

Demographic Summary Report

540 Carbon Canyon Rd, Chino Hills, CA 91709

Building Type: **Land**

Class: -

RBA: -

Typical Floor: -

Total Available: **0 SF**

% Leased: **0%**

Rent/SF/Mo: -

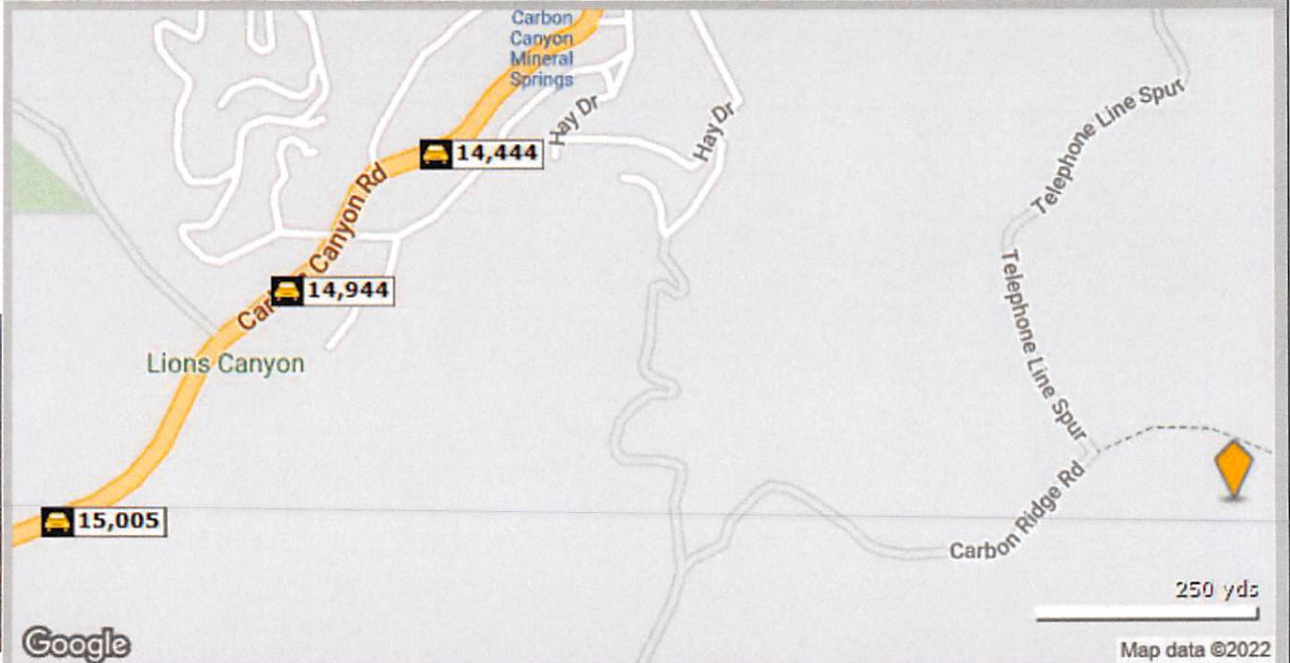
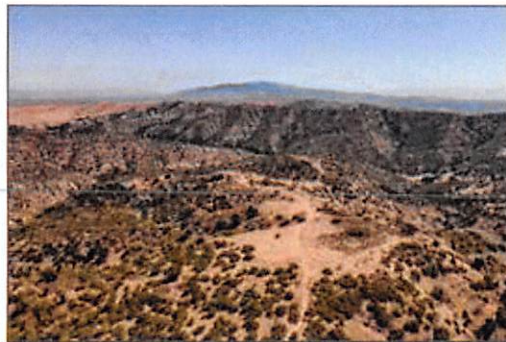


Radius	1 Mile	3 Mile	5 Mile
Population			
2027 Projection	1,201	19,809	154,886
2022 Estimate	1,147	19,180	151,548
2010 Census	1,012	17,581	137,788
Growth 2022 - 2027	4.71%	3.28%	2.20%
Growth 2010 - 2022	13.34%	9.10%	9.99%
2022 Population by Hispanic Origin	306	4,758	37,421
2022 Population	1,147	19,180	151,548
White	691 60.24%	11,661 60.80%	86,283 56.93%
Black	43 3.75%	698 3.64%	4,770 3.15%
Am. Indian & Alaskan	14 1.22%	141 0.74%	1,110 0.73%
Asian	360 31.39%	5,935 30.94%	53,782 35.49%
Hawaiian & Pacific Island	1 0.09%	18 0.09%	271 0.18%
Other	39 3.40%	727 3.79%	5,331 3.52%
U.S. Armed Forces	0	14	131
Households			
2027 Projection	383	6,486	49,296
2022 Estimate	366	6,279	48,269
2010 Census	322	5,738	43,916
Growth 2022 - 2027	4.64%	3.30%	2.13%
Growth 2010 - 2022	13.66%	9.43%	9.91%
Owner Occupied	334 91.26%	5,339 85.03%	39,696 82.24%
Renter Occupied	32 8.74%	940 14.97%	8,573 17.76%
2022 Households by HH Income	366	6,280	48,268
Income: <\$25,000	14 3.83%	402 6.40%	3,064 6.35%
Income: \$25,000 - \$50,000	39 10.66%	498 7.93%	5,007 10.37%
Income: \$50,000 - \$75,000	43 11.75%	761 12.12%	5,224 10.82%
Income: \$75,000 - \$100,000	31 8.47%	683 10.88%	5,305 10.99%
Income: \$100,000 - \$125,000	48 13.11%	815 12.98%	6,032 12.50%
Income: \$125,000 - \$150,000	41 11.20%	657 10.46%	5,049 10.46%
Income: \$150,000 - \$200,000	33 9.02%	903 14.38%	7,232 14.98%
Income: \$200,000+	117 31.97%	1,561 24.86%	11,355 23.52%
2022 Avg Household Income	\$163,863	\$152,048	\$148,733
2022 Med Household Income	\$129,878	\$124,416	\$122,935

Traffic Count Report

540 Carbon Canyon Rd, Chino Hills, CA 91709

Building Type: **Land**
 Class: -
 RBA: -
 Typical Floor: -
 Total Available: **0 SF**
 % Leased: **0%**
 Rent/SF/Mo: -



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Carbon Canyon Rd	Oak WayLn	0.04 W	2022	14,444	MPSI	.57
2	142	Jeep Trl	0.01 SW	2022	14,944	MPSI	.64
3	Carbon Canyon Rd	Jeep Trl	0.45 SW	2020	15,392	MPSI	.77
4	Carbon Canyon Rd	Jeep Trl	0.45 SW	2022	14,083	MPSI	.77
5	Carbon Canyon Rd	Jeep Trl	0.45 SW	2018	15,005	MPSI	.77

Demographic Trend Report

1 Mile Radius

540 Carbon Canyon Rd, Chino Hills, CA 91709

Building Type: Land

Total Available: 0 SF

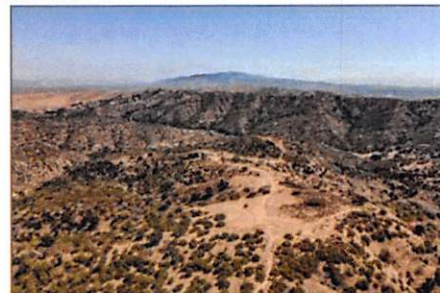
Class: -

% Leased: 0%

RBA: -

Rent/SF/Yr: -

Typical Floor: -



Description	2010	2022	2027
Population	1,012	1,147	1,201
Age 0 - 4	47 4.64%	61 5.32%	65 5.41%
Age 5 - 9	63 6.23%	61 5.32%	64 5.33%
Age 10 - 14	79 7.81%	65 5.67%	65 5.41%
Age 15 - 19	93 9.19%	69 6.02%	68 5.66%
Age 20 - 24	64 6.32%	75 6.54%	73 6.08%
Age 25 - 29	45 4.45%	81 7.06%	78 6.49%
Age 30 - 34	41 4.05%	75 6.54%	80 6.66%
Age 35 - 39	62 6.13%	64 5.58%	75 6.24%
Age 40 - 44	77 7.61%	59 5.14%	67 5.58%
Age 45 - 49	99 9.78%	65 5.67%	65 5.41%
Age 50 - 54	110 10.87%	77 6.71%	69 5.75%
Age 55 - 59	89 8.79%	90 7.85%	79 6.58%
Age 60 - 64	62 6.13%	94 8.20%	87 7.24%
Age 65 - 69	32 3.16%	81 7.06%	85 7.08%
Age 70 - 74	18 1.78%	59 5.14%	72 6.00%
Age 75 - 79	13 1.28%	36 3.14%	52 4.33%
Age 80 - 84	9 0.89%	19 1.66%	31 2.58%
Age 85+	9 0.89%	15 1.31%	25 2.08%
Age 15+	823 81.32%	959 83.61%	1,006 83.76%
Age 20+	730 72.13%	890 77.59%	938 78.10%
Age 65+	81 8.00%	210 18.31%	265 22.06%
Median Age	41	42	42
Average Age	37.40	41.00	42.20
Population By Race	1,012	1,147	1,201
White	675 66.70%	691 60.24%	696 57.95%
Black	38 3.75%	43 3.75%	45 3.75%
Am. Indian & Alaskan	11 1.09%	14 1.22%	15 1.25%
Asian	255 25.20%	360 31.39%	402 33.47%
Hawaiian & Pacific Islander	1 0.10%	1 0.09%	1 0.08%
Other	29 2.87%	39 3.40%	41 3.41%

Demographic Trend Report

1 Mile Radius

540 Carbon Canyon Rd, Chino Hills, CA 91709

Description	2010	2022	2027
Population by Race (Hispanic)	218	307	341
White	197 90.37%	277 90.23%	307 90.03%
Black	3 1.38%	4 1.30%	5 1.47%
Am. Indian & Alaskan	7 3.21%	9 2.93%	10 2.93%
Asian	3 1.38%	4 1.30%	4 1.17%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	8 3.67%	12 3.91%	14 4.11%
Household by Household Income	322	366	384
<\$25,000	16 4.97%	14 3.83%	15 3.91%
\$25,000 - \$50,000	45 13.98%	39 10.66%	40 10.42%
\$50,000 - \$75,000	53 16.46%	43 11.75%	45 11.72%
\$75,000 - \$100,000	26 8.07%	31 8.47%	32 8.33%
\$100,000 - \$125,000	57 17.70%	48 13.11%	49 12.76%
\$125,000 - \$150,000	48 14.91%	41 11.20%	41 10.68%
\$150,000 - \$200,000	37 11.49%	33 9.02%	34 8.85%
\$200,000+	40 12.42%	117 31.97%	128 33.33%
Average Household Income	\$122,842	\$163,863	\$166,406
Median Household Income	\$109,210	\$129,878	\$131,707