



Community Profile

Eastvale city, CA (0621230)
Eastvale city
Geography: Place

Prepared by Esri

Eastvale city...

Population Summary	
2010 Total Population	51,715
2020 Total Population	69,757
2020 Group Quarters	16
2023 Total Population	70,576
2023 Group Quarters	16
2028 Total Population	71,630
2023-2028 Annual Rate	0.30%
2023 Total Daytime Population	48,797
Workers	11,861
Residents	36,936
Household Summary	
2010 Households	13,093
2010 Average Household Size	3.95
2020 Total Households	17,704
2020 Average Household Size	3.94
2023 Households	17,987
2023 Average Household Size	3.92
2028 Households	18,277
2028 Average Household Size	3.92
2023-2028 Annual Rate	0.32%
2010 Families	11,802
2010 Average Family Size	4.06
2023 Families	15,909
2023 Average Family Size	4.08
2028 Families	16,141
2028 Average Family Size	4.08
2023-2028 Annual Rate	0.29%
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
Owner Occupied Housing Units	73.6%
Renter Occupied Housing Units	24.0%
Vacant Housing Units	2.4%
2023 Housing Units	18,410
Owner Occupied Housing Units	77.6%
Renter Occupied Housing Units	20.2%
Vacant Housing Units	2.3%
2028 Housing Units	18,679
Owner Occupied Housing Units	78.4%
Renter Occupied Housing Units	19.4%
Vacant Housing Units	2.2%

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.

February 01, 2024



Community Profile

Eastvale city, CA (0621230)
Eastvale city
Geography: Place

Prepared by Esri

Eastvale city...

2023 Households by Income

Household Income Base	17,987
<\$15,000	3.5%
\$15,000 - \$24,999	0.9%
\$25,000 - \$34,999	2.3%
\$35,000 - \$49,999	4.3%
\$50,000 - \$74,999	10.1%
\$75,000 - \$99,999	9.6%
\$100,000 - \$149,999	22.7%
\$150,000 - \$199,999	19.1%
\$200,000+	27.4%
Average Household Income	\$173,664

2028 Households by Income

Household Income Base	18,277
<\$15,000	3.1%
\$15,000 - \$24,999	0.6%
\$25,000 - \$34,999	1.6%
\$35,000 - \$49,999	2.9%
\$50,000 - \$74,999	7.6%
\$75,000 - \$99,999	7.9%
\$100,000 - \$149,999	22.4%
\$150,000 - \$199,999	21.6%
\$200,000+	32.3%
Average Household Income	\$197,700

2023 Owner Occupied Housing Units by Value

Total	14,277
<\$50,000	1.5%
\$50,000 - \$99,999	0.6%
\$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	0.3%
\$400,000 - \$499,999	3.7%
\$500,000 - \$749,999	85.0%
\$750,000 - \$999,999	8.1%
\$1,000,000 - \$1,499,999	0.7%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.1%
Average Home Value	\$632,375

2028 Owner Occupied Housing Units by Value

Total	14,651
<\$50,000	1.5%
\$50,000 - \$99,999	0.7%
\$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	0.2%
\$400,000 - \$499,999	3.3%
\$500,000 - \$749,999	83.4%
\$750,000 - \$999,999	9.9%
\$1,000,000 - \$1,499,999	0.8%
\$1,500,000 - \$1,999,999	0.0%
\$2,000,000 +	0.1%
Average Home Value	\$638,903

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

February 01, 2024



Community Profile

Eastvale city, CA (0621230)
Eastvale city
Geography: Place

Prepared by Esri

Eastvale city...

Median Household Income	
2023	\$139,497
2028	\$156,392
Median Home Value	
2023	\$629,275
2028	\$632,930
Per Capita Income	
2023	\$44,260
2028	\$50,445
Median Age	
2010	30.9
2020	35.1
2023	32.6
2028	33.1
2020 Population by Age	
Total	69,757
0 - 4	6.1%
5 - 9	8.3%
10 - 14	9.3%
15 - 24	14.9%
25 - 34	11.2%
35 - 44	16.1%
45 - 54	15.3%
55 - 64	10.0%
65 - 74	5.9%
75 - 84	2.3%
85 +	0.6%
18 +	71.0%
2023 Population by Age	
Total	70,576
0 - 4	8.6%
5 - 9	9.5%
10 - 14	9.2%
15 - 24	11.3%
25 - 34	15.6%
35 - 44	17.6%
45 - 54	13.4%
55 - 64	8.0%
65 - 74	4.7%
75 - 84	1.7%
85 +	0.4%
18 +	68.6%
2028 Population by Age	
Total	71,630
0 - 4	9.0%
5 - 9	9.4%
10 - 14	8.7%
15 - 24	10.4%
25 - 34	16.5%
35 - 44	19.6%
45 - 54	12.5%
55 - 64	7.3%
65 - 74	4.4%
75 - 84	1.8%
85 +	0.4%
18 +	68.6%
2020 Population by Sex	

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

February 01, 2024



Community Profile

Eastvale city, CA (0621230)
Eastvale city
Geography: Place

Prepared by Esri

	Eastvale city...
Males	34,167
Females	35,590
2023 Population by Sex	
Males	34,885
Females	35,691
2028 Population by Sex	
Males	35,199
Females	36,431
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
2023 Population by Race/Ethnicity	
Total	70,576
White Alone	24.9%
Black Alone	8.7%
American Indian Alone	0.9%
Asian Alone	31.3%
Pacific Islander Alone	0.3%
Some Other Race Alone	16.4%
Two or More Races	17.5%
Hispanic Origin	38.6%
Diversity Index	88.2
2028 Population by Race/Ethnicity	
Total	71,630
White Alone	22.2%
Black Alone	8.5%
American Indian Alone	1.0%
Asian Alone	32.4%
Pacific Islander Alone	0.3%
Some Other Race Alone	17.5%
Two or More Races	18.0%
Hispanic Origin	39.8%
Diversity Index	88.3

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

February 01, 2024



Community Profile

Eastvale city, CA (0621230)
Eastvale city
Geography: Place

Prepared by Esri

Eastvale city...

2020 Population by Relationship and Household Type

Total	69,757
In Households	100.0%
Householder	25.4%
Opposite-Sex Spouse	17.8%
Same-Sex Spouse	0.1%
Opposite-Sex Unmarried Partner	1.1%
Same-Sex Unmarried Partner	0.1%
Biological Child	36.0%
Adopted Child	0.6%
Stepchild	1.5%
Grandchild	3.1%
Brother or Sister	1.9%
Parent	3.6%
Parent-in-law	1.4%
Son-in-law or Daughter-in-law	0.9%
Other Relatives	3.0%
Foster Child	0.2%
Other Nonrelatives	3.4%
In Group Quarters	0.0%
Institutionalized	0.0%
Noninstitutionalized	0.0%

2023 Population 25+ by Educational Attainment

Total	43,374
Less than 9th Grade	5.0%
9th - 12th Grade, No Diploma	4.0%
High School Graduate	17.3%
GED/Alternative Credential	1.3%
Some College, No Degree	18.1%
Associate Degree	9.2%
Bachelor's Degree	32.1%
Graduate/Professional Degree	12.9%

2023 Population 15+ by Marital Status

Total	51,370
Never Married	32.6%
Married	58.4%
Widowed	2.8%
Divorced	6.2%

2023 Civilian Population 16+ in Labor Force

Civilian Population 16+	35,376
Population 16+ Employed	96.6%
Population 16+ Unemployment rate	3.4%
Population 16-24 Employed	8.7%
Population 16-24 Unemployment rate	7.8%
Population 25-54 Employed	78.5%
Population 25-54 Unemployment rate	2.5%
Population 55-64 Employed	10.5%
Population 55-64 Unemployment rate	3.6%
Population 65+ Employed	2.4%
Population 65+ Unemployment rate	14.9%

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

February 01, 2024



Community Profile

Eastvale city, CA (0621230)
Eastvale city
Geography: Place

Prepared by Esri

Eastvale city...

2023 Employed Population 16+ by Industry

Total	34,177
Agriculture/Mining	0.8%
Construction	5.2%
Manufacturing	10.1%
Wholesale Trade	2.9%
Retail Trade	10.9%
Transportation/Utilities	9.2%
Information	1.1%
Finance/Insurance/Real Estate	7.7%
Services	43.3%
Public Administration	8.9%

2023 Employed Population 16+ by Occupation

Total	34,177
White Collar	69.7%
Management/Business/Financial	19.0%
Professional	29.3%
Sales	9.5%
Administrative Support	11.9%
Services	14.2%
Blue Collar	16.1%
Farming/Forestry/Fishing	0.1%
Construction/Extraction	2.8%
Installation/Maintenance/Repair	2.2%
Production	3.7%
Transportation/Material Moving	7.2%

2020 Households by Type

Total	17,704
Married Couple Households	70.4%
With Own Children <18	41.1%
Without Own Children <18	29.3%
Cohabiting Couple Households	4.6%
With Own Children <18	2.3%
Without Own Children <18	2.2%
Male Householder, No Spouse/Partner	10.0%
Living Alone	2.8%
65 Years and over	0.4%
With Own Children <18	2.4%
Without Own Children <18, With Relatives	3.6%
No Relatives Present	1.2%
Female Householder, No Spouse/Partner	15.0%
Living Alone	3.3%
65 Years and over	1.1%
With Own Children <18	4.6%
Without Own Children <18, With Relatives	6.2%
No Relatives Present	0.8%

2020 Households by Size

Total	17,704
1 Person Household	6.2%
2 Person Household	17.5%
3 Person Household	18.4%
4 Person Household	25.6%
5 Person Household	16.3%
6 Person Household	8.9%
7 + Person Household	7.2%

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

February 01, 2024



Community Profile

Eastvale city, CA (0621230)
Eastvale city
Geography: Place

Prepared by Esri

Eastvale city...

2020 Households by Tenure and Mortgage Status

Total	17,704
Owner Occupied	75.4%
Owned with a Mortgage/Loan	66.9%
Owned Free and Clear	8.5%
Renter Occupied	24.6%

2023 Affordability, Mortgage and Wealth

Housing Affordability Index	84
Percent of Income for Mortgage	27.1%
Wealth Index	159

2020 Housing Units By Urban/ Rural Status

Total	18,134
Urban Housing Units	99.9%
Rural Housing Units	0.1%

2020 Population By Urban/ Rural Status

Total	69,757
Urban Population	99.9%
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.

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

February 01, 2024



Community Profile

Eastvale city, CA (0621230)
 Eastvale city
 Geography: Place

Prepared by Esri

Eastvale city...

Top 3 Tapestry Segments

1. Boomburbs (1C)
2. Up and Coming Families (7A)
- 3.

2023 Consumer Spending

Apparel & Services: Total \$	\$62,751,166
Average Spent	\$3,488.70
Spending Potential Index	159
Education: Total \$	\$49,226,831
Average Spent	\$2,736.80
Spending Potential Index	153
Entertainment/Recreation: Total \$	\$110,010,683
Average Spent	\$6,116.12
Spending Potential Index	162
Food at Home: Total \$	\$180,824,452
Average Spent	\$10,053.06
Spending Potential Index	148
Food Away from Home: Total \$	\$110,660,125
Average Spent	\$6,152.23
Spending Potential Index	165
Health Care: Total \$	\$197,815,466
Average Spent	\$10,997.69
Spending Potential Index	149
HH Furnishings & Equipment: Total \$	\$85,895,870
Average Spent	\$4,775.44
Spending Potential Index	162
Personal Care Products & Services: Total \$	\$27,623,250
Average Spent	\$1,535.73
Spending Potential Index	161
Shelter: Total \$	\$706,864,120
Average Spent	\$39,298.61
Spending Potential Index	159
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$93,695,488
Average Spent	\$5,209.07
Spending Potential Index	167
Travel: Total \$	\$70,036,311
Average Spent	\$3,893.72
Spending Potential Index	173
Vehicle Maintenance & Repairs: Total \$	\$36,927,482
Average Spent	\$2,053.01
Spending Potential Index	157

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.

February 01, 2024