

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025

BRIXMOR[®]

Latitude: 33.8467 Longitude: -116.477

Plaza Rio Vista Cathedral, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	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
	Population Fcst	11,062	51,312	105,486
	2010 Census Population	10,003	49,324	96,888
	2000 Census Population	7,293	40,406	84,108
	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
Households	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
	Households Est 21Q3	3,804	17,216	43,611
	Households Est 21Q2	3,799	17,140	43,411
	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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Plaza Rio Vista Cathedral, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Income	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%
	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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Gender	Male Population	5,458	26,130	55,751
	Female Population	5,126	23,593	45,167
Total Population by Age	Count of Pop 0 to 4 years	484	2,345	3,879
	Count of Pop 0 to 7 years	674	3,277	5,346
	Count of Pop 5 - 13	942	4,643	7,378
	Count of Pop 14 - 18	521	2,565	3,970
	Count of Pop 19 - 22	556	2,702	4,152
	Count of Pop 22 - 25	429	2,050	3,140
	Count of Pop 25 - 29	678	3,136	4,995
	Count of Pop 30 - 34	583	2,986	5,127
	Count of Pop 35 - 39	584	2,879	5,157
	Count of Pop 40 - 44	613	2,916	5,120
	Count of Pop 45 - 59	2,123	9,716	18,608
	Count of Pop 60 - 74	2,087	9,512	25,172
	Count of Pop 75 - 84	736	3,202	10,543
	Count of Pop 85+	248	1,071	3,677
	% of Pop 0 to 4 years	4.6%	4.7%	3.8%
	% of Pop 0 to 7 years	6.4%	6.6%	5.3%
	% of Pop 5 - 13	8.9%	9.3%	7.3%
	% of Pop 14 - 18	4.9%	5.2%	3.9%
	% of Pop 19 - 22	5.3%	5.4%	4.1%
	% of Pop 22 - 25	4.1%	4.1%	3.1%
	% of Pop 25 - 29	6.4%	6.3%	4.9%
	% of Pop 30 - 34	5.5%	6.0%	5.1%
	% of Pop 35 - 39	5.5%	5.8%	5.1%
	% of Pop 40 - 44	5.8%	5.9%	5.1%
	% of Pop 45 - 59	20.1%	19.5%	18.4%
	% of Pop 60 - 74	19.7%	19.1%	24.9%
	% of Pop 75 - 84	7.0%	6.4%	10.4%
	% of Pop 85+	2.3%	2.2%	3.6%
	Median Age	44.2	42.7	52.0
	Average Age	43.2	42.4	48.1
Male Population by Age	% of Pop 0 to 4 years	4.6%	4.6%	3.6%
	% of Pop 5 - 13	9.4%	9.3%	7.0%
	% of Pop 14 - 18	5.0%	5.1%	3.7%
	% of Pop 19 - 22	5.3%	5.3%	3.9%
	% of Pop 22 - 25	4.0%	4.0%	2.9%
	% of Pop 25 - 29	6.3%	6.1%	4.5%
	% of Pop 30 - 34	5.6%	5.8%	4.7%
	% of Pop 35 - 39	5.5%	5.8%	5.0%
	% of Pop 40 - 44	5.9%	5.8%	4.9%
	% of Pop 45 - 59	19.7%	19.7%	19.2%
	% 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
	Average Age	42.7	42.6	48.9

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	% of Pop 0 to 4 years	4.5%	4.8%	4.2%
	% of Pop 5 - 13	8.4%	9.3%	7.8%
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	% 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
Race	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
	Count of Other races	4,479	23,639	36,046
	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%
Language Spoken	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%
	Speak Other Indo-European Languages at Home	1.2%	1.1%	0.9%
	Speak Russian and Other Slavic Languages at Home	0.0%	0.2%	0.3%
	Speak Chinese at Home	0.1%	0.4%	0.4%
	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	Hispanic Population	5,249	28,615	43,657
	Hispanic Population Percent	49.6%	57.5%	43.3%
	Mexican	85.3%	86.2%	84.8%
	Puerto Rican	0.7%	0.5%	0.9%
	Cuban	0.1%	0.4%	0.5%
	Dominican	0.0%	0.0%	0.0%
	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 Hispanic Population Percent	33%	49%	38%
	1990 Hispanic Population Percent	17%	35%	27%

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Ancestry	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%
	Other Asian	0.7%	0.5%	0.3%
	European (percent of total population)	13.3%	11.0%	21.4%
	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	0.4%	0.4%	0.8%
	Scandinavian	1.0%	0.8%	1.6%
	Scotch/Irish	2.5%	2.2%	4.2%
	Other European (ie. Greek/Russian)	1.3%	1.3%	2.9%
	Middle Eastern	0.5%	0.4%	0.5%
	Other Ancestry	20.0%	16.4%	19.2%
	Unclassified Ancestry	8.1%	5.6%	7.8%
Education (Age 25+)	Adult Population (25 Years or Older)	7,651	35,418	78,400
	Elementary (0 to 8)	6.4%	11.0%	6.8%
	Some High School (9 to 11)	3.7%	8.2%	6.4%
	High School Graduate (12)	29.2%	27.0%	22.6%
	Some College (13 to 16)	20.1%	19.9%	22.0%
	Associates Degree Only	8.2%	6.9%	7.2%
	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%
Household Type	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
	Female Householder – count	416	2,213	4,085
	Non-Family Households – count	303	1,569	4,449
	1 Person Household	23.9%	25.0%	37.1%
	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%

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Housing	Total Housing Units	4,631	20,819	59,896
	Owner Occupied Percent	58.0%	51.7%	46.8%
	Renter Occupied Percent	23.6%	30.8%	26.7%
	Vacant Housing Percent	18.4%	17.5%	26.5%
	Total Housing Units (Census 2000)	3,390	15,278	48,273
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	3.9%	6.8%	12.4%
	Property Value \$750,000 to \$999,999	15.8%	16.1%	15.8%
	Property Value \$500,000 to \$749,999	37.4%	32.9%	23.6%
	Property Value \$400,000 to \$499,999	24.2%	20.2%	13.4%
	Property Value \$300,000, to \$399,999	10.2%	10.5%	8.7%
	Property Value \$200,000 to \$299,999	3.2%	4.9%	7.4%
	Property Value \$150,000 to \$199,999	1.0%	1.0%	2.7%
	Property Value \$100,000 to \$149,999	0.4%	0.6%	2.6%
	Property Value \$60,000 to \$99,999	0.4%	1.0%	2.6%
	Property Value \$40,000 to \$59,999	0.2%	0.8%	1.0%
	Property Value \$0 to \$39,999	0.8%	1.5%	2.5%
	Median Home Value	\$555,746	\$558,238	\$557,443
Wealth per Household	\$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%
	\$10k to \$24999 - percent	6.1%	6.4%	6.2%
	\$25k to \$49999 - percent	6.7%	6.8%	6.7%
	\$50k to \$99999 - percent	10.2%	10.2%	10.2%
	\$100k to \$249999 - percent	18.6%	18.0%	18.3%
	\$250k to \$499999 - percent	13.8%	13.0%	13.5%
	\$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
Economic Viability	Economic Viability Local	265	274	280
	Economic Viability Indexed	98	102	104
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	5,307	24,076	45,292
	Managerial/Executive	17.6%	12.5%	15.3%
	Professional Specialty	20.3%	17.0%	21.2%
	Healthcare Support	1.6%	3.8%	4.1%
	Sales	11.5%	11.4%	11.4%
	Office & Administrative Support	11.6%	10.0%	9.5%
	Protective Service	1.5%	1.4%	1.5%
	Food Preperation	9.9%	12.2%	9.9%
	Building Maintenance & Cleaning	3.7%	9.3%	7.2%
	Personal Care	4.6%	4.1%	3.6%
	Farming, Fishing, & Forestry	0.5%	0.4%	0.3%
	Construction	6.2%	7.7%	7.3%
	Production & Transportation	11.0%	10.4%	8.7%
	Percent White Collar Workers	62.6%	54.6%	61.4%
	Percent Blue Collar Workers	37.4%	45.4%	38.6%

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	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%
Vehicles per HH	No Vehicles	4.1%	4.6%	6.3%
	1 Vehicle	28.3%	31.9%	42.4%
	2 Vehicles	34.2%	34.1%	33.3%
	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
	Deaths (last 12 months)	94	410	1,247
	Migration (last 12 months)	-70	44	2,019
Work place	Workplace Establishments	125	1,370	4,945
	Workplace Employees (FTE)	770	12,762	43,514