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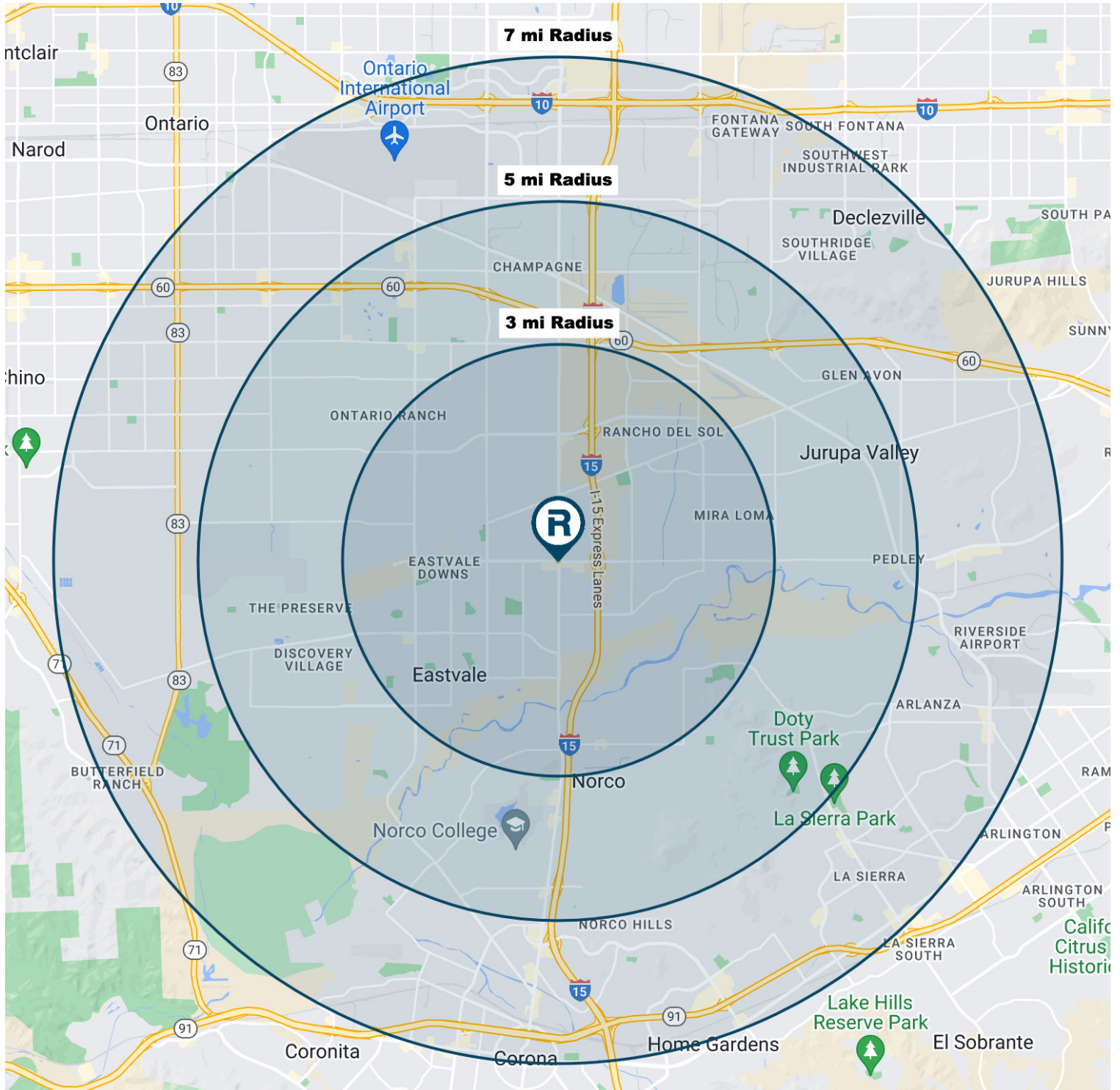
3, 5, 7 Mile Radial Demographic Profiles

EASTVALE, CALIFORNIA

Prepared for City of Eastvale
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3, 5, 7 Mile Radials

Eastvale, California



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3, 5, 7 Mile Radial • Demographic Profiles

Eastvale, California

DESCRIPTION	3-MILE		5-MILE		7-MILE	
	DATA	%	DATA	%	DATA	%
Population						
2029 Projection	117,228		229,289		476,264	
2024 Estimate	109,249		216,298		454,240	
2020 Census	102,387		206,059		438,298	
2010 Census	76,087		168,230		386,735	
Growth 2024 - 2029		7.30%		6.01%		4.85%
Growth 2020 - 2024		6.70%		4.97%		3.64%
Growth 2010 - 2020		34.57%		22.49%		13.33%
2024 Est. Population by Single-Classification Race	109,249		216,298		454,240	
White Alone	28,112	25.73%	59,772	27.63%	119,918	26.40%
Black or African American Alone	8,477	7.76%	15,593	7.21%	29,797	6.56%
Amer. Indian and Alaska Native Alone	1,130	1.03%	2,855	1.32%	7,321	1.61%
Asian Alone	29,239	26.76%	43,019	19.89%	70,617	15.55%
Native Hawaiian and Other Pacific Island Alone	381	0.35%	643	0.30%	1,434	0.32%
Some Other Race Alone	22,099	20.23%	55,259	25.55%	140,359	30.90%
Two or More Races	19,810	18.13%	39,158	18.10%	84,793	18.67%
2024 Est. Population by Hispanic or Latino Origin	109,249		216,298		454,240	
Not Hispanic or Latino	60,711	55.57%	107,103	49.52%	192,723	42.43%
Hispanic or Latino	48,538	44.43%	109,195	50.48%	261,517	57.57%
Mexican	41,288	85.06%	94,131	86.20%	227,189	86.87%
Puerto Rican	955	1.97%	1,428	1.31%	3,106	1.19%
Cuban	425	0.88%	1,308	1.20%	2,699	1.03%
All Other Hispanic or Latino	5,870	12.09%	12,327	11.29%	28,523	10.91%
2024 Est. Hisp. or Latino Pop by Single-Class. Race	48,538		109,195		261,517	
White Alone	8,655	17.83%	18,226	16.69%	41,231	15.77%
Black or African American Alone	467	0.96%	856	0.78%	1,741	0.67%
American Indian and Alaska Native Alone	938	1.93%	2,359	2.16%	6,224	2.38%
Asian Alone	528	1.09%	855	0.78%	1,597	0.61%
Native Hawaiian and Other Pacific Islander Alone	63	0.13%	131	0.12%	291	0.11%
Some Other Race Alone	21,607	44.52%	54,228	49.66%	138,176	52.84%
Two or More Races	16,280	33.54%	32,541	29.80%	72,257	27.63%
2024 Est. Pop by Race, Asian Alone, by Category	29,239		43,019		70,617	
Chinese, except Taiwanese	9,536	32.61%	14,585	33.90%	20,959	29.68%
Filipino	8,538	29.20%	12,448	28.94%	20,464	28.98%
Japanese	304	1.04%	507	1.18%	869	1.23%
Asian Indian	3,938	13.47%	5,033	11.70%	7,583	10.74%
Korean	1,574	5.38%	2,928	6.81%	4,825	6.83%
Vietnamese	1,081	3.70%	1,831	4.26%	6,000	8.50%
Cambodian	514	1.76%	641	1.49%	1,004	1.42%
Hmong	0	0.00%	1	0.00%	173	0.25%
Laotian	37	0.13%	77	0.18%	209	0.30%
Thai	90	0.31%	140	0.33%	302	0.43%
All Other Asian Races Including 2+ Category	3,627	12.41%	4,827	11.22%	8,229	11.65%

3, 5, 7 Mile Radial • Demographic Profiles

Eastvale, California

DESCRIPTION	3-MILE		5-MILE		7-MILE	
	DATA	%	DATA	%	DATA	%
2024 Est. Population by Ancestry	109,249		216,298		454,240	
Arab	1,168	1.07%	1,862	0.86%	3,692	0.81%
Czech	17	0.02%	84	0.04%	356	0.08%
Danish	65	0.06%	276	0.13%	499	0.11%
Dutch	673	0.62%	1,700	0.79%	3,324	0.73%
English	4,017	3.68%	8,931	4.13%	16,053	3.53%
French (except Basque)	1,149	1.05%	2,380	1.10%	4,190	0.92%
French Canadian	387	0.35%	606	0.28%	963	0.21%
German	4,735	4.33%	10,481	4.85%	19,479	4.29%
Greek	246	0.23%	401	0.19%	587	0.13%
Hungarian	153	0.14%	243	0.11%	660	0.15%
Irish	4,094	3.75%	8,588	3.97%	15,942	3.51%
Italian	2,665	2.44%	5,251	2.43%	10,014	2.20%
Lithuanian	12	0.01%	38	0.02%	92	0.02%
United States or American	2,607	2.39%	4,641	2.15%	9,521	2.10%
Norwegian	523	0.48%	961	0.44%	1,781	0.39%
Polish	618	0.57%	1,439	0.67%	2,623	0.58%
Portuguese	478	0.44%	1,025	0.47%	1,804	0.40%
Russian	266	0.24%	515	0.24%	1,125	0.25%
Scottish	408	0.37%	1,067	0.49%	2,211	0.49%
Scotch-Irish	175	0.16%	417	0.19%	687	0.15%
Slovak	0	0.00%	23	0.01%	94	0.02%
Subsaharan African	1,072	0.98%	1,589	0.74%	2,995	0.66%
Swedish	390	0.36%	1,113	0.52%	1,927	0.42%
Swiss	78	0.07%	142	0.07%	214	0.05%
Ukrainian	43	0.04%	132	0.06%	219	0.05%
Welsh	354	0.32%	656	0.30%	983	0.22%
West Indian (except Hisp. groups)	252	0.23%	432	0.20%	688	0.15%
Other ancestries	60,386	55.27%	121,081	55.98%	274,626	60.46%
Ancestry Unclassified	22,217	20.34%	40,222	18.60%	76,892	16.93%
2024 Est. Pop Age 5+ by Language Spoken At Home						
Speak Only English at Home	54,407	53.16%	110,177	54.22%	212,722	49.84%
Speak Asian/Pacific Island Language at Home	15,028	14.68%	21,612	10.64%	35,953	8.42%
Speak IndoEuropean Language at Home	3,284	3.21%	5,305	2.61%	10,357	2.43%
Speak Spanish at Home	28,372	27.72%	64,293	31.64%	163,855	38.39%
Speak Other Language at Home	402	0.39%	532	0.26%	1,232	0.29%
2024 Est. Population by Age	109,249		216,298		454,240	
Age 0 - 4	6,895	6.31%	13,092	6.05%	27,396	6.03%
Age 5 - 9	7,194	6.58%	13,708	6.34%	27,781	6.12%
Age 10 - 14	8,253	7.55%	15,164	7.01%	30,953	6.81%
Age 15 - 17	5,099	4.67%	9,511	4.40%	20,269	4.46%
Age 18 - 20	4,995	4.57%	9,545	4.41%	20,409	4.49%
Age 21 - 24	6,226	5.70%	12,450	5.76%	26,820	5.90%
Age 25 - 34	14,534	13.30%	30,337	14.03%	67,800	14.93%
Age 35 - 44	16,222	14.85%	32,413	14.99%	65,373	14.39%
Age 45 - 54	15,704	14.38%	29,476	13.63%	59,831	13.17%
Age 55 - 64	12,320	11.28%	25,122	11.62%	53,010	11.67%
Age 65 - 74	7,628	6.98%	16,454	7.61%	35,217	7.75%
Age 75 - 84	3,339	3.06%	7,120	3.29%	15,176	3.34%
Age 85 and over	840	0.77%	1,904	0.88%	4,204	0.93%
Age 16 and over	85,208	77.99%	171,162	79.13%	361,357	79.55%
Age 18 and over	81,808	74.88%	164,822	76.20%	347,842	76.58%
Age 21 and over	76,812	70.31%	155,277	71.79%	327,432	72.08%
Age 65 and over	11,807	10.81%	25,478	11.78%	54,598	12.02%
2024 Est. Median Age		35.91		36.35		35.85
2024 Est. Average Age		36.39		37.07		37.10

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DESCRIPTION	3-MILE		5-MILE		7-MILE	
	DATA	%	DATA	%	DATA	%
2024 Est. Population by Sex	109,249		216,298		454,240	
Male	53,637	49.10%	107,600	49.75%	226,290	49.82%
Female	55,611	50.90%	108,698	50.25%	227,951	50.18%
2024 Est. Male Population by Age	53,637		107,600		226,290	
Age 0 - 4	3,527	6.58%	6,712	6.24%	14,016	6.19%
Age 5 - 9	3,622	6.75%	6,921	6.43%	14,135	6.25%
Age 10 - 14	4,135	7.71%	7,715	7.17%	15,701	6.94%
Age 15 - 17	2,563	4.78%	4,769	4.43%	10,280	4.54%
Age 18 - 20	2,528	4.71%	4,850	4.51%	10,413	4.60%
Age 21 - 24	3,182	5.93%	6,454	6.00%	13,829	6.11%
Age 25 - 34	7,345	13.69%	15,660	14.55%	34,943	15.44%
Age 35 - 44	7,746	14.44%	16,021	14.89%	32,567	14.39%
Age 45 - 54	7,680	14.32%	14,693	13.66%	29,517	13.04%
Age 55 - 64	5,979	11.15%	12,296	11.43%	26,001	11.49%
Age 65 - 74	3,566	6.65%	7,724	7.18%	16,807	7.43%
Age 75 - 84	1,459	2.72%	3,086	2.87%	6,569	2.90%
Age 85 and over	305	0.57%	700	0.65%	1,511	0.67%
2024 Est. Median Age, Male		34.89		35.45		34.95
2024 Est. Average Age, Male		35.69		36.28		36.28
2024 Est. Female Population by Age	55,611		108,698		227,951	
Age 0 - 4	3,368	6.06%	6,380	5.87%	13,380	5.87%
Age 5 - 9	3,572	6.42%	6,788	6.25%	13,646	5.99%
Age 10 - 14	4,119	7.41%	7,449	6.85%	15,252	6.69%
Age 15 - 17	2,537	4.56%	4,742	4.36%	9,988	4.38%
Age 18 - 20	2,467	4.44%	4,695	4.32%	9,997	4.39%
Age 21 - 24	3,044	5.47%	5,996	5.52%	12,991	5.70%
Age 25 - 34	7,189	12.93%	14,677	13.50%	32,857	14.41%
Age 35 - 44	8,475	15.24%	16,392	15.08%	32,807	14.39%
Age 45 - 54	8,024	14.43%	14,784	13.60%	30,315	13.30%
Age 55 - 64	6,340	11.40%	12,826	11.80%	27,008	11.85%
Age 65 - 74	4,062	7.30%	8,730	8.03%	18,410	8.08%
Age 75 - 84	1,880	3.38%	4,034	3.71%	8,607	3.78%
Age 85 and over	535	0.96%	1,205	1.11%	2,693	1.18%
2024 Est. Median Age, Female		36.85		37.25		36.77
2024 Est. Average Age, Female		37.08		38.01		37.83
2024 Est. Pop Age 15+ by Marital Status						
Total, Never Married	28,730	33.06%	61,992	35.56%	141,348	38.40%
Males, Never Married	15,409	17.73%	32,940	18.89%	75,569	20.53%
Females, Never Married	13,321	15.33%	29,052	16.66%	65,779	17.87%
Married, Spouse present	44,057	50.69%	81,693	46.86%	161,643	43.91%
Married, Spouse absent	5,154	5.93%	10,898	6.25%	22,330	6.07%
Widowed	2,618	3.01%	5,908	3.39%	13,246	3.60%
Males Widowed	369	0.43%	1,078	0.62%	2,346	0.64%
Females Widowed	2,248	2.59%	4,831	2.77%	10,900	2.96%
Divorced	6,349	7.30%	13,842	7.94%	29,543	8.03%
Males Divorced	2,310	2.66%	5,607	3.22%	12,164	3.30%
Females Divorced	4,038	4.65%	8,234	4.72%	17,379	4.72%

3, 5, 7 Mile Radial • Demographic Profiles

Eastvale, California

DESCRIPTION	3-MILE		5-MILE		7-MILE	
	DATA	%	DATA	%	DATA	%
2024 Est. Pop Age 25+ by Edu. Attainment						
Less than 9th grade	4,561	6.46%	10,770	7.54%	27,174	9.04%
Some High School, no diploma	4,105	5.82%	10,914	7.64%	26,925	8.96%
High School Graduate (or GED)	15,291	21.66%	34,436	24.11%	81,060	26.96%
Some College, no degree	14,546	20.61%	31,064	21.75%	64,961	21.61%
Associate Degree	6,464	9.16%	12,500	8.75%	24,600	8.18%
Bachelor's Degree	17,916	25.38%	29,794	20.86%	53,303	17.73%
Master's Degree	5,911	8.37%	10,453	7.32%	17,341	5.77%
Professional School Degree	965	1.37%	1,653	1.16%	3,223	1.07%
Doctorate Degree	828	1.17%	1,242	0.87%	2,025	0.67%
2024 Est. Pop Age 25+ by Edu. Attain., Hisp./Lat.						
No High School Diploma	6,651	23.48%	17,395	26.37%	44,409	27.93%
High School Graduate	7,034	24.84%	18,658	28.29%	49,348	31.04%
Some College or Associate's Degree	8,060	28.46%	17,398	26.38%	41,373	26.02%
Bachelor's Degree or Higher	6,575	23.22%	12,505	18.96%	23,868	15.01%
Households						
2029 Projection	30,776		62,123		134,355	
2024 Estimate	28,667		58,368		127,532	
2020 Census	26,925		55,419		122,420	
2010 Census	19,840		43,895		104,375	
Growth 2024 - 2029		7.36%		6.43%		5.35%
Growth 2020 - 2024		6.47%		5.32%		4.18%
Growth 2010 - 2020		0.00%		0.00%		0.00%
2024 Est. Households by Household Type						
Family Households	28,667		58,368		127,532	
Nonfamily Households	25,097	87.55%	49,204	84.30%	104,156	81.67%
	3,570	12.45%	9,164	15.7%	23,376	18.33%
2024 Est. Group Quarters Population	135		5,896		9,631	
2024 Households by Ethnicity, Hispanic/Latino	10,706		24,848		62,733	
2024 Est. Households by Household Income						
Income < \$15,000	28,667		58,368		127,532	
Income \$15,000 - \$24,999	934	3.26%	2,040	3.50%	5,910	4.63%
Income \$25,000 - \$34,999	443	1.54%	1,824	3.12%	5,534	4.34%
Income \$35,000 - \$49,999	703	2.45%	2,135	3.66%	6,086	4.77%
Income \$50,000 - \$74,999	1,729	6.03%	3,959	6.78%	10,657	8.36%
Income \$75,000 - \$99,999	2,732	9.53%	6,737	11.54%	18,030	14.14%
Income \$100,000 - \$124,999	3,119	10.88%	7,111	12.18%	16,990	13.32%
Income \$125,000 - \$149,999	2,895	10.10%	6,668	11.42%	15,015	11.77%
Income \$150,000 - \$199,999	2,893	10.09%	6,127	10.50%	12,942	10.15%
Income \$200,000 - \$249,999	4,904	17.11%	8,974	15.38%	16,388	12.85%
Income \$250,000 - \$499,999	3,053	10.65%	5,090	8.72%	8,451	6.63%
Income \$500,000+	3,370	11.76%	5,140	8.81%	7,969	6.25%
	1,892	6.60%	2,564	4.39%	3,561	2.79%
2024 Est. Average Household Income		\$176,132		\$151,653		\$128,557
2024 Est. Median Household Income		\$140,188		\$120,012		\$100,875
2024 Median HH Inc. by Single-Class. Race or Eth.						
White Alone		\$144,199		\$123,185		\$103,804
Black or African American Alone		\$182,981		\$107,631		\$88,831
American Indian and Alaska Native Alone		\$96,050		\$89,422		\$85,656
Asian Alone		\$143,471		\$136,021		\$118,256
Native Hawaiian and Other Pacific Islander Alone		\$68,974		\$74,153		\$77,304
Some Other Race Alone		\$111,538		\$100,825		\$87,267
Two or More Races		\$181,369		\$132,116		\$114,880
Hispanic or Latino		\$128,504		\$110,431		\$95,127
Not Hispanic or Latino		\$144,756		\$128,317		\$107,644



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Eastvale, California

DESCRIPTION	3-MILE		5-MILE		7-MILE	
	DATA	%	DATA	%	DATA	%
2024 Est. HH by Type and Presence of Own Child.	28,667		58,368		127,532	
Family Households with Children	12,325	42.99%	23,786	40.75%	49,056	38.47%
Family Households without Children	16,342	57.01%	34,582	59.25%	78,476	61.53%
Married-Couple Families	20,659	72.06%	38,469	65.91%	75,872	59.49%
Married-Couple Family, own children	10,347	36.09%	18,851	32.30%	36,312	28.47%
Married-Couple Family, no own children	10,312	35.97%	19,618	33.61%	39,560	31.02%
Cohabiting-Couple Families	1,445	5.04%	3,569	6.12%	9,048	7.09%
Cohabiting-Couple Family, own children	551	1.92%	1,516	2.60%	4,424	3.47%
Cohabiting-Couple Family, no own children	894	3.12%	2,053	3.52%	4,624	3.63%
Male Householder Families	2,330	8.13%	6,074	10.41%	16,378	12.84%
Male Householder, own children	484	1.69%	947	1.62%	1,994	1.56%
Male Householder, no own children	801	2.79%	2,048	3.51%	5,100	4.00%
Male Householder, only Nonrelatives	155	0.54%	410	0.70%	1,329	1.04%
Male Householder, Living Alone	890	3.10%	2,670	4.57%	7,955	6.24%
Female Householder Families	4,233	14.77%	10,255	17.57%	26,234	20.57%
Female Householder, own children	942	3.29%	2,472	4.24%	6,326	4.96%
Female Householder, no own children	1,555	5.42%	3,613	6.19%	9,643	7.56%
Female Householder, only Nonrelatives	150	0.52%	347	0.60%	1,036	0.81%
Female Householder, Living Alone	1,586	5.53%	3,823	6.55%	9,229	7.24%
2024 Est. Households by Household Size	28,667		58,368		127,532	
1-person	1,823	6.36%	5,734	9.82%	15,714	12.32%
2-person	5,761	20.10%	12,871	22.05%	29,210	22.90%
3-person	5,187	18.09%	10,310	17.66%	22,290	17.48%
4-person	6,851	23.90%	12,708	21.77%	25,908	20.32%
5-person	4,361	15.21%	8,130	13.93%	16,860	13.22%
6-person	2,330	8.13%	4,193	7.18%	8,523	6.68%
7-or-more-person	2,355	8.22%	4,424	7.58%	9,026	7.08%
2024 Est. Average Household Size		3.80		3.61		3.49
2024 Est. Households by Number of Vehicles	28,667		58,368		127,532	
No Vehicles	450	1.57%	1,460	2.50%	3,967	3.11%
1 Vehicle	3,396	11.85%	8,740	14.97%	25,102	19.68%
2 Vehicles	11,283	39.36%	21,903	37.53%	46,633	36.57%
3 Vehicles	6,632	23.14%	13,918	23.84%	28,278	22.17%
4 Vehicles	4,505	15.72%	7,895	13.53%	15,358	12.04%
5 or more Vehicles	2,401	8.38%	4,452	7.63%	8,193	6.42%
2024 Est. Average Number of Vehicles		2.7		2.6		2.5
Family Households						
2029 Projection	26,952		52,399		109,725	
2024 Estimate	25,097		49,204		104,156	
2020 Estimate	23,668		46,648		99,661	
2010 Census	17,327		36,746		84,837	
Growth 2024 - 2029		7.39%		6.49%		5.35%
Growth 2020 - 2024		6.04%		5.48%		4.51%
Growth 2010 - 2020		36.60%		26.95%		17.47%
2024 Est. Families by Poverty Status	25,097		49,204		104,156	
2024 Families at or Above Poverty	23,941	95.39%	46,294	94.09%	95,838	92.01%
2024 Families at or Above Poverty with Children	13,367	53.26%	25,115	51.04%	50,173	48.17%
2024 Families Below Poverty	1,156	4.61%	2,910	5.91%	8,318	7.99%
2024 Families Below Poverty with Children	724	2.88%	1,910	3.88%	5,979	5.74%

3, 5, 7 Mile Radial • Demographic Profiles

Eastvale, California

DESCRIPTION	3-MILE		5-MILE		7-MILE	
	DATA	%	DATA	%	DATA	%
2024 Est. Pop 16+ by Employment Status						
Civilian Labor Force, Employed	55,656	65.32%	105,900	61.87%	222,848	61.67%
Civilian Labor Force, Unemployed	2,986	3.50%	6,819	3.98%	14,595	4.04%
Armed Forces	107	0.13%	138	0.08%	302	0.08%
Not in Labor Force	26,460	31.05%	58,305	34.06%	123,612	34.21%
2024 Est. Civ. Employed Pop 16+ by Class of Worker						
For-Profit Private Workers	37,184	65.98%	72,914	67.89%	158,704	70.46%
Non-Profit Private Workers	4,177	7.41%	7,031	6.55%	13,034	5.79%
Local Government Workers	998	1.77%	1,719	1.60%	3,310	1.47%
State Government Workers	2,867	5.09%	4,311	4.01%	8,026	3.56%
Federal Government Workers	5,677	10.07%	10,187	9.49%	20,527	9.11%
Self-Employed Workers	5,215	9.25%	10,897	10.15%	21,209	9.42%
Unpaid Family Workers	241	0.43%	340	0.32%	435	0.19%
2024 Est. Civ. Employed Pop 16+ by Occupation						
Architect/Engineer	1,367	2.43%	2,284	2.13%	3,993	1.77%
Arts/Entertainment/Sports	883	1.57%	1,765	1.64%	3,938	1.75%
Building Grounds Maintenance	1,323	2.35%	2,907	2.71%	7,756	3.44%
Business/Financial Operations	3,324	5.90%	5,362	4.99%	9,955	4.42%
Community/Social Services	1,273	2.26%	2,488	2.32%	4,331	1.92%
Computer/Mathematical	2,487	4.41%	3,569	3.32%	5,634	2.50%
Construction/Extraction	2,239	3.97%	5,301	4.94%	12,664	5.62%
Education/Training/Library	2,966	5.26%	5,159	4.80%	10,086	4.48%
Farming/Fishing/Forestry	197	0.35%	455	0.42%	1,011	0.45%
Food Prep/Serving	2,113	3.75%	4,130	3.85%	9,770	4.34%
Health Practitioner/Technician	4,126	7.32%	6,479	6.03%	11,915	5.29%
Healthcare Support	1,688	3.00%	3,622	3.37%	7,901	3.51%
Maintenance Repair	1,335	2.37%	2,922	2.72%	7,069	3.14%
Legal	391	0.69%	618	0.57%	1,398	0.62%
Life/Physical/Social Science	289	0.51%	582	0.54%	1,320	0.59%
Management	6,708	11.90%	11,914	11.09%	20,482	9.09%
Office/Admin. Support	7,141	12.67%	13,920	12.96%	29,610	13.15%
Production	2,416	4.29%	5,385	5.01%	14,913	6.62%
Protective Services	2,153	3.82%	4,058	3.78%	7,254	3.22%
Sales/Related	5,813	10.31%	11,242	10.47%	21,946	9.74%
Personal Care/Service	1,046	1.86%	1,769	1.65%	4,333	1.92%
Transportation/Moving	5,083	9.02%	11,466	10.68%	27,966	12.42%
2024 Est. Pop 16+ by Occupation Classification						
White Collar	36,766	65.24%	65,384	60.88%	124,608	55.32%
Blue Collar	11,073	19.65%	25,074	23.35%	62,613	27.80%
Service and Farm	8,520	15.12%	16,941	15.77%	38,024	16.88%
2024 Est. Workers Age 16+ by Transp. to Work						
Drove Alone	40,974	74.91%	78,382	75.42%	166,865	76.48%
Car Pooled	6,050	11.06%	11,060	10.64%	23,052	10.57%
Public Transportation	348	0.64%	700	0.67%	1,968	0.90%
Walked	130	0.24%	360	0.35%	1,357	0.62%
Bicycle	23	0.04%	119	0.11%	221	0.10%
Other Means	362	0.66%	862	0.83%	2,454	1.12%
Worked at Home	6,813	12.46%	12,438	11.97%	22,262	10.20%
2024 Est. Workers Age 16+ by Travel Time to Work						
Less than 15 Minutes	6,997		14,271		33,465	
15 - 29 Minutes	15,090		28,358		62,519	
30 - 44 Minutes	11,224		21,488		47,037	
45 - 59 Minutes	6,983		11,645		21,499	
60 or more Minutes	9,590		19,205		37,526	
2024 Est. Avg Travel Time to Work in Minutes		39		39		37

3, 5, 7 Mile Radial • Demographic Profiles

Eastvale, California

DESCRIPTION	3-MILE		5-MILE		7-MILE	
	DATA	%	DATA	%	DATA	%
2024 Est. Occupied Housing Units by Tenure	28,667		58,368		127,532	
Owner Occupied	22,177	77.36%	42,110	72.15%	81,692	64.06%
Renter Occupied	6,490	22.64%	16,258	27.85%	45,840	35.94%
2024 Owner Occ. HUs: Avg. Length of Residence		12.48 [†]		14.44 [†]		15.50 [†]
2024 Renter Occ. HUs: Avg. Length of Residence		7.05 [†]		7.15 [†]		7.36 [†]
2024 Est. Owner-Occupied Housing Units by Value	22,177		42,110		81,692	
Value Less than \$20,000	91	0.41%	166	0.39%	554	0.68%
Value \$20,000 - \$39,999	14	0.06%	91	0.22%	439	0.54%
Value \$40,000 - \$59,999	196	0.88%	371	0.88%	953	1.17%
Value \$60,000 - \$79,999	98	0.44%	193	0.46%	773	0.95%
Value \$80,000 - \$99,999	25	0.11%	79	0.19%	632	0.77%
Value \$100,000 - \$149,999	23	0.10%	169	0.40%	726	0.89%
Value \$150,000 - \$199,999	33	0.15%	79	0.19%	241	0.30%
Value \$200,000 - \$299,999	64	0.29%	233	0.55%	863	1.06%
Value \$300,000 - \$399,999	260	1.17%	1,283	3.05%	4,387	5.37%
Value \$400,000 - \$499,999	878	3.96%	3,231	7.67%	9,715	11.89%
Value \$500,000 - \$749,999	9,078	40.93%	17,777	42.22%	34,009	41.63%
Value \$750,000 - \$999,999	9,311	41.99%	14,977	35.57%	22,972	28.12%
Value \$1,000,000 or \$1,499,999	1,930	8.70%	3,115	7.40%	4,649	5.69%
Value \$1,500,000 or \$1,999,999	106	0.48%	194	0.46%	422	0.52%
Value \$2,000,000+	70	0.32%	152	0.36%	356	0.44%
2024 Est. Median All Owner-Occupied Housing Value		\$758,233		\$715,145		\$657,429
2024 Est. Housing Units by Units in Structure						
1 Unit Detached	26,256	88.63%	49,591	82.27%	93,744	71.15%
1 Unit Attached	1,575	5.32%	3,119	5.17%	7,068	5.36%
2 Units	49	0.17%	357	0.59%	898	0.68%
3 or 4 Units	194	0.66%	1,180	1.96%	4,452	3.38%
5 to 19 Units	478	1.61%	2,610	4.33%	10,081	7.65%
20 to 49 Units	14	0.05%	263	0.44%	2,807	2.13%
50 or More Units	319	1.08%	1,752	2.91%	7,224	5.48%
Mobile Home or Trailer	733	2.47%	1,390	2.31%	5,448	4.13%
Boat, RV, Van, etc.	4	0.01%	18	0.03%	40	0.03%
2024 Est. Housing Units by Year Structure Built						
Housing Units Built 2020 or later	1,905	6.43%	3,261	5.41%	5,677	4.31%
Housing Units Built 2010 to 2019	8,153	27.52%	11,966	19.85%	17,929	13.61%
Housing Units Built 2000 to 2009	11,860	40.04%	16,699	27.70%	25,786	19.57%
Housing Units Built 1990 to 1999	1,673	5.65%	4,374	7.26%	16,047	12.18%
Housing Units Built 1980 to 1989	1,324	4.47%	6,869	11.40%	24,418	18.53%
Housing Units Built 1970 to 1979	2,198	7.42%	7,751	12.86%	19,687	14.94%
Housing Units Built 1960 to 1969	966	3.26%	4,186	6.94%	9,190	6.97%
Housing Units Built 1950 to 1959	950	3.21%	3,309	5.49%	8,653	6.57%
Housing Units Built 1940 to 1949	321	1.08%	1,048	1.74%	2,556	1.94%
Housing Unit Built 1939 or Earlier	272	0.92%	817	1.35%	1,819	1.38%
2024 Est. Median Year Structure Built		2006		2001		1990

[†] Years



About The Retail Coach®

The Retail Coach is a national retail recruitment and development firm that combines strategy, technology, and creative expertise to develop and deliver high-impact retail recruitment and development plans to local governments, chambers of commerce, economic development organizations and private developers.

Through its unique Retail360® Process, The Retail Coach offers a dynamic system of products and services that better enable communities to maximize their retail development potential.

Retail:360® Process

Providing more than simple data reports of psychographic and demographic trends, The Retail Coach goes well beyond other retail consulting and market research firms' offerings by combining current national and statewide demographics and trend data with real-world, "on-the-ground" information gathered through extensive visits to our clients' communities. Every community is different, and there is no "one size fits all" retail recruitment solution. Compiling the gathered data into client-tailored information packets that are uniquely designed for, and targeted to, specific retailers and restaurants who meet the community's needs help assure our clients that they are receiving the latest and best information for targeted retail recruitment efforts — all with personal service and coaching guidance that continues beyond the initial project scope and timeline.

Our Retail:360® Process assures that communities get timely, accurate and relevant information. Translating that data into the information that retailers need and seek assures our clients even better possibilities for tremendous retail growth and success.



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ACKNOWLEDGMENTS

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