



Community Profile

44655-Bear Creek Village
 36100 Hidden Springs Rd
 Rings: 1, 3, 5 mile radii

Property Capsule 1
 Latitude: 33.59558
 Longitude: -117.24770

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	2,822	33,123	66,429
2010 Total Population	5,373	57,193	113,525
2019 Total Population	7,826	63,197	129,426
2019 Group Quarters	4	210	268
2024 Total Population	8,566	66,609	138,186
2019-2024 Annual Rate	1.82%	1.06%	1.32%
2019 Total Daytime Population	7,425	45,595	104,671
Workers	2,915	9,823	32,922
Residents	4,510	35,772	71,749
Household Summary			
2000 Households	793	11,006	21,574
2000 Average Household Size	3.55	2.99	3.07
2010 Households	1,670	18,434	35,981
2010 Average Household Size	3.21	3.09	3.15
2019 Households	2,399	20,255	40,568
2019 Average Household Size	3.26	3.11	3.18
2024 Households	2,609	21,209	42,970
2024 Average Household Size	3.28	3.13	3.21
2019-2024 Annual Rate	1.69%	0.92%	1.16%
2010 Families	1,301	14,578	28,454
2010 Average Family Size	3.62	3.46	3.51
2019 Families	1,871	15,955	32,012
2019 Average Family Size	3.66	3.49	3.55
2024 Families	2,035	16,701	33,915
2024 Average Family Size	3.68	3.52	3.58
2019-2024 Annual Rate	1.69%	0.92%	1.16%
Housing Unit Summary			
2000 Housing Units	821	11,632	22,688
Owner Occupied Housing Units	85.0%	81.0%	77.0%
Renter Occupied Housing Units	11.6%	13.6%	18.1%
Vacant Housing Units	3.4%	5.4%	4.9%
2010 Housing Units	1,773	19,761	38,865
Owner Occupied Housing Units	66.6%	71.2%	67.3%
Renter Occupied Housing Units	27.6%	22.1%	25.3%
Vacant Housing Units	5.8%	6.7%	7.4%
2019 Housing Units	2,448	21,041	42,519
Owner Occupied Housing Units	64.7%	70.5%	67.1%
Renter Occupied Housing Units	33.3%	25.8%	28.3%
Vacant Housing Units	2.0%	3.7%	4.6%
2024 Housing Units	2,665	22,068	45,089
Owner Occupied Housing Units	65.2%	70.2%	66.9%
Renter Occupied Housing Units	32.7%	25.9%	28.4%
Vacant Housing Units	2.1%	3.9%	4.7%
Median Household Income			
2019	\$80,278	\$83,595	\$81,716
2024	\$91,281	\$95,023	\$93,383
Median Home Value			
2019	\$414,253	\$402,689	\$395,337
2024	\$478,558	\$454,295	\$451,828
Per Capita Income			
2019	\$29,895	\$34,297	\$32,349
2024	\$34,082	\$38,707	\$36,806
Median Age			
2010	34.1	36.8	34.4
2019	33.8	37.3	35.1
2024	34.2	37.3	35.1

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2019 Households by Income			
Household Income Base	2,399	20,255	40,568
<\$15,000	7.3%	5.3%	5.8%
\$15,000 - \$24,999	6.3%	5.6%	5.3%
\$25,000 - \$34,999	4.7%	6.9%	7.2%
\$35,000 - \$49,999	7.9%	9.2%	9.5%
\$50,000 - \$74,999	19.5%	17.1%	17.3%
\$75,000 - \$99,999	15.6%	14.3%	14.4%
\$100,000 - \$149,999	21.4%	21.3%	21.6%
\$150,000 - \$199,999	9.9%	10.9%	10.3%
\$200,000+	7.3%	9.4%	8.4%
Average Household Income	\$98,342	\$106,747	\$102,941
2024 Households by Income			
Household Income Base	2,609	21,209	42,970
<\$15,000	6.4%	4.5%	4.9%
\$15,000 - \$24,999	5.1%	4.5%	4.2%
\$25,000 - \$34,999	3.8%	5.7%	5.8%
\$35,000 - \$49,999	6.6%	7.8%	8.1%
\$50,000 - \$74,999	17.2%	15.5%	15.6%
\$75,000 - \$99,999	15.2%	14.2%	14.5%
\$100,000 - \$149,999	24.1%	23.2%	23.6%
\$150,000 - \$199,999	12.3%	13.3%	12.8%
\$200,000+	9.3%	11.3%	10.4%
Average Household Income	\$113,094	\$121,328	\$118,070
2019 Owner Occupied Housing Units by Value			
Total	1,585	14,823	28,528
<\$50,000	0.8%	0.8%	0.8%
\$50,000 - \$99,999	0.0%	0.3%	0.6%
\$100,000 - \$149,999	0.1%	0.3%	0.7%
\$150,000 - \$199,999	0.7%	1.2%	2.2%
\$200,000 - \$249,999	2.1%	3.4%	3.7%
\$250,000 - \$299,999	6.5%	8.3%	9.3%
\$300,000 - \$399,999	35.9%	35.1%	34.4%
\$400,000 - \$499,999	27.4%	25.2%	25.8%
\$500,000 - \$749,999	13.8%	11.4%	10.6%
\$750,000 - \$999,999	5.2%	7.4%	5.8%
\$1,000,000 - \$1,499,999	5.4%	4.7%	4.2%
\$1,500,000 - \$1,999,999	0.1%	1.0%	0.7%
\$2,000,000 +	2.0%	0.9%	1.1%
Average Home Value	\$518,821	\$503,373	\$484,488
2024 Owner Occupied Housing Units by Value			
Total	1,737	15,496	30,145
<\$50,000	0.2%	0.3%	0.3%
\$50,000 - \$99,999	0.0%	0.1%	0.2%
\$100,000 - \$149,999	0.0%	0.1%	0.2%
\$150,000 - \$199,999	0.2%	0.3%	0.7%
\$200,000 - \$249,999	0.7%	1.4%	2.0%
\$250,000 - \$299,999	2.2%	4.0%	4.3%
\$300,000 - \$399,999	21.8%	27.7%	26.1%
\$400,000 - \$499,999	31.5%	29.7%	31.3%
\$500,000 - \$749,999	21.0%	15.1%	16.0%
\$750,000 - \$999,999	11.1%	12.8%	10.6%
\$1,000,000 - \$1,499,999	8.2%	5.6%	5.5%
\$1,500,000 - \$1,999,999	0.1%	1.5%	1.1%
\$2,000,000 +	2.9%	1.4%	1.7%
Average Home Value	\$623,014	\$580,065	\$569,272

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2010 Population by Age			
Total	5,376	57,193	113,525
0 - 4	6.8%	6.0%	6.9%
5 - 9	7.7%	7.3%	7.7%
10 - 14	8.6%	8.8%	8.8%
15 - 24	16.2%	15.6%	15.6%
25 - 34	11.8%	10.0%	11.7%
35 - 44	14.5%	13.8%	14.5%
45 - 54	15.4%	16.1%	15.5%
55 - 64	9.1%	9.5%	9.0%
65 - 74	4.9%	6.4%	5.4%
75 - 84	3.3%	4.8%	3.6%
85 +	1.8%	1.7%	1.2%
18 +	70.9%	71.9%	70.7%
2019 Population by Age			
Total	7,826	63,199	129,424
0 - 4	7.1%	5.8%	6.6%
5 - 9	7.3%	6.5%	7.1%
10 - 14	7.4%	7.3%	7.5%
15 - 24	12.9%	13.4%	13.4%
25 - 34	17.2%	14.3%	15.4%
35 - 44	13.6%	11.9%	12.9%
45 - 54	12.9%	13.3%	13.0%
55 - 64	11.3%	12.3%	11.7%
65 - 74	6.2%	8.4%	7.2%
75 - 84	2.7%	4.9%	3.8%
85 +	1.4%	2.1%	1.5%
18 +	73.9%	75.9%	74.5%
2024 Population by Age			
Total	8,568	66,610	138,185
0 - 4	7.7%	6.1%	7.0%
5 - 9	7.5%	6.4%	7.1%
10 - 14	7.1%	6.9%	7.2%
15 - 24	10.9%	11.6%	11.8%
25 - 34	18.7%	15.5%	16.7%
35 - 44	16.6%	13.9%	14.8%
45 - 54	10.7%	11.3%	11.1%
55 - 64	10.2%	11.4%	10.7%
65 - 74	6.6%	9.3%	8.0%
75 - 84	2.9%	5.5%	4.2%
85 +	1.1%	2.0%	1.4%
18 +	73.9%	76.5%	74.6%
2010 Population by Sex			
Males	2,609	27,892	55,853
Females	2,764	29,301	57,672
2019 Population by Sex			
Males	3,836	30,838	63,477
Females	3,990	32,359	65,950
2024 Population by Sex			
Males	4,210	32,507	67,618
Females	4,356	34,102	70,568

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2010 Population by Race/Ethnicity			
Total	5,374	57,193	113,527
White Alone	70.2%	75.1%	71.9%
Black Alone	4.9%	3.7%	4.1%
American Indian Alone	0.9%	0.8%	0.8%
Asian Alone	7.3%	5.8%	6.3%
Pacific Islander Alone	0.3%	0.3%	0.3%
Some Other Race Alone	10.3%	9.0%	10.9%
Two or More Races	6.1%	5.3%	5.5%
Hispanic Origin	30.1%	25.8%	28.9%
Diversity Index	70.9	64.9	69.2
2019 Population by Race/Ethnicity			
Total	7,825	63,197	129,426
White Alone	63.9%	70.5%	67.2%
Black Alone	5.9%	4.3%	4.7%
American Indian Alone	0.9%	0.8%	0.9%
Asian Alone	8.8%	6.6%	7.3%
Pacific Islander Alone	0.4%	0.3%	0.4%
Some Other Race Alone	12.6%	11.1%	13.2%
Two or More Races	7.4%	6.3%	6.4%
Hispanic Origin	35.7%	31.4%	34.6%
Diversity Index	77.3	71.3	74.8
2024 Population by Race/Ethnicity			
Total	8,566	66,609	138,186
White Alone	61.1%	67.9%	64.6%
Black Alone	6.2%	4.5%	4.9%
American Indian Alone	0.9%	0.8%	0.9%
Asian Alone	9.7%	7.3%	8.1%
Pacific Islander Alone	0.5%	0.4%	0.4%
Some Other Race Alone	13.7%	12.2%	14.3%
Two or More Races	7.9%	6.8%	6.8%
Hispanic Origin	39.1%	34.9%	38.0%
Diversity Index	79.7	74.4	77.4
2010 Population by Relationship and Household Type			
Total	5,373	57,193	113,525
In Households	99.9%	99.6%	99.7%
In Family Households	90.5%	90.9%	90.9%
Householder	24.0%	25.5%	25.1%
Spouse	19.4%	20.7%	19.7%
Child	38.5%	36.9%	37.8%
Other relative	5.6%	5.1%	5.3%
Nonrelative	3.0%	2.6%	2.9%
In Nonfamily Households	9.4%	8.7%	8.8%
In Group Quarters	0.1%	0.4%	0.3%
Institutionalized Population	0.0%	0.2%	0.1%
Noninstitutionalized Population	0.1%	0.2%	0.1%

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2019 Population 25+ by Educational Attainment			
Total	5,106	42,371	84,740
Less than 9th Grade	5.1%	4.1%	4.1%
9th - 12th Grade, No Diploma	6.0%	5.2%	5.8%
High School Graduate	24.4%	23.2%	21.7%
GED/Alternative Credential	2.8%	2.4%	2.4%
Some College, No Degree	30.1%	28.4%	29.0%
Associate Degree	10.0%	8.4%	9.3%
Bachelor's Degree	15.0%	18.6%	18.3%
Graduate/Professional Degree	6.6%	9.7%	9.4%
2019 Population 15+ by Marital Status			
Total	6,112	50,841	102,048
Never Married	32.1%	30.8%	31.8%
Married	51.1%	53.4%	53.5%
Widowed	6.2%	6.2%	5.0%
Divorced	10.6%	9.6%	9.8%
2019 Civilian Population 16+ in Labor Force			
Civilian Employed	90.6%	93.1%	92.9%
Civilian Unemployed (Unemployment Rate)	9.4%	6.9%	7.1%
2019 Employed Population 16+ by Industry			
Total	3,312	27,734	58,274
Agriculture/Mining	1.1%	0.8%	0.7%
Construction	7.3%	8.3%	8.9%
Manufacturing	5.9%	8.0%	8.3%
Wholesale Trade	1.8%	2.2%	2.3%
Retail Trade	9.3%	11.4%	11.8%
Transportation/Utilities	8.8%	6.3%	5.2%
Information	2.0%	1.8%	1.7%
Finance/Insurance/Real Estate	5.9%	5.5%	5.7%
Services	49.0%	49.2%	49.4%
Public Administration	8.8%	6.6%	6.0%
2019 Employed Population 16+ by Occupation			
Total	3,312	27,736	58,273
White Collar	62.2%	63.1%	60.2%
Management/Business/Financial	12.4%	15.3%	14.5%
Professional	19.0%	22.2%	21.0%
Sales	9.2%	11.8%	12.6%
Administrative Support	21.6%	13.9%	12.1%
Services	20.2%	19.8%	21.5%
Blue Collar	17.7%	17.1%	18.3%
Farming/Forestry/Fishing	0.3%	0.3%	0.4%
Construction/Extraction	4.9%	4.9%	5.2%
Installation/Maintenance/Repair	3.1%	3.9%	3.7%
Production	3.3%	3.7%	4.1%
Transportation/Material Moving	6.0%	4.3%	4.9%
2010 Population By Urban/ Rural Status			
Total Population	5,373	57,193	113,525
Population Inside Urbanized Area	99.8%	96.6%	95.9%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.2%	3.4%	4.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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2010 Households by Type			
Total	1,670	18,435	35,981
Households with 1 Person	16.8%	16.4%	15.9%
Households with 2+ People	83.2%	83.6%	84.1%
Family Households	77.9%	79.1%	79.1%
Husband-wife Families	62.5%	64.0%	62.1%
With Related Children	36.3%	33.6%	34.8%
Other Family (No Spouse Present)	15.4%	15.1%	16.9%
Other Family with Male Householder	5.0%	4.7%	5.5%
With Related Children	3.4%	2.9%	3.5%
Other Family with Female Householder	10.4%	10.3%	11.4%
With Related Children	6.8%	6.7%	7.6%
Nonfamily Households	5.3%	4.6%	5.0%
All Households with Children	47.2%	43.7%	46.5%
Multigenerational Households	8.7%	6.8%	6.9%
Unmarried Partner Households	6.6%	5.5%	6.2%
Male-female	5.9%	5.0%	5.5%
Same-sex	0.7%	0.5%	0.7%
2010 Households by Size			
Total	1,670	18,435	35,981
1 Person Household	16.8%	16.4%	15.9%
2 Person Household	24.0%	29.5%	27.8%
3 Person Household	18.1%	16.7%	17.5%
4 Person Household	19.0%	18.6%	19.2%
5 Person Household	12.0%	10.6%	11.0%
6 Person Household	5.7%	4.8%	5.0%
7 + Person Household	4.4%	3.5%	3.6%
2010 Households by Tenure and Mortgage Status			
Total	1,670	18,434	35,981
Owner Occupied	70.7%	76.3%	72.7%
Owned with a Mortgage/Loan	64.6%	63.8%	62.3%
Owned Free and Clear	6.1%	12.5%	10.4%
Renter Occupied	29.3%	23.7%	27.3%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	1,773	19,761	38,865
Housing Units Inside Urbanized Area	99.8%	96.4%	95.4%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.2%	3.6%	4.6%

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.



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Top 3 Tapestry Segments			
1.	Pleasantville (2B)	Boomburbs (1C)	Up and Coming Families (7A)
2.	Up and Coming Families (7A)	Soccer Moms (4A)	Boomburbs (1C)
3.	Boomburbs (1C)	Pleasantville (2B)	Soccer Moms (4A)
2019 Consumer Spending			
Apparel & Services: Total \$	\$5,765,398	\$52,659,528	\$103,210,259
Average Spent	\$2,403.25	\$2,599.83	\$2,544.13
Spending Potential Index	112	121	119
Education: Total \$	\$4,466,756	\$39,490,353	\$74,412,004
Average Spent	\$1,861.92	\$1,949.66	\$1,834.25
Spending Potential Index	117	122	115
Entertainment/Recreation: Total \$	\$8,692,974	\$79,809,019	\$154,471,920
Average Spent	\$3,623.58	\$3,940.21	\$3,807.73
Spending Potential Index	111	121	116
Food at Home: Total \$	\$13,229,352	\$123,547,111	\$241,106,234
Average Spent	\$5,514.53	\$6,099.59	\$5,943.26
Spending Potential Index	107	118	115
Food Away from Home: Total \$	\$9,814,039	\$90,558,540	\$177,490,575
Average Spent	\$4,090.89	\$4,470.92	\$4,375.14
Spending Potential Index	111	122	119
Health Care: Total \$	\$15,105,785	\$142,949,738	\$275,823,138
Average Spent	\$6,296.70	\$7,057.50	\$6,799.03
Spending Potential Index	106	119	115
HH Furnishings & Equipment: Total \$	\$5,838,596	\$53,442,277	\$104,620,843
Average Spent	\$2,433.76	\$2,638.47	\$2,578.90
Spending Potential Index	114	124	121
Personal Care Products & Services: Total \$	\$2,409,533	\$22,477,192	\$43,876,954
Average Spent	\$1,004.39	\$1,109.71	\$1,081.57
Spending Potential Index	113	125	122
Shelter: Total \$	\$49,377,506	\$452,818,486	\$871,993,284
Average Spent	\$20,582.54	\$22,355.89	\$21,494.61
Spending Potential Index	111	121	116
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$6,523,662	\$61,422,598	\$118,546,243
Average Spent	\$2,719.33	\$3,032.47	\$2,922.16
Spending Potential Index	110	122	118
Travel: Total \$	\$6,313,058	\$57,544,900	\$109,991,468
Average Spent	\$2,631.54	\$2,841.02	\$2,711.29
Spending Potential Index	117	127	121
Vehicle Maintenance & Repairs: Total \$	\$2,908,473	\$27,385,895	\$53,727,432
Average Spent	\$1,212.37	\$1,352.06	\$1,324.38
Spending Potential Index	106	118	116

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 2016 and 2017 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024 Esri converted Census 2000 data into 2010 geography.