



Demographic and Income Comparison Profile

44756-River Oaks
 24235 Magic Mountain Pkwy
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 34.41882
 Longitude: -118.55916

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	14,020	89,783	188,561
Households	6,008	31,709	60,648
Families	3,848	23,073	46,014
Average Household Size	2.33	2.81	2.97
Owner Occupied Housing Units	3,358	21,654	44,021
Renter Occupied Housing Units	2,650	10,055	16,627
Median Age	36.8	37.0	35.5
2019 Summary			
Population	14,057	97,667	202,772
Households	5,931	33,993	64,458
Families	3,827	24,886	49,125
Average Household Size	2.37	2.86	3.01
Owner Occupied Housing Units	3,198	23,367	46,829
Renter Occupied Housing Units	2,733	10,626	17,629
Median Age	38.2	38.4	36.6
Median Household Income	\$101,671	\$107,723	\$107,499
Average Household Income	\$129,570	\$137,439	\$135,250
2024 Summary			
Population	14,044	100,400	208,281
Households	5,892	34,734	65,885
Families	3,821	25,516	50,369
Average Household Size	2.38	2.87	3.03
Owner Occupied Housing Units	3,281	24,357	48,570
Renter Occupied Housing Units	2,612	10,377	17,315
Median Age	38.2	39.1	37.5
Median Household Income	\$116,790	\$123,262	\$122,417
Average Household Income	\$152,407	\$160,615	\$158,724
Trends: 2019-2024 Annual Rate			
Population	-0.02%	0.55%	0.54%
Households	-0.13%	0.43%	0.44%
Families	-0.03%	0.50%	0.50%
Owner Households	0.51%	0.83%	0.73%
Median Household Income	2.81%	2.73%	2.63%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



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2019 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	268	4.5%	1,614	4.7%	2,815	4.4%
\$15,000 - \$24,999	179	3.0%	1,191	3.5%	2,396	3.7%
\$25,000 - \$34,999	212	3.6%	1,395	4.1%	2,602	4.0%
\$35,000 - \$49,999	300	5.1%	2,201	6.5%	4,487	7.0%
\$50,000 - \$74,999	864	14.6%	4,271	12.6%	8,015	12.4%
\$75,000 - \$99,999	1,074	18.1%	4,627	13.6%	8,668	13.4%
\$100,000 - \$149,999	1,299	21.9%	7,569	22.3%	14,762	22.9%
\$150,000 - \$199,999	766	12.9%	4,714	13.9%	9,182	14.2%
\$200,000+	969	16.3%	6,412	18.9%	11,531	17.9%
Median Household Income	\$101,671		\$107,723		\$107,499	
Average Household Income	\$129,570		\$137,439		\$135,250	
Per Capita Income	\$53,070		\$47,971		\$43,315	

2024 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	217	3.7%	1,339	3.9%	2,304	3.5%
\$15,000 - \$24,999	133	2.3%	902	2.6%	1,787	2.7%
\$25,000 - \$34,999	163	2.8%	1,113	3.2%	2,057	3.1%
\$35,000 - \$49,999	235	4.0%	1,829	5.3%	3,690	5.6%
\$50,000 - \$74,999	696	11.8%	3,728	10.7%	7,030	10.7%
\$75,000 - \$99,999	930	15.8%	4,168	12.0%	7,946	12.1%
\$100,000 - \$149,999	1,304	22.1%	7,538	21.7%	14,676	22.3%
\$150,000 - \$199,999	954	16.2%	5,771	16.6%	11,087	16.8%
\$200,000+	1,259	21.4%	8,347	24.0%	15,309	23.2%
Median Household Income	\$116,790		\$123,262		\$122,417	
Average Household Income	\$152,407		\$160,615		\$158,724	
Per Capita Income	\$62,071		\$55,727		\$50,529	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



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2010 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	873	6.2%	5,638	6.3%	11,856	6.3%
Age 5 - 9	880	6.3%	6,640	7.4%	13,823	7.3%
Age 10 - 14	861	6.1%	7,105	7.9%	14,997	8.0%
Age 15 - 19	895	6.4%	6,777	7.5%	15,554	8.2%
Age 20 - 24	937	6.7%	5,598	6.2%	13,243	7.0%
Age 25 - 34	2,152	15.4%	10,469	11.7%	23,400	12.4%
Age 35 - 44	2,287	16.3%	14,483	16.1%	30,492	16.2%
Age 45 - 54	2,398	17.1%	14,944	16.6%	30,807	16.3%
Age 55 - 64	1,602	11.4%	9,468	10.5%	18,475	9.8%
Age 65 - 74	702	5.0%	4,991	5.6%	9,075	4.8%
Age 75 - 84	335	2.4%	2,564	2.9%	4,747	2.5%
Age 85+	99	0.7%	1,104	1.2%	2,092	1.1%

2019 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	776	5.5%	5,595	5.7%	11,736	5.8%
Age 5 - 9	793	5.6%	6,212	6.4%	12,977	6.4%
Age 10 - 14	803	5.7%	6,872	7.0%	14,221	7.0%
Age 15 - 19	769	5.5%	6,725	6.9%	14,583	7.2%
Age 20 - 24	848	6.0%	5,774	5.9%	13,942	6.9%
Age 25 - 34	2,358	16.8%	13,150	13.5%	29,339	14.5%
Age 35 - 44	2,032	14.5%	13,154	13.5%	27,977	13.8%
Age 45 - 54	2,012	14.3%	14,380	14.7%	29,091	14.3%
Age 55 - 64	1,931	13.7%	12,649	13.0%	24,923	12.3%
Age 65 - 74	1,192	8.5%	8,042	8.2%	14,702	7.3%
Age 75 - 84	408	2.9%	3,669	3.8%	6,574	3.2%
Age 85+	136	1.0%	1,443	1.5%	2,708	1.3%

2024 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	803	5.7%	5,854	5.8%	12,289	5.9%
Age 5 - 9	752	5.4%	6,095	6.1%	12,787	6.1%
Age 10 - 14	711	5.1%	6,416	6.4%	13,433	6.4%
Age 15 - 19	686	4.9%	6,209	6.2%	13,718	6.6%
Age 20 - 24	725	5.2%	5,325	5.3%	12,602	6.1%
Age 25 - 34	2,572	18.3%	13,804	13.7%	31,055	14.9%
Age 35 - 44	2,181	15.5%	14,949	14.9%	31,667	15.2%
Age 45 - 54	1,754	12.5%	13,045	13.0%	26,493	12.7%
Age 55 - 64	1,802	12.8%	12,798	12.7%	24,859	11.9%
Age 65 - 74	1,320	9.4%	9,332	9.3%	17,513	8.4%
Age 75 - 84	593	4.2%	4,934	4.9%	8,769	4.2%
Age 85+	145	1.0%	1,641	1.6%	3,095	1.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.



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2010 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	10,307	73.5%	64,652	72.0%	129,452	68.7%
Black Alone	456	3.3%	2,433	2.7%	7,668	4.1%
American Indian Alone	56	0.4%	448	0.5%	913	0.5%
Asian Alone	1,868	13.3%	11,475	12.8%	20,787	11.0%
Pacific Islander Alone	14	0.1%	133	0.1%	263	0.1%
Some Other Race Alone	655	4.7%	6,733	7.5%	20,966	11.1%
Two or More Races	666	4.7%	3,909	4.4%	8,513	4.5%
Hispanic Origin (Any Race)	2,326	16.6%	19,556	21.8%	50,460	26.8%

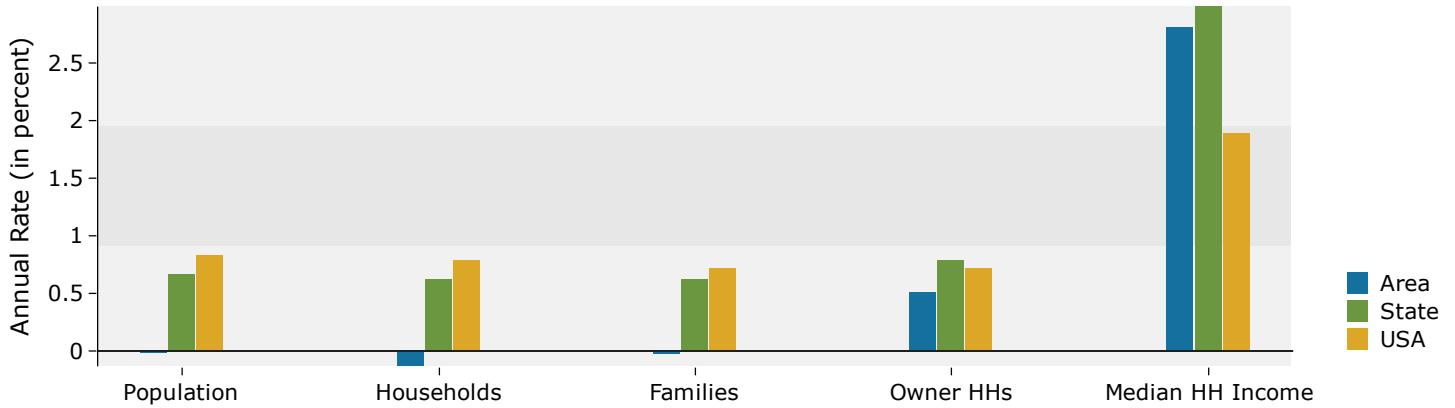
2019 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	9,869	70.2%	66,709	68.3%	132,832	65.5%
Black Alone	446	3.2%	2,604	2.7%	7,880	3.9%
American Indian Alone	55	0.4%	488	0.5%	963	0.5%
Asian Alone	2,173	15.5%	14,663	15.0%	26,256	12.9%
Pacific Islander Alone	14	0.1%	149	0.2%	286	0.1%
Some Other Race Alone	725	5.2%	8,206	8.4%	24,125	11.9%
Two or More Races	774	5.5%	4,849	5.0%	10,428	5.1%
Hispanic Origin (Any Race)	2,579	18.3%	23,228	23.8%	58,179	28.7%

2024 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	9,617	68.5%	66,795	66.5%	133,335	64.0%
Black Alone	436	3.1%	2,620	2.6%	7,877	3.8%
American Indian Alone	53	0.4%	495	0.5%	965	0.5%
Asian Alone	2,351	16.7%	16,354	16.3%	29,297	14.1%
Pacific Islander Alone	14	0.1%	154	0.2%	292	0.1%
Some Other Race Alone	756	5.4%	8,758	8.7%	25,291	12.1%
Two or More Races	817	5.8%	5,224	5.2%	11,224	5.4%
Hispanic Origin (Any Race)	2,746	19.6%	25,144	25.0%	62,319	29.9%

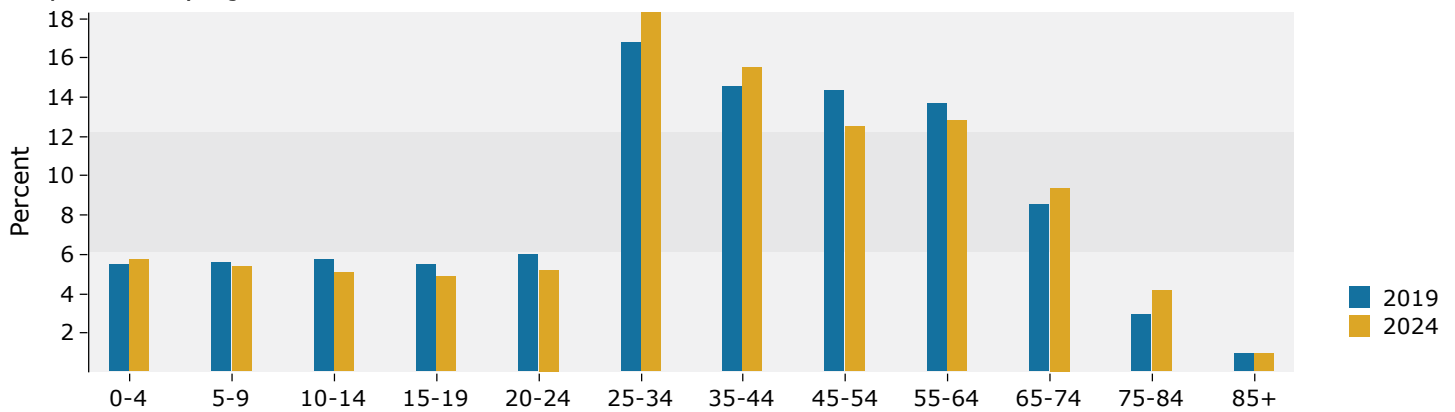
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

1 mile

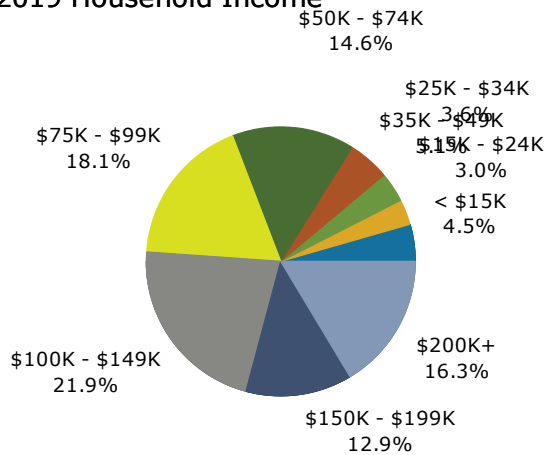
Trends 2019-2024



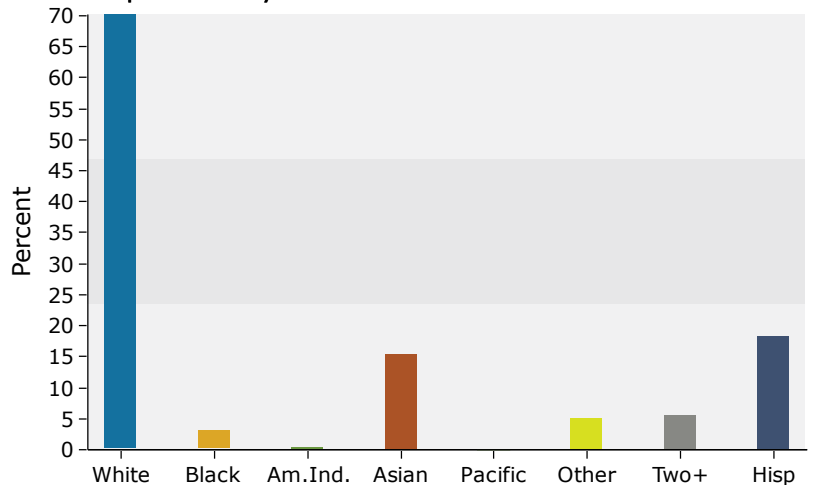
Population by Age



2019 Household Income



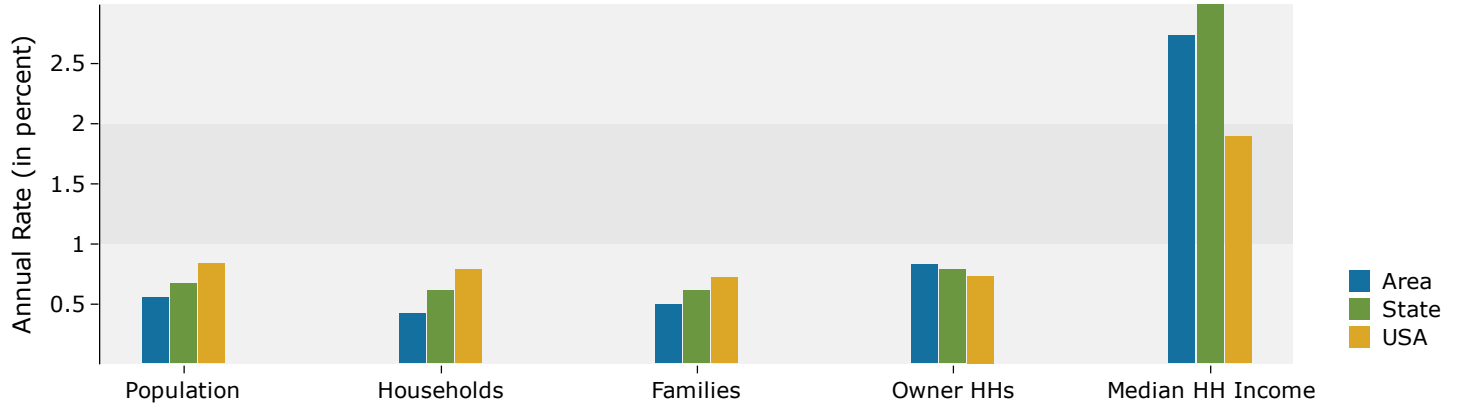
2019 Population by Race



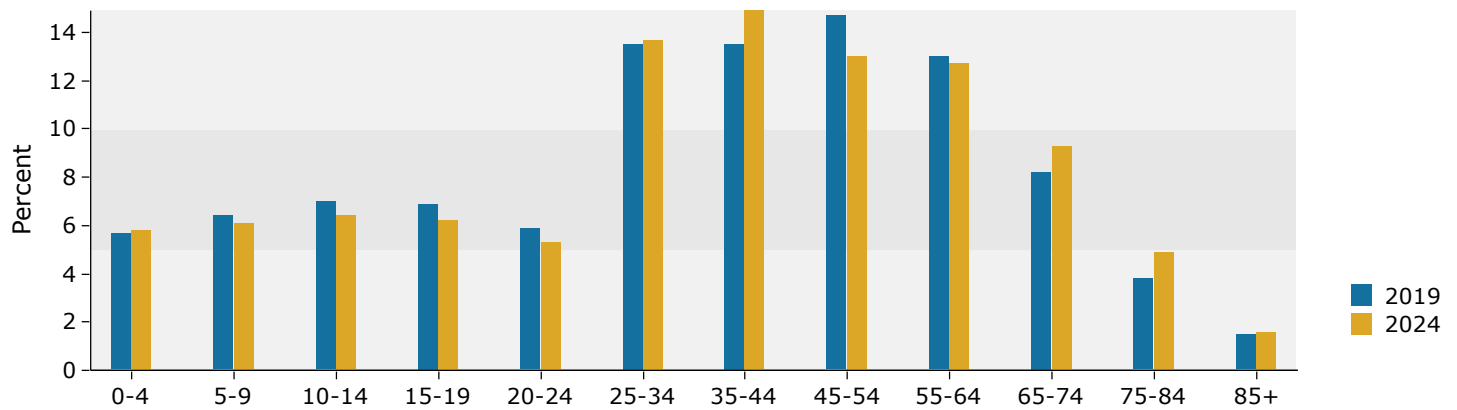
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

3 miles

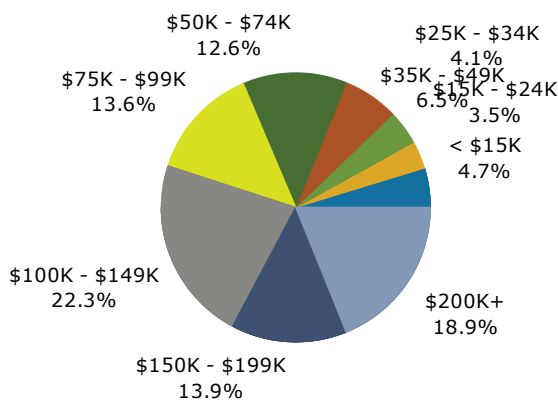
Trends 2019-2024



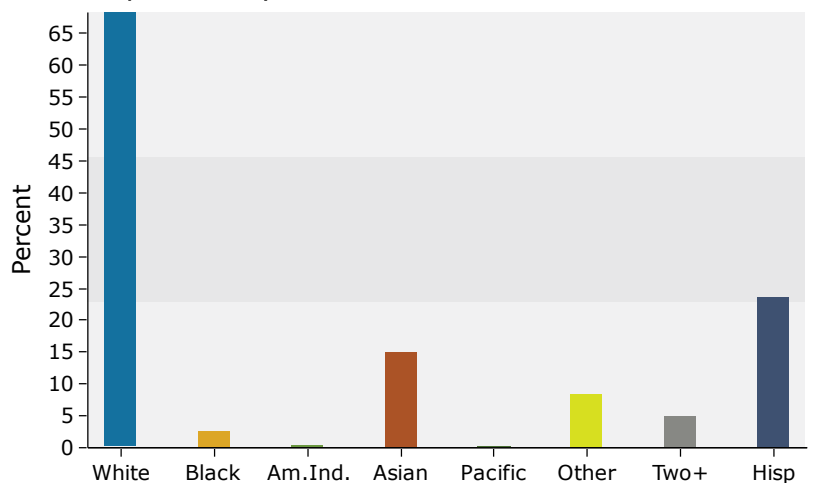
Population by Age



2019 Household Income



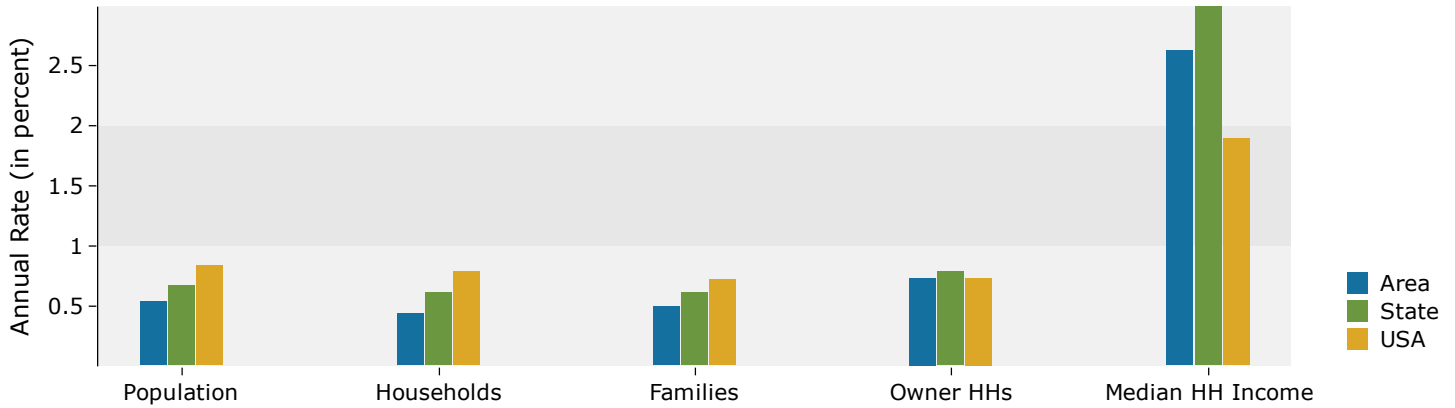
2019 Population by Race



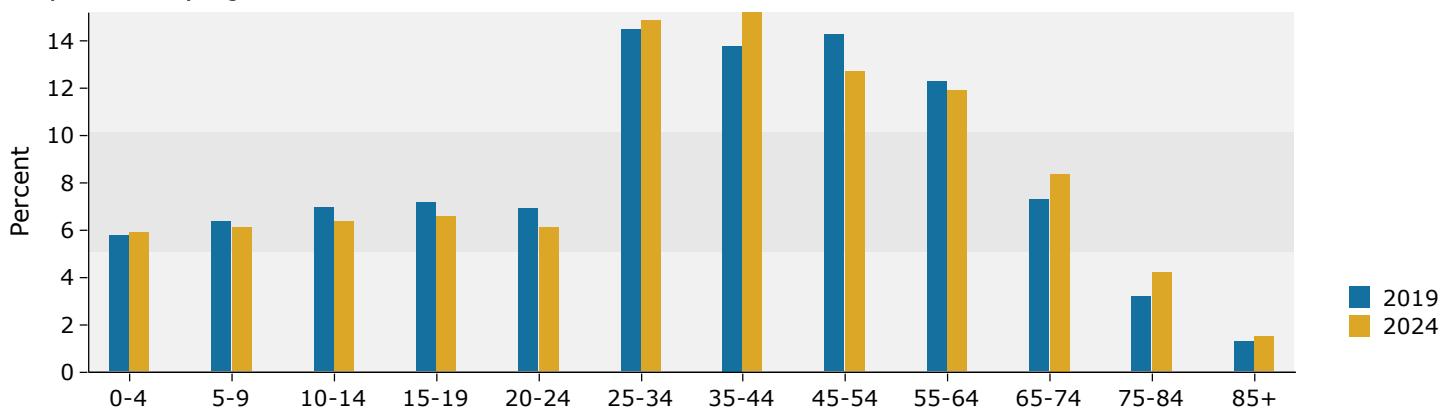
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

5 miles

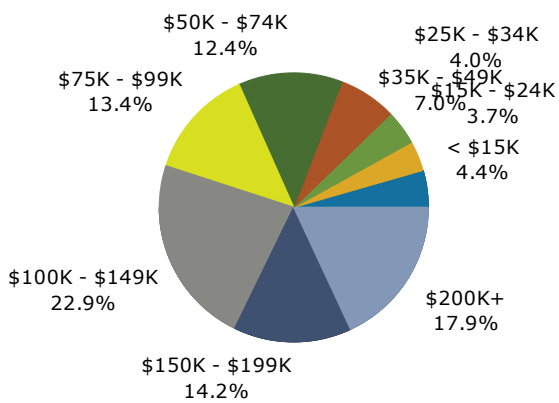
Trends 2019-2024



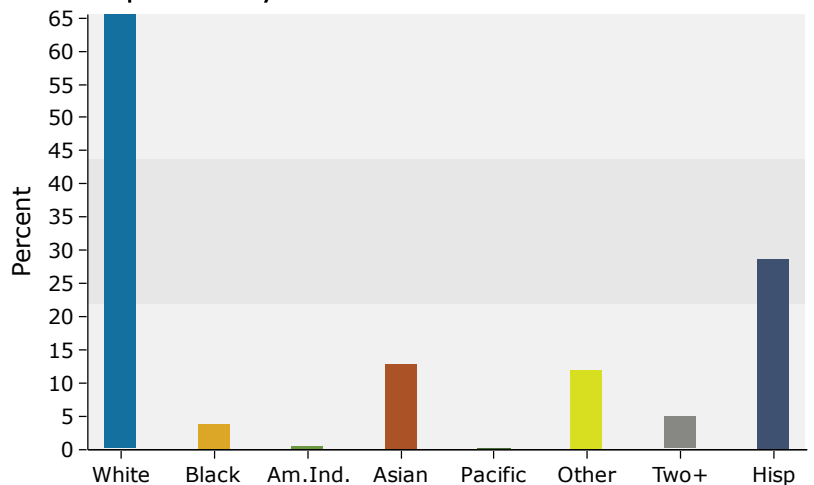
Population by Age



2019 Household Income



2019 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.