



Community Profile

5060 S Plaza Ln, Montclair, California, 91763
Rings: 3, 5, 10 mile radii

Prepared by Esri
Latitude: 34.08508
Longitude: -117.69479

	3 miles	5 miles	10 miles
Population Summary			
2010 Total Population	177,986	459,324	936,279
2020 Total Population	188,297	471,116	983,707
2020 Group Quarters	7,834	11,650	24,829
2022 Total Population	188,973	471,651	993,663
2022 Group Quarters	7,834	11,650	24,829
2027 Total Population	190,515	472,405	993,958
2022-2027 Annual Rate	0.16%	0.03%	0.01%
2022 Total Daytime Population	186,623	433,931	1,003,764
Workers	86,024	180,733	490,506
Residents	100,599	253,198	513,258
Household Summary			
2010 Households	53,163	132,739	281,901
2010 Average Household Size	3.23	3.39	3.23
2020 Total Households	57,815	142,760	307,620
2020 Average Household Size	3.12	3.22	3.12
2022 Total Households	58,511	143,689	311,955
2022 Average Household Size	3.10	3.20	3.11
2027 Total Households	59,275	144,639	313,257
2027 Average Household Size	3.08	3.19	3.09
2022-2027 Annual Rate	0.26%	0.13%	0.08%
2010 Families	39,035	101,870	219,145
2010 Average Family Size	3.71	3.80	3.62
2022 Total Families	42,649	109,507	241,368
2022 Average Family Size	3.57	3.60	3.49
2027 Total Families	43,198	110,163	242,225
2027 Average Family Size	3.55	3.59	3.48
2022-2027 Annual Rate	0.26%	0.12%	0.07%
Housing Unit Summary			
2000 Housing Units	53,729	133,914	268,313
Owner Occupied Housing Units	51.8%	56.1%	65.0%
Renter Occupied Housing Units	44.5%	40.2%	31.9%
Vacant Housing Units	3.7%	3.7%	3.1%
2010 Housing Units	56,376	140,107	294,970
Owner Occupied Housing Units	49.3%	53.9%	61.9%
Renter Occupied Housing Units	45.0%	40.9%	33.6%
Vacant Housing Units	5.7%	5.3%	4.4%
2020 Housing Units	59,744	147,118	317,843
Vacant Housing Units	3.2%	3.0%	3.2%
2022 Housing Units	60,442	148,121	322,600
Owner Occupied Housing Units	49.1%	53.7%	61.1%
Renter Occupied Housing Units	47.7%	43.3%	35.6%
Vacant Housing Units	3.2%	3.0%	3.3%
2027 Housing Units	61,238	149,740	325,515
Owner Occupied Housing Units	49.3%	53.7%	61.0%
Renter Occupied Housing Units	47.5%	42.9%	35.2%
Vacant Housing Units	3.2%	3.4%	3.8%
Median Household Income			
2022	\$74,450	\$77,667	\$91,762
2027	\$86,756	\$89,752	\$104,092
Median Home Value			
2022	\$481,981	\$505,304	\$572,808
2027	\$586,094	\$603,076	\$638,724
Per Capita Income			
2022	\$30,785	\$31,845	\$37,999
2027	\$36,626	\$37,813	\$44,943
Median Age			
2010	31.3	31.7	33.8
2022	33.2	33.7	35.6
2027	34.7	35.5	37.2

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: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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2022 Households by Income			
Household Income Base	58,511	143,689	311,952
<\$15,000	6.3%	6.1%	5.0%
\$15,000 - \$24,999	6.0%	6.0%	4.5%
\$25,000 - \$34,999	7.8%	7.0%	5.5%
\$35,000 - \$49,999	11.1%	10.8%	8.6%
\$50,000 - \$74,999	19.1%	18.1%	15.6%
\$75,000 - \$99,999	14.5%	15.1%	14.8%
\$100,000 - \$149,999	19.1%	19.1%	22.2%
\$150,000 - \$199,999	8.9%	9.5%	12.0%
\$200,000+	7.2%	8.4%	11.8%
Average Household Income	\$99,047	\$104,423	\$120,587
2027 Households by Income			
Household Income Base	59,275	144,639	313,254
<\$15,000	4.3%	4.2%	3.4%
\$15,000 - \$24,999	3.8%	3.7%	2.7%
\$25,000 - \$34,999	5.1%	4.7%	3.3%
\$35,000 - \$49,999	8.6%	8.6%	6.3%
\$50,000 - \$74,999	19.3%	18.0%	15.5%
\$75,000 - \$99,999	16.2%	16.4%	15.9%
\$100,000 - \$149,999	21.7%	21.5%	23.0%
\$150,000 - \$199,999	11.8%	12.3%	14.6%
\$200,000+	9.1%	10.7%	15.3%
Average Household Income	\$117,410	\$123,423	\$142,151
2022 Owner Occupied Housing Units by Value			
Total	29,687	79,514	197,260
<\$50,000	1.7%	1.9%	1.6%
\$50,000 - \$99,999	1.0%	1.4%	1.2%
\$100,000 - \$149,999	0.5%	0.7%	0.5%
\$150,000 - \$199,999	0.6%	0.5%	0.4%
\$200,000 - \$249,999	1.4%	1.3%	0.9%
\$250,000 - \$299,999	3.1%	2.6%	1.5%
\$300,000 - \$399,999	18.6%	15.2%	10.0%
\$400,000 - \$499,999	28.3%	25.5%	21.4%
\$500,000 - \$749,999	31.7%	37.0%	42.8%
\$750,000 - \$999,999	9.2%	9.3%	13.7%
\$1,000,000 - \$1,499,999	2.2%	2.5%	3.9%
\$1,500,000 - \$1,999,999	0.4%	0.7%	0.7%
\$2,000,000 +	1.5%	1.3%	1.3%
Average Home Value	\$552,424	\$567,456	\$619,021
2027 Owner Occupied Housing Units by Value			
Total	30,182	80,350	198,692
<\$50,000	0.4%	0.6%	0.6%
\$50,000 - \$99,999	0.2%	0.2%	0.3%
\$100,000 - \$149,999	0.1%	0.2%	0.1%
\$150,000 - \$199,999	0.3%	0.2%	0.2%
\$200,000 - \$249,999	0.3%	0.5%	0.3%
\$250,000 - \$299,999	1.3%	1.0%	0.8%
\$300,000 - \$399,999	8.3%	6.7%	4.1%
\$400,000 - \$499,999	25.3%	21.6%	16.5%
\$500,000 - \$749,999	40.4%	46.0%	49.1%
\$750,000 - \$999,999	16.4%	15.7%	20.0%
\$1,000,000 - \$1,499,999	4.0%	3.9%	5.2%
\$1,500,000 - \$1,999,999	0.6%	1.0%	1.0%
\$2,000,000 +	2.5%	2.2%	2.0%
Average Home Value	\$660,801	\$668,776	\$700,492

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: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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2010 Population by Age			
Total	177,986	459,321	936,278
0 - 4	7.4%	7.5%	6.6%
5 - 9	7.2%	7.4%	6.9%
10 - 14	7.6%	8.0%	7.7%
15 - 24	18.3%	17.3%	16.8%
25 - 34	14.7%	14.3%	13.7%
35 - 44	13.6%	13.7%	13.9%
45 - 54	12.6%	13.0%	14.5%
55 - 64	9.1%	9.4%	10.5%
65 - 74	4.9%	5.1%	5.3%
75 - 84	3.1%	3.1%	2.9%
85 +	1.5%	1.3%	1.2%
18 +	72.8%	71.9%	73.7%
2022 Population by Age			
Total	188,973	471,650	993,665
0 - 4	6.7%	6.8%	6.1%
5 - 9	6.7%	7.0%	6.4%
10 - 14	6.6%	6.9%	6.5%
15 - 24	16.6%	15.2%	14.0%
25 - 34	16.2%	16.3%	16.1%
35 - 44	12.8%	12.8%	13.4%
45 - 54	11.1%	11.3%	12.1%
55 - 64	10.1%	10.5%	11.7%
65 - 74	7.3%	7.6%	8.3%
75 - 84	3.9%	3.9%	3.9%
85 +	1.9%	1.7%	1.5%
18 +	75.9%	75.2%	77.1%
2027 Population by Age			
Total	190,514	472,405	993,955
0 - 4	6.6%	6.8%	6.1%
5 - 9	6.3%	6.5%	6.1%
10 - 14	6.5%	6.8%	6.4%
15 - 24	15.6%	14.1%	12.7%
25 - 34	15.3%	15.1%	15.0%
35 - 44	14.0%	14.4%	15.6%
45 - 54	11.0%	11.2%	11.7%
55 - 64	9.9%	10.2%	10.9%
65 - 74	7.9%	8.2%	9.0%
75 - 84	4.7%	4.7%	4.9%
85 +	2.1%	1.9%	1.7%
18 +	76.7%	76.0%	77.8%
2010 Population by Sex			
Males	86,821	226,526	462,702
Females	91,165	232,797	473,577
2022 Population by Sex			
Males	92,429	232,670	491,138
Females	96,544	238,982	502,525
2027 Population by Sex			
Males	93,296	233,328	491,649
Females	97,219	239,077	502,309

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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2010 Population by Race/Ethnicity			
Total	177,986	459,324	936,279
White Alone	56.5%	55.8%	56.5%
Black Alone	6.6%	5.7%	6.2%
American Indian Alone	1.0%	1.0%	0.8%
Asian Alone	7.3%	7.0%	12.5%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	23.5%	25.6%	19.0%
Two or More Races	4.8%	4.6%	4.8%
Hispanic Origin	58.1%	60.7%	48.3%
Diversity Index	80.1	79.7	81.1
2020 Population by Race/Ethnicity			
Total	188,297	471,116	983,707
White Alone	30.6%	30.5%	33.1%
Black Alone	5.7%	5.1%	5.8%
American Indian Alone	2.0%	2.1%	1.6%
Asian Alone	9.3%	9.1%	16.7%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	33.0%	34.2%	25.0%
Two or More Races	19.1%	18.8%	17.5%
Hispanic Origin	61.2%	62.8%	50.1%
Diversity Index	86.8	86.3	88.3
2022 Population by Race/Ethnicity			
Total	188,972	471,651	993,663
White Alone	29.9%	29.7%	32.2%
Black Alone	5.6%	5.0%	5.8%
American Indian Alone	2.1%	2.2%	1.6%
Asian Alone	9.6%	9.4%	17.2%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	33.2%	34.4%	25.2%
Two or More Races	19.3%	19.0%	17.7%
Hispanic Origin	61.1%	62.8%	50.1%
Diversity Index	86.9	86.4	88.4
2027 Population by Race/Ethnicity			
Total	190,515	472,405	993,957
White Alone	27.4%	27.2%	29.4%
Black Alone	5.5%	4.9%	5.6%
American Indian Alone	2.4%	2.4%	1.8%
Asian Alone	10.4%	10.2%	18.4%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	34.4%	35.6%	26.3%
Two or More Races	19.7%	19.5%	18.2%
Hispanic Origin	61.4%	63.1%	50.3%
Diversity Index	87.0	86.5	88.7
2010 Population by Relationship and Household Type			
Total	177,986	459,324	936,279
In Households	96.6%	97.9%	97.4%
In Family Households	85.8%	88.6%	88.2%
Householder	21.9%	22.2%	23.4%
Spouse	14.5%	15.1%	17.0%
Child	36.4%	38.0%	36.8%
Other relative	8.6%	9.0%	7.7%
Nonrelative	4.4%	4.4%	3.4%
In Nonfamily Households	10.8%	9.3%	9.2%
In Group Quarters	3.4%	2.1%	2.6%
Institutionalized Population	0.4%	0.6%	1.4%
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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2022 Population 25+ by Educational Attainment			
Total	119,812	302,484	665,910
Less than 9th Grade	9.0%	10.2%	6.7%
9th - 12th Grade, No Diploma	9.7%	10.1%	7.2%
High School Graduate	20.6%	21.2%	19.0%
GED/Alternative Credential	2.6%	2.7%	2.4%
Some College, No Degree	21.0%	20.6%	20.6%
Associate Degree	8.6%	8.5%	9.7%
Bachelor's Degree	17.8%	17.4%	22.6%
Graduate/Professional Degree	10.6%	9.3%	11.7%
2022 Population 15+ by Marital Status			
Total	151,149	374,197	804,807
Never Married	42.8%	40.4%	37.3%
Married	43.2%	46.0%	49.6%
Widowed	5.0%	5.0%	4.7%
Divorced	9.1%	8.6%	8.4%
2022 Civilian Population 16+ in Labor Force			
Civilian Population 16+	95,634	236,766	510,202
Population 16+ Employed	94.4%	94.2%	94.5%
Population 16+ Unemployment rate	5.6%	5.8%	5.5%
Population 16-24 Employed	16.5%	15.3%	13.2%
Population 16-24 Unemployment rate	10.7%	12.5%	12.8%
Population 25-54 Employed	65.3%	65.8%	66.0%
Population 25-54 Unemployment rate	4.5%	4.5%	4.3%
Population 55-64 Employed	13.2%	13.8%	15.4%
Population 55-64 Unemployment rate	4.2%	4.4%	4.2%
Population 65+ Employed	5.0%	5.2%	5.5%
Population 65+ Unemployment rate	5.5%	4.4%	4.4%
2022 Employed Population 16+ by Industry			
Total	90,298	223,058	482,225
Agriculture/Mining	0.7%	0.8%	0.5%
Construction	7.4%	8.2%	7.2%
Manufacturing	9.3%	10.2%	9.3%
Wholesale Trade	3.0%	3.5%	3.8%
Retail Trade	11.7%	11.5%	10.8%
Transportation/Utilities	9.1%	9.9%	9.1%
Information	1.3%	1.5%	1.8%
Finance/Insurance/Real Estate	4.6%	4.7%	6.1%
Services	49.1%	45.9%	46.3%
Public Administration	3.7%	3.9%	5.2%
2022 Employed Population 16+ by Occupation			
Total	90,298	223,057	482,224
White Collar	54.9%	53.3%	62.2%
Management/Business/Financial	13.5%	13.4%	17.5%
Professional	20.1%	18.4%	22.5%
Sales	8.8%	8.9%	9.6%
Administrative Support	12.4%	12.6%	12.6%
Services	17.7%	17.4%	14.6%
Blue Collar	27.4%	29.3%	23.2%
Farming/Forestry/Fishing	0.5%	0.5%	0.3%
Construction/Extraction	5.6%	6.3%	5.0%
Installation/Maintenance/Repair	3.0%	2.9%	2.7%
Production	6.4%	6.8%	5.0%
Transportation/Material Moving	11.9%	12.8%	10.1%

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2010 Households by Type			
Total	53,163	132,740	281,902
Households with 1 Person	20.0%	17.4%	16.8%
Households with 2+ People	80.0%	82.6%	83.2%
Family Households	73.4%	76.7%	77.7%
Husband-wife Families	48.6%	52.2%	56.3%
With Related Children	27.7%	29.9%	30.5%
Other Family (No Spouse Present)	24.9%	24.5%	21.4%
Other Family with Male Householder	7.5%	7.7%	6.6%
With Related Children	4.6%	4.6%	3.8%
Other Family with Female Householder	17.4%	16.8%	14.8%
With Related Children	11.3%	10.9%	9.1%
Nonfamily Households	6.6%	5.8%	5.5%
All Households with Children	44.2%	46.1%	44.0%
Multigenerational Households	9.8%	10.7%	9.3%
Unmarried Partner Households	8.0%	7.6%	6.5%
Male-female	7.0%	6.7%	5.7%
Same-sex	1.0%	0.8%	0.8%
2010 Households by Size			
Total	53,164	132,740	281,900
1 Person Household	20.0%	17.4%	16.8%
2 Person Household	24.6%	24.1%	25.8%
3 Person Household	16.5%	16.6%	18.0%
4 Person Household	16.1%	16.7%	18.2%
5 Person Household	10.8%	11.5%	10.8%
6 Person Household	5.6%	6.2%	5.2%
7 + Person Household	6.5%	7.5%	5.3%
2010 Households by Tenure and Mortgage Status			
Total	53,163	132,739	281,899
Owner Occupied	52.3%	56.9%	64.8%
Owned with a Mortgage/Loan	42.0%	45.4%	53.7%
Owned Free and Clear	10.3%	11.5%	11.1%
Renter Occupied	47.7%	43.1%	35.2%
2022 Affordability, Mortgage and Wealth			
Housing Affordability Index	73	73	75
Percent of Income for Mortgage	34.1%	34.3%	32.9%
Wealth Index	81	92	118
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	56,376	140,107	294,970
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%
2010 Population By Urban/ Rural Status			
Total Population	177,986	459,324	936,279
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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Top 3 Tapestry Segments			
1.	Urban Villages (7B)	Urban Villages (7B)	Urban Villages (7B)
2.	Family Extensions (13B)	Family Extensions (13B)	Pleasantville (2B)
3.	Pleasantville (2B)	Pleasantville (2B)	Family Extensions (13B)
2022 Consumer Spending			
Apparel & Services: Total \$	\$133,834,893	\$344,792,849	\$852,016,089
Average Spent	\$2,287.35	\$2,399.58	\$2,731.21
Spending Potential Index	95	100	113
Education: Total \$	\$113,788,001	\$294,395,454	\$746,113,492
Average Spent	\$1,944.73	\$2,048.84	\$2,391.73
Spending Potential Index	99	104	122
Entertainment/Recreation: Total \$	\$193,333,457	\$499,773,234	\$1,260,945,634
Average Spent	\$3,304.22	\$3,478.16	\$4,042.08
Spending Potential Index	90	95	110
Food at Home: Total \$	\$342,524,789	\$882,300,495	\$2,159,857,539
Average Spent	\$5,854.02	\$6,140.35	\$6,923.62
Spending Potential Index	95	99	112
Food Away from Home: Total \$	\$246,837,805	\$636,870,324	\$1,555,837,707
Average Spent	\$4,218.66	\$4,432.28	\$4,987.38
Spending Potential Index	98	103	116
Health Care: Total \$	\$354,774,570	\$912,254,408	\$2,318,793,676
Average Spent	\$6,063.38	\$6,348.81	\$7,433.10
Spending Potential Index	86	90	105
HH Furnishings & Equipment: Total \$	\$136,351,711	\$352,225,196	\$894,792,154
Average Spent	\$2,330.36	\$2,451.30	\$2,868.34
Spending Potential Index	91	96	112
Personal Care Products & Services: Total \$	\$55,295,321	\$141,964,234	\$356,529,508
Average Spent	\$945.04	\$988.00	\$1,142.89
Spending Potential Index	93	97	112
Shelter: Total \$	\$1,364,078,994	\$3,531,209,098	\$8,593,334,070
Average Spent	\$23,313.21	\$24,575.36	\$27,546.71
Spending Potential Index	102	107	120
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$133,907,136	\$346,254,849	\$905,267,623
Average Spent	\$2,288.58	\$2,409.75	\$2,901.92
Spending Potential Index	84	89	107
Travel: Total \$	\$158,645,418	\$413,015,749	\$1,051,676,681
Average Spent	\$2,711.38	\$2,874.37	\$3,371.24
Spending Potential Index	94	100	117
Vehicle Maintenance & Repairs: Total \$	\$65,646,474	\$168,440,424	\$421,532,851
Average Spent	\$1,121.95	\$1,172.26	\$1,351.26
Spending Potential Index	89	93	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: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.