



Claritas

## DEMOGRAPHIC DATA

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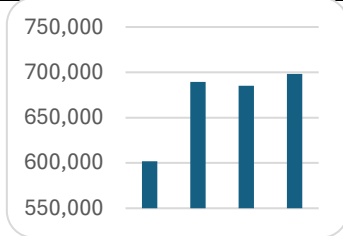
Ribbon Demographics, LLC

Tel: 916-880-1644

### Market Area

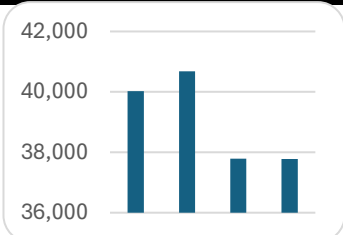
#### Total Population

Census 2010	601,726	
Census 2020	689,545	
Current Year Estimates 2025	685,183	
Five-Year Projections 2030	698,193	
Change 2010 - 2020	87,819	14.6%
Estimated Change 2021 - 2025	-4,362	-0.6%
Projected Change 2025 - 2030	13,010	1.9%



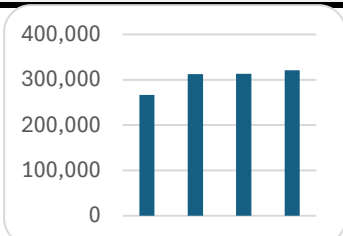
#### Group Quarters Population

Census 2010	40,022	
Census 2020	40,682	
Current Year Estimates 2025	37,791	
Five-Year Projections 2030	37,780	
Change 2010 - 2020	660	1.6%
Estimated Change 2021 - 2025	-2,891	-7.1%
Projected Change 2025 - 2030	-11	0.0%

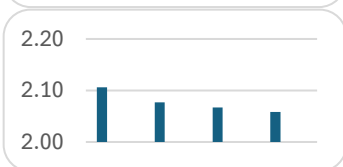


#### Total Households

Census 2010	266,703	
Census 2020	312,448	
Current Year Estimates 2025	313,166	
Five-Year Projections 2030	320,810	
Change 2010 - 2020	45,745	17.2%
Estimated Change 2021 - 2025	718	0.2%
Projected Change 2025 - 2030	7,644	2.4%

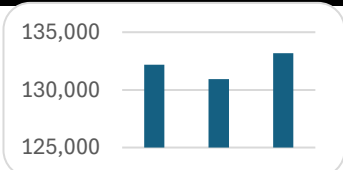


Average Household Size 2010	2.11
Average Household Size 2020	2.08
Average Household Size 2025	2.07
Average Household Size 2030	2.06



#### Total Families

Census 2020	132,188	
Current Year Estimates 2025	130,932	
Five-Year Projections 2030	133,179	
Estimated Change 2021 - 2025	-1,256	-1.0%
Projected Change 2025 - 2030	2,247	1.7%





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**Market Area**

**Population By Age**

	Census 2020		2025 Estimates		2030 Projections	
0 to 4 Years	37,068	5.4%	34,051	5.0%	32,409	4.6%
5 to 9 Years	33,308	4.8%	35,866	5.2%	34,254	4.9%
10 to 14 Years	28,928	4.2%	32,152	4.7%	36,074	5.2%
15 to 17 Years	15,080	2.2%	17,208	2.5%	19,882	2.8%
18 to 20 Years	31,445	4.6%	30,437	4.4%	32,085	4.6%
21 to 24 Years	51,661	7.5%	31,720	4.6%	31,276	4.5%
25 to 34 Years	162,577	23.6%	153,844	22.5%	130,494	18.7%
35 to 44 Years	105,015	15.2%	112,176	16.4%	117,704	16.9%
45 to 54 Years	69,507	10.1%	75,736	11.1%	90,205	12.9%
55 to 64 Years	68,180	9.9%	65,661	9.6%	65,664	9.4%
65 to 74 Years	51,206	7.4%	55,040	8.0%	58,696	8.4%
75 to 84 Years	25,085	3.6%	30,720	4.5%	37,236	5.3%
85 Years and Up	10,485	1.5%	10,572	1.5%	12,214	1.7%
<i>Median Age (Years)</i>	<i>34.1</i>		<i>35.7</i>		<i>37.8</i>	

**Households by Income**

	2025 Estimates		2030 Projections	
Less than \$15,000	30,814	9.8%	29,621	9.2%
\$15,000 - \$24,999	15,758	5.0%	15,533	4.8%
\$25,000 - \$34,999	13,729	4.4%	13,050	4.1%
\$35,000 - \$49,999	20,593	6.6%	19,691	6.1%
\$50,000 - \$74,999	36,439	11.6%	34,341	10.7%
\$75,000 - \$99,999	32,616	10.4%	31,789	9.9%
\$100,000 - \$124,999	27,416	8.8%	27,600	8.6%
\$125,000 - \$149,999	23,349	7.5%	23,697	7.4%
\$150,000 - \$199,999	32,779	10.5%	34,238	10.7%
\$200,000 - \$249,999	18,067	5.8%	21,504	6.7%
\$250,000 - \$499,999	30,701	9.8%	33,576	10.5%
\$500,000 and up	30,905	9.9%	36,170	11.3%
<i>Median Income</i>	<i>\$106,049</i>		<i>\$114,837</i>	

**Households by Tenure**

2020 Owner	119,745	38.3%
2020 Renter	192,703	61.7%
2025 Owner	117,642	37.6%
2025 Renter	195,524	62.4%
2030 Owner	118,951	37.1%
2030 Renter	201,859	62.9%

**Population By Race and Ethnicity**

	Census 2020		2025 Estimates		2030 Projections	
White Alone	273,194	39.6%	270,073	39.4%	273,709	39.2%
Black/African American Alone	285,810	41.4%	273,444	39.9%	267,311	38.3%
American Indian/Alaskan Native Alone	3,193	0.5%	3,447	0.5%	3,807	0.5%
Asian Alone	33,545	4.9%	35,266	5.1%	38,008	5.4%
Native Hawaiian/Pacific Islander Alone	432	0.1%	440	0.1%	461	0.1%
Some Other Race Alone	37,294	5.4%	40,053	5.8%	44,024	6.3%
Two or More Races	56,077	8.1%	62,460	9.1%	70,873	10.2%



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### Market Area

Hispanic/Latino	77,652	11.3%	84,253	12.3%	93,462	13.4%
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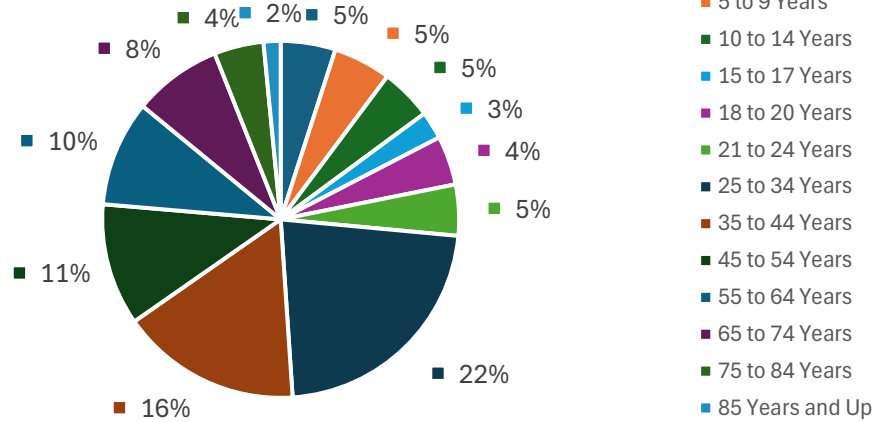
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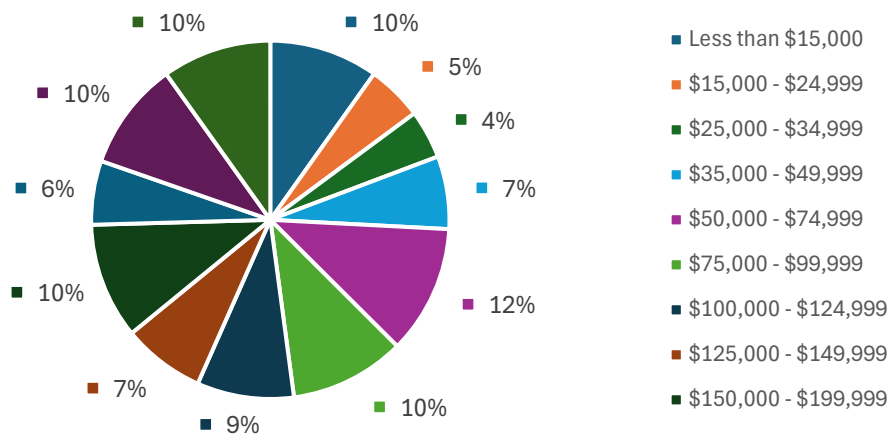
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**Market Area**

**2025 Population by Age Estimates**



**2025 Households by Income Estimates**



**2025 Population by Race Estimates**

