



Community Profile

Meadowbrook CDP, CA (0646520)
Meadowbrook CDP, CA (0646520)
Geography: Place

Prepared by Esri

Meadowbrook C...

Population Summary	
2010 Total Population	3,319
2020 Total Population	3,142
2020 Group Quarters	15
2022 Total Population	3,122
2022 Group Quarters	23
2027 Total Population	3,114
2022-2027 Annual Rate	-0.05%
2022 Total Daytime Population	2,308
Workers	412
Residents	1,896
Household Summary	
2010 Households	1,009
2010 Average Household Size	3.28
2020 Total Households	976
2020 Average Household Size	3.20
2022 Households	965
2022 Average Household Size	3.21
2027 Households	962
2027 Average Household Size	3.21
2022-2027 Annual Rate	-0.06%
2010 Families	738
2010 Average Family Size	3.81
2022 Families	691
2022 Average Family Size	3.79
2027 Families	687
2027 Average Family Size	3.80
2022-2027 Annual Rate	-0.12%
Housing Unit Summary	
2000 Housing Units	912
Owner Occupied Housing Units	62.6%
Renter Occupied Housing Units	25.5%
Vacant Housing Units	11.8%
2010 Housing Units	1,200
Owner Occupied Housing Units	57.9%
Renter Occupied Housing Units	26.3%
Vacant Housing Units	15.9%
2020 Housing Units	1,097
Vacant Housing Units	11.0%
2022 Housing Units	1,085
Owner Occupied Housing Units	65.9%
Renter Occupied Housing Units	23.0%
Vacant Housing Units	11.1%
2027 Housing Units	1,086
Owner Occupied Housing Units	65.8%
Renter Occupied Housing Units	22.8%
Vacant Housing Units	11.4%
Median Household Income	
2022	\$59,454
2027	\$69,649
Median Home Value	
2022	\$444,737
2027	\$570,071
Per Capita Income	
2022	\$22,799
2027	\$27,327
Median Age	
2010	36.8
2022	36.2
2027	36.3

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	965
<\$15,000	9.7%
\$15,000 - \$24,999	7.8%
\$25,000 - \$34,999	6.7%
\$35,000 - \$49,999	13.2%
\$50,000 - \$74,999	25.6%
\$75,000 - \$99,999	16.1%
\$100,000 - \$149,999	15.5%
\$150,000 - \$199,999	3.2%
\$200,000+	2.2%
Average Household Income	\$73,747
2027 Households by Income	
Household Income Base	963
<\$15,000	7.1%
\$15,000 - \$24,999	4.6%
\$25,000 - \$34,999	5.1%
\$35,000 - \$49,999	14.2%
\$50,000 - \$74,999	22.5%
\$75,000 - \$99,999	15.8%
\$100,000 - \$149,999	23.1%
\$150,000 - \$199,999	4.7%
\$200,000+	3.0%
Average Household Income	\$88,368
2022 Owner Occupied Housing Units by Value	
Total	714
<\$50,000	4.8%
\$50,000 - \$99,999	1.8%
\$100,000 - \$149,999	0.7%
\$150,000 - \$199,999	2.2%
\$200,000 - \$249,999	4.3%
\$250,000 - \$299,999	3.8%
\$300,000 - \$399,999	20.4%
\$400,000 - \$499,999	26.6%
\$500,000 - \$749,999	32.1%
\$750,000 - \$999,999	2.4%
\$1,000,000 - \$1,499,999	0.8%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.0%
Average Home Value	\$450,630
2027 Owner Occupied Housing Units by Value	
Total	714
<\$50,000	0.4%
\$50,000 - \$99,999	0.3%
\$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	8.0%
\$400,000 - \$499,999	23.2%
\$500,000 - \$749,999	59.0%
\$750,000 - \$999,999	5.6%
\$1,000,000 - \$1,499,999	1.8%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.1%
Average Home Value	\$580,077

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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2010 Population by Age	
Total	3,319
0 - 4	6.5%
5 - 9	7.2%
10 - 14	7.9%
15 - 24	15.9%
25 - 34	10.5%
35 - 44	12.2%
45 - 54	15.6%
55 - 64	11.4%
65 - 74	7.5%
75 - 84	4.1%
85 +	1.2%
18 +	73.2%
2022 Population by Age	
Total	3,121
0 - 4	6.6%
5 - 9	6.4%
10 - 14	6.3%
15 - 24	13.9%
25 - 34	15.7%
35 - 44	10.0%
45 - 54	12.0%
55 - 64	13.4%
65 - 74	9.5%
75 - 84	4.7%
85 +	1.5%
18 +	76.6%
2027 Population by Age	
Total	3,115
0 - 4	6.7%
5 - 9	6.8%
10 - 14	6.5%
15 - 24	12.7%
25 - 34	15.6%
35 - 44	11.5%
45 - 54	10.4%
55 - 64	12.4%
65 - 74	10.5%
75 - 84	5.5%
85 +	1.5%
18 +	76.3%
2010 Population by Sex	
Males	1,719
Females	1,601
2022 Population by Sex	
Males	1,614
Females	1,507
2027 Population by Sex	
Males	1,604
Females	1,511

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 Race/Ethnicity

Total	3,320
White Alone	65.3%
Black Alone	4.3%
American Indian Alone	0.6%
Asian Alone	1.7%
Pacific Islander Alone	0.1%
Some Other Race Alone	23.4%
Two or More Races	4.6%
Hispanic Origin	55.3%
Diversity Index	75.5

2020 Population by Race/Ethnicity

Total	3,142
White Alone	37.8%
Black Alone	2.5%
American Indian Alone	2.8%
Asian Alone	1.8%
Pacific Islander Alone	0.2%
Some Other Race Alone	38.2%
Two or More Races	16.7%
Hispanic Origin	63.1%
Diversity Index	83.0

2022 Population by Race/Ethnicity

Total	3,121
White Alone	36.8%
Black Alone	2.8%
American Indian Alone	2.8%
Asian Alone	2.4%
Pacific Islander Alone	0.2%
Some Other Race Alone	36.5%
Two or More Races	18.6%
Hispanic Origin	62.6%
Diversity Index	83.8

2027 Population by Race/Ethnicity

Total	3,115
White Alone	33.7%
Black Alone	2.7%
American Indian Alone	3.1%
Asian Alone	2.6%
Pacific Islander Alone	0.2%
Some Other Race Alone	38.3%
Two or More Races	19.4%
Hispanic Origin	63.9%
Diversity Index	83.8

2010 Population by Relationship and Household Type

Total	3,319
In Households	99.8%
In Family Households	89.2%
Householder	22.2%
Spouse	16.6%
Child	36.7%
Other relative	9.3%
Nonrelative	4.5%
In Nonfamily Households	10.5%
In Group Quarters	0.2%
Institutionalized Population	0.0%
Noninstitutionalized Population	0.2%

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.

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 Population 25+ by Educational Attainment	
Total	2,086
Less than 9th Grade	13.1%
9th - 12th Grade, No Diploma	10.6%
High School Graduate	33.7%
GED/Alternative Credential	4.5%
Some College, No Degree	22.4%
Associate Degree	7.9%
Bachelor's Degree	6.1%
Graduate/Professional Degree	1.6%
2022 Population 15+ by Marital Status	
Total	2,520
Never Married	34.8%
Married	52.7%
Widowed	4.8%
Divorced	7.7%
2022 Civilian Population 16+ in Labor Force	
Civilian Population 16+	1,371
Population 16+ Employed	90.7%
Population 16+ Unemployment rate	9.3%
Population 16-24 Employed	16.7%
Population 16-24 Unemployment rate	11.5%
Population 25-54 Employed	63.6%
Population 25-54 Unemployment rate	8.4%
Population 55-64 Employed	17.7%
Population 55-64 Unemployment rate	11.6%
Population 65+ Employed	2.1%
Population 65+ Unemployment rate	0.0%
2022 Employed Population 16+ by Industry	
Total	1,243
Agriculture/Mining	1.9%
Construction	18.4%
Manufacturing	11.0%
Wholesale Trade	1.1%
Retail Trade	17.6%
Transportation/Utilities	12.7%
Information	0.3%
Finance/Insurance/Real Estate	3.4%
Services	29.2%
Public Administration	4.5%
2022 Employed Population 16+ by Occupation	
Total	1,245
White Collar	41.2%
Management/Business/Financial	16.1%
Professional	5.1%
Sales	7.9%
Administrative Support	12.1%
Services	15.4%
Blue Collar	43.4%
Farming/Forestry/Fishing	1.1%
Construction/Extraction	13.7%
Installation/Maintenance/Repair	5.1%
Production	8.4%
Transportation/Material Moving	15.0%

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



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2010 Households by Type		
Total		1,010
Households with 1 Person		21.4%
Households with 2+ People		78.6%
Family Households		73.1%
Husband-wife Families		54.9%
With Related Children		29.3%
Other Family (No Spouse Present)		18.2%
Other Family with Male Householder		8.0%
With Related Children		4.3%
Other Family with Female Householder		10.2%
With Related Children		6.2%
Nonfamily Households		5.5%
All Households with Children		40.5%
Multigenerational Households		10.1%
Unmarried Partner Households		6.6%
Male-female		6.1%
Same-sex		0.5%
2010 Households by Size		
Total		1,010
1 Person Household		21.4%
2 Person Household		24.3%
3 Person Household		14.9%
4 Person Household		15.0%
5 Person Household		11.1%
6 Person Household		5.3%
7 + Person Household		8.0%
2010 Households by Tenure and Mortgage Status		
Total		1,011
Owner Occupied		68.7%
Owned with a Mortgage/Loan		45.4%
Owned Free and Clear		23.1%
Renter Occupied		31.3%
2022 Affordability, Mortgage and Wealth		
Housing Affordability Index		69
Percent of Income for Mortgage		39.4%
Wealth Index		55
2010 Housing Units By Urban/ Rural Status		
Total Housing Units		1,200
Housing Units Inside Urbanized Area		77.2%
Housing Units Inside Urbanized Cluster		0.0%
Rural Housing Units		22.8%
2010 Population By Urban/ Rural Status		
Total Population		3,319
Population Inside Urbanized Area		78.3%
Population Inside Urbanized Cluster		0.0%
Rural Population		21.8%

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. Down the Road (10D)
2. Forging Opportunity (7D)
3. Up and Coming Families (7A)

2022 Consumer Spending

Apparel & Services: Total \$	\$1,682,099
Average Spent	\$1,743.11
Spending Potential Index	72
Education: Total \$	\$1,117,613
Average Spent	\$1,158.15
Spending Potential Index	59
Entertainment/Recreation: Total \$	\$2,490,862
Average Spent	\$2,581.20
Spending Potential Index	70
Food at Home: Total \$	\$4,432,551
Average Spent	\$4,593.32
Spending Potential Index	74
Food Away from Home: Total \$	\$3,111,688
Average Spent	\$3,224.55
Spending Potential Index	75
Health Care: Total \$	\$5,043,099
Average Spent	\$5,226.01
Spending Potential Index	74
HH Furnishings & Equipment: Total \$	\$1,816,939
Average Spent	\$1,882.84
Spending Potential Index	73
Personal Care Products & Services: Total \$	\$712,575
Average Spent	\$738.42
Spending Potential Index	72
Shelter: Total \$	\$15,270,757
Average Spent	\$15,824.62
Spending Potential Index	69
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$1,992,081
Average Spent	\$2,064.33
Spending Potential Index	76
Travel: Total \$	\$1,882,666
Average Spent	\$1,950.95
Spending Potential Index	68
Vehicle Maintenance & Repairs: Total \$	\$934,400
Average Spent	\$968.29
Spending Potential Index	77

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.