



Market Profile

476 E 4th St, Perris, California, 92570
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.78335
Longitude: -117.21951

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	13,386	52,346	102,874
2020 Total Population	14,718	57,967	115,254
2020 Group Quarters	29	271	452
2022 Total Population	14,475	58,209	115,951
2022 Group Quarters	29	271	453
2027 Total Population	14,447	58,846	117,429
2022-2027 Annual Rate	-0.04%	0.22%	0.25%
2022 Total Daytime Population	12,931	49,809	100,246
Workers	4,088	15,104	30,913
Residents	8,843	34,705	69,333
Household Summary			
2010 Households	3,366	12,369	27,268
2010 Average Household Size	3.97	4.21	3.75
2020 Total Households	3,886	14,061	30,424
2020 Average Household Size	3.78	4.10	3.77
2022 Total Households	3,853	14,227	30,720
2022 Average Household Size	3.75	4.07	3.76
2027 Total Households	3,856	14,422	31,186
2027 Average Household Size	3.74	4.06	3.75
2022-2027 Annual Rate	0.02%	0.27%	0.30%
2010 Families	2,899	10,847	22,094
2010 Average Family Size	4.15	4.36	4.12
2022 Total Families	3,300	12,388	24,776
2022 Average Family Size	3.93	4.24	4.13
2027 Total Families	3,303	12,552	25,145
2027 Average Family Size	3.92	4.23	4.12
2022-2027 Annual Rate	0.02%	0.26%	0.30%
Housing Unit Summary			
2000 Housing Units	2,856	10,333	20,052
Owner Occupied Housing Units	48.7%	63.3%	66.7%
Renter Occupied Housing Units	40.4%	29.4%	24.5%
Vacant Housing Units	11.0%	7.3%	8.8%
2010 Housing Units	3,719	13,460	29,932
Owner Occupied Housing Units	41.2%	56.6%	62.9%
Renter Occupied Housing Units	49.3%	35.3%	28.2%
Vacant Housing Units	9.5%	8.1%	8.9%
2020 Housing Units	4,031	14,424	31,374
Vacant Housing Units	3.6%	2.5%	3.0%
2022 Housing Units	3,996	14,611	31,706
Owner Occupied Housing Units	41.4%	59.0%	66.6%
Renter Occupied Housing Units	55.0%	38.3%	30.3%
Vacant Housing Units	3.6%	2.6%	3.1%
2027 Housing Units	4,001	14,805	32,182
Owner Occupied Housing Units	41.6%	59.4%	66.9%
Renter Occupied Housing Units	54.8%	38.0%	30.0%
Vacant Housing Units	3.6%	2.6%	3.1%
Median Household Income			
2022	\$55,044	\$63,840	\$67,510
2027	\$67,754	\$76,445	\$80,108
Median Home Value			
2022	\$309,353	\$338,010	\$354,434
2027	\$397,950	\$469,931	\$470,833
Per Capita Income			
2022	\$17,912	\$19,433	\$22,703
2027	\$20,906	\$23,124	\$27,237
Median Age			
2010	24.6	25.8	28.8
2022	26.6	28.3	30.6
2027	27.6	29.5	31.7

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 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	3,853	14,227	30,720
<\$15,000	8.2%	6.9%	6.7%
\$15,000 - \$24,999	7.7%	8.2%	7.8%
\$25,000 - \$34,999	11.1%	8.0%	7.8%
\$35,000 - \$49,999	17.8%	14.3%	12.7%
\$50,000 - \$74,999	18.7%	19.6%	19.3%
\$75,000 - \$99,999	15.4%	16.5%	15.7%
\$100,000 - \$149,999	17.1%	18.5%	18.7%
\$150,000 - \$199,999	3.0%	5.5%	7.5%
\$200,000+	0.9%	2.6%	3.8%
Average Household Income	\$69,254	\$79,811	\$85,951
2027 Households by Income			
Household Income Base	3,856	14,422	31,186
<\$15,000	5.9%	5.0%	5.0%
\$15,000 - \$24,999	8.4%	6.1%	5.8%
\$25,000 - \$34,999	10.1%	5.9%	6.4%
\$35,000 - \$49,999	14.7%	12.4%	11.6%
\$50,000 - \$74,999	14.2%	19.2%	17.4%
\$75,000 - \$99,999	17.9%	17.2%	15.1%
\$100,000 - \$149,999	23.0%	22.2%	22.0%
\$150,000 - \$199,999	4.8%	8.3%	11.3%
\$200,000+	1.1%	3.7%	5.5%
Average Household Income	\$80,604	\$94,707	\$102,915
2022 Owner Occupied Housing Units by Value			
Total	1,653	8,627	21,125
<\$50,000	6.4%	2.6%	2.5%
\$50,000 - \$99,999	7.1%	2.6%	2.6%
\$100,000 - \$149,999	1.6%	1.5%	1.9%
\$150,000 - \$199,999	5.3%	3.3%	3.5%
\$200,000 - \$249,999	9.4%	9.8%	8.1%
\$250,000 - \$299,999	17.7%	17.7%	12.5%
\$300,000 - \$399,999	26.2%	32.7%	34.7%
\$400,000 - \$499,999	9.6%	12.0%	15.8%
\$500,000 - \$749,999	11.3%	11.9%	13.0%
\$750,000 - \$999,999	1.1%	2.7%	2.3%
\$1,000,000 - \$1,499,999	0.7%	1.8%	1.2%
\$1,500,000 - \$1,999,999	0.2%	0.6%	0.7%
\$2,000,000 +	3.3%	0.8%	1.1%
Average Home Value	\$391,107	\$398,041	\$410,214
2027 Owner Occupied Housing Units by Value			
Total	1,666	8,793	21,526
<\$50,000	2.2%	0.7%	0.7%
\$50,000 - \$99,999	1.7%	0.5%	0.7%
\$100,000 - \$149,999	0.1%	0.1%	0.3%
\$150,000 - \$199,999	0.7%	0.4%	0.7%
\$200,000 - \$249,999	3.1%	1.9%	2.6%
\$250,000 - \$299,999	16.4%	8.1%	5.5%
\$300,000 - \$399,999	26.4%	27.9%	25.6%
\$400,000 - \$499,999	11.9%	14.8%	19.7%
\$500,000 - \$749,999	24.2%	28.0%	29.4%
\$750,000 - \$999,999	3.3%	8.3%	6.8%
\$1,000,000 - \$1,499,999	2.6%	5.6%	3.5%
\$1,500,000 - \$1,999,999	1.0%	2.0%	2.5%
\$2,000,000 +	6.3%	1.7%	2.1%
Average Home Value	\$574,204	\$582,292	\$578,859

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	13,388	52,345	102,873
0 - 4	10.9%	9.8%	9.1%
5 - 9	11.1%	10.1%	9.3%
10 - 14	10.3%	10.2%	9.4%
15 - 24	18.3%	18.6%	17.0%
25 - 34	15.3%	14.0%	13.5%
35 - 44	13.4%	13.9%	13.4%
45 - 54	10.3%	11.5%	11.4%
55 - 64	5.8%	6.4%	7.5%
65 - 74	2.8%	3.2%	4.9%
75 - 84	1.3%	1.7%	3.2%
85 +	0.4%	0.6%	1.3%
18 +	61.5%	63.3%	66.3%
2022 Population by Age			
Total	14,477	58,211	115,949
0 - 4	10.1%	9.3%	8.6%
5 - 9	9.5%	9.1%	8.4%
10 - 14	8.6%	8.2%	7.6%
15 - 24	18.4%	16.5%	14.7%
25 - 34	18.3%	18.8%	17.7%
35 - 44	11.7%	11.7%	11.7%
45 - 54	9.8%	10.4%	10.3%
55 - 64	7.4%	8.5%	8.9%
65 - 74	4.1%	4.8%	6.7%
75 - 84	1.6%	2.0%	3.7%
85 +	0.4%	0.6%	1.5%
18 +	66.3%	68.5%	70.9%
2027 Population by Age			
Total	14,449	58,845	117,431
0 - 4	10.0%	9.4%	8.7%
5 - 9	9.3%	9.0%	8.4%
10 - 14	8.8%	8.8%	8.2%
15 - 24	17.0%	15.1%	13.5%
25 - 34	17.8%	18.0%	17.4%
35 - 44	13.2%	13.8%	13.6%
45 - 54	9.3%	9.4%	9.3%
55 - 64	7.5%	8.3%	8.3%
65 - 74	4.5%	5.2%	6.7%
75 - 84	2.0%	2.3%	4.3%
85 +	0.5%	0.7%	1.6%
18 +	67.0%	68.2%	70.5%
2010 Population by Sex			
Males	6,559	26,135	51,040
Females	6,827	26,211	51,834
2022 Population by Sex			
Males	7,252	29,123	57,647
Females	7,223	29,086	58,304
2027 Population by Sex			
Males	7,285	29,457	58,417
Females	7,161	29,389	59,012

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 Race/Ethnicity			
Total	13,387	52,345	102,873
White Alone	42.5%	42.5%	47.5%
Black Alone	12.5%	10.4%	9.8%
American Indian Alone	1.2%	1.0%	0.9%
Asian Alone	1.9%	2.3%	3.0%
Pacific Islander Alone	0.5%	0.4%	0.4%
Some Other Race Alone	36.5%	38.8%	33.8%
Two or More Races	4.9%	4.6%	4.6%
Hispanic Origin	74.9%	75.7%	66.9%
Diversity Index	79.2	78.2	80.4
2020 Population by Race/Ethnicity			
Total	14,718	57,967	115,254
White Alone	16.9%	18.4%	24.5%
Black Alone	11.6%	8.8%	8.6%
American Indian Alone	2.0%	2.1%	2.1%
Asian Alone	1.7%	2.7%	3.2%
Pacific Islander Alone	0.3%	0.3%	0.3%
Some Other Race Alone	48.2%	48.5%	43.1%
Two or More Races	19.3%	19.2%	18.2%
Hispanic Origin	78.8%	79.6%	71.9%
Diversity Index	79.2	78.7	82.8
2022 Population by Race/Ethnicity			
Total	14,475	58,210	115,951
White Alone	16.2%	17.9%	23.9%
Black Alone	11.5%	8.7%	8.4%
American Indian Alone	2.1%	2.1%	2.2%
Asian Alone	1.7%	2.7%	3.3%
Pacific Islander Alone	0.3%	0.3%	0.3%
Some Other Race Alone	48.7%	48.9%	43.5%
Two or More Races	19.5%	19.4%	18.5%
Hispanic Origin	79.1%	79.7%	72.0%
Diversity Index	78.9	78.5	82.8
2027 Population by Race/Ethnicity			
Total	14,447	58,845	117,428
White Alone	14.0%	15.6%	21.6%
Black Alone	11.3%	8.5%	8.2%
American Indian Alone	2.3%	2.4%	2.4%
Asian Alone	1.8%	2.9%	3.4%
Pacific Islander Alone	0.3%	0.3%	0.3%
Some Other Race Alone	50.3%	50.5%	45.0%
Two or More Races	19.9%	19.8%	19.0%
Hispanic Origin	79.7%	80.1%	72.5%
Diversity Index	77.9	77.7	82.3
2010 Population by Relationship and Household Type			
Total	13,386	52,346	102,874
In Households	99.8%	99.4%	99.5%
In Family Households	95.0%	95.1%	92.9%
Householder	21.2%	20.6%	21.4%
Spouse	12.3%	13.7%	15.1%
Child	45.8%	45.2%	41.8%
Other relative	10.6%	10.9%	10.2%
Nonrelative	5.1%	4.8%	4.4%
In Nonfamily Households	4.8%	4.3%	6.6%
In Group Quarters	0.2%	0.6%	0.5%
Institutionalized Population	0.0%	0.2%	0.2%
Noninstitutionalized Population	0.1%	0.4%	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.

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2022 Population 25+ by Educational Attainment			
Total	7,721	33,115	70,284
Less than 9th Grade	20.6%	18.5%	15.6%
9th - 12th Grade, No Diploma	14.8%	15.4%	13.0%
High School Graduate	33.9%	30.6%	29.6%
GED/Alternative Credential	3.2%	3.2%	3.4%
Some College, No Degree	16.8%	18.2%	20.0%
Associate Degree	3.8%	5.9%	6.5%
Bachelor's Degree	4.7%	5.8%	8.4%
Graduate/Professional Degree	2.1%	2.2%	3.4%
2022 Population 15+ by Marital Status			
Total	10,391	42,728	87,371
Never Married	45.2%	42.7%	38.8%
Married	44.8%	45.9%	48.2%
Widowed	3.2%	4.1%	5.0%
Divorced	6.8%	7.2%	8.0%
2022 Civilian Population 16+ in Labor Force			
Civilian Population 16+	6,435	26,234	51,235
Population 16+ Employed	89.5%	91.5%	92.7%
Population 16+ Unemployment rate	10.5%	8.5%	7.3%
Population 16-24 Employed	19.2%	18.1%	15.5%
Population 16-24 Unemployment rate	21.2%	15.0%	16.1%
Population 25-54 Employed	69.6%	69.6%	70.2%
Population 25-54 Unemployment rate	6.7%	6.6%	5.2%
Population 55-64 Employed	9.3%	10.3%	11.1%
Population 55-64 Unemployment rate	14.7%	9.7%	7.1%
Population 65+ Employed	2.0%	2.0%	3.2%
Population 65+ Unemployment rate	0.0%	0.0%	5.2%
2022 Employed Population 16+ by Industry			
Total	5,758	24,017	47,516
Agriculture/Mining	2.0%	1.1%	1.4%
Construction	14.3%	14.2%	14.4%
Manufacturing	7.9%	8.2%	7.8%
Wholesale Trade	1.9%	3.8%	3.5%
Retail Trade	13.5%	13.1%	12.5%
Transportation/Utilities	17.2%	17.7%	15.1%
Information	0.4%	0.6%	0.9%
Finance/Insurance/Real Estate	3.9%	3.7%	3.7%
Services	34.4%	34.0%	36.8%
Public Administration	4.4%	3.5%	3.9%
2022 Employed Population 16+ by Occupation			
Total	5,759	24,016	47,516
White Collar	34.9%	37.2%	40.7%
Management/Business/Financial	7.5%	7.6%	7.8%
Professional	8.2%	9.5%	12.1%
Sales	5.7%	6.7%	7.5%
Administrative Support	13.5%	13.3%	13.2%
Services	17.2%	16.7%	17.3%
Blue Collar	47.9%	46.1%	42.0%
Farming/Forestry/Fishing	1.4%	1.0%	0.9%
Construction/Extraction	13.4%	13.2%	12.6%
Installation/Maintenance/Repair	4.3%	3.1%	2.9%
Production	9.5%	7.7%	6.6%
Transportation/Material Moving	19.2%	21.1%	19.1%

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2010 Households by Type			
Total	3,366	12,371	27,268
Households with 1 Person	10.2%	9.0%	15.1%
Households with 2+ People	89.8%	91.0%	84.9%
Family Households	86.1%	87.7%	81.0%
Husband-wife Families	49.8%	57.9%	57.2%
With Related Children	37.8%	42.6%	36.9%
Other Family (No Spouse Present)	36.3%	29.8%	23.9%
Other Family with Male Householder	10.2%	9.3%	7.8%
With Related Children	7.5%	6.7%	5.4%
Other Family with Female Householder	26.1%	20.5%	16.1%
With Related Children	21.2%	15.5%	11.4%
Nonfamily Households	3.7%	3.3%	3.9%
All Households with Children	67.6%	65.8%	54.4%
Multigenerational Households	14.8%	16.0%	13.0%
Unmarried Partner Households	9.8%	8.5%	7.6%
Male-female	9.0%	7.8%	6.8%
Same-sex	0.8%	0.7%	0.7%
2010 Households by Size			
Total	3,365	12,369	27,268
1 Person Household	10.2%	9.0%	15.1%
2 Person Household	15.0%	15.6%	21.1%
3 Person Household	16.2%	15.2%	13.9%
4 Person Household	21.2%	19.0%	16.5%
5 Person Household	16.5%	17.1%	14.1%
6 Person Household	10.3%	10.9%	8.8%
7 + Person Household	10.5%	13.2%	10.6%
2010 Households by Tenure and Mortgage Status			
Total	3,366	12,366	27,267
Owner Occupied	45.5%	61.6%	69.0%
Owned with a Mortgage/Loan	38.5%	53.2%	54.7%
Owned Free and Clear	7.0%	8.5%	14.3%
Renter Occupied	54.5%	38.4%	31.0%
2022 Affordability, Mortgage and Wealth			
Housing Affordability Index	83	86	86
Percent of Income for Mortgage	29.6%	27.9%	27.7%
Wealth Index	40	52	64
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	3,719	13,460	29,932
Housing Units Inside Urbanized Area	99.6%	98.8%	96.3%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.4%	1.2%	3.7%
2010 Population By Urban/ Rural Status			
Total Population	13,386	52,346	102,874
Population Inside Urbanized Area	99.7%	99.0%	96.6%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.3%	1.0%	3.4%

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.	Family Extensions (13B)	Urban Edge Families (7C)	Up and Coming Families (7A)
2.	Urban Edge Families (7C)	Forging Opportunity (7D)	Forging Opportunity (7D)
3.	NeWest Residents (13C)	Family Extensions (13B)	Urban Edge Families (7C)
2022 Consumer Spending			
Apparel & Services: Total \$	\$6,438,692	\$26,826,875	\$60,978,493
Average Spent	\$1,671.09	\$1,885.63	\$1,984.98
Spending Potential Index	69	78	82
Education: Total \$	\$4,802,653	\$19,293,216	\$44,305,876
Average Spent	\$1,246.47	\$1,356.10	\$1,442.25
Spending Potential Index	64	69	74
Entertainment/Recreation: Total \$	\$8,782,607	\$37,939,509	\$89,625,596
Average Spent	\$2,279.42	\$2,666.73	\$2,917.50
Spending Potential Index	62	73	79
Food at Home: Total \$	\$16,445,276	\$68,762,536	\$157,788,918
Average Spent	\$4,268.17	\$4,833.24	\$5,136.36
Spending Potential Index	69	78	83
Food Away from Home: Total \$	\$12,036,262	\$50,092,213	\$113,242,931
Average Spent	\$3,123.87	\$3,520.93	\$3,686.29
Spending Potential Index	72	82	85
Health Care: Total \$	\$15,935,125	\$72,320,467	\$175,539,073
Average Spent	\$4,135.77	\$5,083.33	\$5,714.16
Spending Potential Index	58	72	81
HH Furnishings & Equipment: Total \$	\$6,262,030	\$27,620,348	\$65,110,906
Average Spent	\$1,625.23	\$1,941.40	\$2,119.50
Spending Potential Index	63	76	83
Personal Care Products & Services: Total \$	\$2,545,931	\$10,984,372	\$25,918,840
Average Spent	\$660.77	\$772.08	\$843.71
Spending Potential Index	65	76	83
Shelter: Total \$	\$64,561,309	\$261,807,929	\$594,928,578
Average Spent	\$16,756.11	\$18,402.19	\$19,366.16
Spending Potential Index	73	80	85
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$6,013,746	\$28,361,963	\$70,356,485
Average Spent	\$1,560.80	\$1,993.53	\$2,290.25
Spending Potential Index	57	73	84
Travel: Total \$	\$7,087,872	\$30,362,605	\$72,241,786
Average Spent	\$1,839.57	\$2,134.15	\$2,351.62
Spending Potential Index	64	74	82
Vehicle Maintenance & Repairs: Total \$	\$3,120,756	\$13,770,388	\$32,251,421
Average Spent	\$809.95	\$967.91	\$1,049.85
Spending Potential Index	64	77	83

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.