55,881	136,536	301,464
<\$15,000	7.3%	7.2%	5.9%
\$15,000 - \$24,999	6.9%	7.1%	5.4%
\$25,000 - \$34,999	8.7%	8.0%	6.4%
\$35,000 - \$49,999	11.7%	11.6%	9.4%
\$50,000 - \$74,999	19.4%	18.4%	16.3%
\$75,000 - \$99,999	14.6%	15.2%	15.4%
\$100,000 - \$149,999	17.9%	17.8%	21.4%
\$150,000 - \$199,999	7.3%	7.8%	10.2%
\$200,000+	6.2%	6.9%	9.6%
Average Household Income	\$88,135	\$91,360	\$105,575
<b>2026 Households by Income</b>			
Household Income Base	56,979	138,985	308,147
<\$15,000	6.0%	6.0%	4.8%
\$15,000 - \$24,999	5.6%	5.6%	4.2%
\$25,000 - \$34,999	7.3%	6.8%	5.2%
\$35,000 - \$49,999	10.6%	10.5%	8.3%
\$50,000 - \$74,999	19.3%	18.0%	15.6%
\$75,000 - \$99,999	15.2%	15.6%	15.5%
\$100,000 - \$149,999	19.8%	19.7%	22.9%
\$150,000 - \$199,999	8.9%	9.5%	12.1%
\$200,000+	7.3%	8.2%	11.5%
Average Household Income	\$99,708	\$103,424	\$119,345
<b>2021 Owner Occupied Housing Units by Value</b>			
Total	28,588	75,036	191,125
<\$50,000	1.5%	1.6%	1.2%
\$50,000 - \$99,999	0.5%	0.5%	0.6%
\$100,000 - \$149,999	0.4%	0.3%	0.2%
\$150,000 - \$199,999	0.5%	0.4%	0.3%
\$200,000 - \$249,999	1.6%	1.5%	0.9%
\$250,000 - \$299,999	3.1%	2.6%	1.9%
\$300,000 - \$399,999	17.5%	16.0%	10.2%
\$400,000 - \$499,999	27.0%	24.9%	20.7%
\$500,000 - \$749,999	31.1%	35.9%	41.4%
\$750,000 - \$999,999	11.7%	10.6%	14.2%
\$1,000,000 - \$1,499,999	3.1%	3.4%	5.5%
\$1,500,000 - \$1,999,999	0.3%	0.9%	1.1%
\$2,000,000 +	1.6%	1.4%	1.8%
Average Home Value	\$574,385	\$587,723	\$648,758
<b>2026 Owner Occupied Housing Units by Value</b>			
Total	29,251	76,737	195,948
<\$50,000	0.2%	0.2%	0.1%
\$50,000 - \$99,999	0.1%	0.0%	0.1%
\$100,000 - \$149,999	0.0%	0.0%	0.0%
\$150,000 - \$199,999	0.0%	0.1%	0.1%
\$200,000 - \$249,999	0.4%	0.3%	0.2%
\$250,000 - \$299,999	1.4%	1.0%	0.8%
\$300,000 - \$399,999	8.4%	7.7%	4.8%
\$400,000 - \$499,999	21.5%	19.9%	14.7%
\$500,000 - \$749,999	36.3%	41.4%	44.0%
\$750,000 - \$999,999	20.0%	17.2%	19.6%
\$1,000,000 - \$1,499,999	7.1%	7.1%	9.9%
\$1,500,000 - \$1,999,999	0.6%	1.5%	1.8%
\$2,000,000 +	4.1%	3.5%	3.9%
Average Home Value	\$724,181	\$723,035	\$774,555

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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<b>2010 Population by Age</b>			
Total	175,476	449,708	930,079
0 - 4	7.3%	7.5%	6.6%
5 - 9	7.1%	7.4%	6.9%
10 - 14	7.6%	7.9%	7.7%
15 - 24	18.2%	17.2%	16.8%
25 - 34	14.6%	14.2%	13.7%
35 - 44	13.5%	13.6%	13.9%
45 - 54	12.7%	13.0%	14.5%
55 - 64	9.2%	9.5%	10.6%
65 - 74	5.0%	5.2%	5.3%
75 - 84	3.2%	3.1%	2.9%
85 +	1.5%	1.3%	1.2%
18 +	73.1%	72.0%	73.7%
<b>2021 Population by Age</b>			
Total	185,190	469,517	996,256
0 - 4	6.7%	6.9%	6.1%
5 - 9	6.7%	7.0%	6.4%
10 - 14	6.7%	6.9%	6.5%
15 - 24	16.2%	15.0%	13.9%
25 - 34	16.3%	16.4%	16.3%
35 - 44	12.9%	12.8%	13.4%
45 - 54	11.2%	11.4%	12.1%
55 - 64	10.3%	10.6%	11.8%
65 - 74	7.5%	7.6%	8.3%
75 - 84	3.7%	3.7%	3.8%
85 +	1.7%	1.6%	1.4%
18 +	75.9%	75.1%	77.1%
<b>2026 Population by Age</b>			
Total	188,818	478,206	1,018,977
0 - 4	6.6%	6.8%	6.2%
5 - 9	6.3%	6.6%	6.1%
10 - 14	6.6%	6.8%	6.4%
15 - 24	15.2%	13.9%	12.6%
25 - 34	15.4%	15.3%	15.1%
35 - 44	14.1%	14.5%	15.6%
45 - 54	11.1%	11.3%	11.7%
55 - 64	10.2%	10.4%	11.0%
65 - 74	8.0%	8.2%	9.0%
75 - 84	4.6%	4.6%	4.8%
85 +	1.8%	1.7%	1.6%
18 +	76.7%	75.9%	77.8%
<b>2010 Population by Sex</b>			
Males	85,506	221,656	460,377
Females	89,971	228,052	469,704
<b>2021 Population by Sex</b>			
Males	90,442	231,678	492,873
Females	94,749	237,838	503,385
<b>2026 Population by Sex</b>			
Males	92,409	236,251	504,371
Females	96,410	241,954	514,608

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.



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<b>2010 Population by Race/Ethnicity</b>			
Total	175,477	449,707	930,081
White Alone	57.2%	56.1%	56.6%
Black Alone	6.7%	5.7%	6.1%
American Indian Alone	1.0%	1.0%	0.8%
Asian Alone	7.5%	7.0%	12.3%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	22.7%	25.4%	19.1%
Two or More Races	4.8%	4.6%	4.8%
Hispanic Origin	56.7%	60.1%	48.5%
Diversity Index	82.8	83.2	83.0
<b>2021 Population by Race/Ethnicity</b>			
Total	185,191	469,518	996,258
White Alone	54.2%	53.3%	52.8%
Black Alone	6.2%	5.3%	5.9%
American Indian Alone	0.9%	1.0%	0.8%
Asian Alone	8.5%	8.0%	14.3%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	24.6%	27.2%	20.8%
Two or More Races	5.3%	5.0%	5.2%
Hispanic Origin	61.2%	64.3%	52.8%
Diversity Index	84.0	84.1	84.8
<b>2026 Population by Race/Ethnicity</b>			
Total	188,819	478,205	1,018,978
White Alone	53.6%	52.7%	51.7%
Black Alone	6.0%	5.1%	5.7%
American Indian Alone	0.9%	1.0%	0.8%
Asian Alone	9.0%	8.5%	15.1%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	24.9%	27.4%	21.1%
Two or More Races	5.4%	5.1%	5.3%
Hispanic Origin	63.3%	66.2%	54.8%
Diversity Index	84.0	84.1	85.2
<b>2010 Population by Relationship and Household Type</b>			
Total	175,477	449,708	930,081
In Households	96.5%	97.9%	97.5%
In Family Households	85.7%	88.5%	88.3%
Householder	22.1%	22.2%	23.4%
Spouse	14.7%	15.2%	17.0%
Child	36.2%	37.8%	36.8%
Other relative	8.4%	8.9%	7.7%
Nonrelative	4.2%	4.4%	3.4%
In Nonfamily Households	10.8%	9.4%	9.2%
In Group Quarters	3.5%	2.1%	2.5%
Institutionalized Population	0.4%	0.6%	1.2%
Noninstitutionalized Population	3.1%	1.5%	1.2%

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

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<b>2021 Population 25+ by Educational Attainment</b>			
Total	117,854	301,115	668,111
Less than 9th Grade	9.8%	11.4%	7.6%
9th - 12th Grade, No Diploma	10.2%	10.7%	7.8%
High School Graduate	20.1%	20.7%	18.8%
GED/Alternative Credential	2.6%	2.6%	2.4%
Some College, No Degree	22.8%	22.0%	22.3%
Associate Degree	7.9%	7.8%	9.0%
Bachelor's Degree	16.3%	15.8%	20.8%
Graduate/Professional Degree	10.3%	9.0%	11.3%
<b>2021 Population 15+ by Marital Status</b>			
Total	147,918	371,705	806,568
Never Married	42.7%	40.5%	37.5%
Married	42.8%	45.4%	48.9%
Widowed	5.0%	4.9%	4.7%
Divorced	9.5%	9.1%	8.9%
<b>2021 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	93,076	232,471	506,238
Population 16+ Employed	91.2%	90.9%	91.4%
Population 16+ Unemployment rate	8.8%	9.1%	8.6%
Population 16-24 Employed	15.5%	14.1%	12.2%
Population 16-24 Unemployment rate	13.7%	16.1%	16.5%
Population 25-54 Employed	66.2%	66.9%	66.9%
Population 25-54 Unemployment rate	7.8%	7.8%	7.4%
Population 55-64 Employed	13.4%	13.9%	15.5%
Population 55-64 Unemployment rate	7.8%	8.2%	7.6%
Population 65+ Employed	4.9%	5.1%	5.4%
Population 65+ Unemployment rate	9.1%	7.0%	7.2%
<b>2021 Employed Population 16+ by Industry</b>			
Total	84,884	211,341	462,508
Agriculture/Mining	0.7%	0.9%	0.6%
Construction	7.3%	8.2%	7.1%
Manufacturing	9.4%	10.5%	9.6%
Wholesale Trade	3.0%	3.5%	3.9%
Retail Trade	11.9%	11.6%	10.7%
Transportation/Utilities	8.7%	9.3%	8.7%
Information	1.2%	1.4%	1.7%
Finance/Insurance/Real Estate	4.9%	4.9%	6.3%
Services	48.9%	45.6%	45.8%
Public Administration	4.1%	4.2%	5.5%
<b>2021 Employed Population 16+ by Occupation</b>			
Total	84,882	211,342	462,509
White Collar	56.7%	54.6%	63.3%
Management/Business/Financial	13.9%	13.6%	17.9%
Professional	21.0%	19.1%	23.0%
Sales	9.0%	9.1%	9.8%
Administrative Support	12.8%	12.8%	12.7%
Services	16.8%	16.5%	13.9%
Blue Collar	26.5%	28.9%	22.8%
Farming/Forestry/Fishing	0.5%	0.6%	0.4%
Construction/Extraction	5.4%	6.2%	4.9%
Installation/Maintenance/Repair	2.8%	2.9%	2.7%
Production	6.1%	6.7%	4.9%
Transportation/Material Moving	11.7%	12.6%	9.9%

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<b>2010 Households by Type</b>			
Total	52,823	130,516	280,608
Households with 1 Person	20.0%	17.6%	16.8%
Households with 2+ People	80.0%	82.4%	83.2%
Family Households	73.4%	76.6%	77.7%
Husband-wife Families	48.9%	52.2%	56.2%
With Related Children	27.6%	29.7%	30.4%
Other Family (No Spouse Present)	24.6%	24.4%	21.5%
Other Family with Male Householder	7.4%	7.6%	6.6%
With Related Children	4.5%	4.5%	3.8%
Other Family with Female Householder	17.2%	16.8%	14.8%
With Related Children	11.1%	10.8%	9.1%
Nonfamily Households	6.5%	5.8%	5.5%
All Households with Children	43.8%	45.8%	43.9%
Multigenerational Households	9.7%	10.6%	9.3%
Unmarried Partner Households	7.9%	7.6%	6.5%
Male-female	6.9%	6.7%	5.7%
Same-sex	1.0%	0.9%	0.8%
<b>2010 Households by Size</b>			
Total	52,823	130,515	280,610
1 Person Household	20.0%	17.6%	16.8%
2 Person Household	25.0%	24.3%	25.9%
3 Person Household	16.6%	16.6%	18.0%
4 Person Household	16.1%	16.7%	18.1%
5 Person Household	10.7%	11.4%	10.8%
6 Person Household	5.5%	6.1%	5.2%
7 + Person Household	6.2%	7.4%	5.3%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	52,823	130,516	280,608
Owner Occupied	53.0%	57.0%	64.7%
Owned with a Mortgage/Loan	42.4%	45.4%	53.7%
Owned Free and Clear	10.6%	11.6%	11.1%
Renter Occupied	47.0%	43.0%	35.3%
<b>2021 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	80	79	82
Percent of Income for Mortgage	30.3%	30.6%	29.2%
Wealth Index	84	93	117
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	55,973	137,771	293,600
Housing Units Inside Urbanized Area	100.0%	100.0%	99.4%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.6%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	175,477	449,708	930,081
Population Inside Urbanized Area	100.0%	100.0%	99.5%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.5%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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<b>Top 3 Tapestry Segments</b>			
1.	Urban Villages (7B)	Urban Villages (7B)	Urban Villages (7B)
2.	Pleasantville (2B)	Family Extensions (13B)	Pleasantville (2B)
3.	Family Extensions (13B)	Pleasantville (2B)	Family Extensions (13B)
<b>2021 Consumer Spending</b>			
Apparel & Services: Total \$	\$113,503,789	\$286,182,223	\$720,446,580
Average Spent	\$2,031.17	\$2,096.02	\$2,389.78
Spending Potential Index	96	99	113
Education: Total \$	\$96,914,676	\$245,715,128	\$632,864,104
Average Spent	\$1,734.30	\$1,799.64	\$2,099.26
Spending Potential Index	100	104	122
Entertainment/Recreation: Total \$	\$164,356,253	\$415,537,213	\$1,066,898,986
Average Spent	\$2,941.18	\$3,043.43	\$3,538.99
Spending Potential Index	91	94	110
Food at Home: Total \$	\$290,423,805	\$732,123,589	\$1,826,054,219
Average Spent	\$5,197.18	\$5,362.13	\$6,057.17
Spending Potential Index	95	98	111
Food Away from Home: Total \$	\$209,168,239	\$528,088,373	\$1,314,682,945
Average Spent	\$3,743.10	\$3,867.76	\$4,360.91
Spending Potential Index	99	102	115
Health Care: Total \$	\$301,772,488	\$758,631,212	\$1,962,111,539
Average Spent	\$5,400.27	\$5,556.27	\$6,508.48
Spending Potential Index	87	89	104
HH Furnishings & Equipment: Total \$	\$115,925,129	\$292,862,567	\$757,040,239
Average Spent	\$2,074.50	\$2,144.95	\$2,511.16
Spending Potential Index	92	95	111
Personal Care Products & Services: Total \$	\$46,976,093	\$117,988,786	\$301,619,222
Average Spent	\$840.65	\$864.16	\$1,000.49
Spending Potential Index	94	96	111
Shelter: Total \$	\$1,157,118,827	\$2,932,246,603	\$7,267,434,665
Average Spent	\$20,706.84	\$21,476.00	\$24,106.66
Spending Potential Index	103	107	120
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$114,052,584	\$287,901,512	\$765,257,506
Average Spent	\$2,040.99	\$2,108.61	\$2,538.42
Spending Potential Index	85	88	106
Travel: Total \$	\$135,064,804	\$343,804,965	\$890,211,094
Average Spent	\$2,417.01	\$2,518.05	\$2,952.90
Spending Potential Index	96	100	117
Vehicle Maintenance & Repairs: Total \$	\$55,671,023	\$139,741,577	\$356,228,781
Average Spent	\$996.24	\$1,023.48	\$1,181.64
Spending Potential Index	90	92	107

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.