

Extended Demographic Report - PopStats

2010 Census, 2019 Estimates & 2024 Projections

Calculated using TAS Retrieval



Nov 18, 2019

Latitude: 37.672586 Longitude: -121.029788

Briggsmore Plaza				
Modesto, CA				
		1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	Current Year Estimated Population	18,123	103,997	224,398
	Population Est 19Q2	18,110	103,938	224,087
	Population Est 19Q1	18,092	103,809	223,925
	Population Est 18Q4	18,078	103,709	223,663
	Population Est 18Q3	18,078	103,563	223,410
	Population Est 18Q2	18,093	103,944	223,845
	Population Est 18Q1	18,102	103,917	223,729
	Population Est 17Q4	18,103	103,870	223,663
	Population Est 17Q3	18,091	103,830	223,576
	Population Fcst	19,874	114,294	247,160
	2010 Census Population	17,215	98,446	211,682
	2000 Census Population	17,962	96,459	202,396
	1990 Census Population	17,298	90,662	178,809
	Current Year Daytime Population	14,782	140,998	249,304
	Average Seasonal Population	52	628	1,440
	Historical Annual Growth, 1990 – 2000	0.38%	0.62%	1.25%
	Historical Annual Growth, 2000 – 2010	-0.42%	0.20%	0.45%
	Estimated Annual Growth, 2010 – CY	0.54%	0.58%	0.62%
	Projected Annual Growth, CY to Y5	1.86%	1.91%	1.95%
	Group Qtrs Est	428	1,866	3,000
Transient Est Average Last 4 Qtrs	1,861	4,093	4,674	
Households	Current Year Estimated Households	6,048	37,483	75,647
	Households Est 19Q2	6,042	37,463	75,540
	Households Est 19Q1	6,036	37,418	75,486
	Households Est 18Q4	6,030	37,382	75,401
	Households Est 18Q3	6,032	37,329	75,310
	Households Est 18Q2	6,036	37,473	75,478
	Households Est 18Q1	6,040	37,465	75,438
	Households Est 17Q4	6,041	37,441	75,403
	Households Est 17Q3	6,035	37,427	75,377
	Households Fcst	6,648	41,275	83,446
	2010 Census Households	5,731	35,381	71,197
	2000 Census Households	5,886	34,851	68,469
	1990 Census Households	5,675	33,178	62,897
	Historical Annual Growth, 1990 – 2000	0.37%	0.49%	0.85%
	Historical Annual Growth, 2000 – 2010	-0.27%	0.15%	0.39%
	Estimated Annual Growth, 2010 – CY	0.57%	0.61%	0.64%
	Projected Annual Growth, CY to Y5	1.91%	1.95%	1.98%
Population per Household	2.93	2.72	2.93	

Extended Demographic Report - PopStats

2010 Census, 2019 Estimates & 2024 Projections

Calculated using TAS Retrieval



Nov 18, 2019

Latitude: 37.672586 Longitude: -121.029788

Briggsmore Plaza				
Modesto, CA				
	1 Mile Radius	3 Mile Radius	5 Mile Radius	
HH Income \$500,000 or more	0.3%	0.6%	0.6%	
HH Income \$250,000 to \$499,999	0.4%	0.7%	0.7%	
HH Income \$200,000 to \$249,999	0.9%	1.6%	1.6%	
HH Income \$175,000 to \$199,999	0.5%	2.3%	2.3%	
HH Income \$150,000 to \$174,999	1.1%	3.0%	3.0%	
HH Income \$100,000 to 149,999	9.1%	14.6%	14.2%	
HH Income \$75,000 to 99,999	12.8%	13.0%	12.6%	
HH Income \$50,000 to 74,999	18.5%	17.6%	17.8%	
HH Income \$35,000 to 49,999	17.5%	14.1%	14.6%	
HH Income \$25,000 to 34,999	11.0%	9.7%	9.9%	
HH Income \$15,000 to 24,999	11.7%	10.2%	10.7%	
HH Income \$0 to 14,999	16.3%	12.8%	12.2%	
Average Household Income	\$54,620	\$71,373	\$70,956	
Median Household Income	\$43,617	\$54,402	\$53,124	
Per Capita Income	\$18,625	\$26,029	\$24,142	
2000 Average HH Income	\$41,963	\$51,099	\$49,826	
2000 Median HH Income	\$35,649	\$40,026	\$38,933	
Disposable HH Income \$500,000 or more	0%	0%	0%	
Disposable HH Income \$250,000 to \$499,999	1%	1%	1%	
Disposable HH Income \$200,000 to \$249,999	1%	1%	1%	
Disposable HH Income \$175,000 to \$199,999	0%	1%	1%	
Disposable HH Income \$150,000 to \$174,999	1%	2%	2%	
Disposable HH Income \$100,000 to \$149,999	5%	12%	11%	
Disposable HH Income \$75,000 to \$99,999	11%	13%	13%	
Disposable HH Income \$50,000 to \$74,999	20%	19%	19%	
Disposable HH Income \$35,000 to \$49,999	18%	16%	16%	
Disposable HH Income \$25,000 to \$34,999	13%	11%	11%	
Disposable HH Income \$15,000 to \$24,999	14%	12%	13%	
Disposable HH Income \$0 to \$14,999	17%	14%	13%	
Average Disposable Income	47,591	58,545	58,016	
Median Disposable Income	38,858	47,772	46,746	
Householder White – Count	2,735	20,784	38,796	
Median HH Income	\$47,122	\$60,144	\$59,674	
Average HH Income	\$58,474	\$70,991	\$71,202	
Householder Black or African-American – Count	311	1,328	2,465	
Median HH Income	\$18,053	\$30,550	\$33,130	
Average HH Income	\$29,497	\$43,036	\$49,558	
Householder Hispanic – Count	1,849	9,536	23,127	
Median HH Income	\$44,416	\$48,853	\$47,374	
Average HH Income	\$51,598	\$59,076	\$56,939	
Householder Asian or Pacific Islander – Count	392	2,243	4,154	
Median HH Income	\$35,333	\$56,267	\$62,026	
Average HH Income	\$47,622	\$68,568	\$73,335	
Householder Other or Pacific Islander – Count	759	3,593	7,106	
Median HH Income	\$43,639	\$48,989	\$48,540	
Average HH Income	\$51,237	\$61,690	\$60,841	

Extended Demographic Report - PopStats

2010 Census, 2019 Estimates & 2024 Projections

Calculated using TAS Retrieval



Nov 18, 2019

Latitude: 37.672586 Longitude: -121.029788

Briggsmore Plaza Modesto, CA		1 Mile Radius	3 Mile Radius	5 Mile Radius
Gender	Male Population	8,887	50,968	110,595
	Female Population	9,237	53,029	113,803
Total Population by Age	Count of Pop 0 to 4 years	1,280	7,039	15,200
	Count of Pop 0 to 7 years	1,862	9,947	21,548
	Count of Pop 5 - 13	2,261	12,204	27,226
	Count of Pop 14 - 18	1,060	5,375	12,703
	Count of Pop 19 - 22	923	5,385	12,703
	Count of Pop 22 - 25	723	4,278	9,790
	Count of Pop 25 - 29	1,313	7,305	16,518
	Count of Pop 30 - 34	1,391	7,116	15,107
	Count of Pop 35 - 39	1,300	7,046	14,849
	Count of Pop 40 - 44	1,091	6,134	13,383
	Count of Pop 45 - 59	2,971	18,577	40,455
	Count of Pop 60 - 74	2,599	16,475	33,219
	Count of Pop 75 - 84	844	4,971	9,549
	Count of Pop 85+	368	2,092	3,696
	% of Pop 0 to 4 years	7.1%	6.8%	6.8%
	% of Pop 0 to 7 years	10.3%	9.6%	9.6%
	% of Pop 5 - 13	12.5%	11.7%	12.1%
	% of Pop 14 - 18	5.9%	5.2%	5.7%
	% of Pop 19 - 22	5.1%	5.2%	5.7%
	% of Pop 22 - 25	4.0%	4.1%	4.4%
	% of Pop 25 - 29	7.2%	7.0%	7.4%
	% of Pop 30 - 34	7.7%	6.8%	6.7%
% of Pop 35 - 39	7.2%	6.8%	6.6%	
% of Pop 40 - 44	6.0%	5.9%	6.0%	
% of Pop 45 - 59	16.4%	17.9%	18.0%	
% of Pop 60 - 74	14.3%	15.8%	14.8%	
% of Pop 75 - 84	4.7%	4.8%	4.3%	
% of Pop 85+	2.0%	2.0%	1.6%	
Median Age	35.4	37.3	36.0	
Average Age	37.7	38.9	37.8	
Male Population by Age	% of Pop 0 to 4 years	7.4%	7.1%	7.0%
	% of Pop 5 - 13	13.2%	12.3%	12.5%
	% of Pop 14 - 18	6.3%	5.4%	5.9%
	% of Pop 19 - 22	5.3%	5.5%	5.9%
	% of Pop 22 - 25	4.1%	4.5%	4.6%
	% of Pop 25 - 29	7.5%	7.5%	7.7%
	% of Pop 30 - 34	7.9%	7.0%	6.9%
	% of Pop 35 - 39	7.2%	6.9%	6.7%
	% of Pop 40 - 44	6.2%	6.1%	6.1%
	% of Pop 45 - 59	16.4%	17.7%	17.9%
	% of Pop 75 - 84	3.8%	4.0%	3.6%
	% of Pop 60 - 74	13.4%	14.9%	14.0%
	% of Pop 85+	1.4%	1.3%	1.1%
	Median Age	34.0	35.6	34.6
Average Age	36.2	37.4	36.6	

Extended Demographic Report - PopStats

2010 Census, 2019 Estimates & 2024 Projections

Calculated using TAS Retrieval



Nov 18, 2019

Latitude: 37.672586 Longitude: -121.029788

Briggsmore Plaza Modesto, CA				
		1 Mile Radius	3 Mile Radius	5 Mile Radius
Female Population by Age	% of Pop 0 to 4 years	6.8%	6.5%	6.5%
	% of Pop 5 - 13	11.8%	11.2%	11.7%
	% of Pop 14 - 18	5.5%	5.0%	5.5%
	% of Pop 19 - 22	4.9%	4.9%	5.4%
	% of Pop 22 - 25	3.8%	3.8%	4.1%
	% of Pop 25 - 29	7.0%	6.6%	7.0%
	% of Pop 30 - 34	7.5%	6.7%	6.6%
	% of Pop 35 - 39	7.1%	6.7%	6.5%
	% of Pop 40 - 44	5.9%	5.7%	5.9%
	% of Pop 45 - 59	16.4%	18.0%	18.1%
	% of Pop 60 - 74	15.2%	16.8%	15.6%
	% of Pop 75 - 84	5.5%	5.6%	4.9%
	% of Pop 85+	2.7%	2.7%	2.2%
	Median Age	36.9	39.0	37.4
Average Age	39.1	40.3	39.0	
Race	Count of White	11,452	71,742	150,903
	Count of Black or African-American	887	4,246	8,254
	Count of Asian or Pacific Islander	1,218	7,130	14,160
	Count of Other races	4,567	20,880	51,082
	White	63.2%	69.0%	67.2%
	Black or African American	4.9%	4.1%	3.7%
	Asian	6.7%	6.9%	6.3%
	Other Races	25.2%	20.1%	22.8%
Language Spoken	Speak English at Home	64.9%	68.7%	62.2%
	Speak Spanish at Home	26.7%	21.2%	28.5%
	Speak Other Language at Home	0.4%	1.3%	1.5%
Hispanic	Hispanic Population	7,199	34,130	88,870
	Hispanic Population Percent	39.7%	32.8%	39.6%
	Mexican	88.9%	88.1%	89.9%
	Puerto Rican	1.6%	2.2%	1.6%
	Cuban	0.1%	0.1%	0.1%
	Dominican	0.0%	0.0%	0.0%
	Central American	3.1%	3.2%	2.6%
	South American	1.6%	1.2%	0.9%
	Other Hispanic	4.7%	5.1%	4.8%
2000 Hispanic Population Percent	24%	23%	29%	
1990 Hispanic Population Percent	14%	14%	18%	

ate and government sources deemed to be reliable and is herein provided without representation or warranty.

Extended Demographic Report - PopStats

2010 Census, 2019 Estimates & 2024 Projections

Calculated using TAS Retrieval



Nov 18, 2019

Latitude: 37.672586 Longitude: -121.029788

Briggsmore Plaza				
Modesto, CA				
		1 Mile Radius	3 Mile Radius	5 Mile Radius
	American (percent of total population)	3.3%	3.7%	3.5%
	American	1.4%	2.3%	2.2%
	Native American (ie. Indian/Eskimo)	0.6%	0.6%	0.5%
	Hawaiian/Pacific Islander	1.3%	0.9%	0.7%
	Asian (percent of total population)	6.5%	6.6%	6.0%
	Chinese	0.7%	0.6%	0.5%
	Japanese	0.2%	0.2%	0.2%
	Korean	0.0%	0.1%	0.1%
	South Central Asian (ie. Indian)	1.2%	1.4%	1.2%
	South East Asian (ie. Vietnamese)	4.0%	3.9%	3.7%
	Other Asian	0.3%	0.4%	0.3%
	European (percent of total population)	15.4%	20.8%	17.6%
	British	2.6%	3.8%	3.3%
	Dutch	0.7%	0.8%	0.7%
	French	0.5%	0.9%	0.7%
	German	3.8%	4.8%	4.2%
	Italian	1.4%	2.2%	1.9%
	Polish	0.3%	0.3%	0.3%
	Scandinavian	1.1%	1.6%	1.4%
	Scotch/Irish	4.1%	4.6%	3.8%
Other European (ie. Greek/Russian)	0.8%	1.7%	1.4%	
Middle Eastern	0.5%	1.3%	1.3%	
Other Ancestry	27.6%	27.2%	25.3%	
Unclassified Ancestry	7.1%	7.6%	6.7%	
Education (Age 25+)	Adult Population (25 Years or Older)	11,876	69,716	146,776
	Elementary (0 to 8)	10.7%	7.7%	10.9%
	Some High School (9 to 11)	13.5%	9.0%	10.2%
	High School Graduate (12)	30.2%	26.4%	27.0%
	Some College (13 to 16)	25.3%	27.7%	26.0%
	Associates Degree Only	8.2%	9.2%	8.1%
	Bachelors Degree Only	8.3%	13.2%	12.1%
	Graduate Degree	3.7%	6.7%	5.8%
% College (4+)	12.1%	19.9%	17.8%	
Household Type	Total Households – count	6,048	37,483	75,647
	One Person HHs – count	1,312	9,375	16,983
	Family HHs – count	4,444	25,649	54,163
	Married Couple – count	2,765	16,989	36,519
	w/own children – count	1,251	6,807	16,433
	w/out own children – count	1,514	10,181	20,086
	Male Householder – count	585	2,695	5,519
	Female Householder – count	1,095	5,965	12,124
	Non-Family Households – count	292	2,459	4,502
	1 Person Household	21.7%	25.0%	22.4%
	2 Person Household	28.7%	30.5%	28.4%
	3 Person Household	17.3%	16.7%	16.7%
	4 Person Household	15.5%	14.1%	15.2%
	5 Person Household	8.6%	7.4%	8.8%
	6 Person Household	4.6%	3.6%	4.5%
7+ Person Household	3.7%	2.6%	3.9%	
% Households With Children	38.3%	30.1%	33.8%	

This report was produced using data from priv

Extended Demographic Report - PopStats

2010 Census, 2019 Estimates & 2024 Projections

Calculated using TAS Retrieval



Nov 18, 2019

Latitude: 37.672586 Longitude: -121.029788

Briggsmore Plaza				
Modesto, CA				
	1 Mile Radius	3 Mile Radius	5 Mile Radius	
	Total Housing Units	6,481	40,248	81,362
	Owner Occupied Percent	48.8%	52.3%	52.7%
	Renter Occupied Percent	44.6%	40.9%	40.3%
	Vacant Housing Percent	6.7%	6.9%	7.0%
	Total Housing Units (Census 2000)	6,124	36,048	70,896
	For Rent (Census 2000)	44%	46%	43%
	For Sale (Census 2000)	27%	30%	28%
	Rented or Sold, (Census 2000)	9%	7%	6%
	Seasonal (Census 2014)	10%	2%	2%
	Other (Census 2000)	2%	9%	14%
Homes Built By Year	Homes Built 1990 to 2000	5%	8%	12%
	Homes Built 1980 to 1989	12%	22%	21%
	Homes Built 1970 to 1979	27%	25%	24%
	Homes Built 1960 to 1969	30%	18%	16%
	Homes Built 1950 to 1959	17%	14%	12%
	Homes Built 1940 to 1949	6%	7%	8%
	Homes Built Before 1939	2%	7%	6%
Units in Structure	1 Unit	70%	72%	76%
	2 - 9 Units	15%	13%	11%
	Greater than 10 Units	8%	11%	10%
	Mobilie Trailer	6%	3%	3%
	Other Units	0%	0%	0%
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	1.9%	10.6%	10.1%
	Property Value \$750,000 to \$999,999	3.3%	12.8%	13.6%
	Property Value \$500,000 to \$749,999	25.9%	30.6%	30.2%
	Property Value \$400,000 to \$499,999	17.8%	15.9%	15.1%
	Property Value \$300,000, to \$399,999	22.7%	14.8%	14.1%
	Property Value \$200,000 to \$299,999	14.2%	9.2%	9.2%
	Property Value \$150,000 to \$199,999	2.4%	1.1%	2.0%
	Property Value \$100,000 to \$149,999	1.8%	0.7%	1.1%
	Property Value \$60,000 to \$99,999	2.2%	0.7%	0.8%
	Property Value \$40,000 to \$59,999	4.1%	1.5%	1.3%
	Property Value \$0 to \$39,999	3.7%	2.2%	2.5%
	Median Home Value	\$395,003	\$532,614	\$532,541
	Median Rent	\$637	\$630	\$620
Wealth per Household	\$0 and under - percent	19.9%	19.0%	19.1%
	\$1 to \$4999 - percent	10.8%	9.9%	10.1%
	\$5k to \$9999 - percent	5.4%	5.1%	5.1%
	\$10k to \$24999 - percent	7.0%	6.8%	6.8%
	\$25k to \$49999 - percent	7.0%	6.9%	7.0%
	\$50k to \$99999 - percent	10.3%	10.3%	10.3%
	\$100k to \$249999 - percent	17.0%	17.4%	17.4%
	\$250k to \$499999 - percent	11.4%	12.1%	12.0%
	\$500k+ - percent	11.2%	12.6%	12.4%
	Median HH Wealth	\$49,670	\$61,424	\$59,685
	Avg HH Wealth	\$196,933	\$213,621	\$210,969

Extended Demographic Report - PopStats

2010 Census, 2019 Estimates & 2024 Projections

Calculated using TAS Retrieval



Nov 18, 2019

Latitude: 37.672586 Longitude: -121.029788

Briggsmore Plaza				
Modesto, CA				
		1 Mile Radius	3 Mile Radius	5 Mile Radius
Economic Viability	Economic Viability Local	201	199	198
	Economic Viability Indexed	103	102	101
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	7,144	45,297	96,826
	Managerial/Executive	6.5%	10.7%	9.8%
	Professional Specialty	15.5%	20.0%	18.3%
	Healthcare Support	3.3%	2.8%	2.4%
	Sales	12.8%	12.3%	11.7%
	Office & Administrative Support	13.1%	15.1%	14.0%
	Protective Service	1.3%	1.4%	1.4%
	Food Preparation	6.7%	5.9%	5.6%
	Building Maintenance & Cleaning	5.7%	3.8%	4.4%
	Personal Care	5.1%	4.8%	4.5%
	Farming, Fishing, & Forestry	2.0%	1.3%	2.7%
	Construction	11.7%	9.4%	10.4%
	Production & Transportation	16.3%	12.6%	14.8%
	Percent White Collar Workers	51.1%	60.8%	56.3%
Percent Blue Collar Workers	48.9%	39.2%	43.7%	
Employment by Industry (Employed Civilians Age 16+)	Agriculture/Mining/Construction	11.3%	9.3%	11.4%
	Manufacturing	9.9%	9.0%	10.4%
	Transportation	4.1%	5.2%	5.3%
	Information	1.4%	1.6%	1.1%
	Wholesale/Retail	19.0%	18.5%	18.8%
	Finance, Insurance, Real Estate	2.7%	5.0%	4.1%
	Professional Services	3.1%	5.3%	4.4%
	Management Services	0.0%	0.0%	0.0%
	Administrative/Waste Services	6.3%	4.4%	4.7%
	Educational Services	21.7%	23.4%	22.7%
	Entertainment Services	10.7%	9.9%	9.0%
	Other Professional Services	6.5%	5.0%	4.7%
	Public Administration	3.4%	3.3%	3.3%
Transportation To Work	Drive to Work Alone	74.9%	78.4%	76.8%
	Drive to Work Carpool	15.3%	13.9%	15.5%
	Travel to Work by Public Transportation	2.1%	1.2%	1.4%
	Drive to Work on Motorcycle	0.1%	0.2%	0.2%
	Drive to Work on Bicycle	1.0%	0.9%	0.8%
	Walked to Work	2.0%	1.8%	1.8%
	Other Means	0.8%	0.7%	0.7%
	Work at Home	3.9%	2.9%	2.7%

Extended Demographic Report - PopStats

2010 Census, 2019 Estimates & 2024 Projections

Calculated using TAS Retrieval



Nov 18, 2019

Latitude: 37.672586 Longitude: -121.029788

Briggsmore Plaza				
Modesto, CA				
		1 Mile Radius	3 Mile Radius	5 Mile Radius
	Travel to Work in Less than 5 Minutes	2.3%	3.5%	3.0%
	Travel to Work in 5 to 9 Minutes	12.7%	14.8%	12.8%
	Travel to Work in 10 to 14 Minutes	23.9%	21.8%	20.3%
	Travel to Work in 15 to 19 Minutes	16.4%	17.5%	18.4%
	Travel to Work in 20 to 29 Minutes	17.9%	16.4%	17.1%
	Travel to Work in 30 to 44 Minutes	14.2%	12.2%	12.7%
	Travel to Work in 45 to 59 Minutes	4.3%	4.0%	4.2%
	Travel to Work in 60 Minutes or more	8.4%	9.9%	11.5%
	Average Travel Time to Work	23	24	26
Vehicles per HH	No Vehicles	6.6%	8.2%	7.8%
	1 Vehicle	40.8%	34.9%	33.3%
	2 Vehicles	35.4%	35.4%	36.7%
	3 or more vehicles	17.2%	21.5%	22.2%
	Average Number of Vehicles	1.69	1.79	1.83
Change	Births (last 12 months)	226	1,229	2,760
	Deaths (last 12 months)	129	814	1,595
	Migration (last 12 months)	-52	20	-176
Work place	Workplace Establishments	270	3,520	5,380
	Workplace Employees (FTE)	5,194	66,879	100,172