



Community Profile

Rings: 1, 3, 5 mile radii

2551 Park Ave, Tustin, CA 92782, USA

Latitude: 33.6984
Longitude: -117.8269

	1 mile	3 mile	5 mile
Population Summary			
2010 Total Population	5,471	176,289	543,188
2020 Total Population	11,356	189,403	590,985
2020 Group Quarters	23	417	22,699
2022 Total Population	11,909	192,910	594,407
2022 Group Quarters	23	417	22,699
2027 Total Population	12,295	198,050	599,555
2022-2027 Annual Rate	0.64%	0.53%	0.17%
2022 Total Daytime Population	23,512	283,859	703,421
Workers	17,958	190,773	400,740
Residents	5,554	93,086	302,681
Household Summary			
2010 Households	2,265	59,793	167,189
2010 Average Household Size	2.42	2.94	3.18
2020 Total Households	4,947	67,563	187,721
2020 Average Household Size	2.29	2.80	3.03
2022 Total Households	5,137	69,112	189,727
2022 Average Household Size	2.31	2.79	3.01
2027 Total Households	5,297	71,824	192,629
2027 Average Household Size	2.32	2.75	2.99
2022-2027 Annual Rate	0.62%	0.77%	0.30%
2010 Families	1,303	40,821	117,670
2010 Average Family Size	3.12	3.46	3.66
2022 Total Families	2,797	45,284	130,804
2022 Average Family Size	3.02	3.35	3.51
2027 Total Families	2,885	46,489	132,105
2027 Average Family Size	3.02	3.33	3.50
2022-2027 Annual Rate	0.62%	0.53%	0.20%
Housing Unit Summary			
2000 Housing Units	2,141	53,925	147,129
Owner Occupied Housing Units	17.8%	47.3%	50.4%
Renter Occupied Housing Units	39.6%	46.4%	45.4%
Vacant Housing Units	42.6%	6.3%	4.2%
2010 Housing Units	2,413	63,856	176,490
Owner Occupied Housing Units	35.4%	42.8%	46.6%
Renter Occupied Housing Units	58.4%	50.9%	48.1%
Vacant Housing Units	6.1%	6.4%	5.3%
2020 Housing Units	5,533	71,761	198,066
Vacant Housing Units	10.6%	5.8%	5.2%
2022 Housing Units	5,750	73,852	200,751
Owner Occupied Housing Units	24.8%	38.4%	44.3%
Renter Occupied Housing Units	64.5%	55.2%	50.2%
Vacant Housing Units	10.7%	6.4%	5.5%
2027 Housing Units	5,892	76,235	204,488
Owner Occupied Housing Units	25.5%	37.9%	43.9%
Renter Occupied Housing Units	64.4%	56.3%	50.3%
Vacant Housing Units	10.1%	5.8%	5.8%
Median Household Income			
2022	\$105,662	\$104,522	\$103,798
2027	\$130,471	\$118,498	\$118,039
Median Home Value			
2022	\$1,088,921	\$781,184	\$812,315
2027	\$1,131,596	\$835,449	\$866,937
Per Capita Income			
2022	\$64,127	\$49,976	\$45,331
2027	\$75,993	\$59,480	\$53,170
Median Age			
2010	33.1	32.8	31.9
2022	34.8	34.7	33.5
2027	34.0	35.8	34.6

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.



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2022 Households by Income			
Household Income Base	5,137	69,112	189,727
<\$15,000	9.3%	7.4%	6.7%
\$15,000 - \$24,999	3.8%	3.4%	3.8%
\$25,000 - \$34,999	3.2%	4.0%	4.5%
\$35,000 - \$49,999	6.1%	6.7%	7.1%
\$50,000 - \$74,999	9.0%	12.4%	13.0%
\$75,000 - \$99,999	16.0%	13.4%	12.4%
\$100,000 - \$149,999	16.6%	21.1%	20.7%
\$150,000 - \$199,999	13.3%	14.0%	13.0%
\$200,000+	22.8%	17.7%	18.7%
Average Household Income	\$148,674	\$139,380	\$141,497
2027 Households by Income			
Household Income Base	5,297	71,824	192,629
<\$15,000	6.7%	4.8%	4.7%
\$15,000 - \$24,999	2.2%	2.0%	2.5%
\$25,000 - \$34,999	2.4%	2.5%	3.2%
\$35,000 - \$49,999	3.8%	4.6%	5.2%
\$50,000 - \$74,999	7.5%	11.6%	11.6%
\$75,000 - \$99,999	15.1%	14.1%	12.6%
\$100,000 - \$149,999	17.7%	21.8%	22.0%
\$150,000 - \$199,999	17.1%	16.7%	15.9%
\$200,000+	27.5%	21.8%	22.4%
Average Household Income	\$176,088	\$163,860	\$164,976
2022 Owner Occupied Housing Units by Value			
Total	1,422	28,334	88,899
<\$50,000	0.0%	0.9%	0.5%
\$50,000 - \$99,999	0.1%	0.6%	0.5%
\$100,000 - \$149,999	0.0%	0.2%	0.3%
\$150,000 - \$199,999	0.0%	0.2%	0.5%
\$200,000 - \$249,999	0.0%	0.5%	0.6%
\$250,000 - \$299,999	0.0%	0.9%	0.9%
\$300,000 - \$399,999	0.3%	2.7%	2.7%
\$400,000 - \$499,999	0.9%	4.4%	5.3%
\$500,000 - \$749,999	23.6%	35.2%	31.1%
\$750,000 - \$999,999	16.7%	35.2%	30.0%
\$1,000,000 - \$1,499,999	48.2%	15.7%	17.8%
\$1,500,000 - \$1,999,999	10.2%	2.5%	5.4%
\$2,000,000 +	0.2%	1.0%	4.3%
Average Home Value	\$1,082,918	\$824,325	\$908,968
2027 Owner Occupied Housing Units by Value			
Total	1,494	28,870	89,670
<\$50,000	0.0%	0.3%	0.2%
\$50,000 - \$99,999	0.0%	0.4%	0.2%
\$100,000 - \$149,999	0.0%	0.1%	0.1%
\$150,000 - \$199,999	0.0%	0.1%	0.1%
\$200,000 - \$249,999	0.0%	0.0%	0.1%
\$250,000 - \$299,999	0.0%	0.1%	0.1%
\$300,000 - \$399,999	0.0%	0.3%	0.5%
\$400,000 - \$499,999	0.3%	2.7%	3.1%
\$500,000 - \$749,999	17.0%	31.6%	29.1%
\$750,000 - \$999,999	19.0%	42.0%	35.4%
\$1,000,000 - \$1,499,999	52.0%	18.0%	19.9%
\$1,500,000 - \$1,999,999	11.5%	3.1%	6.2%
\$2,000,000 +	0.1%	1.3%	5.0%
Average Home Value	\$1,129,136	\$886,808	\$979,017

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.



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2010 Population by Age			
Total	5,470	176,291	543,186
0 - 4	8.6%	6.9%	7.3%
5 - 9	6.5%	6.6%	7.2%
10 - 14	5.3%	6.9%	7.1%
15 - 24	11.6%	16.1%	17.0%
25 - 34	22.2%	17.3%	16.4%
35 - 44	20.5%	15.1%	15.2%
45 - 54	12.5%	13.3%	13.0%
55 - 64	7.4%	9.5%	8.8%
65 - 74	3.4%	4.9%	4.6%
75 - 84	1.6%	2.5%	2.5%
85 +	0.4%	1.1%	1.0%
18 +	77.0%	75.2%	74.0%
2022 Population by Age			
Total	11,910	192,910	594,407
0 - 4	6.4%	5.9%	6.2%
5 - 9	6.9%	5.9%	6.4%
10 - 14	6.8%	5.9%	6.4%
15 - 24	11.0%	13.7%	16.6%
25 - 34	19.5%	19.1%	16.8%
35 - 44	19.0%	14.9%	14.1%
45 - 54	13.8%	11.9%	12.0%
55 - 64	8.6%	10.5%	10.2%
65 - 74	5.3%	7.3%	6.8%
75 - 84	2.1%	3.5%	3.3%
85 +	0.7%	1.2%	1.2%
18 +	77.1%	78.7%	77.1%
2027 Population by Age			
Total	12,295	198,050	599,556
0 - 4	6.6%	5.9%	6.3%
5 - 9	6.5%	5.5%	6.0%
10 - 14	6.1%	5.5%	6.0%
15 - 24	11.8%	12.5%	15.6%
25 - 34	21.2%	19.2%	16.9%
35 - 44	17.8%	16.0%	14.9%
45 - 54	13.1%	11.7%	11.6%
55 - 64	8.6%	10.1%	10.0%
65 - 74	5.2%	7.9%	7.4%
75 - 84	2.5%	4.3%	4.0%
85 +	0.7%	1.4%	1.4%
18 +	77.7%	80.0%	78.2%
2010 Population by Sex			
Males	2,669	86,852	270,254
Females	2,802	89,437	272,933
2022 Population by Sex			
Males	5,905	95,795	296,754
Females	6,005	97,115	297,653
2027 Population by Sex			
Males	6,071	98,573	299,514
Females	6,224	99,476	300,041

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



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2010 Population by Race/Ethnicity			
Total	5,470	176,288	543,187
White Alone	43.2%	50.1%	51.8%
Black Alone	2.2%	2.1%	1.7%
American Indian Alone	0.2%	0.4%	0.6%
Asian Alone	44.6%	26.1%	20.9%
Pacific Islander Alone	0.2%	0.3%	0.3%
Some Other Race Alone	3.1%	15.9%	20.2%
Two or More Races	6.4%	5.1%	4.5%
Hispanic Origin	10.1%	34.1%	43.9%
Diversity Index	68.0	80.9	82.0
2020 Population by Race/Ethnicity			
Total	11,356	189,403	590,985
White Alone	35.7%	35.1%	33.3%
Black Alone	2.3%	2.2%	1.8%
American Indian Alone	0.4%	1.2%	1.8%
Asian Alone	46.2%	29.2%	25.7%
Pacific Islander Alone	0.3%	0.2%	0.2%
Some Other Race Alone	5.4%	18.4%	22.7%
Two or More Races	9.7%	13.6%	14.4%
Hispanic Origin	12.6%	33.6%	41.3%
Diversity Index	72.4	85.5	87.1
2022 Population by Race/Ethnicity			
Total	11,909	192,910	594,408
White Alone	34.2%	34.1%	32.4%
Black Alone	2.3%	2.2%	1.8%
American Indian Alone	0.4%	1.3%	1.9%
Asian Alone	47.6%	30.1%	26.6%
Pacific Islander Alone	0.3%	0.2%	0.2%
Some Other Race Alone	5.5%	18.3%	22.6%
Two or More Races	9.7%	13.7%	14.6%
Hispanic Origin	12.5%	33.3%	41.0%
Diversity Index	72.2	85.5	87.2
2027 Population by Race/Ethnicity			
Total	12,297	198,050	599,555
White Alone	30.9%	31.5%	29.8%
Black Alone	2.3%	2.2%	1.8%
American Indian Alone	0.4%	1.3%	2.0%
Asian Alone	50.6%	32.5%	28.4%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	5.6%	18.2%	22.8%
Two or More Races	10.0%	14.0%	15.0%
Hispanic Origin	12.1%	32.6%	40.7%
Diversity Index	71.2	85.5	87.3
2010 Population by Relationship and Household Type			
Total	5,471	176,289	543,187
In Households	100.0%	99.7%	98.0%
In Family Households	76.0%	83.8%	84.2%
Householder	23.8%	23.1%	21.7%
Spouse	18.0%	17.0%	16.1%
Child	27.8%	32.4%	33.0%
Other relative	4.8%	7.5%	8.6%
Nonrelative	1.6%	3.7%	4.8%
In Nonfamily Households	24.0%	15.9%	13.8%
In Group Quarters	0.0%	0.3%	2.0%
Institutionalized Population	0.0%	0.1%	0.6%
Noninstitutionalized Population	0.0%	0.3%	1.4%

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.

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2022 Population 25+ by Educational Attainment			
Total	8,218	132,173	382,873
Less than 9th Grade	3.8%	5.9%	8.7%
9th - 12th Grade, No Diploma	1.9%	4.7%	6.7%
High School Graduate	8.0%	11.9%	13.1%
GED/Alternative Credential	0.8%	1.5%	1.6%
Some College, No Degree	9.0%	12.7%	13.8%
Associate Degree	8.6%	7.8%	7.0%
Bachelor's Degree	43.6%	35.0%	30.0%
Graduate/Professional Degree	24.2%	20.5%	19.0%
2022 Population 15+ by Marital Status			
Total	9,527	158,538	481,303
Never Married	38.7%	40.1%	39.8%
Married	48.7%	48.5%	49.3%
Widowed	3.2%	3.5%	3.5%
Divorced	9.5%	7.9%	7.4%
2022 Civilian Population 16+ in Labor Force			
Civilian Population 16+	6,708	106,472	309,032
Population 16+ Employed	96.0%	95.4%	95.6%
Population 16+ Unemployment rate	4.0%	4.6%	4.4%
Population 16-24 Employed	7.9%	11.9%	13.5%
Population 16-24 Unemployment rate	9.4%	9.1%	8.6%
Population 25-54 Employed	77.6%	69.9%	68.0%
Population 25-54 Unemployment rate	3.1%	3.8%	3.7%
Population 55-64 Employed	10.8%	13.2%	13.7%
Population 55-64 Unemployment rate	3.1%	3.5%	2.9%
Population 65+ Employed	3.7%	5.0%	4.8%
Population 65+ Unemployment rate	12.9%	6.1%	6.8%
2022 Employed Population 16+ by Industry			
Total	6,439	101,616	295,328
Agriculture/Mining	1.0%	0.6%	0.7%
Construction	2.3%	4.0%	5.7%
Manufacturing	13.5%	12.2%	12.2%
Wholesale Trade	2.9%	3.1%	2.9%
Retail Trade	4.1%	8.6%	9.2%
Transportation/Utilities	2.1%	3.4%	3.3%
Information	2.9%	2.5%	2.2%
Finance/Insurance/Real Estate	13.9%	10.4%	9.5%
Services	55.1%	52.9%	52.0%
Public Administration	2.2%	2.2%	2.4%
2022 Employed Population 16+ by Occupation			
Total	6,440	101,617	295,326
White Collar	85.6%	72.0%	67.5%
Management/Business/Financial	29.5%	22.7%	21.0%
Professional	42.7%	30.4%	26.9%
Sales	6.7%	9.2%	9.6%
Administrative Support	6.7%	9.6%	10.0%
Services	8.5%	13.5%	15.3%
Blue Collar	5.9%	14.6%	17.2%
Farming/Forestry/Fishing	0.6%	0.4%	0.5%
Construction/Extraction	1.4%	2.6%	4.1%
Installation/Maintenance/Repair	0.3%	1.6%	1.6%
Production	1.9%	4.9%	5.6%
Transportation/Material Moving	1.7%	5.1%	5.4%

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2010 Households by Type			
Total	2,264	59,796	167,176
Households with 1 Person	31.9%	21.9%	20.1%
Households with 2+ People	68.1%	78.1%	79.9%
Family Households	57.6%	68.3%	70.4%
Husband-wife Families	43.6%	50.2%	52.5%
With Related Children	26.5%	27.7%	30.2%
Other Family (No Spouse Present)	14.0%	18.1%	17.9%
Other Family with Male Householder	3.5%	5.4%	5.7%
With Related Children	1.4%	2.7%	3.1%
Other Family with Female Householder	10.4%	12.7%	12.2%
With Related Children	5.4%	7.3%	7.4%
Nonfamily Households	10.6%	9.8%	9.5%
All Households with Children	33.4%	38.1%	41.2%
Multigenerational Households	2.9%	5.9%	7.1%
Unmarried Partner Households	6.0%	5.9%	6.1%
Male-female	5.4%	5.3%	5.4%
Same-sex	0.6%	0.6%	0.7%
2010 Households by Size			
Total	2,264	59,793	167,189
1 Person Household	31.9%	21.9%	20.1%
2 Person Household	27.4%	27.9%	26.7%
3 Person Household	17.9%	17.8%	16.6%
4 Person Household	15.5%	16.6%	16.7%
5 Person Household	5.6%	8.0%	8.8%
6 Person Household	1.2%	3.8%	4.6%
7 + Person Household	0.5%	4.0%	6.5%
2010 Households by Tenure and Mortgage Status			
Total	2,265	59,796	167,189
Owner Occupied	37.7%	45.7%	49.2%
Owned with a Mortgage/Loan	34.6%	37.6%	40.5%
Owned Free and Clear	3.2%	8.1%	8.8%
Renter Occupied	62.3%	54.3%	50.8%
2022 Affordability, Mortgage and Wealth			
Housing Affordability Index	45	63	60
Percent of Income for Mortgage	54.3%	39.4%	41.2%
Wealth Index	106	122	128
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	2,413	63,856	176,490
Housing Units Inside Urbanized Area	100.0%	100.0%	100.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.0%
2010 Population By Urban/ Rural Status			
Total Population	5,471	176,289	543,188
Population Inside Urbanized Area	100.0%	100.0%	100.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.0%

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.

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Top 3 Tapestry Segments			
1.	Metro Renters (3B)	Metro Renters (3B)	Enterprising Professionals (2D)
2.	Boomburbs (1C)	Enterprising Professionals (2D)	Boomburbs (1C)
3.	Enterprising Professionals (2D)	Diverse Convergence (13A)	Family Extensions (13B)
2022 Consumer Spending			
Apparel & Services: Total \$	\$17,994,768	\$225,135,117	\$624,797,283
Average Spent	\$3,502.97	\$3,257.54	\$3,293.14
Spending Potential Index	145	135	137
Education: Total \$	\$14,691,230	\$195,852,529	\$547,468,442
Average Spent	\$2,859.89	\$2,833.84	\$2,885.56
Spending Potential Index	146	145	147
Entertainment/Recreation: Total \$	\$25,480,204	\$320,347,682	\$892,912,288
Average Spent	\$4,960.13	\$4,635.20	\$4,706.30
Spending Potential Index	135	126	128
Food at Home: Total \$	\$43,247,192	\$556,360,344	\$1,548,984,331
Average Spent	\$8,418.76	\$8,050.13	\$8,164.28
Spending Potential Index	136	130	132
Food Away from Home: Total \$	\$32,733,188	\$409,449,596	\$1,139,389,518
Average Spent	\$6,372.04	\$5,924.44	\$6,005.42
Spending Potential Index	148	137	139
Health Care: Total \$	\$45,391,985	\$571,245,266	\$1,597,512,351
Average Spent	\$8,836.28	\$8,265.50	\$8,420.06
Spending Potential Index	125	117	119
HH Furnishings & Equipment: Total \$	\$18,091,594	\$225,302,766	\$629,780,860
Average Spent	\$3,521.82	\$3,259.97	\$3,319.41
Spending Potential Index	137	127	130
Personal Care Products & Services: Total \$	\$7,396,986	\$92,364,820	\$256,199,843
Average Spent	\$1,439.94	\$1,336.45	\$1,350.36
Spending Potential Index	141	131	132
Shelter: Total \$	\$172,040,369	\$2,236,511,117	\$6,220,852,482
Average Spent	\$33,490.44	\$32,360.68	\$32,788.44
Spending Potential Index	146	141	143
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$18,235,533	\$220,253,016	\$622,436,581
Average Spent	\$3,549.84	\$3,186.90	\$3,280.70
Spending Potential Index	131	117	121
Travel: Total \$	\$20,905,773	\$264,289,644	\$738,606,062
Average Spent	\$4,069.65	\$3,824.08	\$3,892.99
Spending Potential Index	142	133	136
Vehicle Maintenance & Repairs: Total \$	\$8,606,849	\$106,311,334	\$298,096,103
Average Spent	\$1,675.46	\$1,538.25	\$1,571.18
Spending Potential Index	133	122	125

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.