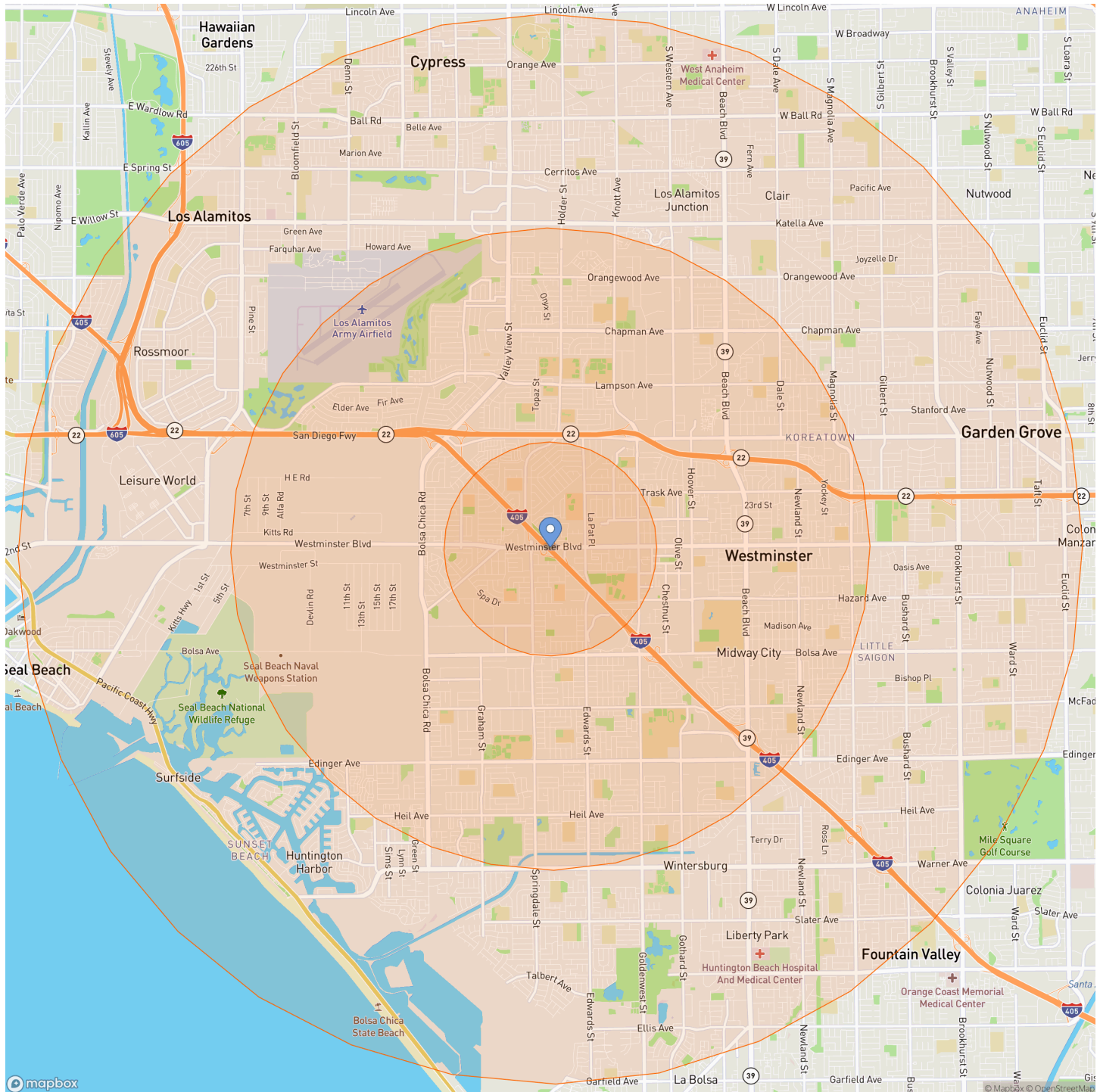


RADIUS REPORT FOR 1, 3, and 5 miles around 6260 Westminster Blvd westminster ca

PREPARED FOR: Andrew Fielder
DATE: January 02, 2023

MAP



DEMOGRAPHICS

Population

	1 mile	3 miles	5 miles
Population	22,311	174,053	514,245

Source: U.S. Census Bureau, 2021 American Community Survey, Tables B01003

Income

	1 mile		3 miles		5 miles	
Median Household Income (in 2021 inflation adjusted dollars)	\$87,853		\$86,301		\$87,163	
Mean Household Income (in 2021 inflation adjusted dollars)	\$111,338		\$110,193		\$110,647	
Households	6,791		57,375		167,986	
Less than \$25,000	1,125	17%	9,504	17%	24,449	15%
\$25,000 to \$49,999	983	14%	7,976	14%	26,051	16%
\$50,000 to \$74,999	916	13%	7,970	14%	23,251	14%
\$75,000 to \$99,999	722	11%	7,159	12%	21,050	13%
\$100,000 to \$199,999	1,988	29%	16,293	28%	48,676	29%
\$200,000 or more	1,057	16%	8,472	15%	24,509	15%

Source: U.S. Census Bureau, 2021 American Community Survey, Tables B19001, B19013, B19025

Age

	1 mile		3 miles		5 miles	
Median Age	38		41		41	
Population	22,311		174,053		514,245	
9 & under	3,233	14%	19,013	11%	55,420	11%
10 to 19	2,806	13%	21,303	12%	64,031	12%
20 to 29	2,724	12%	23,150	13%	66,801	13%
30 to 39	3,046	14%	22,100	13%	63,353	12%
40 to 49	2,990	13%	23,307	13%	68,210	13%
50 to 59	3,302	15%	25,828	15%	73,604	14%
60 to 69	2,398	11%	20,260	12%	60,459	12%
70 & over	1,813	8%	19,091	11%	62,365	12%

Source: U.S. Census Bureau, 2021 American Community Survey, Tables B01001

Race & Ethnicity

	1 mile		3 miles		5 miles	
Population	22,311		174,053		514,245	
White	7,386	33%	63,625	37%	175,103	34%
Black	198	1%	1,986	1%	7,792	2%
American Indian	17	0%	315	0%	933	0%
Asian	6,836	31%	56,200	32%	169,461	33%
Pacific Islander	50	0%	275	0%	2,360	0%
Other race	151	1%	924	1%	1,801	0%
Two or more races	574	3%	5,392	3%	17,415	3%
Hispanic	7,098	32%	45,336	26%	139,381	27%

Source: U.S. Census Bureau, 2021 American Community Survey, Tables B03002

Educational Attainment

	1 mile		3 miles		5 miles	
Population 25 years & Over	14,973		123,547		363,807	
No high school diploma	2,484	17%	21,140	17%	59,777	16%
High school graduate or equal	3,557	24%	25,421	21%	76,120	21%
Some college	3,055	20%	25,900	21%	74,138	20%
Associate's degree	1,409	9%	11,213	9%	30,850	8%
Bachelor's degree	3,046	20%	26,660	22%	81,386	22%
Masters, doctorate, professional	1,421	9%	13,214	11%	41,536	11%

Source: U.S. Census Bureau, 2021 American Community Survey, Tables B15002

Employment Status

	1 mile		3 miles		5 miles	
Population 16 years & Over	17,368		142,412		419,728	
In labor force	11,502	66%	91,308	64%	263,285	63%
Civilian labor force	11,494	66%	91,154	64%	262,804	63%
Employed	10,726	62%	84,733	59%	245,982	59%
Unemployed	768	4%	6,421	5%	16,822	4%
In armed forces	8	0%	154	0%	480	0%
Not in labor force	5,866	34%	51,104	36%	156,443	37%

Source: U.S. Census Bureau, 2021 American Community Survey, Tables B23025

Households

	1 mile		3 miles		5 miles	
Households	6,791		57,375		167,986	
Family households	5,199	77%	41,819	73%	121,095	72%
Married couple family	3,841	57%	29,897	52%	87,269	52%
With own children under 18	1,763	26%	12,388	22%	35,877	21%
Other family	1,358	20%	11,922	21%	33,826	20%
Single male householder with own children under 18	178	3%	1,144	2%	3,307	2%
Single female householder with own children under 18	381	6%	2,789	5%	8,510	5%
Nonfamily households	1,592	23%	15,557	27%	46,891	28%

Source: U.S. Census Bureau, 2021 American Community Survey, Tables B11001, B11003

Housing Units

	1 mile		3 miles		5 miles	
Housing Units	7,089		59,295		174,670	
Occupied Housing Units	6,791		57,375		167,986	
Owner occupied units	3,750	55%	31,073	54%	95,867	57%
Renter occupied units	3,040	45%	26,302	46%	72,118	43%

Source: U.S. Census Bureau, 2021 American Community Survey, Tables B25024, B25003

Housing Unit Value

	1 mile		3 miles		5 miles	
Owner Occupied Housing Units	3,750		31,073		95,867	
Less than \$100,000	164	4%	1,851	6%	4,266	4%
\$100,000 to \$199,999	8	0%	463	1%	2,879	3%
\$200,000 to \$299,999	29	1%	656	2%	3,573	4%
\$300,000 to \$399,999	56	1%	1,055	3%	4,548	5%
\$400,000 to \$499,999	154	4%	2,396	8%	7,267	8%
\$500,000 or more	3,340	89%	24,653	79%	73,335	76%

Source: U.S. Census Bureau, 2021 American Community Survey, Tables B25075

Detailed Age

	1 mile		3 miles		5 miles	
Population	22,311		174,053		514,245	
Male	10,999	49%	87,089	50%	253,924	49%
Under 5 years	644	3%	5,241	3%	14,201	3%
5 to 9 years	630	3%	4,236	2%	13,239	3%
10 to 14 years	711	3%	5,359	3%	16,961	3%
15 to 17 years	449	2%	3,180	2%	9,731	2%
18 and 19 years	221	1%	2,195	1%	5,970	1%
20 years	141	1%	1,197	1%	3,454	1%
21 years	89	0%	842	0%	2,743	1%
22 to 24 years	457	2%	3,232	2%	9,396	2%
25 to 29 years	793	4%	6,940	4%	18,277	4%
30 to 34 years	871	4%	6,144	4%	16,899	3%
35 to 39 years	672	3%	5,441	3%	16,032	3%
40 to 44 years	843	4%	5,603	3%	14,924	3%
45 to 49 years	746	3%	6,095	4%	18,175	4%
50 to 54 years	811	4%	6,359	4%	18,680	4%
55 to 59 years	923	4%	6,704	4%	18,997	4%
60 and 61 years	462	2%	3,039	2%	7,838	2%
62 to 64 years	304	1%	2,940	2%	9,022	2%
65 and 66 years	188	1%	1,621	1%	5,760	1%
67 to 69 years	307	1%	2,562	1%	6,769	1%
70 to 74 years	270	1%	2,899	2%	9,865	2%
75 to 79 years	194	1%	1,974	1%	6,477	1%
80 to 84 years	121	1%	1,646	1%	5,251	1%
85 years and over	154	1%	1,640	1%	5,263	1%
Female:	11,311	51%	86,964	50%	260,321	51%
Under 5 years	933	4%	4,610	3%	13,496	3%
5 to 9 years	1,026	5%	4,925	3%	14,484	3%
10 to 14 years	725	3%	5,244	3%	15,747	3%
15 to 17 years	467	2%	3,488	2%	10,019	2%
18 and 19 years	233	1%	1,837	1%	5,603	1%
20 years	61	0%	853	0%	2,669	1%
21 years	97	0%	958	1%	2,931	1%
22 to 24 years	455	2%	3,106	2%	9,794	2%
25 to 29 years	631	3%	6,021	3%	17,538	3%
30 to 34 years	610	3%	5,033	3%	15,268	3%
35 to 39 years	893	4%	5,482	3%	15,154	3%
40 to 44 years	656	3%	5,394	3%	16,182	3%
45 to 49 years	745	3%	6,216	4%	18,929	4%
50 to 54 years	813	4%	6,512	4%	18,221	4%
55 to 59 years	755	3%	6,254	4%	17,706	3%
60 and 61 years	262	1%	2,502	1%	7,260	1%
62 to 64 years	367	2%	3,414	2%	9,774	2%
65 and 66 years	254	1%	1,705	1%	6,163	1%
67 to 69 years	254	1%	2,478	1%	7,874	2%
70 to 74 years	306	1%	3,460	2%	11,931	2%
75 to 79 years	178	1%	2,510	1%	8,327	2%
80 to 84 years	287	1%	2,719	2%	7,487	1%
85 years and over	304	1%	2,242	1%	7,765	2%

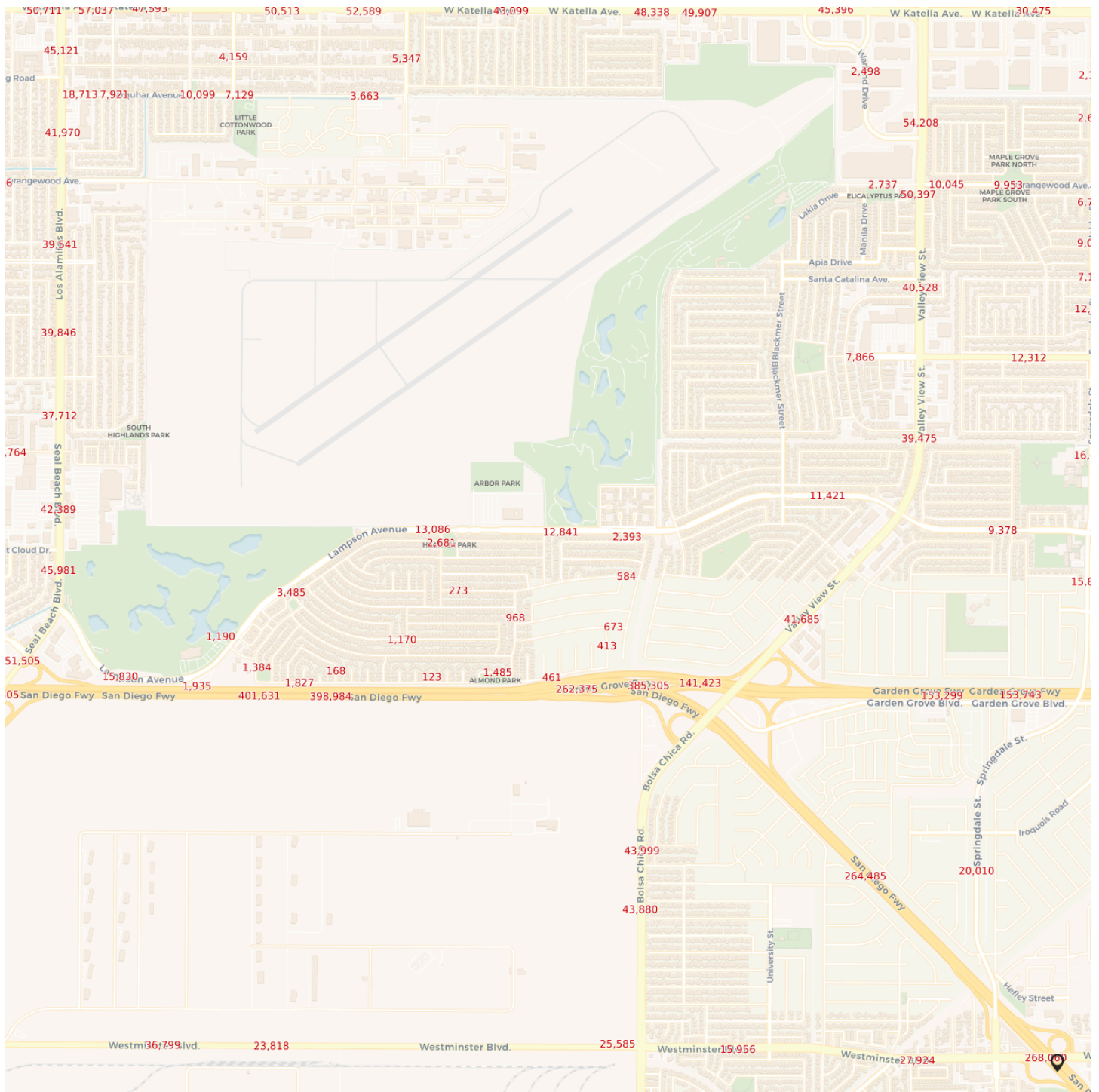
Source: U.S. Census Bureau, 2021 American Community Survey, Tables B01001, B01003. The numbers in the above table may not total up due to rounding.

POPULATION PROJECTIONS

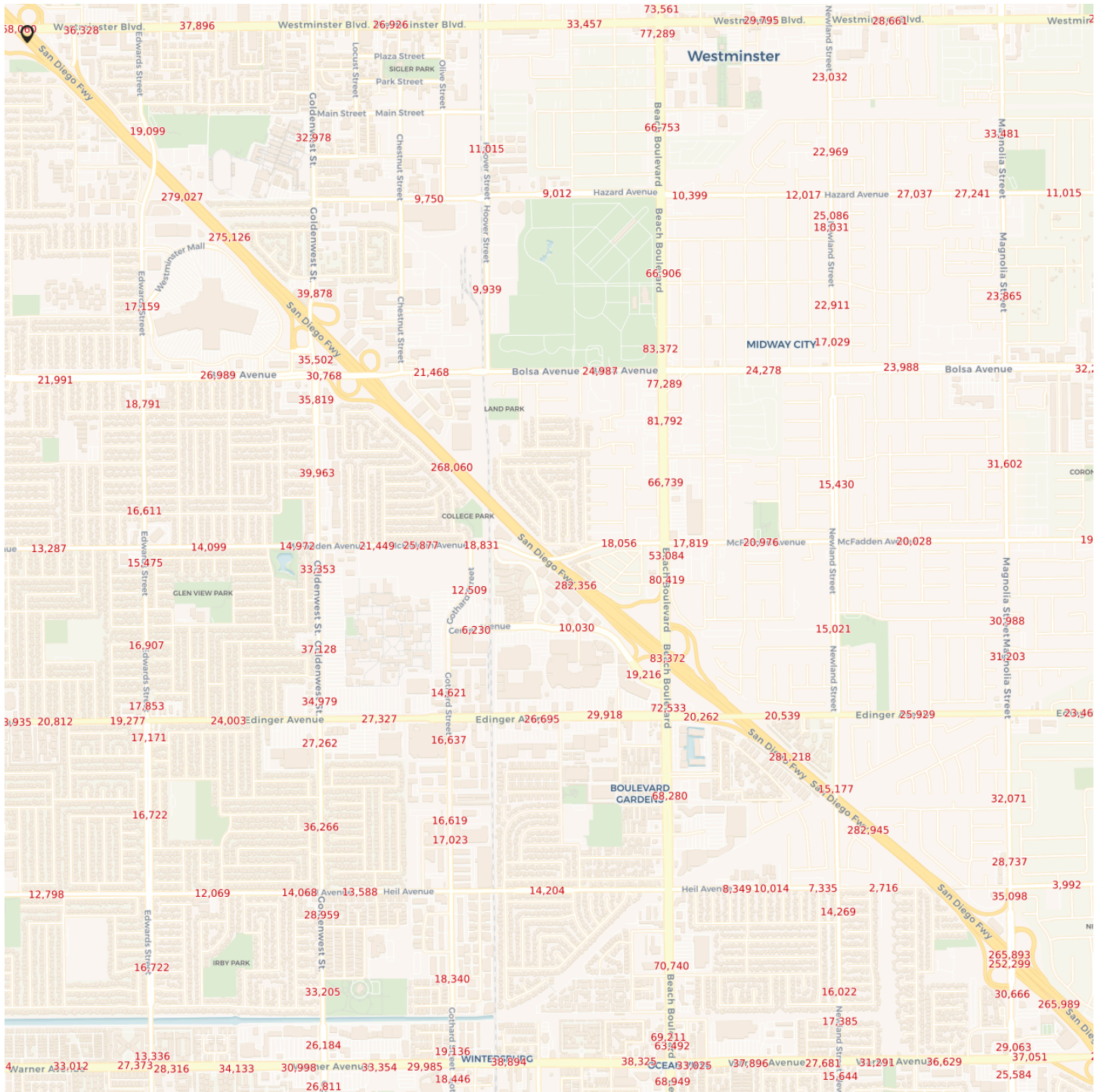
State and county population projections.

	2000	2010	2020	2030	% Population Change			% Population Change 2020-2030
					2000-2010	2010-2020	2020-2030	
California	33,871,648	37,253,956	39,782,419	41,860,549				5%
Los Angeles County	9,519,338	9,818,605	10,171,593	10,322,678				1%
Orange County	2,846,289	3,010,232	3,190,832	3,291,863				3%

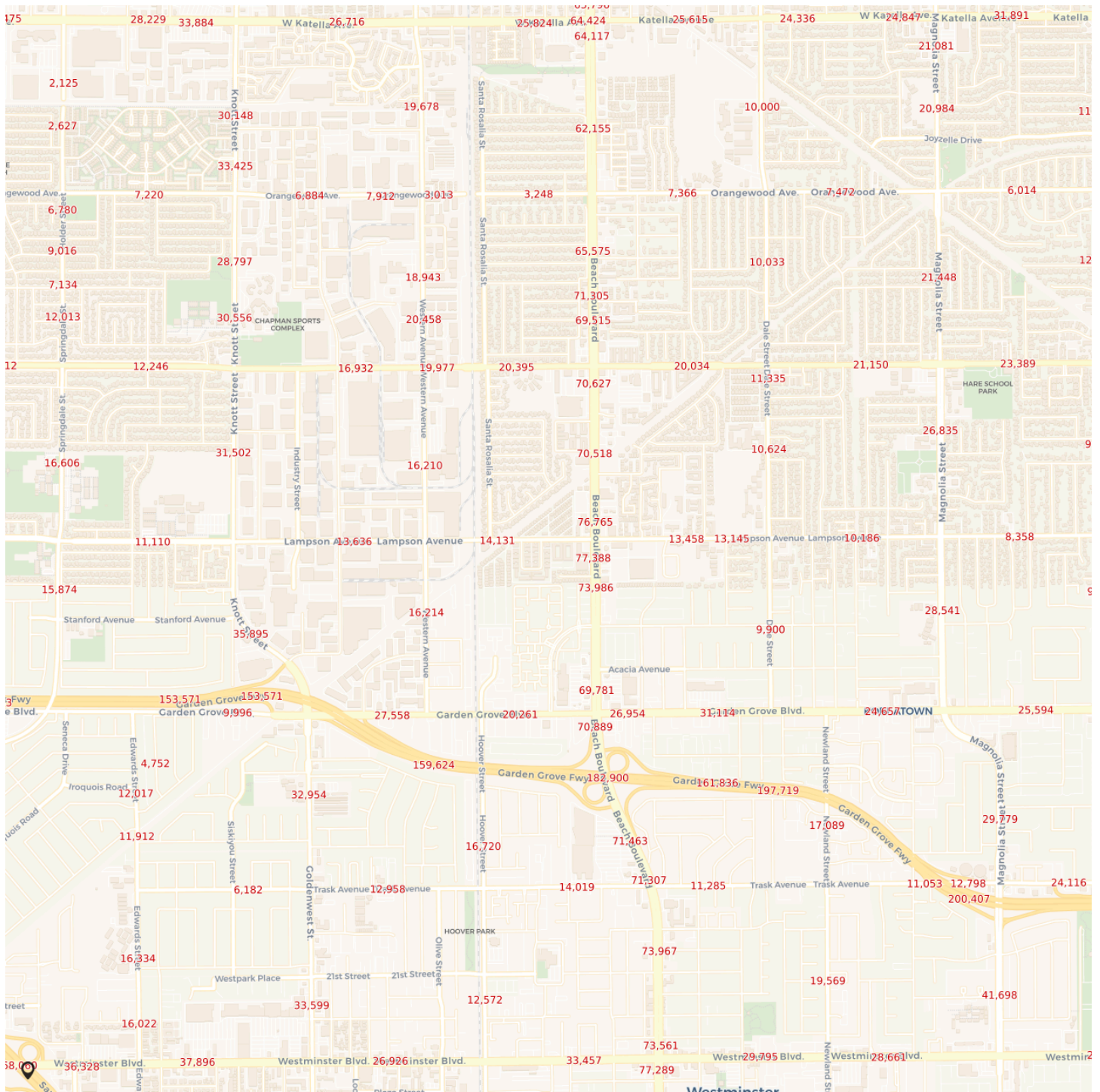
Source: State of California, Department of Finance, State and County Population Projections 2010 - 2060, September 2020.



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METHODOLOGY

First, we subtract the 2021 US Census Bureau's water areas from the 2021 block groups. Then we calculate the project's radiuses, the block groups minus water areas that intersect the radiuses, and the percent of each block group's area that's in the radiuses (overlap). Next, the overlap percent is multiplied by the Census demographics for each block group. Finally, we sum the overlap times the demographics for all block groups that intersect a radius to produce the demographic estimate for the radius.

The benefits of this methodology are that it allows for:

1. the use of the **most current data** for small area geographies from the US Census Bureau;
2. the estimation of demographics for radius distances using dissimilar shaped Census block groups;
3. **data comparability** (because estimates for small radiuses and large radiuses use the same methodology, geographies and datasets); and
4. improved estimates along coastlines and large water bodies by removing water areas.

This methodology assumes that the **population is equally distributed** throughout a block group. This assumption can result in unlikely estimates for small radiuses (i.e. 1 mile) in rural areas with low population densities and thus, large geographic area block groups.

If you have any questions, you can reach Cubit at 1.800.939.2130 or at www.cubitplanning.com.

CUBIT

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