



Community Profile

Rings: 3, 5, 10 mile radii

43440 Boscell Rd, Fremont, CA 94538, USA

Latitude: 37.5024
Longitude: -121.9713

	3 mile	5 mile	10 mile
Population Summary			
2010 Total Population	79,333	206,231	706,414
2020 Total Population	87,081	223,990	783,890
2020 Group Quarters	862	2,647	7,750
2023 Total Population	90,929	230,297	803,129
2023 Group Quarters	861	2,646	7,754
2028 Total Population	91,939	230,825	817,980
2023-2028 Annual Rate	0.22%	0.05%	0.37%
2023 Total Daytime Population	121,920	251,692	1,017,366
Workers	79,375	142,374	655,094
Residents	42,545	109,318	362,272
Household Summary			
2010 Households	25,835	67,435	235,686
2010 Average Household Size	3.05	3.03	2.97
2020 Total Households	27,598	71,861	264,571
2020 Average Household Size	3.12	3.08	2.93
2023 Households	28,983	74,260	272,046
2023 Average Household Size	3.11	3.07	2.92
2028 Households	29,405	74,647	278,493
2028 Average Household Size	3.10	3.06	2.91
2023-2028 Annual Rate	0.29%	0.10%	0.47%
2010 Families	20,019	52,489	173,451
2010 Average Family Size	3.42	3.40	3.42
2023 Families	22,032	57,230	197,253
2023 Average Family Size	3.53	3.46	3.40
2028 Families	22,350	57,616	201,752
2028 Average Family Size	3.52	3.45	3.38
2023-2028 Annual Rate	0.29%	0.13%	0.45%
Housing Unit Summary			
2000 Housing Units	25,636	66,145	224,671
Owner Occupied Housing Units	64.4%	61.4%	58.7%
Renter Occupied Housing Units	34.4%	36.7%	38.9%
Vacant Housing Units	1.1%	1.9%	2.5%
2010 Housing Units	26,887	70,334	246,417
Owner Occupied Housing Units	59.9%	58.4%	55.4%
Renter Occupied Housing Units	36.2%	37.4%	40.3%
Vacant Housing Units	3.9%	4.1%	4.4%
2020 Housing Units	28,838	74,900	276,196
Owner Occupied Housing Units	57.7%	56.7%	50.4%
Renter Occupied Housing Units	38.0%	39.3%	45.4%
Vacant Housing Units	4.3%	4.0%	4.2%
2023 Housing Units	30,972	77,964	285,574
Owner Occupied Housing Units	58.8%	58.6%	51.6%
Renter Occupied Housing Units	34.8%	36.7%	43.6%
Vacant Housing Units	6.4%	4.8%	4.7%
2028 Housing Units	31,450	78,744	291,173
Owner Occupied Housing Units	59.0%	58.9%	51.4%
Renter Occupied Housing Units	34.4%	35.9%	44.2%
Vacant Housing Units	6.5%	5.2%	4.4%

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 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	28,983	74,260	272,043
<\$15,000	3.8%	4.0%	4.0%
\$15,000 - \$24,999	2.5%	2.9%	2.6%
\$25,000 - \$34,999	2.8%	2.5%	2.4%
\$35,000 - \$49,999	3.4%	3.7%	4.0%
\$50,000 - \$74,999	8.2%	7.6%	8.0%
\$75,000 - \$99,999	9.4%	9.0%	8.5%
\$100,000 - \$149,999	18.1%	18.1%	17.2%
\$150,000 - \$199,999	16.5%	15.4%	14.8%
\$200,000+	35.3%	36.7%	38.6%
Average Household Income	\$194,647	\$198,766	\$202,992
2028 Households by Income			
Household Income Base	29,405	74,647	278,490
<\$15,000	3.1%	3.2%	3.2%
\$15,000 - \$24,999	1.6%	1.9%	1.7%
\$25,000 - \$34,999	2.0%	1.7%	1.7%
\$35,000 - \$49,999	2.4%	2.6%	2.9%
\$50,000 - \$74,999	6.5%	6.0%	6.4%
\$75,000 - \$99,999	8.3%	8.0%	7.6%
\$100,000 - \$149,999	17.4%	17.6%	17.0%
\$150,000 - \$199,999	18.9%	17.4%	16.4%
\$200,000+	39.8%	41.6%	43.3%
Average Household Income	\$218,749	\$223,918	\$227,677
2023 Owner Occupied Housing Units by Value			
Total	18,214	45,649	147,379
<\$50,000	0.9%	1.2%	1.2%
\$50,000 - \$99,999	0.2%	0.2%	1.0%
\$100,000 - \$149,999	0.4%	0.4%	1.2%
\$150,000 - \$199,999	0.7%	0.4%	0.8%
\$200,000 - \$249,999	0.1%	0.4%	0.8%
\$250,000 - \$299,999	0.2%	0.1%	0.7%
\$300,000 - \$399,999	0.4%	0.5%	0.7%
\$400,000 - \$499,999	0.6%	0.5%	0.6%
\$500,000 - \$749,999	7.0%	6.0%	5.3%
\$750,000 - \$999,999	24.1%	21.5%	18.0%
\$1,000,000 - \$1,499,999	40.0%	38.8%	38.0%
\$1,500,000 - \$1,999,999	18.8%	20.1%	18.7%
\$2,000,000 +	6.5%	9.9%	13.0%
Average Home Value	\$1,238,252	\$1,291,225	\$1,298,473
2028 Owner Occupied Housing Units by Value			
Total	18,571	46,401	149,739
<\$50,000	0.6%	0.8%	0.9%
\$50,000 - \$99,999	0.2%	0.2%	1.0%
\$100,000 - \$149,999	0.3%	0.3%	0.8%
\$150,000 - \$199,999	0.4%	0.2%	0.5%
\$200,000 - \$249,999	0.1%	0.4%	0.6%
\$250,000 - \$299,999	0.1%	0.1%	0.5%
\$300,000 - \$399,999	0.3%	0.5%	0.6%
\$400,000 - \$499,999	0.4%	0.3%	0.5%
\$500,000 - \$749,999	4.9%	4.1%	3.8%
\$750,000 - \$999,999	22.7%	20.2%	16.7%
\$1,000,000 - \$1,499,999	41.6%	39.8%	38.4%
\$1,500,000 - \$1,999,999	21.0%	22.2%	21.0%
\$2,000,000 +	7.4%	11.0%	14.6%
Average Home Value	\$1,288,743	\$1,341,236	\$1,355,753

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	\$154,071	\$155,270	\$158,885
2028	\$168,916	\$171,883	\$175,707
Median Home Value			
2023	\$1,191,706	\$1,241,509	\$1,259,328
2028	\$1,240,815	\$1,288,939	\$1,312,170
Per Capita Income			
2023	\$62,133	\$64,357	\$68,786
2028	\$70,056	\$72,689	\$77,535
Median Age			
2010	36.5	36.3	35.6
2020	37.7	37.6	36.4
2023	38.9	38.8	37.9
2028	39.8	39.9	38.9
2020 Population by Age			
Total	87,081	223,990	783,890
0 - 4	6.0%	6.0%	5.9%
5 - 9	6.8%	6.5%	5.8%
10 - 14	6.5%	6.4%	5.7%
15 - 24	10.9%	11.0%	10.7%
25 - 34	15.0%	15.6%	19.4%
35 - 44	16.6%	16.3%	16.0%
45 - 54	13.4%	13.3%	12.5%
55 - 64	12.1%	12.1%	11.4%
65 - 74	7.3%	7.5%	7.4%
75 - 84	3.7%	3.7%	3.6%
85 +	1.6%	1.6%	1.5%
18 +	77.0%	77.4%	79.3%
2023 Population by Age			
Total	90,929	230,297	803,130
0 - 4	5.7%	5.8%	6.1%
5 - 9	6.1%	6.3%	6.4%
10 - 14	6.7%	6.9%	6.5%
15 - 24	12.0%	11.7%	11.1%
25 - 34	13.9%	13.6%	15.1%
35 - 44	14.6%	15.1%	16.1%
45 - 54	13.7%	13.6%	12.9%
55 - 64	12.9%	12.6%	11.7%
65 - 74	8.8%	8.7%	8.6%
75 - 84	4.2%	4.3%	4.2%
85 +	1.5%	1.5%	1.4%
18 +	77.6%	77.0%	77.5%
2028 Population by Age			
Total	91,936	230,827	817,979
0 - 4	5.7%	5.8%	6.1%
5 - 9	5.6%	5.9%	5.9%
10 - 14	6.0%	6.2%	6.0%
15 - 24	11.6%	11.5%	11.2%
25 - 34	13.9%	13.2%	14.6%
35 - 44	14.4%	15.0%	15.6%
45 - 54	13.6%	13.8%	13.5%
55 - 64	12.5%	12.1%	11.1%
65 - 74	9.7%	9.6%	9.1%
75 - 84	5.1%	5.1%	5.1%
85 +	1.9%	1.9%	1.8%
18 +	79.0%	78.4%	78.5%
2020 Population by Sex			

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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Males	43,736	112,467	398,686
Females	43,345	111,523	385,204
2023 Population by Sex			
Males	45,493	115,249	403,997
Females	45,436	115,048	399,132
2028 Population by Sex			
Males	45,860	115,197	409,786
Females	46,079	115,628	408,195
2010 Population by Race/Ethnicity			
Total	79,332	206,232	706,415
White Alone	34.8%	33.9%	33.4%
Black Alone	3.6%	3.5%	4.0%
American Indian Alone	0.5%	0.5%	0.5%
Asian Alone	46.4%	46.6%	45.5%
Pacific Islander Alone	0.6%	0.7%	1.0%
Some Other Race Alone	8.4%	9.0%	10.2%
Two or More Races	5.7%	5.8%	5.4%
Hispanic Origin	18.8%	19.1%	21.2%
Diversity Index	75.8	76.1	77.8
2020 Population by Race/Ethnicity			
Total	87,081	223,990	783,890
White Alone	18.1%	18.6%	20.7%
Black Alone	2.2%	2.5%	2.8%
American Indian Alone	0.7%	0.7%	0.8%
Asian Alone	62.4%	60.1%	55.4%
Pacific Islander Alone	0.4%	0.6%	0.8%
Some Other Race Alone	8.4%	9.2%	10.6%
Two or More Races	7.8%	8.3%	8.9%
Hispanic Origin	15.1%	16.4%	18.7%
Diversity Index	67.6	70.1	74.3
2023 Population by Race/Ethnicity			
Total	90,928	230,298	803,130
White Alone	17.3%	17.6%	19.4%
Black Alone	2.6%	2.6%	2.8%
American Indian Alone	0.7%	0.7%	0.8%
Asian Alone	62.5%	60.8%	56.5%
Pacific Islander Alone	0.4%	0.6%	0.8%
Some Other Race Alone	8.6%	9.4%	10.8%
Two or More Races	7.9%	8.3%	8.9%
Hispanic Origin	15.6%	16.7%	19.0%
Diversity Index	67.9	69.9	73.8
2028 Population by Race/Ethnicity			
Total	91,938	230,826	817,980
White Alone	15.3%	15.4%	17.3%
Black Alone	2.5%	2.5%	2.7%
American Indian Alone	0.7%	0.7%	0.8%
Asian Alone	64.4%	62.9%	58.6%
Pacific Islander Alone	0.4%	0.6%	0.7%
Some Other Race Alone	8.9%	9.7%	11.1%
Two or More Races	7.8%	8.2%	8.9%
Hispanic Origin	15.9%	17.0%	19.3%
Diversity Index	66.8	68.6	72.9

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	87,081	223,990	783,890
In Households	99.0%	98.8%	99.0%
Householder	31.7%	32.1%	33.7%
Opposite-Sex Spouse	20.7%	20.6%	19.3%
Same-Sex Spouse	0.1%	0.1%	0.2%
Opposite-Sex Unmarried Partner	1.1%	1.2%	1.6%
Same-Sex Unmarried Partner	0.1%	0.1%	0.1%
Biological Child	30.6%	30.0%	27.2%
Adopted Child	0.2%	0.3%	0.3%
Stepchild	0.5%	0.5%	0.5%
Grandchild	1.8%	1.8%	1.9%
Brother or Sister	1.6%	1.6%	1.9%
Parent	3.0%	2.9%	2.8%
Parent-in-law	0.9%	0.9%	0.8%
Son-in-law or Daughter-in-law	0.6%	0.6%	0.7%
Other Relatives	2.1%	2.1%	2.4%
Foster Child	0.0%	0.0%	0.0%
Other Nonrelatives	4.1%	4.0%	5.7%
In Group Quarters	1.0%	1.2%	1.0%
Institutionalized	0.3%	0.3%	0.3%
Noninstitutionalized	0.7%	0.9%	0.6%
2023 Population 25+ by Educational Attainment			
Total	63,268	159,680	561,918
Less than 9th Grade	3.3%	3.1%	4.1%
9th - 12th Grade, No Diploma	3.8%	3.8%	4.0%
High School Graduate	16.3%	16.2%	13.5%
GED/Alternative Credential	1.2%	1.4%	1.4%
Some College, No Degree	11.1%	10.8%	11.1%
Associate Degree	5.3%	5.9%	6.3%
Bachelor's Degree	32.3%	31.7%	30.4%
Graduate/Professional Degree	26.7%	27.1%	29.1%
2023 Population 15+ by Marital Status			
Total	74,147	186,597	650,825
Never Married	29.3%	30.1%	33.2%
Married	61.7%	60.4%	57.2%
Widowed	4.1%	4.2%	3.9%
Divorced	4.9%	5.4%	5.7%
2023 Civilian Population 16+ in Labor Force			
Civilian Population 16+	50,966	127,183	462,969
Population 16+ Employed	97.1%	97.2%	96.9%
Population 16+ Unemployment rate	2.9%	2.8%	3.1%
Population 16-24 Employed	10.8%	10.6%	10.3%
Population 16-24 Unemployment rate	6.6%	6.9%	7.7%
Population 25-54 Employed	66.2%	66.8%	68.0%
Population 25-54 Unemployment rate	2.3%	2.1%	2.2%
Population 55-64 Employed	17.7%	17.0%	15.6%
Population 55-64 Unemployment rate	2.3%	2.9%	3.2%
Population 65+ Employed	5.3%	5.5%	6.1%
Population 65+ Unemployment rate	3.7%	2.9%	4.0%

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2023 Employed Population 16+ by Industry			
Total	49,507	123,575	448,776
Agriculture/Mining	0.1%	0.2%	0.3%
Construction	3.5%	3.9%	3.7%
Manufacturing	17.1%	16.3%	17.2%
Wholesale Trade	1.8%	1.9%	1.6%
Retail Trade	7.4%	7.3%	7.1%
Transportation/Utilities	4.3%	4.3%	4.3%
Information	3.6%	4.2%	6.8%
Finance/Insurance/Real Estate	5.0%	5.2%	4.2%
Services	55.1%	54.1%	52.7%
Public Administration	2.2%	2.5%	2.2%
2023 Employed Population 16+ by Occupation			
Total	49,506	123,574	448,775
White Collar	76.3%	76.1%	76.3%
Management/Business/Financial	18.7%	20.0%	19.0%
Professional	44.3%	42.7%	44.8%
Sales	5.9%	5.9%	5.4%
Administrative Support	7.3%	7.5%	7.1%
Services	10.8%	10.7%	11.1%
Blue Collar	12.9%	13.2%	12.6%
Farming/Forestry/Fishing	0.1%	0.1%	0.1%
Construction/Extraction	2.3%	2.5%	2.2%
Installation/Maintenance/Repair	2.0%	2.0%	1.7%
Production	4.2%	4.1%	4.3%
Transportation/Material Moving	4.4%	4.7%	4.2%
2020 Households by Type			
Total	27,598	71,861	264,571
Married Couple Households	65.6%	64.6%	57.8%
With Own Children <18	34.8%	33.2%	27.4%
Without Own Children <18	30.8%	31.4%	30.4%
Cohabiting Couple Households	3.9%	4.2%	5.2%
With Own Children <18	1.0%	1.1%	1.2%
Without Own Children <18	2.9%	3.1%	4.0%
Male Householder, No Spouse/Partner	13.4%	13.7%	17.7%
Living Alone	6.4%	6.7%	9.3%
65 Years and over	1.7%	1.7%	1.9%
With Own Children <18	1.3%	1.3%	1.3%
Without Own Children <18, With Relatives	3.5%	3.3%	3.3%
No Relatives Present	2.2%	2.3%	3.8%
Female Householder, No Spouse/Partner	17.1%	17.4%	19.4%
Living Alone	7.2%	7.5%	8.7%
65 Years and over	3.7%	3.9%	3.8%
With Own Children <18	2.6%	2.7%	2.8%
Without Own Children <18, With Relatives	6.2%	6.0%	6.1%
No Relatives Present	1.1%	1.1%	1.9%
2020 Households by Size			
Total	27,598	71,861	264,571
1 Person Household	13.6%	14.3%	17.9%
2 Person Household	25.4%	26.4%	29.4%
3 Person Household	22.6%	22.3%	20.6%
4 Person Household	24.0%	22.8%	18.6%
5 Person Household	7.8%	7.8%	7.2%
6 Person Household	4.0%	3.8%	3.5%
7 + Person Household	2.7%	2.6%	2.8%

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2020 Households by Tenure and Mortgage Status			
Total	27,598	71,861	264,571
Owner Occupied	60.3%	59.1%	52.6%
Owned with a Mortgage/Loan	46.6%	45.4%	39.1%
Owned Free and Clear	13.7%	13.7%	13.5%
Renter Occupied	39.7%	40.9%	47.4%
2023 Affordability, Mortgage and Wealth			
Housing Affordability Index	54	52	53
Percent of Income for Mortgage	46.5%	48.1%	47.6%
Wealth Index	202	204	189
2020 Housing Units By Urban/ Rural Status			
Total	28,838	74,900	276,196
Urban Housing Units	99.9%	99.5%	99.5%
Rural Housing Units	0.1%	0.5%	0.5%
2020 Population By Urban/ Rural Status			
Total	87,081	223,990	783,890
Urban Population	99.9%	99.5%	99.5%
Rural Population	0.1%	0.5%	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.

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Top 3 Tapestry Segments			
1.	Pacific Heights (2C)	Enterprising Professionals	Enterprising Professionals (2D)
2.	Enterprising Professionals (2D)	Pacific Heights (2C)	Pacific Heights (2C)
3.	Urban Villages (7B)	Urban Villages (7B)	Urban Villages (7B)
2023 Consumer Spending			
Apparel & Services: Total \$	\$114,160,688	\$298,321,144	\$1,131,951,834
Average Spent	\$3,938.88	\$4,017.25	\$4,160.88
Spending Potential Index	179	183	189
Education: Total \$	\$101,989,642	\$266,240,083	\$993,446,030
Average Spent	\$3,518.95	\$3,585.24	\$3,651.76
Spending Potential Index	196	200	204
Entertainment/Recreation: Total \$	\$189,937,832	\$497,894,145	\$1,862,183,091
Average Spent	\$6,553.42	\$6,704.74	\$6,845.10
Spending Potential Index	173	177	181
Food at Home: Total \$	\$346,494,751	\$905,198,891	\$3,419,992,784
Average Spent	\$11,955.10	\$12,189.59	\$12,571.38
Spending Potential Index	176	179	185
Food Away from Home: Total \$	\$192,933,303	\$505,264,068	\$1,914,826,513
Average Spent	\$6,656.77	\$6,803.99	\$7,038.61
Spending Potential Index	179	183	189
Health Care: Total \$	\$335,184,721	\$884,522,003	\$3,305,175,115
Average Spent	\$11,564.87	\$11,911.15	\$12,149.32
Spending Potential Index	157	162	165
HH Furnishings & Equipment: Total \$	\$152,411,356	\$399,262,370	\$1,496,726,226
Average Spent	\$5,258.65	\$5,376.55	\$5,501.74
Spending Potential Index	178	182	186
Personal Care Products & Services: Total \$	\$49,949,445	\$130,729,080	\$492,280,937
Average Spent	\$1,723.40	\$1,760.42	\$1,809.55
Spending Potential Index	180	184	189
Shelter: Total \$	\$1,369,035,681	\$3,561,486,726	\$13,391,769,954
Average Spent	\$47,235.82	\$47,959.69	\$49,226.12
Spending Potential Index	191	194	199
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$146,627,517	\$387,586,284	\$1,434,956,221
Average Spent	\$5,059.09	\$5,219.31	\$5,274.68
Spending Potential Index	162	167	169
Travel: Total \$	\$121,645,075	\$318,398,374	\$1,183,311,972
Average Spent	\$4,197.12	\$4,287.62	\$4,349.68
Spending Potential Index	187	191	193
Vehicle Maintenance & Repairs: Total \$	\$61,965,468	\$163,263,832	\$615,518,908
Average Spent	\$2,137.99	\$2,198.54	\$2,262.55
Spending Potential Index	163	168	173

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