



Demographic and Income Profile

Commons at La Verne
 1600 Foothill Blvd, La Verne, California, 91750
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 34.11587
 Longitude: -117.77304

Summary	Census 2010	2021	2026
Population	14,653	15,232	15,311
Households	5,467	5,637	5,647
Families	3,791	3,940	3,965
Average Household Size	2.64	2.66	2.67
Owner Occupied Housing Units	3,963	3,931	3,958
Renter Occupied Housing Units	1,504	1,706	1,688
Median Age	44.7	45.6	45.8
Trends: 2021-2026 Annual Rate	Area	State	National
Population	0.10%	0.52%	0.71%
Households	0.04%	0.50%	0.71%
Families	0.13%	0.49%	0.64%
Owner HHs	0.14%	0.51%	0.91%
Median Household Income	2.10%	2.52%	2.41%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	334	5.9%	271	4.8%
\$15,000 - \$24,999	429	7.6%	308	5.5%
\$25,000 - \$34,999	334	5.9%	267	4.7%
\$35,000 - \$49,999	368	6.5%	354	6.3%
\$50,000 - \$74,999	963	17.1%	993	17.6%
\$75,000 - \$99,999	822	14.6%	770	13.6%
\$100,000 - \$149,999	1,130	20.0%	1,188	21.0%
\$150,000 - \$199,999	602	10.7%	696	12.3%
\$200,000+	654	11.6%	800	14.2%
Median Household Income	\$85,068		\$94,385	
Average Household Income	\$111,614		\$127,445	
Per Capita Income	\$42,784		\$48,761	

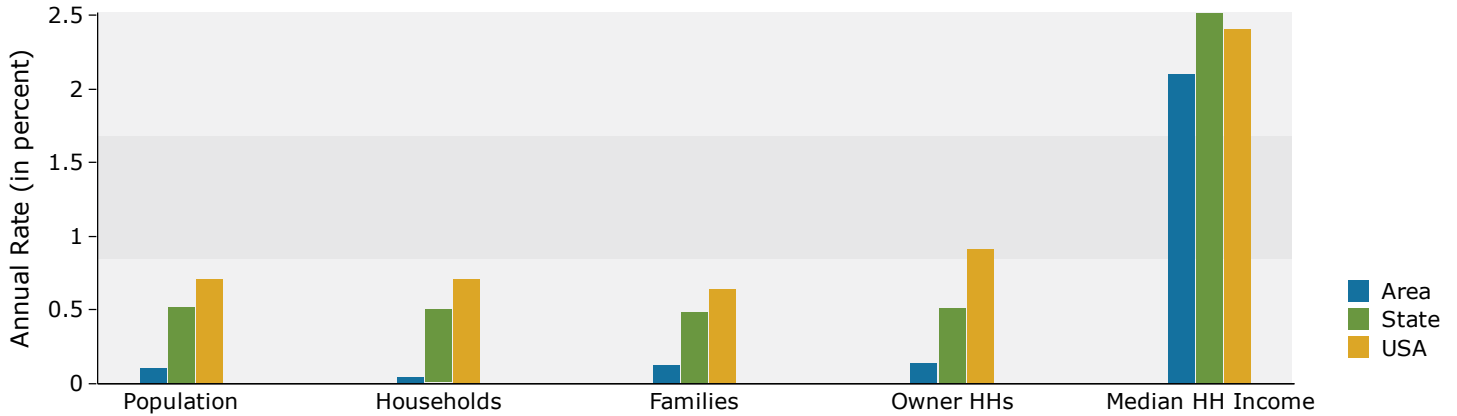
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	627	4.3%	627	4.1%	642	4.2%
5 - 9	742	5.1%	660	4.3%	652	4.3%
10 - 14	929	6.3%	715	4.7%	693	4.5%
15 - 19	1,061	7.2%	823	5.4%	689	4.5%
20 - 24	899	6.1%	861	5.7%	673	4.4%
25 - 34	1,502	10.2%	2,152	14.1%	2,110	13.8%
35 - 44	1,627	11.1%	1,683	11.0%	2,070	13.5%
45 - 54	2,205	15.0%	1,683	11.0%	1,593	10.4%
55 - 64	2,019	13.8%	2,194	14.4%	1,990	13.0%
65 - 74	1,403	9.6%	1,938	12.7%	1,989	13.0%
75 - 84	1,082	7.4%	1,191	7.8%	1,437	9.4%
85+	559	3.8%	704	4.6%	773	5.0%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	11,125	75.9%	11,120	73.0%	11,023	72.0%
Black Alone	490	3.3%	508	3.3%	501	3.3%
American Indian Alone	107	0.7%	113	0.7%	112	0.7%
Asian Alone	979	6.7%	1,187	7.8%	1,276	8.3%
Pacific Islander Alone	24	0.2%	25	0.2%	25	0.2%
Some Other Race Alone	1,284	8.8%	1,494	9.8%	1,550	10.1%
Two or More Races	645	4.4%	786	5.2%	823	5.4%
Hispanic Origin (Any Race)	4,461	30.4%	5,136	33.7%	5,428	35.5%

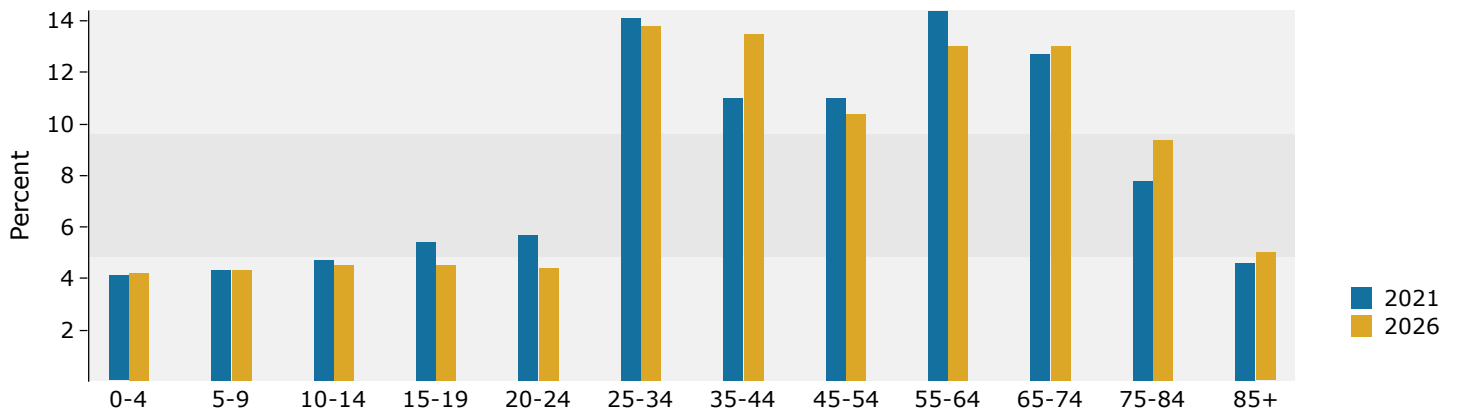
Data Note: Income is expressed in current dollars.

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

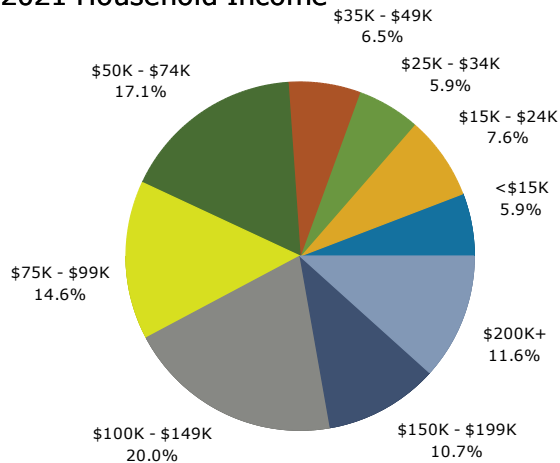
Trends 2021-2026



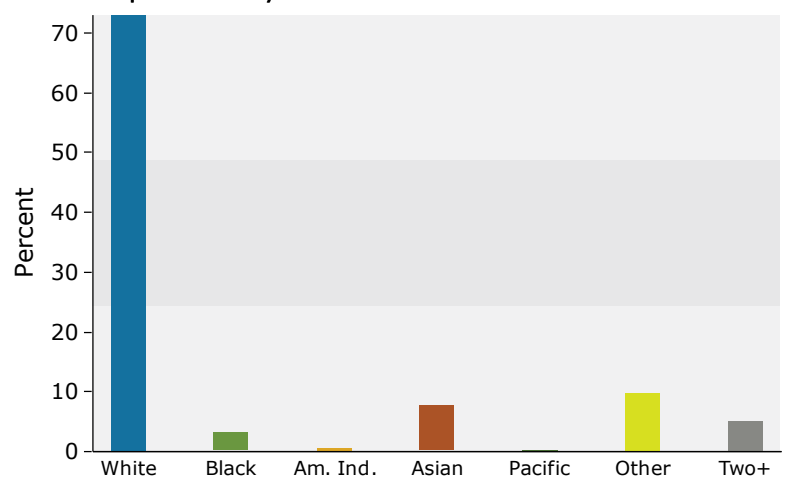
Population by Age



2021 Household Income



2021 Population by Race



2021 Percent Hispanic Origin: 33.7%



Demographic and Income Profile

Commons at La Verne
 1600 Foothill Blvd, La Verne, California, 91750
 Ring: 3 mile radius

Prepared by Esri
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Summary	Census 2010	2021	2026
Population	86,588	90,387	91,216
Households	30,649	31,935	32,157
Families	21,932	22,892	23,126
Average Household Size	2.76	2.77	2.77
Owner Occupied Housing Units	20,960	21,404	21,642
Renter Occupied Housing Units	9,689	10,531	10,515
Median Age	40.3	41.9	42.6
Trends: 2021-2026 Annual Rate	Area	State	National
Population	0.18%	0.52%	0.71%
Households	0.14%	0.50%	0.71%
Families	0.20%	0.49%	0.64%
Owner HHs	0.22%	0.51%	0.91%
Median Household Income	2.31%	2.52%	2.41%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	1,964	6.1%	1,578	4.9%
\$15,000 - \$24,999	2,154	6.7%	1,559	4.8%
\$25,000 - \$34,999	1,670	5.2%	1,392	4.3%
\$35,000 - \$49,999	2,258	7.1%	2,095	6.5%
\$50,000 - \$74,999	4,789	15.0%	4,667	14.5%
\$75,000 - \$99,999	4,400	13.8%	4,245	13.2%
\$100,000 - \$149,999	6,957	21.8%	7,300	22.7%
\$150,000 - \$199,999	3,559	11.1%	4,281	13.3%
\$200,000+	4,185	13.1%	5,040	15.7%
Median Household Income	\$91,317		\$102,354	
Average Household Income	\$117,943		\$134,514	
Per Capita Income	\$41,392		\$47,099	

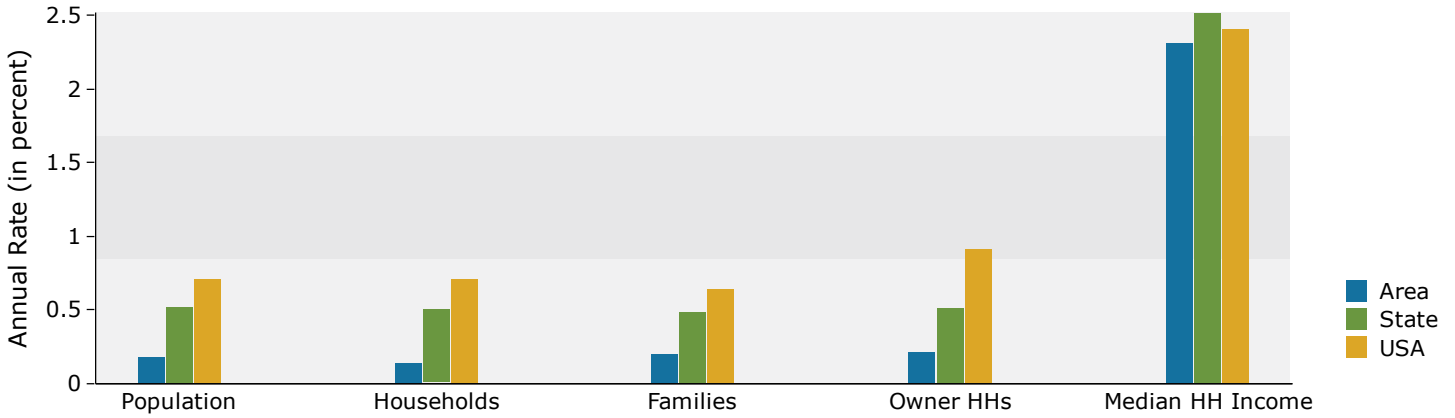
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,404	5.1%	4,238	4.7%	4,309	4.7%
5 - 9	4,970	5.7%	4,542	5.0%	4,422	4.8%
10 - 14	5,939	6.9%	4,935	5.5%	4,822	5.3%
15 - 19	6,817	7.9%	5,394	6.0%	4,932	5.4%
20 - 24	5,937	6.9%	5,406	6.0%	4,668	5.1%
25 - 34	9,928	11.5%	13,110	14.5%	12,300	13.5%
35 - 44	10,705	12.4%	10,747	11.9%	12,969	14.2%
45 - 54	13,361	15.4%	10,699	11.8%	10,299	11.3%
55 - 64	11,185	12.9%	12,617	14.0%	11,460	12.6%
65 - 74	6,757	7.8%	10,302	11.4%	10,970	12.0%
75 - 84	4,420	5.1%	5,598	6.2%	6,965	7.6%
85+	2,165	2.5%	2,803	3.1%	3,101	3.4%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	58,531	67.6%	58,774	65.0%	58,543	64.2%
Black Alone	5,318	6.1%	5,274	5.8%	5,126	5.6%
American Indian Alone	736	0.9%	746	0.8%	739	0.8%
Asian Alone	7,382	8.5%	8,923	9.9%	9,611	10.5%
Pacific Islander Alone	179	0.2%	183	0.2%	183	0.2%
Some Other Race Alone	10,261	11.9%	11,490	12.7%	11,797	12.9%
Two or More Races	4,181	4.8%	4,997	5.5%	5,219	5.7%
Hispanic Origin (Any Race)	30,879	35.7%	34,551	38.2%	36,200	39.7%

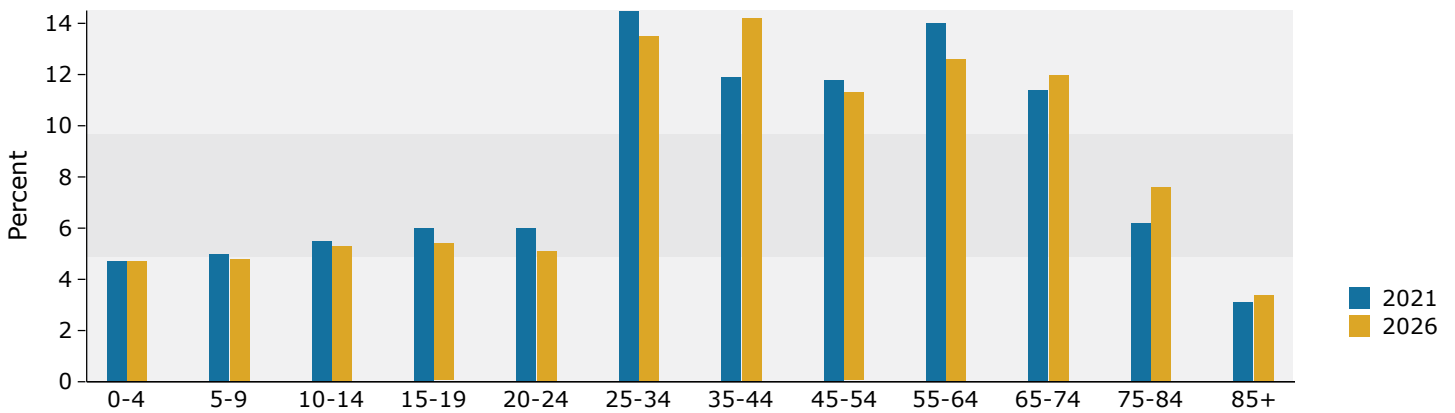
Data Note: Income is expressed in current dollars.

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

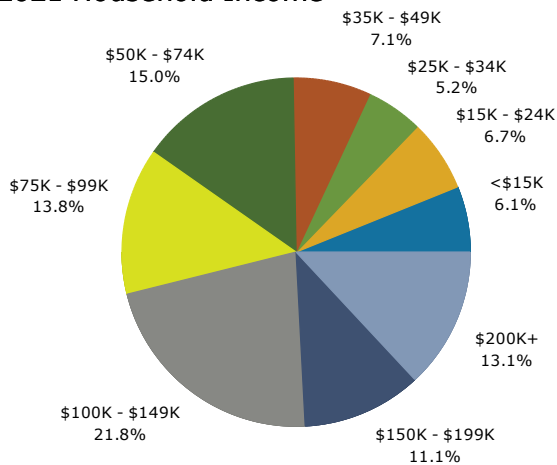
Trends 2021-2026



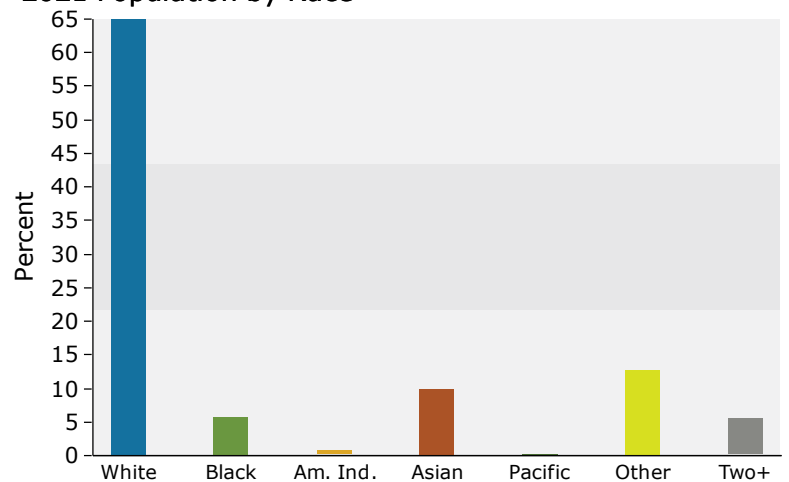
Population by Age



2021 Household Income



2021 Population by Race



2021 Percent Hispanic Origin: 38.2%



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Summary	Census 2010	2021	2026
Population	260,057	270,180	272,221
Households	79,798	82,779	83,235
Families	59,396	61,588	62,062
Average Household Size	3.12	3.13	3.13
Owner Occupied Housing Units	50,929	50,954	51,392
Renter Occupied Housing Units	28,869	31,825	31,843
Median Age	34.4	35.8	37.6
Trends: 2021-2026 Annual Rate	Area	State	National
Population	0.15%	0.52%	0.71%
Households	0.11%	0.50%	0.71%
Families	0.15%	0.49%	0.64%
Owner HHs	0.17%	0.51%	0.91%
Median Household Income	2.32%	2.52%	2.41%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	5,876	7.1%	4,844	5.8%
\$15,000 - \$24,999	5,681	6.9%	4,389	5.3%
\$25,000 - \$34,999	5,679	6.9%	4,711	5.7%
\$35,000 - \$49,999	7,867	9.5%	7,161	8.6%
\$50,000 - \$74,999	13,051	15.8%	12,813	15.4%
\$75,000 - \$99,999	11,189	13.5%	11,192	13.4%
\$100,000 - \$149,999	16,399	19.8%	17,553	21.1%
\$150,000 - \$199,999	7,851	9.5%	9,513	11.4%
\$200,000+	9,183	11.1%	11,056	13.3%
Median Household Income	\$80,839		\$90,665	
Average Household Income	\$107,202		\$122,369	
Per Capita Income	\$33,004		\$37,573	

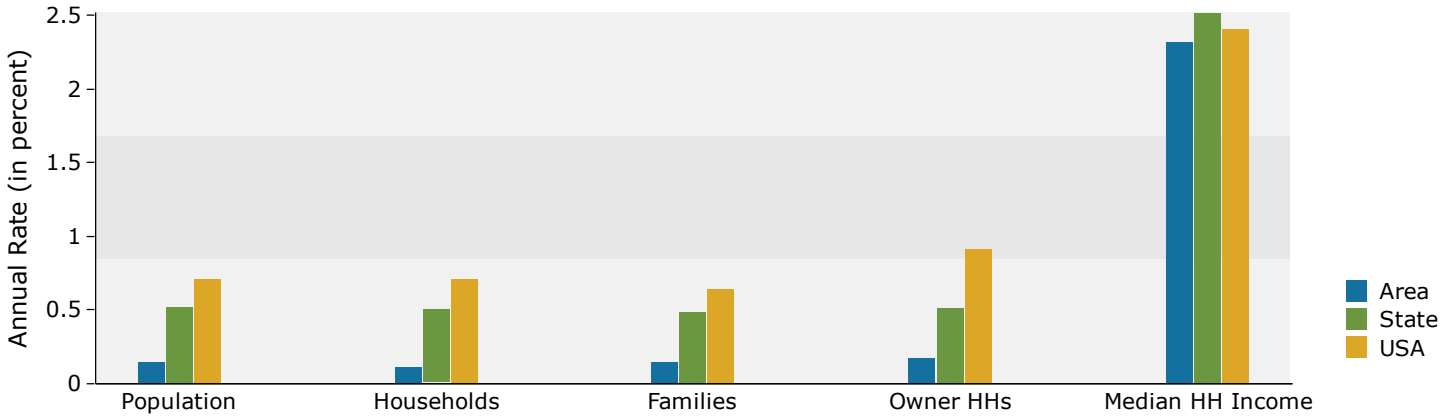
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	16,111	6.2%	15,585	5.8%	15,663	5.8%
5 - 9	17,006	6.5%	16,080	6.0%	15,311	5.6%
10 - 14	19,109	7.3%	16,631	6.2%	16,284	6.0%
15 - 19	24,161	9.3%	20,423	7.6%	19,049	7.0%
20 - 24	23,181	8.9%	22,166	8.2%	20,181	7.4%
25 - 34	32,157	12.4%	41,460	15.3%	38,608	14.2%
35 - 44	33,080	12.7%	32,065	11.9%	38,254	14.1%
45 - 54	36,340	14.0%	30,586	11.3%	29,588	10.9%
55 - 64	28,167	10.8%	32,324	12.0%	30,595	11.2%
65 - 74	16,137	6.2%	24,390	9.0%	26,558	9.8%
75 - 84	10,060	3.9%	12,775	4.7%	15,744	5.8%
85+	4,548	1.7%	5,695	2.1%	6,384	2.3%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	159,945	61.5%	159,864	59.2%	159,564	58.6%
Black Alone	13,874	5.3%	13,626	5.0%	13,156	4.8%
American Indian Alone	2,462	0.9%	2,464	0.9%	2,429	0.9%
Asian Alone	22,311	8.6%	26,365	9.8%	28,100	10.3%
Pacific Islander Alone	424	0.2%	426	0.2%	422	0.2%
Some Other Race Alone	48,713	18.7%	53,139	19.7%	53,815	19.8%
Two or More Races	12,329	4.7%	14,298	5.3%	14,734	5.4%
Hispanic Origin (Any Race)	126,701	48.7%	138,033	51.1%	142,471	52.3%

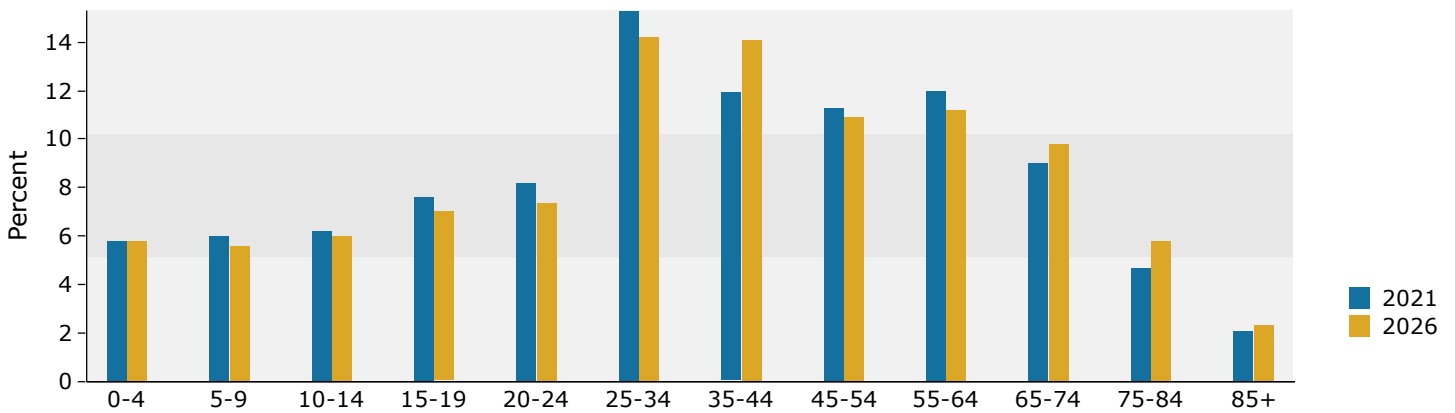
Data Note: Income is expressed in current dollars.

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

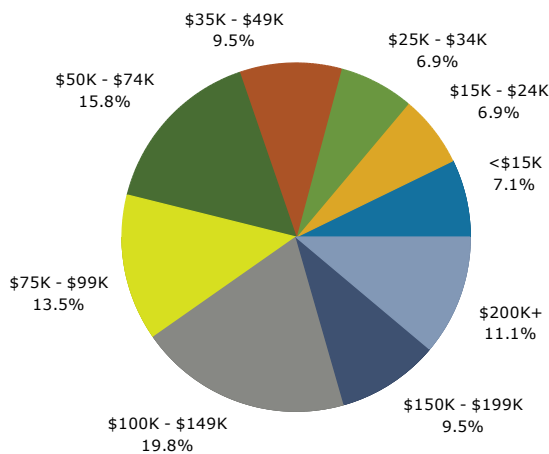
Trends 2021-2026



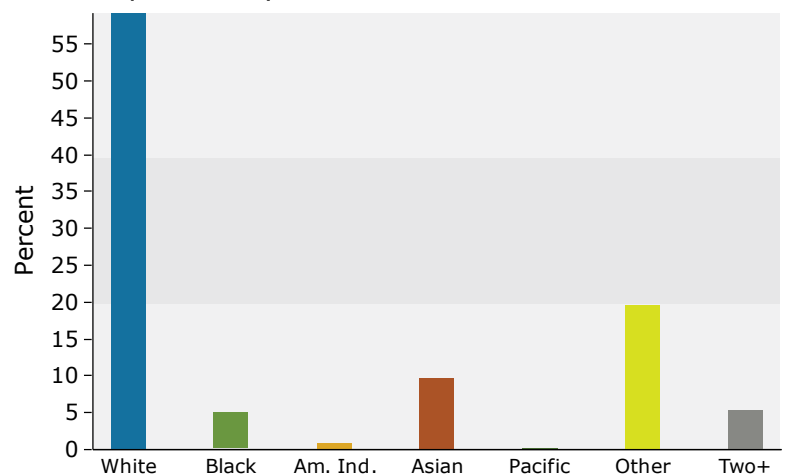
Population by Age



2021 Household Income



2021 Population by Race



2021 Percent Hispanic Origin: 51.1%

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