



Community Profile

French Valley CDP, CA (0626067)
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 Geography: Place

Prepared by Esri

	French Valley...
Population Summary	
2010 Total Population	23,683
2020 Total Population	35,280
2020 Group Quarters	43
2022 Total Population	38,393
2022 Group Quarters	43
2027 Total Population	39,279
2022-2027 Annual Rate	0.46%
2022 Total Daytime Population	27,815
Workers	6,858
Residents	20,957
Household Summary	
2010 Households	6,304
2010 Average Household Size	3.58
2020 Total Households	9,665
2020 Average Household Size	3.65
2022 Households	10,544
2022 Average Household Size	3.64
2027 Households	10,791
2027 Average Household Size	3.64
2022-2027 Annual Rate	0.46%
2010 Families	5,521
2010 Average Family Size	3.76
2022 Families	9,221
2022 Average Family Size	3.83
2027 Families	9,436
2027 Average Family Size	3.83
2022-2027 Annual Rate	0.46%
Housing Unit Summary	
2000 Housing Units	745
Owner Occupied Housing Units	81.5%
Renter Occupied Housing Units	10.2%
Vacant Housing Units	8.3%
2010 Housing Units	6,858
Owner Occupied Housing Units	75.4%
Renter Occupied Housing Units	16.5%
Vacant Housing Units	8.1%
2020 Housing Units	9,848
Vacant Housing Units	1.9%
2022 Housing Units	10,823
Owner Occupied Housing Units	78.5%
Renter Occupied Housing Units	18.9%
Vacant Housing Units	2.6%
2027 Housing Units	11,045
Owner Occupied Housing Units	79.0%
Renter Occupied Housing Units	18.7%
Vacant Housing Units	2.3%
Median Household Income	
2022	\$120,887
2027	\$140,623
Median Home Value	
2022	\$461,798
2027	\$519,882
Per Capita Income	
2022	\$41,874
2027	\$48,826
Median Age	
2010	30.5
2022	32.7
2027	32.8

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	10,542
<\$15,000	2.4%
\$15,000 - \$24,999	1.2%
\$25,000 - \$34,999	2.3%
\$35,000 - \$49,999	3.5%
\$50,000 - \$74,999	11.8%
\$75,000 - \$99,999	12.9%
\$100,000 - \$149,999	29.1%
\$150,000 - \$199,999	19.0%
\$200,000+	17.6%
Average Household Income	\$151,278
2027 Households by Income	
Household Income Base	10,789
<\$15,000	1.6%
\$15,000 - \$24,999	0.7%
\$25,000 - \$34,999	0.9%
\$35,000 - \$49,999	1.6%
\$50,000 - \$74,999	7.7%
\$75,000 - \$99,999	11.0%
\$100,000 - \$149,999	30.3%
\$150,000 - \$199,999	24.6%
\$200,000+	21.5%
Average Household Income	\$176,316
2022 Owner Occupied Housing Units by Value	
Total	8,495
<\$50,000	0.3%
\$50,000 - \$99,999	0.0%
\$100,000 - \$149,999	0.0%
\$150,000 - \$199,999	0.3%
\$200,000 - \$249,999	0.4%
\$250,000 - \$299,999	0.8%
\$300,000 - \$399,999	18.5%
\$400,000 - \$499,999	48.0%
\$500,000 - \$749,999	26.4%
\$750,000 - \$999,999	2.0%
\$1,000,000 - \$1,499,999	2.8%
\$1,500,000 - \$1,999,999	0.4%
\$2,000,000 +	0.1%
Average Home Value	\$510,253
2027 Owner Occupied Housing Units by Value	
Total	8,722
<\$50,000	0.0%
\$50,000 - \$99,999	0.0%
\$100,000 - \$149,999	0.0%
\$150,000 - \$199,999	0.0%
\$200,000 - \$249,999	0.0%
\$250,000 - \$299,999	0.2%
\$300,000 - \$399,999	7.8%
\$400,000 - \$499,999	38.6%
\$500,000 - \$749,999	42.0%
\$750,000 - \$999,999	5.1%
\$1,000,000 - \$1,499,999	5.6%
\$1,500,000 - \$1,999,999	0.6%
\$2,000,000 +	0.1%
Average Home Value	\$590,584

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.

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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2010 Population by Age	
Total	23,685
0 - 4	9.2%
5 - 9	9.8%
10 - 14	9.5%
15 - 24	13.8%
25 - 34	15.8%
35 - 44	18.3%
45 - 54	11.6%
55 - 64	6.8%
65 - 74	3.5%
75 - 84	1.4%
85 +	0.3%
18 +	66.4%
2022 Population by Age	
Total	38,396
0 - 4	8.3%
5 - 9	9.0%
10 - 14	8.7%
15 - 24	12.8%
25 - 34	14.7%
35 - 44	15.5%
45 - 54	13.7%
55 - 64	9.0%
65 - 74	5.5%
75 - 84	2.3%
85 +	0.6%
18 +	69.4%
2027 Population by Age	
Total	39,279
0 - 4	8.8%
5 - 9	9.0%
10 - 14	8.5%
15 - 24	11.3%
25 - 34	17.0%
35 - 44	16.3%
45 - 54	12.1%
55 - 64	8.5%
65 - 74	5.3%
75 - 84	2.7%
85 +	0.6%
18 +	69.4%
2010 Population by Sex	
Males	12,277
Females	11,406
2022 Population by Sex	
Males	18,936
Females	19,460
2027 Population by Sex	
Males	19,317
Females	19,962

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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French Valley...

2010 Population by Race/Ethnicity	
Total	23,683
White Alone	64.7%
Black Alone	7.5%
American Indian Alone	1.0%
Asian Alone	11.6%
Pacific Islander Alone	0.6%
Some Other Race Alone	8.1%
Two or More Races	6.5%
Hispanic Origin	27.0%
Diversity Index	72.9
2020 Population by Race/Ethnicity	
Total	35,280
White Alone	49.1%
Black Alone	7.7%
American Indian Alone	1.1%
Asian Alone	13.0%
Pacific Islander Alone	0.7%
Some Other Race Alone	10.0%
Two or More Races	18.4%
Hispanic Origin	30.3%
Diversity Index	82.2
2022 Population by Race/Ethnicity	
Total	38,393
White Alone	48.2%
Black Alone	7.7%
American Indian Alone	1.2%
Asian Alone	13.5%
Pacific Islander Alone	0.6%
Some Other Race Alone	10.2%
Two or More Races	18.6%
Hispanic Origin	30.1%
Diversity Index	82.5
2027 Population by Race/Ethnicity	
Total	39,280
White Alone	45.0%
Black Alone	7.8%
American Indian Alone	1.3%
Asian Alone	14.6%
Pacific Islander Alone	0.6%
Some Other Race Alone	10.9%
Two or More Races	19.8%
Hispanic Origin	30.3%
Diversity Index	83.8
2010 Population by Relationship and Household Type	
Total	23,683
In Households	95.2%
In Family Households	90.1%
Householder	23.4%
Spouse	19.5%
Child	38.7%
Other relative	6.0%
Nonrelative	2.6%
In Nonfamily Households	5.0%
In Group Quarters	4.8%
Institutionalized Population	4.8%
Noninstitutionalized Population	0.0%

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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2022 Population 25+ by Educational Attainment	
Total	23,480
Less than 9th Grade	1.7%
9th - 12th Grade, No Diploma	3.7%
High School Graduate	18.4%
GED/Alternative Credential	2.6%
Some College, No Degree	24.9%
Associate Degree	12.6%
Bachelor's Degree	25.1%
Graduate/Professional Degree	10.9%
2022 Population 15+ by Marital Status	
Total	28,385
Never Married	25.2%
Married	60.9%
Widowed	3.7%
Divorced	10.2%
2022 Civilian Population 16+ in Labor Force	
Civilian Population 16+	18,166
Population 16+ Employed	94.7%
Population 16+ Unemployment rate	5.3%
Population 16-24 Employed	10.5%
Population 16-24 Unemployment rate	19.2%
Population 25-54 Employed	73.7%
Population 25-54 Unemployment rate	3.6%
Population 55-64 Employed	13.2%
Population 55-64 Unemployment rate	2.6%
Population 65+ Employed	2.6%
Population 65+ Unemployment rate	0.7%
2022 Employed Population 16+ by Industry	
Total	17,198
Agriculture/Mining	0.6%
Construction	10.6%
Manufacturing	9.4%
Wholesale Trade	2.6%
Retail Trade	11.4%
Transportation/Utilities	4.3%
Information	1.0%
Finance/Insurance/Real Estate	7.0%
Services	42.5%
Public Administration	10.7%
2022 Employed Population 16+ by Occupation	
Total	17,197
White Collar	65.1%
Management/Business/Financial	18.7%
Professional	23.7%
Sales	11.6%
Administrative Support	11.0%
Services	18.6%
Blue Collar	16.3%
Farming/Forestry/Fishing	0.2%
Construction/Extraction	5.5%
Installation/Maintenance/Repair	3.0%
Production	4.4%
Transportation/Material Moving	3.2%

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May 17, 2023



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2010 Households by Type	
Total	6,304
Households with 1 Person	8.2%
Households with 2+ People	91.8%
Family Households	87.6%
Husband-wife Families	72.9%
With Related Children	49.1%
Other Family (No Spouse Present)	14.7%
Other Family with Male Householder	5.0%
With Related Children	3.4%
Other Family with Female Householder	9.7%
With Related Children	7.4%
Nonfamily Households	4.2%
All Households with Children	60.4%
Multigenerational Households	8.6%
Unmarried Partner Households	5.8%
Male-female	5.0%
Same-sex	0.8%
2010 Households by Size	
Total	6,303
1 Person Household	8.2%
2 Person Household	22.1%
3 Person Household	19.5%
4 Person Household	24.8%
5 Person Household	14.1%
6 Person Household	6.8%
7 + Person Household	4.5%
2010 Households by Tenure and Mortgage Status	
Total	6,302
Owner Occupied	82.0%
Owned with a Mortgage/Loan	77.9%
Owned Free and Clear	4.1%
Renter Occupied	18.0%
2022 Affordability, Mortgage and Wealth	
Housing Affordability Index	118
Percent of Income for Mortgage	20.1%
Wealth Index	140
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	6,858
Housing Units Inside Urbanized Area	96.3%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	3.7%
2010 Population By Urban/ Rural Status	
Total Population	23,683
Population Inside Urbanized Area	96.8%
Population Inside Urbanized Cluster	0.0%
Rural Population	3.2%

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.	Boomburbs (1C)
2.	Up and Coming Families (7A)
3.	Workday Drive (4A)
2022 Consumer Spending	
Apparel & Services: Total \$	\$35,931,106
Average Spent	\$3,407.73
Spending Potential Index	141
Education: Total \$	\$27,475,558
Average Spent	\$2,605.80
Spending Potential Index	133
Entertainment/Recreation: Total \$	\$54,318,731
Average Spent	\$5,151.62
Spending Potential Index	140
Food at Home: Total \$	\$87,962,078
Average Spent	\$8,342.38
Spending Potential Index	135
Food Away from Home: Total \$	\$65,139,101
Average Spent	\$6,177.84
Spending Potential Index	143
Health Care: Total \$	\$101,664,842
Average Spent	\$9,641.96
Spending Potential Index	136
HH Furnishings & Equipment: Total \$	\$39,769,582
Average Spent	\$3,771.77
Spending Potential Index	147
Personal Care Products & Services: Total \$	\$15,280,377
Average Spent	\$1,449.20
Spending Potential Index	142
Shelter: Total \$	\$338,913,328
Average Spent	\$32,142.77
Spending Potential Index	140
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$45,106,805
Average Spent	\$4,277.96
Spending Potential Index	157
Travel: Total \$	\$45,348,124
Average Spent	\$4,300.85
Spending Potential Index	150
Vehicle Maintenance & Repairs: Total \$	\$18,759,758
Average Spent	\$1,779.19
Spending Potential Index	141

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.