



Community Profile

Rings: 3, 5, 10 mile radii

35 Crescent Dr Suite A, Pleasant Hill, CA

Latitude: 37.9464

Longitude: -122.0619

	3 mile	5 mile	10 mile
Population Summary			
2010 Total Population	135,426	258,624	450,851
2020 Total Population	143,651	273,715	482,989
2020 Group Quarters	1,729	3,283	6,060
2023 Total Population	144,323	273,625	483,883
2023 Group Quarters	1,728	3,283	6,059
2028 Total Population	146,466	276,267	487,483
2023-2028 Annual Rate	0.30%	0.19%	0.15%
2023 Total Daytime Population	166,836	299,256	480,754
Workers	99,242	169,063	241,470
Residents	67,594	130,193	239,284
Household Summary			
2010 Households	54,560	102,649	174,034
2010 Average Household Size	2.45	2.49	2.56
2020 Total Households	57,218	107,383	183,256
2020 Average Household Size	2.48	2.52	2.60
2023 Households	57,895	108,063	184,379
2023 Average Household Size	2.46	2.50	2.59
2028 Households	58,880	109,265	185,834
2028 Average Household Size	2.46	2.50	2.59
2023-2028 Annual Rate	0.34%	0.22%	0.16%
2010 Families	33,190	65,215	116,130
2010 Average Family Size	3.05	3.05	3.09
2023 Families	34,311	67,140	121,072
2023 Average Family Size	3.11	3.11	3.17
2028 Families	34,701	67,591	121,676
2028 Average Family Size	3.11	3.11	3.17
2023-2028 Annual Rate	0.23%	0.13%	0.10%
Housing Unit Summary			
2000 Housing Units	55,958	104,289	176,713
Owner Occupied Housing Units	57.4%	62.8%	68.3%
Renter Occupied Housing Units	40.0%	34.9%	29.2%
Vacant Housing Units	2.7%	2.4%	2.5%
2010 Housing Units	57,922	108,611	184,225
Owner Occupied Housing Units	53.7%	59.1%	64.2%
Renter Occupied Housing Units	40.5%	35.4%	30.2%
Vacant Housing Units	5.8%	5.5%	5.5%
2020 Housing Units	59,790	112,199	191,153
Owner Occupied Housing Units	52.6%	58.1%	64.0%
Renter Occupied Housing Units	43.1%	37.6%	31.9%
Vacant Housing Units	4.1%	4.1%	4.1%
2023 Housing Units	60,812	113,380	192,785
Owner Occupied Housing Units	53.1%	58.4%	64.4%
Renter Occupied Housing Units	42.1%	36.9%	31.3%
Vacant Housing Units	4.8%	4.7%	4.4%
2028 Housing Units	61,616	114,525	194,435
Owner Occupied Housing Units	53.1%	58.5%	64.5%
Renter Occupied Housing Units	42.4%	36.9%	31.1%
Vacant Housing Units	4.4%	4.6%	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	57,895	108,063	184,379
<\$15,000	7.0%	5.9%	5.5%
\$15,000 - \$24,999	3.6%	3.3%	3.2%
\$25,000 - \$34,999	3.6%	3.7%	3.8%
\$35,000 - \$49,999	6.8%	5.9%	6.0%
\$50,000 - \$74,999	10.7%	10.5%	10.3%
\$75,000 - \$99,999	10.5%	10.2%	10.2%
\$100,000 - \$149,999	18.5%	19.6%	18.1%
\$150,000 - \$199,999	15.3%	15.2%	13.9%
\$200,000+	24.0%	25.7%	29.0%
Average Household Income	\$161,630	\$170,670	\$184,147
2028 Households by Income			
Household Income Base	58,880	109,265	185,834
<\$15,000	5.9%	4.9%	4.7%
\$15,000 - \$24,999	2.4%	2.2%	2.2%
\$25,000 - \$34,999	2.7%	2.8%	2.8%
\$35,000 - \$49,999	5.2%	4.5%	4.6%
\$50,000 - \$74,999	9.2%	8.9%	8.8%
\$75,000 - \$99,999	10.0%	9.5%	9.7%
\$100,000 - \$149,999	19.7%	20.6%	18.8%
\$150,000 - \$199,999	17.7%	17.4%	15.9%
\$200,000+	27.2%	29.2%	32.5%
Average Household Income	\$182,892	\$192,652	\$206,825
2023 Owner Occupied Housing Units by Value			
Total	32,268	66,246	124,106
<\$50,000	1.4%	1.4%	1.4%
\$50,000 - \$99,999	1.3%	1.1%	1.1%
\$100,000 - \$149,999	0.8%	0.5%	0.5%
\$150,000 - \$199,999	0.6%	0.5%	0.4%
\$200,000 - \$249,999	0.5%	0.5%	0.5%
\$250,000 - \$299,999	0.4%	0.3%	0.5%
\$300,000 - \$399,999	1.0%	1.4%	2.3%
\$400,000 - \$499,999	1.9%	2.4%	3.2%
\$500,000 - \$749,999	22.5%	26.2%	23.0%
\$750,000 - \$999,999	35.9%	29.4%	23.7%
\$1,000,000 - \$1,499,999	23.8%	22.0%	20.1%
\$1,500,000 - \$1,999,999	6.1%	8.5%	12.7%
\$2,000,000 +	3.7%	5.8%	10.6%
Average Home Value	\$960,106	\$994,379	\$1,091,111
2028 Owner Occupied Housing Units by Value			
Total	32,734	67,023	125,435
<\$50,000	1.3%	1.2%	1.2%
\$50,000 - \$99,999	1.4%	1.1%	1.2%
\$100,000 - \$149,999	0.6%	0.4%	0.3%
\$150,000 - \$199,999	0.5%	0.4%	0.3%
\$200,000 - \$249,999	0.4%	0.4%	0.4%
\$250,000 - \$299,999	0.3%	0.3%	0.4%
\$300,000 - \$399,999	0.8%	1.0%	1.8%
\$400,000 - \$499,999	1.4%	1.8%	2.5%
\$500,000 - \$749,999	18.4%	22.0%	19.5%
\$750,000 - \$999,999	36.0%	30.3%	24.5%
\$1,000,000 - \$1,499,999	26.6%	24.0%	21.3%
\$1,500,000 - \$1,999,999	7.7%	10.2%	14.8%
\$2,000,000 +	4.5%	6.9%	11.9%
Average Home Value	\$1,013,414	\$1,052,204	\$1,150,409

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	\$116,662	\$121,793	\$125,504
2028	\$133,122	\$138,680	\$144,097
Median Home Value			
2023	\$885,707	\$882,636	\$930,784
2028	\$922,613	\$926,592	\$979,336
Per Capita Income			
2023	\$64,727	\$67,374	\$70,122
2028	\$73,397	\$76,159	\$78,783
Median Age			
2010	38.6	40.2	41.3
2020	39.8	41.3	42.2
2023	41.0	42.5	43.4
2028	41.8	43.1	44.0
2020 Population by Age			
Total	143,651	273,715	482,989
0 - 4	5.8%	5.5%	5.2%
5 - 9	5.5%	5.5%	5.7%
10 - 14	5.5%	5.6%	6.1%
15 - 24	10.3%	10.4%	11.3%
25 - 34	15.0%	13.6%	11.9%
35 - 44	15.0%	14.4%	13.4%
45 - 54	12.5%	12.8%	13.1%
55 - 64	12.9%	13.6%	13.8%
65 - 74	10.0%	10.5%	10.9%
75 - 84	5.0%	5.4%	5.9%
85 +	2.5%	2.6%	2.7%
18 +	79.9%	80.0%	79.2%
2023 Population by Age			
Total	144,324	273,624	483,885
0 - 4	5.1%	4.8%	4.8%
5 - 9	5.4%	5.3%	5.5%
10 - 14	5.9%	5.9%	6.2%
15 - 24	11.5%	11.0%	11.2%
25 - 34	13.3%	12.7%	11.7%
35 - 44	14.3%	13.6%	12.6%
45 - 54	12.5%	12.6%	12.5%
55 - 64	13.1%	14.0%	14.3%
65 - 74	10.8%	11.6%	12.2%
75 - 84	5.6%	6.0%	6.3%
85 +	2.4%	2.5%	2.7%
18 +	80.2%	80.5%	79.9%
2028 Population by Age			
Total	146,463	276,270	487,483
0 - 4	5.2%	4.9%	4.9%
5 - 9	5.2%	5.1%	5.3%
10 - 14	5.3%	5.3%	5.7%
15 - 24	11.3%	10.6%	10.6%
25 - 34	13.8%	13.0%	11.8%
35 - 44	13.8%	13.6%	13.1%
45 - 54	12.7%	12.5%	12.3%
55 - 64	12.0%	12.6%	12.8%
65 - 74	11.0%	11.9%	12.6%
75 - 84	6.9%	7.5%	7.9%
85 +	2.8%	2.9%	3.1%
18 +	81.1%	81.4%	80.8%
2020 Population by Sex			

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Males	70,120	133,208	234,330
Females	73,531	140,507	248,659
2023 Population by Sex			
Males	71,708	134,917	237,424
Females	72,615	138,708	246,459
2028 Population by Sex			
Males	72,586	135,953	238,763
Females	73,881	140,314	248,720
2010 Population by Race/Ethnicity			
Total	135,425	258,623	450,852
White Alone	68.7%	71.4%	71.1%
Black Alone	2.9%	2.7%	3.5%
American Indian Alone	0.5%	0.5%	0.5%
Asian Alone	12.4%	11.6%	11.3%
Pacific Islander Alone	0.4%	0.4%	0.4%
Some Other Race Alone	9.5%	7.7%	7.7%
Two or More Races	5.6%	5.6%	5.5%
Hispanic Origin	23.0%	19.9%	19.4%
Diversity Index	67.7	63.7	63.7
2020 Population by Race/Ethnicity			
Total	143,651	273,715	482,989
White Alone	54.1%	57.1%	56.5%
Black Alone	3.2%	3.0%	3.7%
American Indian Alone	0.8%	0.8%	0.8%
Asian Alone	15.9%	15.1%	15.0%
Pacific Islander Alone	0.3%	0.4%	0.4%
Some Other Race Alone	12.1%	10.0%	10.6%
Two or More Races	13.6%	13.6%	13.0%
Hispanic Origin	23.3%	21.1%	21.5%
Diversity Index	77.4	74.8	75.4
2023 Population by Race/Ethnicity			
Total	144,323	273,625	483,883
White Alone	52.0%	55.1%	54.5%
Black Alone	3.3%	3.1%	3.7%
American Indian Alone	0.9%	0.8%	0.8%
Asian Alone	16.9%	15.9%	15.9%
Pacific Islander Alone	0.4%	0.4%	0.4%
Some Other Race Alone	12.6%	10.6%	11.1%
Two or More Races	14.0%	14.1%	13.5%
Hispanic Origin	24.3%	22.2%	22.4%
Diversity Index	78.8	76.4	76.9
2028 Population by Race/Ethnicity			
Total	146,467	276,268	487,483
White Alone	48.2%	51.1%	50.8%
Black Alone	3.4%	3.2%	3.8%
American Indian Alone	0.9%	0.8%	0.8%
Asian Alone	18.6%	17.7%	17.6%
Pacific Islander Alone	0.4%	0.4%	0.4%
Some Other Race Alone	13.6%	11.6%	12.1%
Two or More Races	15.0%	15.2%	14.5%
Hispanic Origin	25.6%	23.5%	23.7%
Diversity Index	80.9	78.9	79.2

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	143,651	273,715	482,989
In Households	98.8%	98.8%	98.7%
Householder	39.7%	39.2%	37.9%
Opposite-Sex Spouse	18.6%	19.3%	19.8%
Same-Sex Spouse	0.3%	0.3%	0.3%
Opposite-Sex Unmarried Partner	2.6%	2.4%	2.1%
Same-Sex Unmarried Partner	0.2%	0.2%	0.1%
Biological Child	25.6%	25.9%	27.2%
Adopted Child	0.4%	0.5%	0.5%
Stepchild	0.7%	0.7%	0.8%
Grandchild	1.2%	1.4%	1.6%
Brother or Sister	1.3%	1.2%	1.2%
Parent	1.6%	1.5%	1.5%
Parent-in-law	0.4%	0.4%	0.4%
Son-in-law or Daughter-in-law	0.4%	0.4%	0.5%
Other Relatives	1.4%	1.3%	1.4%
Foster Child	0.0%	0.0%	0.0%
Other Nonrelatives	4.3%	4.0%	3.5%
In Group Quarters	1.2%	1.2%	1.3%
Institutionalized	0.7%	0.7%	0.6%
Noninstitutionalized	0.5%	0.5%	0.7%
2023 Population 25+ by Educational Attainment			
Total	104,029	199,647	350,252
Less than 9th Grade	3.3%	2.9%	3.1%
9th - 12th Grade, No Diploma	3.1%	2.8%	3.1%
High School Graduate	12.2%	12.7%	12.7%
GED/Alternative Credential	1.8%	2.0%	2.1%
Some College, No Degree	16.2%	16.7%	15.9%
Associate Degree	8.0%	8.0%	8.1%
Bachelor's Degree	34.7%	33.9%	33.5%
Graduate/Professional Degree	20.7%	21.0%	21.4%
2023 Population 15+ by Marital Status			
Total	120,582	229,820	404,592
Never Married	34.1%	32.2%	31.1%
Married	51.6%	53.5%	55.0%
Widowed	4.7%	4.8%	5.1%
Divorced	9.5%	9.5%	8.8%
2023 Civilian Population 16+ in Labor Force			
Civilian Population 16+	81,140	152,060	258,906
Population 16+ Employed	96.2%	96.0%	96.0%
Population 16+ Unemployment rate	3.8%	4.0%	4.0%
Population 16-24 Employed	10.7%	10.4%	10.7%
Population 16-24 Unemployment rate	7.0%	8.1%	8.8%
Population 25-54 Employed	63.5%	62.3%	60.2%
Population 25-54 Unemployment rate	3.4%	3.5%	3.5%
Population 55-64 Employed	17.3%	18.6%	19.5%
Population 55-64 Unemployment rate	3.0%	3.3%	3.0%
Population 65+ Employed	8.5%	8.6%	9.6%
Population 65+ Unemployment rate	4.2%	4.1%	3.7%

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2023 Employed Population 16+ by Industry			
Total	78,069	145,978	248,542
Agriculture/Mining	0.5%	0.5%	0.4%
Construction	5.9%	6.4%	7.2%
Manufacturing	5.9%	6.1%	6.4%
Wholesale Trade	1.4%	1.5%	1.6%
Retail Trade	9.2%	8.9%	8.7%
Transportation/Utilities	4.5%	4.5%	4.8%
Information	2.3%	2.5%	2.4%
Finance/Insurance/Real Estate	8.4%	8.7%	9.0%
Services	58.2%	56.7%	55.4%
Public Administration	3.8%	4.2%	4.1%
2023 Employed Population 16+ by Occupation			
Total	78,068	145,977	248,542
White Collar	72.5%	73.4%	72.7%
Management/Business/Financial	25.1%	24.9%	25.5%
Professional	30.7%	31.0%	29.7%
Sales	8.3%	8.6%	8.7%
Administrative Support	8.4%	8.8%	8.7%
Services	16.3%	14.9%	14.5%
Blue Collar	11.3%	11.7%	12.9%
Farming/Forestry/Fishing	0.2%	0.1%	0.2%
Construction/Extraction	3.4%	3.4%	3.9%
Installation/Maintenance/Repair	1.4%	1.5%	1.8%
Production	2.1%	2.5%	2.7%
Transportation/Material Moving	4.1%	4.2%	4.3%
2020 Households by Type			
Total	57,218	107,383	183,256
Married Couple Households	47.7%	50.1%	53.0%
With Own Children <18	20.3%	20.6%	21.6%
Without Own Children <18	27.4%	29.5%	31.4%
Cohabiting Couple Households	7.2%	6.7%	6.0%
With Own Children <18	1.7%	1.6%	1.6%
Without Own Children <18	5.5%	5.1%	4.4%
Male Householder, No Spouse/Partner	17.7%	16.6%	15.2%
Living Alone	11.3%	10.6%	9.6%
65 Years and over	3.5%	3.6%	3.5%
With Own Children <18	1.5%	1.4%	1.4%
Without Own Children <18, With Relatives	2.7%	2.6%	2.6%
No Relatives Present	2.1%	2.0%	1.6%
Female Householder, No Spouse/Partner	27.5%	26.6%	25.8%
Living Alone	16.2%	15.7%	15.2%
65 Years and over	8.1%	8.4%	9.0%
With Own Children <18	3.4%	3.2%	3.4%
Without Own Children <18, With Relatives	6.1%	6.1%	5.9%
No Relatives Present	1.7%	1.5%	1.4%
2020 Households by Size			
Total	57,218	107,383	183,256
1 Person Household	27.5%	26.4%	24.7%
2 Person Household	33.0%	33.3%	32.8%
3 Person Household	16.4%	16.6%	16.3%
4 Person Household	14.3%	14.6%	15.4%
5 Person Household	5.4%	5.6%	6.5%
6 Person Household	2.1%	2.1%	2.5%
7 + Person Household	1.4%	1.4%	1.7%

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2020 Households by Tenure and Mortgage Status			
Total	57,218	107,383	183,256
Owner Occupied	54.9%	60.7%	66.7%
Owned with a Mortgage/Loan	40.6%	45.4%	49.1%
Owned Free and Clear	14.4%	15.4%	17.6%
Renter Occupied	45.1%	39.3%	33.3%
2023 Affordability, Mortgage and Wealth			
Housing Affordability Index	54	57	56
Percent of Income for Mortgage	45.6%	43.6%	44.6%
Wealth Index	167	184	212
2020 Housing Units By Urban/ Rural Status			
Total	59,790	112,199	191,153
Urban Housing Units	100.0%	99.9%	99.6%
Rural Housing Units	0.0%	0.1%	0.4%
2020 Population By Urban/ Rural Status			
Total	143,651	273,715	482,989
Urban Population	100.0%	99.9%	99.6%
Rural Population	0.0%	0.1%	0.4%

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.	Pleasantville (2B)	Pleasantville (2B)	Top Tier (1A)
2.	Urban Chic (2A)	City Lights (8A)	City Lights (8A)
3.	Exurbanites (1E)	Urban Chic (2A)	Pleasantville (2B)
2023 Consumer Spending			
Apparel & Services: Total \$	\$194,782,784	\$379,218,172	\$689,172,786
Average Spent	\$3,364.41	\$3,509.23	\$3,737.81
Spending Potential Index	153	160	170
Education: Total \$	\$174,394,683	\$349,988,875	\$639,787,682
Average Spent	\$3,012.26	\$3,238.75	\$3,469.96
Spending Potential Index	168	181	193
Entertainment/Recreation: Total \$	\$317,908,106	\$626,344,851	\$1,157,889,981
Average Spent	\$5,491.12	\$5,796.11	\$6,279.95
Spending Potential Index	145	153	166
Food at Home: Total \$	\$589,960,762	\$1,150,725,091	\$2,099,577,525
Average Spent	\$10,190.19	\$10,648.65	\$11,387.29
Spending Potential Index	150	157	167
Food Away from Home: Total \$	\$326,505,757	\$633,491,287	\$1,154,933,979
Average Spent	\$5,639.62	\$5,862.24	\$6,263.91
Spending Potential Index	151	157	168
Health Care: Total \$	\$585,904,728	\$1,153,950,998	\$2,155,581,056
Average Spent	\$10,120.13	\$10,678.50	\$11,691.03
Spending Potential Index	138	145	159
HH Furnishings & Equipment: Total \$	\$254,726,272	\$501,012,586	\$923,585,428
Average Spent	\$4,399.80	\$4,636.30	\$5,009.17
Spending Potential Index	149	157	169
Personal Care Products & Services: Total \$	\$84,208,192	\$164,592,734	\$302,486,408
Average Spent	\$1,454.50	\$1,523.12	\$1,640.57
Spending Potential Index	152	159	172
Shelter: Total \$	\$2,246,697,882	\$4,400,678,386	\$8,025,841,191
Average Spent	\$38,806.42	\$40,723.27	\$43,529.04
Spending Potential Index	157	164	176
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$255,760,240	\$509,129,024	\$966,467,131
Average Spent	\$4,417.66	\$4,711.41	\$5,241.74
Spending Potential Index	141	151	168
Travel: Total \$	\$196,059,466	\$387,431,640	\$717,896,016
Average Spent	\$3,386.47	\$3,585.24	\$3,893.59
Spending Potential Index	151	159	173
Vehicle Maintenance & Repairs: Total \$	\$107,963,001	\$209,025,857	\$385,068,387
Average Spent	\$1,864.81	\$1,934.30	\$2,088.46
Spending Potential Index	142	148	159

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