



Community Profile

RIVERVIEW WEST
Area: 2.36 square miles

Prepared by Esri

Population Summary	
2000 Total Population	34,872
2010 Total Population	34,000
2021 Total Population	34,805
2021 Group Quarters	91
2026 Total Population	35,204
2021-2026 Annual Rate	0.23%
2021 Total Daytime Population	25,575
Workers	6,429
Residents	19,146
Household Summary	
2000 Households	7,814
2000 Average Household Size	4.45
2010 Households	7,979
2010 Average Household Size	4.25
2021 Households	8,105
2021 Average Household Size	4.28
2026 Households	8,172
2026 Average Household Size	4.30
2021-2026 Annual Rate	0.16%
2010 Families	6,665
2010 Average Family Size	4.38
2021 Families	6,778
2021 Average Family Size	4.42
2026 Families	6,839
2026 Average Family Size	4.43
2021-2026 Annual Rate	0.18%
Housing Unit Summary	
2000 Housing Units	7,987
Owner Occupied Housing Units	60.1%
Renter Occupied Housing Units	37.7%
Vacant Housing Units	2.2%
2010 Housing Units	8,294
Owner Occupied Housing Units	55.5%
Renter Occupied Housing Units	40.7%
Vacant Housing Units	3.8%
2021 Housing Units	8,450
Owner Occupied Housing Units	53.5%
Renter Occupied Housing Units	42.4%
Vacant Housing Units	4.1%
2026 Housing Units	8,546
Owner Occupied Housing Units	53.8%
Renter Occupied Housing Units	41.8%
Vacant Housing Units	4.4%
Median Household Income	
2021	\$57,229
2026	\$65,886
Median Home Value	
2021	\$568,049
2026	\$618,552
Per Capita Income	
2021	\$18,014
2026	\$20,972
Median Age	
2010	33.4
2021	34.5
2026	36.5

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.

October 21, 2021



Community Profile

RIVERVIEW WEST
Area: 2.36 square miles

Prepared by Esri

2021 Households by Income

Household Income Base	8,105
<\$15,000	9.4%
\$15,000 - \$24,999	9.2%
\$25,000 - \$34,999	10.3%
\$35,000 - \$49,999	13.9%
\$50,000 - \$74,999	18.7%
\$75,000 - \$99,999	11.7%
\$100,000 - \$149,999	16.0%
\$150,000 - \$199,999	6.3%
\$200,000+	4.3%
Average Household Income	\$76,014

2026 Households by Income

Household Income Base	8,172
<\$15,000	7.8%
\$15,000 - \$24,999	7.5%
\$25,000 - \$34,999	9.0%
\$35,000 - \$49,999	13.2%
\$50,000 - \$74,999	17.5%
\$75,000 - \$99,999	11.5%
\$100,000 - \$149,999	19.1%
\$150,000 - \$199,999	8.8%
\$200,000+	5.5%
Average Household Income	\$88,793

2021 Owner Occupied Housing Units by Value

Total	4,519
<\$50,000	5.2%
\$50,000 - \$99,999	1.6%
\$100,000 - \$149,999	0.4%
\$150,000 - \$199,999	0.4%
\$200,000 - \$249,999	0.6%
\$250,000 - \$299,999	0.9%
\$300,000 - \$399,999	8.7%
\$400,000 - \$499,999	16.3%
\$500,000 - \$749,999	58.8%
\$750,000 - \$999,999	4.2%
\$1,000,000 - \$1,499,999	2.4%
\$1,500,000 - \$1,999,999	0.5%
\$2,000,000 +	0.0%
Average Home Value	\$555,377

2026 Owner Occupied Housing Units by Value

Total	4,596
<\$50,000	4.2%
\$50,000 - \$99,999	1.1%
\$100,000 - \$149,999	0.3%
\$150,000 - \$199,999	0.2%
\$200,000 - \$249,999	0.4%
\$250,000 - \$299,999	0.7%
\$300,000 - \$399,999	3.8%
\$400,000 - \$499,999	8.2%
\$500,000 - \$749,999	65.4%
\$750,000 - \$999,999	6.6%
\$1,000,000 - \$1,499,999	7.6%
\$1,500,000 - \$1,999,999	1.4%
\$2,000,000 +	0.0%
Average Home Value	\$641,988

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.

October 21, 2021



Community Profile

RIVERVIEW WEST
Area: 2.36 square miles

Prepared by Esri

2010 Population by Age

Total	34,000
0 - 4	7.2%
5 - 9	7.4%
10 - 14	7.7%
15 - 24	15.9%
25 - 34	13.9%
35 - 44	15.3%
45 - 54	12.8%
55 - 64	9.9%
65 - 74	5.8%
75 - 84	3.2%
85 +	0.8%
18 +	72.6%

2021 Population by Age

Total	34,805
0 - 4	6.8%
5 - 9	7.1%
10 - 14	6.9%
15 - 24	13.5%
25 - 34	16.5%
35 - 44	13.2%
45 - 54	12.7%
55 - 64	10.3%
65 - 74	8.1%
75 - 84	3.7%
85 +	1.1%
18 +	75.0%

2026 Population by Age

Total	35,203
0 - 4	6.7%
5 - 9	6.6%
10 - 14	7.1%
15 - 24	12.8%
25 - 34	14.3%
35 - 44	15.3%
45 - 54	11.8%
55 - 64	10.9%
65 - 74	8.5%
75 - 84	4.6%
85 +	1.3%
18 +	75.7%

2010 Population by Sex

Males	17,072
Females	16,928

2021 Population by Sex

Males	17,461
Females	17,343

2026 Population by Sex

Males	17,728
Females	17,477

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

October 21, 2021



Community Profile

RIVERVIEW WEST
Area: 2.36 square miles

Prepared by Esri

2010 Population by Race/Ethnicity

Total	34,000
White Alone	31.2%
Black Alone	0.9%
American Indian Alone	1.0%
Asian Alone	38.2%
Pacific Islander Alone	0.5%
Some Other Race Alone	24.7%
Two or More Races	3.5%
Hispanic Origin	52.0%
Diversity Index	87.8

2021 Population by Race/Ethnicity

Total	34,804
White Alone	28.0%
Black Alone	0.9%
American Indian Alone	0.8%
Asian Alone	42.2%
Pacific Islander Alone	0.5%
Some Other Race Alone	24.1%
Two or More Races	3.5%
Hispanic Origin	49.8%
Diversity Index	87.2

2026 Population by Race/Ethnicity

Total	35,205
White Alone	26.7%
Black Alone	0.9%
American Indian Alone	0.8%
Asian Alone	44.3%
Pacific Islander Alone	0.5%
Some Other Race Alone	23.3%
Two or More Races	3.5%
Hispanic Origin	48.4%
Diversity Index	86.6

2010 Population by Relationship and Household Type

Total	34,000
In Households	99.8%
In Family Households	93.6%
Householder	19.9%
Spouse	13.8%
Child	36.7%
Other relative	15.6%
Nonrelative	7.7%
In Nonfamily Households	6.1%
In Group Quarters	0.2%
Institutionalized Population	0.0%
Noninstitutionalized Population	0.2%

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.

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

October 21, 2021



Community Profile

RIVERVIEW WEST
Area: 2.36 square miles

Prepared by Esri

2021 Population 25+ by Educational Attainment

Total	22,862
Less than 9th Grade	19.1%
9th - 12th Grade, No Diploma	15.0%
High School Graduate	22.8%
GED/Alternative Credential	3.8%
Some College, No Degree	17.3%
Associate Degree	5.1%
Bachelor's Degree	13.3%
Graduate/Professional Degree	3.7%

2021 Population 15+ by Marital Status

Total	27,546
Never Married	41.5%
Married	46.7%
Widowed	5.0%
Divorced	6.9%

2021 Civilian Population 16+ in Labor Force

Civilian Population 16+	17,328
Population 16+ Employed	92.1%
Population 16+ Unemployment rate	7.9%
Population 16-24 Employed	11.9%
Population 16-24 Unemployment rate	10.4%
Population 25-54 Employed	69.9%
Population 25-54 Unemployment rate	7.9%
Population 55-64 Employed	13.6%
Population 55-64 Unemployment rate	7.7%
Population 65+ Employed	4.6%
Population 65+ Unemployment rate	2.8%

2021 Employed Population 16+ by Industry

Total	15,954
Agriculture/Mining	0.8%
Construction	7.8%
Manufacturing	16.6%
Wholesale Trade	1.4%
Retail Trade	13.7%
Transportation/Utilities	4.0%
Information	0.9%
Finance/Insurance/Real Estate	5.4%
Services	48.3%
Public Administration	1.3%

2021 Employed Population 16+ by Occupation

Total	15,955
White Collar	45.5%
Management/Business/Financial	8.1%
Professional	13.2%
Sales	9.5%
Administrative Support	14.6%
Services	22.9%
Blue Collar	31.7%
Farming/Forestry/Fishing	0.7%
Construction/Extraction	6.8%
Installation/Maintenance/Repair	3.6%
Production	12.4%
Transportation/Material Moving	8.2%

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

October 21, 2021



Community Profile

RIVERVIEW WEST
Area: 2.36 square miles

Prepared by Esri

2010 Households by Type	
Total	7,978
Households with 1 Person	11.6%
Households with 2+ People	88.4%
Family Households	83.5%
Husband-wife Families	57.8%
With Related Children	35.8%
Other Family (No Spouse Present)	25.8%
Other Family with Male Householder	8.8%
With Related Children	4.6%
Other Family with Female Householder	17.0%
With Related Children	9.5%
Nonfamily Households	4.8%
All Households with Children	51.0%
Multigenerational Households	15.0%
Unmarried Partner Households	5.5%
Male-female	4.8%
Same-sex	0.7%
2010 Households by Size	
Total	7,978
1 Person Household	11.6%
2 Person Household	18.2%
3 Person Household	15.2%
4 Person Household	16.8%
5 Person Household	13.3%
6 Person Household	8.7%
7 + Person Household	16.1%
2010 Households by Tenure and Mortgage Status	
Total	7,979
Owner Occupied	57.7%
Owned with a Mortgage/Loan	38.3%
Owned Free and Clear	19.4%
Renter Occupied	42.3%
2021 Affordability, Mortgage and Wealth	
Housing Affordability Index	59
Percent of Income for Mortgage	41.6%
Wealth Index	63
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	8,294
Housing Units Inside Urbanized Area	100.0%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	0.0%
2010 Population By Urban/ Rural Status	
Total Population	34,000
Population Inside Urbanized Area	100.0%
Population Inside Urbanized Cluster	0.0%
Rural Population	0.0%

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.

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



Community Profile

RIVERVIEW WEST
Area: 2.36 square miles

Prepared by Esri

Top 3 Tapestry Segments

1. Urban Villages (7B)
2. Family Extensions (13B)
3. Southwestern Families (7F)

2021 Consumer Spending

Apparel & Services: Total \$	\$13,698,083
Average Spent	\$1,690.08
Spending Potential Index	80
Education: Total \$	\$11,230,954
Average Spent	\$1,385.68
Spending Potential Index	80
Entertainment/Recreation: Total \$	\$20,299,632
Average Spent	\$2,504.58
Spending Potential Index	78
Food at Home: Total \$	\$35,893,920
Average Spent	\$4,428.61
Spending Potential Index	81
Food Away from Home: Total \$	\$26,494,317
Average Spent	\$3,268.89
Spending Potential Index	86
Health Care: Total \$	\$36,869,388
Average Spent	\$4,548.97
Spending Potential Index	73
HH Furnishings & Equipment: Total \$	\$14,282,645
Average Spent	\$1,762.20
Spending Potential Index	78
Personal Care Products & Services: Total \$	\$5,662,205
Average Spent	\$698.61
Spending Potential Index	78
Shelter: Total \$	\$147,659,013
Average Spent	\$18,218.26
Spending Potential Index	90
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$14,153,676
Average Spent	\$1,746.29
Spending Potential Index	73
Travel: Total \$	\$17,298,816
Average Spent	\$2,134.34
Spending Potential Index	84
Vehicle Maintenance & Repairs: Total \$	\$6,857,515
Average Spent	\$846.08
Spending Potential Index	76

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.

October 21, 2021