

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 34.03143 Longitude: -118.12274

Montebello Plaza Montebello, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Current Year Estimated Population	20,477	238,061	670,346
	Population Est 23Q1	20,707	238,657	671,207
	Population Est 22Q4	20,711	238,706	672,038
	Population Est 22Q3	20,713	238,976	672,502
	Population Est 22Q2	20,681	238,703	672,407
	Population Est 22Q1	20,679	238,822	672,528
	Population Est 21Q4	20,676	238,709	672,560
	Population Est 21Q3	20,703	238,849	673,804
	Population Est 21Q2	20,700	238,690	673,497
	Population Fcst	20,521	239,259	675,520
	2010 Census Population	20,623	243,766	693,552
	2000 Census Population	21,141	243,922	698,128
	1990 Census Population	21,211	239,014	684,238
	Current Year Daytime Population	20,529	274,719	748,942
	Average Seasonal Population	118	1,314	3,740
	Historical Annual Growth, 1990 – 2000	-0.03%	0.20%	0.20%
	Historical Annual Growth, 2000 – 2010	-0.25%	-0.01%	-0.07%
	Estimated Annual Growth, 2010 – CY	-0.05%	-0.17%	-0.24%
	Projected Annual Growth, CY to Y5	0.04%	0.10%	0.15%
	Group Qtrs Est	84	1,883	6,058
Transient Est Average Last 4 Qtrs	0	4,692	9,694	
Households	Current Year Estimated Households	6,774	72,480	198,638
	Households Est 23Q1	6,848	72,657	198,836
	Households Est 22Q4	6,848	72,671	199,058
	Households Est 22Q3	6,848	72,760	199,219
	Households Est 22Q2	6,837	72,682	199,189
	Households Est 22Q1	6,838	72,723	199,248
	Households Est 21Q4	6,836	72,682	199,293
	Households Est 21Q3	6,844	72,721	199,669
	Households Est 21Q2	6,844	72,676	199,579
	Households Fcst	6,790	72,820	200,070
	2010 Census Households	6,776	70,973	193,391
	2000 Census Households	6,803	69,989	191,363
	1990 Census Households	6,876	68,972	188,530
	Historical Annual Growth, 1990 – 2000	-0.11%	0.15%	0.15%
	Historical Annual Growth, 2000 – 2010	-0.04%	0.14%	0.11%
	Estimated Annual Growth, 2010 – CY	0.00%	0.15%	0.19%
	Projected Annual Growth, CY to Y5	0.05%	0.09%	0.14%
Population per Household	3.01	3.26	3.34	

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 34.03143 Longitude: -118.12274

Montebello Plaza Montebello, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Income	HH Income \$500,000 or more	2.3%	1.8%	1.7%
	HH Income \$250,000 to \$499,999	2.8%	2.2%	2.0%
	HH Income \$200,000 to \$249,999	6.6%	5.1%	4.7%
	HH Income \$175,000 to \$199,999	4.7%	3.7%	4.0%
	HH Income \$150,000 to \$174,999	7.3%	5.8%	6.0%
	HH Income \$100,000 to 149,999	20.1%	18.7%	18.8%
	HH Income \$75,000 to 99,999	13.1%	13.0%	13.6%
	HH Income \$50,000 to 74,999	15.3%	17.0%	16.4%
	HH Income \$35,000 to 49,999	9.4%	9.6%	9.8%
	HH Income \$25,000 to 34,999	6.5%	7.9%	7.7%
	HH Income \$15,000 to 24,999	5.7%	7.1%	7.3%
	HH Income \$0 to 14,999	6.2%	8.1%	8.1%
	Average Household Income	\$112,145	\$97,615	\$96,098
	Median Household Income	\$87,336	\$75,433	\$76,252
	Per Capita Income	\$37,186	\$29,884	\$28,682
	Average Disposable Income	\$88,023	\$78,743	\$78,143
	Median Disposable Income	\$75,148	\$65,357	\$65,985
	Discretionary HH Income Over \$150,000	3.3%	1.4%	1.1%
	Discretionary HH Income \$125,000 to \$149,999	6.4%	4.7%	4.2%
	Discretionary HH Income \$100,000 to \$124,999	8.3%	5.6%	5.3%
	Discretionary HH Income \$75,000 to \$99,999	14.6%	10.8%	10.7%
	Discretionary HH Income \$50,000 to \$74,999	20.0%	19.2%	19.6%
	Discretionary HH Income \$25,000 to \$49,999	25.4%	28.6%	28.6%
	Discretionary HH Income Under \$25,000	22.1%	29.8%	30.4%
	Average Discretionary HH Income	\$60,699	\$50,463	\$49,319
	Median Discretionary HH Income	\$52,537	\$41,654	\$41,270
	Householder White – Count	497	3,420	10,709
	Median HH Income	\$81,063	\$79,817	\$91,909
	Average HH Income	\$93,165	\$91,777	\$97,862
	Householder Black or African-American – Count	20	282	1,385
	Median HH Income	\$9,857	\$62,649	\$60,271
	Average HH Income	\$73,044	\$68,826	\$71,597
	Householder Hispanic – Count	4,070	45,102	132,570
	Median HH Income	\$78,910	\$75,417	\$75,175
Average HH Income	\$90,792	\$85,613	\$84,572	
Householder Asian or Pacific Islander – Count	1,870	20,631	44,467	
Median HH Income	\$113,641	\$74,067	\$75,119	
Average HH Income	\$110,590	\$87,979	\$88,596	
Householder Other or Pacific Islander – Count	317	3,045	9,507	
Median HH Income	\$80,492	\$84,009	\$85,322	
Average HH Income	\$93,641	\$93,110	\$92,604	

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 34.03143 Longitude: -118.12274

Montebello Plaza Montebello, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Gender	Male Population	9,853	115,618	326,868
	Female Population	10,624	122,443	343,478
Total Population by Age	Count of Pop 0 to 4 years	1,039	12,782	37,004
	Count of Pop 0 to 7 years	1,431	17,338	50,119
	Count of Pop 5 - 13	1,790	22,241	64,635
	Count of Pop 14 - 18	889	11,587	33,818
	Count of Pop 19 - 22	939	12,210	35,597
	Count of Pop 22 - 25	734	9,362	27,288
	Count of Pop 25 - 29	1,309	16,504	48,011
	Count of Pop 30 - 34	1,384	17,549	50,923
	Count of Pop 35 - 39	1,351	16,327	46,924
	Count of Pop 40 - 44	1,270	15,019	43,112
	Count of Pop 45 - 59	4,016	45,689	128,819
	Count of Pop 60 - 74	3,530	38,327	103,268
	Count of Pop 75 - 84	1,468	13,663	34,933
	Count of Pop 85+	759	6,802	16,014
	% of Pop 0 to 4 years	5.1%	5.4%	5.5%
	% of Pop 0 to 7 years	7.0%	7.3%	7.5%
	% of Pop 5 - 13	8.7%	9.3%	9.6%
	% of Pop 14 - 18	4.3%	4.9%	5.0%
	% of Pop 19 - 22	4.6%	5.1%	5.3%
	% of Pop 22 - 25	3.6%	3.9%	4.1%
	% of Pop 25 - 29	6.4%	6.9%	7.2%
	% of Pop 30 - 34	6.8%	7.4%	7.6%
	% of Pop 35 - 39	6.6%	6.9%	7.0%
	% of Pop 40 - 44	6.2%	6.3%	6.4%
	% of Pop 45 - 59	19.6%	19.2%	19.2%
	% of Pop 60 - 74	17.2%	16.1%	15.4%
	% of Pop 75 - 84	7.2%	5.7%	5.2%
	% of Pop 85+	3.7%	2.9%	2.4%
Median Age	43.2	40.2	39.0	
Average Age	43.3	41.2	40.3	
Male Population by Age	% of Pop 0 to 4 years	5.4%	5.7%	5.8%
	% of Pop 5 - 13	9.3%	9.9%	10.1%
	% of Pop 14 - 18	4.8%	5.2%	5.3%
	% of Pop 19 - 22	5.0%	5.4%	5.6%
	% of Pop 22 - 25	3.9%	4.1%	4.3%
	% of Pop 25 - 29	6.7%	7.3%	7.5%
	% of Pop 30 - 34	7.0%	7.7%	7.8%
	% of Pop 35 - 39	6.9%	7.1%	7.2%
	% of Pop 40 - 44	6.2%	6.4%	6.5%
	% of Pop 45 - 59	19.7%	19.0%	19.1%
	% of Pop 75 - 84	6.0%	4.9%	4.5%
	% of Pop 60 - 74	16.5%	15.3%	14.6%
	% of Pop 85+	2.7%	2.1%	1.8%
	Median Age	40.9	38.4	37.5
Average Age	41.6	39.8	39.0	

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 34.03143 Longitude: -118.12274

Montebello Plaza Montebello, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	% of Pop 0 to 4 years	4.8%	5.1%	5.3%
	% of Pop 5 - 13	8.2%	8.9%	9.2%
	% of Pop 14 - 18	3.9%	4.6%	4.8%
	% of Pop 19 - 22	4.2%	4.9%	5.1%
	% of Pop 22 - 25	3.3%	3.7%	3.9%
	% of Pop 25 - 29	6.1%	6.6%	6.9%
	% of Pop 30 - 34	6.6%	7.1%	7.4%
	% of Pop 35 - 39	6.3%	6.6%	6.8%
	% of Pop 40 - 44	6.2%	6.2%	6.4%
	% of Pop 45 - 59	19.6%	19.3%	19.3%
	% of Pop 60 - 74	17.9%	16.9%	16.2%
	% of Pop 75 - 84	8.2%	6.5%	5.9%
	% of Pop 85+	4.7%	3.5%	3.0%
	Median Age	45.3	42.0	40.6
Average Age	44.9	42.6	41.5	
Race	Count of White	4,278	44,720	132,184
	Count of Black or African-American	138	1,855	7,546
	Count of Asian or Pacific Islander	6,388	72,095	163,519
	Count of Other races	9,672	119,391	367,098
	White	20.9%	18.8%	19.7%
	Black or African American	0.7%	0.8%	1.1%
	Asian	31.2%	30.3%	24.4%
	Other Races	47.2%	50.2%	54.8%
Language Spoken	Speak English at Home	33.1%	23.9%	23.9%
	Speak Spanish at Home	41.8%	49.4%	54.3%
	Speak French or French Creole at Home	0.1%	0.2%	0.1%
	Speak German at Home	0.0%	0.1%	0.1%
	Speak Other Indo-European Languages at Home	3.0%	1.3%	0.9%
	Speak Russian and Other Slavic Languages at Home	0.2%	0.1%	0.1%
	Speak Chinese at Home	15.2%	18.0%	14.5%
	Speak Korean at Home	0.6%	0.6%	0.4%
	Speak Vietnamese at Home	1.6%	3.0%	3.0%
	Speak Other Asian Languages at Home	2.0%	2.1%	1.4%
	Speak Tagalog and Other Pacific Languages at Home	2.2%	1.2%	1.0%
	Speak Other Language at Home	0.1%	0.2%	0.2%
Hispanic	Hispanic Population	12,488	151,709	460,189
	Hispanic Population Percent	61.0%	63.7%	68.6%
	Mexican	84.7%	88.2%	86.2%
	Puerto Rican	1.4%	0.5%	0.4%
	Cuban	0.5%	0.3%	0.5%
	Dominican	0.0%	0.0%	0.1%
	Central American	6.3%	5.9%	7.2%
	South American	3.2%	1.2%	1.1%
	Other Hispanic	4.0%	3.8%	4.5%
	2000 Hispanic Population Percent	57%	65%	70%
1990 Hispanic Population Percent	51%	64%	69%	

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 34.03143 Longitude: -118.12274

Montebello Plaza Montebello, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Ancestry	American (percent of total population)	0.4%	0.3%	0.4%
	American	0.2%	0.1%	0.2%
	Native American (ie. Indian/Eskimo)	0.2%	0.1%	0.2%
	Hawaiian/Pacific Islander	0.1%	0.1%	0.1%
	Asian (percent of total population)	30.4%	30.0%	24.1%
	Chinese	17.0%	19.8%	15.5%
	Japanese	4.5%	2.3%	1.2%
	Korean	1.2%	0.7%	0.6%
	South Central Asian (ie. Indian)	1.4%	0.5%	0.5%
	South East Asian (ie. Vietnamese)	4.9%	5.2%	5.2%
	Other Asian	1.4%	1.5%	1.3%
	European (percent of total population)	0.4%	0.2%	0.4%
	British	0.0%	0.0%	0.1%
	Dutch	0.0%	0.0%	0.0%
	French	0.0%	0.0%	0.0%
	German	0.1%	0.0%	0.1%
	Italian	0.1%	0.0%	0.1%
	Polish	0.0%	0.0%	0.0%
	Scandinavian	0.0%	0.0%	0.0%
	Scotch/Irish	0.1%	0.0%	0.1%
Other European (ie. Greek/Russian)	0.1%	0.0%	0.1%	
Middle Eastern	0.4%	0.1%	0.1%	
Other Ancestry	6.3%	4.9%	5.4%	
Unclassified Ancestry	1.0%	0.7%	0.9%	
Education (Age 25+)	Adult Population (25 Years or Older)	15,087	169,880	472,004
	Elementary (0 to 8)	12.0%	17.8%	19.6%
	Some High School (9 to 11)	9.3%	12.0%	11.6%
	High School Graduate (12)	23.4%	25.1%	25.4%
	Some College (13 to 16)	19.2%	16.3%	16.2%
	Associates Degree Only	9.1%	6.5%	6.2%
	Bachelors Degree Only	19.7%	16.1%	15.0%
	Graduate Degree	7.3%	6.3%	5.9%
	% College (4+)	27.0%	22.3%	20.9%
Household Type	Total Households – count	6,774	72,480	198,638
	One Person HHs – count	1,295	12,188	32,528
	Family HHs – count	5,106	56,211	154,548
	Married Couple – count	3,036	34,848	95,239
	w/own children – count	1,033	13,160	37,848
	w/out own children – count	2,003	21,688	57,391
	Male Householder – count	612	7,492	21,036
	Female Householder – count	1,458	13,871	38,273
	Non-Family Households – count	373	4,081	11,562
	1 Person Household	19.1%	16.8%	16.4%
	2 Person Household	27.3%	24.2%	23.4%
	3 Person Household	19.1%	19.0%	18.9%
	4 Person Household	16.6%	17.9%	17.9%
	5 Person Household	8.9%	10.5%	11.2%
6 Person Household	4.7%	5.9%	6.1%	
7+ Person Household	4.3%	5.6%	6.1%	
% Households With Children	24.7%	28.1%	29.6%	

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 34.03143 Longitude: -118.12274

Montebello Plaza Montebello, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Housing	Total Housing Units	7,073	75,151	205,946
	Owner Occupied Percent	51.5%	45.2%	43.8%
	Renter Occupied Percent	44.3%	51.2%	52.6%
	Vacant Housing Percent	4.2%	3.6%	3.5%
	Total Housing Units (Census 2000)	6,960	72,287	197,776
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	23.6%	22.1%	20.7%
	Property Value \$750,000 to \$999,999	34.5%	31.7%	33.8%
	Property Value \$500,000 to \$749,999	22.1%	28.3%	29.3%
	Property Value \$400,000 to \$499,999	2.0%	5.3%	4.8%
	Property Value \$300,000, to \$399,999	0.9%	2.1%	2.0%
	Property Value \$200,000 to \$299,999	0.2%	0.8%	0.8%
	Property Value \$150,000 to \$199,999	0.1%	0.5%	0.4%
	Property Value \$100,000 to \$149,999	0.3%	0.7%	0.6%
	Property Value \$60,000 to \$99,999	1.3%	0.8%	1.1%
	Property Value \$40,000 to \$59,999	0.0%	0.2%	0.3%
	Property Value \$0 to \$39,999	0.6%	1.3%	1.3%
	Median Home Value	\$860,828	\$804,411	\$801,551
Wealth per Household	\$0 and under - percent	18.2%	19.0%	19.2%
	\$1 to \$4999 - percent	9.4%	10.2%	10.4%
	\$5k to \$9999 - percent	4.8%	5.1%	5.1%
	\$10k to \$24999 - percent	6.5%	6.7%	6.7%
	\$25k to \$49999 - percent	6.8%	6.9%	6.9%
	\$50k to \$99999 - percent	10.1%	10.1%	10.1%
	\$100k to \$249999 - percent	17.6%	17.1%	17.0%
	\$250k to \$499999 - percent	12.7%	12.0%	11.9%
	\$500k+ - percent	13.9%	12.9%	12.7%
	Median HH Wealth	\$70,739	\$60,834	\$58,035
	Avg HH Wealth	\$228,694	\$216,292	\$212,908
Economic Viability	Economic Viability Local	265	273	276
	Economic Viability Indexed	98	101	102
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	10,188	115,267	323,876
	Managerial/Executive	16.0%	11.4%	11.1%
	Professional Specialty	20.5%	17.5%	16.8%
	Healthcare Support	3.6%	5.7%	5.1%
	Sales	10.7%	11.1%	10.3%
	Office & Administrative Support	13.1%	12.3%	13.1%
	Protective Service	2.7%	2.0%	2.0%
	Food Preperation	5.1%	6.8%	6.5%
	Building Maintenance & Cleaning	1.6%	3.2%	3.9%
	Personal Care	2.2%	3.1%	3.1%
	Farming, Fishing, & Forestry	0.2%	0.4%	0.4%
	Construction	7.9%	8.5%	9.1%
	Production & Transportation	16.4%	17.9%	18.7%
	Percent White Collar Workers	64.0%	58.1%	56.3%
	Percent Blue Collar Workers	36.0%	41.9%	43.7%

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 34.03143 Longitude: -118.12274

Montebello Plaza Montebello, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	Agriculture/Mining/Construction	7.0%	7.1%	7.8%
	Manufacturing	9.7%	10.6%	11.2%
	Transportation	9.7%	8.6%	8.2%
	Information	1.7%	1.1%	1.6%
	Wholesale/Retail	15.4%	16.1%	15.5%
	Finance, Insurance, Real Estate	6.2%	5.0%	4.4%
	Professional Services	4.5%	5.1%	4.8%
	Management Services	0.2%	0.1%	0.1%
	Administrative/Waste Services	3.1%	4.0%	4.6%
	Educational Services	23.1%	21.1%	20.3%
	Entertainment Services	9.9%	11.0%	11.1%
	Other Professional Services	4.3%	5.8%	5.9%
	Public Administration	5.2%	4.7%	4.6%
Vehicles per HH	No Vehicles	8.5%	8.8%	8.4%
	1 Vehicle	27.5%	27.5%	28.1%
	2 Vehicles	37.1%	35.3%	35.3%
	3 or more vehicles	26.9%	28.4%	28.3%
	Average Number of Vehicles	1.96	1.98	1.99
Change	Births (last 12 months)	195	2,468	7,181
	Deaths (last 12 months)	208	1,971	4,974
	Migration (last 12 months)	-180	-1,061	-3,986
Work place	Workplace Establishments	798	10,128	28,646
	Workplace Employees (FTE)	6,857	85,868	235,058