

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 17, 2025



Latitude: 37.67216 Longitude: -121.030098

Briggsmore Plaza Modesto, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population	Current Year Estimated Population	18,018	106,552	224,829
	Population Est 25Q1	18,046	106,736	225,052
	Population Est 24Q4	18,063	106,762	225,455
	Population Est 24Q3	18,055	106,739	225,462
	Population Est 24Q2	18,133	106,603	225,129
	Population Est 24Q1	18,128	106,313	224,846
	Population Est 23Q4	18,056	106,031	224,521
	Population Est 23Q3	18,092	105,920	224,433
	Population Est 23Q2	18,076	105,707	224,216
	Population Fcst	18,707	113,198	237,155
	2010 Census Population	16,813	98,006	210,264
	2000 Census Population	18,155	102,903	209,544
	1990 Census Population	17,066	96,148	183,488
	Current Year Daytime Population	12,970	160,370	273,342
	Average Seasonal Population	6	207	726
	Historical Annual Growth, 1990 – 2000	0.62%	0.68%	1.34%
	Historical Annual Growth, 2000 – 2010	-0.76%	-0.49%	0.03%
	Estimated Annual Growth, 2010 – CY	0.48%	0.58%	0.46%
	Projected Annual Growth, CY to Y5	0.75%	1.22%	1.07%
	Group Qtrs Est	363	1,438	2,608
Transient Est Average Last 4 Qtrs	2,263	4,140	4,739	
Households	Current Year Estimated Households	5,817	37,445	75,021
	Households Est 25Q1	5,822	37,483	75,048
	Households Est 24Q4	5,828	37,491	75,167
	Households Est 24Q3	5,824	37,481	75,171
	Households Est 24Q2	5,851	37,444	75,070
	Households Est 24Q1	5,847	37,338	74,960
	Households Est 23Q4	5,823	37,238	74,847
	Households Est 23Q3	5,835	37,198	74,811
	Households Est 23Q2	5,829	37,124	74,727
	Households Fcst	6,046	39,814	79,257
	2010 Census Households	5,570	35,213	70,648
	2000 Census Households	5,893	37,049	70,362
	1990 Census Households	5,699	35,054	63,701
	Historical Annual Growth, 1990 – 2000	0.33%	0.55%	1.00%
	Historical Annual Growth, 2000 – 2010	-0.56%	-0.51%	0.04%
	Estimated Annual Growth, 2010 – CY	0.30%	0.42%	0.42%
	Projected Annual Growth, CY to Y5	0.77%	1.23%	1.10%
	Population per Household	3.03	2.81	2.96

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 17, 2025



Latitude: 37.67216 Longitude: -121.030098

Briggsmore Plaza Modesto, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Income	HH Income \$500,000 or more	1.0%	2.5%	2.4%
	HH Income \$250,000 to \$499,999	1.3%	3.0%	2.8%
	HH Income \$200,000 to \$249,999	2.9%	6.9%	6.6%
	HH Income \$175,000 to \$199,999	3.0%	4.6%	4.8%
	HH Income \$150,000 to \$174,999	5.4%	6.3%	6.3%
	HH Income \$100,000 to 149,999	22.6%	19.7%	19.4%
	HH Income \$75,000 to 99,999	15.8%	14.8%	14.2%
	HH Income \$50,000 to 74,999	18.0%	16.2%	15.6%
	HH Income \$35,000 to 49,999	10.6%	8.6%	9.3%
	HH Income \$25,000 to 34,999	4.9%	5.1%	5.6%
	HH Income \$15,000 to 24,999	6.3%	5.7%	6.2%
	HH Income \$0 to 14,999	8.3%	6.6%	6.8%
	Average Household Income	\$97,133	\$114,134	\$112,195
	Median Household Income	\$77,699	\$87,667	\$86,124
	Per Capita Income	\$31,727	\$40,486	\$37,715
	Average Disposable Income	\$74,756	\$88,413	\$87,071
	Median Disposable Income	\$67,151	\$75,506	\$74,111
	Discretionary HH Income Over \$150,000	2.3%	7.3%	6.6%
	Discretionary HH Income \$125,000 to \$149,999	1.8%	5.6%	5.3%
	Discretionary HH Income \$100,000 to \$124,999	6.4%	8.2%	8.5%
	Discretionary HH Income \$75,000 to \$99,999	12.7%	13.0%	12.4%
	Discretionary HH Income \$50,000 to \$74,999	22.9%	21.5%	19.9%
	Discretionary HH Income \$25,000 to \$49,999	29.7%	24.0%	23.9%
	Discretionary HH Income Under \$25,000	24.2%	20.3%	23.3%
	Average Discretionary HH Income	\$52,432	\$65,073	\$62,775
	Median Discretionary HH Income	\$46,665	\$55,683	\$53,059
	Householder White – Count	1,976	16,610	30,255
	Median HH Income	\$86,700	\$93,934	\$93,277
	Average HH Income	\$89,806	\$101,666	\$101,319
	Householder Black or African-American – Count	192	1,196	2,497
	Median HH Income	\$40,952	\$58,730	\$55,311
	Average HH Income	\$47,880	\$72,348	\$73,833
	Householder Hispanic – Count	2,234	11,325	26,394
	Median HH Income	\$75,846	\$83,763	\$79,781
Average HH Income	\$84,578	\$92,263	\$88,897	
Householder Asian or Pacific Islander – Count	289	1,968	3,999	
Median HH Income	\$45,085	\$83,759	\$98,971	
Average HH Income	\$57,158	\$92,591	\$104,087	
Householder Other or Pacific Islander – Count	1,126	6,346	11,877	
Median HH Income	\$78,662	\$87,527	\$85,904	
Average HH Income	\$87,636	\$96,107	\$94,325	

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 17, 2025



Latitude: 37.67216 Longitude: -121.030098

Briggsmore Plaza Modesto, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Gender	Male Population	8,863	51,903	110,146
	Female Population	9,154	54,650	114,683
Total Population by Age	Count of Pop 0 to 4 years	995	5,641	12,029
	Count of Pop 0 to 7 years	1,591	8,544	18,176
	Count of Pop 5 - 13	2,314	12,027	26,177
	Count of Pop 14 - 18	1,077	5,857	13,116
	Count of Pop 19 - 22	1,000	5,639	12,820
	Count of Pop 22 - 25	692	4,007	9,228
	Count of Pop 25 - 29	1,134	6,241	13,843
	Count of Pop 30 - 34	1,354	7,465	15,463
	Count of Pop 35 - 39	1,295	7,526	15,677
	Count of Pop 40 - 44	1,224	7,121	14,854
	Count of Pop 45 - 59	2,920	17,748	38,251
	Count of Pop 60 - 74	2,666	18,075	36,056
	Count of Pop 75 - 84	959	6,553	12,543
	Count of Pop 85+	388	2,651	4,773
	% of Pop 0 to 4 years	5.5%	5.3%	5.4%
	% of Pop 0 to 7 years	8.8%	8.0%	8.1%
	% of Pop 5 - 13	12.8%	11.3%	11.6%
	% of Pop 14 - 18	6.0%	5.5%	5.8%
	% of Pop 19 - 22	5.6%	5.3%	5.7%
	% of Pop 22 - 25	3.8%	3.8%	4.1%
	% of Pop 25 - 29	6.3%	5.9%	6.2%
	% of Pop 30 - 34	7.5%	7.0%	6.9%
	% of Pop 35 - 39	7.2%	7.1%	7.0%
	% of Pop 40 - 44	6.8%	6.7%	6.6%
	% of Pop 45 - 59	16.2%	16.7%	17.0%
	% of Pop 60 - 74	14.8%	17.0%	16.0%
	% of Pop 75 - 84	5.3%	6.2%	5.6%
	% of Pop 85+	2.2%	2.5%	2.1%
Median Age	36.7	39.3	38.1	
Average Age	38.6	40.6	39.6	
Male Population by Age	% of Pop 0 to 4 years	5.7%	5.6%	5.6%
	% of Pop 5 - 13	13.3%	11.7%	12.0%
	% of Pop 14 - 18	6.2%	5.9%	6.1%
	% of Pop 19 - 22	5.8%	5.6%	6.0%
	% of Pop 22 - 25	4.0%	3.9%	4.3%
	% of Pop 25 - 29	6.8%	6.2%	6.4%
	% of Pop 30 - 34	7.3%	7.0%	6.9%
	% of Pop 35 - 39	7.2%	7.2%	7.0%
	% of Pop 40 - 44	6.8%	6.9%	6.7%
	% of Pop 45 - 59	16.6%	16.9%	17.2%
	% of Pop 75 - 84	4.6%	5.3%	4.9%
	% of Pop 60 - 74	14.0%	16.1%	15.3%
	% of Pop 85+	1.7%	1.8%	1.6%
	Median Age	35.6	37.9	36.9
Average Age	37.5	39.3	38.5	

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 17, 2025



Latitude: 37.67216 Longitude: -121.030098

Briggsmore Plaza Modesto, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	% of Pop 0 to 4 years	5.3%	5.0%	5.1%
	% of Pop 5 - 13	12.4%	10.9%	11.3%
	% of Pop 14 - 18	5.7%	5.1%	5.5%
	% of Pop 19 - 22	5.3%	5.0%	5.4%
	% of Pop 22 - 25	3.7%	3.6%	3.9%
	% of Pop 25 - 29	5.8%	5.6%	6.0%
	% of Pop 30 - 34	7.8%	7.0%	6.8%
	% of Pop 35 - 39	7.2%	7.0%	6.9%
	% of Pop 40 - 44	6.7%	6.5%	6.5%
	% of Pop 45 - 59	15.8%	16.4%	16.8%
	% of Pop 60 - 74	15.5%	17.7%	16.8%
	% of Pop 75 - 84	6.1%	6.9%	6.2%
	% of Pop 85+	2.6%	3.1%	2.6%
	Median Age	37.8	40.6	39.3
Average Age	39.7	41.8	40.7	
Race	Count of White	7,694	54,715	106,939
	Count of Black or African-American	810	4,361	8,395
	Count of Asian or Pacific Islander	1,515	8,211	16,637
	Count of Other races	7,999	39,265	92,857
	White	42.7%	51.4%	47.6%
	Black or African American	4.5%	4.1%	3.7%
	Asian	8.4%	7.7%	7.4%
	Other Races	44.4%	36.9%	41.3%
Language Spoken	Speak English at Home	58.3%	66.3%	59.8%
	Speak Spanish at Home	32.0%	24.5%	30.9%
	Speak French or French Creole at Home	0.2%	0.1%	0.1%
	Speak German at Home	0.0%	0.2%	0.2%
	Speak Other Indo-European Languages at Home	5.9%	3.6%	3.5%
	Speak Russian and Other Slavic Languages at Home	0.7%	0.6%	0.6%
	Speak Chinese at Home	0.2%	0.6%	0.6%
	Speak Korean at Home	0.0%	0.1%	0.1%
	Speak Vietnamese at Home	0.4%	0.5%	0.4%
	Speak Other Asian Languages at Home	1.6%	1.4%	1.5%
	Speak Tagalog and Other Pacific Languages at Home	0.2%	0.8%	0.8%
	Speak Other Language at Home	0.4%	1.4%	1.6%
Hispanic	Hispanic Population	8,611	42,613	103,660
	Hispanic Population Percent	47.8%	40.0%	46.1%
	Mexican	88.6%	90.2%	90.9%
	Puerto Rican	1.2%	1.9%	2.2%
	Cuban	0.1%	0.3%	0.2%
	Dominican	0.0%	0.0%	0.0%
	Central American	3.9%	3.1%	2.7%
	South American	0.1%	0.5%	0.5%
	Other Hispanic	6.1%	3.9%	3.5%
	2000 Hispanic Population Percent	25%	23%	30%
	1990 Hispanic Population Percent	15%	15%	19%

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 17, 2025



Latitude: 37.67216 Longitude: -121.030098

Briggsmore Plaza Modesto, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Ancestry	American (percent of total population)	2.6%	3.0%	2.6%
	American	0.8%	1.4%	1.3%
	Native American (ie. Indian/Eskimo)	0.6%	0.5%	0.5%
	Hawaiian/Pacific Islander	1.1%	1.0%	0.8%
	Asian (percent of total population)	7.1%	5.3%	5.1%
	Chinese	0.2%	1.0%	0.8%
	Japanese	0.0%	0.2%	0.1%
	Korean	0.0%	0.1%	0.2%
	South Central Asian (ie. Indian)	0.5%	1.1%	1.4%
	South East Asian (ie. Vietnamese)	2.3%	1.6%	1.6%
	Other Asian	4.1%	1.3%	1.1%
	European (percent of total population)	10.1%	15.9%	13.4%
	British	2.1%	3.6%	2.9%
	Dutch	0.3%	0.5%	0.5%
	French	0.3%	0.5%	0.4%
	German	2.0%	3.3%	2.9%
	Italian	0.8%	1.5%	1.3%
	Polish	0.4%	0.3%	0.2%
	Scandinavian	0.7%	1.3%	1.1%
	Scotch/Irish	2.6%	3.3%	2.8%
Other European (ie. Greek/Russian)	0.9%	1.7%	1.4%	
Middle Eastern	1.0%	1.1%	1.0%	
Other Ancestry	19.6%	20.4%	18.4%	
Unclassified Ancestry	6.5%	8.1%	7.7%	
Education (Age 25+)	Adult Population (25 Years or Older)	11,941	73,381	151,459
	Elementary (0 to 8)	9.4%	6.9%	9.4%
	Some High School (9 to 11)	10.1%	8.0%	9.1%
	High School Graduate (12)	32.7%	30.0%	29.3%
	Some College (13 to 16)	24.3%	24.8%	24.8%
	Associates Degree Only	8.7%	8.9%	8.2%
	Bachelors Degree Only	11.2%	14.9%	13.3%
	Graduate Degree	3.7%	6.5%	5.9%
	% College (4+)	14.9%	21.4%	19.2%
Household Type	Total Households – count	5,817	37,445	75,021
	One Person HHs – count	1,183	9,035	16,402
	Family HHs – count	4,369	25,695	53,831
	Married Couple – count	2,755	16,926	35,613
	w/own children – count	1,361	7,426	15,844
	w/out own children – count	1,394	9,499	19,769
	Male Householder – count	499	2,777	5,794
	Female Householder – count	1,115	5,992	12,424
	Non-Family Households – count	266	2,715	4,789
	1 Person Household	20.3%	24.1%	21.9%
	2 Person Household	28.6%	29.6%	28.3%
	3 Person Household	17.5%	16.4%	16.8%
	4 Person Household	15.1%	14.5%	15.3%
	5 Person Household	9.7%	8.3%	9.3%
6 Person Household	5.3%	4.2%	4.8%	
7+ Person Household	3.6%	2.9%	3.6%	
% Households With Children	37.2%	31.1%	33.0%	

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 17, 2025



Latitude: 37.67216 Longitude: -121.030098

Briggsmore Plaza Modesto, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Housing	Total Housing Units	6,023	38,889	77,792
	Owner Occupied Percent	45.6%	52.5%	52.9%
	Renter Occupied Percent	51.0%	43.8%	43.6%
	Vacant Housing Percent	3.4%	3.7%	3.6%
	Total Housing Units (Census 2000)	6,088	38,431	72,936
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	1.6%	4.3%	3.7%
	Property Value \$750,000 to \$999,999	3.9%	12.4%	10.8%
	Property Value \$500,000 to \$749,999	21.2%	30.2%	29.8%
	Property Value \$400,000 to \$499,999	28.4%	22.1%	23.1%
	Property Value \$300,000, to \$399,999	24.4%	17.0%	17.3%
	Property Value \$200,000 to \$299,999	9.1%	5.9%	6.7%
	Property Value \$150,000 to \$199,999	2.1%	1.2%	1.3%
	Property Value \$100,000 to \$149,999	1.9%	1.0%	1.2%
	Property Value \$60,000 to \$99,999	1.4%	1.1%	1.2%
	Property Value \$40,000 to \$59,999	1.5%	0.9%	0.7%
	Property Value \$0 to \$39,999	3.6%	2.3%	2.7%
	Median Home Value	\$420,978	\$493,237	\$482,544
Wealth per Household	\$0 and under - percent	19.3%	18.3%	18.5%
	\$1 to \$4999 - percent	10.2%	9.4%	9.6%
	\$5k to \$9999 - percent	5.2%	4.9%	4.9%
	\$10k to \$24999 - percent	6.8%	6.6%	6.6%
	\$25k to \$49999 - percent	7.0%	6.9%	6.9%
	\$50k to \$99999 - percent	10.2%	10.2%	10.2%
	\$100k to \$249999 - percent	17.1%	17.6%	17.6%
	\$250k to \$499999 - percent	11.8%	12.5%	12.4%
	\$500k+ - percent	12.2%	13.5%	13.3%
	Median HH Wealth	\$56,877	\$69,152	\$67,271
	Avg HH Wealth	\$208,678	\$225,145	\$222,567
Economic Viability	Economic Viability Local	289	276	279
	Economic Viability Indexed	104	99	101
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	8,063	49,153	102,438
	Managerial/Executive	9.4%	12.8%	11.4%
	Professional Specialty	13.0%	19.8%	18.7%
	Healthcare Support	3.2%	4.1%	4.0%
	Sales	6.1%	9.1%	9.3%
	Office & Administrative Support	13.7%	11.5%	11.1%
	Protective Service	2.5%	1.6%	1.9%
	Food Preparation	5.2%	5.2%	5.5%
	Building Maintenance & Cleaning	6.9%	4.0%	4.3%
	Personal Care	3.2%	3.1%	2.5%
	Farming, Fishing, & Forestry	0.4%	1.0%	2.0%
	Construction	12.1%	8.6%	10.3%
	Production & Transportation	24.1%	19.2%	19.1%
	Percent White Collar Workers	45.5%	57.3%	54.4%
	Percent Blue Collar Workers	54.5%	42.7%	45.6%

Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 17, 2025



Latitude: 37.67216 Longitude: -121.030098

Briggsmore Plaza Modesto, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
	Agriculture/Mining/Construction	11.6%	9.1%	10.9%
	Manufacturing	13.8%	12.9%	13.1%
	Transportation	9.5%	7.5%	7.4%
	Information	1.4%	1.2%	1.1%
	Wholesale/Retail	17.2%	14.9%	15.1%
	Finance, Insurance, Real Estate	3.3%	4.1%	3.7%
	Professional Services	4.0%	5.2%	4.6%
	Management Services	0.0%	0.1%	0.1%
	Administrative/Waste Services	6.2%	4.2%	5.0%
	Educational Services	17.2%	23.4%	21.8%
	Entertainment Services	9.3%	8.0%	8.0%
	Other Professional Services	3.3%	5.2%	5.5%
	Public Administration	3.0%	4.1%	3.9%
Vehicles per HH	No Vehicles	6.6%	7.2%	6.7%
	1 Vehicle	32.0%	30.8%	28.7%
	2 Vehicles	37.9%	36.3%	37.0%
	3 or more vehicles	23.5%	25.7%	27.6%
	Average Number of Vehicles	1.89	1.91	1.99
Change	Births (last 12 months)	185	1,045	2,280
	Deaths (last 12 months)	113	789	1,531
	Migration (last 12 months)	-172	-200	-875
Work place	Workplace Establishments	456	6,047	9,485
	Workplace Employees (FTE)	5,175	66,301	101,074