

# Extended Demographic Report - PopStats

2020 Census, 2025 Estimates & 2030 Projections

Calculated using TAS Retrieval

Sep 17, 2025



Latitude: 33.845903 Longitude: -116.477168

Plaza Rio Vista Cathedral, CA		1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
<b>Population</b>	Current Year Estimated Population	10,799	51,194	101,653
	Population Est 25Q1	10,813	51,143	101,427
	Population Est 24Q4	10,814	51,122	101,332
	Population Est 24Q3	10,802	51,038	101,284
	Population Est 24Q2	10,770	51,002	101,253
	Population Est 24Q1	10,798	50,928	100,722
	Population Est 23Q4	10,801	50,820	100,066
	Population Est 23Q3	10,800	50,803	100,049
	Population Est 23Q2	10,819	50,849	99,982
	Population Fcst	11,157	52,972	106,102
	2010 Census Population	10,390	50,608	97,473
	2000 Census Population	7,629	41,546	84,813
	1990 Census Population	4,631	28,432	68,040
	Current Year Daytime Population	6,419	43,181	113,033
	Average Seasonal Population	3,274	13,712	46,436
	Historical Annual Growth, 1990 – 2000	5.12%	3.87%	2.23%
	Historical Annual Growth, 2000 – 2010	3.14%	1.99%	1.40%
	Estimated Annual Growth, 2010 – CY	0.27%	0.08%	0.29%
	Projected Annual Growth, CY to Y5	0.65%	0.69%	0.86%
	Group Qtrs Est	25	639	1,260
Transient Est Average Last 4 Qtrs	0	9,304	36,144	
<b>Households</b>	Current Year Estimated Households	3,843	17,821	44,360
	Households Est 25Q1	3,847	17,776	44,197
	Households Est 24Q4	3,848	17,767	44,148
	Households Est 24Q3	3,844	17,745	44,147
	Households Est 24Q2	3,831	17,743	44,145
	Households Est 24Q1	3,840	17,705	43,848
	Households Est 23Q4	3,840	17,644	43,487
	Households Est 23Q3	3,840	17,649	43,484
	Households Est 23Q2	3,847	17,659	43,429
	Households Fcst	3,975	18,498	46,498
	2010 Census Households	3,518	16,270	39,982
	2000 Census Households	2,532	13,049	33,960
	1990 Census Households	1,625	9,722	28,366
	Historical Annual Growth, 1990 – 2000	4.53%	2.99%	1.82%
	Historical Annual Growth, 2000 – 2010	3.35%	2.23%	1.65%
	Estimated Annual Growth, 2010 – CY	0.61%	0.63%	0.72%
	Projected Annual Growth, CY to Y5	0.68%	0.75%	0.95%
	Population per Household	2.80	2.84	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	3.8%	2.6%	3.0%
	HH Income \$250,000 to \$499,999	4.5%	3.1%	3.6%
	HH Income \$200,000 to \$249,999	10.5%	7.1%	8.4%
	HH Income \$175,000 to \$199,999	5.5%	5.0%	4.8%
	HH Income \$150,000 to \$174,999	7.2%	6.1%	5.6%
	HH Income \$100,000 to 149,999	18.5%	18.9%	17.0%
	HH Income \$75,000 to 99,999	9.5%	13.2%	11.9%
	HH Income \$50,000 to 74,999	17.0%	15.0%	14.3%
	HH Income \$35,000 to 49,999	9.1%	10.8%	10.1%
	HH Income \$25,000 to 34,999	4.0%	6.1%	6.7%
	HH Income \$15,000 to 24,999	5.2%	5.9%	6.6%
	HH Income \$0 to 14,999	5.2%	6.4%	8.2%
	Average Household Income	\$136,593	\$115,904	\$123,884
	Median Household Income	\$99,766	\$85,739	\$83,333
	Per Capita Income	\$48,698	\$40,726	\$54,535
	Average Disposable Income	\$99,889	\$88,058	\$88,662
	Median Disposable Income	\$85,167	\$73,738	\$71,813
	Discretionary HH Income Over \$150,000	13.6%	7.3%	9.8%
	Discretionary HH Income \$125,000 to \$149,999	6.9%	5.8%	6.3%
	Discretionary HH Income \$100,000 to \$124,999	12.5%	8.6%	8.3%
	Discretionary HH Income \$75,000 to \$99,999	15.5%	13.3%	12.1%
	Discretionary HH Income \$50,000 to \$74,999	14.3%	16.8%	16.8%
	Discretionary HH Income \$25,000 to \$49,999	23.0%	24.0%	22.2%
	Discretionary HH Income Under \$25,000	14.1%	24.1%	24.4%
	Average Discretionary HH Income	\$78,742	\$64,062	\$66,915
	Median Discretionary HH Income	\$69,434	\$52,607	\$54,619
	Householder White – Count	1,676	7,034	24,276
	Median HH Income	\$128,489	\$108,647	\$94,299
	Average HH Income	\$118,125	\$108,469	\$102,088
	Householder Black or African-American – Count	75	348	1,154
	Median HH Income	\$43,609	\$44,537	\$58,008
	Average HH Income	\$69,766	\$65,769	\$77,822
	Householder Hispanic – Count	1,460	7,893	14,059
	Median HH Income	\$81,250	\$73,955	\$72,367
Average HH Income	\$94,819	\$85,623	\$84,511	
Householder Asian or Pacific Islander – Count	172	895	1,508	
Median HH Income	\$116,268	\$96,932	\$105,106	
Average HH Income	\$119,638	\$103,412	\$110,736	
Householder Other or Pacific Islander – Count	458	1,650	3,365	
Median HH Income	\$92,228	\$81,473	\$75,622	
Average HH Income	\$103,899	\$92,308	\$89,059	

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<b>Gender</b>	Male Population	5,556	26,910	56,102
	Female Population	5,244	24,284	45,552
<b>Total Population by Age</b>	Count of Pop 0 to 4 years	500	2,417	3,966
	Count of Pop 0 to 7 years	674	3,306	5,362
	Count of Pop 5 - 13	919	4,526	7,135
	Count of Pop 14 - 18	517	2,563	3,942
	Count of Pop 19 - 22	560	2,756	4,199
	Count of Pop 22 - 25	434	2,130	3,212
	Count of Pop 25 - 29	712	3,226	4,995
	Count of Pop 30 - 34	594	3,076	5,157
	Count of Pop 35 - 39	589	2,935	5,214
	Count of Pop 40 - 44	621	2,983	5,152
	Count of Pop 45 - 59	2,109	9,711	18,002
	Count of Pop 60 - 74	2,195	10,104	25,580
	Count of Pop 75 - 84	793	3,579	11,196
	Count of Pop 85+	256	1,189	3,902
	% of Pop 0 to 4 years	4.6%	4.7%	3.9%
	% of Pop 0 to 7 years	6.2%	6.5%	5.3%
	% of Pop 5 - 13	8.5%	8.8%	7.0%
	% of Pop 14 - 18	4.8%	5.0%	3.9%
	% of Pop 19 - 22	5.2%	5.4%	4.1%
	% of Pop 22 - 25	4.0%	4.2%	3.2%
	% of Pop 25 - 29	6.6%	6.3%	4.9%
	% of Pop 30 - 34	5.5%	6.0%	5.1%
	% of Pop 35 - 39	5.5%	5.7%	5.1%
	% of Pop 40 - 44	5.8%	5.8%	5.1%
	% of Pop 45 - 59	19.5%	19.0%	17.7%
	% of Pop 60 - 74	20.3%	19.7%	25.2%
	% of Pop 75 - 84	7.3%	7.0%	11.0%
	% of Pop 85+	2.4%	2.3%	3.8%
Median Age	44.6	43.3	52.4	
Average Age	43.6	43.0	48.5	
<b>Male Population by Age</b>	% of Pop 0 to 4 years	4.6%	4.6%	3.6%
	% of Pop 5 - 13	9.0%	8.9%	6.7%
	% of Pop 14 - 18	5.0%	4.9%	3.7%
	% of Pop 19 - 22	5.2%	5.3%	3.9%
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	% of Pop 40 - 44	5.9%	5.8%	4.9%
	% of Pop 45 - 59	19.1%	18.9%	18.2%
	% of Pop 75 - 84	6.8%	6.8%	10.8%
	% of Pop 60 - 74	20.9%	21.1%	27.9%
	% of Pop 85+	2.0%	1.9%	3.2%
	Median Age	43.9	43.9	54.6
Average Age	43.1	43.2	49.3	

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	% of Pop 45 - 59	20.0%	19.0%	17.1%
	% of Pop 60 - 74	19.8%	18.2%	21.8%
	% of Pop 75 - 84	7.9%	7.2%	11.3%
	% of Pop 85+	2.8%	2.8%	4.6%
	Median Age	45.4	42.6	49.7
Average Age	44.1	42.7	47.5	
<b>Race</b>	Count of White	4,850	20,141	53,395
	Count of Black or African-American	277	1,134	3,382
	Count of Asian or Pacific Islander	784	3,667	5,387
	Count of Other races	4,888	26,251	39,489
	White	44.9%	39.3%	52.5%
	Black or African American	2.6%	2.2%	3.3%
	Asian	7.3%	7.2%	5.3%
	Other Races	45.3%	51.3%	38.8%
<b>Language Spoken</b>	Speak English at Home	61.3%	50.3%	61.3%
	Speak Spanish at Home	31.5%	42.8%	32.3%
	Speak French or French Creole at Home	0.2%	0.6%	0.8%
	Speak German at Home	0.2%	0.2%	0.5%
	Speak Other Indo-European Languages at Home	1.4%	0.6%	0.7%
	Speak Russian and Other Slavic Languages at Home	0.0%	0.1%	0.4%
	Speak Chinese at Home	0.1%	0.3%	0.3%
	Speak Korean at Home	0.3%	0.2%	0.2%
	Speak Vietnamese at Home	0.5%	0.5%	0.3%
	Speak Other Asian Languages at Home	1.2%	1.0%	0.7%
	Speak Tagalog and Other Pacific Languages at Home	2.9%	3.0%	1.9%
	Speak Other Language at Home	0.4%	0.4%	0.6%
<b>Hispanic</b>	Hispanic Population	5,234	29,466	44,444
	Hispanic Population Percent	48.5%	57.6%	43.7%
	Mexican	86.0%	85.6%	85.7%
	Puerto Rican	0.7%	0.8%	1.2%
	Cuban	0.3%	0.6%	0.7%
	Dominican	0.0%	0.0%	0.1%
	Central American	8.1%	9.1%	7.7%
	South American	1.5%	1.1%	1.4%
	Other Hispanic	3.4%	2.9%	3.3%
	2000 Hispanic Population Percent	33%	49%	38%
	1990 Hispanic Population Percent	17%	35%	27%

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<b>Ancestry</b>	American (percent of total population)	2.2%	1.7%	2.0%
	American	1.4%	1.1%	1.5%
	Native American (ie. Indian/Eskimo)	0.7%	0.5%	0.5%
	Hawaiian/Pacific Islander	0.1%	0.1%	0.1%
	Asian (percent of total population)	2.3%	2.1%	1.9%
	Chinese	0.1%	0.3%	0.4%
	Japanese	0.1%	0.2%	0.3%
	Korean	0.6%	0.3%	0.2%
	South Central Asian (ie. Indian)	0.3%	0.3%	0.2%
	South East Asian (ie. Vietnamese)	1.1%	0.9%	0.7%
	Other Asian	0.1%	0.1%	0.1%
	European (percent of total population)	14.5%	11.6%	21.0%
	British	2.8%	2.4%	4.7%
	Dutch	0.2%	0.2%	0.4%
	French	0.7%	0.6%	1.0%
	German	3.4%	2.3%	4.0%
	Italian	1.2%	1.1%	1.8%
	Polish	0.5%	0.4%	0.8%
	Scandinavian	0.9%	0.8%	1.5%
	Scotch/Irish	3.1%	2.4%	4.1%
Other European (ie. Greek/Russian)	1.7%	1.4%	2.7%	
Middle Eastern	0.3%	0.2%	0.4%	
Other Ancestry	16.5%	14.3%	16.3%	
Unclassified Ancestry	8.2%	5.2%	7.2%	
<b>Education (Age 25+)</b>	Adult Population (25 Years or Older)	7,869	36,802	79,198
	Elementary (0 to 8)	5.8%	10.2%	7.0%
	Some High School (9 to 11)	3.7%	8.2%	6.2%
	High School Graduate (12)	27.6%	26.7%	22.7%
	Some College (13 to 16)	21.0%	20.1%	21.8%
	Associates Degree Only	9.3%	7.5%	7.4%
	Bachelors Degree Only	17.1%	16.9%	20.3%
	Graduate Degree	15.5%	10.3%	14.6%
	% College (4+)	32.6%	27.2%	35.0%
<b>Household Type</b>	Total Households – count	3,843	17,821	44,360
	One Person HHs – count	908	4,554	16,495
	Family HHs – count	2,621	11,754	23,522
	Married Couple – count	1,968	8,473	17,379
	w/own children – count	747	2,977	3,895
	w/out own children – count	1,221	5,495	13,484
	Male Householder – count	199	1,138	2,087
	Female Householder – count	454	2,143	4,056
	Non-Family Households – count	313	1,513	4,343
	1 Person Household	23.6%	25.6%	37.2%
	2 Person Household	29.9%	29.1%	34.2%
	3 Person Household	16.3%	14.3%	10.0%
	4 Person Household	13.5%	13.2%	8.0%
	5 Person Household	8.7%	8.8%	5.1%
6 Person Household	4.5%	5.3%	3.2%	
7+ Person Household	3.5%	3.8%	2.2%	
% Households With Children	26.7%	25.0%	15.2%	

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<b>Housing</b>	Total Housing Units	4,738	21,950	60,212
	Owner Occupied Percent	57.9%	50.7%	46.9%
	Renter Occupied Percent	23.2%	30.5%	26.8%
	Vacant Housing Percent	18.9%	18.8%	26.3%
	Total Housing Units (Census 2000)	3,548	15,880	48,708
<b>Home Value (Owner Occupied)</b>	Property Value \$1,000,000 or more	3.8%	9.3%	14.3%
	Property Value \$750,000 to \$999,999	22.4%	19.9%	17.7%
	Property Value \$500,000 to \$749,999	36.6%	31.3%	22.9%
	Property Value \$400,000 to \$499,999	22.1%	16.9%	12.5%
	Property Value \$300,000, to \$399,999	7.8%	8.9%	7.7%
	Property Value \$200,000 to \$299,999	2.0%	4.3%	6.3%
	Property Value \$150,000 to \$199,999	0.8%	1.1%	2.2%
	Property Value \$100,000 to \$149,999	0.0%	0.8%	3.0%
	Property Value \$60,000 to \$99,999	1.1%	1.7%	2.3%
	Property Value \$40,000 to \$59,999	0.1%	0.7%	0.8%
	Property Value \$0 to \$39,999	0.8%	1.5%	2.2%
	Median Home Value	\$604,127	\$614,618	\$642,241
<b>Wealth per Household</b>	\$0 and under - percent	16.4%	17.4%	16.8%
	\$1 to \$4999 - percent	7.9%	8.8%	8.4%
	\$5k to \$9999 - percent	4.3%	4.6%	4.4%
	\$10k to \$24999 - percent	6.1%	6.3%	6.2%
	\$25k to \$49999 - percent	6.7%	6.8%	6.7%
	\$50k to \$99999 - percent	10.3%	10.3%	10.2%
	\$100k to \$249999 - percent	18.7%	18.1%	18.4%
	\$250k to \$499999 - percent	13.9%	13.1%	13.6%
	\$500k+ - percent	15.9%	14.5%	15.5%
	Median HH Wealth	\$92,255	\$79,302	\$87,475
	Avg HH Wealth	\$255,285	\$238,177	\$249,504
	<b>Economic Viability</b>	Economic Viability Local	270	279
Economic Viability Indexed		97	101	105
<b>Occupation (Employed Civilians Age 16+)</b>	Employed Civilian Pop 16+ by Occupation	5,613	25,518	46,794
	Managerial/Executive	15.6%	11.8%	14.7%
	Professional Specialty	20.5%	16.3%	20.8%
	Healthcare Support	2.1%	3.7%	4.3%
	Sales	12.6%	11.0%	10.9%
	Office & Administrative Support	11.2%	10.1%	9.5%
	Protective Service	2.1%	1.8%	1.7%
	Food Preparation	10.0%	11.8%	9.7%
	Building Maintenance & Cleaning	5.3%	8.8%	7.0%
	Personal Care	4.7%	4.5%	4.0%
	Farming, Fishing, & Forestry	0.5%	0.3%	0.4%
	Construction	5.6%	9.2%	8.1%
	Production & Transportation	9.7%	10.6%	8.9%
	Percent White Collar Workers	62.1%	53.0%	60.2%
	Percent Blue Collar Workers	37.9%	47.0%	39.8%

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	Agriculture/Mining/Construction	4.2%	8.9%	8.1%
	Manufacturing	4.3%	4.9%	4.1%
	Transportation	5.5%	4.7%	4.5%
	Information	1.4%	1.2%	1.9%
	Wholesale/Retail	12.7%	13.7%	13.2%
	Finance, Insurance, Real Estate	7.8%	5.2%	6.7%
	Professional Services	6.1%	4.3%	7.2%
	Management Services	0.1%	0.1%	0.1%
	Administrative/Waste Services	4.6%	7.6%	6.9%
	Educational Services	21.1%	18.2%	19.9%
	Entertainment Services	17.9%	21.3%	18.5%
	Other Professional Services	8.7%	6.7%	6.0%
	Public Administration	5.8%	3.3%	2.9%
<b>Vehicles per HH</b>	No Vehicles	3.5%	4.6%	6.3%
	1 Vehicle	28.9%	31.4%	42.6%
	2 Vehicles	33.8%	36.3%	33.1%
	3 or more vehicles	33.7%	27.8%	17.9%
	Average Number of Vehicles	2.19	2.02	1.71
<b>Change</b>	Births (last 12 months)	101	483	759
	Deaths (last 12 months)	92	422	1,227
	Migration (last 12 months)	20	155	934
<b>Work place</b>	Workplace Establishments	134	1,479	4,977
	Workplace Employees (FTE)	780	13,177	41,509