



# Community Profile

44744-Stevenson Ranch Plaza  
 24909 Pico Canyon Rd  
 Rings: 1, 3, 5 mile radii

Prepared by Esri  
 Latitude: 34.38145  
 Longitude: -118.57193

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	8,658	53,636	82,764
2010 Total Population	13,654	67,439	107,404
2019 Total Population	14,295	69,261	113,374
2019 Group Quarters	463	637	1,343
2024 Total Population	14,510	69,951	115,770
2019-2024 Annual Rate	0.30%	0.20%	0.42%
2019 Total Daytime Population	14,162	72,550	145,536
Workers	6,867	37,827	89,237
Residents	7,295	34,723	56,299
<b>Household Summary</b>			
2000 Households	3,332	18,906	28,418
2000 Average Household Size	2.51	2.80	2.87
2010 Households	5,046	23,493	36,754
2010 Average Household Size	2.62	2.84	2.89
2019 Households	5,172	23,746	38,253
2019 Average Household Size	2.67	2.89	2.93
2024 Households	5,214	23,825	38,843
2024 Average Household Size	2.69	2.91	2.95
2019-2024 Annual Rate	0.16%	0.07%	0.31%
2010 Families	3,408	16,817	26,738
2010 Average Family Size	3.18	3.33	3.36
2019 Families	3,507	17,081	27,953
2019 Average Family Size	3.25	3.38	3.40
2024 Families	3,548	17,197	28,474
2024 Average Family Size	3.27	3.40	3.41
2019-2024 Annual Rate	0.23%	0.14%	0.37%
<b>Housing Unit Summary</b>			
2000 Housing Units	3,448	19,694	29,516
Owner Occupied Housing Units	63.5%	65.8%	67.1%
Renter Occupied Housing Units	33.1%	30.2%	29.1%
Vacant Housing Units	3.4%	4.0%	3.7%
2010 Housing Units	5,280	24,490	38,336
Owner Occupied Housing Units	56.0%	61.6%	62.6%
Renter Occupied Housing Units	39.6%	34.3%	33.3%
Vacant Housing Units	4.4%	4.1%	4.1%
2019 Housing Units	5,386	24,831	40,054
Owner Occupied Housing Units	54.1%	60.0%	62.1%
Renter Occupied Housing Units	41.9%	35.7%	33.4%
Vacant Housing Units	4.0%	4.4%	4.5%
2024 Housing Units	5,427	24,978	40,744
Owner Occupied Housing Units	55.6%	60.7%	63.3%
Renter Occupied Housing Units	40.4%	34.7%	32.1%
Vacant Housing Units	3.9%	4.6%	4.7%
<b>Median Household Income</b>			
2019	\$98,393	\$102,641	\$104,036
2024	\$110,392	\$115,854	\$118,083
<b>Median Home Value</b>			
2019	\$671,151	\$636,700	\$620,683
2024	\$699,899	\$667,642	\$652,590
<b>Per Capita Income</b>			
2019	\$45,031	\$45,867	\$45,421
2024	\$52,489	\$53,100	\$52,687
<b>Median Age</b>			
2010	35.0	36.5	35.7
2019	35.2	37.6	37.1
2024	35.1	38.4	38.1

**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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<b>2019 Households by Income</b>			
Household Income Base	5,172	23,746	38,253
<\$15,000	7.7%	5.8%	5.1%
\$15,000 - \$24,999	3.6%	3.7%	4.1%
\$25,000 - \$34,999	4.2%	5.0%	4.5%
\$35,000 - \$49,999	9.6%	7.7%	7.5%
\$50,000 - \$74,999	13.0%	12.9%	13.1%
\$75,000 - \$99,999	12.4%	13.2%	13.2%
\$100,000 - \$149,999	21.7%	20.7%	21.2%
\$150,000 - \$199,999	8.9%	12.3%	12.8%
\$200,000+	18.8%	18.7%	18.6%
Average Household Income	\$129,019	\$133,417	\$134,269
<b>2024 Households by Income</b>			
Household Income Base	5,214	23,825	38,843
<\$15,000	6.4%	4.7%	4.1%
\$15,000 - \$24,999	2.8%	2.8%	3.1%
\$25,000 - \$34,999	3.3%	4.0%	3.6%
\$35,000 - \$49,999	7.7%	6.4%	6.2%
\$50,000 - \$74,999	11.5%	11.5%	11.5%
\$75,000 - \$99,999	11.9%	12.1%	12.0%
\$100,000 - \$149,999	21.8%	20.7%	21.0%
\$150,000 - \$199,999	10.7%	14.4%	15.3%
\$200,000+	23.8%	23.5%	23.4%
Average Household Income	\$151,316	\$155,467	\$156,620
<b>2019 Owner Occupied Housing Units by Value</b>			
Total	2,913	14,887	24,882
<\$50,000	0.3%	0.6%	0.7%
\$50,000 - \$99,999	0.1%	0.1%	0.4%
\$100,000 - \$149,999	0.0%	0.0%	1.6%
\$150,000 - \$199,999	0.1%	0.3%	0.4%
\$200,000 - \$249,999	0.3%	0.4%	0.3%
\$250,000 - \$299,999	0.4%	0.6%	0.7%
\$300,000 - \$399,999	4.1%	5.0%	5.2%
\$400,000 - \$499,999	11.6%	16.1%	16.3%
\$500,000 - \$749,999	48.2%	49.1%	50.5%
\$750,000 - \$999,999	17.7%	16.7%	15.2%
\$1,000,000 - \$1,499,999	11.3%	7.5%	5.9%
\$1,500,000 - \$1,999,999	0.7%	1.5%	1.2%
\$2,000,000 +	5.1%	2.1%	1.5%
Average Home Value	\$792,808	\$712,819	\$675,370
<b>2024 Owner Occupied Housing Units by Value</b>			
Total	3,020	15,170	25,778
<\$50,000	0.1%	0.3%	0.4%
\$50,000 - \$99,999	0.0%	0.0%	0.3%
\$100,000 - \$149,999	0.0%	0.0%	1.4%
\$150,000 - \$199,999	0.0%	0.2%	0.3%
\$200,000 - \$249,999	0.1%	0.1%	0.1%
\$250,000 - \$299,999	0.1%	0.4%	0.4%
\$300,000 - \$399,999	1.9%	2.7%	2.9%
\$400,000 - \$499,999	8.6%	12.0%	12.4%
\$500,000 - \$749,999	49.1%	51.0%	52.1%
\$750,000 - \$999,999	23.1%	22.3%	20.8%
\$1,000,000 - \$1,499,999	11.5%	7.6%	6.4%
\$1,500,000 - \$1,999,999	0.6%	1.3%	1.0%
\$2,000,000 +	4.9%	2.0%	1.5%
Average Home Value	\$819,491	\$741,744	\$708,077

**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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<b>2010 Population by Age</b>			
Total	13,653	67,439	107,406
0 - 4	6.3%	6.4%	6.5%
5 - 9	7.5%	7.3%	7.5%
10 - 14	8.0%	7.8%	8.0%
15 - 24	15.7%	14.5%	14.7%
25 - 34	12.5%	11.9%	12.4%
35 - 44	15.8%	15.3%	15.7%
45 - 54	15.0%	16.1%	16.0%
55 - 64	9.1%	10.8%	10.1%
65 - 74	5.2%	5.6%	5.2%
75 - 84	3.1%	3.0%	2.7%
85 +	1.7%	1.4%	1.2%
18 +	73.6%	73.7%	73.2%
<b>2019 Population by Age</b>			
Total	14,295	69,261	113,377
0 - 4	5.8%	5.8%	5.9%
5 - 9	6.1%	6.3%	6.3%
10 - 14	6.6%	6.8%	6.9%
15 - 24	15.9%	13.3%	13.8%
25 - 34	15.3%	14.3%	14.2%
35 - 44	13.0%	13.0%	13.2%
45 - 54	13.5%	13.8%	14.0%
55 - 64	11.3%	13.0%	12.6%
65 - 74	7.0%	8.4%	8.0%
75 - 84	3.5%	3.7%	3.6%
85 +	1.9%	1.6%	1.5%
18 +	77.4%	76.9%	76.7%
<b>2024 Population by Age</b>			
Total	14,510	69,950	115,770
0 - 4	6.1%	5.9%	6.0%
5 - 9	5.8%	6.1%	6.0%
10 - 14	5.7%	6.2%	6.2%
15 - 24	14.1%	11.8%	12.2%
25 - 34	18.2%	14.6%	14.7%
35 - 44	13.3%	14.6%	14.6%
45 - 54	11.8%	12.1%	12.4%
55 - 64	11.4%	12.5%	12.4%
65 - 74	7.4%	9.5%	9.1%
75 - 84	4.3%	5.0%	4.8%
85 +	1.9%	1.7%	1.6%
18 +	79.1%	78.2%	78.1%
<b>2010 Population by Sex</b>			
Males	6,564	33,208	53,002
Females	7,090	34,231	54,402
<b>2019 Population by Sex</b>			
Males	6,852	34,013	55,765
Females	7,444	35,248	57,609
<b>2024 Population by Sex</b>			
Males	6,931	34,262	56,794
Females	7,580	35,689	58,975

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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<b>2010 Population by Race/Ethnicity</b>			
Total	13,655	67,440	107,403
White Alone	66.6%	70.6%	69.9%
Black Alone	3.5%	2.5%	2.9%
American Indian Alone	0.5%	0.5%	0.5%
Asian Alone	17.4%	11.5%	12.0%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	7.6%	10.5%	10.3%
Two or More Races	4.3%	4.2%	4.3%
Hispanic Origin	20.2%	26.9%	26.3%
Diversity Index	67.8	68.9	69.2
<b>2019 Population by Race/Ethnicity</b>			
Total	14,296	69,261	113,375
White Alone	62.9%	67.6%	66.7%
Black Alone	3.4%	2.5%	2.8%
American Indian Alone	0.5%	0.5%	0.5%
Asian Alone	20.0%	13.2%	13.8%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	8.2%	11.2%	11.2%
Two or More Races	4.9%	4.8%	4.9%
Hispanic Origin	21.8%	28.8%	28.4%
Diversity Index	71.2	72.0	72.4
<b>2024 Population by Race/Ethnicity</b>			
Total	14,512	69,950	115,771
White Alone	61.0%	66.1%	65.2%
Black Alone	3.3%	2.4%	2.7%
American Indian Alone	0.5%	0.5%	0.5%
Asian Alone	21.6%	14.3%	14.9%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	8.4%	11.5%	11.5%
Two or More Races	5.2%	5.1%	5.1%
Hispanic Origin	23.0%	30.1%	29.6%
Diversity Index	72.9	73.5	73.9
<b>2010 Population by Relationship and Household Type</b>			
Total	13,654	67,439	107,404
In Households	96.7%	99.1%	98.8%
In Family Households	81.2%	86.1%	86.4%
Householder	24.1%	24.9%	25.0%
Spouse	18.7%	19.6%	19.5%
Child	32.8%	33.8%	34.2%
Other relative	3.9%	4.8%	4.9%
Nonrelative	1.7%	2.9%	2.9%
In Nonfamily Households	15.5%	13.0%	12.4%
In Group Quarters	3.3%	0.9%	1.2%
Institutionalized Population	0.0%	0.1%	0.1%
Noninstitutionalized Population	3.3%	0.8%	1.1%

**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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<b>2019 Population 25+ by Educational Attainment</b>			
Total	9,367	46,919	76,056
Less than 9th Grade	2.5%	4.9%	4.4%
9th - 12th Grade, No Diploma	2.9%	3.5%	4.1%
High School Graduate	12.0%	13.5%	14.1%
GED/Alternative Credential	1.5%	1.8%	1.7%
Some College, No Degree	25.7%	24.4%	24.0%
Associate Degree	9.5%	8.6%	8.8%
Bachelor's Degree	32.5%	28.5%	28.2%
Graduate/Professional Degree	13.5%	14.8%	14.8%
<b>2019 Population 15+ by Marital Status</b>			
Total	11,641	56,111	91,722
Never Married	33.5%	32.2%	33.3%
Married	50.3%	53.7%	53.2%
Widowed	5.0%	4.5%	4.1%
Divorced	11.2%	9.6%	9.4%
<b>2019 Civilian Population 16+ in Labor Force</b>			
Civilian Employed	94.1%	94.7%	94.6%
Civilian Unemployed (Unemployment Rate)	5.9%	5.3%	5.4%
<b>2019 Employed Population 16+ by Industry</b>			
Total	7,174	35,249	58,253
Agriculture/Mining	0.3%	0.2%	0.2%
Construction	3.6%	5.0%	5.7%
Manufacturing	7.9%	8.8%	9.4%
Wholesale Trade	2.2%	2.4%	2.2%
Retail Trade	9.3%	8.2%	8.5%
Transportation/Utilities	5.0%	4.4%	4.4%
Information	6.0%	6.4%	6.2%
Finance/Insurance/Real Estate	9.4%	7.9%	7.8%
Services	49.7%	51.0%	50.5%
Public Administration	6.6%	5.6%	5.1%
<b>2019 Employed Population 16+ by Occupation</b>			
Total	7,172	35,248	58,251
White Collar	79.8%	71.6%	71.6%
Management/Business/Financial	22.4%	21.5%	20.8%
Professional	32.9%	27.8%	27.4%
Sales	9.1%	10.8%	11.2%
Administrative Support	15.4%	11.6%	12.2%
Services	11.8%	16.0%	16.3%
Blue Collar	8.3%	12.4%	12.1%
Farming/Forestry/Fishing	0.0%	0.0%	0.0%
Construction/Extraction	2.3%	2.8%	3.1%
Installation/Maintenance/Repair	1.1%	2.3%	2.2%
Production	2.5%	3.8%	3.7%
Transportation/Material Moving	2.4%	3.5%	3.1%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	13,654	67,439	107,404
Population Inside Urbanized Area	98.0%	97.1%	97.5%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	2.0%	2.9%	2.5%

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<b>2010 Households by Type</b>			
Total	5,046	23,493	36,753
Households with 1 Person	24.9%	22.0%	20.8%
Households with 2+ People	75.1%	78.0%	79.2%
Family Households	67.5%	71.6%	72.8%
Husband-wife Families	52.4%	56.2%	56.9%
With Related Children	31.0%	30.5%	31.9%
Other Family (No Spouse Present)	15.1%	15.3%	15.9%
Other Family with Male Householder	4.8%	5.0%	5.1%
With Related Children	2.9%	3.0%	3.0%
Other Family with Female Householder	10.3%	10.4%	10.7%
With Related Children	6.2%	6.2%	6.5%
Nonfamily Households	7.6%	6.4%	6.4%
All Households with Children	40.3%	40.1%	41.7%
Multigenerational Households	3.9%	4.3%	4.4%
Unmarried Partner Households	5.7%	5.7%	5.9%
Male-female	5.0%	5.0%	5.2%
Same-sex	0.7%	0.7%	0.8%
<b>2010 Households by Size</b>			
Total	5,047	23,493	36,753
1 Person Household	24.9%	22.0%	20.8%
2 Person Household	28.1%	28.6%	28.3%
3 Person Household	16.8%	17.3%	17.9%
4 Person Household	18.4%	18.2%	18.8%
5 Person Household	7.9%	8.1%	8.4%
6 Person Household	2.4%	3.3%	3.3%
7 + Person Household	1.4%	2.5%	2.5%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	5,046	23,493	36,754
Owner Occupied	58.6%	64.2%	65.3%
Owned with a Mortgage/Loan	53.1%	56.4%	57.2%
Owned Free and Clear	5.5%	7.8%	8.1%
Renter Occupied	41.4%	35.8%	34.7%
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	5,280	24,490	38,336
Housing Units Inside Urbanized Area	97.7%	96.9%	97.2%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	2.3%	3.1%	2.8%

**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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<b>Top 3 Tapestry Segments</b>			
1.	Enterprising Professionals (2D)	Enterprising Professionals	Enterprising Professionals
2.	City Lights (8A)	Savvy Suburbanites (1D)	Pleasantville (2B)
3.	Professional Pride (1B)	Pleasantville (2B)	Savvy Suburbanites (1D)
<b>2019 Consumer Spending</b>			
Apparel & Services: Total \$	\$16,479,663	\$77,200,903	\$125,307,361
Average Spent	\$3,186.32	\$3,251.11	\$3,275.75
Spending Potential Index	149	152	153
Education: Total \$	\$12,999,734	\$62,273,145	\$100,818,296
Average Spent	\$2,513.48	\$2,622.47	\$2,635.57
Spending Potential Index	158	165	165
Entertainment/Recreation: Total \$	\$23,951,790	\$114,854,790	\$186,214,371
Average Spent	\$4,631.05	\$4,836.81	\$4,867.97
Spending Potential Index	142	148	149
Food at Home: Total \$	\$37,802,827	\$179,107,703	\$290,465,873
Average Spent	\$7,309.13	\$7,542.65	\$7,593.28
Spending Potential Index	141	146	147
Food Away from Home: Total \$	\$28,143,284	\$131,585,298	\$213,349,674
Average Spent	\$5,441.47	\$5,541.37	\$5,577.33
Spending Potential Index	148	151	152
Health Care: Total \$	\$40,464,801	\$198,705,722	\$322,168,449
Average Spent	\$7,823.82	\$8,367.97	\$8,422.04
Spending Potential Index	132	141	142
HH Furnishings & Equipment: Total \$	\$15,698,310	\$75,511,735	\$122,218,140
Average Spent	\$3,035.25	\$3,179.98	\$3,194.99
Spending Potential Index	142	149	150
Personal Care Products & Services: Total \$	\$6,655,314	\$31,694,638	\$51,485,961
Average Spent	\$1,286.80	\$1,334.74	\$1,345.93
Spending Potential Index	145	151	152
Shelter: Total \$	\$146,538,550	\$684,965,327	\$1,110,307,689
Average Spent	\$28,333.05	\$28,845.50	\$29,025.38
Spending Potential Index	153	156	157
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$17,145,534	\$85,284,157	\$138,493,293
Average Spent	\$3,315.07	\$3,591.52	\$3,620.46
Spending Potential Index	134	145	146
Travel: Total \$	\$17,673,824	\$84,179,836	\$136,399,343
Average Spent	\$3,417.21	\$3,545.01	\$3,565.72
Spending Potential Index	152	158	159
Vehicle Maintenance & Repairs: Total \$	\$7,940,984	\$39,009,196	\$62,899,734
Average Spent	\$1,535.38	\$1,642.77	\$1,644.31
Spending Potential Index	134	144	144

**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.