



Executive Summary

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
Population			
2000 Population	167,930	434,255	871,800
2010 Population	175,477	449,708	930,081
2021 Population	185,191	469,516	996,258
2026 Population	188,819	478,205	1,018,979
2000-2010 Annual Rate	0.44%	0.35%	0.65%
2010-2021 Annual Rate	0.48%	0.38%	0.61%
2021-2026 Annual Rate	0.39%	0.37%	0.45%
2021 Male Population	48.8%	49.3%	49.5%
2021 Female Population	51.2%	50.7%	50.5%
2021 Median Age	33.3	33.6	35.6

In the identified area, the current year population is 996,258. In 2010, the Census count in the area was 930,081. The rate of change since 2010 was 0.61% annually. The five-year projection for the population in the area is 1,018,979 representing a change of 0.45% annually from 2021 to 2026. Currently, the population is 49.5% male and 50.5% female.

Median Age

The median age in this area is 33.3, compared to U.S. median age of 38.5.

Race and Ethnicity

2021 White Alone	54.2%	53.3%	52.8%
2021 Black Alone	6.2%	5.3%	5.9%
2021 American Indian/Alaska Native Alone	0.9%	1.0%	0.8%
2021 Asian Alone	8.5%	8.0%	14.3%
2021 Pacific Islander Alone	0.2%	0.2%	0.2%
2021 Other Race	24.6%	27.2%	20.8%
2021 Two or More Races	5.3%	5.0%	5.2%
2021 Hispanic Origin (Any Race)	61.2%	64.3%	52.8%

Persons of Hispanic origin represent 52.8% of the population in the identified area compared to 18.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 84.8 in the identified area, compared to 65.4 for the U.S. as a whole.

Households

2021 Wealth Index	84	93	117
2000 Households	51,392	127,105	259,302
2010 Households	52,823	130,516	280,608
2021 Total Households	55,881	136,536	301,470
2026 Total Households	56,979	138,985	308,153
2000-2010 Annual Rate	0.28%	0.27%	0.79%
2010-2021 Annual Rate	0.50%	0.40%	0.64%
2021-2026 Annual Rate	0.39%	0.36%	0.44%
2021 Average Household Size	3.20	3.37	3.23

The household count in this area has changed from 280,608 in 2010 to 301,470 in the current year, a change of 0.64% annually. The five-year projection of households is 308,153, a change of 0.44% annually from the current year total. Average household size is currently 3.23, compared to 3.23 in the year 2010. The number of families in the current year is 234,042 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

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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Mortgage Income			
2021 Percent of Income for Mortgage	30.3%	30.6%	29.2%
Median Household Income			
2021 Median Household Income	\$68,226	\$70,735	\$84,050
2026 Median Household Income	\$76,575	\$78,742	\$92,873
2021-2026 Annual Rate	2.34%	2.17%	2.02%
Average Household Income			
2021 Average Household Income	\$88,135	\$91,360	\$105,575
2026 Average Household Income	\$99,708	\$103,424	\$119,345
2021-2026 Annual Rate	2.50%	2.51%	2.48%
Per Capita Income			
2021 Per Capita Income	\$26,716	\$26,633	\$32,038
2026 Per Capita Income	\$30,199	\$30,124	\$36,187
2021-2026 Annual Rate	2.48%	2.49%	2.47%

Households by Income
 Current median household income is \$84,050 in the area, compared to \$64,730 for all U.S. households. Median household income is projected to be \$92,873 in five years, compared to \$72,932 for all U.S. households

Current average household income is \$105,575 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$119,345 in five years, compared to \$103,679 for all U.S. households

Current per capita income is \$32,038 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$36,187 in five years, compared to \$39,378 for all U.S. households

Housing			
2021 Housing Affordability Index	80	79	82
2000 Total Housing Units	53,326	131,978	267,611
2000 Owner Occupied Housing Units	28,088	74,299	173,857
2000 Renter Occupied Housing Units	23,304	52,806	85,445
2000 Vacant Housing Units	1,934	4,873	8,309
2010 Total Housing Units	55,973	137,771	293,600
2010 Owner Occupied Housing Units	28,002	74,387	181,670
2010 Renter Occupied Housing Units	24,821	56,129	98,938
2010 Vacant Housing Units	3,150	7,255	12,992
2021 Total Housing Units	58,874	143,333	313,707
2021 Owner Occupied Housing Units	28,589	75,039	191,133
2021 Renter Occupied Housing Units	27,292	61,496	110,337
2021 Vacant Housing Units	2,993	6,797	12,237
2026 Total Housing Units	60,163	146,209	321,453
2026 Owner Occupied Housing Units	29,252	76,740	195,956
2026 Renter Occupied Housing Units	27,727	62,245	112,196
2026 Vacant Housing Units	3,184	7,224	13,300

Currently, 60.9% of the 313,707 housing units in the area are owner occupied; 35.2%, renter occupied; and 3.9% are vacant. Currently, in the U.S., 57.3% of the housing units in the area are owner occupied; 31.2% are renter occupied; and 11.5% are vacant. In 2010, there were 293,600 housing units in the area - 61.9% owner occupied, 33.7% renter occupied, and 4.4% vacant. The annual rate of change in housing units since 2010 is 2.99%. Median home value in the area is \$584,487, compared to a median home value of \$264,021 for the U.S. In five years, median value is projected to change by 2.63% annually to \$665,600.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

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