



Community Profile

Rings: 3, 5, 10 mile radii

2551 Park Ave, Tustin, CA 92782, USA

Latitude: 33.6984
Longitude: -117.8269

	3 mile	5 mile	10 mile
Population Summary			
2010 Total Population	176,289	543,188	1,494,061
2020 Total Population	189,403	590,985	1,609,611
2020 Group Quarters	417	22,699	38,057
2023 Total Population	196,281	599,115	1,632,292
2023 Group Quarters	416	22,699	38,055
2028 Total Population	204,722	611,183	1,645,499
2023-2028 Annual Rate	0.85%	0.40%	0.16%
2023 Total Daytime Population	301,755	725,818	1,836,737
Workers	208,789	427,226	1,026,820
Residents	92,966	298,592	809,917
Household Summary			
2010 Households	59,793	167,189	480,354
2010 Average Household Size	2.94	3.18	3.06
2020 Total Households	67,563	187,721	532,774
2020 Average Household Size	2.80	3.03	2.95
2023 Households	70,896	192,324	544,295
2023 Average Household Size	2.76	3.00	2.93
2028 Households	75,687	199,091	554,329
2028 Average Household Size	2.70	2.96	2.90
2023-2028 Annual Rate	1.32%	0.69%	0.37%
2010 Families	40,821	117,670	333,969
2010 Average Family Size	3.46	3.66	3.56
2023 Families	45,892	131,923	372,509
2023 Average Family Size	3.34	3.50	3.45
2028 Families	48,076	135,536	378,374
2028 Average Family Size	3.29	3.47	3.42
2023-2028 Annual Rate	0.93%	0.54%	0.31%
Housing Unit Summary			
2000 Housing Units	53,925	147,129	463,618
Owner Occupied Housing Units	47.3%	50.4%	55.9%
Renter Occupied Housing Units	46.4%	45.4%	40.2%
Vacant Housing Units	6.3%	4.2%	4.0%
2010 Housing Units	63,856	176,490	508,722
Owner Occupied Housing Units	42.8%	46.6%	51.9%
Renter Occupied Housing Units	50.9%	48.1%	42.6%
Vacant Housing Units	6.4%	5.3%	5.6%
2020 Housing Units	71,761	198,066	563,753
Owner Occupied Housing Units	37.2%	42.6%	48.4%
Renter Occupied Housing Units	57.0%	52.1%	46.1%
Vacant Housing Units	6.2%	5.3%	5.5%
2023 Housing Units	76,469	204,266	578,860
Owner Occupied Housing Units	37.6%	43.7%	49.1%
Renter Occupied Housing Units	55.1%	50.4%	44.9%
Vacant Housing Units	7.3%	5.8%	6.0%
2028 Housing Units	79,933	209,885	587,978
Owner Occupied Housing Units	37.3%	43.8%	49.5%
Renter Occupied Housing Units	57.4%	51.1%	44.8%
Vacant Housing Units	5.3%	5.1%	5.7%

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 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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2023 Households by Income			
Household Income Base	70,896	192,324	544,284
<\$15,000	10.1%	9.0%	7.7%
\$15,000 - \$24,999	3.2%	3.6%	4.1%
\$25,000 - \$34,999	4.2%	4.4%	4.8%
\$35,000 - \$49,999	6.4%	6.6%	6.8%
\$50,000 - \$74,999	11.9%	12.6%	13.0%
\$75,000 - \$99,999	12.8%	12.2%	12.2%
\$100,000 - \$149,999	20.3%	19.3%	18.8%
\$150,000 - \$199,999	13.5%	12.8%	12.8%
\$200,000+	17.7%	19.5%	19.8%
Average Household Income	\$137,614	\$143,200	\$145,177
2028 Households by Income			
Household Income Base	75,687	199,091	554,318
<\$15,000	8.6%	7.9%	6.8%
\$15,000 - \$24,999	2.2%	2.6%	2.9%
\$25,000 - \$34,999	3.0%	3.4%	3.7%
\$35,000 - \$49,999	4.9%	5.2%	5.4%
\$50,000 - \$74,999	10.6%	11.2%	11.5%
\$75,000 - \$99,999	12.6%	11.9%	11.9%
\$100,000 - \$149,999	21.4%	20.3%	19.8%
\$150,000 - \$199,999	15.8%	15.0%	15.0%
\$200,000+	20.9%	22.5%	23.0%
Average Household Income	\$157,891	\$162,477	\$165,286
2023 Owner Occupied Housing Units by Value			
Total	28,712	89,271	284,432
<\$50,000	1.4%	0.9%	1.5%
\$50,000 - \$99,999	1.0%	0.8%	1.8%
\$100,000 - \$149,999	0.5%	0.5%	0.9%
\$150,000 - \$199,999	0.2%	0.5%	0.6%
\$200,000 - \$249,999	0.4%	0.5%	0.6%
\$250,000 - \$299,999	0.5%	0.6%	0.6%
\$300,000 - \$399,999	2.5%	2.7%	2.1%
\$400,000 - \$499,999	3.1%	4.1%	3.6%
\$500,000 - \$749,999	18.9%	19.4%	19.6%
\$750,000 - \$999,999	40.5%	30.6%	32.0%
\$1,000,000 - \$1,499,999	24.7%	25.9%	21.2%
\$1,500,000 - \$1,999,999	4.0%	7.7%	6.7%
\$2,000,000 +	2.3%	5.8%	8.8%
Average Home Value	\$929,960	\$1,011,746	\$1,013,491
2028 Owner Occupied Housing Units by Value			
Total	29,790	91,809	290,966
<\$50,000	1.2%	0.7%	1.2%
\$50,000 - \$99,999	1.0%	0.8%	1.7%
\$100,000 - \$149,999	0.3%	0.3%	0.6%
\$150,000 - \$199,999	0.1%	0.3%	0.4%
\$200,000 - \$249,999	0.2%	0.3%	0.4%
\$250,000 - \$299,999	0.3%	0.4%	0.5%
\$300,000 - \$399,999	1.9%	2.0%	1.6%
\$400,000 - \$499,999	2.4%	3.3%	3.0%
\$500,000 - \$749,999	15.7%	16.8%	16.7%
\$750,000 - \$999,999	41.9%	31.5%	33.0%
\$1,000,000 - \$1,499,999	26.6%	27.3%	22.6%
\$1,500,000 - \$1,999,999	5.1%	9.0%	7.9%
\$2,000,000 +	3.1%	7.2%	10.3%
Average Home Value	\$977,853	\$1,065,857	\$1,070,103

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 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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Median Household Income			
2023	\$102,380	\$102,964	\$102,497
2028	\$114,056	\$114,581	\$115,109
Median Home Value			
2023	\$882,836	\$913,735	\$896,380
2028	\$909,658	\$947,838	\$930,390
Per Capita Income			
2023	\$49,773	\$46,132	\$48,511
2028	\$58,487	\$53,081	\$55,780
Median Age			
2010	32.8	31.9	34.8
2020	35.1	34.5	37.5
2023	34.9	33.7	36.7
2028	36.0	34.8	37.8
2020 Population by Age			
Total	189,403	590,985	1,609,611
0 - 4	5.1%	5.2%	5.0%
5 - 9	5.7%	6.0%	5.6%
10 - 14	6.4%	6.8%	6.3%
15 - 24	15.3%	16.8%	14.6%
25 - 34	17.3%	16.0%	15.0%
35 - 44	14.3%	14.2%	13.4%
45 - 54	12.8%	13.2%	13.5%
55 - 64	10.8%	10.5%	11.9%
65 - 74	7.3%	6.7%	8.2%
75 - 84	3.6%	3.3%	4.5%
85 +	1.3%	1.3%	1.9%
18 +	78.9%	77.9%	79.1%
2023 Population by Age			
Total	196,282	599,113	1,632,291
0 - 4	5.8%	6.1%	5.7%
5 - 9	5.9%	6.3%	6.0%
10 - 14	5.9%	6.4%	6.2%
15 - 24	13.6%	16.6%	14.0%
25 - 34	19.1%	16.7%	15.7%
35 - 44	15.3%	14.4%	14.0%
45 - 54	11.8%	11.9%	12.2%
55 - 64	10.4%	10.1%	11.2%
65 - 74	7.6%	7.1%	8.6%
75 - 84	3.6%	3.4%	4.7%
85 +	1.1%	1.1%	1.8%
18 +	79.0%	77.4%	78.4%
2028 Population by Age			
Total	204,723	611,184	1,645,499
0 - 4	5.7%	6.2%	5.7%
5 - 9	5.4%	5.9%	5.6%
10 - 14	5.4%	6.0%	5.8%
15 - 24	12.5%	15.6%	13.1%
25 - 34	19.3%	16.8%	15.5%
35 - 44	16.2%	15.1%	14.9%
45 - 54	11.7%	11.6%	11.9%
55 - 64	9.9%	9.8%	10.8%
65 - 74	8.0%	7.5%	9.0%
75 - 84	4.5%	4.1%	5.6%
85 +	1.4%	1.4%	2.1%
18 +	80.5%	78.5%	79.5%
2020 Population by Sex			

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Males	93,285	292,869	794,010
Females	96,118	298,116	815,601
2023 Population by Sex			
Males	97,779	299,987	814,462
Females	98,502	299,128	817,830
2028 Population by Sex			
Males	101,912	305,376	818,647
Females	102,810	305,807	826,852
2010 Population by Race/Ethnicity			
Total	176,288	543,187	1,494,062
White Alone	50.1%	51.8%	56.9%
Black Alone	2.1%	1.7%	1.5%
American Indian Alone	0.4%	0.6%	0.6%
Asian Alone	26.1%	20.9%	19.9%
Pacific Islander Alone	0.3%	0.3%	0.3%
Some Other Race Alone	15.9%	20.2%	16.7%
Two or More Races	5.1%	4.5%	4.1%
Hispanic Origin	34.1%	43.9%	37.5%
Diversity Index	80.9	82.0	79.1
2020 Population by Race/Ethnicity			
Total	189,403	590,985	1,609,611
White Alone	35.1%	33.3%	39.1%
Black Alone	2.2%	1.8%	1.5%
American Indian Alone	1.2%	1.8%	1.4%
Asian Alone	29.2%	25.7%	24.7%
Pacific Islander Alone	0.2%	0.2%	0.3%
Some Other Race Alone	18.4%	22.7%	19.4%
Two or More Races	13.6%	14.4%	13.7%
Hispanic Origin	33.6%	41.3%	36.3%
Diversity Index	85.5	87.1	85.5
2023 Population by Race/Ethnicity			
Total	196,279	599,114	1,632,291
White Alone	33.4%	31.8%	37.3%
Black Alone	2.3%	1.9%	1.5%
American Indian Alone	1.2%	1.8%	1.4%
Asian Alone	30.7%	26.9%	25.8%
Pacific Islander Alone	0.2%	0.2%	0.3%
Some Other Race Alone	18.5%	23.0%	19.8%
Two or More Races	13.7%	14.5%	14.0%
Hispanic Origin	33.8%	41.7%	37.1%
Diversity Index	85.7	87.3	85.9
2028 Population by Race/Ethnicity			
Total	204,722	611,181	1,645,499
White Alone	30.7%	29.1%	34.4%
Black Alone	2.3%	1.9%	1.5%
American Indian Alone	1.2%	1.8%	1.4%
Asian Alone	33.1%	28.6%	27.3%
Pacific Islander Alone	0.2%	0.2%	0.3%
Some Other Race Alone	18.6%	23.6%	20.7%
Two or More Races	14.0%	14.8%	14.4%
Hispanic Origin	33.9%	42.6%	38.3%
Diversity Index	85.8	87.5	86.4

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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2020 Population by Relationship and Household Type			
Total	189,403	590,985	1,609,611
In Households	99.8%	96.2%	97.6%
Householder	35.7%	31.8%	33.1%
Opposite-Sex Spouse	16.4%	15.7%	16.4%
Same-Sex Spouse	0.2%	0.2%	0.2%
Opposite-Sex Unmarried Partner	2.3%	2.0%	2.1%
Same-Sex Unmarried Partner	0.1%	0.1%	0.1%
Biological Child	27.8%	28.3%	27.4%
Adopted Child	0.3%	0.3%	0.4%
Stepchild	0.7%	0.7%	0.8%
Grandchild	1.8%	2.3%	2.3%
Brother or Sister	2.2%	2.2%	2.3%
Parent	2.6%	2.6%	2.7%
Parent-in-law	0.5%	0.6%	0.6%
Son-in-law or Daughter-in-law	0.6%	0.7%	0.7%
Other Relatives	2.1%	2.6%	2.7%
Foster Child	0.0%	0.0%	0.0%
Other Nonrelatives	6.3%	6.0%	5.8%
In Group Quarters	0.2%	3.8%	2.4%
Institutionalized	0.0%	0.7%	0.6%
Noninstitutionalized	0.2%	3.2%	1.8%
2023 Population 25+ by Educational Attainment			
Total	135,233	387,264	1,112,900
Less than 9th Grade	6.2%	8.6%	7.5%
9th - 12th Grade, No Diploma	5.0%	6.4%	6.2%
High School Graduate	11.8%	13.5%	15.6%
GED/Alternative Credential	2.2%	2.1%	2.2%
Some College, No Degree	13.8%	14.0%	15.9%
Associate Degree	7.1%	6.4%	7.5%
Bachelor's Degree	32.6%	29.2%	28.6%
Graduate/Professional Degree	21.2%	19.7%	16.6%
2023 Population 15+ by Marital Status			
Total	161,892	486,502	1,340,965
Never Married	41.1%	41.4%	38.1%
Married	47.9%	48.2%	49.4%
Widowed	3.1%	3.2%	4.3%
Divorced	7.9%	7.2%	8.3%
2023 Civilian Population 16+ in Labor Force			
Civilian Population 16+	110,462	318,340	871,776
Population 16+ Employed	95.4%	95.8%	95.9%
Population 16+ Unemployment rate	4.6%	4.2%	4.1%
Population 16-24 Employed	11.2%	12.8%	12.0%
Population 16-24 Unemployment rate	10.2%	9.3%	8.9%
Population 25-54 Employed	70.2%	67.8%	66.4%
Population 25-54 Unemployment rate	3.4%	3.1%	3.2%
Population 55-64 Employed	13.1%	13.5%	14.8%
Population 55-64 Unemployment rate	3.8%	3.8%	4.1%
Population 65+ Employed	5.6%	5.9%	6.8%
Population 65+ Unemployment rate	9.0%	5.8%	4.7%

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2023 Employed Population 16+ by Industry			
Total	105,422	304,971	835,683
Agriculture/Mining	0.7%	0.9%	0.7%
Construction	4.4%	5.3%	6.2%
Manufacturing	11.9%	12.2%	12.2%
Wholesale Trade	2.5%	2.5%	2.4%
Retail Trade	8.5%	8.7%	9.3%
Transportation/Utilities	4.7%	4.0%	4.2%
Information	2.6%	2.2%	2.0%
Finance/Insurance/Real Estate	9.7%	8.9%	8.6%
Services	52.8%	52.9%	51.7%
Public Administration	2.3%	2.5%	2.7%
2023 Employed Population 16+ by Occupation			
Total	105,421	304,972	835,683
White Collar	73.1%	68.8%	67.4%
Management/Business/Financial	22.2%	20.5%	21.1%
Professional	32.7%	30.4%	27.2%
Sales	8.4%	8.6%	9.2%
Administrative Support	9.7%	9.2%	9.9%
Services	13.2%	15.5%	15.9%
Blue Collar	13.7%	15.7%	16.7%
Farming/Forestry/Fishing	0.3%	0.5%	0.4%
Construction/Extraction	2.4%	3.5%	4.0%
Installation/Maintenance/Repair	1.6%	1.5%	1.8%
Production	4.4%	4.9%	5.2%
Transportation/Material Moving	4.9%	5.2%	5.3%
2020 Households by Type			
Total	67,563	187,721	532,774
Married Couple Households	46.4%	50.0%	50.2%
With Own Children <18	20.8%	23.7%	21.5%
Without Own Children <18	25.6%	26.3%	28.7%
Cohabiting Couple Households	6.9%	6.8%	6.6%
With Own Children <18	1.6%	2.0%	1.8%
Without Own Children <18	5.3%	4.8%	4.7%
Male Householder, No Spouse/Partner	19.8%	17.8%	17.5%
Living Alone	10.9%	9.2%	9.3%
65 Years and over	2.0%	1.9%	2.6%
With Own Children <18	1.8%	1.9%	1.7%
Without Own Children <18, With Relatives	3.6%	3.8%	4.0%
No Relatives Present	3.5%	3.0%	2.6%
Female Householder, No Spouse/Partner	26.9%	25.4%	25.8%
Living Alone	12.6%	11.0%	12.1%
65 Years and over	5.1%	4.5%	6.2%
With Own Children <18	4.6%	4.9%	4.2%
Without Own Children <18, With Relatives	7.0%	7.1%	7.4%
No Relatives Present	2.8%	2.4%	2.1%
2020 Households by Size			
Total	67,563	187,721	532,774
1 Person Household	23.5%	20.2%	21.4%
2 Person Household	29.7%	27.9%	29.3%
3 Person Household	17.5%	17.6%	16.9%
4 Person Household	16.3%	17.2%	16.1%
5 Person Household	7.1%	8.5%	8.2%
6 Person Household	3.0%	4.1%	4.0%
7 + Person Household	2.9%	4.5%	4.0%

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2020 Households by Tenure and Mortgage Status			
Total	67,563	187,721	532,774
Owner Occupied	39.5%	45.0%	51.2%
Owned with a Mortgage/Loan	29.2%	33.8%	37.0%
Owned Free and Clear	10.3%	11.2%	14.2%
Renter Occupied	60.5%	55.0%	48.8%
2023 Affordability, Mortgage and Wealth			
Housing Affordability Index	48	47	48
Percent of Income for Mortgage	51.8%	53.3%	52.6%
Wealth Index	121	128	139
2020 Housing Units By Urban/ Rural Status			
Total	71,761	198,066	563,753
Urban Housing Units	100.0%	100.0%	99.8%
Rural Housing Units	0.0%	0.0%	0.2%
2020 Population By Urban/ Rural Status			
Total	189,403	590,985	1,609,611
Urban Population	100.0%	100.0%	99.8%
Rural Population	0.0%	0.0%	0.2%

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)	Enterprising Professionals	Enterprising Professionals (2D)
2.	Enterprising Professionals (2D)	Boomburbs (1C)	Urban Villages (7B)
3.	Diverse Convergence (13A)	Metro Renters (3B)	Family Extensions (13B)
2023 Consumer Spending			
Apparel & Services: Total \$	\$207,664,904	\$584,032,024	\$1,653,902,561
Average Spent	\$2,929.15	\$3,036.71	\$3,038.61
Spending Potential Index	133	138	138
Education: Total \$	\$175,277,534	\$492,124,862	\$1,423,248,957
Average Spent	\$2,472.32	\$2,558.83	\$2,614.85
Spending Potential Index	138	143	146
Entertainment/Recreation: Total \$	\$329,276,826	\$931,620,813	\$2,675,056,882
Average Spent	\$4,644.50	\$4,844.02	\$4,914.72
Spending Potential Index	123	128	130
Food at Home: Total \$	\$616,100,751	\$1,737,965,219	\$4,977,309,451
Average Spent	\$8,690.20	\$9,036.65	\$9,144.51
Spending Potential Index	128	133	134
Food Away from Home: Total \$	\$350,419,986	\$987,762,811	\$2,782,788,213
Average Spent	\$4,942.73	\$5,135.93	\$5,112.65
Spending Potential Index	133	138	137
Health Care: Total \$	\$591,978,478	\$1,678,348,599	\$4,857,869,100
Average Spent	\$8,349.96	\$8,726.67	\$8,925.07
Spending Potential Index	113	119	121
HH Furnishings & Equipment: Total \$	\$265,435,546	\$748,921,523	\$2,146,266,884
Average Spent	\$3,744.01	\$3,894.06	\$3,943.21
Spending Potential Index	127	132	133
Personal Care Products & Services: Total \$	\$88,636,163	\$249,317,301	\$712,692,164
Average Spent	\$1,250.23	\$1,296.34	\$1,309.39
Spending Potential Index	131	136	137
Shelter: Total \$	\$2,368,808,144	\$6,681,843,694	\$19,143,914,086
Average Spent	\$33,412.44	\$34,742.64	\$35,171.95
Spending Potential Index	135	140	142
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$250,755,255	\$715,262,303	\$2,090,574,178
Average Spent	\$3,536.95	\$3,719.05	\$3,840.88
Spending Potential Index	113	119	123
Travel: Total \$	\$205,675,245	\$581,513,480	\$1,665,654,011
Average Spent	\$2,901.08	\$3,023.61	\$3,060.20
Spending Potential Index	129	134	136
Vehicle Maintenance & Repairs: Total \$	\$113,016,309	\$321,053,218	\$905,936,074
Average Spent	\$1,594.11	\$1,669.34	\$1,664.42
Spending Potential Index	122	127	127

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 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

April 23, 2024