



Community Profile

Rings: 1, 3, 5 mile radii

8524 Whittier Blvd, Pico Rivera, CA 90660,

Latitude: 34.0038
Longitude: -118.0898

	1 mile	3 mile	5 mile
Population Summary			
2010 Total Population	30,775	181,163	541,515
2020 Total Population	30,121	180,459	537,635
2020 Group Quarters	327	1,288	4,774
2022 Total Population	29,767	178,478	532,930
2022 Group Quarters	327	1,288	4,774
2027 Total Population	28,829	173,186	517,885
2022-2027 Annual Rate	-0.64%	-0.60%	-0.57%
2022 Total Daytime Population	26,434	171,929	550,053
Workers	9,299	71,630	250,229
Residents	17,135	100,299	299,824
Household Summary			
2010 Households	8,142	51,868	152,303
2010 Average Household Size	3.74	3.46	3.53
2020 Total Households	8,395	53,798	158,459
2020 Average Household Size	3.55	3.33	3.36
2022 Total Households	8,323	53,510	157,934
2022 Average Household Size	3.54	3.31	3.34
2027 Total Households	8,096	52,160	154,158
2027 Average Household Size	3.52	3.30	3.33
2022-2027 Annual Rate	-0.55%	-0.51%	-0.48%
2010 Families	6,616	41,342	121,869
2010 Average Family Size	4.07	3.83	3.88
2022 Total Families	6,748	42,585	126,034
2022 Average Family Size	3.87	3.67	3.69
2027 Total Families	6,572	41,553	123,100
2027 Average Family Size	3.85	3.65	3.67
2022-2027 Annual Rate	-0.53%	-0.49%	-0.47%
Housing Unit Summary			
2000 Housing Units	8,283	52,910	155,626
Owner Occupied Housing Units	54.0%	58.9%	50.5%
Renter Occupied Housing Units	43.4%	38.5%	46.7%
Vacant Housing Units	2.6%	2.5%	2.7%
2010 Housing Units	8,502	53,849	158,586
Owner Occupied Housing Units	52.9%	57.2%	49.4%
Renter Occupied Housing Units	42.9%	39.1%	46.6%
Vacant Housing Units	4.2%	3.7%	4.0%
2020 Housing Units	8,609	55,197	163,094
Vacant Housing Units	2.5%	2.5%	2.8%
2022 Housing Units	8,550	55,014	162,853
Owner Occupied Housing Units	53.4%	56.6%	49.1%
Renter Occupied Housing Units	44.0%	40.7%	47.9%
Vacant Housing Units	2.7%	2.7%	3.0%
2027 Housing Units	8,560	55,039	163,079
Owner Occupied Housing Units	52.2%	55.4%	48.2%
Renter Occupied Housing Units	42.3%	39.4%	46.4%
Vacant Housing Units	5.4%	5.2%	5.5%
Median Household Income			
2022	\$67,491	\$76,780	\$70,503
2027	\$81,572	\$93,204	\$85,588
Median Home Value			
2022	\$560,725	\$591,741	\$616,768
2027	\$659,926	\$649,733	\$674,689
Per Capita Income			
2022	\$25,131	\$29,984	\$28,263
2027	\$31,323	\$36,623	\$34,401
Median Age			
2010	33.3	34.6	34.2
2022	34.6	35.8	35.5
2027	36.6	37.6	37.4

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	8,323	53,510	157,933
<\$15,000	8.2%	6.4%	7.5%
\$15,000 - \$24,999	8.1%	7.2%	7.8%
\$25,000 - \$34,999	6.9%	6.4%	7.2%
\$35,000 - \$49,999	11.6%	10.8%	11.9%
\$50,000 - \$74,999	19.6%	17.9%	18.0%
\$75,000 - \$99,999	13.5%	14.3%	13.7%
\$100,000 - \$149,999	18.5%	19.7%	18.1%
\$150,000 - \$199,999	8.7%	9.6%	8.7%
\$200,000+	4.8%	7.7%	7.1%
Average Household Income	\$88,998	\$100,160	\$95,245
2027 Households by Income			
Household Income Base	8,096	52,160	154,157
<\$15,000	6.4%	4.7%	5.6%
\$15,000 - \$24,999	5.3%	4.6%	5.4%
\$25,000 - \$34,999	4.8%	4.3%	5.5%
\$35,000 - \$49,999	10.6%	9.0%	10.1%
\$50,000 - \$74,999	19.2%	17.0%	16.8%
\$75,000 - \$99,999	11.4%	13.3%	13.4%
\$100,000 - \$149,999	20.7%	22.7%	21.2%
\$150,000 - \$199,999	13.7%	13.5%	12.1%
\$200,000+	7.8%	10.8%	9.9%
Average Household Income	\$110,456	\$121,780	\$115,427
2022 Owner Occupied Housing Units by Value			
Total	4,564	31,111	79,926
<\$50,000	0.9%	0.9%	1.2%
\$50,000 - \$99,999	0.7%	0.3%	0.2%
\$100,000 - \$149,999	0.0%	0.1%	0.1%
\$150,000 - \$199,999	0.1%	0.1%	0.1%
\$200,000 - \$249,999	0.3%	0.2%	0.4%
\$250,000 - \$299,999	0.9%	0.7%	0.6%
\$300,000 - \$399,999	9.1%	6.4%	5.5%
\$400,000 - \$499,999	27.7%	21.5%	17.3%
\$500,000 - \$749,999	42.4%	54.2%	52.8%
\$750,000 - \$999,999	11.2%	10.7%	14.2%
\$1,000,000 - \$1,499,999	2.3%	2.5%	4.6%
\$1,500,000 - \$1,999,999	1.7%	1.0%	1.1%
\$2,000,000 +	2.6%	1.4%	2.0%
Average Home Value	\$642,121	\$635,666	\$675,849
2027 Owner Occupied Housing Units by Value			
Total	4,471	30,488	78,549
<\$50,000	0.0%	0.0%	0.3%
\$50,000 - \$99,999	0.0%	0.0%	0.0%
\$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%	0.0%
\$250,000 - \$299,999	0.0%	0.0%	0.1%
\$300,000 - \$399,999	1.7%	1.4%	1.5%
\$400,000 - \$499,999	16.4%	12.3%	9.8%
\$500,000 - \$749,999	49.6%	60.5%	54.8%
\$750,000 - \$999,999	19.2%	17.4%	21.1%
\$1,000,000 - \$1,499,999	3.7%	4.2%	7.2%
\$1,500,000 - \$1,999,999	3.6%	1.7%	1.6%
\$2,000,000 +	5.7%	2.6%	3.6%
Average Home Value	\$794,369	\$728,860	\$775,658

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	30,777	181,163	541,514
0 - 4	7.0%	6.8%	6.9%
5 - 9	7.2%	6.9%	6.9%
10 - 14	7.9%	7.5%	7.6%
15 - 24	16.1%	15.4%	15.6%
25 - 34	14.1%	14.0%	14.1%
35 - 44	13.7%	14.0%	14.2%
45 - 54	12.6%	12.8%	13.1%
55 - 64	9.0%	10.1%	9.9%
65 - 74	5.9%	6.2%	5.8%
75 - 84	4.4%	4.5%	4.1%
85 +	1.9%	1.8%	1.8%
18 +	72.6%	73.9%	73.7%
2022 Population by Age			
Total	29,768	178,478	532,929
0 - 4	6.6%	6.3%	6.3%
5 - 9	6.9%	6.6%	6.6%
10 - 14	6.9%	6.7%	6.6%
15 - 24	14.1%	13.5%	13.8%
25 - 34	16.2%	15.8%	15.9%
35 - 44	13.5%	13.6%	13.3%
45 - 54	11.4%	11.8%	12.1%
55 - 64	10.4%	10.6%	10.8%
65 - 74	7.5%	8.3%	8.1%
75 - 84	4.4%	4.7%	4.5%
85 +	2.1%	2.1%	2.0%
18 +	75.4%	76.4%	76.5%
2027 Population by Age			
Total	28,828	173,185	517,885
0 - 4	6.5%	6.2%	6.2%
5 - 9	6.4%	6.1%	6.1%
10 - 14	7.0%	6.7%	6.5%
15 - 24	13.0%	12.5%	12.7%
25 - 34	14.5%	14.5%	14.8%
35 - 44	15.0%	14.9%	14.6%
45 - 54	11.8%	12.2%	12.2%
55 - 64	10.5%	10.6%	10.8%
65 - 74	8.3%	8.7%	8.7%
75 - 84	4.8%	5.4%	5.2%
85 +	2.2%	2.3%	2.1%
18 +	76.2%	77.3%	77.5%
2010 Population by Sex			
Males	15,140	88,208	264,827
Females	15,635	92,954	276,689
2022 Population by Sex			
Males	14,702	87,300	261,939
Females	15,065	91,177	270,991
2027 Population by Sex			
Males	14,269	85,134	255,360
Females	14,560	88,052	262,525

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	30,775	181,163	541,515
White Alone	55.9%	56.1%	48.4%
Black Alone	0.8%	1.0%	1.0%
American Indian Alone	1.5%	1.2%	1.1%
Asian Alone	2.6%	7.3%	17.0%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	35.3%	30.4%	28.9%
Two or More Races	3.8%	3.9%	3.6%
Hispanic Origin	91.7%	82.7%	73.2%
Diversity Index	62.8	70.4	78.8
2020 Population by Race/Ethnicity			
Total	30,121	180,459	537,635
White Alone	21.5%	22.4%	18.9%
Black Alone	0.8%	1.1%	1.1%
American Indian Alone	2.7%	2.4%	2.3%
Asian Alone	3.9%	8.6%	18.4%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	47.3%	41.6%	38.7%
Two or More Races	23.7%	23.7%	20.5%
Hispanic Origin	90.4%	82.3%	73.0%
Diversity Index	72.8	79.6	84.1
2022 Population by Race/Ethnicity			
Total	29,768	178,476	532,929
White Alone	20.5%	21.4%	18.0%
Black Alone	0.8%	1.1%	1.1%
American Indian Alone	2.8%	2.5%	2.4%
Asian Alone	4.1%	8.8%	18.7%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	47.8%	42.1%	39.1%
Two or More Races	23.9%	24.0%	20.7%
Hispanic Origin	90.4%	82.3%	72.9%
Diversity Index	72.7	79.5	84.1
2027 Population by Race/Ethnicity			
Total	28,829	173,185	517,886
White Alone	18.0%	19.0%	16.0%
Black Alone	0.8%	1.0%	1.0%
American Indian Alone	3.2%	2.9%	2.8%
Asian Alone	4.2%	9.1%	19.0%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	49.5%	43.5%	40.2%
Two or More Races	24.2%	24.3%	20.8%
Hispanic Origin	90.5%	82.4%	72.9%
Diversity Index	72.0	79.2	83.8
2010 Population by Relationship and Household Type			
Total	30,776	181,162	541,515
In Households	98.8%	99.2%	99.2%
In Family Households	92.0%	91.5%	91.6%
Householder	21.7%	22.8%	22.5%
Spouse	13.3%	14.6%	14.6%
Child	41.3%	39.5%	38.8%
Other relative	11.3%	10.5%	11.3%
Nonrelative	4.4%	4.1%	4.4%
In Nonfamily Households	6.8%	7.7%	7.6%
In Group Quarters	1.2%	0.8%	0.8%
Institutionalized Population	1.1%	0.6%	0.5%
Noninstitutionalized Population	0.0%	0.2%	0.3%

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.



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2022 Population 25+ by Educational Attainment			
Total	19,489	119,408	355,279
Less than 9th Grade	15.8%	11.9%	14.9%
9th - 12th Grade, No Diploma	12.4%	10.3%	10.5%
High School Graduate	29.9%	27.4%	26.4%
GED/Alternative Credential	2.6%	2.5%	2.1%
Some College, No Degree	16.1%	18.0%	16.8%
Associate Degree	7.1%	8.1%	7.5%
Bachelor's Degree	11.2%	15.7%	15.9%
Graduate/Professional Degree	4.8%	5.9%	5.9%
2022 Population 15+ by Marital Status			
Total	23,692	143,438	428,913
Never Married	43.9%	41.1%	40.7%
Married	43.5%	45.4%	46.6%
Widowed	6.3%	6.1%	5.8%
Divorced	6.3%	7.3%	6.9%
2022 Civilian Population 16+ in Labor Force			
Civilian Population 16+	13,773	85,490	255,242
Population 16+ Employed	93.9%	93.7%	93.5%
Population 16+ Unemployment rate	6.1%	6.3%	6.5%
Population 16-24 Employed	13.5%	12.0%	12.2%
Population 16-24 Unemployment rate	14.6%	14.0%	13.7%
Population 25-54 Employed	72.6%	70.8%	70.4%
Population 25-54 Unemployment rate	4.3%	5.4%	5.6%
Population 55-64 Employed	11.2%	13.1%	13.4%
Population 55-64 Unemployment rate	7.3%	4.4%	5.0%
Population 65+ Employed	2.8%	4.2%	3.9%
Population 65+ Unemployment rate	2.2%	3.2%	4.1%
2022 Employed Population 16+ by Industry			
Total	12,932	80,082	238,594
Agriculture/Mining	0.3%	0.4%	0.3%
Construction	6.0%	6.4%	6.8%
Manufacturing	13.2%	11.8%	12.3%
Wholesale Trade	4.4%	4.7%	5.0%
Retail Trade	12.0%	11.4%	11.2%
Transportation/Utilities	10.5%	10.9%	9.9%
Information	1.7%	1.9%	1.6%
Finance/Insurance/Real Estate	5.4%	5.2%	5.0%
Services	42.3%	42.5%	43.5%
Public Administration	4.2%	4.8%	4.3%
2022 Employed Population 16+ by Occupation			
Total	12,931	80,083	238,594
White Collar	47.5%	55.2%	52.7%
Management/Business/Financial	8.3%	11.7%	11.8%
Professional	13.9%	17.9%	16.5%
Sales	10.5%	10.8%	10.0%
Administrative Support	14.8%	14.8%	14.3%
Services	20.1%	16.0%	17.2%
Blue Collar	32.4%	28.8%	30.0%
Farming/Forestry/Fishing	0.3%	0.4%	0.4%
Construction/Extraction	5.6%	5.3%	5.7%
Installation/Maintenance/Repair	3.5%	3.1%	2.9%
Production	9.3%	7.2%	8.2%
Transportation/Material Moving	13.7%	12.8%	12.8%

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2010 Households by Type			
Total	8,142	51,868	152,302
Households with 1 Person	14.5%	16.0%	15.4%
Households with 2+ People	85.5%	84.0%	84.6%
Family Households	81.3%	79.7%	80.0%
Husband-wife Families	49.9%	51.1%	51.8%
With Related Children	30.1%	28.4%	29.4%
Other Family (No Spouse Present)	31.4%	28.6%	28.2%
Other Family with Male Householder	9.7%	8.6%	8.8%
With Related Children	5.6%	4.6%	4.6%
Other Family with Female Householder	21.7%	20.0%	19.4%
With Related Children	13.0%	11.5%	11.3%
Nonfamily Households	4.2%	4.3%	4.6%
All Households with Children	49.4%	45.1%	46.0%
Multigenerational Households	16.5%	13.5%	13.1%
Unmarried Partner Households	8.0%	7.2%	7.0%
Male-female	7.5%	6.5%	6.3%
Same-sex	0.5%	0.7%	0.6%
2010 Households by Size			
Total	8,142	51,868	152,303
1 Person Household	14.5%	16.0%	15.4%
2 Person Household	19.8%	22.3%	21.5%
3 Person Household	16.7%	17.7%	17.9%
4 Person Household	18.1%	17.9%	18.1%
5 Person Household	13.2%	12.0%	12.4%
6 Person Household	8.3%	6.7%	6.9%
7 + Person Household	9.5%	7.4%	7.9%
2010 Households by Tenure and Mortgage Status			
Total	8,142	51,868	152,303
Owner Occupied	55.2%	59.4%	51.5%
Owned with a Mortgage/Loan	41.3%	44.9%	38.2%
Owned Free and Clear	13.9%	14.5%	13.3%
Renter Occupied	44.8%	40.6%	48.5%
2022 Affordability, Mortgage and Wealth			
Housing Affordability Index	56	60	53
Percent of Income for Mortgage	43.8%	40.6%	46.1%
Wealth Index	68	85	77
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	8,502	53,849	158,586
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	30,775	181,163	541,515
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.	Urban Villages (7B)	Urban Villages (7B)	Urban Villages (7B)
2.	Southwestern Families (7F)	Family Extensions (13B)	Family Extensions (13B)
3.	Family Extensions (13B)	Diverse Convergence (13A)	Pacific Heights (2C)
2022 Consumer Spending			
Apparel & Services: Total \$	\$16,946,030	\$120,121,619	\$344,785,002
Average Spent	\$2,036.05	\$2,244.84	\$2,183.10
Spending Potential Index	85	93	91
Education: Total \$	\$13,302,194	\$103,475,652	\$294,329,676
Average Spent	\$1,598.25	\$1,933.76	\$1,863.62
Spending Potential Index	81	99	95
Entertainment/Recreation: Total \$	\$24,354,046	\$175,895,228	\$493,707,638
Average Spent	\$2,926.11	\$3,287.15	\$3,126.04
Spending Potential Index	80	90	85
Food at Home: Total \$	\$44,112,767	\$310,426,525	\$883,043,257
Average Spent	\$5,300.10	\$5,801.28	\$5,591.22
Spending Potential Index	86	94	90
Food Away from Home: Total \$	\$32,378,593	\$228,482,672	\$646,424,259
Average Spent	\$3,890.26	\$4,269.91	\$4,093.00
Spending Potential Index	90	99	95
Health Care: Total \$	\$45,332,419	\$312,984,058	\$872,865,304
Average Spent	\$5,446.64	\$5,849.08	\$5,526.77
Spending Potential Index	77	83	78
HH Furnishings & Equipment: Total \$	\$17,319,146	\$123,047,938	\$344,747,823
Average Spent	\$2,080.88	\$2,299.53	\$2,182.86
Spending Potential Index	81	90	85
Personal Care Products & Services: Total \$	\$6,955,360	\$49,427,249	\$140,083,225
Average Spent	\$835.68	\$923.70	\$886.97
Spending Potential Index	82	91	87
Shelter: Total \$	\$176,423,917	\$1,294,351,448	\$3,657,913,541
Average Spent	\$21,197.15	\$24,188.96	\$23,161.03
Spending Potential Index	93	106	101
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$17,104,995	\$119,255,125	\$328,080,324
Average Spent	\$2,055.15	\$2,228.65	\$2,077.33
Spending Potential Index	76	82	76
Travel: Total \$	\$20,181,032	\$150,062,871	\$414,971,324
Average Spent	\$2,424.73	\$2,804.39	\$2,627.50
Spending Potential Index	84	98	91
Vehicle Maintenance & Repairs: Total \$	\$8,422,679	\$57,818,941	\$161,660,647
Average Spent	\$1,011.98	\$1,080.53	\$1,023.60
Spending Potential Index	80	86	81

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.