



Community Profile

Eastvale city, CA (0621230)
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 Geography: Place

Prepared by Esri

	Eastvale city...
Population Summary	
2010 Total Population	51,715
2020 Total Population	69,757
2020 Group Quarters	16
2022 Total Population	70,766
2022 Group Quarters	22
2027 Total Population	72,668
2022-2027 Annual Rate	0.53%
2022 Total Daytime Population	52,409
Workers	15,186
Residents	37,223
Household Summary	
2010 Households	13,093
2010 Average Household Size	3.95
2020 Total Households	17,704
2020 Average Household Size	3.94
2022 Households	18,028
2022 Average Household Size	3.92
2027 Households	18,560
2027 Average Household Size	3.91
2022-2027 Annual Rate	0.58%
2010 Families	11,802
2010 Average Family Size	4.06
2022 Families	16,155
2022 Average Family Size	4.05
2027 Families	16,608
2027 Average Family Size	4.04
2022-2027 Annual Rate	0.55%
Housing Unit Summary	
2000 Housing Units	1,292
Owner Occupied Housing Units	68.7%
Renter Occupied Housing Units	22.8%
Vacant Housing Units	8.4%
2010 Housing Units	13,921
Owner Occupied Housing Units	79.5%
Renter Occupied Housing Units	14.5%
Vacant Housing Units	5.9%
2020 Housing Units	18,134
Vacant Housing Units	2.4%
2022 Housing Units	18,471
Owner Occupied Housing Units	77.6%
Renter Occupied Housing Units	20.0%
Vacant Housing Units	2.4%
2027 Housing Units	18,978
Owner Occupied Housing Units	78.2%
Renter Occupied Housing Units	19.6%
Vacant Housing Units	2.2%
Median Household Income	
2022	\$133,975
2027	\$150,775
Median Home Value	
2022	\$597,754
2027	\$616,172
Per Capita Income	
2022	\$41,147
2027	\$46,834
Median Age	
2010	30.9
2022	32.3
2027	32.9

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	18,029
<\$15,000	3.1%
\$15,000 - \$24,999	1.2%
\$25,000 - \$34,999	2.1%
\$35,000 - \$49,999	4.1%
\$50,000 - \$74,999	9.9%
\$75,000 - \$99,999	9.3%
\$100,000 - \$149,999	26.6%
\$150,000 - \$199,999	22.2%
\$200,000+	21.6%
Average Household Income	\$162,639

2027 Households by Income

Household Income Base	18,559
<\$15,000	2.1%
\$15,000 - \$24,999	0.7%
\$25,000 - \$34,999	1.0%
\$35,000 - \$49,999	2.1%
\$50,000 - \$74,999	6.3%
\$75,000 - \$99,999	7.9%
\$100,000 - \$149,999	29.4%
\$150,000 - \$199,999	26.0%
\$200,000+	24.7%
Average Household Income	\$184,774

2022 Owner Occupied Housing Units by Value

Total	14,342
<\$50,000	0.2%
\$50,000 - \$99,999	0.0%
\$100,000 - \$149,999	0.0%
\$150,000 - \$199,999	0.1%
\$200,000 - \$249,999	0.0%
\$250,000 - \$299,999	0.0%
\$300,000 - \$399,999	1.8%
\$400,000 - \$499,999	17.1%
\$500,000 - \$749,999	78.4%
\$750,000 - \$999,999	1.9%
\$1,000,000 - \$1,499,999	0.3%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.1%
Average Home Value	\$595,600

2027 Owner Occupied Housing Units by Value

Total	14,849
<\$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	0.0%
\$300,000 - \$399,999	0.5%
\$400,000 - \$499,999	8.8%
\$500,000 - \$749,999	87.6%
\$750,000 - \$999,999	2.6%
\$1,000,000 - \$1,499,999	0.4%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.0%
Average Home Value	\$618,198

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	51,713
0 - 4	9.8%
5 - 9	9.4%
10 - 14	9.0%
15 - 24	13.4%
25 - 34	15.7%
35 - 44	19.0%
45 - 54	12.0%
55 - 64	7.1%
65 - 74	3.2%
75 - 84	1.2%
85 +	0.4%
18 +	66.9%
2022 Population by Age	
Total	70,767
0 - 4	8.7%
5 - 9	9.6%
10 - 14	9.2%
15 - 24	11.4%
25 - 34	15.8%
35 - 44	17.2%
45 - 54	13.6%
55 - 64	8.1%
65 - 74	4.5%
75 - 84	1.7%
85 +	0.4%
18 +	68.3%
2027 Population by Age	
Total	72,668
0 - 4	9.2%
5 - 9	9.6%
10 - 14	8.8%
15 - 24	10.4%
25 - 34	16.8%
35 - 44	19.2%
45 - 54	12.3%
55 - 64	7.3%
65 - 74	4.3%
75 - 84	1.8%
85 +	0.4%
18 +	68.1%
2010 Population by Sex	
Males	25,623
Females	26,092
2022 Population by Sex	
Males	34,864
Females	35,903
2027 Population by Sex	
Males	35,710
Females	36,958

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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Eastvale city...

2010 Population by Race/Ethnicity

Total	51,714
White Alone	42.6%
Black Alone	9.5%
American Indian Alone	0.5%
Asian Alone	24.7%
Pacific Islander Alone	0.4%
Some Other Race Alone	17.1%
Two or More Races	5.2%
Hispanic Origin	39.9%
Diversity Index	85.2

2020 Population by Race/Ethnicity

Total	69,757
White Alone	26.5%
Black Alone	9.1%
American Indian Alone	0.9%
Asian Alone	30.1%
Pacific Islander Alone	0.3%
Some Other Race Alone	15.9%
Two or More Races	17.2%
Hispanic Origin	37.5%
Diversity Index	88.1

2022 Population by Race/Ethnicity

Total	70,766
White Alone	25.3%
Black Alone	8.7%
American Indian Alone	0.9%
Asian Alone	31.3%
Pacific Islander Alone	0.3%
Some Other Race Alone	16.1%
Two or More Races	17.4%
Hispanic Origin	37.6%
Diversity Index	88.0

2027 Population by Race/Ethnicity

Total	72,669
White Alone	22.8%
Black Alone	8.4%
American Indian Alone	1.0%
Asian Alone	32.9%
Pacific Islander Alone	0.3%
Some Other Race Alone	16.7%
Two or More Races	17.9%
Hispanic Origin	37.5%
Diversity Index	87.9

2010 Population by Relationship and Household Type

Total	51,716
In Households	100.0%
In Family Households	96.0%
Householder	22.8%
Spouse	18.7%
Child	40.7%
Other relative	10.5%
Nonrelative	3.3%
In Nonfamily Households	4.0%
In Group Quarters	0.0%
Institutionalized Population	0.0%
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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	Eastvale city...
2022 Population 25+ by Educational Attainment	
Total	43,280
Less than 9th Grade	3.2%
9th - 12th Grade, No Diploma	4.8%
High School Graduate	17.1%
GED/Alternative Credential	1.5%
Some College, No Degree	20.2%
Associate Degree	10.9%
Bachelor's Degree	29.2%
Graduate/Professional Degree	13.1%
2022 Population 15+ by Marital Status	
Total	51,317
Never Married	31.8%
Married	59.1%
Widowed	3.1%
Divorced	6.0%
2022 Civilian Population 16+ in Labor Force	
Civilian Population 16+	35,718
Population 16+ Employed	95.0%
Population 16+ Unemployment rate	5.0%
Population 16-24 Employed	8.6%
Population 16-24 Unemployment rate	21.0%
Population 25-54 Employed	79.2%
Population 25-54 Unemployment rate	3.0%
Population 55-64 Employed	9.8%
Population 55-64 Unemployment rate	3.9%
Population 65+ Employed	2.3%
Population 65+ Unemployment rate	5.7%
2022 Employed Population 16+ by Industry	
Total	33,937
Agriculture/Mining	0.2%
Construction	6.1%
Manufacturing	8.9%
Wholesale Trade	3.7%
Retail Trade	9.9%
Transportation/Utilities	8.5%
Information	1.9%
Finance/Insurance/Real Estate	6.5%
Services	45.7%
Public Administration	8.5%
2022 Employed Population 16+ by Occupation	
Total	33,937
White Collar	67.9%
Management/Business/Financial	19.5%
Professional	26.5%
Sales	9.9%
Administrative Support	11.9%
Services	15.4%
Blue Collar	16.7%
Farming/Forestry/Fishing	0.3%
Construction/Extraction	3.4%
Installation/Maintenance/Repair	2.2%
Production	3.4%
Transportation/Material Moving	7.4%

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May 15, 2023



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2010 Households by Type	
Total	13,094
Households with 1 Person	6.2%
Households with 2+ People	93.8%
Family Households	90.1%
Husband-wife Families	73.9%
With Related Children	51.3%
Other Family (No Spouse Present)	16.2%
Other Family with Male Householder	6.4%
With Related Children	4.1%
Other Family with Female Householder	9.8%
With Related Children	6.8%
Nonfamily Households	3.7%
All Households with Children	62.9%
Multigenerational Households	13.6%
Unmarried Partner Households	5.8%
Male-female	5.0%
Same-sex	0.8%
2010 Households by Size	
Total	13,092
1 Person Household	6.1%
2 Person Household	18.0%
3 Person Household	17.5%
4 Person Household	24.9%
5 Person Household	16.8%
6 Person Household	8.5%
7 + Person Household	8.3%
2010 Households by Tenure and Mortgage Status	
Total	13,096
Owner Occupied	84.6%
Owned with a Mortgage/Loan	79.7%
Owned Free and Clear	4.8%
Renter Occupied	15.4%
2022 Affordability, Mortgage and Wealth	
Housing Affordability Index	98
Percent of Income for Mortgage	23.5%
Wealth Index	151
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	13,921
Housing Units Inside Urbanized Area	99.9%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	0.1%
2010 Population By Urban/ Rural Status	
Total Population	51,715
Population Inside Urbanized Area	99.9%
Population Inside Urbanized Cluster	0.0%
Rural Population	0.1%

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.

2022 Consumer Spending

Apparel & Services: Total \$	\$65,652,377
Average Spent	\$3,641.69
Spending Potential Index	151
Education: Total \$	\$51,061,966
Average Spent	\$2,832.37
Spending Potential Index	144
Entertainment/Recreation: Total \$	\$99,100,114
Average Spent	\$5,497.01
Spending Potential Index	150
Food at Home: Total \$	\$159,034,811
Average Spent	\$8,821.54
Spending Potential Index	142
Food Away from Home: Total \$	\$119,570,108
Average Spent	\$6,632.47
Spending Potential Index	154
Health Care: Total \$	\$182,190,407
Average Spent	\$10,105.97
Spending Potential Index	143
HH Furnishings & Equipment: Total \$	\$72,245,823
Average Spent	\$4,007.42
Spending Potential Index	156
Personal Care Products & Services: Total \$	\$27,886,171
Average Spent	\$1,546.83
Spending Potential Index	152
Shelter: Total \$	\$624,113,755
Average Spent	\$34,619.13
Spending Potential Index	151
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$82,567,879
Average Spent	\$4,579.98
Spending Potential Index	169
Travel: Total \$	\$83,729,166
Average Spent	\$4,644.40
Spending Potential Index	162
Vehicle Maintenance & Repairs: Total \$	\$33,713,203
Average Spent	\$1,870.05
Spending Potential Index	149

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.

May 15, 2023