



Community Profile

Rings: 1, 3, 5 mile radii

Boscell Av & Braun Dr, Fremont, CA 94538,

Latitude: 37.5023

Longitude: -121.9748

	1 mile	3 mile	5 mile
Population Summary			
2010 Total Population	3,088	76,797	208,785
2020 Total Population	3,318	84,505	226,786
2020 Group Quarters	4	875	2,700
2022 Total Population	3,311	87,595	233,238
2022 Group Quarters	4	875	2,700
2027 Total Population	3,210	87,001	231,723
2022-2027 Annual Rate	-0.62%	-0.14%	-0.13%
2022 Total Daytime Population	15,254	113,606	248,005
Workers	13,294	68,206	125,633
Residents	1,960	45,400	122,372
Household Summary			
2010 Households	1,009	25,107	68,392
2010 Average Household Size	3.05	3.04	3.03
2020 Total Households	1,033	26,853	72,835
2020 Average Household Size	3.21	3.11	3.08
2022 Households	1,023	27,756	74,755
2022 Average Household Size	3.23	3.12	3.08
2027 Households	985	27,415	73,878
2027 Average Household Size	3.25	3.14	3.10
2022-2027 Annual Rate	-0.75%	-0.25%	-0.24%
2010 Families	786	19,331	53,172
2010 Average Family Size	3.38	3.41	3.40
2022 Families	793	21,112	57,758
2022 Average Family Size	3.60	3.54	3.47
2027 Families	764	20,815	57,080
2027 Average Family Size	3.62	3.56	3.49
2022-2027 Annual Rate	-0.74%	-0.28%	-0.24%
Housing Unit Summary			
2000 Housing Units	1,032	24,922	67,035
Owner Occupied Housing Units	74.7%	63.9%	61.5%
Renter Occupied Housing Units	24.1%	35.0%	36.7%
Vacant Housing Units	1.2%	1.1%	1.8%
2010 Housing Units	1,053	26,145	71,305
Owner Occupied Housing Units	61.9%	59.2%	58.4%
Renter Occupied Housing Units	33.9%	36.8%	37.5%
Vacant Housing Units	4.2%	4.0%	4.1%
2020 Housing Units	1,051	28,058	75,896
Vacant Housing Units	1.7%	4.3%	4.0%
2022 Housing Units	1,041	29,283	78,140
Owner Occupied Housing Units	69.3%	59.7%	59.3%
Renter Occupied Housing Units	29.0%	35.1%	36.4%
Vacant Housing Units	1.7%	5.2%	4.3%
2027 Housing Units	1,047	29,950	79,649
Owner Occupied Housing Units	67.0%	57.7%	57.5%
Renter Occupied Housing Units	26.9%	33.8%	35.2%
Vacant Housing Units	5.9%	8.5%	7.2%
Median Household Income			
2022	\$138,129	\$148,762	\$153,695
2027	\$158,696	\$161,682	\$167,029
Median Home Value			
2022	\$946,635	\$975,576	\$1,040,885
2027	\$981,534	\$998,862	\$1,082,213
Per Capita Income			
2022	\$52,242	\$58,395	\$61,924
2027	\$59,961	\$65,807	\$69,744
Median Age			
2010	37.0	36.4	36.3
2022	39.8	38.6	38.5
2027	41.5	39.6	39.6

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: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

July 07, 2022



Community Profile

Rings: 1, 3, 5 mile radii

Boscell Av & Braun Dr, Fremont, CA 94538,

Latitude: 37.5023

Longitude: -121.9748

	1 mile	3 mile	5 mile
2022 Households by Income			
Household Income Base	1,023	27,756	74,755
<\$15,000	3.8%	2.7%	2.9%
\$15,000 - \$24,999	3.1%	2.1%	2.1%
\$25,000 - \$34,999	5.2%	2.6%	2.3%
\$35,000 - \$49,999	3.6%	2.9%	3.0%
\$50,000 - \$74,999	8.4%	8.1%	7.5%
\$75,000 - \$99,999	9.6%	10.3%	9.4%
\$100,000 - \$149,999	19.7%	21.7%	20.8%
\$150,000 - \$199,999	18.2%	19.3%	19.0%
\$200,000+	28.3%	30.3%	33.0%
Average Household Income	\$169,930	\$184,207	\$192,797
2027 Households by Income			
Household Income Base	985	27,415	73,878
<\$15,000	2.1%	1.5%	1.7%
\$15,000 - \$24,999	1.7%	1.1%	1.1%
\$25,000 - \$34,999	2.5%	1.6%	1.3%
\$35,000 - \$49,999	2.4%	1.9%	1.8%
\$50,000 - \$74,999	6.2%	5.9%	5.2%
\$75,000 - \$99,999	6.7%	8.7%	7.8%
\$100,000 - \$149,999	22.4%	22.2%	21.6%
\$150,000 - \$199,999	24.1%	22.5%	22.2%
\$200,000+	31.8%	34.5%	37.3%
Average Household Income	\$196,368	\$208,757	\$218,329
2022 Owner Occupied Housing Units by Value			
Total	721	17,468	46,322
<\$50,000	1.8%	0.4%	0.4%
\$50,000 - \$99,999	1.2%	0.2%	0.2%
\$100,000 - \$149,999	1.1%	0.2%	0.2%
\$150,000 - \$199,999	2.1%	0.5%	0.3%
\$200,000 - \$249,999	0.3%	0.1%	0.3%
\$250,000 - \$299,999	0.0%	0.1%	0.1%
\$300,000 - \$399,999	0.4%	0.5%	0.8%
\$400,000 - \$499,999	0.6%	1.1%	1.1%
\$500,000 - \$749,999	14.1%	14.0%	11.1%
\$750,000 - \$999,999	36.1%	36.5%	32.6%
\$1,000,000 - \$1,499,999	34.3%	33.1%	35.2%
\$1,500,000 - \$1,999,999	4.4%	9.6%	12.3%
\$2,000,000 +	3.6%	3.7%	5.3%
Average Home Value	\$1,001,976	\$1,080,852	\$1,140,487
2027 Owner Occupied Housing Units by Value			
Total	702	17,285	45,799
<\$50,000	0.3%	0.0%	0.1%
\$50,000 - \$99,999	0.0%	0.0%	0.1%
\$100,000 - \$149,999	0.0%	0.0%	0.0%
\$150,000 - \$199,999	0.0%	0.0%	0.0%
\$200,000 - \$249,999	0.0%	0.0%	0.1%
\$250,000 - \$299,999	0.0%	0.0%	0.0%
\$300,000 - \$399,999	3.6%	0.7%	0.5%
\$400,000 - \$499,999	2.0%	0.6%	0.5%
\$500,000 - \$749,999	9.3%	9.4%	7.4%
\$750,000 - \$999,999	37.6%	39.4%	34.9%
\$1,000,000 - \$1,499,999	38.6%	35.5%	37.5%
\$1,500,000 - \$1,999,999	5.0%	10.4%	13.2%
\$2,000,000 +	3.6%	3.9%	5.4%
Average Home Value	\$1,059,879	\$1,122,635	\$1,179,257

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: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

July 07, 2022



Community Profile

Rings: 1, 3, 5 mile radii

Boscell Av & Braun Dr, Fremont, CA 94538,

Latitude: 37.5023

Longitude: -121.9748

	1 mile	3 mile	5 mile
2010 Population by Age			
Total	3,088	76,796	208,784
0 - 4	6.8%	7.0%	7.0%
5 - 9	6.2%	6.7%	6.9%
10 - 14	5.8%	6.6%	6.6%
15 - 24	12.9%	12.2%	11.9%
25 - 34	15.1%	15.2%	15.4%
35 - 44	15.1%	16.0%	15.9%
45 - 54	15.9%	15.7%	15.7%
55 - 64	11.2%	10.4%	10.4%
65 - 74	5.9%	5.6%	5.6%
75 - 84	3.8%	3.4%	3.3%
85 +	1.1%	1.1%	1.3%
18 +	76.9%	75.8%	75.4%
2022 Population by Age			
Total	3,311	87,595	233,238
0 - 4	5.6%	5.8%	6.0%
5 - 9	6.1%	6.2%	6.3%
10 - 14	6.7%	6.7%	6.8%
15 - 24	10.9%	11.7%	11.5%
25 - 34	13.7%	14.3%	14.0%
35 - 44	14.0%	14.4%	14.9%
45 - 54	13.3%	13.6%	13.5%
55 - 64	13.6%	12.9%	12.7%
65 - 74	9.7%	8.5%	8.4%
75 - 84	4.5%	4.3%	4.2%
85 +	1.8%	1.7%	1.7%
18 +	77.9%	77.6%	77.0%
2027 Population by Age			
Total	3,211	87,000	231,723
0 - 4	5.5%	5.8%	5.9%
5 - 9	5.8%	5.8%	6.0%
10 - 14	6.4%	6.0%	6.2%
15 - 24	11.6%	11.5%	11.4%
25 - 34	11.4%	14.0%	13.5%
35 - 44	14.4%	14.4%	15.0%
45 - 54	13.6%	13.5%	13.5%
55 - 64	12.4%	12.5%	12.3%
65 - 74	11.2%	9.5%	9.4%
75 - 84	5.6%	5.0%	5.0%
85 +	2.1%	1.9%	1.9%
18 +	78.5%	78.8%	78.2%
2010 Population by Sex			
Males	1,531	38,377	104,009
Females	1,557	38,420	104,776
2022 Population by Sex			
Males	1,618	43,680	116,320
Females	1,693	43,915	116,918
2027 Population by Sex			
Males	1,566	43,423	115,679
Females	1,643	43,578	116,044

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

July 07, 2022



Community Profile

Rings: 1, 3, 5 mile radii

Boscell Av & Braun Dr, Fremont, CA 94538,

Latitude: 37.5023

Longitude: -121.9748

	1 mile	3 mile	5 mile
2010 Population by Race/Ethnicity			
Total	3,086	76,796	208,786
White Alone	40.9%	35.9%	34.2%
Black Alone	4.2%	3.7%	3.5%
American Indian Alone	0.6%	0.5%	0.5%
Asian Alone	36.6%	44.6%	46.2%
Pacific Islander Alone	0.8%	0.6%	0.7%
Some Other Race Alone	9.6%	8.8%	9.1%
Two or More Races	7.4%	5.8%	5.8%
Hispanic Origin	21.1%	19.6%	19.3%
Diversity Index	78.9	76.7	76.3
2020 Population by Race/Ethnicity			
Total	3,318	84,505	226,786
White Alone	19.8%	18.6%	18.8%
Black Alone	1.5%	2.3%	2.5%
American Indian Alone	0.4%	0.7%	0.7%
Asian Alone	61.8%	61.2%	59.8%
Pacific Islander Alone	0.3%	0.5%	0.6%
Some Other Race Alone	7.9%	8.7%	9.3%
Two or More Races	8.4%	8.1%	8.3%
Hispanic Origin	14.7%	15.8%	16.5%
Diversity Index	67.5	68.9	70.4
2022 Population by Race/Ethnicity			
Total	3,311	87,595	233,238
White Alone	18.8%	18.1%	18.2%
Black Alone	1.4%	2.4%	2.5%
American Indian Alone	0.4%	0.7%	0.7%
Asian Alone	62.9%	61.8%	60.6%
Pacific Islander Alone	0.3%	0.5%	0.6%
Some Other Race Alone	7.9%	8.7%	9.2%
Two or More Races	8.3%	7.9%	8.2%
Hispanic Origin	14.4%	15.5%	16.2%
Diversity Index	66.5	68.4	69.7
2027 Population by Race/Ethnicity			
Total	3,210	87,001	231,723
White Alone	16.6%	16.3%	16.3%
Black Alone	1.3%	2.2%	2.2%
American Indian Alone	0.4%	0.7%	0.7%
Asian Alone	65.9%	63.8%	63.0%
Pacific Islander Alone	0.3%	0.4%	0.6%
Some Other Race Alone	7.8%	8.7%	9.2%
Two or More Races	7.9%	7.8%	7.9%
Hispanic Origin	13.6%	14.9%	15.6%
Diversity Index	63.8	66.5	67.6
2010 Population by Relationship and Household Type			
Total	3,087	76,797	208,785
In Households	99.8%	99.3%	99.2%
In Family Households	89.6%	88.9%	89.2%
Householder	25.2%	25.2%	25.5%
Spouse	18.8%	19.6%	20.3%
Child	33.3%	32.7%	32.8%
Other relative	8.8%	8.4%	8.1%
Nonrelative	3.5%	3.0%	2.6%
In Nonfamily Households	10.3%	10.4%	10.0%
In Group Quarters	0.2%	0.7%	0.8%
Institutionalized Population	0.1%	0.3%	0.3%
Noninstitutionalized Population	0.1%	0.4%	0.5%

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: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

July 07, 2022



Community Profile

Rings: 1, 3, 5 mile radii

Boscell Av & Braun Dr, Fremont, CA 94538,

Latitude: 37.5023

Longitude: -121.9748

	1 mile	3 mile	5 mile
2022 Population 25+ by Educational Attainment			
Total	2,338	60,977	161,736
Less than 9th Grade	1.2%	2.6%	2.7%
9th - 12th Grade, No Diploma	3.3%	3.5%	3.4%
High School Graduate	28.6%	18.9%	17.9%
GED/Alternative Credential	2.1%	1.4%	1.3%
Some College, No Degree	15.4%	13.4%	12.6%
Associate Degree	5.9%	5.2%	5.5%
Bachelor's Degree	24.7%	30.1%	30.7%
Graduate/Professional Degree	18.8%	24.9%	25.9%
2022 Population 15+ by Marital Status			
Total	2,700	71,249	188,641
Never Married	29.3%	28.7%	28.8%
Married	58.3%	60.8%	61.0%
Widowed	4.1%	4.4%	4.5%
Divorced	8.4%	6.2%	5.7%
2022 Civilian Population 16+ in Labor Force			
Civilian Population 16+	1,440	44,664	117,350
Population 16+ Employed	96.4%	96.5%	96.4%
Population 16+ Unemployment rate	3.6%	3.5%	3.6%
Population 16-24 Employed	6.9%	9.3%	9.2%
Population 16-24 Unemployment rate	5.9%	9.6%	8.9%
Population 25-54 Employed	65.6%	68.5%	69.2%
Population 25-54 Unemployment rate	3.8%	2.9%	2.7%
Population 55-64 Employed	20.0%	17.9%	17.7%
Population 55-64 Unemployment rate	3.5%	2.2%	3.9%
Population 65+ Employed	7.6%	4.3%	3.9%
Population 65+ Unemployment rate	0.9%	3.2%	4.3%
2022 Employed Population 16+ by Industry			
Total	1,388	43,123	113,125
Agriculture/Mining	0.0%	0.1%	0.2%
Construction	3.0%	3.8%	4.2%
Manufacturing	14.7%	14.7%	14.7%
Wholesale Trade	2.9%	2.0%	2.4%
Retail Trade	12.4%	9.4%	8.0%
Transportation/Utilities	3.4%	5.4%	4.9%
Information	2.7%	3.2%	3.5%
Finance/Insurance/Real Estate	3.5%	5.1%	5.8%
Services	54.8%	54.2%	53.8%
Public Administration	2.7%	2.1%	2.4%
2022 Employed Population 16+ by Occupation			
Total	1,385	43,123	113,125
White Collar	70.2%	75.0%	76.4%
Management/Business/Financial	18.5%	20.6%	21.0%
Professional	32.1%	38.3%	39.9%
Sales	7.1%	7.9%	7.3%
Administrative Support	12.5%	8.2%	8.3%
Services	14.6%	11.5%	10.2%
Blue Collar	15.0%	13.5%	13.4%
Farming/Forestry/Fishing	0.0%	0.0%	0.1%
Construction/Extraction	1.2%	2.4%	2.8%
Installation/Maintenance/Repair	3.2%	2.2%	2.1%
Production	4.5%	4.0%	3.8%
Transportation/Material Moving	6.1%	4.9%	4.5%

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

July 07, 2022



Community Profile

Rings: 1, 3, 5 mile radii

Boscell Av & Braun Dr, Fremont, CA 94538,

Latitude: 37.5023

Longitude: -121.9748

	1 mile	3 mile	5 mile
2010 Households by Type			
Total	1,009	25,107	68,393
Households with 1 Person	16.0%	17.0%	16.5%
Households with 2+ People	84.0%	83.0%	83.5%
Family Households	77.9%	77.0%	77.7%
Husband-wife Families	58.2%	60.0%	61.8%
With Related Children	30.3%	33.3%	34.3%
Other Family (No Spouse Present)	19.7%	17.0%	16.0%
Other Family with Male Householder	6.7%	5.4%	5.1%
With Related Children	2.5%	2.4%	2.4%
Other Family with Female Householder	13.0%	11.6%	10.8%
With Related Children	7.0%	6.3%	6.1%
Nonfamily Households	6.1%	6.0%	5.7%
All Households with Children	40.1%	42.4%	43.1%
Multigenerational Households	10.1%	8.0%	7.8%
Unmarried Partner Households	5.1%	4.9%	4.9%
Male-female	4.4%	4.3%	4.2%
Same-sex	0.7%	0.7%	0.7%
2010 Households by Size			
Total	1,008	25,108	68,393
1 Person Household	16.0%	17.0%	16.5%
2 Person Household	28.4%	27.0%	27.6%
3 Person Household	20.0%	20.8%	21.2%
4 Person Household	17.8%	19.4%	19.6%
5 Person Household	10.3%	8.5%	8.2%
6 Person Household	4.2%	4.0%	3.9%
7 + Person Household	3.4%	3.2%	3.1%
2010 Households by Tenure and Mortgage Status			
Total	1,009	25,107	68,393
Owner Occupied	64.6%	61.6%	60.9%
Owned with a Mortgage/Loan	48.2%	50.6%	49.7%
Owned Free and Clear	16.5%	11.0%	11.2%
Renter Occupied	35.4%	38.4%	39.1%
2022 Affordability, Mortgage and Wealth			
Housing Affordability Index	68	72	69
Percent of Income for Mortgage	36.1%	34.6%	35.7%
Wealth Index	194	193	200
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	1,053	26,145	71,305
Housing Units Inside Urbanized Area	100.0%	100.0%	99.5%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.5%
2010 Population By Urban/ Rural Status			
Total Population	3,088	76,797	208,785
Population Inside Urbanized Area	100.0%	100.0%	99.5%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.5%

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: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

July 07, 2022



Community Profile

Rings: 1, 3, 5 mile radii

Boscell Av & Braun Dr, Fremont, CA 94538,

Latitude: 37.5023

Longitude: -121.9748

	1 mile	3 mile	5 mile
Top 3 Tapestry Segments			
1.	Pacific Heights (2C)	Pacific Heights (2C)	Enterprising Professionals (2D)
2.	Urban Villages (7B)	Enterprising Professionals (2D)	Pacific Heights (2C)
3.	Enterprising Professionals (2D)	Urban Villages (7B)	Urban Villages (7B)
2022 Consumer Spending			
Apparel & Services: Total \$	\$3,621,623	\$112,349,535	\$317,661,722
Average Spent	\$3,540.20	\$4,047.76	\$4,249.37
Spending Potential Index	147	168	176
Education: Total \$	\$3,473,646	\$105,541,535	\$296,374,316
Average Spent	\$3,395.55	\$3,802.48	\$3,964.61
Spending Potential Index	173	194	202
Entertainment/Recreation: Total \$	\$5,711,198	\$168,803,096	\$477,229,651
Average Spent	\$5,582.79	\$6,081.68	\$6,383.92
Spending Potential Index	152	166	174
Food at Home: Total \$	\$9,414,133	\$283,603,445	\$799,769,697
Average Spent	\$9,202.48	\$10,217.73	\$10,698.54
Spending Potential Index	149	165	173
Food Away from Home: Total \$	\$7,032,825	\$208,461,586	\$586,934,475
Average Spent	\$6,874.71	\$7,510.51	\$7,851.44
Spending Potential Index	159	174	182
Health Care: Total \$	\$9,803,919	\$294,822,348	\$841,056,505
Average Spent	\$9,583.50	\$10,621.93	\$11,250.84
Spending Potential Index	135	150	159
HH Furnishings & Equipment: Total \$	\$3,938,239	\$117,767,948	\$334,145,226
Average Spent	\$3,849.70	\$4,242.97	\$4,469.87
Spending Potential Index	150	166	174
Personal Care Products & Services: Total \$	\$1,556,380	\$47,322,252	\$133,893,632
Average Spent	\$1,521.39	\$1,704.94	\$1,791.10
Spending Potential Index	149	167	176
Shelter: Total \$	\$41,847,380	\$1,195,716,589	\$3,333,219,920
Average Spent	\$40,906.53	\$43,079.57	\$44,588.59
Spending Potential Index	179	188	195
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$4,077,848	\$117,199,051	\$334,749,138
Average Spent	\$3,986.17	\$4,222.48	\$4,477.95
Spending Potential Index	147	155	165
Travel: Total \$	\$5,177,597	\$147,249,742	\$414,506,634
Average Spent	\$5,061.19	\$5,305.15	\$5,544.87
Spending Potential Index	176	185	193
Vehicle Maintenance & Repairs: Total \$	\$1,767,370	\$52,972,607	\$151,173,861
Average Spent	\$1,727.63	\$1,908.51	\$2,022.26
Spending Potential Index	137	152	161

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 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

July 07, 2022