2020 Census, 2024 Estimates & 2029 Projections Calculated using TAS Retrieval

Apr 3, 2025

BRIXMOR® Latitude: 33.8467 Longitude: -116.477

	Rio Vista Iral, CA	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	Current Year Estimated Population	10,584	49,724	100,918
	Population Est 23Q1	10,627	49,646	100,244
	Population Est 22Q4	10,624	49,554	99,488
	Population Est 22Q3	10,633	49,593	99,543
	Population Est 22Q2	10,651	49,636	99,454
	Population Est 22Q1	10,648	49,617	99,582
	Population Est 21Q4	10,643	49,684	99,704
	Population Est 21Q3	10,666	49,860	100,325
	Population Est 21Q2	10,645	49,680	99,926
6	Population Fcst	11,062	51,312	105,486
Population	2010 Census Population	10,003	49,324	96,888
nd	2000 Census Population	7,293	40,406	84,108
Å	1990 Census Population	4,463	27,310	67,194
	Current Year Daytime Population	6,404	42,761	115,647
	Average Seasonal Population	2,577	10,132	38,527
	Historical Annual Growth, 1990 – 2000	5.03%	3.99%	2.27%
	Historical Annual Growth, 2000 – 2010	3.21%	2.01%	1.42%
	Estimated Annual Growth, 2010 – CY	0.40%	0.06%	0.29%
	Projected Annual Growth, CY to Y5	0.89%	0.63%	0.89%
	Group Qtrs Est	24	608	1,258
	Transient Est Average Last 4 Qtrs	0	4,430	29,199
	Current Year Estimated Households	3,779	17,168	44,032
	Households Est 23Q1	3,793	17,128	43,635
	Households Est 22Q4	3,792	17,081	43,221
	Households Est 22Q3	3,795	17,103	43,226
	Households Est 22Q2	3,802	17,117	43,165
	Households Est 22Q1	3,799	17,106	43,210
	Households Est 21Q4	3,798	17,141	43,276
ds	Households Est 21Q3	3,804	17,216	43,611
ho	Households Est 21Q2	3,799	17,140	43,411
Households	Households Fcst	3,957	17,779	46,296
	2010 Census Households	3,395	15,728	39,674
	2000 Census Households	2,426	12,585	33,647
	1990 Census Households	1,570	9,266	28,022
	Historical Annual Growth, 1990 – 2000	4.45%	3.11%	1.85%
	Historical Annual Growth, 2000 – 2010	3.42%	2.25%	1.66%
	Estimated Annual Growth, 2010 – CY	0.75%	0.62%	0.73%
	Projected Annual Growth, CY to Y5	0.93%	0.70%	1.01%
	Population per Household	2.79	2.86	2.26
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	Rio Vista dral, CA	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	HH Income \$500,000 or more	3.3%	2.0%	2.5%
	HH Income \$250,000 to \$499,999	3.9%	2.4%	3.0%
	HH Income \$200,000 to \$249,999	9.2%	5.6%	6.9%
	HH Income \$175,000 to \$199,999	4.6%	3.7%	3.6%
	HH Income \$150,000 to \$174,999	7.1%	5.6%	5.5%
	HH Income \$100,000 to 149,999	19.5%	18.2%	16.2%
	HH Income \$75,000 to 99,999	9.9%	12.6%	11.5%
	HH Income \$50,000 to 74,999	15.4%	15.6%	15.3%
	HH Income \$35,000 to 49,999	9.2%	11.5%	10.5%
	HH Income \$25,000 to 34,999	4.9%	8.0%	8.0%
	HH Income \$15,000 to 24,999	5.6%	6.9%	7.7%
	HH Income \$0 to 14,999	7.6%	7.8%	9.3%
	Average Household Income	\$142,019	\$106,497	\$113,787
	Median Household Income	\$93,297	\$75,242	\$73,256
	Per Capita Income	\$50,797	\$37,137	\$50,123
	Average Disposable Income	\$93,512	\$79,672	\$81,278
	Median Disposable Income	\$80,151	\$65,146	\$63,559
	Discretionary HH Income Over \$150,000	6.7%	2.8%	5.7%
	Discretionary HH Income \$125,000 to \$149,999	8.8%	5.9%	5.8%
Income	Discretionary HH Income \$100,000 to \$124,999	9.8%	6.2%	6.9%
	Discretionary HH Income \$75,000 to \$99,999	13.1%	10.6%	10.4%
=	Discretionary HH Income \$50,000 to \$74,999	18.7%	18.3%	17.5%
	Discretionary HH Income \$25,000 to \$49,999	24.0%	26.0%	24.5%
	Discretionary HH Income Under \$25,000	18.8%	30.2%	29.2%
	Average Discretionary HH Income	\$68,213	\$53,557	\$57,526
	Median Discretionary HH Income	\$61,082	\$42,268	\$45,228
	Householder White – Count	1,660	6,779	24,559
	Median HH Income	\$113,421	\$89,265	\$81,128
	Average HH Income	\$110,713	\$97,811	\$94,558
	Householder Black or African-American – Count	67	350	1,145
	Median HH Income	\$40,270	\$50,786	\$57,476
	Average HH Income	\$69,166	\$67,017	\$74,146
	Householder Hispanic – Count	1,396	7,350	13,254
	Median HH Income	\$83,613	\$66,728	\$63,777
	Average HH Income	\$89,701	\$77,396	\$75,639
	Householder Asian or Pacific Islander – Count	161	973	1,694
	Median HH Income	\$96,410	\$86,439	\$91,270
	Average HH Income	\$106,374	\$93,408	\$99,250
	Householder Other or Pacific Islander – Count	495	1,716	3,380
	Median HH Income	\$87,557	\$78,399	\$72,260
	Average HH Income	\$98,113	\$88,258	\$86,090

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% of Pop 75 - 84 6.4% 6.2% 10.2% % of Pop 60 - 74 20.2% 20.4% 27.4% % of Pop 85+ 2.0% 1.7% 3.1% Median Age 43.6 43.3 54.0	lion	% of Pop 25 - 29	6.3%	6.1%	4.5%
% of Pop 75 - 84 6.4% 6.2% 10.2% % of Pop 60 - 74 20.2% 20.4% 27.4% % of Pop 85+ 2.0% 1.7% 3.1% Median Age 43.6 43.3 54.0	ulat Je	% of Pop 30 - 34	5.6%	5.8%	4.7%
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% of Pop 85+ 2.0% 1.7% 3.1% Median Age 43.6 43.3 54.0					10.2%
Median Age 43.6 43.3 54.0					27.4%
		% of Pop 85+	2.0%	1.7%	3.1%
		Median Age	43.6	43.3	54.0
Average Age 42.7 42.6 48.9		-	42.7	42.6	48.9

2020 Census, 2024 Estimates & 2029 Projections Calculated using TAS Retrieval

Apr 3, 2025



Api 3, 2			Lallude: 33.8467	Longitude: -116.477
Plaza R Cathed	ral, CA	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	% of Pop 0 to 4 years	4.5%	4.8%	4.2%
	% of Pop 5 - 13	8.4%	9.3%	7.8%
	% of Pop 14 - 18	4.8%	5.3%	4.2%
	% of Pop 19 - 22	5.2%	5.6%	4.4%
	% of Pop 22 - 25	4.1%	4.2%	3.4%
	% of Pop 25 - 29	6.5%	6.5%	5.5%
	% of Pop 30 - 34	5.4%	6.2%	5.6%
	% of Pop 35 - 39	5.5%	5.8%	5.3%
	% of Pop 40 - 44	5.7%	5.9%	5.2%
	% of Pop 45 - 59	20.4%	19.4%	17.5%
	% of Pop 60 - 74	19.2%	17.7%	21.9%
	% of Pop 75 - 84	7.5%	6.7%	10.8%
	% of Pop 85+	2.8%	2.6%	4.4%
	Median Age	44.9	42.0	49.3
	Average Age	43.7	42.1	47.1
	Count of White	5,112	21,119	55,722
	Count of Black or African-American	275	1,110	3,433
	Count of Asian or Pacific Islander	718	3,857	5,716
Се	Count of Other races	4,479	23,639	36,046
Race	White	48.3%	42.5%	55.2%
	Black or African American	2.6%	2.2%	3.4%
	Asian	6.8%	7.8%	5.7%
	Other Races	42.3%	47.5%	35.7%
	Speak English at Home	61.9%	50.3%	61.7%
	Speak Spanish at Home	31.2%	41.6%	31.5%
	Speak French or French Creole at Home	0.3%	0.5%	0.8%
	Speak German at Home	0.4%	0.3%	0.5%
e –	, Speak Other Indo-European Languages at Home	1.2%	1.1%	0.9%
yer Ker	Speak Russian and Other Slavic Languages at Home	0.0%	0.2%	0.3%
	Speak Chinese at Home	0.1%	0.4%	0.4%
Language Spoken	Speak Korean at Home	0.1%	0.2%	0.2%
_	Speak Vietnamese at Home	1.0%	0.4%	0.3%
	Speak Other Asian Languages at Home	1.1%	1.2%	0.8%
	Speak Tagalog and Other Pacific Languages at Home	2.2%	3.4%	2.1%
	Speak Other Language at Home	0.5%	0.4%	0.5%
	Hispanic Population	5,249	28,615	43,657
	Hispanic Population Percent	49.6%	57.5%	43.3%
ic	Mexican	85.3%	86.2%	84.8%
	Puerto Rican	0.7%	0.5%	0.9%
	Cuban	0.1%	0.4%	0.5%
an	Dominican	0.0%	0.0%	0.0%
Hispanic	Central American	7.0%	7.3%	7.1%
	South American	1.8%	1.1%	1.7%
	Other Hispanic	5.1%	4.4%	5.0%
	·			
	2000 Lienenie Denulatien Deneent	220/	100/	38%
	2000 Hispanic Population Percent 1990 Hispanic Population Percent	33% 17%	49% 35%	27%

2020 Census, 2024 Estimates & 2029 Projections Calculated using TAS Retrieval

Apr 3, 2025

BRIXMOR[®] Latitude: 33.8467 Longitude: -116.477

Apr 3, 2			Latitude: 33.8467	Longitude: -116.477
Plaza R Cathed	tio Vista ral, CA	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	American (percent of total population)	2.1%	1.7%	2.3%
	American	1.2%	1.0%	1.7%
	Native American (ie. Indian/Eskimo)	0.7%	0.5%	0.5%
	Hawaiian/Pacific Islander	0.2%	0.1%	0.1%
	Asian (percent of total population)	6.4%	7.5%	5.4%
	Chinese	0.1%	0.5%	0.5%
	Japanese	0.1%	0.2%	0.3%
	Korean	0.6%	0.4%	0.3%
	South Central Asian (ie. Indian)	0.3%	0.6%	0.5%
	South East Asian (ie. Vietnamese)	4.6%	5.4%	3.6%
12	Other Asian	0.7%	0.5%	0.3%
Ancestry	European (percent of total population)	13.3%	11.0%	21.4%
Ŭ Ŭ	British	2.3%	2.1%	4.4%
◄	Dutch	0.2%	0.2%	0.4%
	French	0.9%	0.7%	1.1%
	German	3.1%	2.3%	4.3%
	Italian	1.4%	1.1%	1.9%
	Polish Scandinavian	0.4% 1.0%	0.4% 0.8%	0.8% 1.6%
	Scotch/Irish	2.5%	2.2%	4.2%
	Other European (ie. Greek/Russian)	1.3%	1.3%	2.9%
		0.5%	0.4%	
	Middle Eastern Other Ancestry	20.0%	16.4%	0.5% 19.2%
	Unclassified Ancestry	8.1%	5.6%	7.8%
	Adult Population (25 Years or Older)	7,651	35,418	78,400
	Elementary (0 to 8)	6.4%	11.0%	6.8%
Education (Age 25+)	Some High School (9 to 11)	3.7%	8.2%	6.4%
itic 25-	High School Graduate (12)	29.2%	27.0%	22.6%
le le	Some College (13 to 16)	20.1%	19.9%	22.0%
Ag	Associates Degree Only	8.2%	6.9%	7.2%
ШС	Bachelors Degree Only	16.6%	16.4%	20.1%
	Graduate Degree	15.8%	10.7%	14.8%
	% College (4+)	32.4%	27.1%	35.0%
	Total Households – count	3,779	17,168	44,032
	One Person HHs – count	902	4,295	16,327
	Family HHs – count	2,573	11,304	23,257
	Married Couple – count	1,927	8,123	17,332
	w/own children – count	700	2,894	4,097
	w/out own children – count	1,227	5,229	13,235
	Male Householder – count	231	968	1,840
8	Female Householder – count	416	2,213	4,085
useho Type	Non-Family Households – count	303	1,569	4,449
Household Type	1 Person Household	23.9%	25.0%	37.1%
エ	2 Person Household	29.8%	28.8%	34.3%
	3 Person Household	16.3%	14.5%	10.1%
	4 Person Household	13.3%	13.4%	8.0%
	5 Person Household	8.6%	8.9%	5.1%
	6 Person Household	4.5%	5.4%	3.2%
	7+ Person Household	3.5%	3.9%	2.2%
	% Households With Children	25.9%	24.4%	14.8%
		20.970	24.470	14.0 /0

2020 Census, 2024 Estimates & 2029 Projections Calculated using TAS Retrieval

Apr 3, 2025

BRIXMOR[®] Latitude: 33.8467 Longitude: -116.477

Apr 3, 2	2023		Latitude: 33.8467	Longitude: -116.4//
	Rio Vista Iral, CA	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	Total Housing Units	4,631	20,819	59,896
bu	Owner Occupied Percent	58.0%	51.7%	
usi	Renter Occupied Percent	23.6%	30.8%	
Housing	Vacant Housing Percent	18.4%	17.5%	
	Total Housing Units (Census 2000)	3,390	15,278	
	Property Value \$1,000,000 or more	3.9%	6.8%	
	Property Value \$750,000 to \$999,999	15.8%	16.1%	
f	Property Value \$500,000 to \$749,999	37.4%	32.9%	
Home Value (Owner Occupied)	Property Value \$400,000 to \$499,999	24.2%	20.2%	
Home Value vner Occupi	Property Value \$300,000, to \$399,999	10.2%	10.5%	
	Property Value \$200,000 to \$299,999	3.2%	4.9%	
ar o	Property Value \$150,000 to \$199,999	1.0%	1.0%	
P F	Property Value \$100,000 to \$149,999	0.4%	0.6%	
[–] δ	Property Value \$60,000 to \$99,999	0.4%	1.0%	
	Property Value \$40,000 to \$59,999	0.2%	0.8%	
	Property Value \$0 to \$39,999	0.8%	1.5%	2.5%
	Median Home Value	\$555,746	\$558,238	\$557,443
	\$0 and under - percent	16.4%	17.6%	16.9%
	\$1 to \$4999 - percent	8.0%	9.0%	8.5%
	\$5k to \$9999 - percent	4.3%	4.6%	4.4%
olc	\$10k to \$24999 - percent	6.1%	6.4%	6.2%
th	\$25k to \$49999 - percent	6.7%	6.8%	6.7%
Wealth Household	\$50k to \$99999 - percent	10.2%	10.2%	10.2%
W6 Ho	\$100k to \$249999 - percent	18.6%	18.0%	18.3%
per	\$250k to \$499999 - percent	13.8%	13.0%	13.5%
d	\$500k+ - percent	15.9%	14.4%	15.4%
	Median HH Wealth	\$91,546	\$77,349	\$86,260
	Avg HH Wealth	\$254,754	\$236,031	\$248,242
conomic /iability				
pi l	Economic Viability Local	265	274	
Economic Viability	Economic Viability Indexed	98	102	104
	Employed Civilian Pop 16+ by Occupation	5,307	24,076	45,292
	Managerial/Executive	17.6%	12.5%	
÷	Professional Specialty	20.3%	17.0%	
16	Healthcare Support	1.6%	3.8%	
ge	Sales	11.5%	11.4%	
۲ ۲	Office & Administrative Support	11.6%	10.0%	
ior	Protective Service	1.5%	1.4%	
Occupation ed Civilians	Food Preperation	9.9%	12.2%	
cul Ci√	Building Maintenance & Cleaning	3.7%	9.3%	
d O d	Personal Care	4.6%	4.1%	
ye	Farming, Fishing, & Forestry	0.5%	0.4%	
olo	Construction	6.2%	7.7%	
Occupation (Employed Civilians Age 16+)	Production & Transportation	11.0%	10.4%	
E E				
	Percent White Collar Workers	62.6%	54.6%	
	Percent Blue Collar Workers	37.4%	45.4%	38.6%

2020 Census, 2024 Estimates & 2029 Projections Calculated using TAS Retrieval

Apr 3, 2025

BRIXMOR[®] Latitude: 33.8467 Longitude: -116.477

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	Rio Vista Iral, CA	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	Agriculture/Mining/Construction	4.6%	7.7%	7.5%
	Manufacturing	3.3%	4.6%	4.1%
	Transportation	5.9%	4.1%	4.2%
	Information	1.2%	1.4%	1.9%
	Wholesale/Retail	13.4%	14.5%	13.5%
	Finance, Insurance, Real Estate	8.5%	5.3%	7.3%
	Professional Services	4.7%	3.9%	6.9%
	Management Services	0.0%	0.1%	0.1%
	Administrative/Waste Services	5.6%	7.8%	6.6%
	Educational Services	21.1%	19.1%	20.5%
	Entertainment Services	18.9%	21.5%	18.5%
	Other Professional Services	8.0%	6.9%	6.2%
	Public Administration	4.6%	3.0%	2.8%
	No Vehicles	4.1%	4.6%	6.3%
les IH	1 Vehicle	28.3%	31.9%	42.4%
r H	2 Vehicles	34.2%	34.1%	33.3%
Vehicles per HH	3 or more vehicles	33.4%	29.4%	18.1%
	Average Number of Vehicles	2.15	2.04	1.72
Change	Births (last 12 months)	97	477	756
 lan	Deaths (last 12 months)	94	410	1,247
Ċ	Migration (last 12 months)	-70	44	2,019
Work place	Workplace Establishments	125	1,370	4,945
N pla	Workplace Employees (FTE)	770	12,762	43,514