

# Demographic and Income Profile

90 S Stephanie St, Henderson, Nevada, 89012  
Ring: 1 mile radius

James S. Han, CCIM - 702.825.2125

Latitude: 36.02546  
Longitude: -115.04663

Summary	Census 2010		2021		2026	
Population	12,086		19,776		22,268	
Households	4,596		7,785		8,734	
Families	3,091		5,149		5,774	
Average Household Size	2.63		2.54		2.55	
Owner Occupied Housing Units	2,875		3,626		4,087	
Renter Occupied Housing Units	1,721		4,160		4,647	
Median Age	37.0		39.1		38.5	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	2.40%		1.50%		0.71%	
Households	2.33%		1.49%		0.71%	
Families	2.32%		1.46%		0.64%	
Owner HHs	2.42%		1.85%		0.91%	
Median Household Income	1.81%		2.62%		2.41%	
Households by Income			2021		2026	
			Number	Percent	Number	Percent
<\$15,000			549	7.1%	512	5.9%
\$15,000 - \$24,999			329	4.2%	272	3.1%
\$25,000 - \$34,999			412	5.3%	315	3.6%
\$35,000 - \$49,999			822	10.6%	799	9.1%
\$50,000 - \$74,999			1,389	17.8%	1,564	17.9%
\$75,000 - \$99,999			1,246	16.0%	1,436	16.4%
\$100,000 - \$149,999			1,648	21.2%	1,991	22.8%
\$150,000 - \$199,999			668	8.6%	907	10.4%
\$200,000+			725	9.3%	937	10.7%
Median Household Income			\$81,291		\$88,923	
Average Household Income			\$101,942		\$114,749	
Per Capita Income			\$40,181		\$45,037	
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	773	6.4%	1,129	5.7%	1,316	5.9%
5 - 9	897	7.4%	1,156	5.8%	1,288	5.8%
10 - 14	853	7.1%	1,163	5.9%	1,308	5.9%
15 - 19	701	5.8%	1,181	6.0%	1,215	5.5%
20 - 24	631	5.2%	1,201	6.1%	1,395	6.3%
25 - 34	1,753	14.5%	2,918	14.8%	3,491	15.7%
35 - 44	2,138	17.7%	2,721	13.8%	3,085	13.9%
45 - 54	1,700	14.1%	2,765	14.0%	2,780	12.5%
55 - 64	1,281	10.6%	2,385	12.1%	2,659	11.9%
65 - 74	897	7.4%	1,808	9.1%	2,025	9.1%
75 - 84	374	3.1%	1,024	5.2%	1,281	5.8%
85+	88	0.7%	324	1.6%	425	1.9%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	9,096	75.3%	13,334	67.4%	15,003	67.4%
Black Alone	642	5.3%	1,663	8.4%	1,877	8.4%
American Indian Alone	57	0.5%	108	0.5%	125	0.6%
Asian Alone	1,110	9.2%	2,067	10.5%	2,315	10.4%
Pacific Islander Alone	89	0.7%	164	0.8%	188	0.8%
Some Other Race Alone	458	3.8%	1,040	5.3%	1,189	5.3%
Two or More Races	634	5.2%	1,400	7.1%	1,571	7.1%
Hispanic Origin (Any Race)	1,595	13.2%	3,465	17.5%	3,957	17.8%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

June 13, 2022

## Demographic and Income Profile

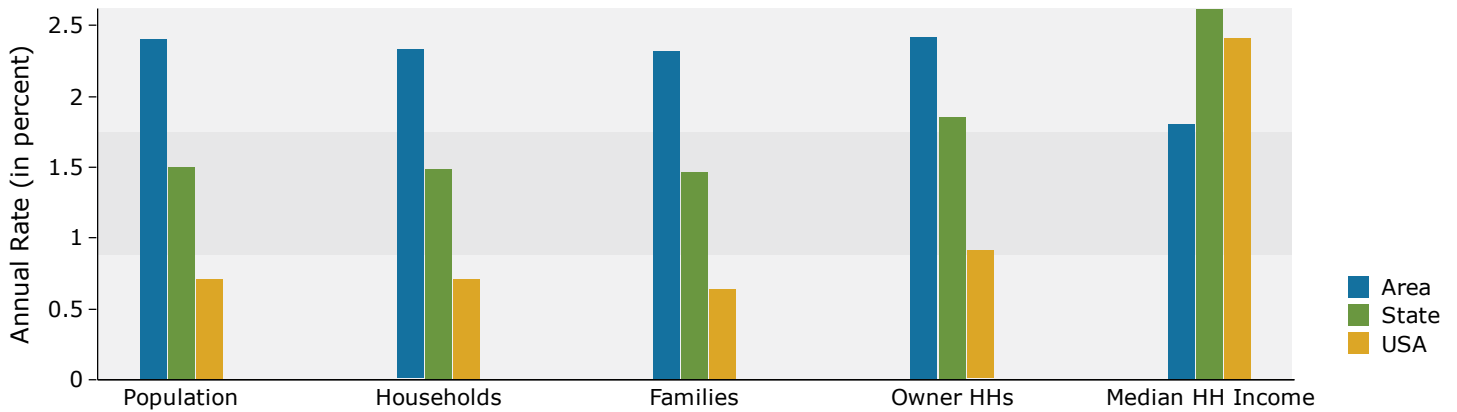
90 S Stephanie St, Henderson, Nevada, 89012  
Ring: 1 mile radius

James S. Han, CCIM - 702.825.2125

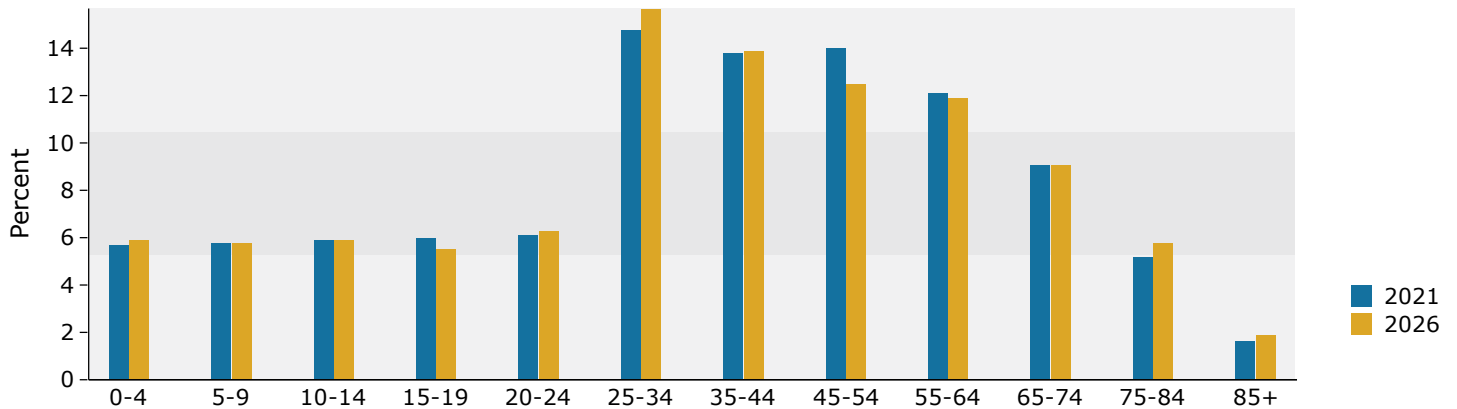
Latitude: 36.02546

Longitude: -115.04663

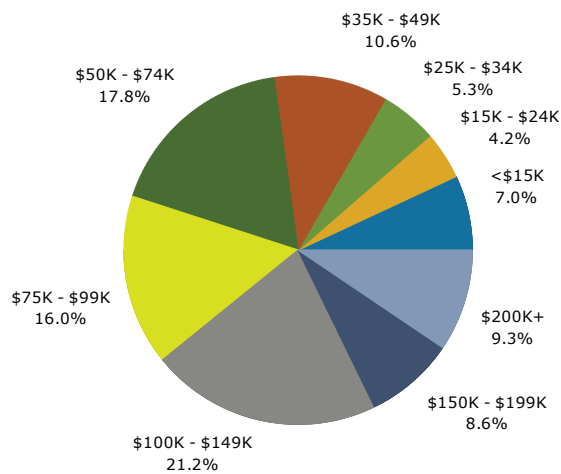
### Trends 2021-2026



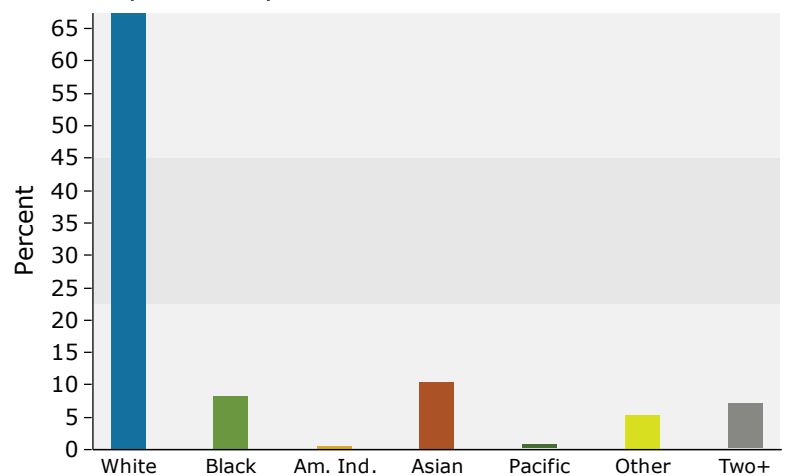
### Population by Age



### 2021 Household Income



### 2021 Population by Race



2021 Percent Hispanic Origin: 17.5%

# Demographic and Income Profile

90 S Stephanie St, Henderson, Nevada, 89012  
Ring: 3 mile radius

James S. Han, CCIM - 702.825.2125

Latitude: 36.02546  
Longitude: -115.04663

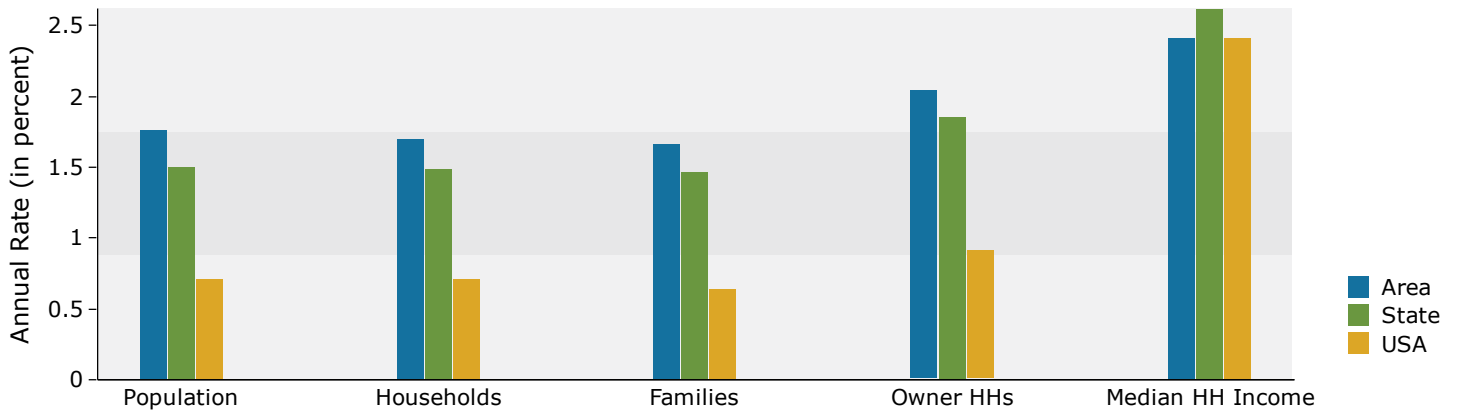
Summary	Census 2010		2021		2026	
Population	86,002		103,621		113,075	
Households	34,651		41,735		45,402	
Families	22,477		26,803		29,106	
Average Household Size	2.47		2.48		2.49	
Owner Occupied Housing Units	21,985		24,858		27,503	
Renter Occupied Housing Units	12,666		16,877		17,899	
Median Age	39.7		41.9		41.7	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	1.76%		1.50%		0.71%	
Households	1.70%		1.49%		0.71%	
Families	1.66%		1.46%		0.64%	
Owner HHs	2.04%		1.85%		0.91%	
Median Household Income	2.41%		2.62%		2.41%	
Households by Income			2021		2026	
			Number	Percent	Number	Percent
<\$15,000			2,595	6.2%	2,403	5.3%
\$15,000 - \$24,999			1,995	4.8%	1,613	3.6%
\$25,000 - \$34,999			2,718	6.5%	2,178	4.8%
\$35,000 - \$49,999			4,404	10.6%	4,319	9.5%
\$50,000 - \$74,999			7,936	19.0%	8,268	18.2%
\$75,000 - \$99,999			5,681	13.6%	6,162	13.6%
\$100,000 - \$149,999			8,137	19.5%	9,799	21.6%
\$150,000 - \$199,999			3,828	9.2%	5,193	11.4%
\$200,000+			4,443	10.6%	5,467	12.0%
Median Household Income			\$79,240		\$89,259	
Average Household Income			\$105,918		\$119,481	
Per Capita Income			\$42,690		\$48,018	
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,645	5.4%	5,126	4.9%	5,784	5.1%
5 - 9	5,283	6.1%	5,462	5.3%	5,921	5.2%
10 - 14	5,733	6.7%	5,638	5.4%	6,208	5.5%
15 - 19	5,446	6.3%	5,577	5.4%	5,653	5.0%
20 - 24	4,790	5.6%	5,758	5.6%	5,954	5.3%
25 - 34	11,291	13.1%	14,800	14.3%	16,429	14.5%
35 - 44	12,711	14.8%	13,522	13.0%	15,570	13.8%
45 - 54	12,698	14.8%	13,356	12.9%	13,283	11.7%
55 - 64	10,929	12.7%	13,883	13.4%	14,158	12.5%
65 - 74	7,479	8.7%	12,282	11.9%	13,378	11.8%
75 - 84	3,883	4.5%	6,281	6.1%	8,346	7.4%
85+	1,113	1.3%	1,936	1.9%	2,392	2.1%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	66,719	77.6%	72,791	70.2%	79,347	70.2%
Black Alone	4,313	5.0%	7,595	7.3%	8,319	7.4%
American Indian Alone	443	0.5%	594	0.6%	650	0.6%
Asian Alone	6,373	7.4%	9,402	9.1%	10,246	9.1%
Pacific Islander Alone	507	0.6%	750	0.7%	815	0.7%
Some Other Race Alone	3,580	4.2%	5,851	5.6%	6,465	5.7%
Two or More Races	4,066	4.7%	6,639	6.4%	7,234	6.4%
Hispanic Origin (Any Race)	11,913	13.9%	18,886	18.2%	20,838	18.4%

**Data Note:** Income is expressed in current dollars.

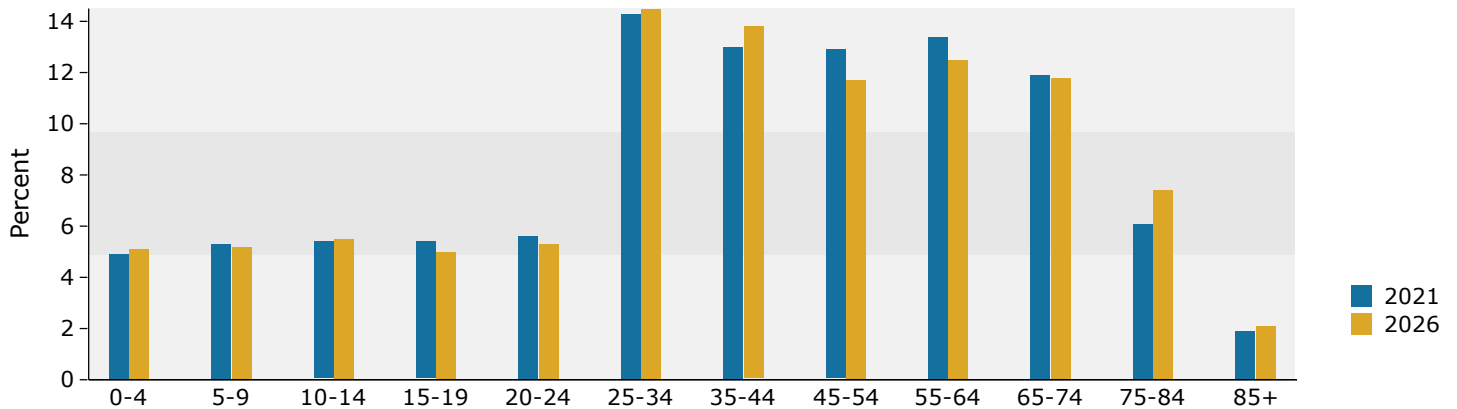
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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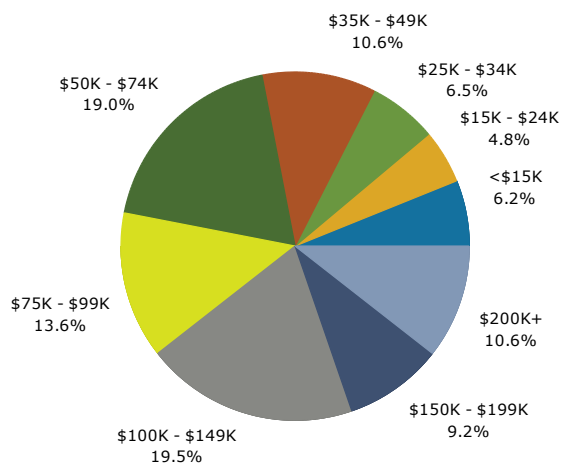
## Trends 2021-2026



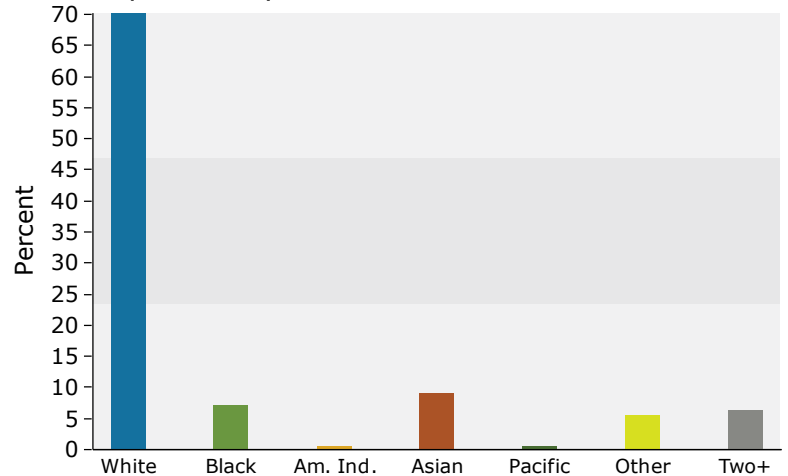
## Population by Age



## 2021 Household Income



## 2021 Population by Race



2021 Percent Hispanic Origin: 18.2%

# Demographic and Income Profile

90 S Stephanie St, Henderson, Nevada, 89012  
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Longitude: -115.04663

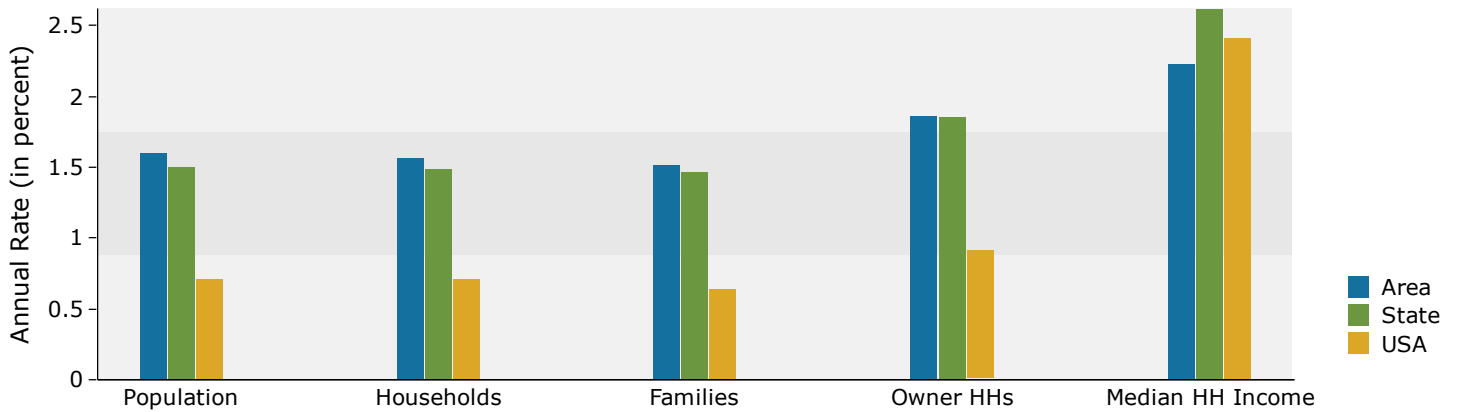
Summary	Census 2010		2021		2026	
Population	247,509		289,192		313,033	
Households	96,273		112,666		121,707	
Families	62,517		72,361		78,032	
Average Household Size	2.56		2.56		2.56	
Owner Occupied Housing Units	57,106		65,306		71,621	
Renter Occupied Housing Units	39,167		47,360		50,086	
Median Age	37.1		38.8		39.0	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	1.60%		1.50%		0.71%	
Households	1.56%		1.49%		0.71%	
Families	1.52%		1.46%		0.64%	
Owner HHs	1.86%		1.85%		0.91%	
Median Household Income	2.23%		2.62%		2.41%	
Households by Income			2021		2026	
			Number	Percent	Number	Percent
<\$15,000			9,028	8.0%	8,512	7.0%
\$15,000 - \$24,999			6,784	6.0%	5,711	4.7%
\$25,000 - \$34,999			8,011	7.1%	6,770	5.6%
\$35,000 - \$49,999			13,018	11.6%	12,753	10.5%
\$50,000 - \$74,999			21,471	19.1%	22,495	18.5%
\$75,000 - \$99,999			15,977	14.2%	17,650	14.5%
\$100,000 - \$149,999			19,689	17.5%	23,818	19.6%
\$150,000 - \$199,999			8,621	7.7%	11,601	9.5%
\$200,000+			10,066	8.9%	12,397	10.2%
Median Household Income			\$71,803		\$80,189	
Average Household Income			\$96,699		\$109,127	
Per Capita Income			\$37,549		\$42,286	
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	15,258	6.2%	16,379	5.7%	18,145	5.8%
5 - 9	16,248	6.6%	16,973	5.9%	18,246	5.8%
10 - 14	16,828	6.8%	16,978	5.9%	18,422	5.9%
15 - 19	16,341	6.6%	16,221	5.6%	16,773	5.4%
20 - 24	15,842	6.4%	17,643	6.1%	18,318	5.9%
25 - 34	35,632	14.4%	44,320	15.3%	47,553	15.2%
35 - 44	37,055	15.0%	40,125	13.9%	45,533	14.5%
45 - 54	35,782	14.5%	36,550	12.6%	37,209	11.9%
55 - 64	29,313	11.8%	36,032	12.5%	36,608	11.7%
65 - 74	17,842	7.2%	29,613	10.2%	32,048	10.2%
75 - 84	8,718	3.5%	14,096	4.9%	18,911	6.0%
85+	2,650	1.1%	4,262	1.5%	5,268	1.7%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	180,877	73.1%	189,219	65.4%	204,437	65.3%
Black Alone	15,377	6.2%	24,869	8.6%	27,065	8.6%
American Indian Alone	1,618	0.7%	2,076	0.7%	2,241	0.7%
Asian Alone	18,791	7.6%	26,434	9.1%	28,498	9.1%
Pacific Islander Alone	1,693	0.7%	2,331	0.8%	2,530	0.8%
Some Other Race Alone	16,238	6.6%	24,421	8.4%	26,779	8.6%
Two or More Races	12,915	5.2%	19,843	6.9%	21,483	6.9%
Hispanic Origin (Any Race)	44,884	18.1%	65,937	22.8%	72,069	23.0%

**Data Note:** Income is expressed in current dollars.

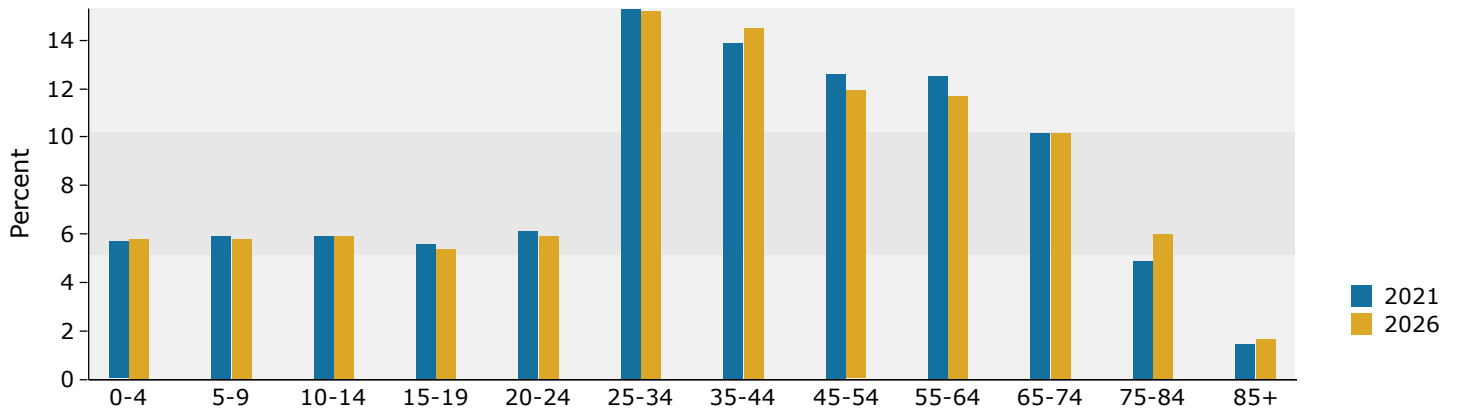
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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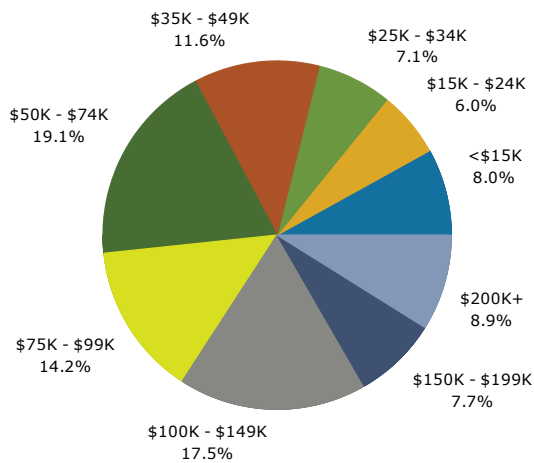
## Trends 2021-2026



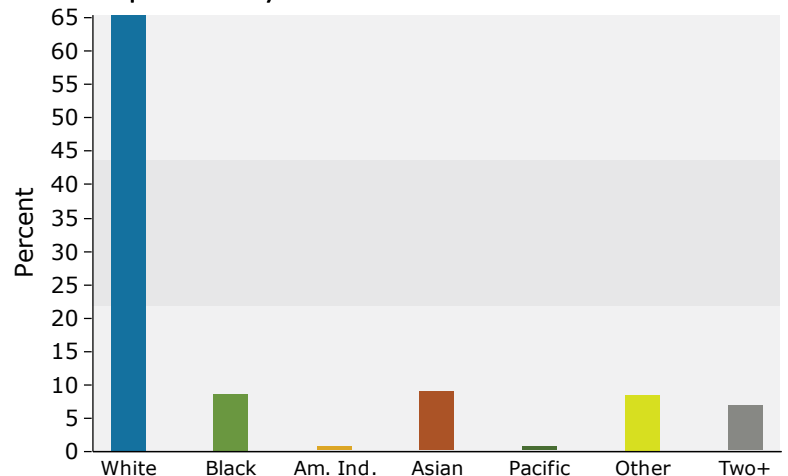
## Population by Age



## 2021 Household Income



## 2021 Population by Race



2021 Percent Hispanic Origin: 22.8%