



# Community Profile

French Valley CDP, CA (0626067)  
French Valley CDP  
Geography: Place

Prepared by Esri

## French Valley...

Population Summary	
2010 Total Population	23,683
2020 Total Population	35,280
2020 Group Quarters	43
2023 Total Population	38,946
2023 Group Quarters	43
2028 Total Population	39,458
2023-2028 Annual Rate	0.26%
2023 Total Daytime Population	28,062
Workers	5,863
Residents	22,199
Household Summary	
2010 Households	6,304
2010 Average Household Size	3.58
2020 Total Households	9,665
2020 Average Household Size	3.65
2023 Households	10,741
2023 Average Household Size	3.62
2028 Households	10,879
2028 Average Household Size	3.62
2023-2028 Annual Rate	0.26%
2010 Families	5,521
2010 Average Family Size	3.76
2023 Families	9,443
2023 Average Family Size	3.80
2028 Families	9,575
2028 Average Family Size	3.80
2023-2028 Annual Rate	0.28%
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%
2023 Housing Units	11,011
Owner Occupied Housing Units	78.8%
Renter Occupied Housing Units	18.7%
Vacant Housing Units	2.5%
2028 Housing Units	11,102
Owner Occupied Housing Units	80.0%
Renter Occupied Housing Units	18.0%
Vacant Housing Units	2.0%
Median Household Income	
2023	\$115,729
2028	\$127,769
Median Home Value	
2023	\$589,717
2028	\$601,949
Per Capita Income	
2023	\$40,673
2028	\$46,750
Median Age	
2010	30.5
2023	32.9
2028	33.0

**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 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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2023 Households by Income	
Household Income Base	10,739
<\$15,000	3.4%
\$15,000 - \$24,999	1.2%
\$25,000 - \$34,999	1.9%
\$35,000 - \$49,999	3.8%
\$50,000 - \$74,999	11.8%
\$75,000 - \$99,999	14.5%
\$100,000 - \$149,999	30.6%
\$150,000 - \$199,999	15.3%
\$200,000+	17.5%
Average Household Income	\$147,486
2028 Households by Income	
Household Income Base	10,877
<\$15,000	2.9%
\$15,000 - \$24,999	0.8%
\$25,000 - \$34,999	1.4%
\$35,000 - \$49,999	2.6%
\$50,000 - \$74,999	9.1%
\$75,000 - \$99,999	12.4%
\$100,000 - \$149,999	30.9%
\$150,000 - \$199,999	18.4%
\$200,000+	21.5%
Average Household Income	\$169,577
2023 Owner Occupied Housing Units by Value	
Total	8,679
<\$50,000	0.2%
\$50,000 - \$99,999	0.0%
\$100,000 - \$149,999	0.0%
\$150,000 - \$199,999	0.0%
\$200,000 - \$249,999	0.1%
\$250,000 - \$299,999	0.1%
\$300,000 - \$399,999	3.9%
\$400,000 - \$499,999	24.4%
\$500,000 - \$749,999	59.2%
\$750,000 - \$999,999	8.5%
\$1,000,000 - \$1,499,999	2.8%
\$1,500,000 - \$1,999,999	0.6%
\$2,000,000 +	0.2%
Average Home Value	\$617,871
2028 Owner Occupied Housing Units by Value	
Total	8,880
<\$50,000	0.2%
\$50,000 - \$99,999	0.0%
\$100,000 - \$149,999	0.0%
\$150,000 - \$199,999	0.0%
\$200,000 - \$249,999	0.1%
\$250,000 - \$299,999	0.1%
\$300,000 - \$399,999	3.3%
\$400,000 - \$499,999	22.2%
\$500,000 - \$749,999	59.2%
\$750,000 - \$999,999	10.3%
\$1,000,000 - \$1,499,999	3.6%
\$1,500,000 - \$1,999,999	0.8%
\$2,000,000 +	0.2%
Average Home Value	\$636,261

**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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## French Valley...

2010 Population by Age	
Total	23,686
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%
2023 Population by Age	
Total	38,946
0 - 4	8.1%
5 - 9	9.0%
10 - 14	8.8%
15 - 24	12.8%
25 - 34	14.5%
35 - 44	15.9%
45 - 54	13.5%
55 - 64	8.8%
65 - 74	5.8%
75 - 84	2.4%
85 +	0.5%
18 +	69.5%
2028 Population by Age	
Total	39,458
0 - 4	8.6%
5 - 9	8.8%
10 - 14	8.5%
15 - 24	11.4%
25 - 34	16.6%
35 - 44	16.4%
45 - 54	12.3%
55 - 64	8.4%
65 - 74	5.5%
75 - 84	2.8%
85 +	0.6%
18 +	69.8%
2010 Population by Sex	
Males	12,277
Females	11,406
2023 Population by Sex	
Males	19,235
Females	19,711
2028 Population by Sex	
Males	19,351
Females	20,107

Source: Esri forecasts for 2023 and 2028. 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
2023 Population by Race/Ethnicity	
Total	38,946
White Alone	47.2%
Black Alone	7.9%
American Indian Alone	1.2%
Asian Alone	13.5%
Pacific Islander Alone	0.6%
Some Other Race Alone	10.7%
Two or More Races	18.9%
Hispanic Origin	31.4%
Diversity Index	83.2
2028 Population by Race/Ethnicity	
Total	39,458
White Alone	43.4%
Black Alone	8.1%
American Indian Alone	1.3%
Asian Alone	14.7%
Pacific Islander Alone	0.6%
Some Other Race Alone	11.7%
Two or More Races	20.2%
Hispanic Origin	33.3%
Diversity Index	84.9
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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## French Valley...

2023 Population 25+ by Educational Attainment	
Total	23,893
Less than 9th Grade	1.4%
9th - 12th Grade, No Diploma	3.7%
High School Graduate	18.6%
GED/Alternative Credential	3.0%
Some College, No Degree	24.2%
Associate Degree	12.0%
Bachelor's Degree	27.4%
Graduate/Professional Degree	9.7%
2023 Population 15+ by Marital Status	
Total	28,879
Never Married	26.2%
Married	62.3%
Widowed	2.8%
Divorced	8.7%
2023 Civilian Population 16+ in Labor Force	
Civilian Population 16+	17,467
Population 16+ Employed	94.6%
Population 16+ Unemployment rate	5.4%
Population 16-24 Employed	11.2%
Population 16-24 Unemployment rate	11.6%
Population 25-54 Employed	75.5%
Population 25-54 Unemployment rate	3.7%
Population 55-64 Employed	10.6%
Population 55-64 Unemployment rate	6.4%
Population 65+ Employed	2.7%
Population 65+ Unemployment rate	19.6%
2023 Employed Population 16+ by Industry	
Total	16,521
Agriculture/Mining	0.4%
Construction	8.9%
Manufacturing	8.8%
Wholesale Trade	1.3%
Retail Trade	12.3%
Transportation/Utilities	5.3%
Information	1.3%
Finance/Insurance/Real Estate	7.5%
Services	45.7%
Public Administration	8.5%
2023 Employed Population 16+ by Occupation	
Total	16,521
White Collar	66.6%
Management/Business/Financial	18.2%
Professional	26.1%
Sales	11.4%
Administrative Support	10.9%
Services	18.1%
Blue Collar	15.3%
Farming/Forestry/Fishing	0.0%
Construction/Extraction	3.8%
Installation/Maintenance/Repair	3.0%
Production	3.5%
Transportation/Material Moving	4.9%

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September 05, 2023



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	<b>French Valley...</b>
<b>2010 Households by Type</b>	
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	49.0%
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%
<b>2010 Households by Size</b>	
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%
<b>2010 Households by Tenure and Mortgage Status</b>	
Total	6,302
Owner Occupied	82.0%
Owned with a Mortgage/Loan	77.9%
Owned Free and Clear	4.1%
Renter Occupied	18.0%
<b>2023 Affordability, Mortgage and Wealth</b>	
Housing Affordability Index	75
Percent of Income for Mortgage	30.6%
Wealth Index	139
<b>2010 Housing Units By Urban/ Rural Status</b>	
Total Housing Units	6,858
Housing Units Inside Urbanized Area	96.3%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	3.7%
<b>2010 Population By Urban/ Rural Status</b>	
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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## French Valley...

Top 3 Tapestry Segments	
1.	Boomburbs (1C)
2.	Up and Coming Families (7A)
3.	Workday Drive (4A)
2023 Consumer Spending	
Apparel & Services: Total \$	\$31,938,497
Average Spent	\$2,973.51
Spending Potential Index	135
Education: Total \$	\$24,853,457
Average Spent	\$2,313.89
Spending Potential Index	129
Entertainment/Recreation: Total \$	\$55,903,397
Average Spent	\$5,204.67
Spending Potential Index	138
Food at Home: Total \$	\$93,200,654
Average Spent	\$8,677.09
Spending Potential Index	128
Food Away from Home: Total \$	\$56,045,061
Average Spent	\$5,217.86
Spending Potential Index	140
Health Care: Total \$	\$102,661,344
Average Spent	\$9,557.89
Spending Potential Index	130
HH Furnishings & Equipment: Total \$	\$43,927,725
Average Spent	\$4,089.72
Spending Potential Index	138
Personal Care Products & Services: Total \$	\$14,085,028
Average Spent	\$1,311.33
Spending Potential Index	137
Shelter: Total \$	\$359,094,669
Average Spent	\$33,432.14
Spending Potential Index	135
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$48,098,471
Average Spent	\$4,478.03
Spending Potential Index	143
Travel: Total \$	\$35,186,176
Average Spent	\$3,275.88
Spending Potential Index	146
Vehicle Maintenance & Repairs: Total \$	\$19,055,128
Average Spent	\$1,774.06
Spending Potential Index	135

**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 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.