

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

Apr 3, 2025



Latitude: 37.672586 Longitude: -121.029788

Briggsmore Plaza Modesto, CA		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population	Current Year Estimated Population	56,713	178,230	383,668
	Population Est 23Q1	56,729	178,223	383,872
	Population Est 22Q4	56,576	178,065	383,838
	Population Est 22Q3	56,635	178,158	383,692
	Population Est 22Q2	56,598	178,026	383,640
	Population Est 22Q1	56,681	178,071	383,694
	Population Est 21Q4	56,661	178,018	383,465
	Population Est 21Q3	56,575	177,728	383,217
	Population Est 21Q2	56,595	177,912	383,384
	Population Fcst	60,107	188,843	404,552
	2010 Census Population	52,534	167,406	357,633
	2000 Census Population	55,293	173,325	321,424
	1990 Census Population	49,765	151,636	267,390
	Current Year Daytime Population	69,274	240,350	412,356
	Average Seasonal Population	122	595	1,666
	Historical Annual Growth, 1990 – 2000	1.06%	1.35%	1.86%
	Historical Annual Growth, 2000 – 2010	-0.51%	-0.35%	1.07%
	Estimated Annual Growth, 2010 – CY	0.54%	0.44%	0.49%
	Projected Annual Growth, CY to Y5	1.17%	1.16%	1.07%
	Group Qtrs Est	762	2,382	3,823
	Transient Est Average Last 4 Qtrs	3,799	4,912	5,921
Households	Current Year Estimated Households	19,416	60,056	123,014
	Households Est 23Q1	19,398	60,003	122,987
	Households Est 22Q4	19,343	59,947	122,970
	Households Est 22Q3	19,363	59,981	122,938
	Households Est 22Q2	19,347	59,919	122,888
	Households Est 22Q1	19,375	59,935	122,914
	Households Est 21Q4	19,369	59,923	122,850
	Households Est 21Q3	19,340	59,820	122,751
	Households Est 21Q2	19,347	59,886	122,814
	Households Fcst	20,605	63,747	129,879
	2010 Census Households	18,559	56,867	115,062
	2000 Census Households	19,621	59,042	104,877
	1990 Census Households	17,744	53,072	91,053
	Historical Annual Growth, 1990 – 2000	1.01%	1.07%	1.42%
	Historical Annual Growth, 2000 – 2010	-0.55%	-0.37%	0.93%
	Estimated Annual Growth, 2010 – CY	0.32%	0.38%	0.47%
	Projected Annual Growth, CY to Y5	1.20%	1.20%	1.09%
	Population per Household	2.88	2.93	3.09

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Briggsmore Plaza Modesto, CA		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income	HH Income \$500,000 or more	1.6%	1.4%	1.8%
	HH Income \$250,000 to \$499,999	1.9%	1.7%	2.1%
	HH Income \$200,000 to \$249,999	4.4%	4.0%	5.0%
	HH Income \$175,000 to \$199,999	4.0%	4.2%	4.6%
	HH Income \$150,000 to \$174,999	5.9%	5.6%	6.2%
	HH Income \$100,000 to 149,999	17.8%	17.4%	18.4%
	HH Income \$75,000 to 99,999	15.8%	14.0%	14.1%
	HH Income \$50,000 to 74,999	19.5%	18.5%	17.5%
	HH Income \$35,000 to 49,999	10.6%	10.7%	10.0%
	HH Income \$25,000 to 34,999	5.6%	7.2%	6.7%
	HH Income \$15,000 to 24,999	6.3%	7.2%	6.6%
	HH Income \$0 to 14,999	6.7%	8.1%	7.1%
	Average Household Income	\$99,742	\$95,725	\$102,435
	Median Household Income	\$76,684	\$72,514	\$78,361
	Per Capita Income	\$34,520	\$32,571	\$33,064
	Average Disposable Income	\$78,575	\$75,762	\$80,639
	Median Disposable Income	\$66,318	\$62,883	\$67,741
	Discretionary HH Income Over \$150,000	1.4%	1.5%	2.4%
	Discretionary HH Income \$125,000 to \$149,999	4.7%	4.2%	4.8%
	Discretionary HH Income \$100,000 to \$124,999	6.0%	5.8%	6.9%
	Discretionary HH Income \$75,000 to \$99,999	11.8%	11.3%	11.6%
	Discretionary HH Income \$50,000 to \$74,999	20.6%	18.9%	19.8%
	Discretionary HH Income \$25,000 to \$49,999	31.7%	29.5%	28.6%
	Discretionary HH Income Under \$25,000	23.8%	28.8%	25.9%
	Average Discretionary HH Income	\$53,177	\$50,691	\$54,268
	Median Discretionary HH Income	\$44,998	\$42,079	\$45,575
	Householder White – Count	8,875	26,282	51,802
	Median HH Income	\$84,863	\$78,886	\$86,616
	Average HH Income	\$93,398	\$89,885	\$95,647
	Householder Black or African-American – Count	712	2,010	3,442
	Median HH Income	\$49,192	\$48,033	\$64,986
	Average HH Income	\$56,116	\$61,973	\$79,261
	Householder Hispanic – Count	5,619	20,054	45,013
	Median HH Income	\$73,955	\$68,931	\$72,197
	Average HH Income	\$84,779	\$79,480	\$82,380
	Householder Asian or Pacific Islander – Count	1,248	3,321	6,410
	Median HH Income	\$59,961	\$64,435	\$81,641
	Average HH Income	\$70,135	\$78,459	\$93,128
	Householder Other or Pacific Islander – Count	2,962	8,388	16,347
	Median HH Income	\$76,438	\$73,632	\$77,374
	Average HH Income	\$87,726	\$84,871	\$87,234

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Briggsmore Plaza Modesto, CA		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Gender	Male Population	27,712	87,399	188,931
	Female Population	29,001	90,830	194,737
Total Population by Age	Count of Pop 0 to 4 years	3,116	9,918	21,121
	Count of Pop 0 to 7 years	4,679	14,992	32,035
	Count of Pop 5 - 13	6,612	21,334	46,698
	Count of Pop 14 - 18	3,175	10,183	23,184
	Count of Pop 19 - 22	3,017	9,853	22,618
	Count of Pop 22 - 25	2,120	7,065	16,282
	Count of Pop 25 - 29	3,490	11,331	24,410
	Count of Pop 30 - 34	4,037	12,547	25,720
	Count of Pop 35 - 39	3,963	12,407	26,108
	Count of Pop 40 - 44	3,780	11,555	25,229
	Count of Pop 45 - 59	9,448	30,273	66,867
	Count of Pop 60 - 74	9,288	28,473	58,800
	Count of Pop 75 - 84	3,317	9,536	19,413
	Count of Pop 85+	1,349	3,755	7,219
	% of Pop 0 to 4 years	5.5%	5.6%	5.5%
	% of Pop 0 to 7 years	8.2%	8.4%	8.3%
	% of Pop 5 - 13	11.7%	12.0%	12.2%
	% of Pop 14 - 18	5.6%	5.7%	6.0%
	% of Pop 19 - 22	5.3%	5.5%	5.9%
	% of Pop 22 - 25	3.7%	4.0%	4.2%
	% of Pop 25 - 29	6.2%	6.4%	6.4%
	% of Pop 30 - 34	7.1%	7.0%	6.7%
	% of Pop 35 - 39	7.0%	7.0%	6.8%
	% of Pop 40 - 44	6.7%	6.5%	6.6%
	% of Pop 45 - 59	16.7%	17.0%	17.4%
	% of Pop 60 - 74	16.4%	16.0%	15.3%
	% of Pop 75 - 84	5.8%	5.4%	5.1%
	% of Pop 85+	2.4%	2.1%	1.9%
	Median Age	38.5	37.8	37.3
	Average Age	40.0	39.4	38.8
Male Population by Age	% of Pop 0 to 4 years	5.7%	5.8%	5.7%
	% of Pop 5 - 13	12.2%	12.4%	12.6%
	% of Pop 14 - 18	5.9%	6.0%	6.3%
	% of Pop 19 - 22	5.6%	5.8%	6.1%
	% of Pop 22 - 25	3.9%	4.1%	4.4%
	% of Pop 25 - 29	6.4%	6.5%	6.6%
	% of Pop 30 - 34	7.1%	7.1%	6.8%
	% of Pop 35 - 39	7.1%	7.0%	6.8%
	% of Pop 40 - 44	6.9%	6.7%	6.6%
	% of Pop 45 - 59	16.9%	17.2%	17.5%
	% of Pop 75 - 84	5.0%	4.7%	4.5%
	% of Pop 60 - 74	15.5%	15.2%	14.7%
	% of Pop 85+	1.8%	1.6%	1.4%
	Median Age	37.2	36.6	36.1
	Average Age	38.7	38.2	37.8

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	% of Pop 0 to 4 years	5.3%	5.4%	5.3%
	% of Pop 5 - 13	11.1%	11.6%	11.8%
	% of Pop 14 - 18	5.3%	5.4%	5.8%
	% of Pop 19 - 22	5.1%	5.3%	5.7%
	% of Pop 22 - 25	3.6%	3.8%	4.1%
	% of Pop 25 - 29	5.9%	6.2%	6.1%
	% of Pop 30 - 34	7.1%	7.0%	6.6%
	% of Pop 35 - 39	6.9%	6.9%	6.8%
	% of Pop 40 - 44	6.4%	6.3%	6.5%
	% of Pop 45 - 59	16.5%	16.8%	17.4%
	% of Pop 60 - 74	17.2%	16.7%	16.0%
	% of Pop 75 - 84	6.7%	6.0%	5.6%
	% of Pop 85+	2.9%	2.6%	2.4%
	Median Age	39.8	38.9	38.4
	Average Age	41.2	40.4	39.8
Race	Count of White	30,219	92,051	194,015
	Count of Black or African-American	2,254	6,547	11,981
	Count of Asian or Pacific Islander	4,825	12,671	27,144
	Count of Other races	19,414	66,960	150,528
	White	53.3%	51.6%	50.6%
	Black or African American	4.0%	3.7%	3.1%
	Asian	8.5%	7.1%	7.1%
	Other Races	34.2%	37.6%	39.2%
Language Spoken	Speak English at Home	64.8%	60.9%	58.0%
	Speak Spanish at Home	24.2%	29.9%	33.0%
	Speak French or French Creole at Home	0.2%	0.1%	0.1%
	Speak German at Home	0.2%	0.3%	0.3%
	Speak Other Indo-European Languages at Home	4.9%	3.5%	3.6%
	Speak Russian and Other Slavic Languages at Home	0.3%	0.5%	0.3%
	Speak Chinese at Home	0.6%	0.7%	0.7%
	Speak Korean at Home	0.1%	0.1%	0.1%
	Speak Vietnamese at Home	0.7%	0.3%	0.4%
	Speak Other Asian Languages at Home	1.5%	1.5%	1.4%
	Speak Tagalog and Other Pacific Languages at Home	1.0%	0.7%	0.8%
	Speak Other Language at Home	1.5%	1.4%	1.4%
Hispanic	Hispanic Population	23,249	80,972	184,487
	Hispanic Population Percent	41.0%	45.4%	48.1%
	Mexican	89.3%	89.2%	90.5%
	Puerto Rican	1.7%	1.8%	1.6%
	Cuban	0.2%	0.2%	0.2%
	Dominican	0.0%	0.0%	0.0%
	Central American	3.4%	3.4%	2.7%
	South American	1.1%	1.0%	0.7%
	Other Hispanic	4.3%	4.4%	4.3%
	2000 Hispanic Population Percent	22%	29%	31%
	1990 Hispanic Population Percent	14%	19%	20%

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Ancestry	American (percent of total population)	3.1%	2.8%	2.6%
	American	1.4%	1.5%	1.5%
	Native American (ie. Indian/Eskimo)	0.5%	0.5%	0.4%
	Hawaiian/Pacific Islander	1.1%	0.8%	0.7%
	Asian (percent of total population)	8.0%	6.8%	6.8%
	Chinese	0.7%	0.7%	0.7%
	Japanese	0.3%	0.2%	0.2%
	Korean	0.3%	0.2%	0.3%
	South Central Asian (ie. Indian)	1.1%	1.2%	1.8%
	South East Asian (ie. Vietnamese)	4.3%	3.5%	3.3%
	Other Asian	1.4%	1.0%	0.6%
	European (percent of total population)	15.7%	14.6%	13.6%
	British	3.5%	3.1%	2.5%
	Dutch	0.6%	0.6%	0.7%
	French	0.4%	0.4%	0.5%
	German	3.3%	3.0%	2.9%
	Italian	1.5%	1.5%	1.5%
	Polish	0.3%	0.3%	0.2%
	Scandinavian	1.4%	1.2%	1.1%
	Scotch/Irish	3.2%	2.9%	2.8%
	Other European (ie. Greek/Russian)	1.4%	1.6%	1.4%
	Middle Eastern	1.2%	1.2%	0.9%
	Other Ancestry	23.1%	21.7%	21.0%
	Unclassified Ancestry	8.0%	7.5%	7.1%
Education (Age 25+)	Adult Population (25 Years or Older)	38,672	119,877	253,765
	Elementary (0 to 8)	7.0%	8.8%	10.0%
	Some High School (9 to 11)	7.5%	9.1%	8.7%
	High School Graduate (12)	32.3%	31.1%	31.0%
	Some College (13 to 16)	25.8%	24.8%	24.8%
	Associates Degree Only	8.2%	7.9%	7.9%
	Bachelors Degree Only	13.5%	12.9%	12.3%
	Graduate Degree	5.7%	5.3%	5.3%
	% College (4+)	19.2%	18.2%	17.6%
Household Type	Total Households – count	19,416	60,056	123,014
	One Person HHs – count	4,409	13,510	23,824
	Family HHs – count	13,868	42,411	92,241
	Married Couple – count	8,878	27,091	63,054
	w/own children – count	3,902	12,038	27,902
	w/out own children – count	4,976	15,053	35,152
	Male Householder – count	1,488	5,122	9,708
	Female Householder – count	3,502	10,198	19,480
	Non-Family Households – count	1,139	4,135	6,949
	1 Person Household	22.7%	22.5%	19.4%
	2 Person Household	30.0%	28.5%	27.3%
	3 Person Household	16.6%	16.6%	16.9%
	4 Person Household	14.5%	15.2%	16.4%
	5 Person Household	8.8%	9.1%	10.3%
	6 Person Household	4.5%	4.6%	5.5%
	7+ Person Household	2.9%	3.5%	4.2%
	% Households With Children	33.0%	32.9%	34.1%

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Housing	Total Housing Units	20,120	62,308	127,185
	Owner Occupied Percent	51.9%	51.6%	56.5%
	Renter Occupied Percent	44.6%	44.8%	40.2%
	Vacant Housing Percent	3.5%	3.6%	3.3%
	Total Housing Units (Census 2000)	20,246	61,269	108,767
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	3.2%	3.0%	4.4%
	Property Value \$750,000 to \$999,999	9.7%	9.0%	11.1%
	Property Value \$500,000 to \$749,999	27.0%	27.8%	29.0%
	Property Value \$400,000 to \$499,999	26.0%	23.3%	22.5%
	Property Value \$300,000, to \$399,999	19.8%	19.5%	17.1%
	Property Value \$200,000 to \$299,999	7.4%	7.7%	6.6%
	Property Value \$150,000 to \$199,999	1.4%	1.6%	1.5%
	Property Value \$100,000 to \$149,999	0.8%	1.4%	1.8%
	Property Value \$60,000 to \$99,999	0.6%	0.9%	1.1%
	Property Value \$40,000 to \$59,999	1.7%	1.3%	1.1%
	Property Value \$0 to \$39,999	1.5%	2.9%	2.3%
	Median Home Value	\$463,026	\$459,714	\$478,911
Wealth per Household	\$0 and under - percent	18.6%	18.7%	18.4%
	\$1 to \$4999 - percent	9.6%	9.8%	9.5%
	\$5k to \$9999 - percent	5.0%	5.0%	4.9%
	\$10k to \$24999 - percent	6.7%	6.7%	6.6%
	\$25k to \$49999 - percent	6.9%	6.9%	6.9%
	\$50k to \$99999 - percent	10.2%	10.2%	10.3%
	\$100k to \$249999 - percent	17.5%	17.4%	17.6%
	\$250k to \$499999 - percent	12.3%	12.2%	12.5%
	\$500k+ - percent	13.2%	13.0%	13.4%
	Median HH Wealth	\$66,031	\$63,951	\$68,213
	Avg HH Wealth	\$220,927	\$218,284	\$223,247
Economic Viability	Economic Viability Local	274	277	275
	Economic Viability Indexed	101	102	102
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	26,013	79,145	172,362
	Managerial/Executive	12.2%	11.5%	11.9%
	Professional Specialty	17.6%	17.7%	17.5%
	Healthcare Support	5.1%	4.6%	3.9%
	Sales	10.2%	9.4%	9.1%
	Office & Administrative Support	10.9%	10.9%	10.7%
	Protective Service	2.4%	2.2%	2.2%
	Food Preparation	5.7%	6.1%	5.5%
	Building Maintenance & Cleaning	2.7%	4.0%	4.1%
	Personal Care	2.6%	2.4%	2.5%
	Farming, Fishing, & Forestry	0.7%	1.9%	2.6%
	Construction	8.8%	10.6%	10.7%
	Production & Transportation	21.2%	18.8%	19.3%
	Percent White Collar Workers	55.9%	54.1%	53.1%
	Percent Blue Collar Workers	44.1%	45.9%	46.9%

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	Agriculture/Mining/Construction	9.0%	10.9%	12.2%
	Manufacturing	14.0%	12.5%	12.6%
	Transportation	8.0%	7.5%	7.5%
	Information	1.2%	0.9%	0.9%
	Wholesale/Retail	15.9%	15.0%	14.8%
	Finance, Insurance, Real Estate	4.6%	3.9%	3.7%
	Professional Services	5.3%	5.2%	4.5%
	Management Services	0.1%	0.1%	0.1%
	Administrative/Waste Services	4.1%	4.5%	4.8%
	Educational Services	21.1%	21.0%	21.4%
	Entertainment Services	8.9%	9.1%	8.2%
	Other Professional Services	3.9%	5.4%	5.1%
	Public Administration	3.9%	4.0%	4.4%
Vehicles per HH	No Vehicles	6.0%	7.2%	5.4%
	1 Vehicle	30.8%	30.1%	27.0%
	2 Vehicles	36.3%	35.9%	37.5%
	3 or more vehicles	27.0%	26.8%	30.2%
	Average Number of Vehicles	1.94	1.96	2.08
Change	Births (last 12 months)	573	1,834	3,983
	Deaths (last 12 months)	429	1,269	2,607
	Migration (last 12 months)	41	-224	-1,104
Work place	Workplace Establishments	2,540	8,533	12,710
	Workplace Employees (FTE)	30,104	97,520	138,327