



# Community Profile

Highgrove CDP, CA (0633574)  
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 Geography: Place

Prepared by Esri

## Highgrove CDP...

Population Summary	
2010 Total Population	4,251
2020 Total Population	7,515
2020 Group Quarters	0
2022 Total Population	8,806
2022 Group Quarters	0
2027 Total Population	8,804
2022-2027 Annual Rate	0.00%
2022 Total Daytime Population	6,188
Workers	1,495
Residents	4,693
Household Summary	
2010 Households	1,203
2010 Average Household Size	3.53
2020 Total Households	2,131
2020 Average Household Size	3.53
2022 Households	2,473
2022 Average Household Size	3.56
2027 Households	2,482
2027 Average Household Size	3.55
2022-2027 Annual Rate	0.07%
2010 Families	960
2010 Average Family Size	3.89
2022 Families	1,948
2022 Average Family Size	3.93
2027 Families	1,956
2027 Average Family Size	3.92
2022-2027 Annual Rate	0.08%
Housing Unit Summary	
2000 Housing Units	1,186
Owner Occupied Housing Units	56.8%
Renter Occupied Housing Units	37.9%
Vacant Housing Units	5.3%
2010 Housing Units	1,294
Owner Occupied Housing Units	56.5%
Renter Occupied Housing Units	36.5%
Vacant Housing Units	7.0%
2020 Housing Units	2,195
Vacant Housing Units	2.9%
2022 Housing Units	2,553
Owner Occupied Housing Units	68.9%
Renter Occupied Housing Units	28.0%
Vacant Housing Units	3.1%
2027 Housing Units	2,565
Owner Occupied Housing Units	69.0%
Renter Occupied Housing Units	27.7%
Vacant Housing Units	3.2%
Median Household Income	
2022	\$81,364
2027	\$102,317
Median Home Value	
2022	\$453,388
2027	\$548,685
Per Capita Income	
2022	\$29,165
2027	\$34,824
Median Age	
2010	30.6
2022	34.2
2027	36.0

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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### 2022 Households by Income

Household Income Base	2,473
<\$15,000	7.5%
\$15,000 - \$24,999	6.1%
\$25,000 - \$34,999	5.3%
\$35,000 - \$49,999	10.6%
\$50,000 - \$74,999	16.9%
\$75,000 - \$99,999	11.8%
\$100,000 - \$149,999	23.3%
\$150,000 - \$199,999	12.2%
\$200,000+	6.3%
Average Household Income	\$100,908

### 2027 Households by Income

Household Income Base	2,482
<\$15,000	4.6%
\$15,000 - \$24,999	5.3%
\$25,000 - \$34,999	3.6%
\$35,000 - \$49,999	3.8%
\$50,000 - \$74,999	15.1%
\$75,000 - \$99,999	15.2%
\$100,000 - \$149,999	29.7%
\$150,000 - \$199,999	15.3%
\$200,000+	7.5%
Average Household Income	\$120,030

### 2022 Owner Occupied Housing Units by Value

Total	1,761
<\$50,000	1.1%
\$50,000 - \$99,999	0.1%
\$100,000 - \$149,999	1.1%
\$150,000 - \$199,999	5.2%
\$200,000 - \$249,999	4.3%
\$250,000 - \$299,999	4.0%
\$300,000 - \$399,999	17.7%
\$400,000 - \$499,999	31.0%
\$500,000 - \$749,999	34.4%
\$750,000 - \$999,999	0.7%
\$1,000,000 - \$1,499,999	0.3%
\$1,500,000 - \$1,999,999	0.1%
\$2,000,000 +	0.1%
Average Home Value	\$461,173

### 2027 Owner Occupied Housing Units by Value

Total	1,770
<\$50,000	0.2%
\$50,000 - \$99,999	0.0%
\$100,000 - \$149,999	0.1%
\$150,000 - \$199,999	0.3%
\$200,000 - \$249,999	0.6%
\$250,000 - \$299,999	1.3%
\$300,000 - \$399,999	8.4%
\$400,000 - \$499,999	27.9%
\$500,000 - \$749,999	58.0%
\$750,000 - \$999,999	1.9%
\$1,000,000 - \$1,499,999	1.0%
\$1,500,000 - \$1,999,999	0.2%
\$2,000,000 +	0.2%
Average Home Value	\$559,831

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

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## Highgrove CDP...

2010 Population by Age	
Total	4,251
0 - 4	8.2%
5 - 9	7.8%
10 - 14	9.1%
15 - 24	17.5%
25 - 34	13.1%
35 - 44	12.7%
45 - 54	14.9%
55 - 64	9.2%
65 - 74	5.0%
75 - 84	2.1%
85 +	0.6%
18 +	69.4%
2022 Population by Age	
Total	8,802
0 - 4	6.9%
5 - 9	7.1%
10 - 14	7.2%
15 - 24	14.1%
25 - 34	16.0%
35 - 44	12.6%
45 - 54	11.9%
55 - 64	11.6%
65 - 74	7.8%
75 - 84	3.7%
85 +	1.1%
18 +	74.6%
2027 Population by Age	
Total	8,807
0 - 4	6.9%
5 - 9	6.8%
10 - 14	7.2%
15 - 24	13.0%
25 - 34	14.5%
35 - 44	15.2%
45 - 54	11.0%
55 - 64	11.2%
65 - 74	8.4%
75 - 84	4.6%
85 +	1.3%
18 +	75.1%
2010 Population by Sex	
Males	2,145
Females	2,106
2022 Population by Sex	
Males	4,401
Females	4,401
2027 Population by Sex	
Males	4,417
Females	4,390

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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## Highgrove CDP...

2010 Population by Race/Ethnicity	
Total	4,251
White Alone	53.9%
Black Alone	4.0%
American Indian Alone	1.0%
Asian Alone	3.3%
Pacific Islander Alone	0.3%
Some Other Race Alone	32.8%
Two or More Races	4.7%
Hispanic Origin	63.3%
Diversity Index	78.4
2020 Population by Race/Ethnicity	
Total	7,515
White Alone	33.5%
Black Alone	6.4%
American Indian Alone	2.0%
Asian Alone	10.6%
Pacific Islander Alone	0.3%
Some Other Race Alone	32.2%
Two or More Races	14.9%
Hispanic Origin	59.6%
Diversity Index	86.8
2022 Population by Race/Ethnicity	
Total	8,806
White Alone	33.5%
Black Alone	6.9%
American Indian Alone	2.4%
Asian Alone	10.8%
Pacific Islander Alone	0.3%
Some Other Race Alone	30.4%
Two or More Races	15.7%
Hispanic Origin	57.2%
Diversity Index	87.4
2027 Population by Race/Ethnicity	
Total	8,803
White Alone	30.4%
Black Alone	6.8%
American Indian Alone	2.7%
Asian Alone	11.6%
Pacific Islander Alone	0.3%
Some Other Race Alone	31.8%
Two or More Races	16.4%
Hispanic Origin	57.4%
Diversity Index	87.8
2010 Population by Relationship and Household Type	
Total	4,251
In Households	99.8%
In Family Households	92.1%
Householder	22.6%
Spouse	15.5%
Child	41.3%
Other relative	8.5%
Nonrelative	4.2%
In Nonfamily Households	7.8%
In Group Quarters	0.2%
Institutionalized Population	0.0%
Noninstitutionalized Population	0.1%

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

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## Highgrove CDP...

2022 Population 25+ by Educational Attainment	
Total	5,710
Less than 9th Grade	6.6%
9th - 12th Grade, No Diploma	10.6%
High School Graduate	21.5%
GED/Alternative Credential	3.8%
Some College, No Degree	19.6%
Associate Degree	11.9%
Bachelor's Degree	15.0%
Graduate/Professional Degree	11.2%
2022 Population 15+ by Marital Status	
Total	6,948
Never Married	38.9%
Married	52.8%
Widowed	3.8%
Divorced	4.5%
2022 Civilian Population 16+ in Labor Force	
Civilian Population 16+	4,625
Population 16+ Employed	91.1%
Population 16+ Unemployment rate	8.9%
Population 16-24 Employed	12.9%
Population 16-24 Unemployment rate	17.1%
Population 25-54 Employed	65.9%
Population 25-54 Unemployment rate	9.0%
Population 55-64 Employed	16.2%
Population 55-64 Unemployment rate	2.7%
Population 65+ Employed	5.0%
Population 65+ Unemployment rate	2.3%
2022 Employed Population 16+ by Industry	
Total	4,215
Agriculture/Mining	0.3%
Construction	10.4%
Manufacturing	10.3%
Wholesale Trade	4.9%
Retail Trade	12.6%
Transportation/Utilities	7.9%
Information	2.0%
Finance/Insurance/Real Estate	5.1%
Services	43.4%
Public Administration	3.0%
2022 Employed Population 16+ by Occupation	
Total	4,213
White Collar	42.5%
Management/Business/Financial	7.0%
Professional	19.9%
Sales	7.9%
Administrative Support	7.7%
Services	17.3%
Blue Collar	40.2%
Farming/Forestry/Fishing	0.3%
Construction/Extraction	8.9%
Installation/Maintenance/Repair	4.3%
Production	8.4%
Transportation/Material Moving	18.3%

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May 17, 2023



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2010 Households by Type	
Total	1,204
Households with 1 Person	15.1%
Households with 2+ People	84.9%
Family Households	79.7%
Husband-wife Families	54.4%
With Related Children	31.1%
Other Family (No Spouse Present)	25.2%
Other Family with Male Householder	8.8%
With Related Children	6.1%
Other Family with Female Householder	16.4%
With Related Children	10.5%
Nonfamily Households	5.1%
All Households with Children	48.2%
Multigenerational Households	10.5%
Unmarried Partner Households	9.1%
Male-female	8.6%
Same-sex	0.4%
2010 Households by Size	
Total	1,202
1 Person Household	15.1%
2 Person Household	23.0%
3 Person Household	15.3%
4 Person Household	18.2%
5 Person Household	13.9%
6 Person Household	7.2%
7 + Person Household	7.3%
2010 Households by Tenure and Mortgage Status	
Total	1,203
Owner Occupied	60.8%
Owned with a Mortgage/Loan	48.9%
Owned Free and Clear	11.9%
Renter Occupied	39.2%
2022 Affordability, Mortgage and Wealth	
Housing Affordability Index	87
Percent of Income for Mortgage	29.4%
Wealth Index	86
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	1,294
Housing Units Inside Urbanized Area	98.5%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	1.5%
2010 Population By Urban/ Rural Status	
Total Population	4,251
Population Inside Urbanized Area	98.8%
Population Inside Urbanized Cluster	0.0%
Rural Population	1.2%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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Top 3 Tapestry Segments	
1.	Urban Villages (7B)
2.	Forging Opportunity (7D)
3.	Pleasantville (2B)
2022 Consumer Spending	
Apparel & Services: Total \$	\$5,473,044
Average Spent	\$2,213.12
Spending Potential Index	92
Education: Total \$	\$4,731,081
Average Spent	\$1,913.09
Spending Potential Index	98
Entertainment/Recreation: Total \$	\$8,251,877
Average Spent	\$3,336.79
Spending Potential Index	91
Food at Home: Total \$	\$14,235,161
Average Spent	\$5,756.23
Spending Potential Index	93
Food Away from Home: Total \$	\$10,430,044
Average Spent	\$4,217.57
Spending Potential Index	98
Health Care: Total \$	\$15,164,926
Average Spent	\$6,132.20
Spending Potential Index	87
HH Furnishings & Equipment: Total \$	\$5,878,147
Average Spent	\$2,376.93
Spending Potential Index	93
Personal Care Products & Services: Total \$	\$2,302,867
Average Spent	\$931.20
Spending Potential Index	91
Shelter: Total \$	\$58,346,562
Average Spent	\$23,593.43
Spending Potential Index	103
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$5,876,462
Average Spent	\$2,376.25
Spending Potential Index	87
Travel: Total \$	\$7,037,594
Average Spent	\$2,845.77
Spending Potential Index	99
Vehicle Maintenance & Repairs: Total \$	\$2,767,974
Average Spent	\$1,119.28
Spending Potential Index	89

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.