



Community Profile

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

Prepared by Esri

Meadowbrook C...

Population Summary	
2010 Total Population	3,319
2020 Total Population	3,142
2020 Group Quarters	15
2023 Total Population	3,204
2023 Group Quarters	15
2028 Total Population	3,292
2023-2028 Annual Rate	0.54%
2023 Total Daytime Population	2,168
Workers	268
Residents	1,900
Household Summary	
2010 Households	1,009
2010 Average Household Size	3.28
2020 Total Households	976
2020 Average Household Size	3.20
2023 Households	985
2023 Average Household Size	3.24
2028 Households	1,005
2028 Average Household Size	3.26
2023-2028 Annual Rate	0.40%
2010 Families	738
2010 Average Family Size	3.81
2023 Families	701
2023 Average Family Size	3.80
2028 Families	723
2028 Average Family Size	3.83
2023-2028 Annual Rate	0.62%
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
Owner Occupied Housing Units	59.0%
Renter Occupied Housing Units	30.0%
Vacant Housing Units	11.0%
2023 Housing Units	1,105
Owner Occupied Housing Units	65.3%
Renter Occupied Housing Units	23.8%
Vacant Housing Units	10.9%
2028 Housing Units	1,122
Owner Occupied Housing Units	65.7%
Renter Occupied Housing Units	23.9%
Vacant Housing Units	10.4%

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	985
<\$15,000	8.1%
\$15,000 - \$24,999	7.9%
\$25,000 - \$34,999	8.3%
\$35,000 - \$49,999	13.8%
\$50,000 - \$74,999	18.9%
\$75,000 - \$99,999	13.8%
\$100,000 - \$149,999	17.8%
\$150,000 - \$199,999	7.0%
\$200,000+	4.4%
Average Household Income	\$85,921

2028 Households by Income

Household Income Base	1,005
<\$15,000	7.3%
\$15,000 - \$24,999	5.3%
\$25,000 - \$34,999	6.5%
\$35,000 - \$49,999	11.1%
\$50,000 - \$74,999	18.4%
\$75,000 - \$99,999	15.3%
\$100,000 - \$149,999	20.2%
\$150,000 - \$199,999	10.5%
\$200,000+	5.4%
Average Household Income	\$99,634

2023 Owner Occupied Housing Units by Value

Total	722
<\$50,000	3.0%
\$50,000 - \$99,999	4.7%
\$100,000 - \$149,999	1.8%
\$150,000 - \$199,999	1.8%
\$200,000 - \$249,999	1.4%
\$250,000 - \$299,999	1.1%
\$300,000 - \$399,999	8.7%
\$400,000 - \$499,999	14.7%
\$500,000 - \$749,999	59.7%
\$750,000 - \$999,999	2.8%
\$1,000,000 - \$1,499,999	0.1%
\$1,500,000 - \$1,999,999	0.1%
\$2,000,000 +	0.0%
Average Home Value	\$513,954

2028 Owner Occupied Housing Units by Value

Total	737
<\$50,000	2.7%
\$50,000 - \$99,999	5.0%
\$100,000 - \$149,999	1.5%
\$150,000 - \$199,999	1.4%
\$200,000 - \$249,999	1.4%
\$250,000 - \$299,999	1.1%
\$300,000 - \$399,999	7.7%
\$400,000 - \$499,999	14.0%
\$500,000 - \$749,999	60.8%
\$750,000 - \$999,999	3.7%
\$1,000,000 - \$1,499,999	0.5%
\$1,500,000 - \$1,999,999	0.3%
\$2,000,000 +	0.0%
Average Home Value	\$528,189

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.

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Median Household Income	
2023	\$63,323
2028	\$76,756
Median Home Value	
2023	\$553,364
2028	\$562,779
Per Capita Income	
2023	\$26,422
2028	\$30,424
Median Age	
2010	36.8
2020	37.7
2023	36.5
2028	36.4
2020 Population by Age	
Total	3,142
0 - 4	5.9%
5 - 9	5.5%
10 - 14	7.1%
15 - 24	14.5%
25 - 34	13.7%
35 - 44	12.1%
45 - 54	11.4%
55 - 64	13.7%
65 - 74	9.9%
75 - 84	4.9%
85 +	1.4%
18 +	77.1%
2023 Population by Age	
Total	3,204
0 - 4	6.2%
5 - 9	6.5%
10 - 14	6.3%
15 - 24	13.8%
25 - 34	15.7%
35 - 44	10.3%
45 - 54	11.8%
55 - 64	12.9%
65 - 74	10.2%
75 - 84	4.9%
85 +	1.3%
18 +	77.0%
2028 Population by Age	
Total	3,292
0 - 4	6.7%
5 - 9	6.5%
10 - 14	6.8%
15 - 24	12.8%
25 - 34	15.3%
35 - 44	12.0%
45 - 54	10.3%
55 - 64	12.2%
65 - 74	10.1%
75 - 84	5.9%
85 +	1.5%
18 +	76.4%
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.

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Males	1,631
Females	1,511
2023 Population by Sex	
Males	1,682
Females	1,522
2028 Population by Sex	
Males	1,707
Females	1,585
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
2023 Population by Race/Ethnicity	
Total	3,204
White Alone	36.0%
Black Alone	2.5%
American Indian Alone	2.7%
Asian Alone	2.6%
Pacific Islander Alone	0.2%
Some Other Race Alone	37.5%
Two or More Races	18.6%
Hispanic Origin	64.2%
Diversity Index	83.4
2028 Population by Race/Ethnicity	
Total	3,292
White Alone	31.8%
Black Alone	2.9%
American Indian Alone	3.0%
Asian Alone	2.5%
Pacific Islander Alone	0.2%
Some Other Race Alone	40.5%
Two or More Races	19.1%
Hispanic Origin	67.3%
Diversity Index	82.9

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.

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2020 Population by Relationship and Household Type	
Total	3,142
In Households	99.5%
Householder	31.4%
Opposite-Sex Spouse	13.5%
Same-Sex Spouse	0.1%
Opposite-Sex Unmarried Partner	2.5%
Same-Sex Unmarried Partner	0.1%
Biological Child	28.1%
Adopted Child	0.5%
Stepchild	1.0%
Grandchild	6.7%
Brother or Sister	2.8%
Parent	2.2%
Parent-in-law	0.4%
Son-in-law or Daughter-in-law	1.1%
Other Relatives	3.5%
Foster Child	0.1%
Other Nonrelatives	5.5%
In Group Quarters	0.5%
Institutionalized	0.0%
Noninstitutionalized	0.5%
2023 Population 25+ by Educational Attainment	
Total	2,152
Less than 9th Grade	18.4%
9th - 12th Grade, No Diploma	9.7%
High School Graduate	34.5%
GED/Alternative Credential	5.3%
Some College, No Degree	18.7%
Associate Degree	6.6%
Bachelor's Degree	5.8%
Graduate/Professional Degree	1.1%
2023 Population 15+ by Marital Status	
Total	2,595
Never Married	32.8%
Married	54.7%
Widowed	2.7%
Divorced	9.8%
2023 Civilian Population 16+ in Labor Force	
Civilian Population 16+	1,389
Population 16+ Employed	95.2%
Population 16+ Unemployment rate	4.8%
Population 16-24 Employed	11.7%
Population 16-24 Unemployment rate	8.8%
Population 25-54 Employed	65.7%
Population 25-54 Unemployment rate	2.0%
Population 55-64 Employed	17.1%
Population 55-64 Unemployment rate	13.1%
Population 65+ Employed	5.4%
Population 65+ Unemployment rate	0.0%

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 Employed Population 16+ by Industry

Total	1,322
Agriculture/Mining	1.9%
Construction	15.7%
Manufacturing	11.0%
Wholesale Trade	1.2%
Retail Trade	26.2%
Transportation/Utilities	14.2%
Information	0.0%
Finance/Insurance/Real Estate	1.1%
Services	27.5%
Public Administration	1.0%

2023 Employed Population 16+ by Occupation

Total	1,322
White Collar	47.0%
Management/Business/Financial	18.5%
Professional	7.4%
Sales	7.3%
Administrative Support	13.8%
Services	10.1%
Blue Collar	42.9%
Farming/Forestry/Fishing	0.5%
Construction/Extraction	8.0%
Installation/Maintenance/Repair	3.9%
Production	12.5%
Transportation/Material Moving	18.1%

2020 Households by Type

Total	976
Married Couple Households	43.8%
With Own Children <18	18.0%
Without Own Children <18	25.7%
Cohabiting Couple Households	7.2%
With Own Children <18	3.2%
Without Own Children <18	4.0%
Male Householder, No Spouse/Partner	23.1%
Living Alone	11.3%
65 Years and over	4.7%
With Own Children <18	1.3%
Without Own Children <18, With Relatives	7.6%
No Relatives Present	2.9%
Female Householder, No Spouse/Partner	26.0%
Living Alone	9.5%
65 Years and over	4.7%
With Own Children <18	5.6%
Without Own Children <18, With Relatives	9.2%
No Relatives Present	1.6%

2020 Households by Size

Total	976
1 Person Household	20.8%
2 Person Household	25.7%
3 Person Household	14.4%
4 Person Household	13.2%
5 Person Household	12.2%
6 Person Household	5.9%
7 + Person Household	7.7%

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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2020 Households by Tenure and Mortgage Status

Total	976
Owner Occupied	66.3%
Owned with a Mortgage/Loan	40.8%
Owned Free and Clear	25.5%
Renter Occupied	33.7%

2023 Affordability, Mortgage and Wealth

Housing Affordability Index	49
Percent of Income for Mortgage	52.5%
Wealth Index	65

2020 Housing Units By Urban/ Rural Status

Total	1,097
Urban Housing Units	0.0%
Rural Housing Units	100.0%

2020 Population By Urban/ Rural Status

Total	3,142
Urban Population	0.0%
Rural Population	100.0%

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)

2023 Consumer Spending

Apparel & Services: Total \$	\$1,793,919
Average Spent	\$1,821.24
Spending Potential Index	83
Education: Total \$	\$1,173,302
Average Spent	\$1,191.17
Spending Potential Index	66
Entertainment/Recreation: Total \$	\$3,006,882
Average Spent	\$3,052.67
Spending Potential Index	81
Food at Home: Total \$	\$5,573,983
Average Spent	\$5,658.87
Spending Potential Index	83
Food Away from Home: Total \$	\$3,179,505
Average Spent	\$3,227.92
Spending Potential Index	87
Health Care: Total \$	\$6,105,815
Average Spent	\$6,198.80
Spending Potential Index	84
HH Furnishings & Equipment: Total \$	\$2,389,613
Average Spent	\$2,426.00
Spending Potential Index	82
Personal Care Products & Services: Total \$	\$787,063
Average Spent	\$799.05
Spending Potential Index	84
Shelter: Total \$	\$19,596,167
Average Spent	\$19,894.59
Spending Potential Index	80
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$2,530,500
Average Spent	\$2,569.04
Spending Potential Index	82
Travel: Total \$	\$1,740,342
Average Spent	\$1,766.84
Spending Potential Index	79
Vehicle Maintenance & Repairs: Total \$	\$1,143,824
Average Spent	\$1,161.24
Spending Potential Index	89

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.

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