Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections
Calculated using TAS Retrieval

Sep 23, 2025

BRIXMOR®

Arbor Faire Fresno, CA	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population			
Current Year Estimated Population	52,046	189,233	546,190
Population Est 25Q1	52,179	189,502	547,015
Population Est 24Q4	52,217	189,600	549,417
Population Est 24Q3	52,226	189,517	549,827
Population Est 24Q2	52,272	189,371	549,873
Population Est 24Q1	52,225	189,024	550,812
Population Est 23Q4	52,431	189,644	552,722
Population Est 23Q3	52,392	189,558	553,005
Population Est 23Q2	52,291	189,265	552,638
Population Fcst	53,213	197,098	566,048
2010 Census Population	48,318	171,923	522,096
2000 Census Population	43,492	146,845	482,806
1990 Census Population	37,108	114,255	415,295
Current Year Daytime Population	49,280	170,601	684,811
Average Seasonal Population	282	1,004	2,851
Historical Annual Growth, 1990 – 2000	1.60%	2.54%	1.52%
Historical Annual Growth, 2000 – 2010	1.06%	1.59%	0.79%
Estimated Annual Growth, 2010 – CY	0.51%	0.66%	0.31%
Projected Annual Growth, CY to Y5	0.44%	0.82%	0.72%
Group Qtrs Est	286	904	9,761
Transient Est Average Last 4 Qtrs	1,807	6,455	18,557
Households			
Current Year Estimated Households	18,839	64,345	182,814
Households Est 25Q1	18,872	64,406	183,013
Households Est 24Q4	18,891	64,451	183,703
Households Est 24Q3	18,897	64,455	183,902
Households Est 24Q2	18,912	64,414	183,946
Households Est 24Q1	18,897	64,306	184,375
Households Est 23Q4	18,967	64,514	185,106
Households Est 23Q3	18,950	64,473	185,169
Households Est 23Q2	18,915	64,377	185,047
Households Fcst	19,245	66,736	189,394
2010 Census Households	17,562	59,541	171,927
2000 Census Households	16,119	52,906	161,977
1990 Census Households	13,727	43,167	144,950
Historical Annual Growth, 1990 – 2000	1.62%	2.06%	1.12%
Historical Annual Growth, 2000 – 2010	0.86%	1.19%	0.60%
Estimated Annual Growth, 2010 – CY	0.49%	0.54%	0.42%
Projected Annual Growth, CY to Y5	0.43%	0.73%	0.71%
Population per Household	2.75	2.93	2.93

Demographic Source: Synergos Technologies, Inc

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Latitude: 36.809544   Longitude: -119.851198

Arbor Faire Fresno, CA	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income			
HH Income $500,000 or more	2.0%	2.4%	2.0%
HH Income $250,000 to $499,999	2.4%	2.9%	2.3%
HH Income $200,000 to $249,999	5.6%	6.8%	5.5%
HH Income $175,000 to $199,999	3.7%	4.1%	3.8%
HH Income $150,000 to $174,999	6.0%	6.2%	5.3%
HH Income $100,000 to 149,999	21.6%	19.7%	17.4%
HH Income $75,000 to 99,999	14.3%	13.1%	12.9%
HH Income $50,000 to 74,999	16.3%	15.7%	16.3%
HH Income $35,000 to 49,999	9.1%	8.8%	10.2%
HH Income $25,000 to 34,999	4.8%	5.6%	7.3%
HH Income $15,000 to 24,999	6.1%	6.2%	6.9%
HH Income $0 to 14,999	8.2%	8.4%	10.2%
Average Household Income	$107,867	$113,004	$99,942
Median Household Income	$84,287	$84,072	$73,657
Per Capita Income	$39,203	$38,551	$33,743
Average Disposable Income	$83,482	$86,138	$78,217
Median Disposable Income	$72,731	$72,543	$63,833
Discretionary HH Income Over $150,000	5.5%	7.2%	5.1%
Discretionary HH Income $125,000 to $149,999	4.4%	5.2%	4.3%
Discretionary HH Income $100,000 to $124,999	6.6%	7.7%	6.4%
Discretionary HH Income $75,000 to $99,999	12.5%	12.3%	9.9%
Discretionary HH Income $50,000 to $74,999	21.2%	18.9%	16.4%
Discretionary HH Income $25,000 to $49,999	26.3%	23.7%	24.6%
Discretionary HH Income Under $25,000	23.5%	25.0%	33.2%
Average Discretionary HH Income	$59,654	$62,237	$53,398
Median Discretionary HH Income	$50,295	$51,533	$41,284
Householder White – Count	6,453	20,928	57,019
Median HH Income	$88,654	$91,925	$87,336
Average HH Income	$98,243	$101,922	$97,522
Householder Black or African-American – Count	1,006	3,461	9,111
Median HH Income	$79,205	$69,473	$54,433
Average HH Income	$90,113	$86,425	$71,635
Householder Hispanic – Count	7,479	26,654	79,483
Median HH Income	$81,910	$78,983	$66,814
Average HH Income	$86,654	$86,834	$77,175
Householder Asian or Pacific Islander – Count	1,333	4,729	14,144
Median HH Income	$93,981	$97,667	$82,633
Average HH Income	$97,854	$102,636	$93,234
Householder Other or Pacific Islander – Count	2,568	8,573	23,058
Median HH Income	$84,290	$88,013	$76,888
Average HH Income	$88,888	$94,215	$86,050

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Arbor Faire Fresno, CA	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Gender			
Male Population	25,228	92,323	269,071
Female Population	26,818	96,909	277,118
Total Population by Age			
Count of Pop 0 to 4 years	2,945	10,380	30,589
Count of Pop 0 to 7 years	4,549	16,244	47,106
Count of Pop 5 - 13	6,343	23,772	68,472
Count of Pop 14 - 18	2,935	11,263	33,518
Count of Pop 19 - 22	2,788	10,939	33,492
Count of Pop 22 - 25	1,984	7,928	24,776
Count of Pop 25 - 29	3,425	11,939	36,701
Count of Pop 30 - 34	4,072	13,791	42,630
Count of Pop 35 - 39	3,853	13,383	39,365
Count of Pop 40 - 44	3,486	12,826	35,577
Count of Pop 45 - 59	8,040	30,477	84,819
Count of Pop 60 - 74	7,751	28,389	77,898
Count of Pop 75 - 84	3,185	10,338	27,555
Count of Pop 85+	1,238	3,806	10,800
% of Pop 0 to 4 years	5.7%	5.5%	5.6%
% of Pop 0 to 7 years	8.7%	8.6%	8.6%
% of Pop 5 - 13	12.2%	12.6%	12.5%
% of Pop 14 - 18	5.6%	6.0%	6.1%
% of Pop 19 - 22	5.4%	5.8%	6.1%
% of Pop 22 - 25	3.8%	4.2%	4.5%
% of Pop 25 - 29	6.6%	6.3%	6.7%
% of Pop 30 - 34	7.8%	7.3%	7.8%
% of Pop 35 - 39	7.4%	7.1%	7.2%
% of Pop 40 - 44	6.7%	6.8%	6.5%
% of Pop 45 - 59	15.4%	16.1%	15.5%
% of Pop 60 - 74	14.9%	15.0%	14.3%
% of Pop 75 - 84	6.1%	5.5%	5.0%
% of Pop 85+	2.4%	2.0%	2.0%
Median Age	37.0	36.7	35.4
Average Age	39.2	38.7	37.9
Male Population by Age			
% of Pop 0 to 4 years	6.0%	5.7%	5.8%
% of Pop 5 - 13	12.7%	13.1%	12.9%
% of Pop 14 - 18	6.0%	6.3%	6.4%
% of Pop 19 - 22	5.7%	6.1%	6.4%
% of Pop 22 - 25	4.0%	4.5%	4.7%
% of Pop 25 - 29	6.8%	6.6%	7.0%
% of Pop 30 - 34	8.3%	7.5%	8.1%
% of Pop 35 - 39	7.6%	7.1%	7.3%
% of Pop 40 - 44	6.9%	6.8%	6.6%
% of Pop 45 - 59	15.3%	15.8%	15.4%
% of Pop 75 - 84	5.3%	4.9%	4.5%
% of Pop 60 - 74	13.7%	14.0%	13.5%
% of Pop 85+	1.8%	1.5%	1.5%
Median Age	35.3	35.1	34.2
Average Age	37.7	37.3	36.8

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Arbor Faire Fresno, CA	5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
% of Pop 0 to 4 years	5.4%	5.2%	5.4%
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% of Pop 35 - 39	7.3%	7.0%	7.1%
% of Pop 40 - 44	6.5%	6.7%	6.5%
% of Pop 45 - 59	15.6%	16.4%	15.7%
% of Pop 60 - 74	16.0%	16.0%	15.0%
% of Pop 75 - 84	6.9%	6.0%	5.6%
% of Pop 85+	3.0%	2.5%	2.5%
Median Age	38.6	38.3	36.6
Average Age	40.6	39.9	38.9
Race			
Count of White	21,610	75,763	212,677
Count of Black or African-American	4,329	14,137	35,752
Count of Asian or Pacific Islander	5,048	21,814	62,012
Count of Other races	21,059	77,519	235,749
White	41.5%	40.0%	38.9%
Black or African American	8.3%	7.5%	6.5%
Asian	9.7%	11.5%	11.4%
Other Races	40.5%	41.0%	43.2%
Language Spoken			
Speak English at Home	66.5%	63.0%	59.3%
Speak Spanish at Home	23.4%	26.4%	30.0%
Speak French or French Creole at Home	0.3%	0.3%	0.2%
Speak German at Home	0.3%	0.2%	0.2%
Speak Other Indo-European Languages at Home	4.0%	5.1%	3.0%
Speak Russian and Other Slavic Languages at Home	0.1%	0.1%	0.1%
Speak Chinese at Home	0.8%	0.5%	0.6%
Speak Korean at Home	0.2%	0.1%	0.1%
Speak Vietnamese at Home	0.1%	0.3%	0.3%
Speak Other Asian Languages at Home	2.5%	2.6%	4.5%
Speak Tagalog and Other Pacific Languages at Home	0.8%	0.8%	0.8%
Speak Other Language at Home	1.0%	0.8%	1.0%
Hispanic			
Hispanic Population	23,865	90,632	277,641
Hispanic Population Percent	45.9%	47.9%	50.8%
Mexican	93.2%	92.3%	92.3%
Puerto Rican	1.2%	1.1%	0.9%
Cuban	0.1%	0.1%	0.2%
Dominican	0.0%	0.0%	0.0%
Central American	1.8%	2.2%	2.1%
South American	0.8%	1.0%	0.6%
Other Hispanic	2.9%	3.4%	3.8%
2000 Hispanic Population Percent	28%	31%	38%
1990 Hispanic Population Percent	19%	21%	28%

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Ancestry			
American (percent of total population)	1.5%	1.5%	1.5%
American	0.6%	0.7%	0.7%
Native American (ie. Indian/Eskimo)	0.6%	0.6%	0.7%
Hawaiian/Pacific Islander	0.2%	0.2%	0.2%
Asian (percent of total population)	7.2%	8.8%	9.1%
Chinese	1.1%	0.7%	0.7%
Japanese	0.7%	0.5%	0.4%
Korean	0.2%	0.1%	0.1%
South Central Asian (ie. Indian)	2.7%	3.9%	2.1%
South East Asian (ie. Vietnamese)	0.9%	1.2%	2.4%
Other Asian	1.7%	2.3%	3.4%
European (percent of total population)	10.4%	9.0%	8.6%
British	2.0%	1.7%	1.6%
Dutch	0.2%	0.2%	0.2%
French	0.4%	0.5%	0.4%
German	2.5%	2.2%	2.2%
Italian	1.4%	1.1%	0.9%
Polish	0.1%	0.1%	0.1%
Scandinavian	0.8%	0.7%	0.7%
Scotch/Irish	2.1%	1.7%	1.8%
Other European (ie. Greek/Russian)	0.8%	0.8%	0.8%
Middle Eastern	1.7%	1.0%	0.9%
Other Ancestry	17.1%	16.2%	14.9%
Unclassified Ancestry	6.1%	5.9%	5.8%
Education (Age 25+)			
Adult Population (25 Years or Older)	35,051	124,951	355,344
Elementary (0 to 8)	5.5%	6.6%	9.8%
Some High School (9 to 11)	9.2%	9.6%	10.2%
High School Graduate (12)	22.7%	22.5%	23.4%
Some College (13 to 16)	24.2%	24.7%	23.7%
Associates Degree Only	10.7%	9.9%	9.2%
Bachelors Degree Only	18.4%	17.2%	15.7%
Graduate Degree	9.2%	9.6%	7.8%
% College (4+)	27.6%	26.8%	23.6%
Household Type			
Total Households – count	18,839	64,345	182,814
One Person HHs – count	4,657	14,345	43,687
Family HHs – count	12,405	45,315	125,339
Married Couple – count	7,968	29,700	76,747
w/own children – count	3,665	14,060	34,548
w/out own children – count	4,303	15,640	42,199
Male Householder – count	1,556	5,006	15,662
Female Householder – count	2,881	10,609	32,930
Non-Family Households – count	1,778	4,685	13,789
1 Person Household	24.7%	22.3%	23.9%
2 Person Household	30.6%	28.6%	27.6%
3 Person Household	16.6%	16.7%	16.2%
4 Person Household	13.5%	14.9%	14.3%
5 Person Household	8.0%	9.3%	9.1%
6 Person Household	3.8%	4.6%	4.8%
7+ Person Household	2.8%	3.5%	4.0%
% Households With Children	30.4%	34.1%	32.9%

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Housing			
Total Housing Units	19,598	67,031	191,682
Owner Occupied Percent	47.7%	52.1%	45.4%
Renter Occupied Percent	48.4%	43.9%	50.0%
Vacant Housing Percent	3.9%	4.0%	4.6%
Total Housing Units (Census 2000)	16,968	55,734	171,506
Home Value (Owner Occupied)			
Property Value $1,000,000 or more	3.3%	3.4%	2.9%
Property Value $750,000 to $999,999	8.3%	9.1%	7.6%
Property Value $500,000 to $749,999	19.8%	24.0%	21.7%
Property Value $400,000 to $499,999	24.0%	22.1%	20.7%
Property Value $300,000, to $399,999	23.9%	21.5%	21.9%
Property Value $200,000 to $299,999	10.0%	9.9%	13.4%
Property Value $150,000 to $199,999	2.0%	2.1%	3.1%
Property Value $100,000 to $149,999	3.4%	2.0%	2.6%
Property Value $60,000 to $99,999	1.7%	1.1%	1.8%
Property Value $40,000 to $59,999	0.8%	0.7%	0.7%
Property Value $0 to $39,999	1.7%	2.1%	2.1%
Median Home Value	$426,692	$448,218	$421,592
Wealth per Household			
$0 and under - percent	18.6%	18.4%	19.2%
$1 to $4999 - percent	9.6%	9.4%	10.1%
$5k to $9999 - percent	5.0%	4.9%	5.1%
$10k to $24999 - percent	6.7%	6.6%	6.8%
$25k to $49999 - percent	6.9%	6.9%	6.9%
$50k to $99999 - percent	10.1%	10.1%	10.1%
$100k to $249999 - percent	17.3%	17.5%	17.1%
$250k to $499999 - percent	12.4%	12.5%	12.0%
$500k+ - percent	13.5%	13.7%	12.8%
Median HH Wealth	$66,432	$68,700	$59,619
Avg HH Wealth	$223,498	$226,024	$214,753
Economic Viability			
Economic Viability Local	276	274	271
Economic Viability Indexed	99	99	98
Occupation (Employed Civilians Age 16+)			
Employed Civilian Pop 16+ by Occupation	24,237	88,240	242,901
Managerial/Executive	14.8%	14.1%	12.3%
Professional Specialty	20.8%	21.2%	20.7%
Healthcare Support	5.8%	5.9%	6.3%
Sales	10.0%	9.2%	8.7%
Office & Administrative Support	14.6%	12.3%	11.5%
Protective Service	3.4%	2.4%	2.5%
Food Preperation	5.9%	5.3%	5.5%
Building Maintenance & Cleaning	3.2%	3.8%	4.2%
Personal Care	2.0%	3.0%	2.8%
Farming, Fishing, & Forestry	0.9%	1.7%	3.3%
Construction	6.6%	7.8%	8.1%
Production & Transportation	11.8%	13.3%	14.1%
Percent White Collar Workers	66.1%	62.7%	59.5%
Percent Blue Collar Workers	33.9%	37.3%	40.5%

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Agriculture/Mining/Construction	7.4%	9.3%	11.2%
Manufacturing	5.5%	5.3%	5.9%
Transportation	7.1%	8.3%	7.2%
Information	1.8%	1.5%	1.4%
Wholesale/Retail	12.8%	12.6%	12.6%
Finance, Insurance, Real Estate	6.6%	5.5%	4.8%
Professional Services	6.7%	5.9%	5.1%
Management Services	0.1%	0.1%	0.0%
Administrative/Waste Services	5.3%	5.3%	5.4%
Educational Services	24.9%	25.4%	25.4%
Entertainment Services	10.3%	8.7%	9.4%
Other Professional Services	4.9%	5.8%	5.4%
Public Administration	6.6%	6.4%	6.1%
Vehicles per HH No Vehicles	6.2%	5.8%	8.1%
1 Vehicle	38.1%	34.5%	34.6%
2 Vehicles	35.9%	36.7%	35.2%
3 or more vehicles	19.8%	23.0%	22.0%
Average Number of Vehicles	1.76	1.87	1.81
Change Births (last 12 months)	544	1,962	5,925
Deaths (last 12 months)	380	1,277	3,457
Migration (last 12 months)	-345	-717	-5,877
Work place Workplace Establishments	3,068	8,287	29,479
Workplace Employees (FTE)	18,034	50,992	248,437

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