

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 34.03143 Longitude: -118.12274

Montebello Plaza Montebello, CA		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Population	Current Year Estimated Population	111,661	490,127	3,149,074
	Population Est 23Q1	112,129	490,862	3,152,735
	Population Est 22Q4	112,153	491,774	3,151,047
	Population Est 22Q3	112,169	492,153	3,150,175
	Population Est 22Q2	112,023	492,106	3,147,470
	Population Est 22Q1	112,150	492,203	3,145,764
	Population Est 21Q4	112,148	491,970	3,144,397
	Population Est 21Q3	112,244	492,488	3,143,623
	Population Est 21Q2	112,186	492,217	3,142,644
	Population Fcst	112,060	494,031	3,221,781
	2010 Census Population	113,343	509,361	3,160,762
	2000 Census Population	113,268	512,467	3,145,813
	1990 Census Population	110,284	511,303	2,992,815
	Current Year Daytime Population	154,073	579,041	3,430,091
	Average Seasonal Population	572	2,679	17,854
	Historical Annual Growth, 1990 – 2000	0.27%	0.02%	0.50%
	Historical Annual Growth, 2000 – 2010	0.01%	-0.06%	0.05%
	Estimated Annual Growth, 2010 – CY	-0.10%	-0.27%	-0.03%
	Projected Annual Growth, CY to Y5	0.07%	0.16%	0.46%
	Group Qtrs Est	802	4,943	66,266
Transient Est Average Last 4 Qtrs	748	7,205	71,778	
Households	Current Year Estimated Households	35,111	143,474	985,797
	Households Est 23Q1	35,264	143,654	986,631
	Households Est 22Q4	35,271	143,893	985,552
	Households Est 22Q3	35,272	144,023	985,050
	Households Est 22Q2	35,230	144,014	984,115
	Households Est 22Q1	35,270	144,064	983,426
	Households Est 21Q4	35,269	143,992	982,983
	Households Est 21Q3	35,297	144,140	982,556
	Households Est 21Q2	35,281	144,059	982,126
	Households Fcst	35,224	144,560	1,014,294
	2010 Census Households	34,373	139,556	921,325
	2000 Census Households	33,958	137,875	894,891
	1990 Census Households	33,483	136,628	869,803
	Historical Annual Growth, 1990 – 2000	0.14%	0.09%	0.28%
	Historical Annual Growth, 2000 – 2010	0.12%	0.12%	0.29%
	Estimated Annual Growth, 2010 – CY	0.15%	0.19%	0.48%
	Projected Annual Growth, CY to Y5	0.06%	0.15%	0.57%
	Population per Household	3.16	3.38	3.13

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 34.03143 Longitude: -118.12274

Montebello Plaza Montebello, CA		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Income	HH Income \$500,000 or more	2.0%	1.5%	2.0%
	HH Income \$250,000 to \$499,999	2.4%	1.8%	2.4%
	HH Income \$200,000 to \$249,999	5.6%	4.3%	5.7%
	HH Income \$175,000 to \$199,999	4.1%	3.6%	4.0%
	HH Income \$150,000 to \$174,999	6.4%	5.7%	5.7%
	HH Income \$100,000 to 149,999	19.6%	18.3%	17.2%
	HH Income \$75,000 to 99,999	13.4%	13.5%	12.8%
	HH Income \$50,000 to 74,999	16.1%	16.6%	15.9%
	HH Income \$35,000 to 49,999	8.7%	10.4%	10.3%
	HH Income \$25,000 to 34,999	7.6%	8.0%	7.6%
	HH Income \$15,000 to 24,999	6.9%	7.8%	7.3%
	HH Income \$0 to 14,999	7.2%	8.5%	9.1%
	Average Household Income	\$102,681	\$92,630	\$101,763
	Median Household Income	\$81,017	\$72,906	\$74,636
	Per Capita Income	\$32,447	\$27,329	\$32,333
	Average Disposable Income	\$82,417	\$75,593	\$79,346
	Median Disposable Income	\$70,017	\$63,231	\$64,659
	Discretionary HH Income Over \$150,000	2.0%	0.9%	2.1%
	Discretionary HH Income \$125,000 to \$149,999	5.1%	3.7%	5.1%
	Discretionary HH Income \$100,000 to \$124,999	6.3%	4.8%	5.7%
	Discretionary HH Income \$75,000 to \$99,999	12.5%	10.2%	10.1%
	Discretionary HH Income \$50,000 to \$74,999	20.7%	18.6%	17.3%
	Discretionary HH Income \$25,000 to \$49,999	27.1%	29.2%	26.8%
	Discretionary HH Income Under \$25,000	26.1%	32.6%	32.9%
	Average Discretionary HH Income	\$54,488	\$47,108	\$50,163
	Median Discretionary HH Income	\$46,636	\$38,924	\$39,768
	Householder White – Count	1,844	6,025	122,394
	Median HH Income	\$79,154	\$86,294	\$106,257
	Average HH Income	\$89,915	\$95,225	\$109,112
	Householder Black or African-American – Count	103	831	51,955
	Median HH Income	\$75,548	\$50,301	\$46,895
	Average HH Income	\$88,536	\$64,524	\$64,777
	Householder Hispanic – Count	23,410	97,214	579,702
Median HH Income	\$76,454	\$72,543	\$70,911	
Average HH Income	\$86,383	\$82,060	\$82,188	
Householder Asian or Pacific Islander – Count	8,168	33,541	161,763	
Median HH Income	\$100,293	\$72,247	\$81,378	
Average HH Income	\$102,835	\$86,585	\$92,677	
Householder Other or Pacific Islander – Count	1,585	5,863	69,983	
Median HH Income	\$85,317	\$80,039	\$79,347	
Average HH Income	\$94,312	\$88,418	\$89,967	

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 34.03143 Longitude: -118.12274

Montebello Plaza Montebello, CA		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Gender	Male Population	53,907	239,417	1,555,873
	Female Population	57,754	250,710	1,593,201
Total Population by Age	Count of Pop 0 to 4 years	5,997	26,950	180,474
	Count of Pop 0 to 7 years	8,060	36,715	242,074
	Count of Pop 5 - 13	10,388	47,780	306,544
	Count of Pop 14 - 18	5,400	25,145	157,826
	Count of Pop 19 - 22	5,662	26,535	168,510
	Count of Pop 22 - 25	4,335	20,374	131,309
	Count of Pop 25 - 29	7,662	35,315	235,118
	Count of Pop 30 - 34	8,228	37,059	260,335
	Count of Pop 35 - 39	7,705	33,949	242,077
	Count of Pop 40 - 44	7,076	31,190	216,959
	Count of Pop 45 - 59	21,171	93,367	595,242
	Count of Pop 60 - 74	17,883	74,849	452,850
	Count of Pop 75 - 84	6,751	25,605	142,783
	Count of Pop 85+	3,403	12,008	59,046
	% of Pop 0 to 4 years	5.4%	5.5%	5.7%
	% of Pop 0 to 7 years	7.2%	7.5%	7.7%
	% of Pop 5 - 13	9.3%	9.7%	9.7%
	% of Pop 14 - 18	4.8%	5.1%	5.0%
	% of Pop 19 - 22	5.1%	5.4%	5.4%
	% of Pop 22 - 25	3.9%	4.2%	4.2%
	% of Pop 25 - 29	6.9%	7.2%	7.5%
	% of Pop 30 - 34	7.4%	7.6%	8.3%
	% of Pop 35 - 39	6.9%	6.9%	7.7%
	% of Pop 40 - 44	6.3%	6.4%	6.9%
	% of Pop 45 - 59	19.0%	19.0%	18.9%
	% of Pop 60 - 74	16.0%	15.3%	14.4%
	% of Pop 75 - 84	6.0%	5.2%	4.5%
	% of Pop 85+	3.0%	2.4%	1.9%
Median Age	40.3	38.8	37.8	
Average Age	41.4	40.2	39.2	
Male Population by Age	% of Pop 0 to 4 years	5.7%	5.8%	5.9%
	% of Pop 5 - 13	9.8%	10.2%	10.1%
	% of Pop 14 - 18	5.1%	5.4%	5.2%
	% of Pop 19 - 22	5.3%	5.7%	5.6%
	% of Pop 22 - 25	4.1%	4.3%	4.3%
	% of Pop 25 - 29	7.2%	7.5%	7.7%
	% of Pop 30 - 34	7.7%	7.8%	8.5%
	% of Pop 35 - 39	7.3%	7.2%	7.9%
	% of Pop 40 - 44	6.4%	6.4%	7.0%
	% of Pop 45 - 59	18.9%	19.0%	18.9%
	% of Pop 75 - 84	5.1%	4.5%	3.9%
	% of Pop 60 - 74	15.2%	14.4%	13.7%
	% of Pop 85+	2.2%	1.8%	1.4%
	Median Age	38.5	37.3	36.8
Average Age	39.9	38.9	38.2	

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 34.03143 Longitude: -118.12274

Montebello Plaza Montebello, CA		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
	% of Pop 0 to 4 years	5.1%	5.3%	5.5%
	% of Pop 5 - 13	8.8%	9.3%	9.4%
	% of Pop 14 - 18	4.6%	4.9%	4.8%
	% of Pop 19 - 22	4.8%	5.2%	5.1%
	% of Pop 22 - 25	3.7%	4.0%	4.0%
	% of Pop 25 - 29	6.5%	6.9%	7.3%
	% of Pop 30 - 34	7.1%	7.3%	8.1%
	% of Pop 35 - 39	6.6%	6.7%	7.4%
	% of Pop 40 - 44	6.3%	6.3%	6.8%
	% of Pop 45 - 59	19.0%	19.1%	18.9%
	% of Pop 60 - 74	16.8%	16.1%	15.0%
	% of Pop 75 - 84	6.9%	5.9%	5.2%
	% of Pop 85+	3.8%	3.0%	2.4%
	Median Age	42.2	40.4	38.8
Average Age	42.9	41.4	40.2	
Race	Count of White	23,480	89,599	746,412
	Count of Black or African-American	819	4,924	169,151
	Count of Asian or Pacific Islander	26,993	123,478	540,219
	Count of Other races	60,369	272,127	1,693,292
	White	21.0%	18.3%	23.7%
	Black or African American	0.7%	1.0%	5.4%
	Asian	24.2%	25.2%	17.2%
	Other Races	54.1%	55.5%	53.8%
Language Spoken	Speak English at Home	27.2%	21.9%	29.5%
	Speak Spanish at Home	52.6%	55.8%	54.5%
	Speak French or French Creole at Home	0.2%	0.1%	0.2%
	Speak German at Home	0.0%	0.0%	0.1%
	Speak Other Indo-European Languages at Home	1.9%	0.8%	1.2%
	Speak Russian and Other Slavic Languages at Home	0.2%	0.1%	0.2%
	Speak Chinese at Home	12.1%	14.9%	7.2%
	Speak Korean at Home	0.7%	0.5%	2.1%
	Speak Vietnamese at Home	1.6%	3.3%	1.4%
	Speak Other Asian Languages at Home	2.0%	1.5%	1.2%
	Speak Tagalog and Other Pacific Languages at Home	1.2%	0.9%	1.8%
	Speak Other Language at Home	0.3%	0.2%	0.6%
Hispanic	Hispanic Population	77,186	338,655	2,064,972
	Hispanic Population Percent	69.1%	69.1%	65.6%
	Mexican	88.5%	87.2%	76.4%
	Puerto Rican	0.6%	0.4%	0.5%
	Cuban	0.3%	0.3%	0.6%
	Dominican	0.0%	0.1%	0.1%
	Central American	5.7%	6.9%	14.9%
	South American	1.3%	0.9%	1.5%
	Other Hispanic	3.6%	4.2%	6.0%
	2000 Hispanic Population Percent	68%	72%	66%
1990 Hispanic Population Percent	65%	72%	60%	

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 34.03143 Longitude: -118.12274

Montebello Plaza Montebello, CA		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Ancestry	American (percent of total population)	0.4%	0.3%	0.7%
	American	0.1%	0.1%	0.4%
	Native American (ie. Indian/Eskimo)	0.2%	0.1%	0.2%
	Hawaiian/Pacific Islander	0.1%	0.0%	0.1%
	Asian (percent of total population)	23.8%	24.9%	16.9%
	Chinese	13.4%	16.1%	7.8%
	Japanese	3.6%	1.4%	0.7%
	Korean	0.9%	0.5%	2.4%
	South Central Asian (ie. Indian)	0.7%	0.4%	0.7%
	South East Asian (ie. Vietnamese)	4.0%	5.3%	4.4%
	Other Asian	1.3%	1.3%	0.8%
	European (percent of total population)	0.3%	0.2%	2.4%
	British	0.0%	0.0%	0.4%
	Dutch	0.0%	0.0%	0.0%
	French	0.0%	0.0%	0.1%
	German	0.0%	0.0%	0.4%
	Italian	0.1%	0.0%	0.3%
	Polish	0.0%	0.0%	0.1%
	Scandinavian	0.0%	0.0%	0.2%
	Scotch/Irish	0.1%	0.0%	0.5%
Other European (ie. Greek/Russian)	0.1%	0.0%	0.4%	
Middle Eastern	0.2%	0.1%	0.3%	
Other Ancestry	5.4%	4.6%	11.7%	
Unclassified Ancestry	0.8%	0.7%	2.3%	
Education (Age 25+)	Adult Population (25 Years or Older)	79,880	343,343	2,204,411
	Elementary (0 to 8)	15.7%	21.0%	18.5%
	Some High School (9 to 11)	11.3%	12.6%	10.9%
	High School Graduate (12)	23.9%	25.1%	23.2%
	Some College (13 to 16)	18.2%	15.7%	16.6%
	Associates Degree Only	7.1%	5.8%	6.0%
	Bachelors Degree Only	16.9%	14.6%	16.9%
	Graduate Degree	7.0%	5.3%	7.9%
	% College (4+)	23.9%	19.9%	24.8%
Household Type	Total Households – count	35,111	143,474	985,797
	One Person HHs – count	6,358	23,262	219,233
	Family HHs – count	26,640	112,000	685,713
	Married Couple – count	16,529	67,769	419,379
	w/own children – count	6,006	27,004	170,931
	w/out own children – count	10,523	40,764	248,448
	Male Householder – count	3,286	15,931	93,240
	Female Householder – count	6,826	28,300	173,094
	Non-Family Households – count	2,114	8,211	80,852
	1 Person Household	18.1%	16.2%	22.2%
	2 Person Household	24.8%	23.0%	24.4%
	3 Person Household	19.0%	18.8%	16.9%
	4 Person Household	17.3%	17.9%	15.8%
	5 Person Household	9.9%	11.3%	9.9%
6 Person Household	5.6%	6.4%	5.4%	
7+ Person Household	5.2%	6.4%	5.4%	
% Households With Children	27.6%	29.9%	28.2%	

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 34.03143 Longitude: -118.12274

Montebello Plaza Montebello, CA		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
Housing	Total Housing Units	36,325	148,809	1,035,011
	Owner Occupied Percent	46.7%	42.7%	36.9%
	Renter Occupied Percent	50.0%	53.8%	58.4%
	Vacant Housing Percent	3.3%	3.6%	4.8%
	Total Housing Units (Census 2000)	34,965	142,844	936,130
Home Value (Owner Occupied)	Property Value \$1,000,000 or more	24.1%	19.7%	22.7%
	Property Value \$750,000 to \$999,999	31.3%	32.9%	29.8%
	Property Value \$500,000 to \$749,999	26.4%	29.8%	27.0%
	Property Value \$400,000 to \$499,999	5.2%	5.1%	5.0%
	Property Value \$300,000, to \$399,999	2.1%	2.2%	2.1%
	Property Value \$200,000 to \$299,999	0.8%	0.9%	1.1%
	Property Value \$150,000 to \$199,999	0.3%	0.4%	0.4%
	Property Value \$100,000 to \$149,999	0.4%	0.6%	0.7%
	Property Value \$60,000 to \$99,999	0.8%	1.1%	0.9%
	Property Value \$40,000 to \$59,999	0.1%	0.3%	0.3%
	Property Value \$0 to \$39,999	1.1%	1.5%	1.2%
	Median Home Value	\$852,897	\$810,946	\$844,599
Wealth per Household	\$0 and under - percent	18.7%	19.4%	19.7%
	\$1 to \$4999 - percent	9.9%	10.6%	10.6%
	\$5k to \$9999 - percent	5.0%	5.2%	5.2%
	\$10k to \$24999 - percent	6.6%	6.8%	6.8%
	\$25k to \$49999 - percent	6.9%	6.9%	6.9%
	\$50k to \$99999 - percent	10.1%	10.1%	9.9%
	\$100k to \$249999 - percent	17.3%	16.9%	16.6%
	\$250k to \$499999 - percent	12.3%	11.7%	11.7%
	\$500k+ - percent	13.3%	12.4%	12.6%
	Median HH Wealth	\$64,638	\$55,579	\$54,029
	Avg HH Wealth	\$221,398	\$209,630	\$210,707
Economic Viability	Economic Viability Local	273	277	286
	Economic Viability Indexed	101	102	106
Occupation (Employed Civilians Age 16+)	Employed Civilian Pop 16+ by Occupation	54,314	233,442	1,556,647
	Managerial/Executive	13.2%	10.5%	12.2%
	Professional Specialty	19.3%	15.9%	19.1%
	Healthcare Support	5.2%	5.3%	4.5%
	Sales	11.5%	10.5%	9.7%
	Office & Administrative Support	11.9%	12.9%	11.7%
	Protective Service	2.3%	2.0%	1.9%
	Food Preparation	5.8%	7.0%	6.6%
	Building Maintenance & Cleaning	3.0%	4.1%	5.0%
	Personal Care	2.5%	3.3%	2.7%
	Farming, Fishing, & Forestry	0.3%	0.4%	0.4%
	Construction	8.1%	9.5%	8.7%
	Production & Transportation	17.0%	18.7%	17.5%
	Percent White Collar Workers	61.0%	55.0%	57.2%
	Percent Blue Collar Workers	39.0%	45.0%	42.8%

Extended Demographic Report - PopStats

2020 Census, 2024 Estimates & 2029 Projections

Calculated using TAS Retrieval

May 12, 2025



Latitude: 34.03143 Longitude: -118.12274

Montebello Plaza Montebello, CA		5.00 Minute Drivetime	10.00 Minute Drivetime	20.00 Minute Drivetime
	Agriculture/Mining/Construction	7.2%	8.2%	7.4%
	Manufacturing	10.2%	11.0%	10.2%
	Transportation	8.9%	8.1%	7.3%
	Information	1.2%	1.4%	3.0%
	Wholesale/Retail	15.8%	15.6%	14.6%
	Finance, Insurance, Real Estate	5.1%	4.2%	4.6%
	Professional Services	5.6%	4.6%	6.3%
	Management Services	0.1%	0.1%	0.1%
	Administrative/Waste Services	4.1%	4.6%	5.5%
	Educational Services	22.6%	20.0%	19.8%
	Entertainment Services	9.4%	11.4%	11.7%
	Other Professional Services	4.9%	6.3%	5.9%
	Public Administration	4.9%	4.5%	3.4%
Vehicles per HH	No Vehicles	8.2%	9.2%	12.0%
	1 Vehicle	28.7%	28.8%	33.0%
	2 Vehicles	35.2%	34.4%	31.8%
	3 or more vehicles	27.9%	27.5%	23.2%
	Average Number of Vehicles	1.98	1.95	1.79
Change	Births (last 12 months)	1,155	5,246	34,858
	Deaths (last 12 months)	962	3,673	20,268
	Migration (last 12 months)	-526	-3,339	-11,418
Work place	Workplace Establishments	4,016	22,899	151,799
	Workplace Employees (FTE)	32,433	200,693	1,247,504