



Demographic and Income Profile

4591 Palm Ave, Riverside, California, 92501
Ring: 1 mile radius

Prepared by Esri
Latitude: 33.97773
Longitude: -117.39013

Summary	Census 2010	Census 2020	2022	2027
Population	11,009	11,504	11,506	11,784
Households	3,983	4,237	4,278	4,414
Families	2,354	-	2,468	2,537
Average Household Size	2.46	2.49	2.46	2.45
Owner Occupied Housing Units	1,966	-	2,175	2,249
Renter Occupied Housing Units	2,016	-	2,102	2,165
Median Age	35.1	-	38.3	39.7

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.48%	-0.06%	0.25%
Households	0.63%	-0.01%	0.31%
Families	0.55%	-0.01%	0.28%
Owner HHs	0.67%	0.05%	0.53%
Median Household Income	2.75%	3.60%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	360	8.4%	331	7.5%
\$15,000 - \$24,999	297	6.9%	172	3.9%
\$25,000 - \$34,999	201	4.7%	106	2.4%
\$35,000 - \$49,999	328	7.7%	263	6.0%
\$50,000 - \$74,999	741	17.3%	721	16.3%
\$75,000 - \$99,999	712	16.6%	803	18.2%
\$100,000 - \$149,999	834	19.5%	997	22.6%
\$150,000 - \$199,999	574	13.4%	736	16.7%
\$200,000+	231	5.4%	285	6.5%

Median Household Income	\$80,870	\$92,600
Average Household Income	\$99,481	\$115,335
Per Capita Income	\$36,821	\$42,951

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	676	6.1%	627	5.4%	639	5.4%
5 - 9	630	5.7%	624	5.4%	619	5.3%
10 - 14	591	5.4%	622	5.4%	614	5.2%
15 - 19	726	6.6%	620	5.4%	627	5.3%
20 - 24	892	8.1%	810	7.0%	768	6.5%
25 - 34	1,980	18.0%	1,848	16.1%	1,815	15.4%
35 - 44	1,637	14.9%	1,666	14.5%	1,750	14.8%
45 - 54	1,601	14.5%	1,426	12.4%	1,442	12.2%
55 - 64	1,205	10.9%	1,378	12.0%	1,320	11.2%
65 - 74	541	4.9%	1,125	9.8%	1,179	10.0%
75 - 84	371	3.4%	522	4.5%	764	6.5%
85+	159	1.4%	238	2.1%	249	2.1%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	7,645	69.4%	5,832	50.7%	5,698	49.5%	5,496	46.6%
Black Alone	949	8.6%	668	5.8%	663	5.8%	682	5.8%
American Indian Alone	156	1.4%	201	1.7%	213	1.9%	246	2.1%
Asian Alone	232	2.1%	350	3.0%	372	3.2%	410	3.5%
Pacific Islander Alone	27	0.2%	37	0.3%	40	0.3%	40	0.3%
Some Other Race Alone	1,406	12.8%	2,532	22.0%	2,603	22.6%	2,831	24.0%
Two or More Races	594	5.4%	1,883	16.4%	1,917	16.7%	2,079	17.6%
Hispanic Origin (Any Race)	3,870	35.2%	4,985	43.3%	5,058	44.0%	5,300	45.0%

Data Note: Income is expressed in current dollars.

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

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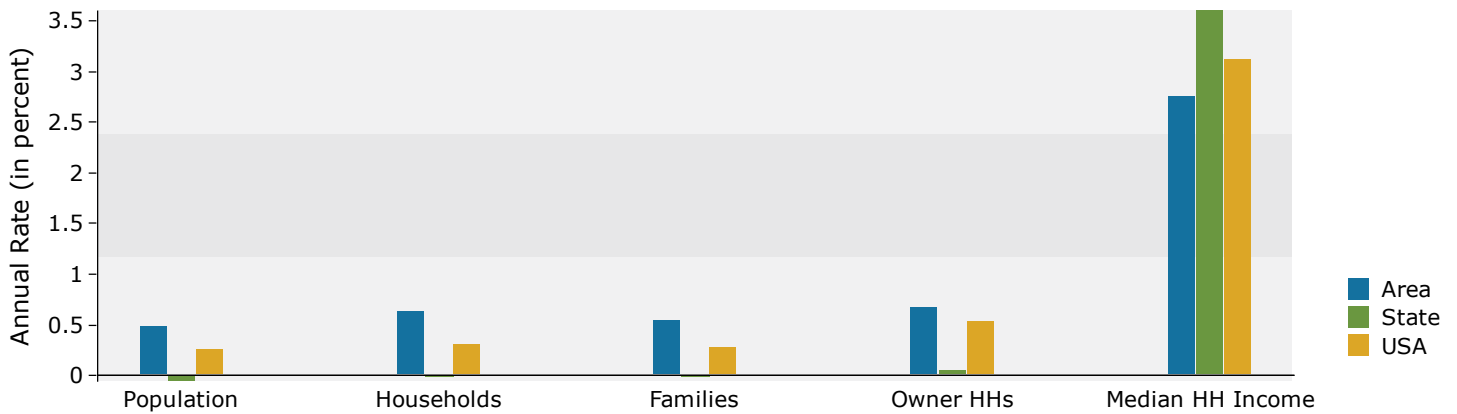


Demographic and Income Profile

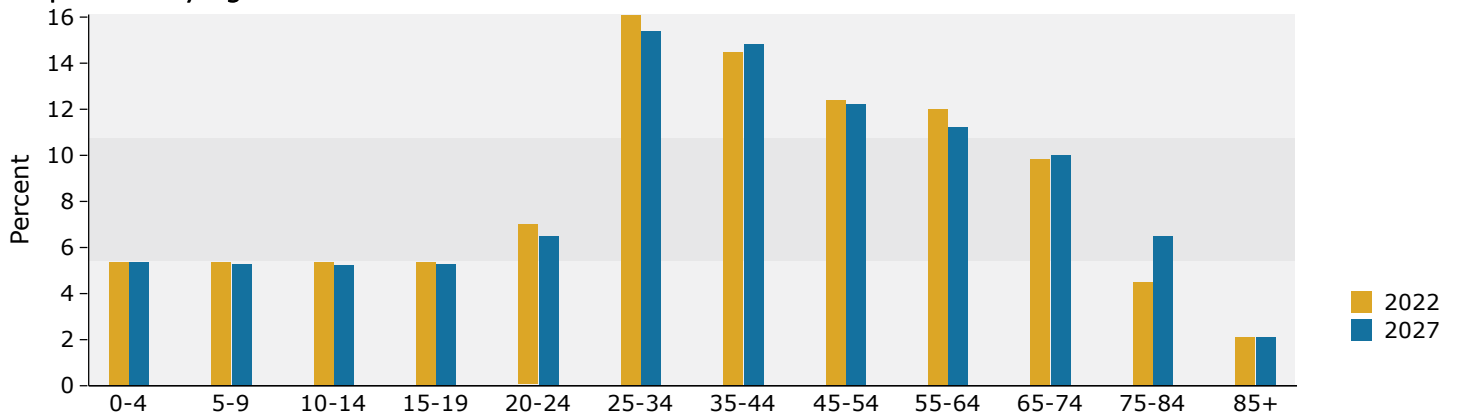
4591 Palm Ave, Riverside, California, 92501
Ring: 1 mile radius

Prepared by Esri
Latitude: 33.97773
Longitude: -117.39013

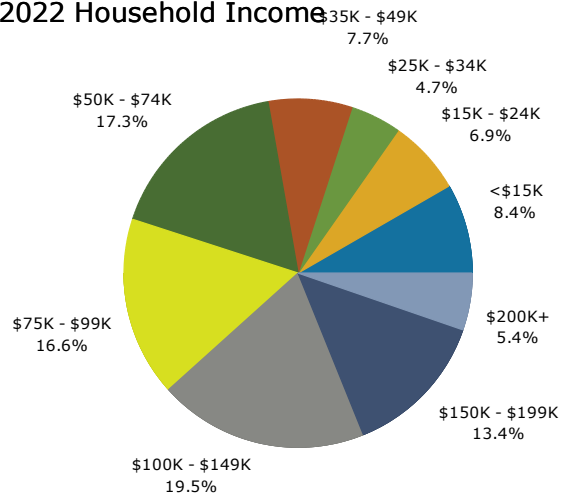
Trends 2022-2027



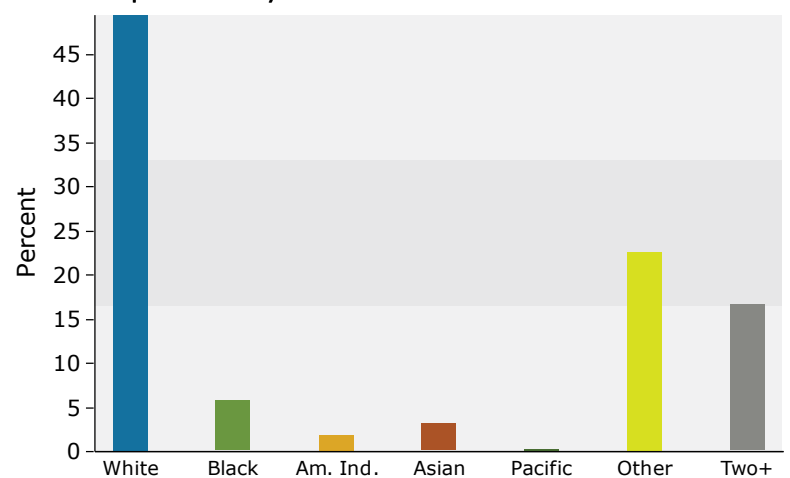
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 44.0%



Demographic and Income Profile

6446-6498 Corporate Centre Pl, Riverside, California, 92507
Ring: 1 mile radius

Prepared by Esri
Latitude: 33.93659
Longitude: -117.28702

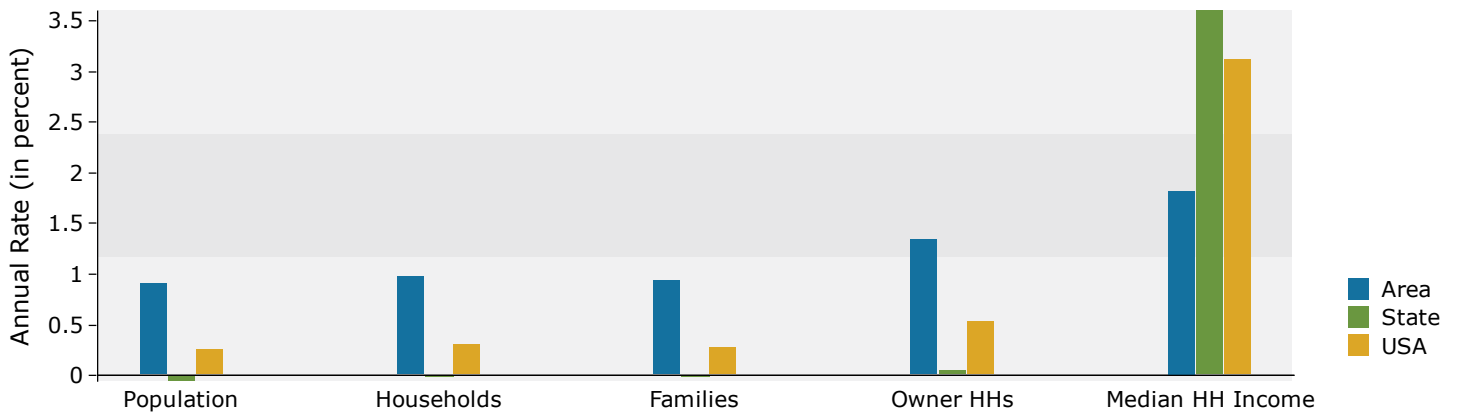
Summary	Census 2010		Census 2020		2022	2027				
Population	10,106		11,132		12,085	12,643				
Households	3,180		3,780		4,127	4,334				
Families	2,301		-		2,910	3,050				
Average Household Size	3.18		2.94		2.92	2.91				
Owner Occupied Housing Units	1,144		-		1,698	1,815				
Renter Occupied Housing Units	2,031		-		2,430	2,518				
Median Age	26.7		-		30.2	31.2				
Trends: 2022-2027 Annual Rate			Area		State	National				
Population			0.91%		-0.06%	0.25%				
Households			0.98%		-0.01%	0.31%				
Families			0.94%		-0.01%	0.28%				
Owner HHs			1.34%		0.05%	0.53%				
Median Household Income			1.82%		3.60%	3.12%				
Households by Income			2022		2027					
			Number	Percent	Number	Percent				
<\$15,000			246	6.0%	163	3.8%				
\$15,000 - \$24,999			220	5.3%	130	3.0%				
\$25,000 - \$34,999			214	5.2%	97	2.2%				
\$35,000 - \$49,999			367	8.9%	285	6.6%				
\$50,000 - \$74,999			907	22.0%	1,066	24.6%				
\$75,000 - \$99,999			761	18.4%	878	20.3%				
\$100,000 - \$149,999			865	21.0%	950	21.9%				
\$150,000 - \$199,999			307	7.4%	444	10.2%				
\$200,000+			240	5.8%	320	7.4%				
Median Household Income			\$77,633		\$84,963					
Average Household Income			\$96,554		\$112,800					
Per Capita Income			\$32,036		\$37,443					
Population by Age			Census 2010		2022		2027			
			Number	Percent	Number	Percent	Number	Percent		
0 - 4			1,006	10.0%	1,016	8.4%	1,059	8.4%		
5 - 9			893	8.8%	1,009	8.3%	1,017	8.0%		
10 - 14			853	8.4%	919	7.6%	983	7.8%		
15 - 19			808	8.0%	837	6.9%	893	7.1%		
20 - 24			1,136	11.2%	1,041	8.6%	993	7.9%		
25 - 34			1,916	19.0%	2,448	20.3%	2,219	17.6%		
35 - 44			1,319	13.1%	1,682	13.9%	2,083	16.5%		
45 - 54			1,120	11.1%	1,166	9.6%	1,246	9.9%		
55 - 64			661	6.5%	1,053	8.7%	1,016	8.0%		
65 - 74			252	2.5%	623	5.2%	737	5.8%		
75 - 84			106	1.0%	229	1.9%	321	2.5%		
85+			37	0.4%	63	0.5%	74	0.6%		
Race and Ethnicity			Census 2010		Census 2020		2022		2027	
			Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone			3,943	39.0%	2,648	23.8%	2,822	23.3%	2,683	21.2%
Black Alone			1,864	18.4%	2,175	19.5%	2,307	19.1%	2,367	18.7%
American Indian Alone			95	0.9%	201	1.8%	227	1.9%	264	2.1%
Asian Alone			923	9.1%	1,142	10.3%	1,290	10.7%	1,450	11.5%
Pacific Islander Alone			50	0.5%	41	0.4%	42	0.3%	44	0.3%
Some Other Race Alone			2,545	25.2%	3,256	29.2%	3,554	29.4%	3,836	30.3%
Two or More Races			687	6.8%	1,670	15.0%	1,844	15.3%	1,999	15.8%
Hispanic Origin (Any Race)			5,048	50.0%	5,720	51.4%	6,213	51.4%	6,510	51.5%

Data Note: Income is expressed in current dollars.

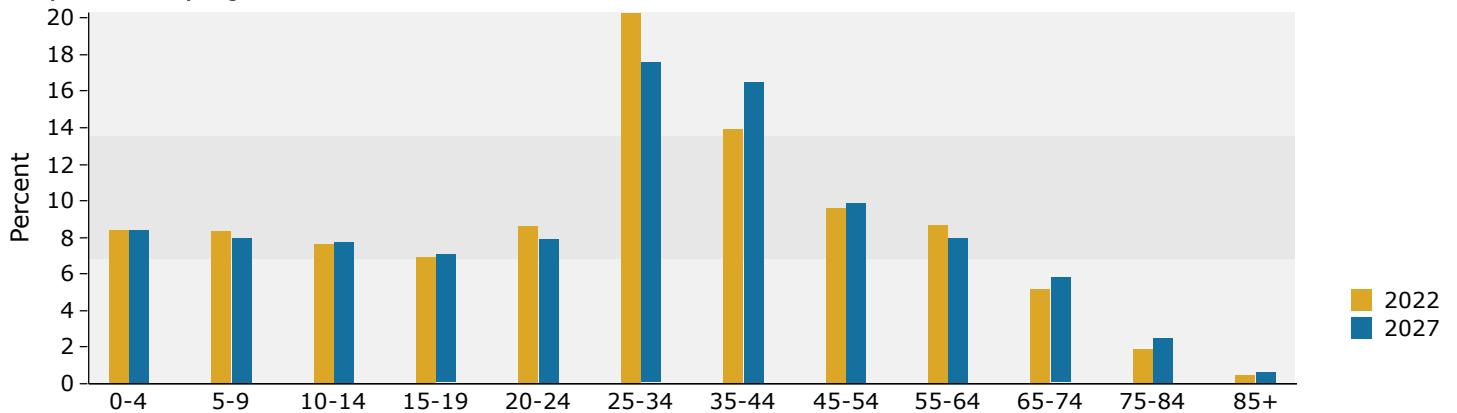
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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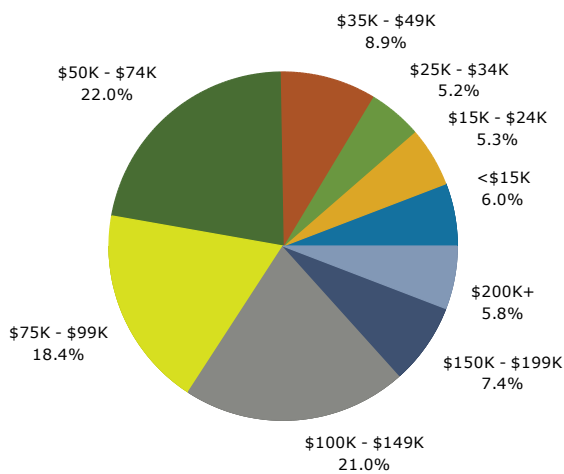
Trends 2022-2027



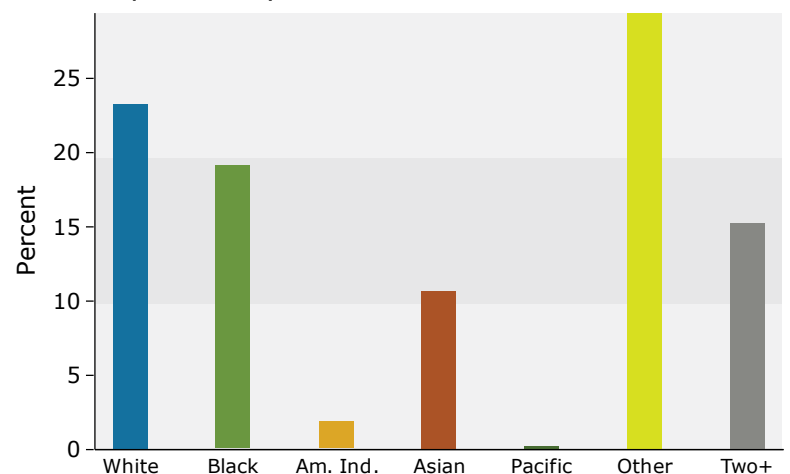
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 51.4%



Demographic and Income Profile

11595-11599 Arlington Ave, Riverside, California, 92505
Ring: 1 mile radius

Prepared by Esri
Latitude: 33.95374
Longitude: -117.52359

Summary	Census 2010	Census 2020	2022	2027
Population	2,448	2,485	2,465	2,473
Households	811	804	797	800
Families	622	-	606	608
Average Household Size	2.99	3.05	3.05	3.05
Owner Occupied Housing Units	647	-	663	666
Renter Occupied Housing Units	165	-	134	134
Median Age	40.2	-	41.8	42.3

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.06%	-0.06%	0.25%
Households	0.08%	-0.01%	0.31%
Families	0.07%	-0.01%	0.28%
Owner HHs	0.09%	0.05%	0.53%
Median Household Income	1.96%	3.60%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	16	2.0%	10	1.2%
\$15,000 - \$24,999	34	4.3%	20	2.5%
\$25,000 - \$34,999	33	4.1%	20	2.5%
\$35,000 - \$49,999	44	5.5%	32	4.0%
\$50,000 - \$74,999	132	16.6%	110	13.8%
\$75,000 - \$99,999	79	9.9%	89	11.1%
\$100,000 - \$149,999	200	25.1%	215	26.9%
\$150,000 - \$199,999	110	13.8%	133	16.6%
\$200,000+	149	18.7%	171	21.4%

Median Household Income	\$110,534	\$121,826
Average Household Income	\$143,397	\$163,046
Per Capita Income	\$43,524	\$49,700

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	128	5.2%	114	4.6%	120	4.9%
5 - 9	149	6.1%	127	5.2%	122	4.9%
10 - 14	167	6.8%	143	5.8%	132	5.3%
15 - 19	198	8.1%	138	5.6%	127	5.1%
20 - 24	161	6.6%	113	4.6%	106	4.3%
25 - 34	264	10.8%	365	14.8%	301	12.2%
35 - 44	339	13.8%	322	13.1%	432	17.5%
45 - 54	457	18.7%	311	12.6%	284	11.5%
55 - 64	330	13.5%	404	16.4%	348	14.1%
65 - 74	163	6.7%	269	10.9%	306	12.4%
75 - 84	69	2.8%	125	5.1%	152	6.1%
85+	23	0.9%	34	1.4%	44	1.8%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	1,862	76.1%	1,459	58.7%	1,417	57.4%	1,346	54.4%
Black Alone	44	1.8%	53	2.1%	53	2.1%	53	2.1%
American Indian Alone	34	1.4%	33	1.3%	34	1.4%	38	1.5%
Asian Alone	127	5.2%	96	3.9%	98	4.0%	106	4.3%
Pacific Islander Alone	3	0.1%	6	0.2%	6	0.2%	6	0.2%
Some Other Race Alone	267	10.9%	437	17.6%	448	18.2%	483	19.5%
Two or More Races	111	4.5%	402	16.2%	411	16.7%	441	17.8%
Hispanic Origin (Any Race)	706	28.8%	936	37.7%	947	38.4%	984	39.8%

Data Note: Income is expressed in current dollars.

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

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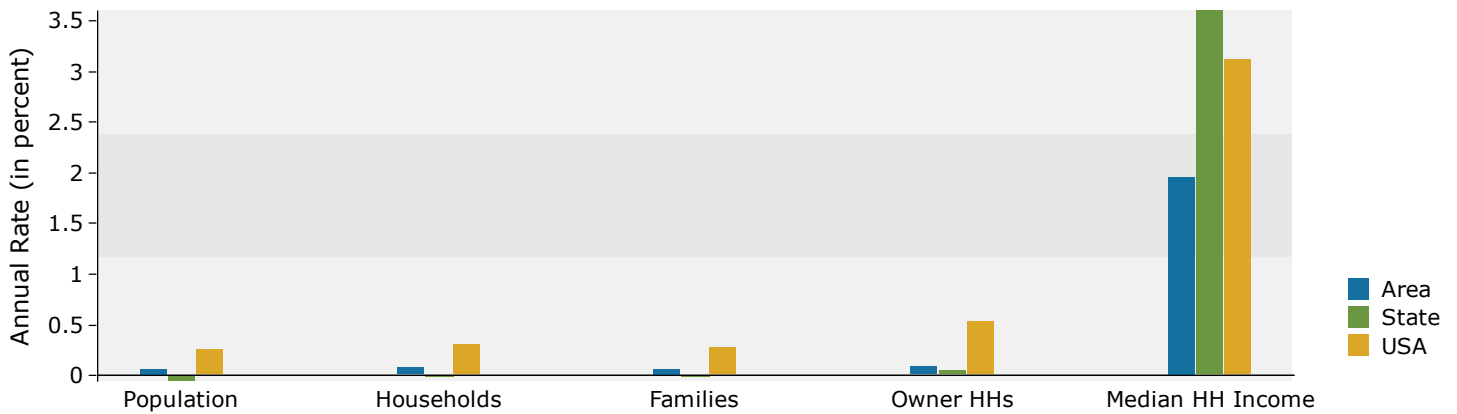


Demographic and Income Profile

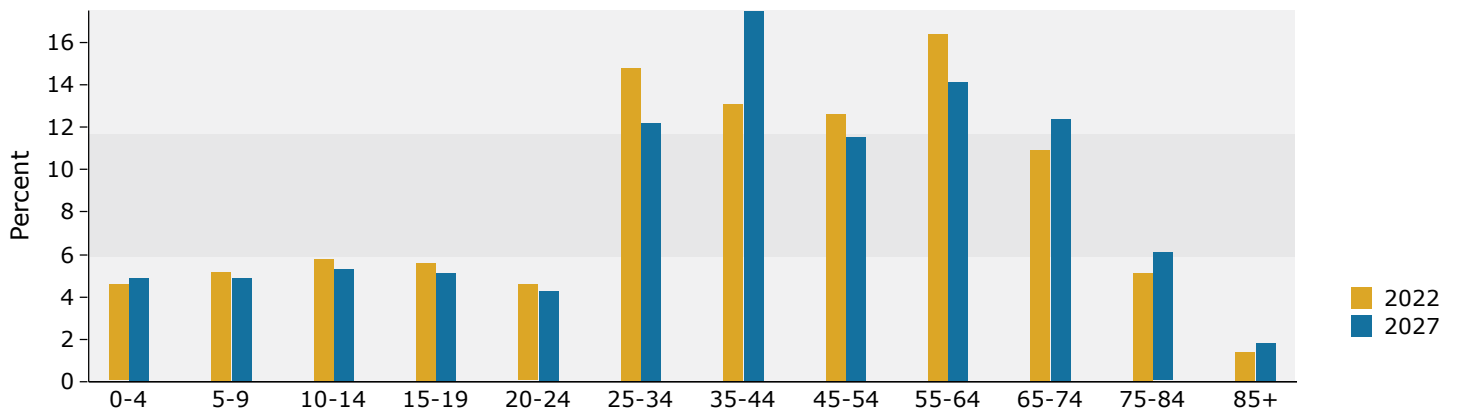
11595-11599 Arlington Ave, Riverside, California, 92505
Ring: 1 mile radius

Prepared by Esri
Latitude: 33.95374
Longitude: -117.52359

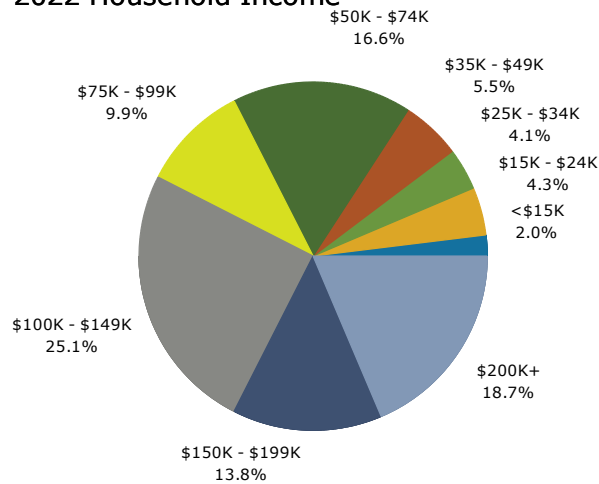
Trends 2022-2027



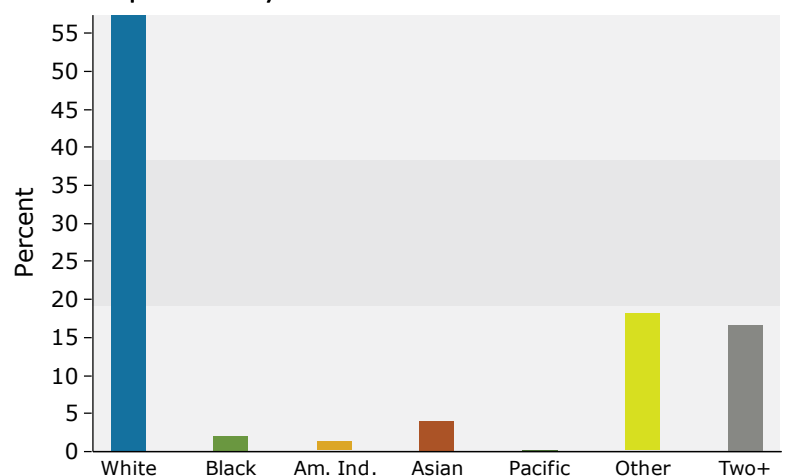
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 38.4%

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

November 16, 2022



Demographic and Income Profile

16001-16041 Cole Ave, Riverside, California, 92508
Ring: 1 mile radius

Prepared by Esri
Latitude: 33.88834
Longitude: -117.32412

Summary	Census 2010	Census 2020	2022	2027
Population	15,099	14,783	14,676	14,609
Households	4,089	4,088	4,044	4,037
Families	3,635	-	3,576	3,570
Average Household Size	3.68	3.61	3.62	3.61
Owner Occupied Housing Units	3,577	-	3,335	3,336
Renter Occupied Housing Units	512	-	709	701
Median Age	32.7	-	33.5	35.1

Trends: 2022-2027 Annual Rate	Area	State	National
Population	-0.09%	-0.06%	0.25%
Households	-0.03%	-0.01%	0.31%
Families	-0.03%	-0.01%	0.28%
Owner HHs	0.01%	0.05%	0.53%
Median Household Income	2.19%	3.60%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	112	2.8%	71	1.8%
\$15,000 - \$24,999	105	2.6%	60	1.5%
\$25,000 - \$34,999	61	1.5%	33	0.8%
\$35,000 - \$49,999	126	3.1%	70	1.7%
\$50,000 - \$74,999	358	8.9%	255	6.3%
\$75,000 - \$99,999	503	12.4%	409	10.1%
\$100,000 - \$149,999	1,151	28.5%	1,259	31.2%
\$150,000 - \$199,999	943	23.3%	1,113	27.6%
\$200,000+	685	16.9%	767	19.0%

Median Household Income	\$127,268	\$141,799
Average Household Income	\$152,700	\$171,807
Per Capita Income	\$42,542	\$48,019

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,006	6.7%	958	6.5%	989	6.8%
5 - 9	1,296	8.6%	1,017	6.9%	995	6.8%
10 - 14	1,531	10.1%	1,059	7.2%	981	6.7%
15 - 19	1,549	10.3%	1,017	6.9%	836	5.7%
20 - 24	960	6.4%	906	6.2%	622	4.3%
25 - 34	1,626	10.8%	2,783	19.0%	2,850	19.5%
35 - 44	2,510	16.6%	1,882	12.8%	2,513	17.2%
45 - 54	2,417	16.0%	1,981	13.5%	1,664	11.4%
55 - 64	1,341	8.9%	1,743	11.9%	1,528	10.5%
65 - 74	543	3.6%	908	6.2%	1,104	7.6%
75 - 84	232	1.5%	331	2.3%	421	2.9%
85+	90	0.6%	91	0.6%	106	0.7%

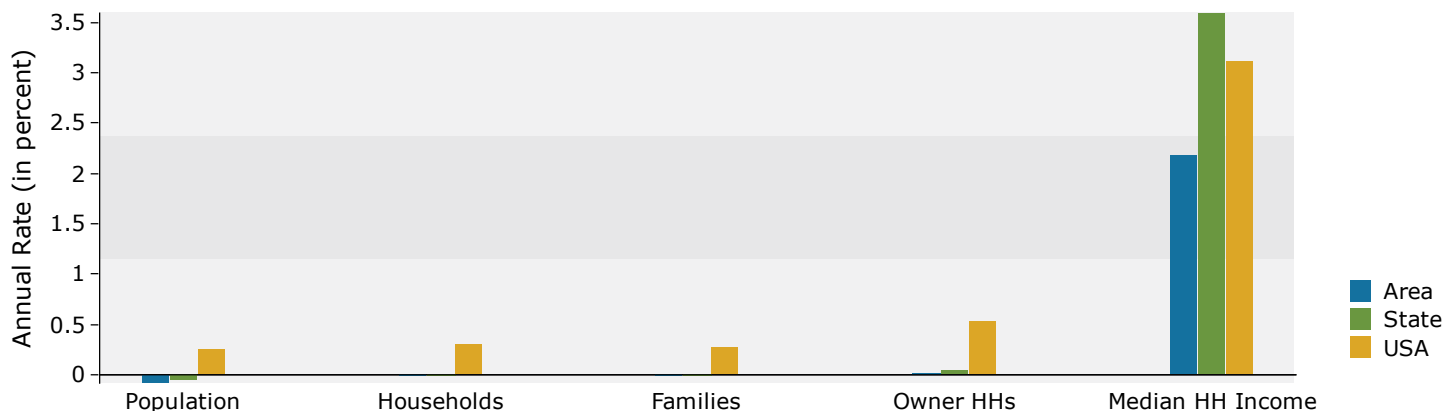
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	9,379	62.1%	7,027	47.5%	6,798	46.3%	6,315	43.2%
Black Alone	1,286	8.5%	1,153	7.8%	1,148	7.8%	1,149	7.9%
American Indian Alone	93	0.6%	147	1.0%	151	1.0%	170	1.2%
Asian Alone	1,739	11.5%	1,978	13.4%	2,027	13.8%	2,174	14.9%
Pacific Islander Alone	35	0.2%	43	0.3%	43	0.3%	44	0.3%
Some Other Race Alone	1,683	11.1%	1,818	12.3%	1,850	12.6%	1,959	13.4%
Two or More Races	884	5.9%	2,617	17.7%	2,659	18.1%	2,798	19.2%
Hispanic Origin (Any Race)	4,458	29.5%	4,914	33.2%	4,939	33.7%	4,994	34.2%

Data Note: Income is expressed in current dollars.

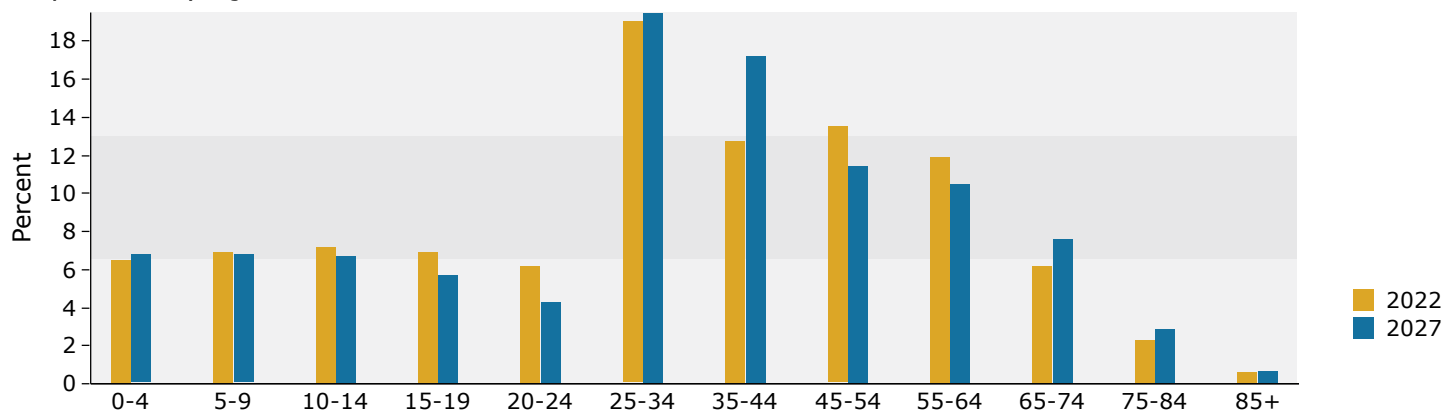
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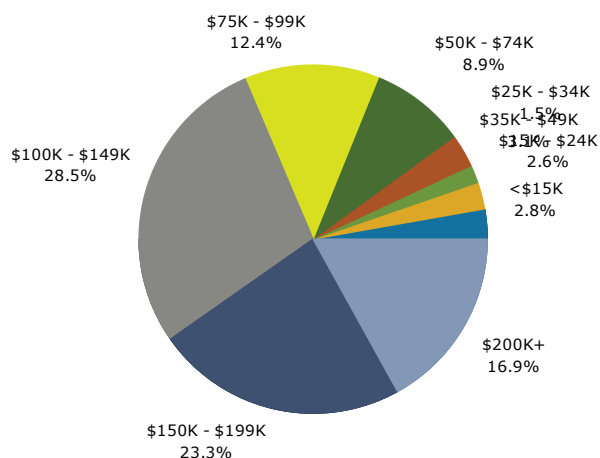
Trends 2022-2027



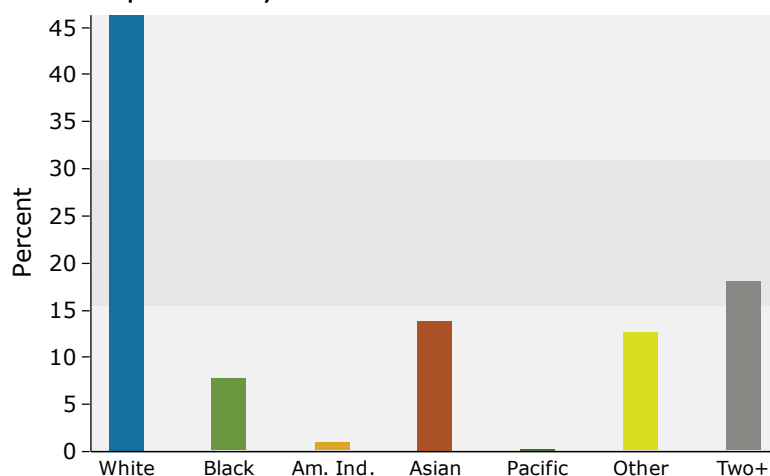
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 33.7%



Demographic and Income Profile

21578-21598 Van Buren Blvd, March Air Reserve Base,
Ring: 1 mile radius

Prepared by Esri
Latitude: 33.88537
Longitude: -117.28798

Summary	Census 2010	Census 2020	2022	2027
Population	3,926	3,709	3,925	3,902
Households	1,321	1,194	1,180	1,174
Families	1,009	-	944	940
Average Household Size	2.94	3.08	3.30	3.30
Owner Occupied Housing Units	969	-	923	919
Renter Occupied Housing Units	350	-	257	256
Median Age	38.8	-	36.3	36.7

Trends: 2022-2027 Annual Rate	Area	State	National
Population	-0.12%	-0.06%	0.25%
Households	-0.10%	-0.01%	0.31%
Families	-0.08%	-0.01%	0.28%
Owner HHs	-0.09%	0.05%	0.53%
Median Household Income	1.19%	3.60%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	23	1.9%	15	1.3%
\$15,000 - \$24,999	19	1.6%	12	1.0%
\$25,000 - \$34,999	46	3.9%	27	2.3%
\$35,000 - \$49,999	24	2.0%	26	2.2%
\$50,000 - \$74,999	128	10.8%	120	10.2%
\$75,000 - \$99,999	171	14.5%	189	16.1%
\$100,000 - \$149,999	373	31.6%	326	27.8%
\$150,000 - \$199,999	203	17.2%	218	18.6%
\$200,000+	192	16.3%	242	20.6%

Median Household Income	\$117,504	\$124,645
Average Household Income	\$147,313	\$166,386
Per Capita Income	\$43,290	\$48,902

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	202	5.1%	223	5.7%	244	6.3%
5 - 9	255	6.5%	235	6.0%	233	6.0%
10 - 14	348	8.9%	236	6.0%	217	5.6%
15 - 19	400	10.2%	211	5.4%	172	4.4%
20 - 24	239	6.1%	207	5.3%	113	2.9%
25 - 34	320	8.2%	793	20.2%	805	20.6%
35 - 44	578	14.7%	433	11.0%	708	18.1%
45 - 54	658	16.8%	470	12.0%	342	8.8%
55 - 64	289	7.4%	494	12.6%	380	9.7%
65 - 74	142	3.6%	238	6.1%	269	6.9%
75 - 84	207	5.3%	178	4.5%	205	5.3%
85+	288	7.3%	207	5.3%	214	5.5%

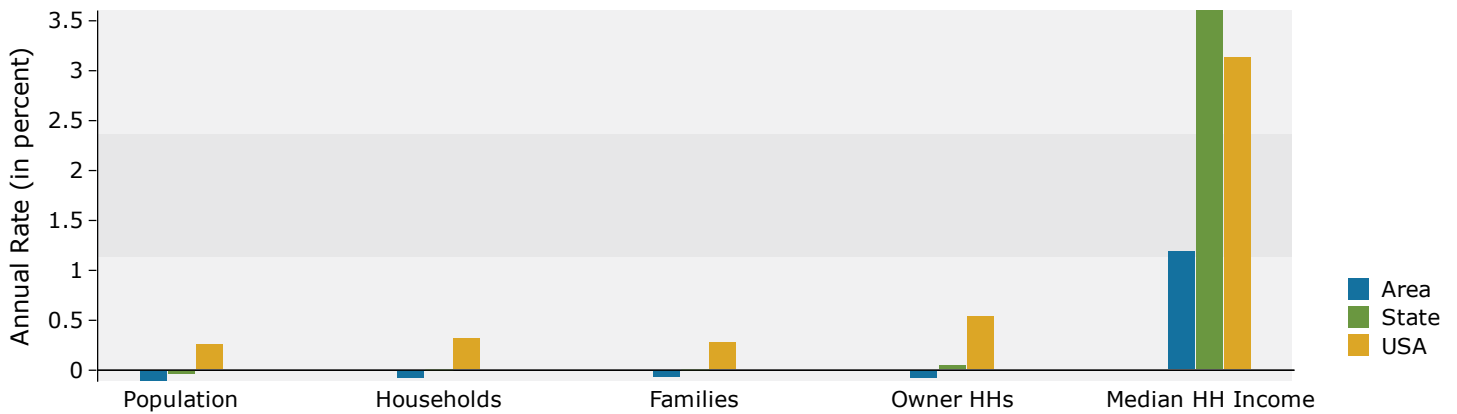
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	2,715	69.2%	1,992	53.7%	2,118	53.9%	1,988	50.9%
Black Alone	302	7.7%	301	8.1%	316	8.0%	318	8.1%
American Indian Alone	11	0.3%	25	0.7%	27	0.7%	31	0.8%
Asian Alone	324	8.3%	348	9.4%	372	9.5%	403	10.3%
Pacific Islander Alone	11	0.3%	16	0.4%	16	0.4%	16	0.4%
Some Other Race Alone	377	9.6%	444	12.0%	470	12.0%	502	12.9%
Two or More Races	186	4.7%	582	15.7%	608	15.5%	645	16.5%
Hispanic Origin (Any Race)	973	24.8%	1,150	31.0%	1,187	30.2%	1,200	30.8%

Data Note: Income is expressed in current dollars.

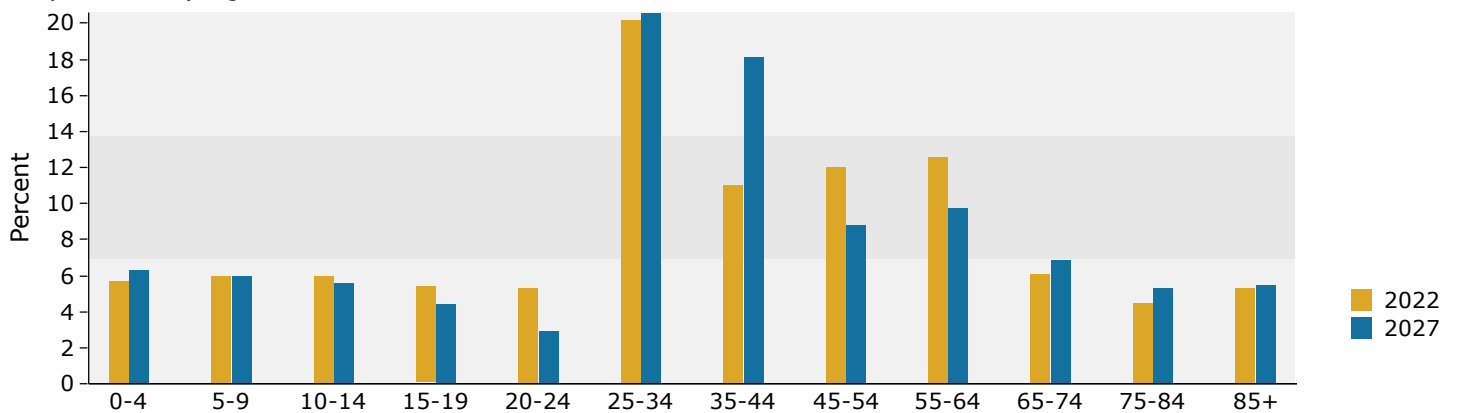
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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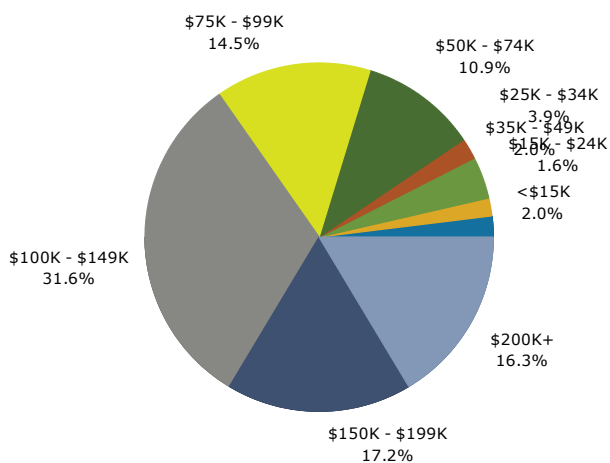
Trends 2022-2027



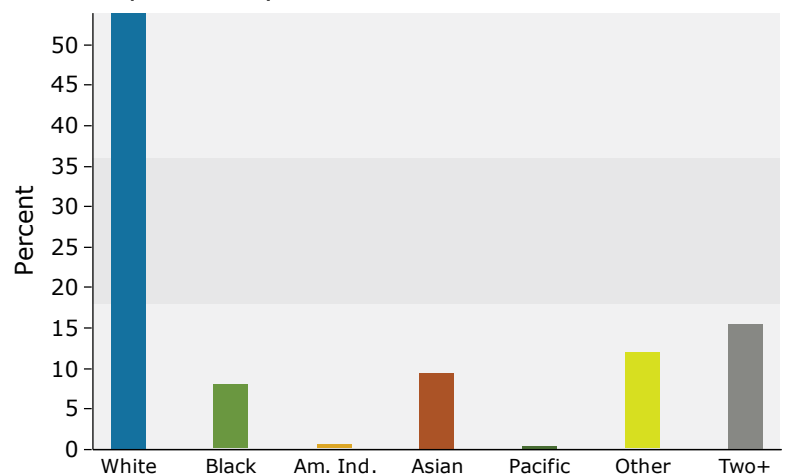
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 30.2%



Demographic and Income Profile

Canyon Crest Dr, Riverside, California, 92507
Ring: 1 mile radius

Prepared by Esri
Latitude: 33.95492
Longitude: -117.32895

Summary	Census 2010	Census 2020	2022	2027
Population	8,087	9,126	9,373	9,890
Households	3,619	3,884	4,082	4,301
Families	1,834	-	2,023	2,127
Average Household Size	2.23	2.33	2.28	2.28
Owner Occupied Housing Units	1,435	-	1,413	1,468
Renter Occupied Housing Units	2,184	-	2,669	2,833
Median Age	33.1	-	34.3	35.5

Trends: 2022-2027 Annual Rate	Area	State	National
Population	1.08%	-0.06%	0.25%
Households	1.05%	-0.01%	0.31%
Families	1.01%	-0.01%	0.28%
Owner HHs	0.77%	0.05%	0.53%
Median Household Income	2.24%	3.60%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	254	6.2%	176	4.1%
\$15,000 - \$24,999	110	2.7%	65	1.5%
\$25,000 - \$34,999	250	6.1%	132	3.1%
\$35,000 - \$49,999	472	11.6%	465	10.8%
\$50,000 - \$74,999	848	20.8%	820	19.1%
\$75,000 - \$99,999	827	20.3%	909	21.1%
\$100,000 - \$149,999	626	15.3%	820	19.1%
\$150,000 - \$199,999	277	6.8%	398	9.3%
\$200,000+	417	10.2%	516	12.0%

Median Household Income	\$77,291	\$86,335
Average Household Income	\$108,789	\$126,482
Per Capita Income	\$47,641	\$55,413

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	390	4.8%	402	4.3%	438	4.4%
5 - 9	318	3.9%	369	3.9%	391	4.0%
10 - 14	304	3.8%	315	3.4%	345	3.5%
15 - 19	487	6.0%	432	4.6%	456	4.6%
20 - 24	1,284	15.9%	1,187	12.7%	1,188	12.0%
25 - 34	1,478	18.3%	2,108	22.5%	2,043	20.7%
35 - 44	864	10.7%	1,008	10.8%	1,334	13.5%
45 - 54	1,023	12.7%	905	9.7%	933	9.4%
55 - 64	948	11.7%	1,126	12.0%	974	9.8%
65 - 74	510	6.3%	858	9.2%	957	9.7%
75 - 84	320	4.0%	453	4.8%	594	6.0%
85+	159	2.0%	208	2.2%	238	2.4%

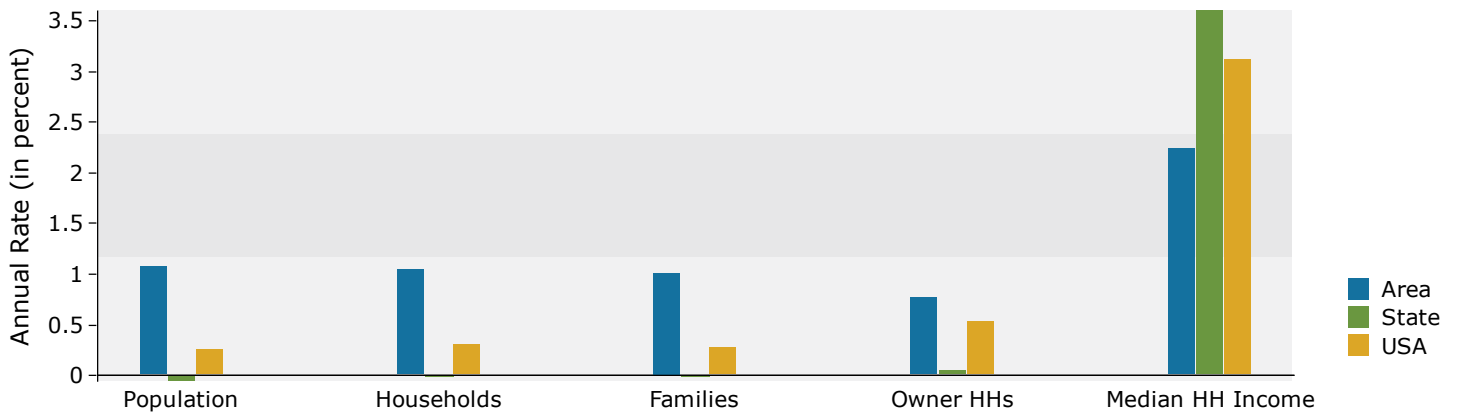
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	4,986	61.6%	4,589	50.3%	4,596	49.0%	4,520	45.7%
Black Alone	869	10.7%	885	9.7%	923	9.8%	992	10.0%
American Indian Alone	51	0.6%	81	0.9%	84	0.9%	99	1.0%
Asian Alone	968	12.0%	1,120	12.3%	1,185	12.6%	1,369	13.8%
Pacific Islander Alone	18	0.2%	19	0.2%	20	0.2%	21	0.2%
Some Other Race Alone	782	9.7%	1,141	12.5%	1,213	12.9%	1,373	13.9%
Two or More Races	414	5.1%	1,291	14.1%	1,352	14.4%	1,517	15.3%
Hispanic Origin (Any Race)	1,780	22.0%	2,653	29.1%	2,783	29.7%	3,001	30.3%

Data Note: Income is expressed in current dollars.

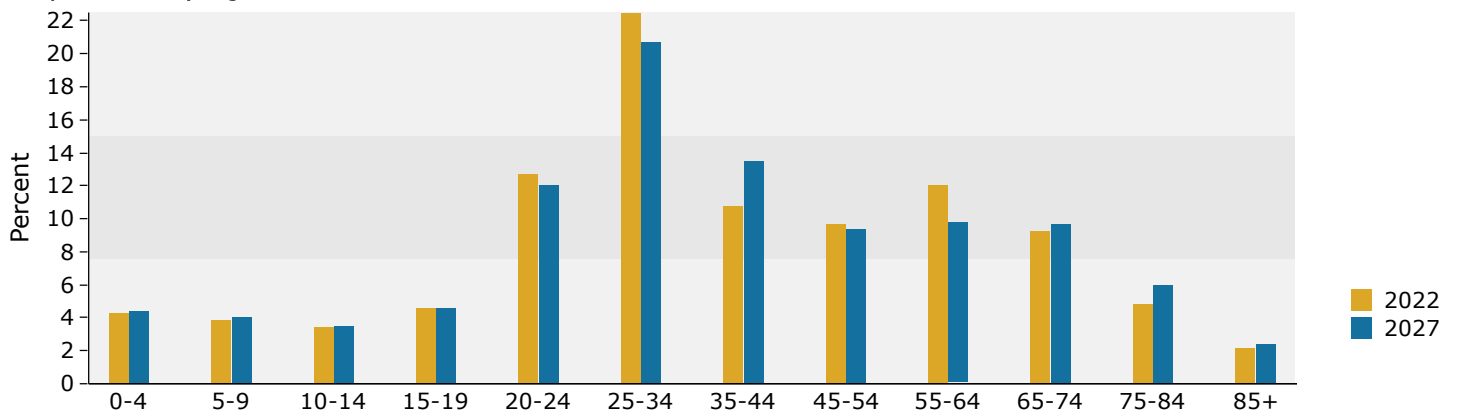
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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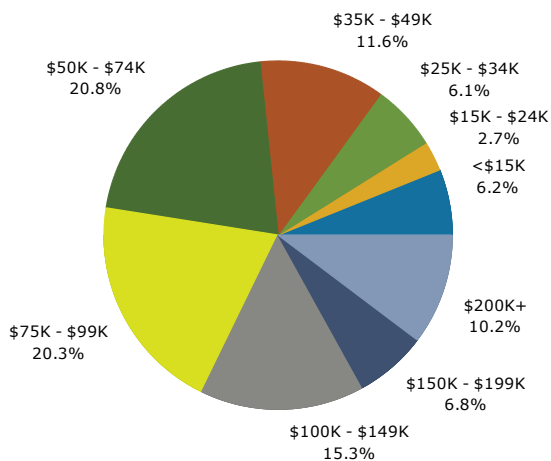
Trends 2022-2027



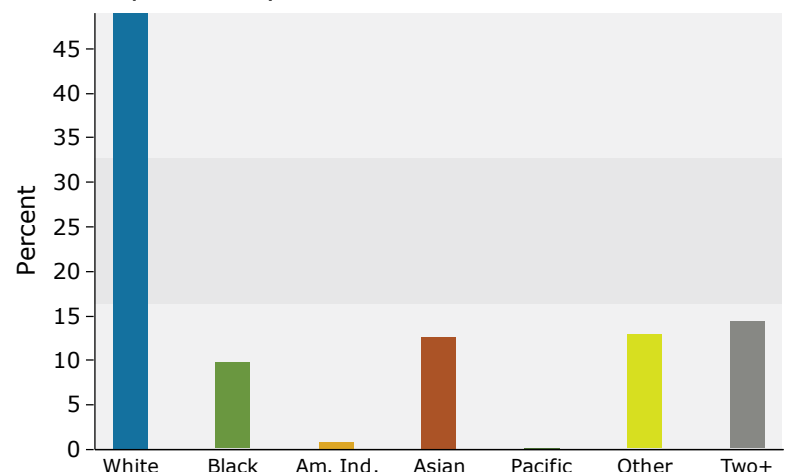
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 29.7%



Demographic and Income Profile

Central Ave & Magnolia Ave, Riverside, California, 92506
Ring: 1 mile radius

Prepared by Esri
Latitude: 33.95352
Longitude: -117.39646

Summary	Census 2010	Census 2020	2022	2027
Population	16,801	17,979	17,994	18,473
Households	6,060	6,284	6,278	6,445
Families	4,072	-	4,129	4,240
Average Household Size	2.74	2.82	2.83	2.83
Owner Occupied Housing Units	3,515	-	3,811	3,887
Renter Occupied Housing Units	2,542	-	2,466	2,558
Median Age	34.2	-	37.3	38.5

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.53%	-0.06%	0.25%
Households	0.53%	-0.01%	0.31%
Families	0.53%	-0.01%	0.28%
Owner HHs	0.40%	0.05%	0.53%
Median Household Income	2.93%	3.60%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	457	7.3%	347	5.4%
\$15,000 - \$24,999	494	7.9%	339	5.3%
\$25,000 - \$34,999	362	5.8%	308	4.8%
\$35,000 - \$49,999	538	8.6%	524	8.1%
\$50,000 - \$74,999	1,171	18.7%	1,060	16.4%
\$75,000 - \$99,999	1,000	15.9%	1,009	15.7%
\$100,000 - \$149,999	1,378	21.9%	1,649	25.6%
\$150,000 - \$199,999	641	10.2%	898	13.9%
\$200,000+	237	3.8%	310	4.8%

Median Household Income	\$77,183	\$89,194
Average Household Income	\$92,462	\$108,045
Per Capita Income	\$31,908	\$37,298

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,213	7.2%	1,136	6.3%	1,136	6.1%
5 - 9	1,158	6.9%	1,147	6.4%	1,151	6.2%
10 - 14	1,166	6.9%	1,140	6.3%	1,190	6.4%
15 - 19	1,208	7.2%	1,063	5.9%	1,081	5.9%
20 - 24	1,227	7.3%	1,066	5.9%	1,028	5.6%
25 - 34	2,641	15.7%	2,848	15.8%	2,621	14.2%
35 - 44	2,299	13.7%	2,562	14.2%	2,788	15.1%
45 - 54	2,366	14.1%	2,111	11.7%	2,246	12.2%
55 - 64	1,764	10.5%	2,145	11.9%	2,070	11.2%
65 - 74	817	4.9%	1,605	8.9%	1,760	9.5%
75 - 84	566	3.4%	736	4.1%	980	5.3%
85+	377	2.2%	434	2.4%	421	2.3%

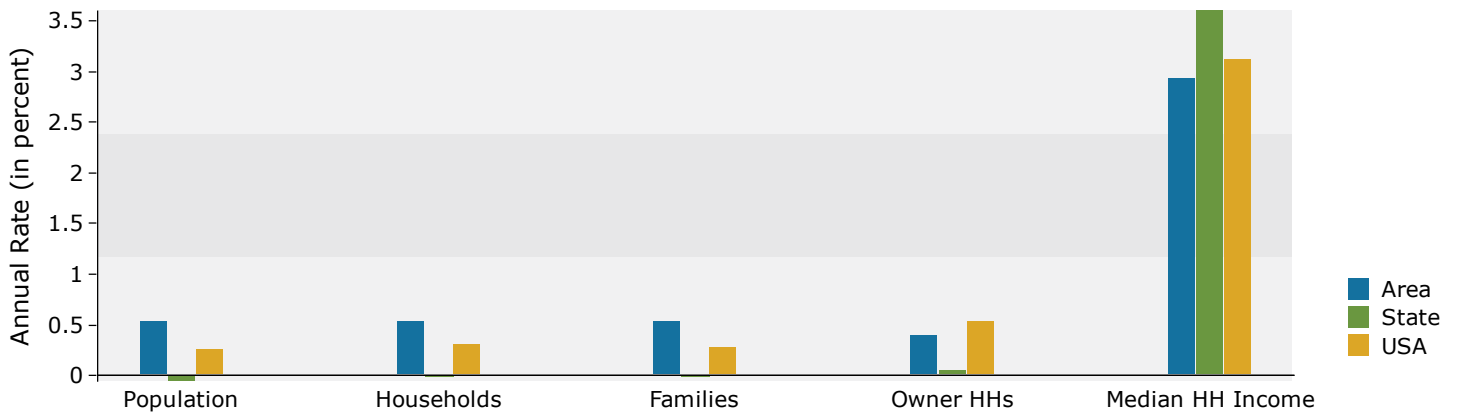
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	11,509	68.5%	8,579	47.7%	8,364	46.5%	8,024	43.4%
Black Alone	1,040	6.2%	1,123	6.2%	1,124	6.2%	1,160	6.3%
American Indian Alone	216	1.3%	295	1.6%	308	1.7%	362	2.0%
Asian Alone	404	2.4%	529	2.9%	549	3.1%	601	3.3%
Pacific Islander Alone	41	0.2%	56	0.3%	57	0.3%	58	0.3%
Some Other Race Alone	2,717	16.2%	4,167	23.2%	4,274	23.8%	4,647	25.2%
Two or More Races	874	5.2%	3,230	18.0%	3,317	18.4%	3,620	19.6%
Hispanic Origin (Any Race)	6,744	40.1%	8,708	48.4%	8,836	49.1%	9,269	50.2%

Data Note: Income is expressed in current dollars.

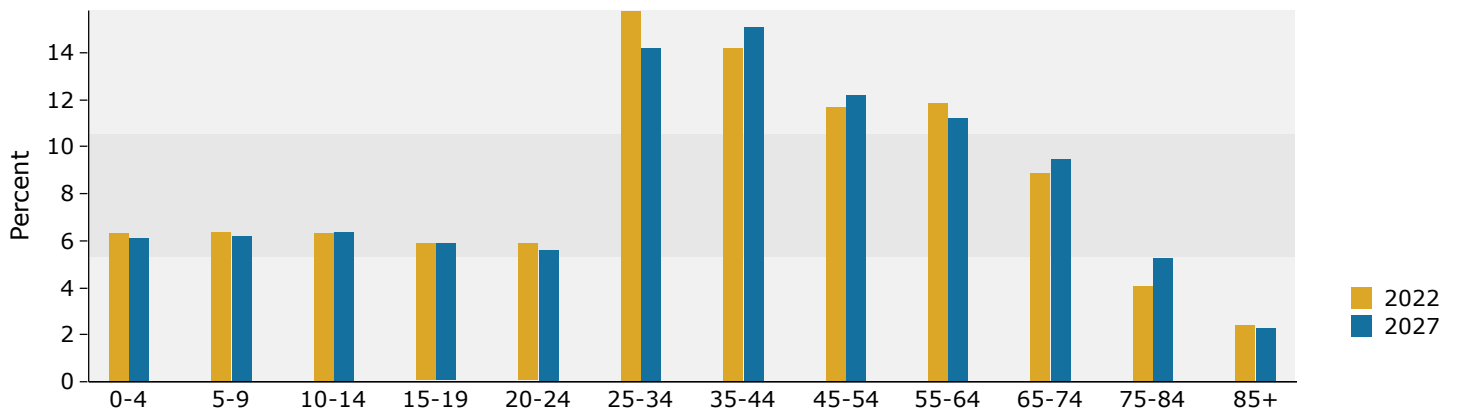
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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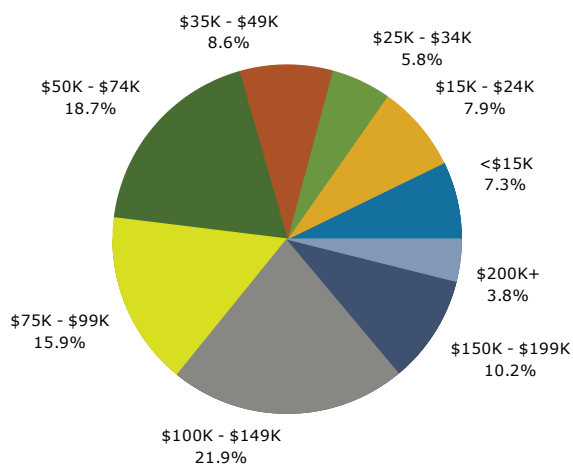
Trends 2022-2027



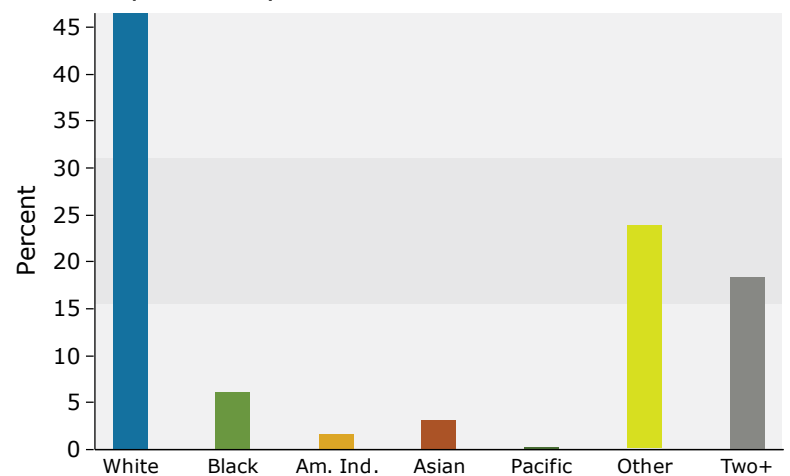
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 49.1%



Demographic and Income Profile

Day St, Riverside, California, 92507
Ring: 1 mile radius

Prepared by Esri
Latitude: 33.94177
Longitude: -117.27891

Summary	Census 2010	Census 2020	2022	2027
Population	11,775	12,392	13,598	14,542
Households	3,438	3,750	4,149	4,435
Families	2,637	-	3,171	3,396
Average Household Size	3.42	3.30	3.27	3.27
Owner Occupied Housing Units	1,533	-	2,169	2,379
Renter Occupied Housing Units	1,905	-	1,980	2,056
Median Age	27.7	-	31.7	33.6

Trends: 2022-2027 Annual Rate	Area	State	National
Population	1.35%	-0.06%	0.25%
Households	1.34%	-0.01%	0.31%
Families	1.38%	-0.01%	0.28%
Owner HHs	1.87%	0.05%	0.53%
Median Household Income	1.75%	3.60%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	209	5.0%	143	3.2%
\$15,000 - \$24,999	214	5.2%	112	2.5%
\$25,000 - \$34,999	232	5.6%	89	2.0%
\$35,000 - \$49,999	433	10.4%	380	8.6%
\$50,000 - \$74,999	828	20.0%	1,066	24.0%
\$75,000 - \$99,999	712	17.2%	797	18.0%
\$100,000 - \$149,999	982	23.7%	1,058	23.9%
\$150,000 - \$199,999	359	8.7%	542	12.2%
\$200,000+	178	4.3%	248	5.6%

Median Household Income	\$79,224	\$86,395
Average Household Income	\$95,208	\$110,894
Per Capita Income	\$29,605	\$34,459

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,069	9.1%	1,073	7.9%	1,126	7.7%
5 - 9	964	8.2%	1,090	8.0%	1,125	7.7%
10 - 14	1,019	8.7%	1,016	7.5%	1,136	7.8%
15 - 19	1,024	8.7%	873	6.4%	994	6.8%
20 - 24	1,206	10.2%	988	7.3%	878	6.0%
25 - 34	2,049	17.4%	2,707	19.9%	2,365	16.3%
35 - 44	1,530	13.0%	1,903	14.0%	2,540	17.5%
45 - 54	1,423	12.1%	1,366	10.0%	1,487	10.2%
55 - 64	932	7.9%	1,336	9.8%	1,293	8.9%
65 - 74	361	3.1%	864	6.4%	1,045	7.2%
75 - 84	155	1.3%	298	2.2%	449	3.1%
85+	42	0.4%	82	0.6%	103	0.7%

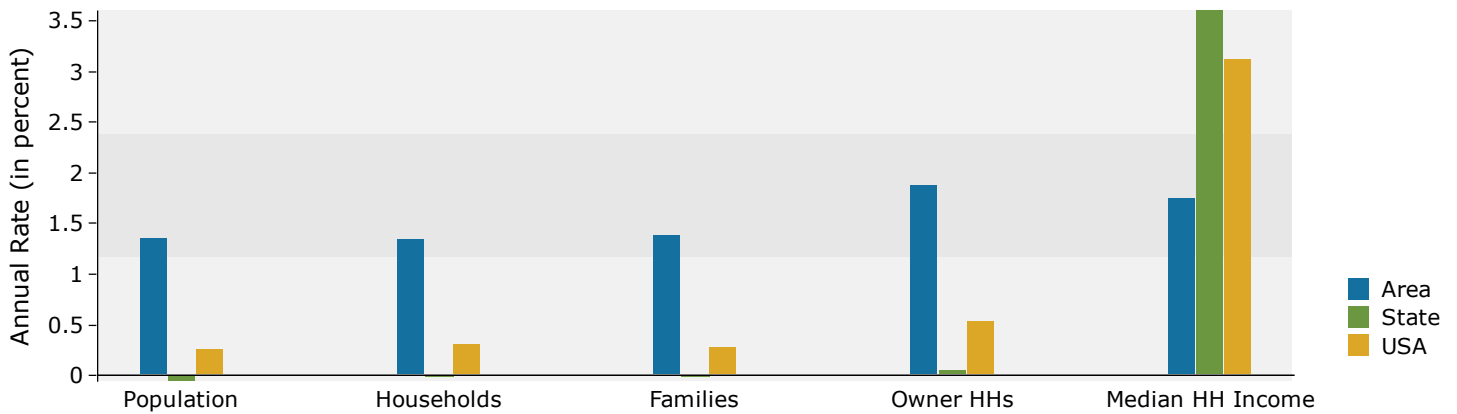
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	4,790	40.7%	3,039	24.5%	3,270	24.0%	3,186	21.9%
Black Alone	2,316	19.7%	2,458	19.8%	2,625	19.3%	2,739	18.8%
American Indian Alone	99	0.8%	242	2.0%	277	2.0%	333	2.3%
Asian Alone	988	8.4%	1,055	8.5%	1,204	8.9%	1,361	9.4%
Pacific Islander Alone	53	0.5%	48	0.4%	51	0.4%	54	0.4%
Some Other Race Alone	2,731	23.2%	3,541	28.6%	3,928	28.9%	4,362	30.0%
Two or More Races	799	6.8%	2,007	16.2%	2,244	16.5%	2,506	17.2%
Hispanic Origin (Any Race)	5,644	47.9%	6,459	52.1%	7,126	52.4%	7,698	52.9%

Data Note: Income is expressed in current dollars.

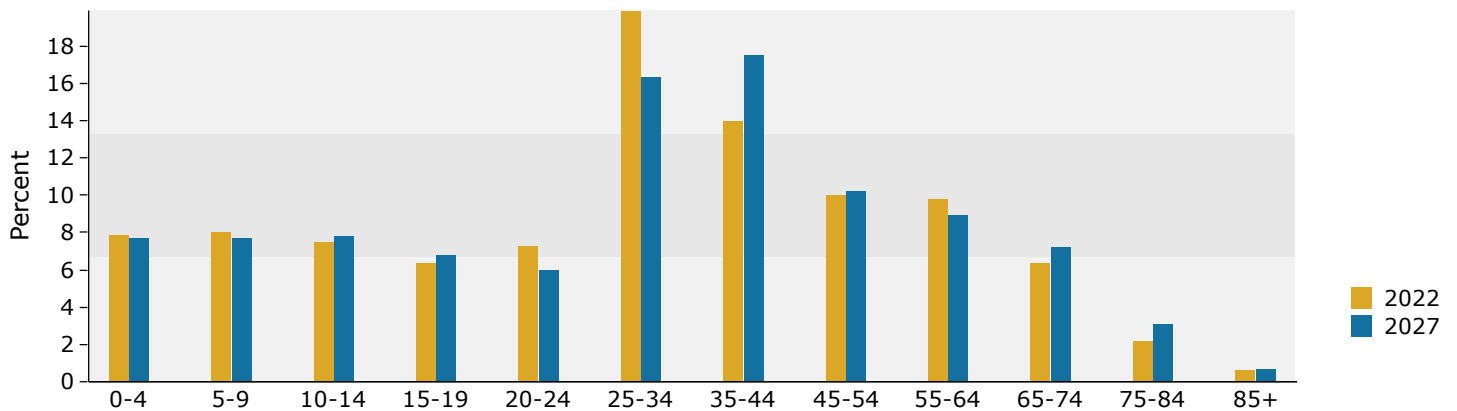
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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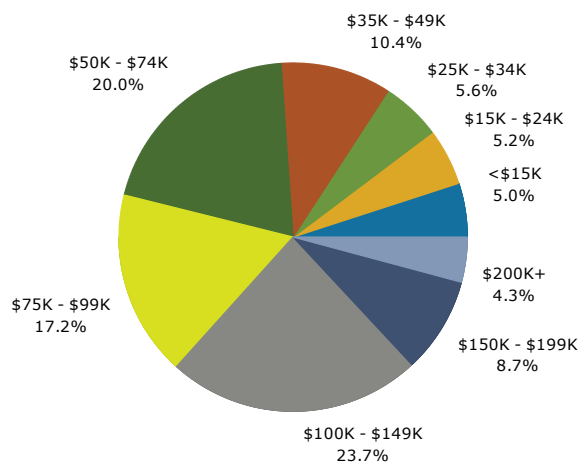
Trends 2022-2027



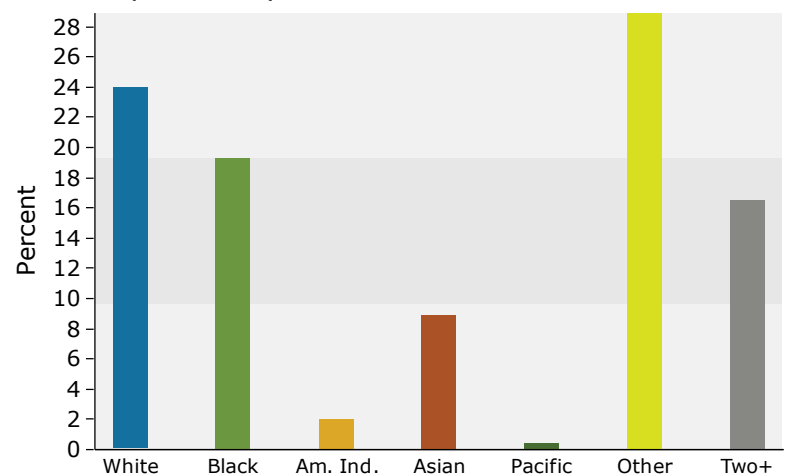
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 52.4%



Demographic and Income Profile

E Alessandro Blvd, Riverside, California, 92508
Ring: 1 mile radius

Prepared by Esri
Latitude: 33.91680
Longitude: -117.28996

Summary	Census 2010	Census 2020	2022	2027
Population	3,673	3,892	3,895	3,952
Households	948	1,043	1,045	1,062
Families	792	-	862	875
Average Household Size	3.87	3.72	3.72	3.71
Owner Occupied Housing Units	530	-	520	533
Renter Occupied Housing Units	418	-	525	529
Median Age	26.8	-	27.9	30.0

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.29%	-0.06%	0.25%
Households	0.32%	-0.01%	0.31%
Families	0.30%	-0.01%	0.28%
Owner HHs	0.50%	0.05%	0.53%
Median Household Income	4.05%	3.60%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	98	9.4%	65	6.1%
\$15,000 - \$24,999	75	7.2%	97	9.1%
\$25,000 - \$34,999	88	8.4%	73	6.9%
\$35,000 - \$49,999	127	12.2%	61	5.7%
\$50,000 - \$74,999	197	18.9%	197	18.5%
\$75,000 - \$99,999	134	12.8%	178	16.8%
\$100,000 - \$149,999	164	15.7%	175	16.5%
\$150,000 - \$199,999	95	9.1%	132	12.4%
\$200,000+	67	6.4%	85	8.0%

Median Household Income	\$64,882	\$79,141
Average Household Income	\$91,014	\$106,962
Per Capita Income	\$24,116	\$28,440

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	368	10.0%	353	9.1%	362	9.2%
5 - 9	396	10.8%	342	8.8%	329	8.3%
10 - 14	368	10.0%	319	8.2%	311	7.9%
15 - 19	352	9.6%	344	8.8%	276	7.0%
20 - 24	263	7.2%	355	9.1%	337	8.5%
25 - 34	526	14.3%	722	18.5%	764	19.3%
35 - 44	542	14.8%	458	11.8%	544	13.8%
45 - 54	444	12.1%	415	10.7%	380	9.6%
55 - 64	233	6.3%	332	8.5%	335	8.5%
65 - 74	106	2.9%	167	4.3%	204	5.2%
75 - 84	58	1.6%	66	1.7%	85	2.2%
85+	16	0.4%	21	0.5%	24	0.6%

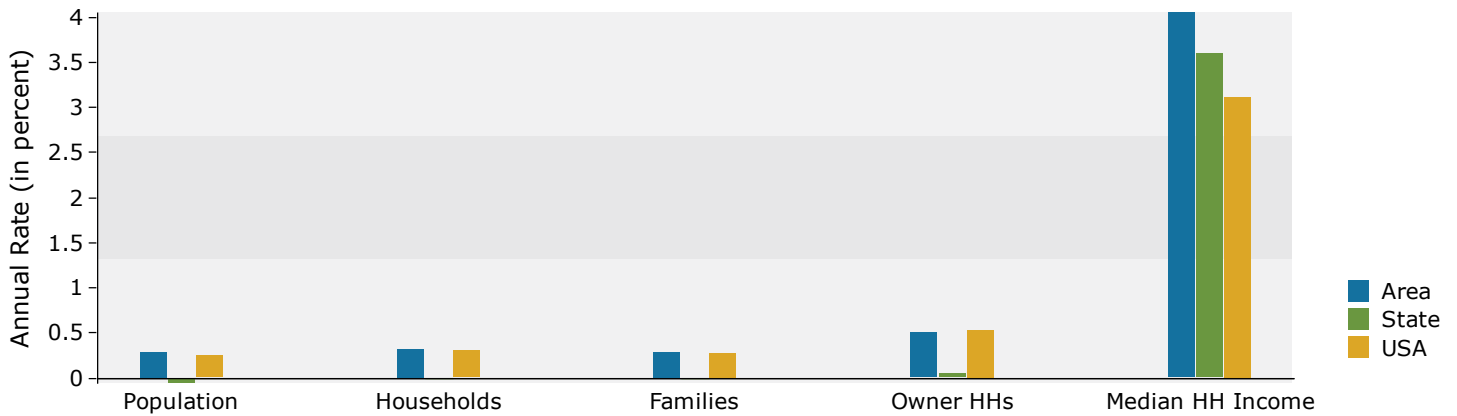
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	1,728	47.0%	1,049	27.0%	1,016	26.1%	927	23.5%
Black Alone	317	8.6%	316	8.1%	315	8.1%	319	8.1%
American Indian Alone	44	1.2%	74	1.9%	77	2.0%	86	2.2%
Asian Alone	265	7.2%	284	7.3%	298	7.7%	331	8.4%
Pacific Islander Alone	17	0.5%	28	0.7%	27	0.7%	28	0.7%
Some Other Race Alone	1,115	30.4%	1,434	36.8%	1,445	37.1%	1,509	38.2%
Two or More Races	187	5.1%	707	18.2%	717	18.4%	752	19.0%
Hispanic Origin (Any Race)	2,297	62.5%	2,530	65.0%	2,531	65.0%	2,561	64.8%

Data Note: Income is expressed in current dollars.

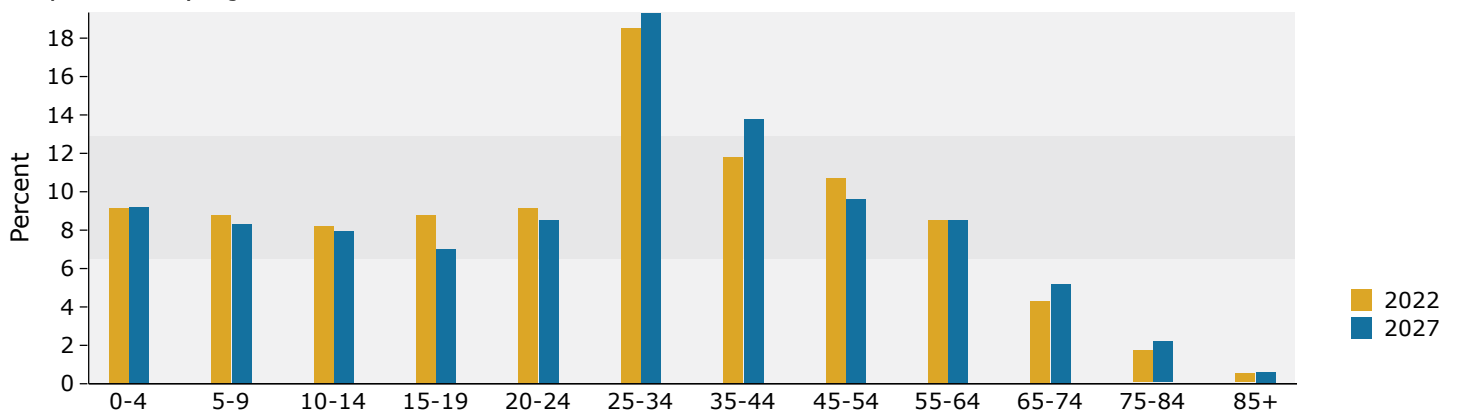
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

November 16, 2022

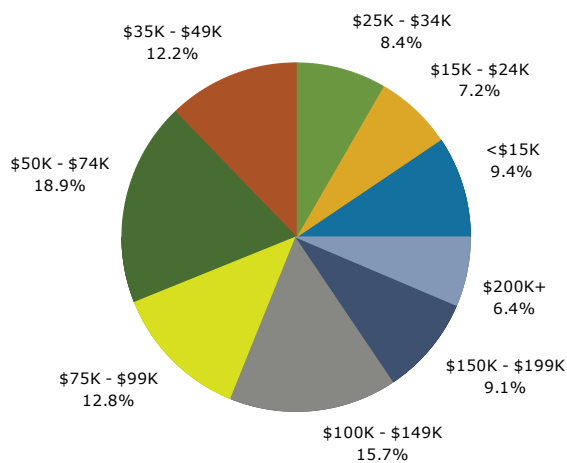
Trends 2022-2027



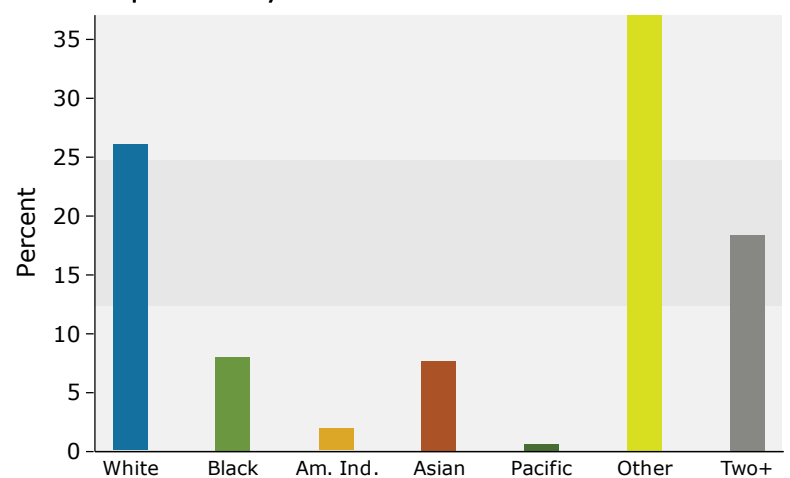
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 65.0%



Demographic and Income Profile

Exit 55B, Riverside, California, 92505
Ring: 1 mile radius

Prepared by Esri
Latitude: 33.90078
Longitude: -117.47398

Summary	Census 2010	Census 2020	2022	2027
Population	23,973	26,201	26,198	26,628
Households	7,445	8,174	8,179	8,325
Families	5,535	-	5,969	6,072
Average Household Size	3.21	3.18	3.18	3.17
Owner Occupied Housing Units	3,567	-	3,938	4,034
Renter Occupied Housing Units	3,879	-	4,242	4,291
Median Age	29.7	-	32.6	34.2

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.33%	-0.06%	0.25%
Households	0.35%	-0.01%	0.31%
Families	0.34%	-0.01%	0.28%
Owner HHs	0.48%	0.05%	0.53%
Median Household Income	1.73%	3.60%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	354	4.3%	235	2.8%
\$15,000 - \$24,999	463	5.7%	229	2.8%
\$25,000 - \$34,999	418	5.1%	199	2.4%
\$35,000 - \$49,999	906	11.1%	719	8.6%
\$50,000 - \$74,999	1,671	20.4%	1,856	22.3%
\$75,000 - \$99,999	1,513	18.5%	1,821	21.9%
\$100,000 - \$149,999	1,669	20.4%	1,776	21.3%
\$150,000 - \$199,999	750	9.2%	943	11.3%
\$200,000+	436	5.3%	546	6.6%

Median Household Income	\$78,412	\$85,423
Average Household Income	\$97,282	\$112,132
Per Capita Income	\$30,075	\$34,686

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,995	8.3%	1,926	7.4%	1,979	7.4%
5 - 9	1,826	7.6%	1,943	7.4%	1,863	7.0%
10 - 14	1,977	8.2%	1,854	7.1%	1,920	7.2%
15 - 19	2,051	8.6%	1,676	6.4%	1,707	6.4%
20 - 24	2,215	9.2%	1,953	7.5%	1,662	6.2%
25 - 34	3,729	15.6%	4,977	19.0%	4,547	17.1%
35 - 44	3,430	14.3%	3,436	13.1%	4,268	16.0%
45 - 54	3,079	12.8%	2,999	11.4%	2,872	10.8%
55 - 64	1,960	8.2%	2,671	10.2%	2,621	9.8%
65 - 74	986	4.1%	1,708	6.5%	1,926	7.2%
75 - 84	557	2.3%	769	2.9%	964	3.6%
85+	169	0.7%	285	1.1%	298	1.1%

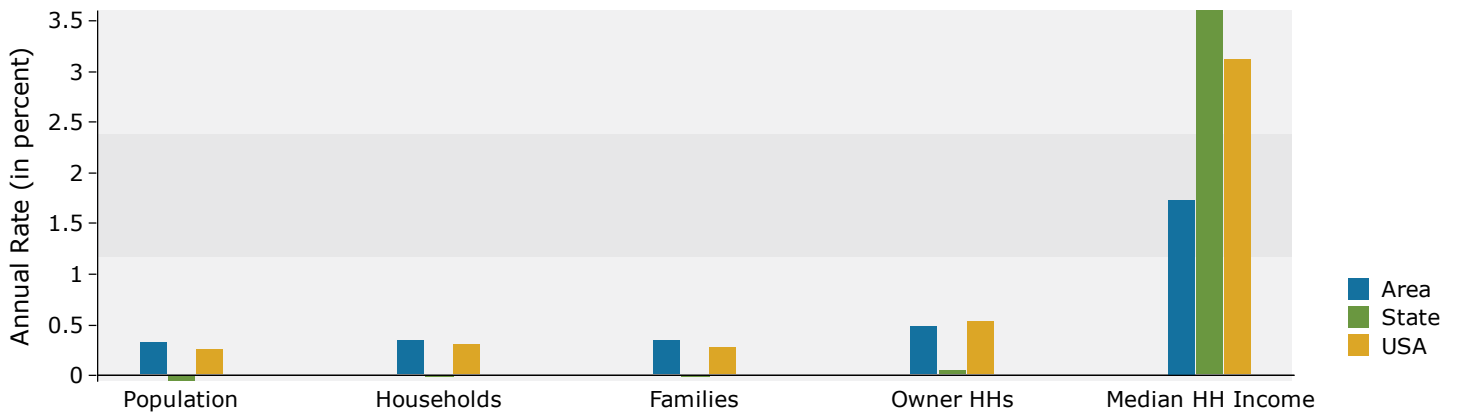
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	12,786	53.3%	8,148	31.1%	7,862	30.0%	7,225	27.1%
Black Alone	1,733	7.2%	1,812	6.9%	1,798	6.9%	1,808	6.8%
American Indian Alone	243	1.0%	454	1.7%	469	1.8%	534	2.0%
Asian Alone	1,626	6.8%	2,222	8.5%	2,276	8.7%	2,451	9.2%
Pacific Islander Alone	173	0.7%	184	0.7%	186	0.7%	191	0.7%
Some Other Race Alone	6,217	25.9%	8,549	32.6%	8,702	33.2%	9,260	34.8%
Two or More Races	1,197	5.0%	4,831	18.4%	4,906	18.7%	5,160	19.4%
Hispanic Origin (Any Race)	13,015	54.3%	15,423	58.9%	15,548	59.3%	16,005	60.1%

Data Note: Income is expressed in current dollars.

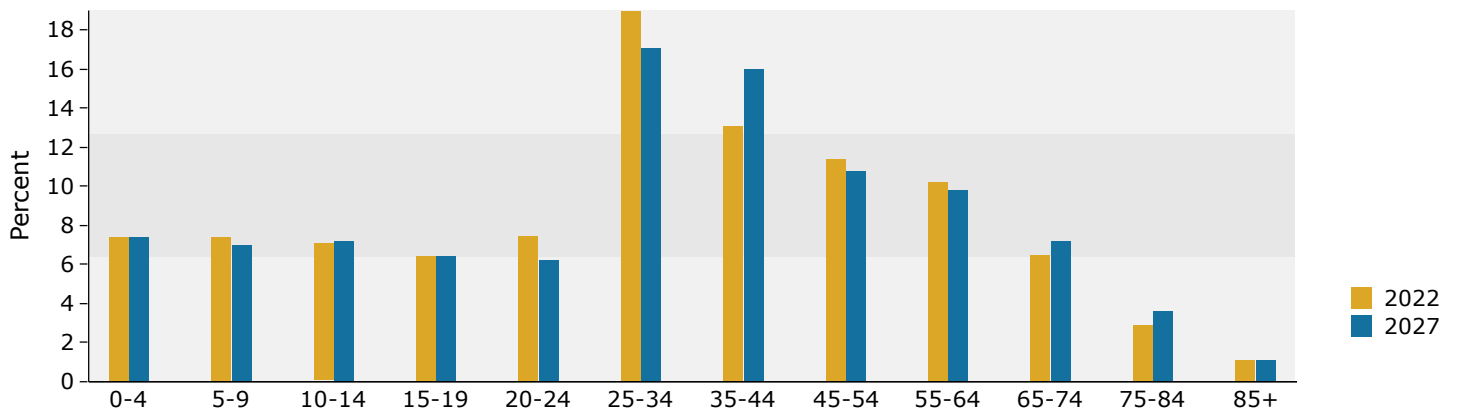
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

November 16, 2022

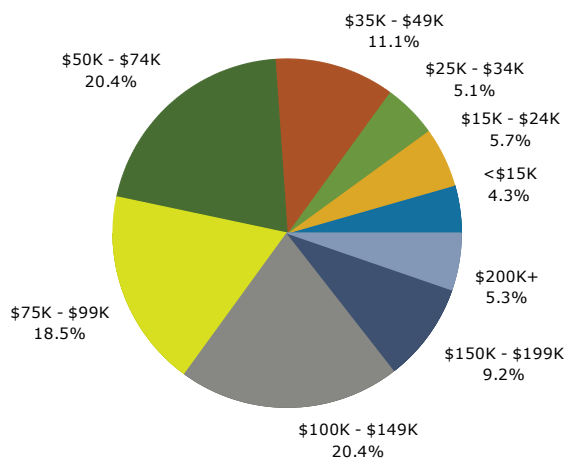
Trends 2022-2027



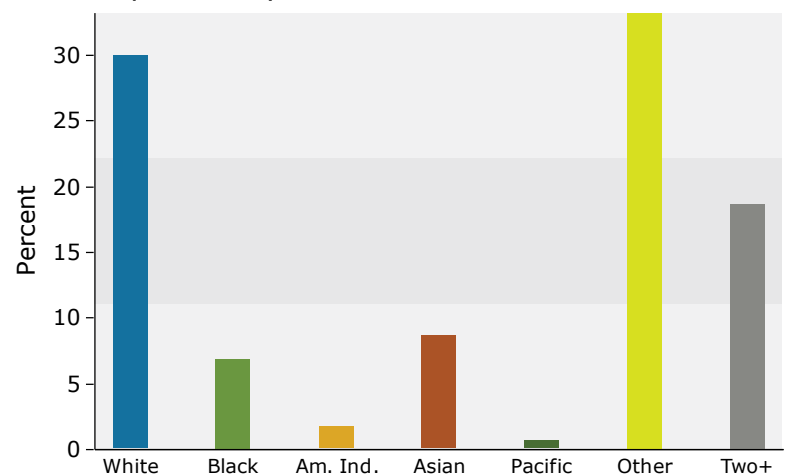
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 59.3%



Demographic and Income Profile

La Sierra Ave, Riverside, California, 92505 2
La Sierra Ave, Riverside, California, 92505
Ring: 1 mile radius

Prepared by Esri
Latitude: 33.91894
Longitude: -117.48844

Summary	Census 2010	Census 2020	2022	2027
Population	21,075	22,269	22,256	22,610
Households	5,473	5,919	5,930	6,041
Families	4,461	-	4,811	4,899
Average Household Size	3.80	3.73	3.72	3.71
Owner Occupied Housing Units	3,071	-	3,080	3,124
Renter Occupied Housing Units	2,402	-	2,849	2,917
Median Age	29.4	-	31.9	33.9

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.32%	-0.06%	0.25%
Households	0.37%	-0.01%	0.31%
Families	0.36%	-0.01%	0.28%
Owner HHs	0.28%	0.05%	0.53%
Median Household Income	2.02%	3.60%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	315	5.3%	215	3.6%
\$15,000 - \$24,999	259	4.4%	155	2.6%
\$25,000 - \$34,999	333	5.6%	154	2.5%
\$35,000 - \$49,999	591	10.0%	472	7.8%
\$50,000 - \$74,999	1,103	18.6%	1,237	20.5%
\$75,000 - \$99,999	1,180	19.9%	1,200	19.9%
\$100,000 - \$149,999	1,167	19.7%	1,248	20.7%
\$150,000 - \$199,999	673	11.3%	944	15.6%
\$200,000+	308	5.2%	417	6.9%

Median Household Income	\$80,922	\$89,452
Average Household Income	\$99,103	\$116,519
Per Capita Income	\$27,007	\$31,818

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,708	8.1%	1,688	7.6%	1,711	7.6%
5 - 9	1,772	8.4%	1,706	7.7%	1,627	7.2%
10 - 14	1,752	8.3%	1,626	7.3%	1,687	7.5%
15 - 19	2,016	9.6%	1,587	7.1%	1,490	6.6%
20 - 24	1,874	8.9%	1,579	7.1%	1,506	6.7%
25 - 34	3,074	14.6%	4,288	19.3%	3,722	16.5%
35 - 44	2,983	14.2%	2,970	13.3%	3,750	16.6%
45 - 54	2,734	13.0%	2,506	11.3%	2,509	11.1%
55 - 64	1,673	7.9%	2,213	9.9%	2,148	9.5%
65 - 74	861	4.1%	1,284	5.8%	1,519	6.7%
75 - 84	472	2.2%	592	2.7%	709	3.1%
85+	156	0.7%	216	1.0%	231	1.0%

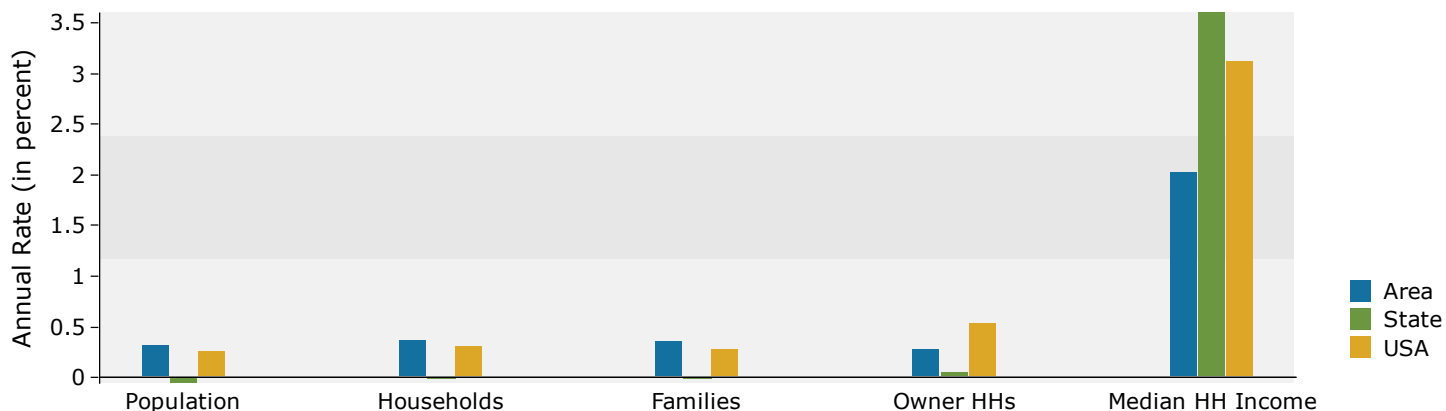
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	10,865	51.6%	5,630	25.3%	5,411	24.3%	4,927	21.8%
Black Alone	1,125	5.3%	1,174	5.3%	1,170	5.3%	1,178	5.2%
American Indian Alone	319	1.5%	439	2.0%	449	2.0%	504	2.2%
Asian Alone	1,562	7.4%	1,833	8.2%	1,911	8.6%	2,107	9.3%
Pacific Islander Alone	130	0.6%	122	0.5%	120	0.5%	121	0.5%
Some Other Race Alone	6,091	28.9%	8,304	37.3%	8,372	37.6%	8,754	38.7%
Two or More Races	983	4.7%	4,766	21.4%	4,822	21.7%	5,020	22.2%
Hispanic Origin (Any Race)	13,167	62.5%	14,747	66.2%	14,768	66.4%	15,056	66.6%

Data Note: Income is expressed in current dollars.

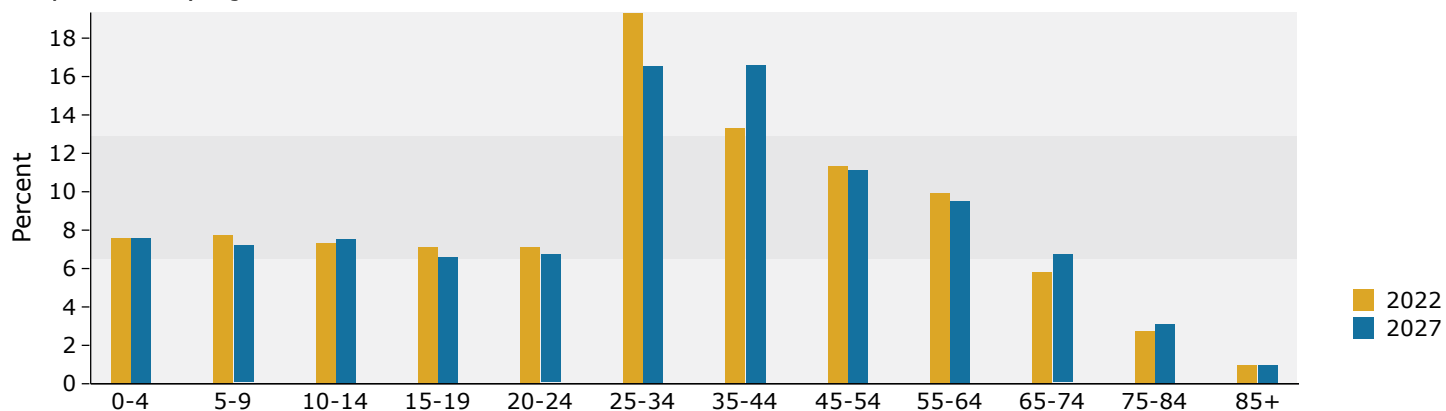
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

November 16, 2022

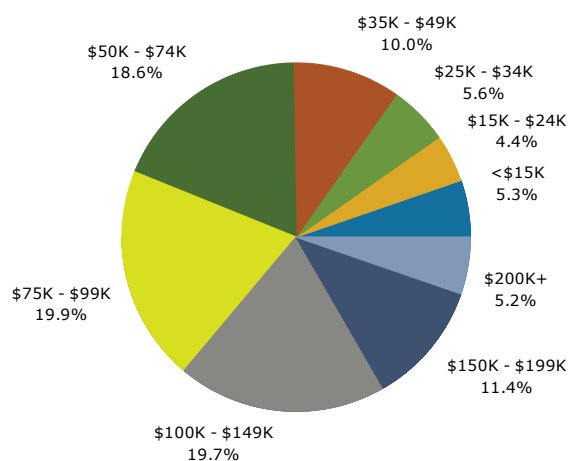
Trends 2022-2027



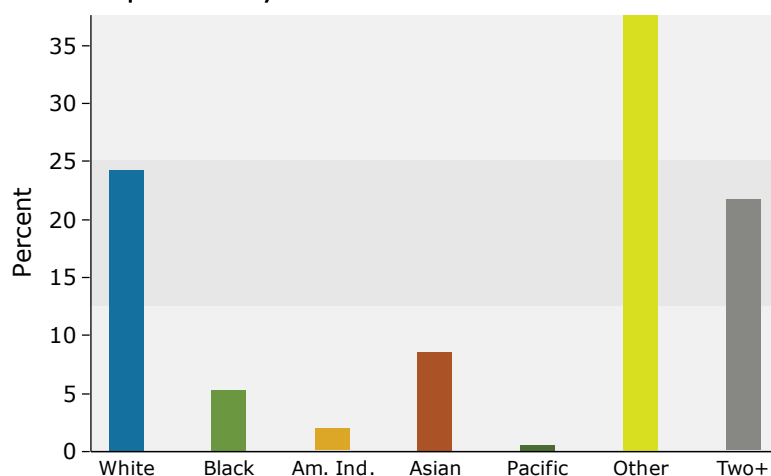
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 66.4%



Demographic and Income Profile

La Sierra Ave, Riverside, California, 92505 3
Heritage Plaza
Ring: 1 mile radius

Prepared by Esri
Latitude: 33.94541
Longitude: -117.41570

Summary	Census 2010	Census 2020	2022	2027
Population	24,188	25,431	26,101	26,920
Households	7,926	8,134	8,224	8,467
Families	5,376	-	5,519	5,690
Average Household Size	3.00	3.07	3.12	3.12
Owner Occupied Housing Units	3,832	-	4,205	4,359
Renter Occupied Housing Units	4,094	-	4,019	4,107
Median Age	32.2	-	34.0	35.5

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.62%	-0.06%	0.25%
Households	0.58%	-0.01%	0.31%
Families	0.61%	-0.01%	0.28%
Owner HHs	0.72%	0.05%	0.53%
Median Household Income	3.43%	3.60%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	604	7.3%	454	5.4%
\$15,000 - \$24,999	729	8.9%	440	5.2%
\$25,000 - \$34,999	604	7.3%	491	5.8%
\$35,000 - \$49,999	990	12.0%	909	10.7%
\$50,000 - \$74,999	1,722	20.9%	1,800	21.3%
\$75,000 - \$99,999	1,353	16.5%	1,401	16.5%
\$100,000 - \$149,999	1,612	19.6%	2,096	24.8%
\$150,000 - \$199,999	371	4.5%	543	6.4%
\$200,000+	238	2.9%	332	3.9%

Median Household Income	\$64,912	\$76,826
Average Household Income	\$80,691	\$95,628
Per Capita Income	\$25,468	\$30,101

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,863	7.7%	1,854	7.1%	1,908	7.1%
5 - 9	1,746	7.2%	1,834	7.0%	1,855	6.9%
10 - 14	1,812	7.5%	1,757	6.7%	1,870	6.9%
15 - 19	1,933	8.0%	1,687	6.5%	1,693	6.3%
20 - 24	1,961	8.1%	1,787	6.8%	1,692	6.3%
25 - 34	3,772	15.6%	4,575	17.5%	4,240	15.7%
35 - 44	3,129	12.9%	3,571	13.7%	4,126	15.3%
45 - 54	3,090	12.8%	2,853	10.9%	2,984	11.1%
55 - 64	2,169	9.0%	2,725	10.4%	2,657	9.9%
65 - 74	1,181	4.9%	1,909	7.3%	2,152	8.0%
75 - 84	951	3.9%	939	3.6%	1,166	4.3%
85+	583	2.4%	610	2.3%	578	2.1%

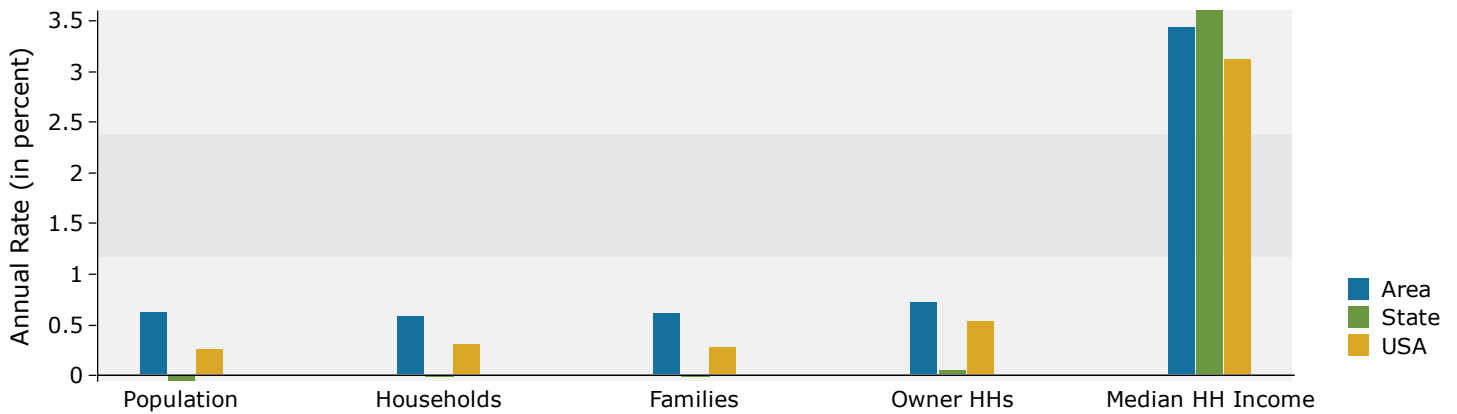
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	14,429	59.7%	9,169	36.1%	9,120	34.9%	8,566	31.8%
Black Alone	1,491	6.2%	1,433	5.6%	1,456	5.6%	1,479	5.5%
American Indian Alone	287	1.2%	628	2.5%	667	2.6%	782	2.9%
Asian Alone	617	2.6%	860	3.4%	907	3.5%	1,003	3.7%
Pacific Islander Alone	101	0.4%	76	0.3%	77	0.3%	80	0.3%
Some Other Race Alone	5,923	24.5%	9,005	35.4%	9,432	36.1%	10,247	38.1%
Two or More Races	1,340	5.5%	4,261	16.8%	4,440	17.0%	4,763	17.7%
Hispanic Origin (Any Race)	12,442	51.4%	15,362	60.4%	15,916	61.0%	16,774	62.3%

Data Note: Income is expressed in current dollars.

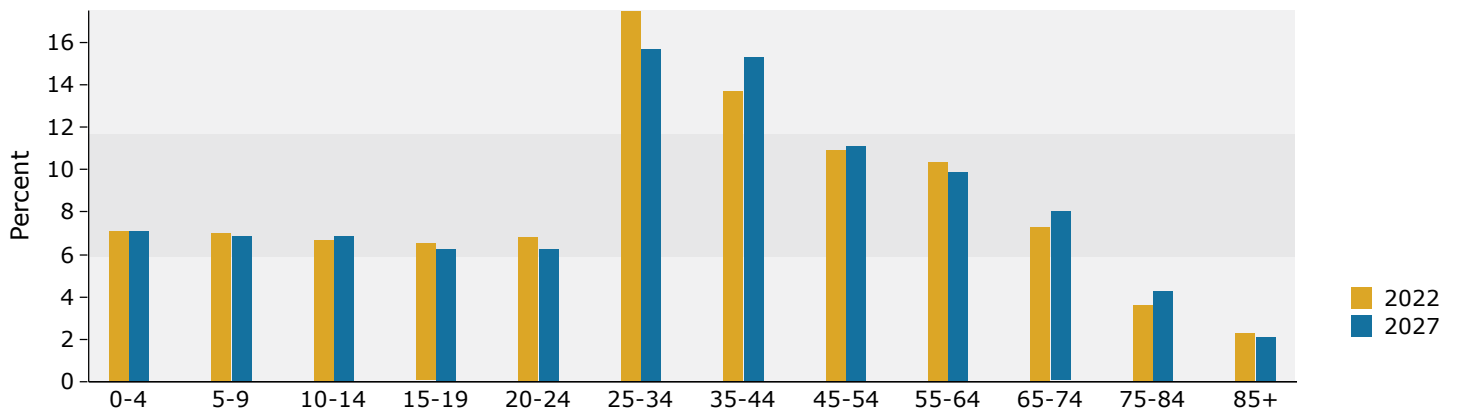
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

November 16, 2022

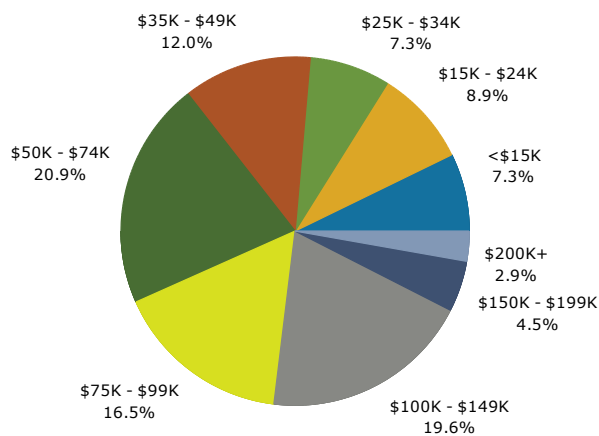
Trends 2022-2027



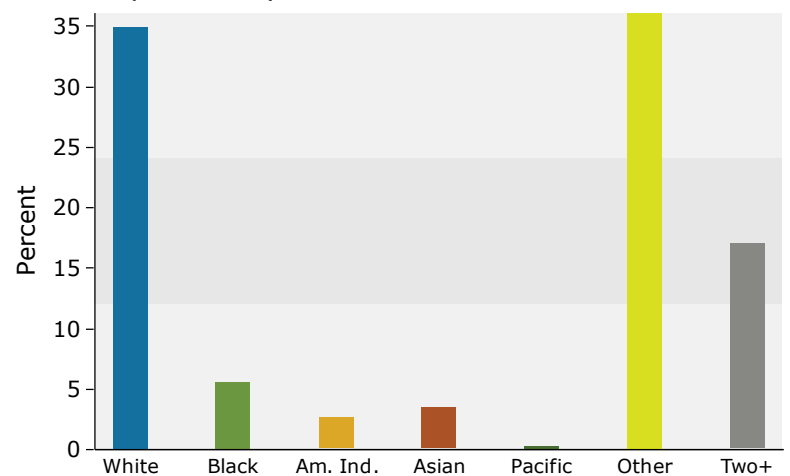
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 61.0%



Demographic and Income Profile

La Sierra Ave, Riverside, California, 92505 4
3401-3447 Adams St, Riverside, California, 92504
Ring: 1 mile radius

Prepared by Esri
Latitude: 33.92679
Longitude: -117.41923

Summary	Census 2010	Census 2020	2022	2027
Population	18,750	17,657	17,961	18,131
Households	5,694	5,170	5,159	5,223
Families	3,809	-	3,477	3,516
Average Household Size	3.08	3.13	3.20	3.19
Owner Occupied Housing Units	2,533	-	2,455	2,502
Renter Occupied Housing Units	3,161	-	2,704	2,722
Median Age	29.0	-	32.0	33.7

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.19%	-0.06%	0.25%
Households	0.25%	-0.01%	0.31%
Families	0.22%	-0.01%	0.28%
Owner HHs	0.38%	0.05%	0.53%
Median Household Income	2.08%	3.60%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	306	5.9%	212	4.1%
\$15,000 - \$24,999	304	5.9%	150	2.9%
\$25,000 - \$34,999	209	4.1%	145	2.8%
\$35,000 - \$49,999	645	12.5%	535	10.2%
\$50,000 - \$74,999	1,172	22.7%	1,238	23.7%
\$75,000 - \$99,999	955	18.5%	1,035	19.8%
\$100,000 - \$149,999	1,054	20.4%	1,212	23.2%
\$150,000 - \$199,999	260	5.0%	353	6.8%
\$200,000+	254	4.9%	343	6.6%

Median Household Income	\$73,255	\$81,192
Average Household Income	\$91,223	\$106,921
Per Capita Income	\$26,414	\$31,025

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,315	7.0%	1,144	6.4%	1,131	6.2%
5 - 9	1,194	6.4%	1,142	6.4%	1,091	6.0%
10 - 14	1,289	6.9%	1,100	6.1%	1,120	6.2%
15 - 19	2,118	11.3%	1,662	9.3%	1,646	9.1%
20 - 24	2,283	12.2%	1,811	10.1%	1,644	9.1%
25 - 34	2,745	14.6%	2,941	16.4%	2,807	15.5%
35 - 44	2,145	11.4%	2,181	12.1%	2,402	13.2%
45 - 54	2,102	11.2%	1,750	9.7%	1,825	10.1%
55 - 64	1,619	8.6%	1,776	9.9%	1,675	9.2%
65 - 74	924	4.9%	1,356	7.5%	1,488	8.2%
75 - 84	679	3.6%	723	4.0%	909	5.0%
85+	336	1.8%	376	2.1%	393	2.2%

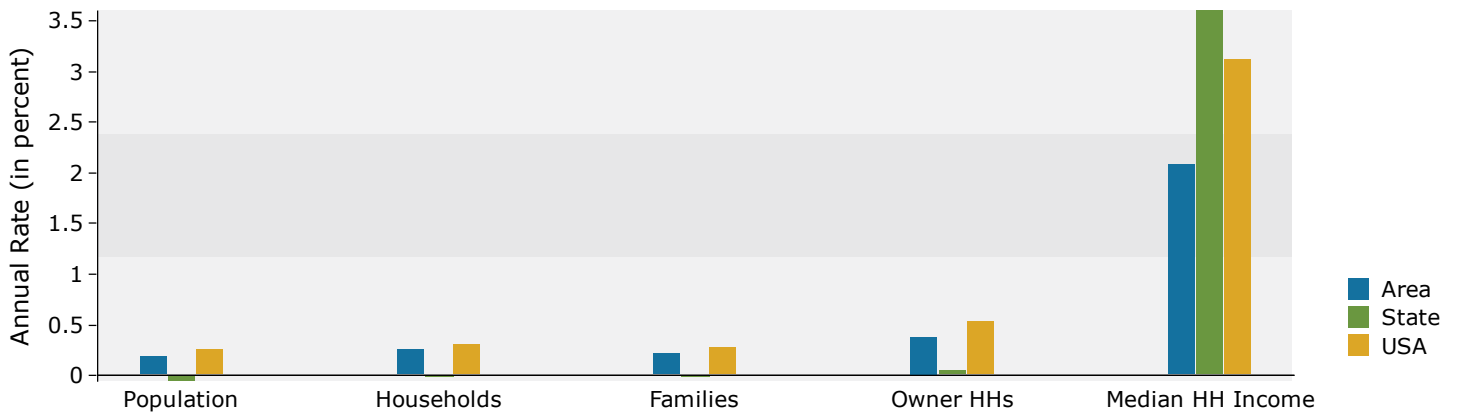
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	11,964	63.8%	6,295	35.7%	6,271	34.9%	5,809	32.0%
Black Alone	1,168	6.2%	1,082	6.1%	1,114	6.2%	1,124	6.2%
American Indian Alone	235	1.3%	443	2.5%	466	2.6%	525	2.9%
Asian Alone	660	3.5%	802	4.5%	846	4.7%	918	5.1%
Pacific Islander Alone	81	0.4%	61	0.3%	61	0.3%	61	0.3%
Some Other Race Alone	3,587	19.1%	6,072	34.4%	6,212	34.6%	6,553	36.1%
Two or More Races	1,054	5.6%	2,902	16.4%	2,992	16.7%	3,141	17.3%
Hispanic Origin (Any Race)	9,510	50.7%	10,567	59.8%	10,758	59.9%	11,017	60.8%

Data Note: Income is expressed in current dollars.

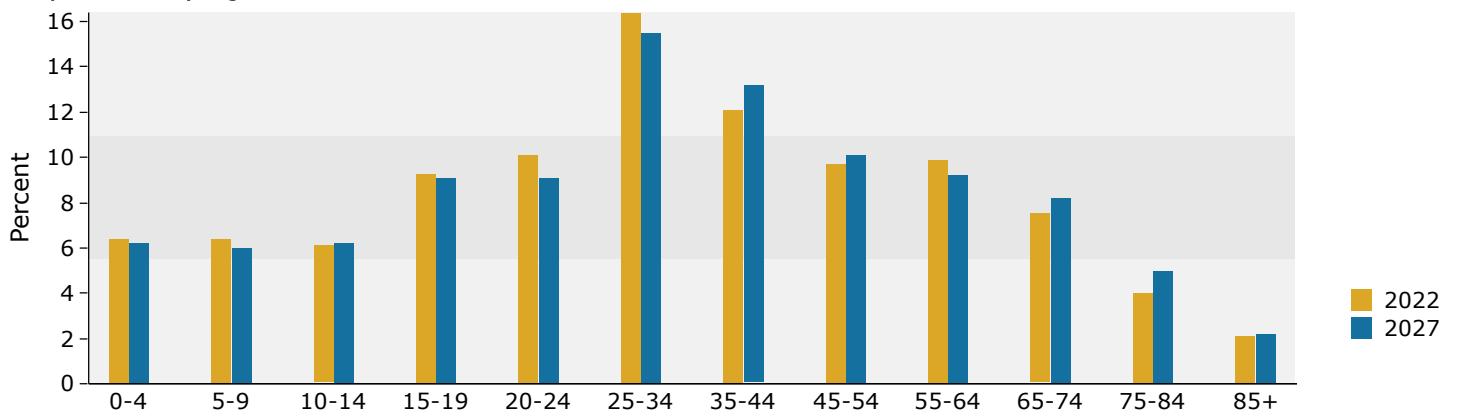
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

November 16, 2022

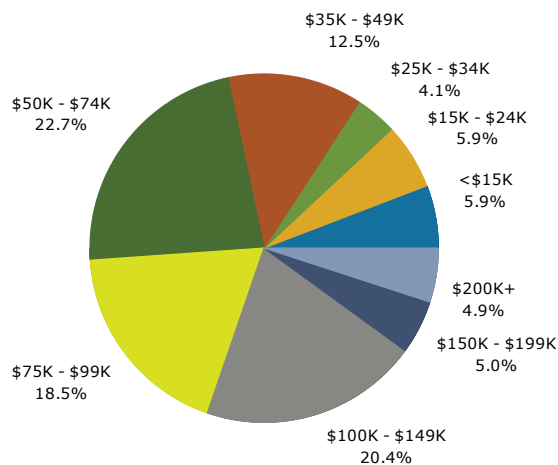
Trends 2022-2027



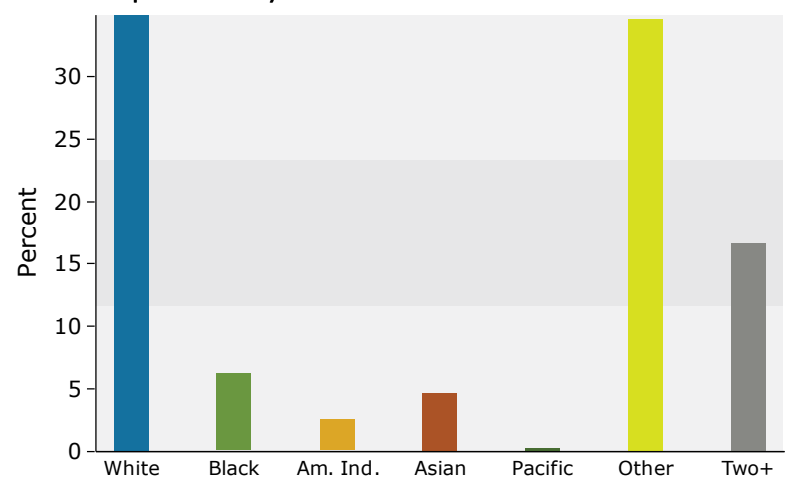
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 59.9%



Demographic and Income Profile

La Sierra Ave, Riverside, California, 92505 5
Van Buren Blvd, Riverside, California, 92503
Ring: 1 mile radius

Prepared by Esri
Latitude: 33.96218
Longitude: -117.46531

Summary	Census 2010	Census 2020	2022	2027
Population	10,818	10,657	10,825	11,078
Households	2,731	2,773	2,829	2,907
Families	2,231	-	2,293	2,355
Average Household Size	3.95	3.81	3.79	3.78
Owner Occupied Housing Units	1,613	-	1,671	1,741
Renter Occupied Housing Units	1,118	-	1,158	1,166
Median Age	28.1	-	30.3	32.2

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.46%	-0.06%	0.25%
Households	0.55%	-0.01%	0.31%
Families	0.54%	-0.01%	0.28%
Owner HHs	0.82%	0.05%	0.53%
Median Household Income	2.62%	3.60%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	120	4.2%	83	2.9%
\$15,000 - \$24,999	133	4.7%	85	2.9%
\$25,000 - \$34,999	213	7.5%	109	3.7%
\$35,000 - \$49,999	376	13.3%	276	9.5%
\$50,000 - \$74,999	611	21.6%	629	21.6%
\$75,000 - \$99,999	609	21.5%	675	23.2%
\$100,000 - \$149,999	530	18.7%	714	24.6%
\$150,000 - \$199,999	133	4.7%	207	7.1%
\$200,000+	105	3.7%	128	4.4%

Median Household Income	\$72,779	\$82,807
Average Household Income	\$86,693	\$102,213
Per Capita Income	\$23,267	\$27,514

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	974	9.0%	908	8.4%	912	8.2%
5 - 9	950	8.8%	887	8.2%	850	7.7%
10 - 14	933	8.6%	858	7.9%	860	7.8%
15 - 19	980	9.1%	846	7.8%	795	7.2%
20 - 24	996	9.2%	868	8.0%	858	7.7%
25 - 34	1,755	16.2%	1,953	18.0%	1,756	15.8%
35 - 44	1,461	13.5%	1,485	13.7%	1,723	15.6%
45 - 54	1,295	12.0%	1,138	10.5%	1,199	10.8%
55 - 64	862	8.0%	967	8.9%	992	9.0%
65 - 74	356	3.3%	611	5.6%	723	6.5%
75 - 84	173	1.6%	226	2.1%	325	2.9%
85+	85	0.8%	79	0.7%	87	0.8%

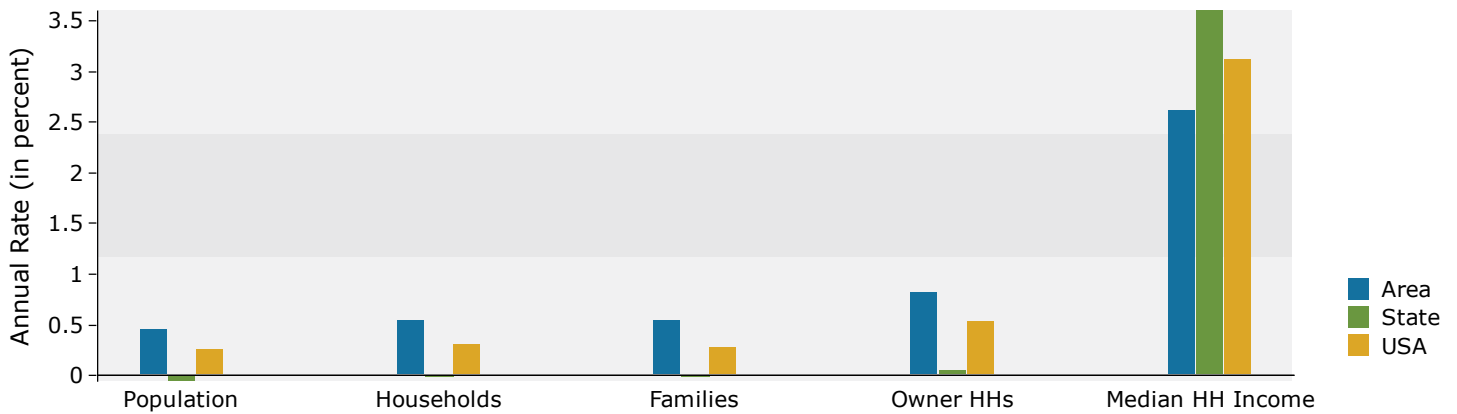
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	5,392	49.8%	2,723	25.6%	2,665	24.6%	2,437	22.0%
Black Alone	429	4.0%	409	3.8%	408	3.8%	409	3.7%
American Indian Alone	135	1.2%	196	1.8%	202	1.9%	230	2.1%
Asian Alone	491	4.5%	513	4.8%	539	5.0%	590	5.3%
Pacific Islander Alone	33	0.3%	33	0.3%	34	0.3%	35	0.3%
Some Other Race Alone	3,781	34.9%	4,811	45.1%	4,943	45.7%	5,237	47.3%
Two or More Races	558	5.2%	1,971	18.5%	2,032	18.8%	2,140	19.3%
Hispanic Origin (Any Race)	7,369	68.1%	7,902	74.1%	8,059	74.4%	8,311	75.0%

Data Note: Income is expressed in current dollars.

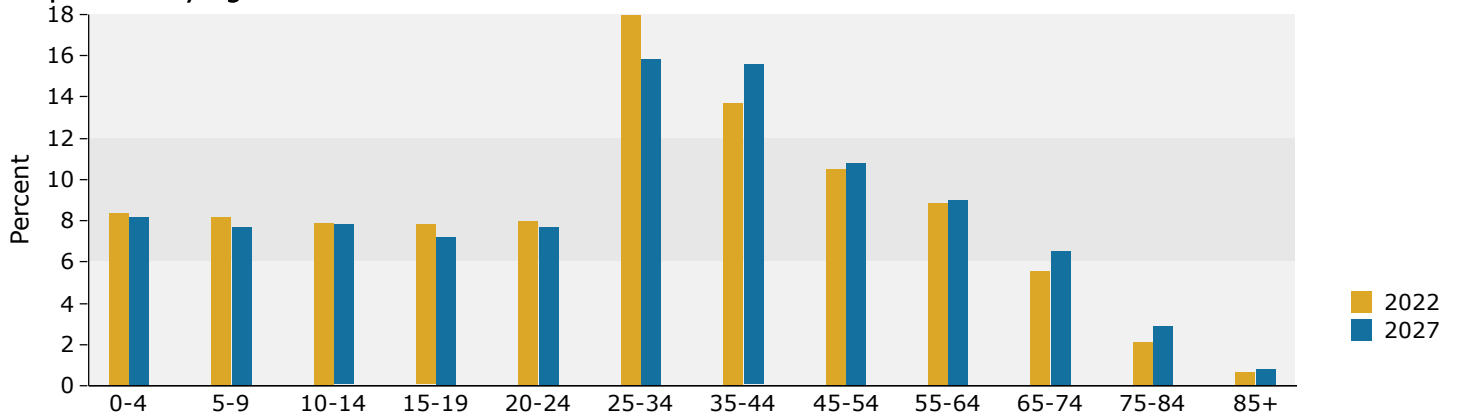
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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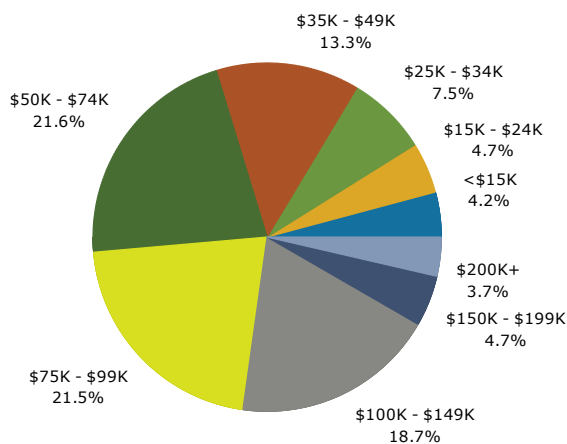
Trends 2022-2027



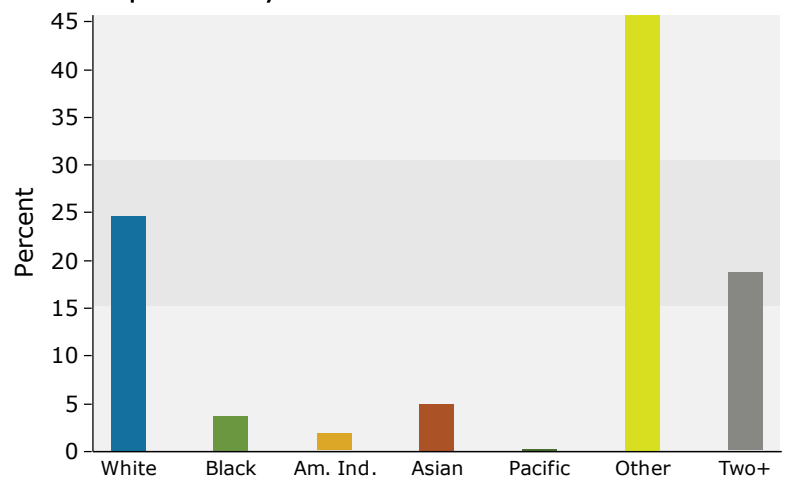
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 74.4%



Demographic and Income Profile

La Sierra Ave, Riverside, California, 92505
Ring: 1 mile radius

Prepared by Esri
Latitude: 33.90352
Longitude: -117.47625

Summary	Census 2010	Census 2020	2022	2027
Population	24,700	26,444	26,435	26,855
Households	7,539	8,065	8,070	8,213
Families	5,648	-	5,980	6,079
Average Household Size	3.26	3.25	3.25	3.25
Owner Occupied Housing Units	3,475	-	3,712	3,801
Renter Occupied Housing Units	4,064	-	4,358	4,412
Median Age	29.5	-	32.3	34.0

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.32%	-0.06%	0.25%
Households	0.35%	-0.01%	0.31%
Families	0.33%	-0.01%	0.28%
Owner HHs	0.47%	0.05%	0.53%
Median Household Income	1.70%	3.60%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	371	4.6%	246	3.0%
\$15,000 - \$24,999	428	5.3%	216	2.6%
\$25,000 - \$34,999	407	5.0%	199	2.4%
\$35,000 - \$49,999	967	12.0%	745	9.1%
\$50,000 - \$74,999	1,663	20.6%	1,860	22.6%
\$75,000 - \$99,999	1,541	19.1%	1,840	22.4%
\$100,000 - \$149,999	1,630	20.2%	1,748	21.3%
\$150,000 - \$199,999	724	9.0%	922	11.2%
\$200,000+	340	4.2%	437	5.3%

Median Household Income	\$77,337	\$84,155
Average Household Income	\$93,894	\$108,433
Per Capita Income	\$28,807	\$33,305

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	2,068	8.4%	1,967	7.4%	2,016	7.5%
5 - 9	1,915	7.8%	1,975	7.5%	1,907	7.1%
10 - 14	2,053	8.3%	1,880	7.1%	1,956	7.3%
15 - 19	2,134	8.6%	1,715	6.5%	1,734	6.5%
20 - 24	2,298	9.3%	1,988	7.5%	1,701	6.3%
25 - 34	3,852	15.6%	5,092	19.3%	4,618	17.2%
35 - 44	3,541	14.3%	3,467	13.1%	4,326	16.1%
45 - 54	3,151	12.8%	3,011	11.4%	2,889	10.8%
55 - 64	1,951	7.9%	2,661	10.1%	2,609	9.7%
65 - 74	999	4.0%	1,647	6.2%	1,883	7.0%
75 - 84	576	2.3%	751	2.8%	923	3.4%
85+	163	0.7%	282	1.1%	295	1.1%

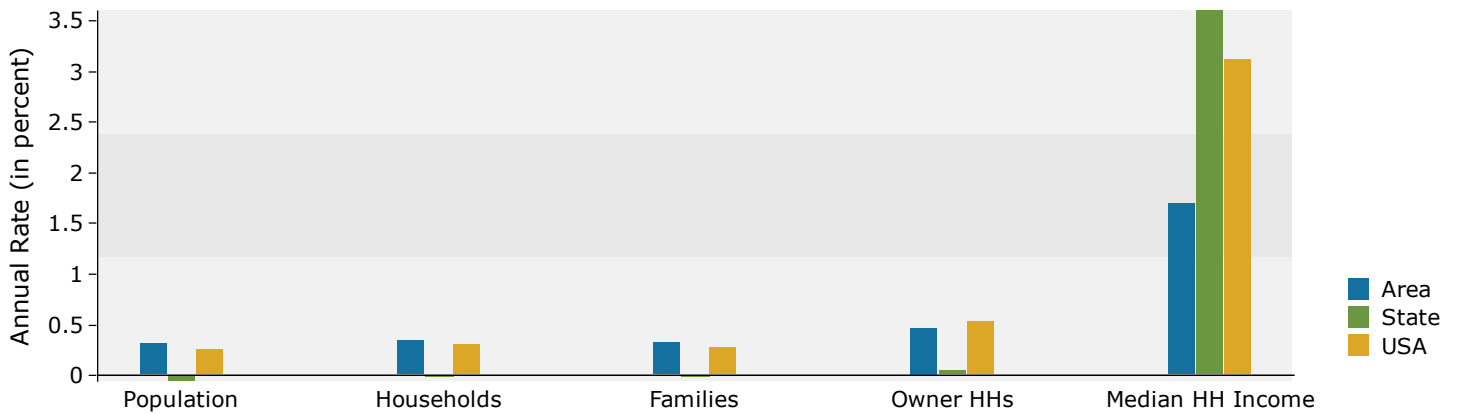
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	12,992	52.6%	7,973	30.2%	7,690	29.1%	7,056	26.3%
Black Alone	1,851	7.5%	1,949	7.4%	1,933	7.3%	1,940	7.2%
American Indian Alone	263	1.1%	476	1.8%	490	1.9%	557	2.1%
Asian Alone	1,726	7.0%	2,135	8.1%	2,185	8.3%	2,350	8.8%
Pacific Islander Alone	178	0.7%	193	0.7%	195	0.7%	199	0.7%
Some Other Race Alone	6,412	26.0%	8,803	33.3%	8,955	33.9%	9,516	35.4%
Two or More Races	1,278	5.2%	4,916	18.6%	4,988	18.9%	5,238	19.5%
Hispanic Origin (Any Race)	13,533	54.8%	15,824	59.8%	15,942	60.3%	16,396	61.1%

Data Note: Income is expressed in current dollars.

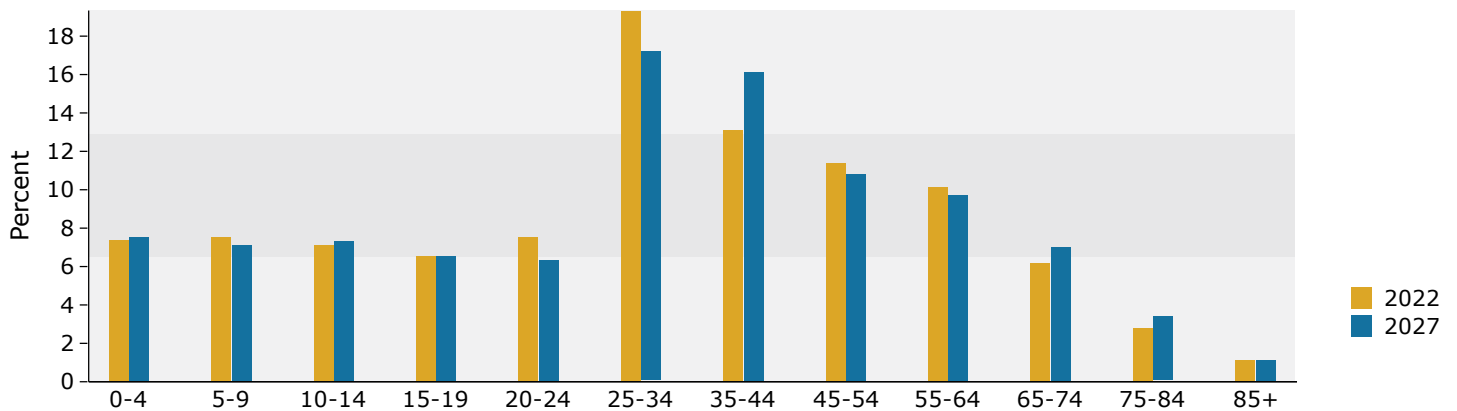
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

November 16, 2022

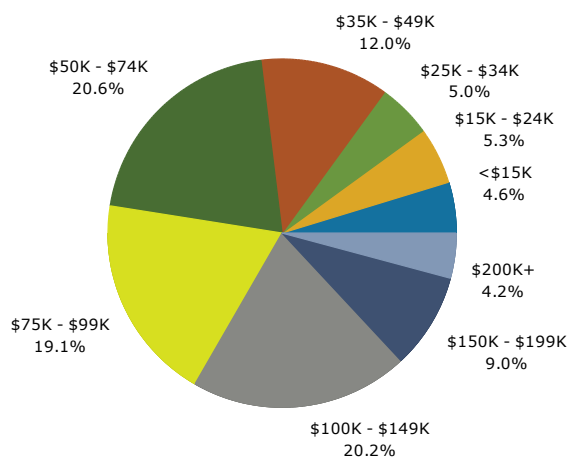
Trends 2022-2027



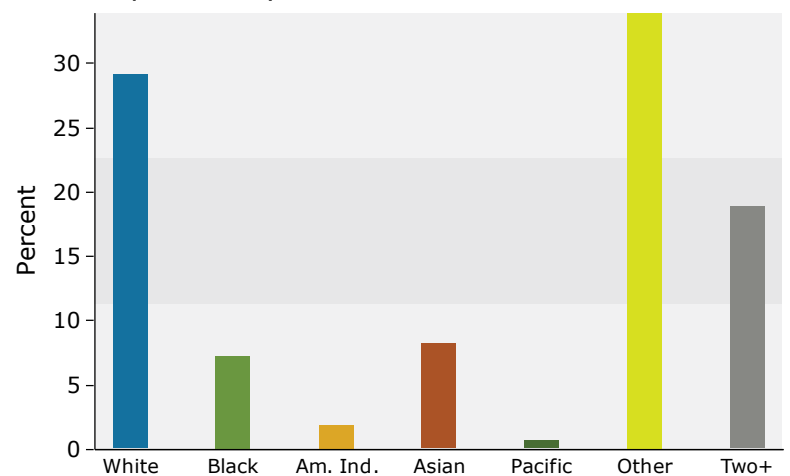
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 60.3%



Demographic and Income Profile

Magnolia Ave, Riverside, California, 92503 2
Magnolia Ave, Riverside, California, 92503
Ring: 1 mile radius

Prepared by Esri
Latitude: 33.92035
Longitude: -117.44647

Summary	Census 2010	Census 2020	2022	2027
Population	18,460	18,950	19,293	19,876
Households	5,582	5,600	5,775	5,960
Families	4,181	-	4,257	4,392
Average Household Size	3.19	3.27	3.24	3.23
Owner Occupied Housing Units	2,643	-	2,725	2,837
Renter Occupied Housing Units	2,939	-	3,049	3,123
Median Age	29.4	-	31.3	32.4

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.60%	-0.06%	0.25%
Households	0.63%	-0.01%	0.31%
Families	0.63%	-0.01%	0.28%
Owner HHs	0.81%	0.05%	0.53%
Median Household Income	3.38%	3.60%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	484	8.4%	370	6.2%
\$15,000 - \$24,999	333	5.8%	246	4.1%
\$25,000 - \$34,999	426	7.4%	272	4.6%
\$35,000 - \$49,999	728	12.6%	536	9.0%
\$50,000 - \$74,999	1,112	19.3%	1,126	18.9%
\$75,000 - \$99,999	1,176	20.4%	1,261	21.2%
\$100,000 - \$149,999	1,035	17.9%	1,418	23.8%
\$150,000 - \$199,999	360	6.2%	570	9.6%
\$200,000+	121	2.1%	162	2.7%

Median Household Income	\$69,081	\$81,580
Average Household Income	\$80,877	\$96,864
Per Capita Income	\$23,334	\$27,973

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,519	8.2%	1,497	7.8%	1,541	7.8%
5 - 9	1,493	8.1%	1,475	7.6%	1,517	7.6%
10 - 14	1,513	8.2%	1,406	7.3%	1,514	7.6%
15 - 19	1,840	10.0%	1,495	7.7%	1,513	7.6%
20 - 24	1,508	8.2%	1,575	8.2%	1,516	7.6%
25 - 34	2,884	15.6%	3,413	17.7%	3,199	16.1%
35 - 44	2,396	13.0%	2,573	13.3%	2,980	15.0%
45 - 54	2,245	12.2%	2,008	10.4%	2,073	10.4%
55 - 64	1,512	8.2%	1,834	9.5%	1,803	9.1%
65 - 74	785	4.3%	1,178	6.1%	1,279	6.4%
75 - 84	521	2.8%	561	2.9%	671	3.4%
85+	245	1.3%	277	1.4%	272	1.4%

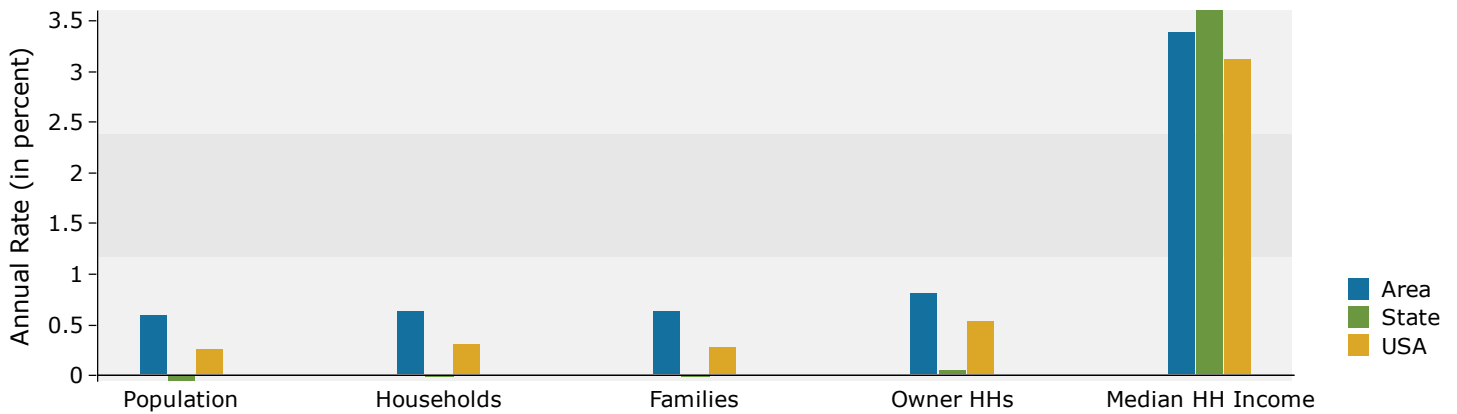
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	9,772	52.9%	5,619	29.7%	5,548	28.8%	5,166	26.0%
Black Alone	966	5.2%	902	4.8%	911	4.7%	923	4.6%
American Indian Alone	344	1.9%	428	2.3%	435	2.3%	490	2.5%
Asian Alone	745	4.0%	942	5.0%	986	5.1%	1,074	5.4%
Pacific Islander Alone	88	0.5%	73	0.4%	73	0.4%	75	0.4%
Some Other Race Alone	5,576	30.2%	7,749	40.9%	7,984	41.4%	8,569	43.1%
Two or More Races	969	5.2%	3,237	17.1%	3,356	17.4%	3,579	18.0%
Hispanic Origin (Any Race)	11,412	61.8%	12,765	67.4%	13,069	67.7%	13,641	68.6%

Data Note: Income is expressed in current dollars.

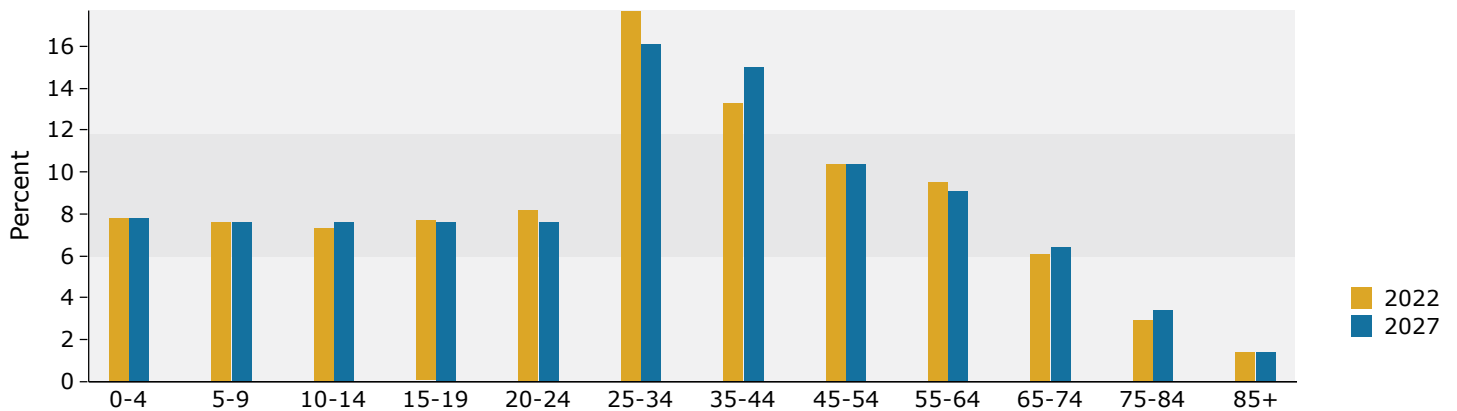
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

November 16, 2022

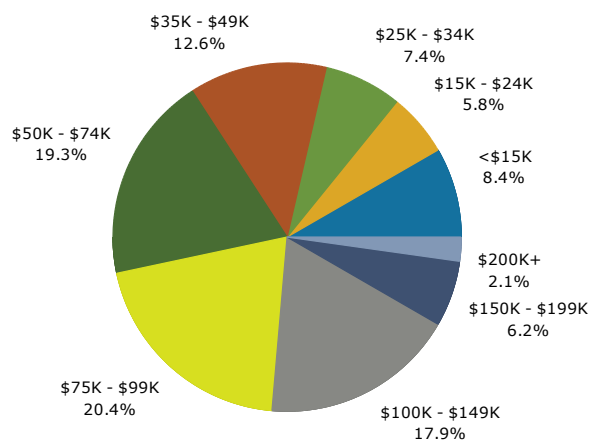
Trends 2022-2027



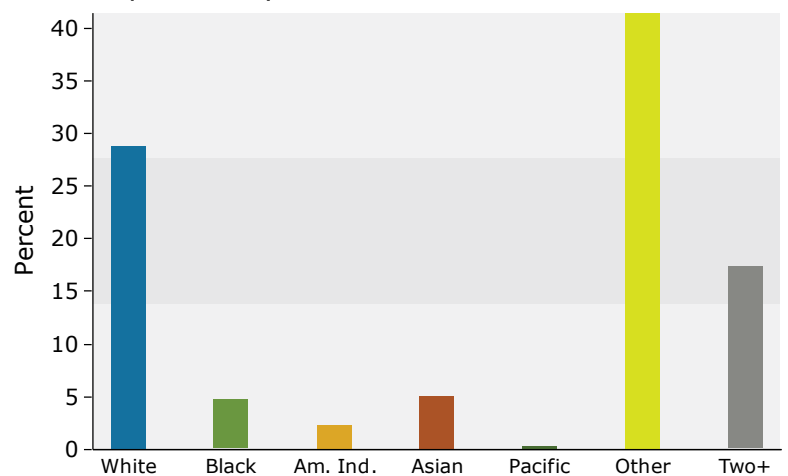
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 67.7%



Demographic and Income Profile

Magnolia Ave, Riverside, California, 92503 3
Van Buren Blvd, Riverside, California, 92503
Ring: 1 mile radius

Prepared by Esri
Latitude: 33.91523
Longitude: -117.44210

Summary	Census 2010	Census 2020	2022	2027
Population	15,470	15,827	16,315	17,032
Households	4,668	4,573	4,765	4,986
Families	3,539	-	3,580	3,744
Average Household Size	3.23	3.38	3.35	3.34
Owner Occupied Housing Units	2,340	-	2,396	2,533
Renter Occupied Housing Units	2,327	-	2,370	2,453
Median Age	29.7	-	31.8	33.0

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.86%	-0.06%	0.25%
Households	0.91%	-0.01%	0.31%
Families	0.90%	-0.01%	0.28%
Owner HHs	1.12%	0.05%	0.53%
Median Household Income	2.01%	3.60%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	333	7.0%	231	4.6%
\$15,000 - \$24,999	259	5.4%	176	3.5%
\$25,000 - \$34,999	277	5.8%	178	3.6%
\$35,000 - \$49,999	532	11.2%	438	8.8%
\$50,000 - \$74,999	931	19.5%	1,017	20.4%
\$75,000 - \$99,999	962	20.2%	1,027	20.6%
\$100,000 - \$149,999	890	18.7%	1,068	21.4%
\$150,000 - \$199,999	374	7.8%	567	11.4%
\$200,000+	210	4.4%	284	5.7%

Median Household Income	\$75,932	\$83,893
Average Household Income	\$91,063	\$107,473
Per Capita Income	\$26,507	\$31,330

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,249	8.1%	1,225	7.5%	1,269	7.5%
5 - 9	1,245	8.0%	1,214	7.4%	1,251	7.3%
10 - 14	1,285	8.3%	1,174	7.2%	1,258	7.4%
15 - 19	1,530	9.9%	1,256	7.7%	1,279	7.5%
20 - 24	1,208	7.8%	1,331	8.2%	1,290	7.6%
25 - 34	2,462	15.9%	2,826	17.3%	2,726	16.0%
35 - 44	2,005	13.0%	2,260	13.9%	2,567	15.1%
45 - 54	1,964	12.7%	1,701	10.4%	1,831	10.8%
55 - 64	1,338	8.6%	1,632	10.0%	1,599	9.4%
65 - 74	644	4.2%	1,068	6.5%	1,197	7.0%
75 - 84	381	2.5%	455	2.8%	582	3.4%
85+	160	1.0%	174	1.1%	182	1.1%

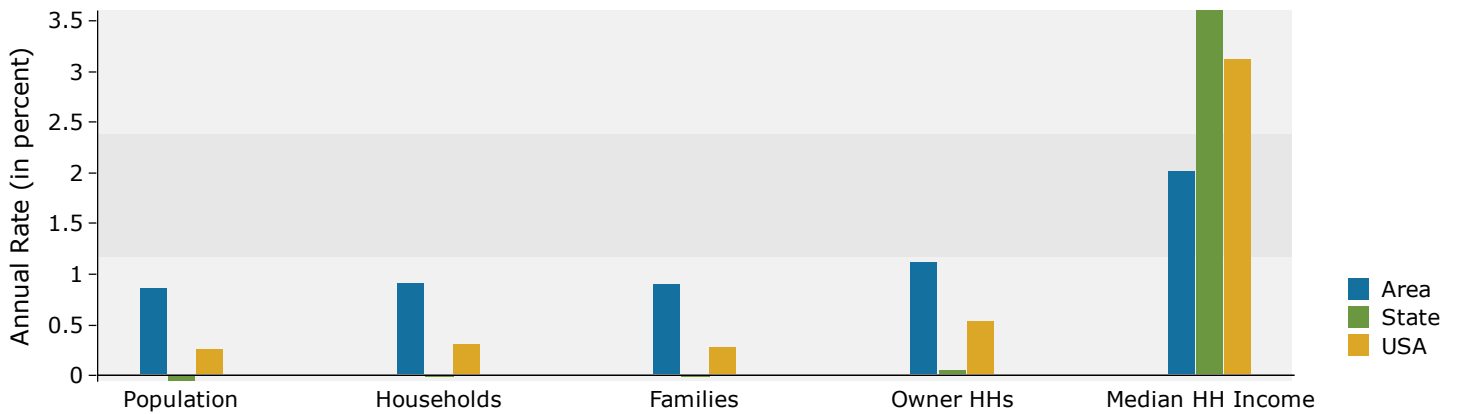
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	8,652	55.9%	5,011	31.7%	5,037	30.9%	4,797	28.2%
Black Alone	802	5.2%	709	4.5%	721	4.4%	738	4.3%
American Indian Alone	299	1.9%	372	2.4%	378	2.3%	430	2.5%
Asian Alone	621	4.0%	752	4.8%	806	4.9%	901	5.3%
Pacific Islander Alone	95	0.6%	69	0.4%	69	0.4%	71	0.4%
Some Other Race Alone	4,147	26.8%	6,230	39.4%	6,482	39.7%	7,036	41.3%
Two or More Races	855	5.5%	2,685	17.0%	2,823	17.3%	3,060	18.0%
Hispanic Origin (Any Race)	9,045	58.5%	10,328	65.3%	10,685	65.5%	11,289	66.3%

Data Note: Income is expressed in current dollars.

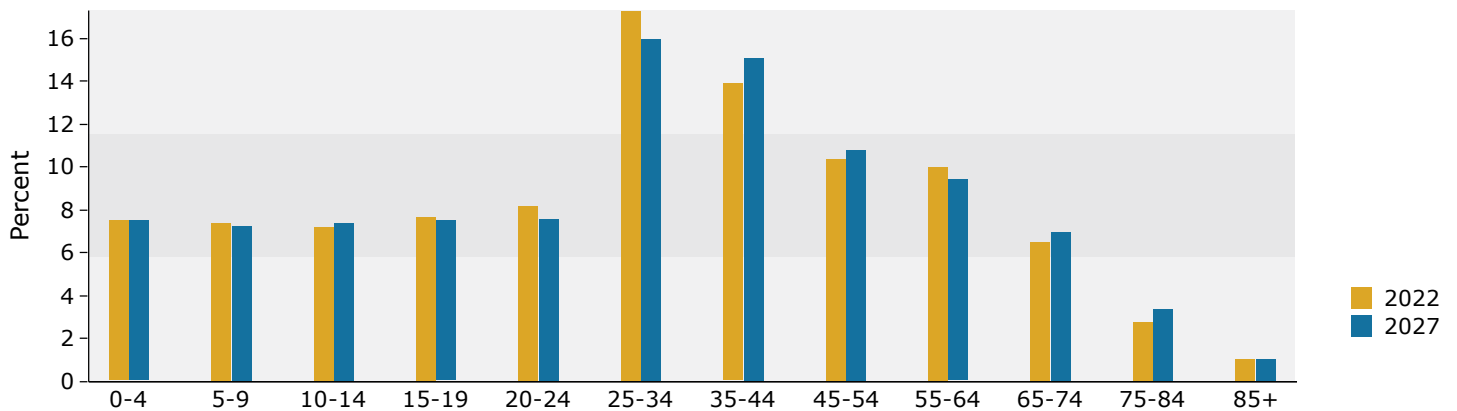
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

November 16, 2022

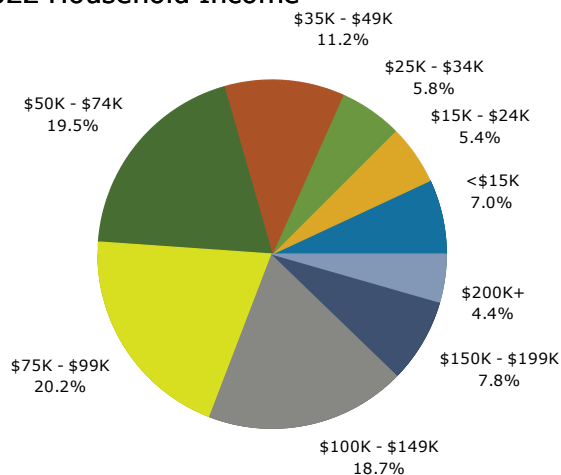
Trends 2022-2027



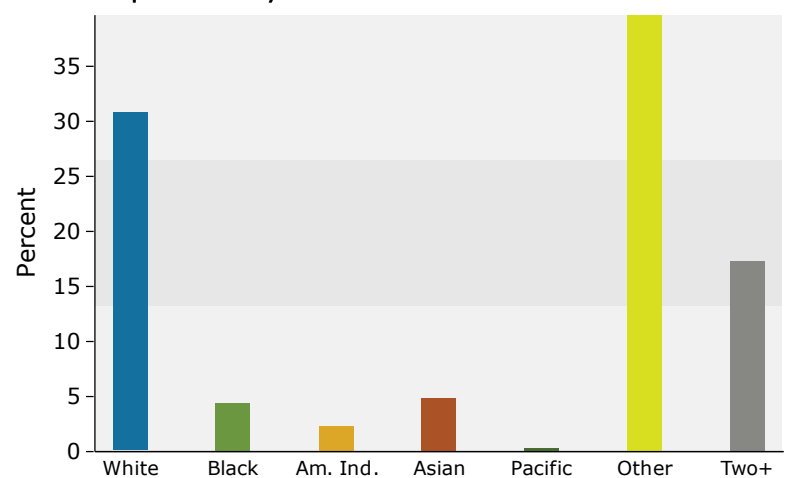
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 65.5%



Demographic and Income Profile

Magnolia Ave, Riverside, California, 92503 4
500-576 Iowa Ave, Riverside, California, 92507
Ring: 1 mile radius

Prepared by Esri
Latitude: 34.01183
Longitude: -117.33984

Summary	Census 2010	Census 2020	2022	2027
Population	5,424	6,833	6,749	6,718
Households	1,456	1,845	1,825	1,820
Families	1,103	-	1,354	1,351
Average Household Size	3.71	3.69	3.69	3.68
Owner Occupied Housing Units	741	-	963	964
Renter Occupied Housing Units	715	-	862	856
Median Age	28.8	-	31.6	32.6

Trends: 2022-2027 Annual Rate	Area	State	National
Population	-0.09%	-0.06%	0.25%
Households	-0.05%	-0.01%	0.31%
Families	-0.04%	-0.01%	0.28%
Owner HHs	0.02%	0.05%	0.53%
Median Household Income	6.28%	3.60%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	171	9.4%	119	6.5%
\$15,000 - \$24,999	175	9.6%	156	8.6%
\$25,000 - \$34,999	131	7.2%	102	5.6%
\$35,000 - \$49,999	274	15.0%	122	6.7%
\$50,000 - \$74,999	336	18.4%	329	18.1%
\$75,000 - \$99,999	212	11.6%	276	15.2%
\$100,000 - \$149,999	306	16.8%	421	23.1%
\$150,000 - \$199,999	160	8.8%	218	12.0%
\$200,000+	61	3.3%	76	4.2%

Median Household Income	\$59,665	\$80,892
Average Household Income	\$81,394	\$99,666
Per Capita Income	\$23,645	\$28,992

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	490	9.0%	540	8.0%	543	8.1%
5 - 9	456	8.4%	543	8.0%	538	8.0%
10 - 14	503	9.3%	526	7.8%	551	8.2%
15 - 19	476	8.8%	479	7.1%	489	7.3%
20 - 24	451	8.3%	516	7.6%	442	6.6%
25 - 34	827	15.2%	1,159	17.2%	1,047	15.6%
35 - 44	697	12.8%	891	13.2%	1,021	15.2%
45 - 54	744	13.7%	720	10.7%	698	10.4%
55 - 64	406	7.5%	721	10.7%	633	9.4%
65 - 74	238	4.4%	406	6.0%	474	7.1%
75 - 84	107	2.0%	193	2.9%	217	3.2%
85+	30	0.6%	55	0.8%	62	0.9%

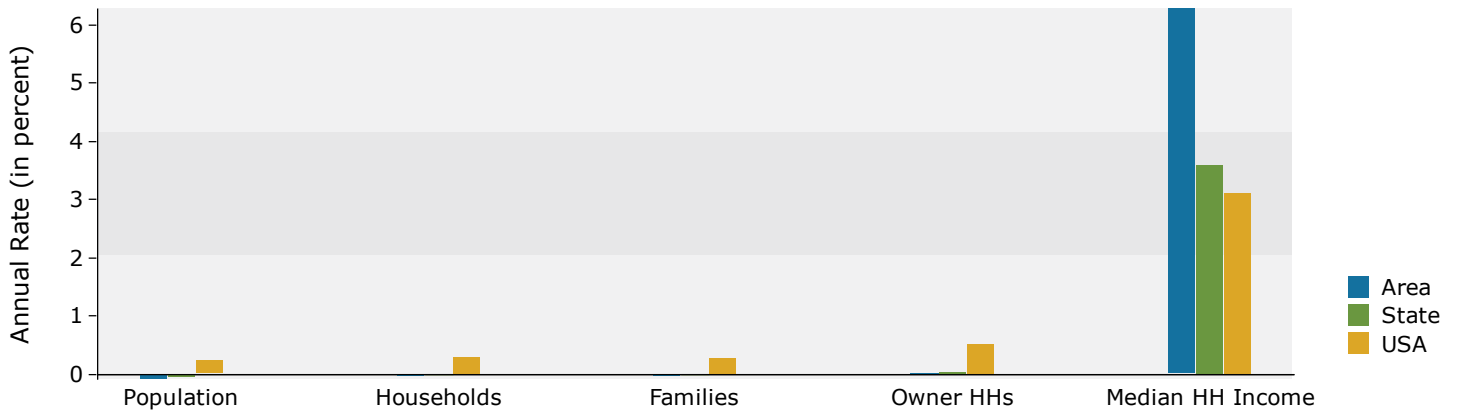
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	2,685	49.5%	2,082	30.5%	1,984	29.4%	1,767	26.3%
Black Alone	350	6.5%	429	6.3%	421	6.2%	416	6.2%
American Indian Alone	38	0.7%	208	3.0%	212	3.1%	238	3.5%
Asian Alone	164	3.0%	368	5.4%	372	5.5%	395	5.9%
Pacific Islander Alone	24	0.4%	20	0.3%	20	0.3%	21	0.3%
Some Other Race Alone	1,883	34.7%	2,676	39.2%	2,686	39.8%	2,794	41.6%
Two or More Races	280	5.2%	1,051	15.4%	1,054	15.6%	1,087	16.2%
Hispanic Origin (Any Race)	3,600	66.4%	4,645	68.0%	4,613	68.4%	4,633	69.0%

Data Note: Income is expressed in current dollars.

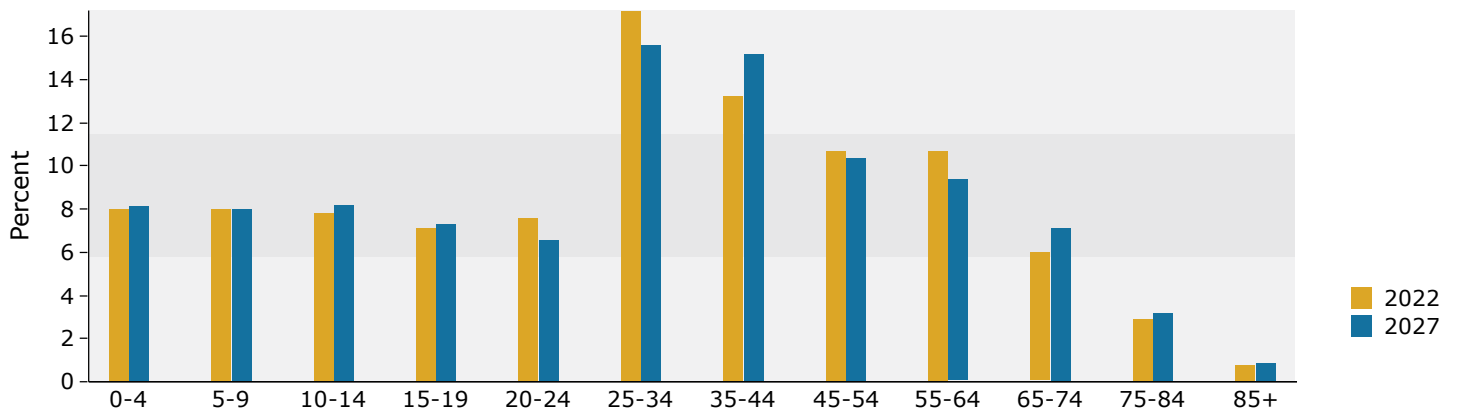
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

November 16, 2022

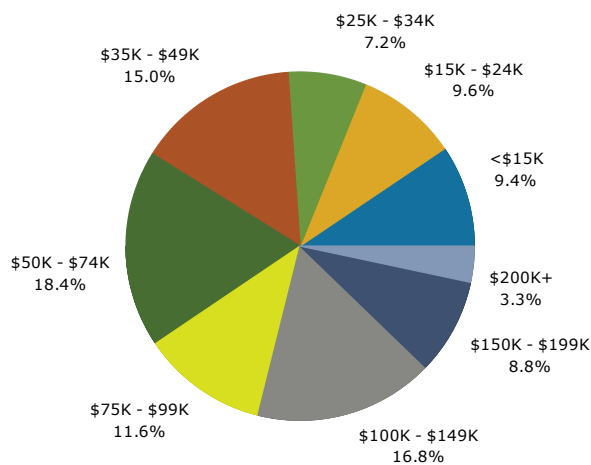
Trends 2022-2027



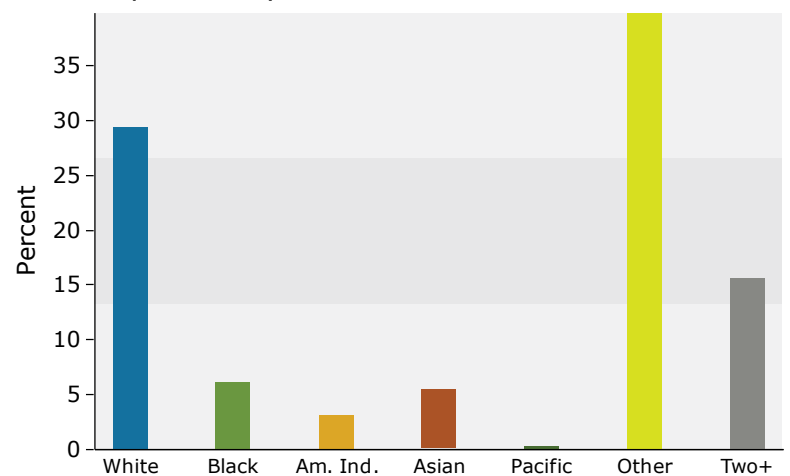
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 68.4%



Demographic and Income Profile

Magnolia Ave, Riverside, California, 92503
Ring: 1 mile radius

Prepared by Esri
Latitude: 33.88976
Longitude: -117.50038

Summary	Census 2010	Census 2020	2022	2027
Population	17,479	18,719	18,532	18,511
Households	5,755	6,125	6,067	6,070
Families	4,235	-	4,417	4,415
Average Household Size	3.03	3.05	3.05	3.05
Owner Occupied Housing Units	3,978	-	4,052	4,066
Renter Occupied Housing Units	1,779	-	2,015	2,004
Median Age	33.4	-	36.5	38.0

Trends: 2022-2027 Annual Rate	Area	State	National
Population	-0.02%	-0.06%	0.25%
Households	0.01%	-0.01%	0.31%
Families	-0.01%	-0.01%	0.28%
Owner HHs	0.07%	0.05%	0.53%
Median Household Income	2.56%	3.60%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	312	5.1%	191	3.1%
\$15,000 - \$24,999	309	5.1%	131	2.2%
\$25,000 - \$34,999	310	5.1%	122	2.0%
\$35,000 - \$49,999	489	8.1%	334	5.5%
\$50,000 - \$74,999	1,136	18.7%	1,232	20.3%
\$75,000 - \$99,999	851	14.0%	1,055	17.4%
\$100,000 - \$149,999	1,365	22.5%	1,341	22.1%
\$150,000 - \$199,999	712	11.7%	861	14.2%
\$200,000+	583	9.6%	802	13.2%

Median Household Income	\$87,269	\$99,039
Average Household Income	\$112,674	\$135,179
Per Capita Income	\$36,324	\$43,673

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,245	7.1%	1,162	6.3%	1,158	6.3%
5 - 9	1,184	6.8%	1,187	6.4%	1,125	6.1%
10 - 14	1,291	7.4%	1,170	6.3%	1,180	6.4%
15 - 19	1,406	8.0%	1,087	5.9%	1,052	5.7%
20 - 24	1,399	8.0%	1,153	6.2%	969	5.2%
25 - 34	2,610	14.9%	3,128	16.9%	2,827	15.3%
35 - 44	2,407	13.8%	2,432	13.1%	2,825	15.3%
45 - 54	2,465	14.1%	2,192	11.8%	2,112	11.4%
55 - 64	1,735	9.9%	2,242	12.1%	2,075	11.2%
65 - 74	971	5.6%	1,720	9.3%	1,904	10.3%
75 - 84	555	3.2%	791	4.3%	1,001	5.4%
85+	212	1.2%	268	1.4%	283	1.5%

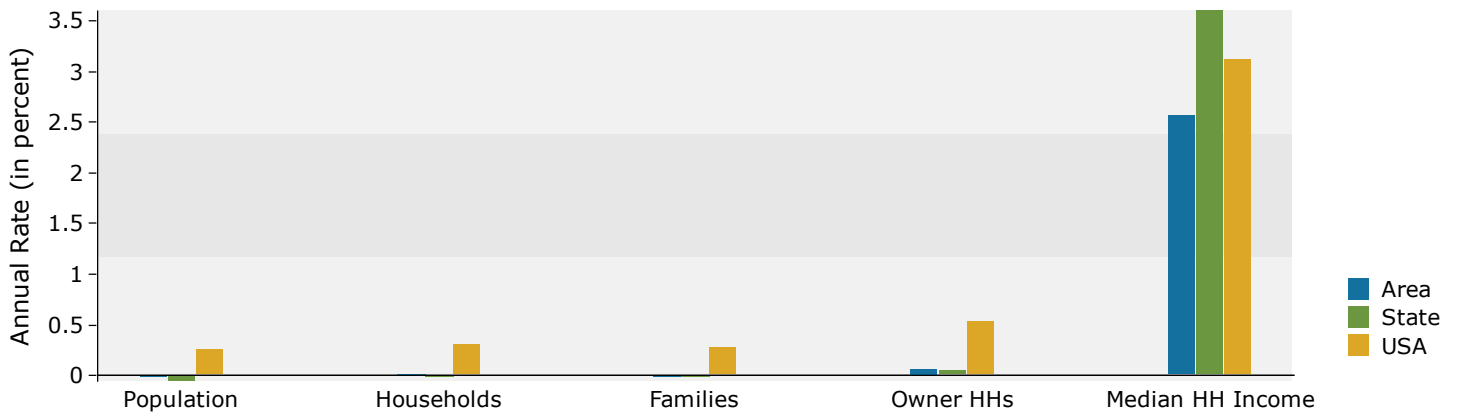
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	9,288	53.1%	6,323	33.8%	6,052	32.7%	5,511	29.8%
Black Alone	1,312	7.5%	1,265	6.8%	1,243	6.7%	1,227	6.6%
American Indian Alone	141	0.8%	220	1.2%	225	1.2%	252	1.4%
Asian Alone	2,262	12.9%	2,555	13.6%	2,592	14.0%	2,748	14.8%
Pacific Islander Alone	114	0.7%	101	0.5%	101	0.5%	102	0.6%
Some Other Race Alone	3,530	20.2%	4,727	25.3%	4,771	25.7%	4,994	27.0%
Two or More Races	834	4.8%	3,527	18.8%	3,549	19.1%	3,676	19.9%
Hispanic Origin (Any Race)	7,730	44.2%	9,400	50.2%	9,394	50.7%	9,496	51.3%

Data Note: Income is expressed in current dollars.

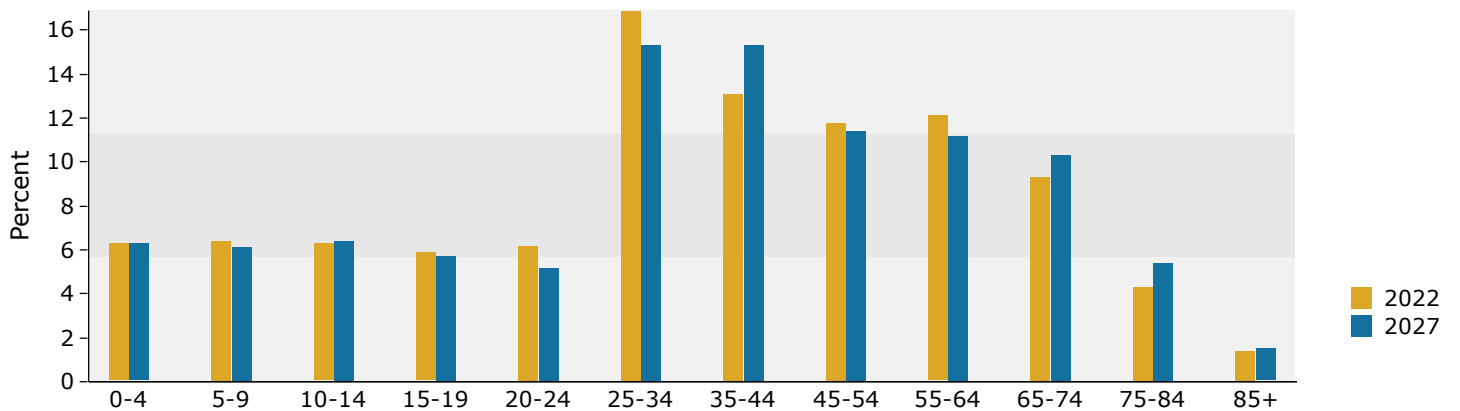
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

November 16, 2022

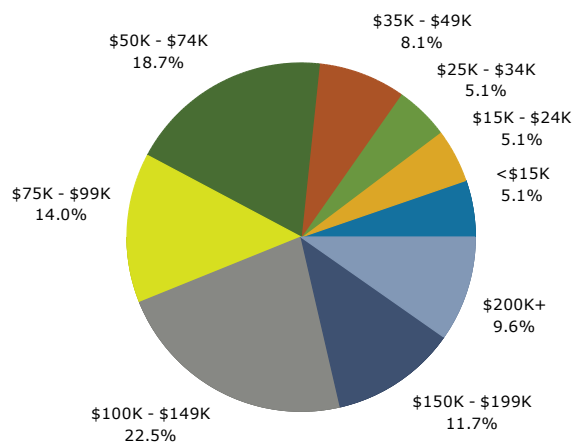
Trends 2022-2027



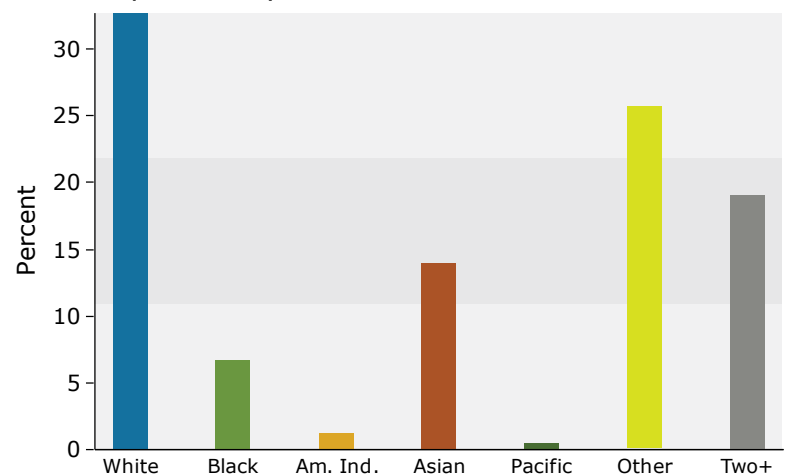
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 50.7%



Demographic and Income Profile

Market St, Riverside, California, 92501
Ring: 1 mile radius

Prepared by Esri
Latitude: 33.99986
Longitude: -117.37425

Summary	Census 2010	Census 2020	2022	2027
Population	11,288	11,926	12,012	12,677
Households	3,376	3,703	3,769	4,024
Families	2,344	-	2,559	2,708
Average Household Size	3.31	3.19	3.15	3.12
Owner Occupied Housing Units	1,858	-	2,075	2,164
Renter Occupied Housing Units	1,518	-	1,695	1,861
Median Age	30.6	-	33.5	35.1

Trends: 2022-2027 Annual Rate	Area	State	National
Population	1.08%	-0.06%	0.25%
Households	1.32%	-0.01%	0.31%
Families	1.14%	-0.01%	0.28%
Owner HHs	0.84%	0.05%	0.53%
Median Household Income	2.79%	3.60%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	338	9.0%	289	7.2%
\$15,000 - \$24,999	227	6.0%	143	3.6%
\$25,000 - \$34,999	204	5.4%	112	2.8%
\$35,000 - \$49,999	350	9.3%	299	7.4%
\$50,000 - \$74,999	669	17.8%	773	19.2%
\$75,000 - \$99,999	509	13.5%	584	14.5%
\$100,000 - \$149,999	987	26.2%	1,139	28.3%
\$150,000 - \$199,999	164	4.4%	231	5.7%
\$200,000+	322	8.5%	454	11.3%

Median Household Income	\$78,738	\$90,339
Average Household Income	\$100,956	\$119,500
Per Capita Income	\$32,104	\$38,460

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	929	8.2%	895	7.5%	956	7.5%
5 - 9	836	7.4%	892	7.4%	922	7.3%
10 - 14	858	7.6%	822	6.8%	927	7.3%
15 - 19	967	8.6%	708	5.9%	800	6.3%
20 - 24	995	8.8%	750	6.2%	717	5.7%
25 - 34	1,797	15.9%	2,290	19.1%	1,994	15.7%
35 - 44	1,512	13.4%	1,659	13.8%	2,139	16.9%
45 - 54	1,561	13.8%	1,297	10.8%	1,372	10.8%
55 - 64	972	8.6%	1,329	11.1%	1,190	9.4%
65 - 74	486	4.3%	858	7.1%	1,018	8.0%
75 - 84	275	2.4%	391	3.3%	509	4.0%
85+	99	0.9%	121	1.0%	132	1.0%

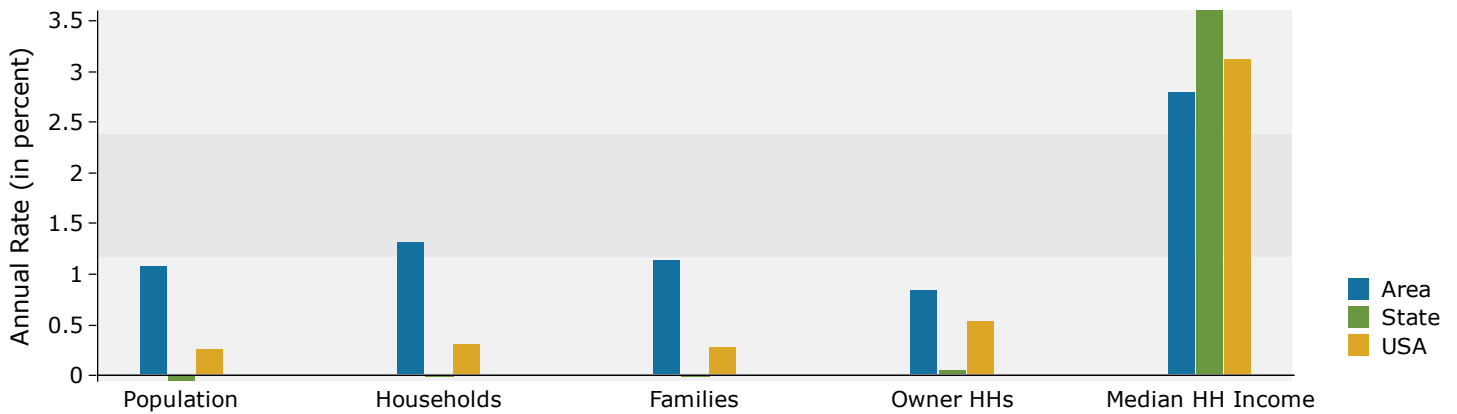
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	5,845	51.8%	3,986	33.4%	3,854	32.1%	3,743	29.5%
Black Alone	933	8.3%	749	6.3%	742	6.2%	773	6.1%
American Indian Alone	172	1.5%	471	3.9%	498	4.1%	582	4.6%
Asian Alone	608	5.4%	632	5.3%	658	5.5%	729	5.8%
Pacific Islander Alone	57	0.5%	38	0.3%	42	0.3%	43	0.3%
Some Other Race Alone	3,098	27.4%	4,028	33.8%	4,159	34.6%	4,569	36.0%
Two or More Races	574	5.1%	2,023	17.0%	2,060	17.1%	2,238	17.7%
Hispanic Origin (Any Race)	6,354	56.3%	7,269	61.0%	7,427	61.8%	7,919	62.5%

Data Note: Income is expressed in current dollars.

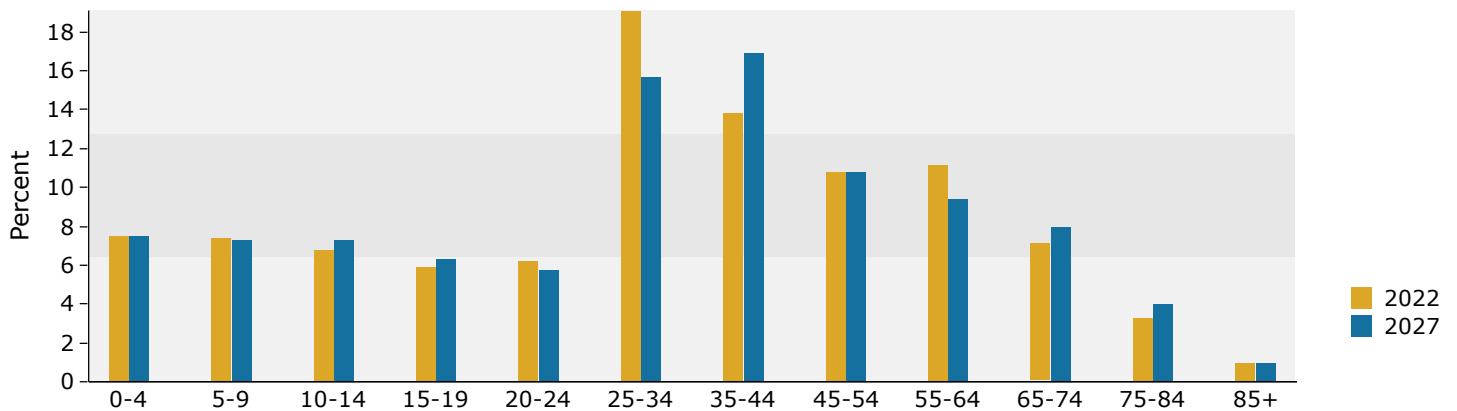
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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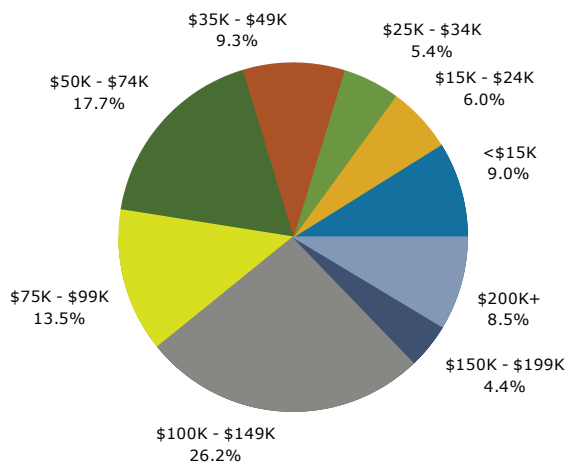
Trends 2022-2027



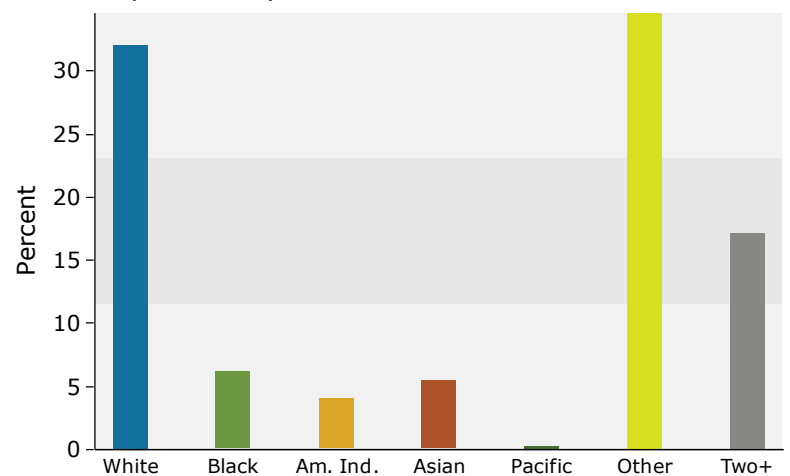
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 61.8%



Demographic and Income Profile

N Campus Dr, Riverside, California, 92521
Ring: 1 mile radius

Prepared by Esri
Latitude: 33.97587
Longitude: -117.32693

Summary	Census 2010	Census 2020	2022	2027
Population	19,406	18,938	19,630	20,059
Households	5,402	5,170	5,473	5,650
Families	2,181	-	2,180	2,253
Average Household Size	2.52	2.48	2.47	2.47
Owner Occupied Housing Units	1,147	-	1,178	1,226
Renter Occupied Housing Units	4,255	-	4,295	4,424
Median Age	22.1	-	23.1	23.2

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.43%	-0.06%	0.25%
Households	0.64%	-0.01%	0.31%
Families	0.66%	-0.01%	0.28%
Owner HHs	0.80%	0.05%	0.53%
Median Household Income	4.05%	3.60%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	1,519	27.8%	1,339	23.7%
\$15,000 - \$24,999	478	8.7%	453	8.0%
\$25,000 - \$34,999	357	6.5%	341	6.0%
\$35,000 - \$49,999	630	11.5%	577	10.2%
\$50,000 - \$74,999	841	15.4%	832	14.7%
\$75,000 - \$99,999	521	9.5%	529	9.4%
\$100,000 - \$149,999	686	12.5%	911	16.1%
\$150,000 - \$199,999	259	4.7%	416	7.4%
\$200,000+	182	3.3%	253	4.5%

Median Household Income	\$43,042	\$52,503
Average Household Income	\$65,330	\$79,381
Per Capita Income	\$19,868	\$24,063

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	730	3.8%	688	3.5%	727	3.6%
5 - 9	502	2.6%	513	2.6%	529	2.6%
10 - 14	477	2.5%	438	2.2%	473	2.4%
15 - 19	5,507	28.4%	4,424	22.5%	4,453	22.2%
20 - 24	5,831	30.0%	6,048	30.8%	6,020	30.0%
25 - 34	2,679	13.8%	3,396	17.3%	3,355	16.7%
35 - 44	1,154	5.9%	1,215	6.2%	1,382	6.9%
45 - 54	1,006	5.2%	872	4.4%	907	4.5%
55 - 64	809	4.2%	927	4.7%	868	4.3%
65 - 74	396	2.0%	658	3.4%	762	3.8%
75 - 84	234	1.2%	335	1.7%	452	2.3%
85+	81	0.4%	115	0.6%	130	0.6%

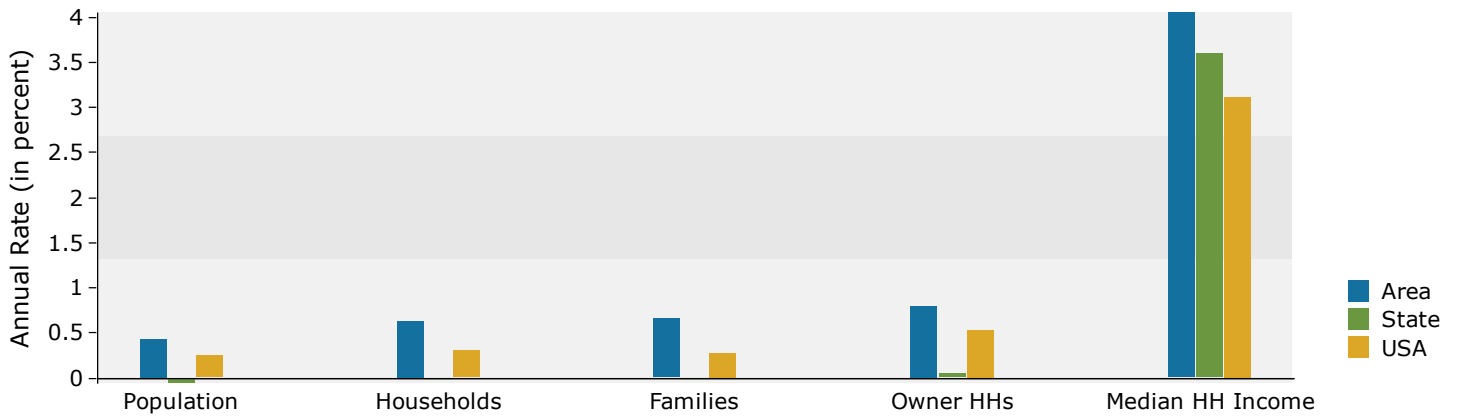
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	7,302	37.6%	7,431	39.2%	7,623	38.8%	7,188	35.8%
Black Alone	1,946	10.0%	1,807	9.5%	1,862	9.5%	1,900	9.5%
American Indian Alone	141	0.7%	352	1.9%	362	1.8%	397	2.0%
Asian Alone	6,055	31.2%	3,533	18.7%	3,669	18.7%	3,993	19.9%
Pacific Islander Alone	92	0.5%	38	0.2%	40	0.2%	42	0.2%
Some Other Race Alone	2,849	14.7%	3,435	18.1%	3,620	18.4%	3,903	19.5%
Two or More Races	1,019	5.3%	2,342	12.4%	2,454	12.5%	2,636	13.1%
Hispanic Origin (Any Race)	5,635	29.0%	6,711	35.4%	6,981	35.6%	7,212	36.0%

Data Note: Income is expressed in current dollars.

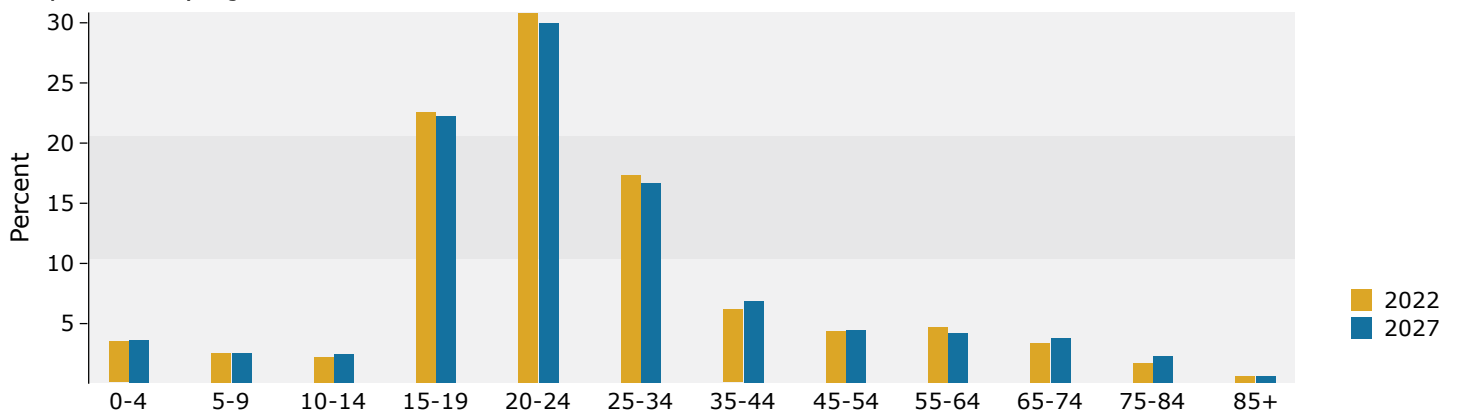
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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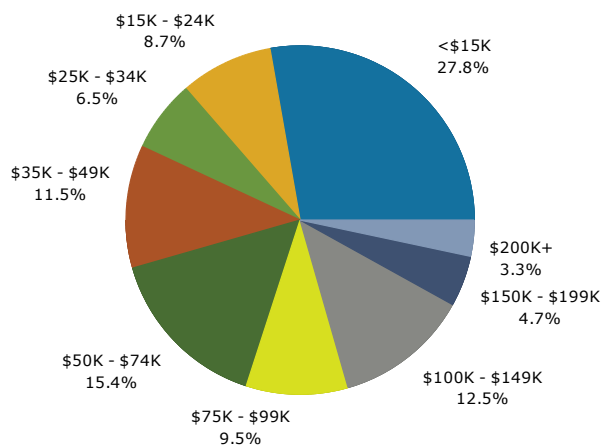
Trends 2022-2027



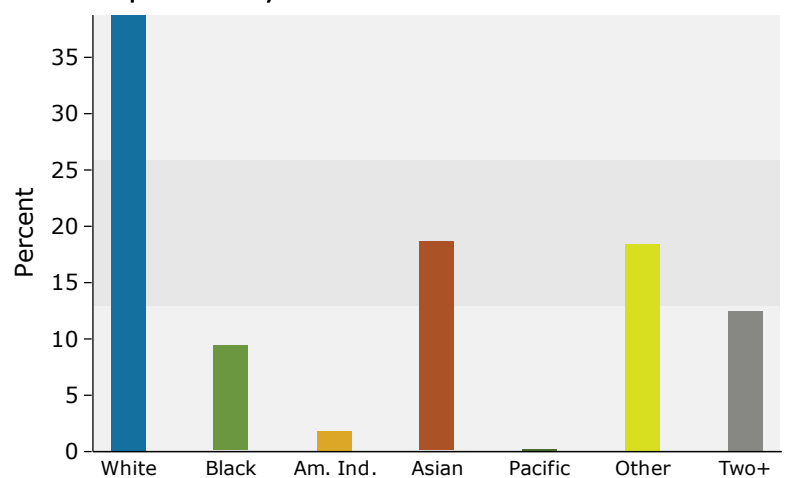
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 35.6%



Demographic and Income Profile

Trautwein Rd, Riverside, California, 92508
Ring: 1 mile radius

Prepared by Esri
Latitude: 33.91633
Longitude: -117.33059

Summary	Census 2010	Census 2020	2022	2027
Population	10,852	10,741	10,712	10,853
Households	3,467	3,497	3,489	3,532
Families	2,803	-	2,797	2,831
Average Household Size	3.12	3.06	3.06	3.07
Owner Occupied Housing Units	2,450	-	2,525	2,555
Renter Occupied Housing Units	1,017	-	964	978
Median Age	35.0	-	36.6	37.6

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.26%	-0.06%	0.25%
Households	0.25%	-0.01%	0.31%
Families	0.24%	-0.01%	0.28%
Owner HHs	0.24%	0.05%	0.53%
Median Household Income	4.08%	3.60%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	95	2.7%	61	1.7%
\$15,000 - \$24,999	62	1.8%	36	1.0%
\$25,000 - \$34,999	66	1.9%	36	1.0%
\$35,000 - \$49,999	200	5.7%	105	3.0%
\$50,000 - \$74,999	409	11.7%	372	10.5%
\$75,000 - \$99,999	531	15.2%	504	14.3%
\$100,000 - \$149,999	690	19.8%	654	18.5%
\$150,000 - \$199,999	701	20.1%	812	23.0%
\$200,000+	735	21.1%	953	27.0%

Median Household Income	\$122,675	\$149,836
Average Household Income	\$160,057	\$187,728
Per Capita Income	\$52,498	\$61,509

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	612	5.6%	560	5.2%	608	5.6%
5 - 9	783	7.2%	610	5.7%	605	5.6%
10 - 14	956	8.8%	636	5.9%	602	5.5%
15 - 19	1,034	9.5%	669	6.2%	531	4.9%
20 - 24	811	7.5%	667	6.2%	526	4.8%
25 - 34	1,223	11.3%	1,973	18.4%	1,894	17.4%
35 - 44	1,549	14.3%	1,356	12.7%	2,016	18.6%
45 - 54	1,905	17.6%	1,353	12.6%	1,153	10.6%
55 - 64	1,206	11.1%	1,546	14.4%	1,253	11.5%
65 - 74	450	4.1%	921	8.6%	1,120	10.3%
75 - 84	237	2.2%	316	3.0%	428	3.9%
85+	86	0.8%	103	1.0%	118	1.1%

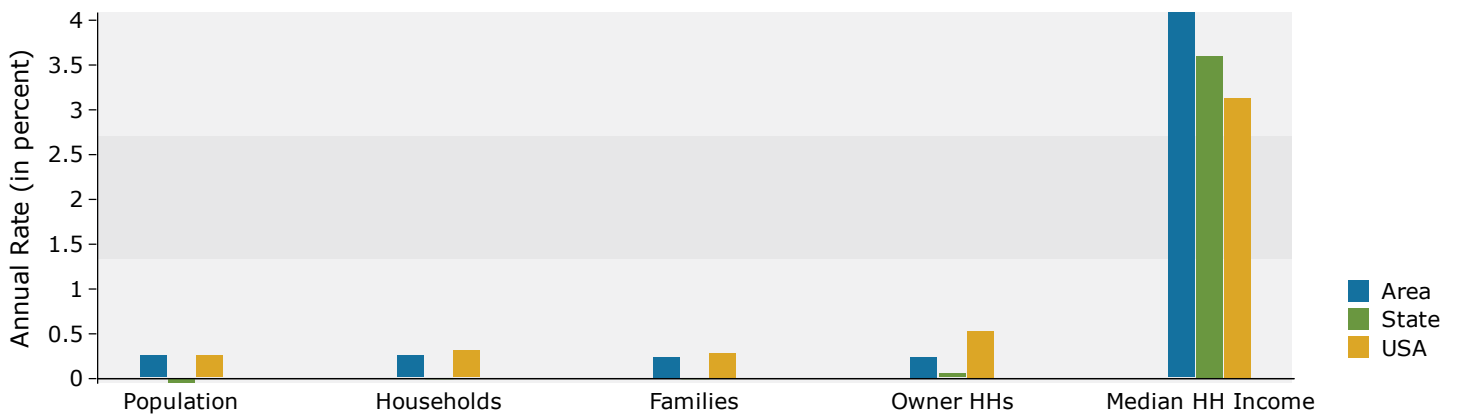
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	7,024	64.7%	5,416	50.4%	5,272	49.2%	4,996	46.0%
Black Alone	1,019	9.4%	911	8.5%	909	8.5%	926	8.5%
American Indian Alone	54	0.5%	107	1.0%	110	1.0%	128	1.2%
Asian Alone	1,173	10.8%	1,345	12.5%	1,385	12.9%	1,519	14.0%
Pacific Islander Alone	38	0.4%	47	0.4%	47	0.4%	49	0.5%
Some Other Race Alone	946	8.7%	1,223	11.4%	1,255	11.7%	1,360	12.5%
Two or More Races	598	5.5%	1,692	15.8%	1,735	16.2%	1,875	17.3%
Hispanic Origin (Any Race)	2,722	25.1%	3,203	29.8%	3,244	30.3%	3,351	30.9%

Data Note: Income is expressed in current dollars.

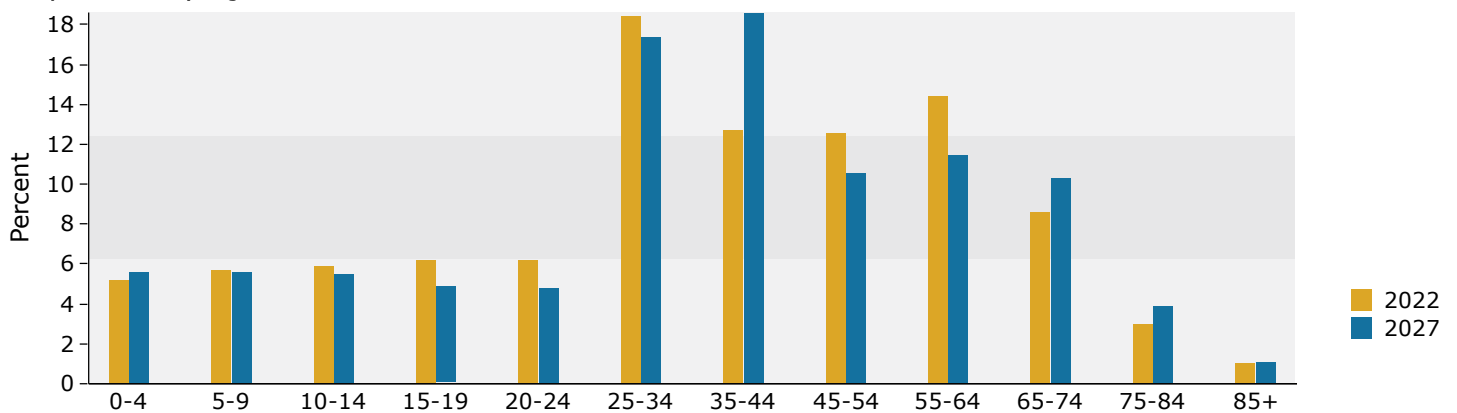
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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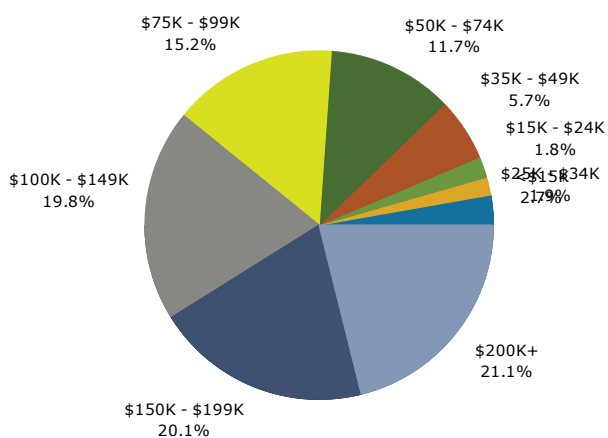
Trends 2022-2027



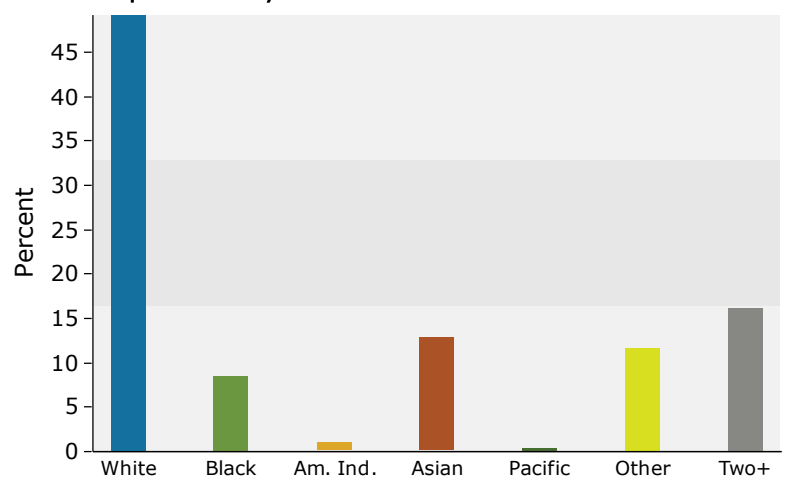
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 30.3%



Demographic and Income Profile

University Ave, Riverside, California, 92501
Ring: 1 mile radius

Prepared by Esri
Latitude: 33.98005
Longitude: -117.37051

Summary	Census 2010	Census 2020	2022	2027
Population	19,255	19,981	19,493	20,001
Households	5,612	6,236	6,259	6,496
Families	3,608	-	3,923	4,031
Average Household Size	3.17	2.97	2.88	2.85
Owner Occupied Housing Units	2,051	-	2,178	2,209
Renter Occupied Housing Units	3,560	-	4,081	4,288
Median Age	30.1	-	32.3	33.7

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.52%	-0.06%	0.25%
Households	0.75%	-0.01%	0.31%
Families	0.54%	-0.01%	0.28%
Owner HHs	0.28%	0.05%	0.53%
Median Household Income	5.15%	3.60%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	952	15.2%	826	12.7%
\$15,000 - \$24,999	550	8.8%	427	6.6%
\$25,000 - \$34,999	554	8.9%	405	6.2%
\$35,000 - \$49,999	876	14.0%	827	12.7%
\$50,000 - \$74,999	912	14.6%	920	14.2%
\$75,000 - \$99,999	850	13.6%	973	15.0%
\$100,000 - \$149,999	1,040	16.6%	1,382	21.3%
\$150,000 - \$199,999	253	4.0%	382	5.9%
\$200,000+	272	4.3%	355	5.5%

Median Household Income	\$54,027	\$69,451
Average Household Income	\$76,455	\$91,481
Per Capita Income	\$24,371	\$29,466

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,602	8.3%	1,523	7.8%	1,545	7.7%
5 - 9	1,446	7.5%	1,438	7.4%	1,396	7.0%
10 - 14	1,438	7.5%	1,300	6.7%	1,342	6.7%
15 - 19	1,588	8.2%	1,314	6.7%	1,302	6.5%
20 - 24	1,721	8.9%	1,646	8.4%	1,541	7.7%
25 - 34	3,296	17.1%	3,430	17.6%	3,300	16.5%
35 - 44	2,675	13.9%	2,649	13.6%	2,898	14.5%
45 - 54	2,431	12.6%	2,168	11.1%	2,274	11.4%
55 - 64	1,584	8.2%	1,894	9.7%	1,833	9.2%
65 - 74	779	4.0%	1,270	6.5%	1,464	7.3%
75 - 84	490	2.5%	633	3.2%	856	4.3%
85+	205	1.1%	226	1.2%	248	1.2%

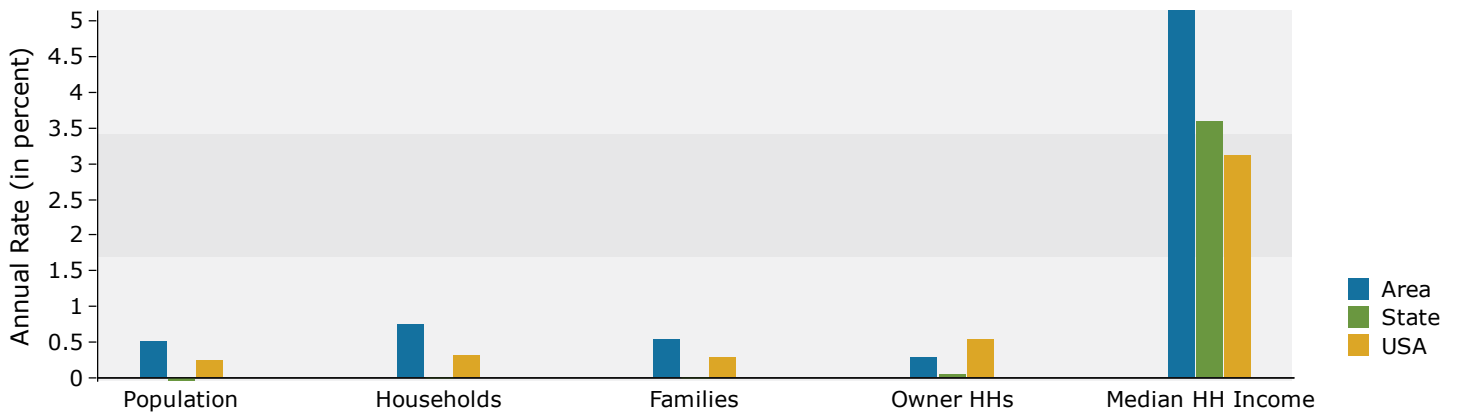
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	9,829	51.0%	6,092	30.5%	5,803	29.8%	5,501	27.5%
Black Alone	1,963	10.2%	1,491	7.5%	1,416	7.3%	1,437	7.2%
American Indian Alone	292	1.5%	541	2.7%	550	2.8%	619	3.1%
Asian Alone	338	1.8%	483	2.4%	500	2.6%	557	2.8%
Pacific Islander Alone	46	0.2%	60	0.3%	64	0.3%	64	0.3%
Some Other Race Alone	5,859	30.4%	8,038	40.2%	7,956	40.8%	8,438	42.2%
Two or More Races	929	4.8%	3,276	16.4%	3,204	16.4%	3,385	16.9%
Hispanic Origin (Any Race)	12,154	63.1%	13,111	65.6%	12,859	66.0%	13,274	66.4%

Data Note: Income is expressed in current dollars.

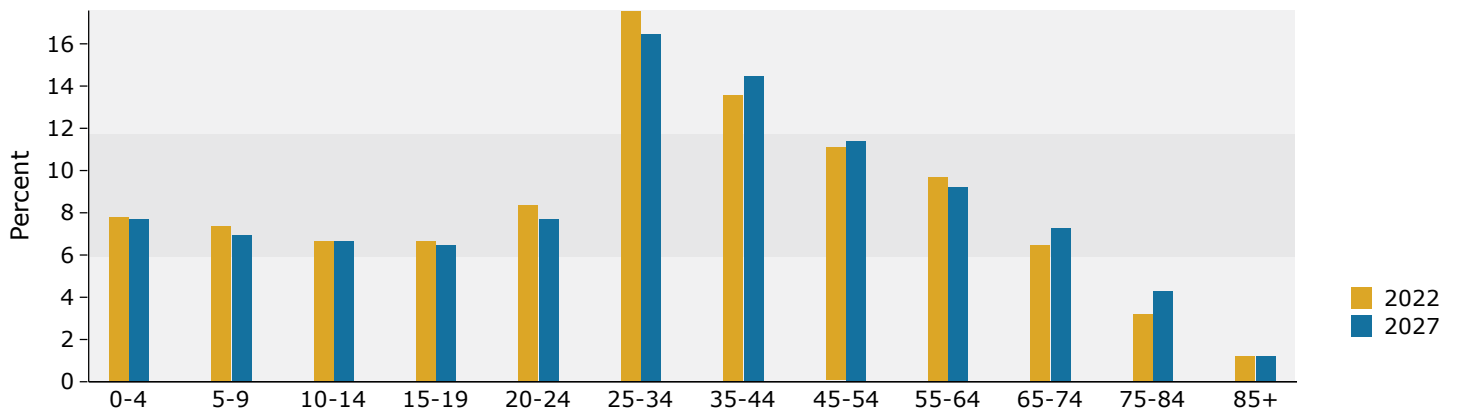
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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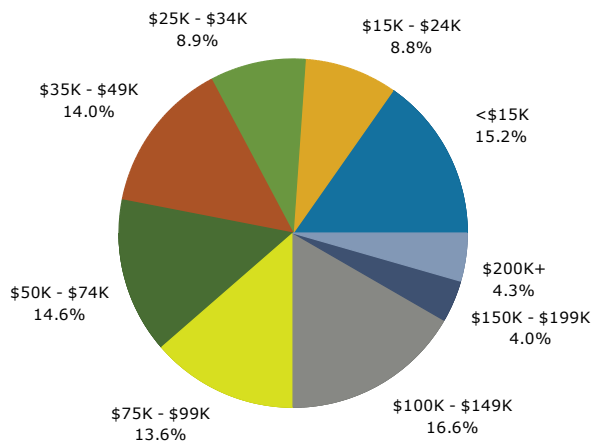
Trends 2022-2027



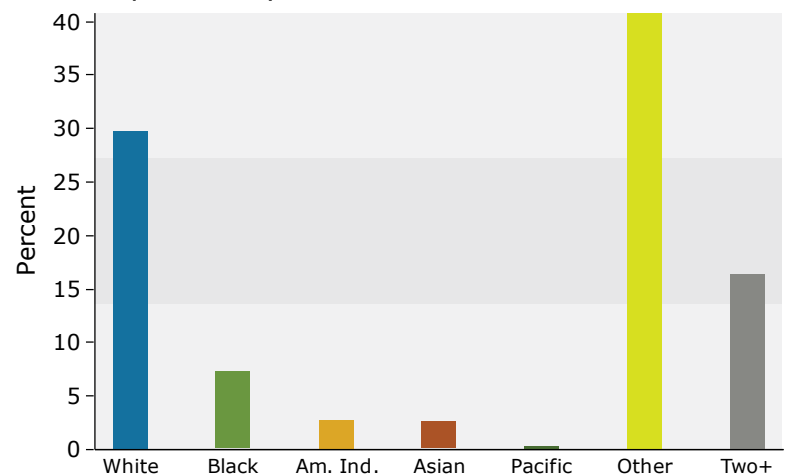
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 66.0%



Demographic and Income Profile

University Ave, Riverside, California, 92507
Ring: 1 mile radius

Prepared by Esri
Latitude: 33.97574
Longitude: -117.34000

Summary	Census 2010	Census 2020	2022	2027
Population	25,495	24,053	24,796	25,338
Households	7,006	7,133	7,448	7,676
Families	3,354	-	3,585	3,685
Average Household Size	2.79	2.69	2.68	2.67
Owner Occupied Housing Units	1,131	-	1,020	1,067
Renter Occupied Housing Units	5,876	-	6,429	6,608
Median Age	22.0	-	23.2	23.3

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.43%	-0.06%	0.25%
Households	0.60%	-0.01%	0.31%
Families	0.55%	-0.01%	0.28%
Owner HHs	0.91%	0.05%	0.53%
Median Household Income	3.99%	3.60%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	2,053	27.6%	1,813	23.6%
\$15,000 - \$24,999	772	10.4%	722	9.4%
\$25,000 - \$34,999	681	9.1%	591	7.7%
\$35,000 - \$49,999	1,087	14.6%	952	12.4%
\$50,000 - \$74,999	1,303	17.5%	1,423	18.5%
\$75,000 - \$99,999	694	9.3%	817	10.6%
\$100,000 - \$149,999	639	8.6%	1,041	13.6%
\$150,000 - \$199,999	160	2.1%	255	3.3%
\$200,000+	60	0.8%	63	0.8%

Median Household Income	\$37,278	\$45,336
Average Household Income	\$50,584	\$60,725
Per Capita Income	\$15,936	\$19,144

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,532	6.0%	1,435	5.8%	1,496	5.9%
5 - 9	1,257	4.9%	1,175	4.7%	1,176	4.6%
10 - 14	1,140	4.5%	1,067	4.3%	1,082	4.3%
15 - 19	6,205	24.3%	4,550	18.3%	4,524	17.9%
20 - 24	6,506	25.5%	6,584	26.6%	6,574	25.9%
25 - 34	3,509	13.8%	4,201	16.9%	4,209	16.6%
35 - 44	1,988	7.8%	1,891	7.6%	2,147	8.5%
45 - 54	1,572	6.2%	1,464	5.9%	1,485	5.9%
55 - 64	984	3.9%	1,253	5.1%	1,257	5.0%
65 - 74	458	1.8%	731	2.9%	848	3.3%
75 - 84	277	1.1%	335	1.4%	422	1.7%
85+	68	0.3%	112	0.5%	120	0.5%

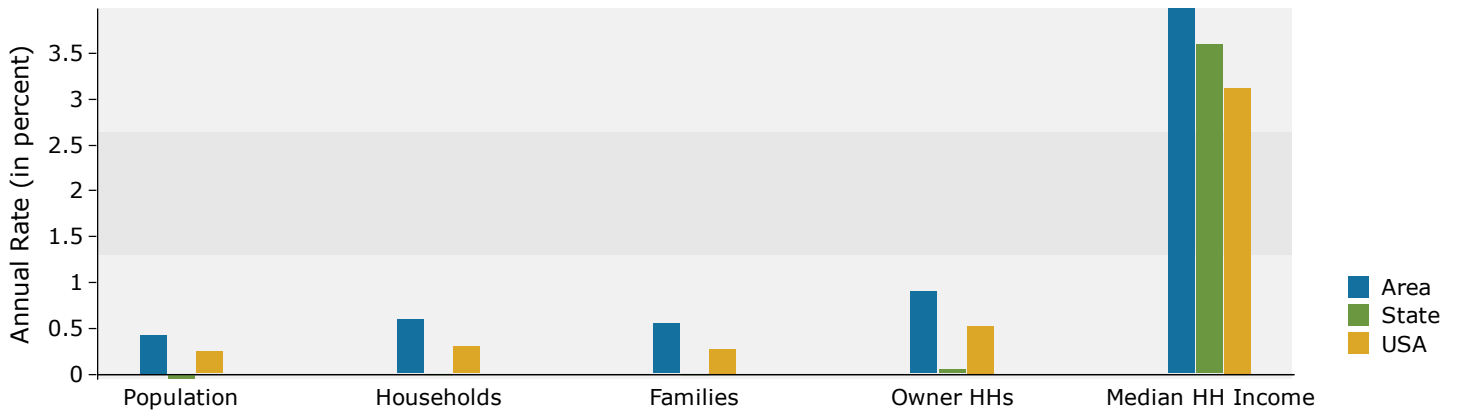
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	9,115	35.8%	7,142	29.7%	7,339	29.6%	6,829	27.0%
Black Alone	2,856	11.2%	2,454	10.2%	2,504	10.1%	2,541	10.0%
American Indian Alone	258	1.0%	581	2.4%	596	2.4%	661	2.6%
Asian Alone	5,916	23.2%	3,040	12.6%	3,179	12.8%	3,438	13.6%
Pacific Islander Alone	122	0.5%	75	0.3%	78	0.3%	80	0.3%
Some Other Race Alone	5,782	22.7%	7,576	31.5%	7,801	31.5%	8,300	32.8%
Two or More Races	1,445	5.7%	3,184	13.2%	3,299	13.3%	3,490	13.8%
Hispanic Origin (Any Race)	11,439	44.9%	12,413	51.6%	12,707	51.2%	13,115	51.8%

Data Note: Income is expressed in current dollars.

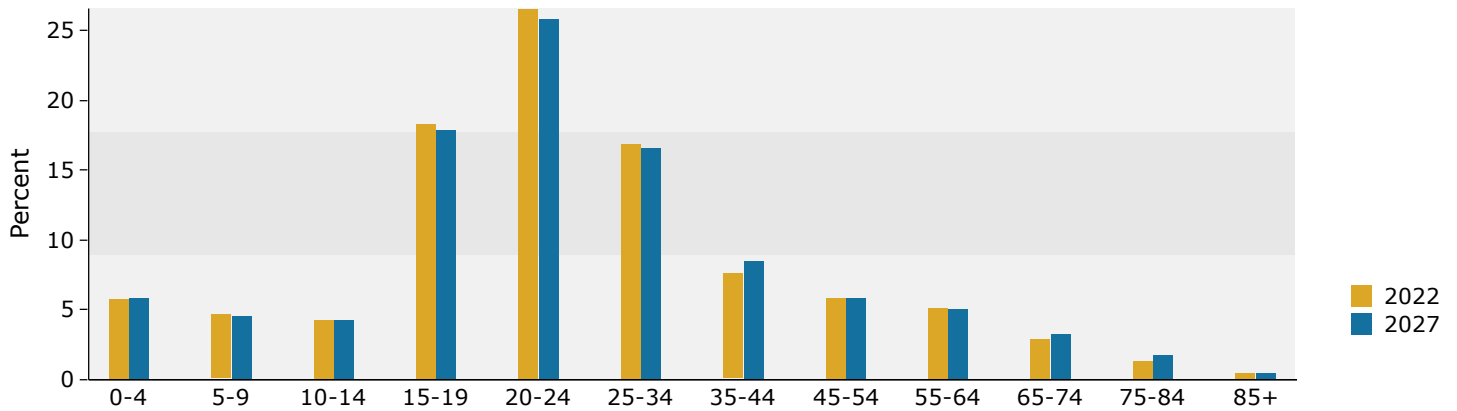
Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

November 16, 2022

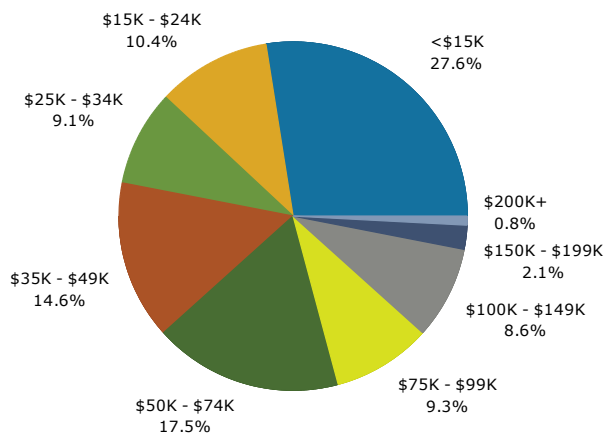
Trends 2022-2027



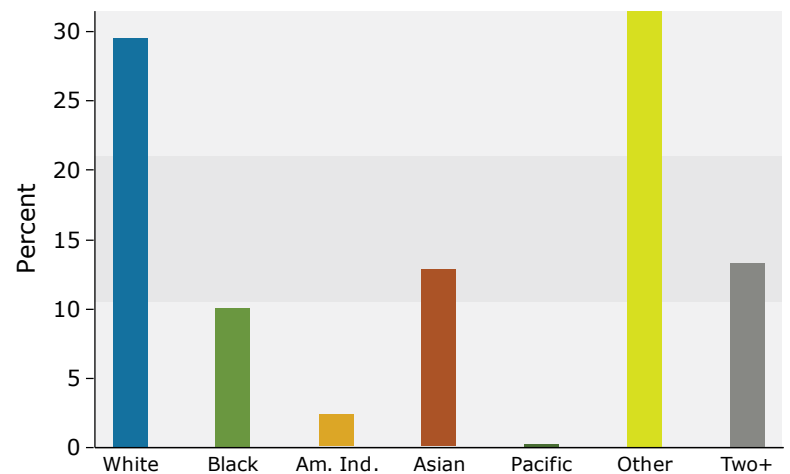
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 51.2%