

Pop-Facts® Advanced Demographics | Population & Race



Trade Area: 8044 Montgomery Road - 1 mi.

POPULATION

11,900

HOUSEHOLDS

11,900

ETHNICITY



4.7%

Index: 23

Hispanic/Latino

HISPANIC ORIGIN*



43.6%

Index: 75

Mexican

POPULATION BY RACE**



7.0%

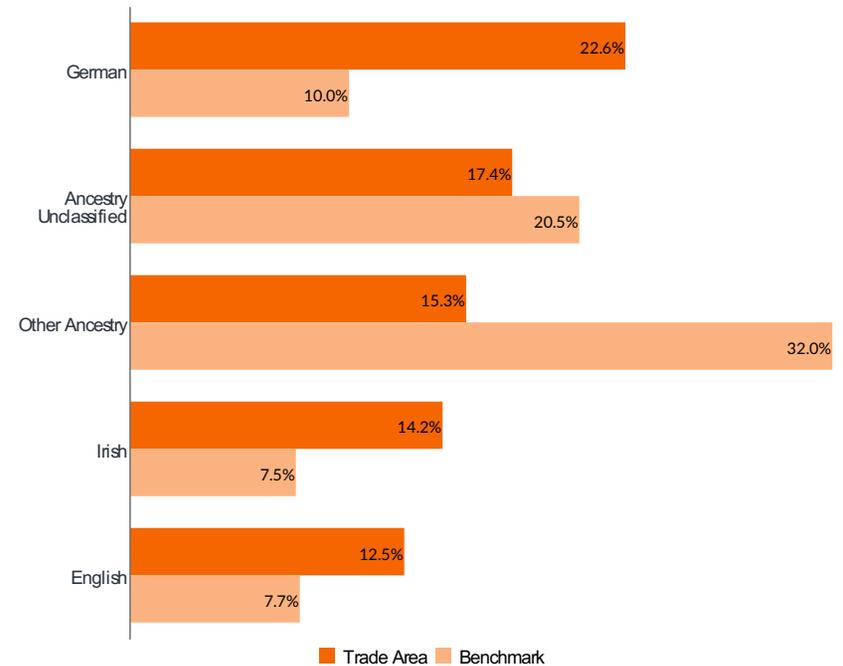
Index: 62

Two or More Races

POPULATION BY AGE AND SEX

	Male			Female		
	Count	%	Index	Count	%	Index
0-4	412	3.46	124	394	3.31	124
5-9	412	3.46	118	409	3.44	123
10-14	441	3.71	119	419	3.52	119
15-17	244	2.05	108	225	1.89	105
18-19	161	1.35	93	156	1.31	92
20	60	0.50	70	59	0.50	72
21	57	0.48	69	60	0.50	76
22-24	177	1.49	75	179	1.50	80
25-29	251	2.11	66	224	1.88	61
30-34	278	2.34	68	288	2.42	73
35-39	356	2.99	88	401	3.37	100
40-44	392	3.29	100	439	3.69	113
45-49	362	3.04	100	376	3.16	103
50-54	327	2.75	93	339	2.85	95
55-59	306	2.57	86	349	2.93	96
60-61	129	1.08	88	139	1.17	91
62-64	187	1.57	90	206	1.73	93
65-66	143	1.20	100	151	1.27	98
67-69	192	1.61	100	206	1.73	98
70-74	271	2.28	99	340	2.86	108
75-79	187	1.57	92	252	2.12	103
80-84	132	1.11	110	220	1.85	139
85+	185	1.55	211	411	3.45	278

ANCESTRY: TOP 5*



Benchmark: USA

*Chosen from percent composition ranking.

**Chosen from percent composition ranking, White excluded from ranking.

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<https://claritasbeta.environmentalanalytics.ca/Spotlight/About/3/2026>

Index Colors:	<80	80 - 110	110+
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Pop-Facts® Advanced Demographics | Family Structure



Trade Area: 8044 Montgomery Road - 1 mi.

Population: 11,900 | Households: 4,573

FAMILY TYPE WITH CHILDREN*



26.7%

Index:150

Married Couple, w Kids under 18

TOP 2 LANGUAGES SPOKEN AT HOME*



90.1%

Index:115

Only English

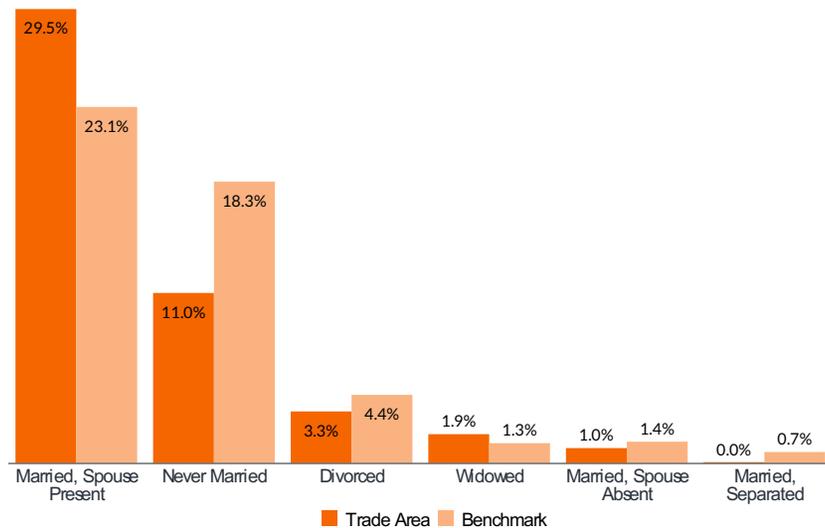


3.2%

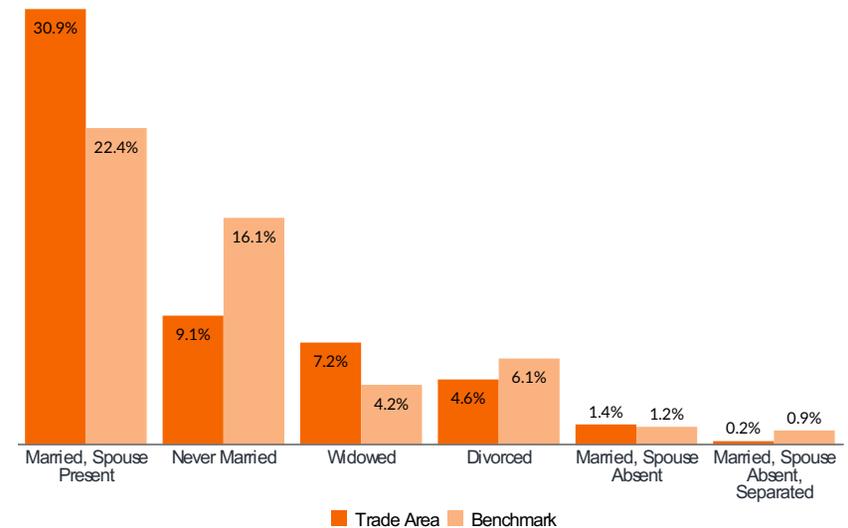
Index:23

Spanish

MALE MARITAL STATUS**



FEMALE MARITAL STATUS**



Benchmark:USA

*Chosen from percent composition ranking.

**Order based on percent composition ranking.

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Index Colors:	<80	80 - 110	110+
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Pop-Facts® Advanced Demographics | Housing & Household



Trade Area: 8044 Montgomery Road - 1 mi.

Population: 11,900 | Households: 4,573

HOUSING OWNERS



69.4%
Index: 122

AGE OF OWNER*

45 - 54
Index: 132
% Comp: 13.4

HOUSING RENTERS



22.4%
Index: 68

AGE OF RENTER*

25 - 34
Index: 47
% Comp: 3.6

COST OF RENT*



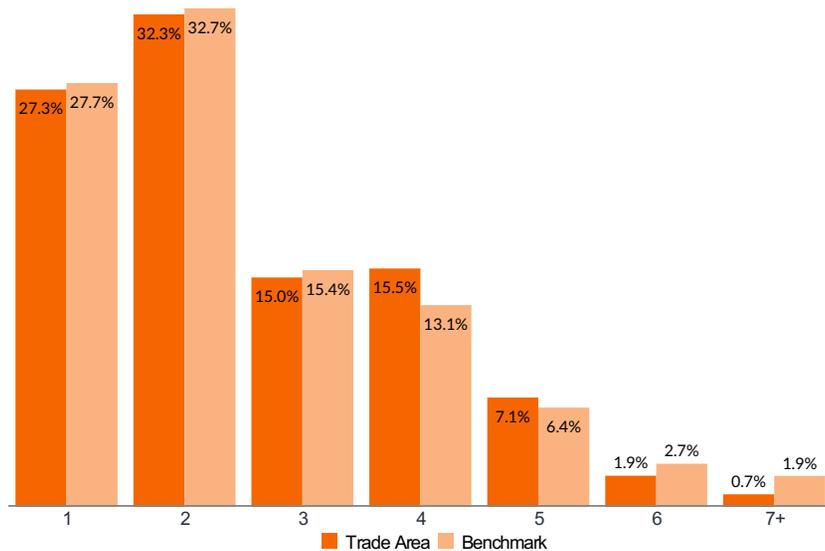
\$2,000 to \$2,499
% Comp: 5.4 Index: 133

AGE OF HOUSING*

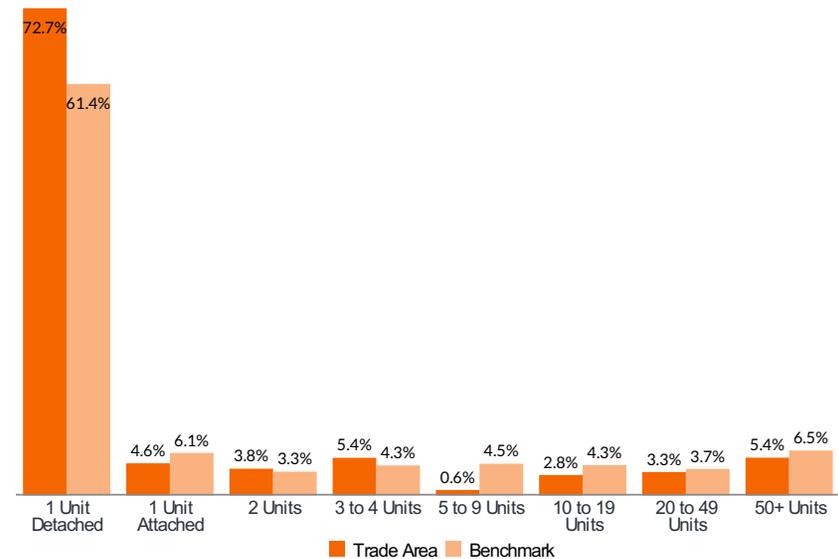


Built 1950-1959
% Comp: 26.9 Index: 292

NUMBER OF PEOPLE IN HOUSEHOLD



HOUSING UNITS IN STRUCTURE



Benchmark: USA

*Chosen from percent composition ranking.

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Index Colors:	<80	80 - 110	110+
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Pop-Facts® Advanced Demographics | Affluence & Education



Trade Area: 8044 Montgomery Road - 1 mi.

Population: 11,900 | Households: 4,573

EDUCATIONAL ATTAINMENT*

Male: Bachelor's Degree
% Comp:16.5 Index:160

Female: Bachelor's Degree
% Comp:19.8 Index:174

HIGH SCHOOL ENROLLED*

Public: 5.5%
Index: 118

Private: 0.3%
Index: 58

MEDIAN HOUSEHOLD INCOME



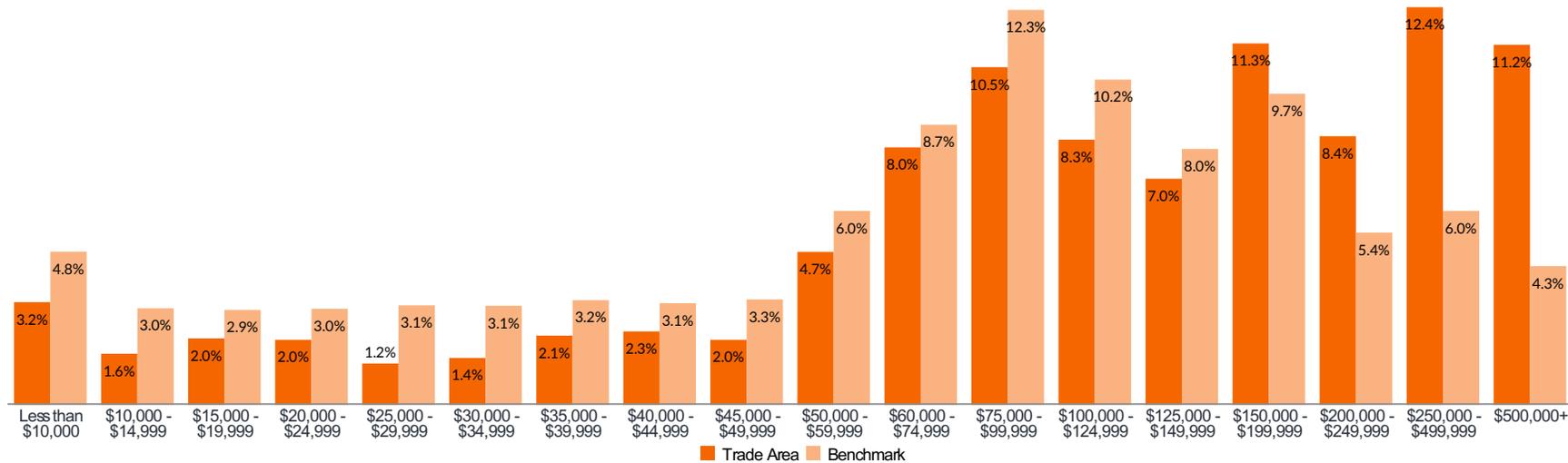
\$126,660
Index: 147

FAMILY BELOW POVERTY LINE**



Male Hhldr, With Kids 5 to 17 Years Old Only
% Comp:1.1 Index:254

HOUSEHOLD INCOME DISTRIBUTION



Benchmark:USA

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(<https://claritasbeta.environmenticanalytics.ca/Spotlight/About/3/2026>)

*Chosen from percent composition ranking.

**Chosen from percent composition ranking, With Kids <5 and 5 - 17 indicates 1 or more children in each age group.

Index Colors:	<80	80 - 110	110+
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Pop-Facts® Advanced Demographics | Employment & Occupation



Trade Area: 8044 Montgomery Road - 1 mi.

Population: 11,900 | Households: 4,573

UNEMPLOYMENT RATE



Male

1.5%

Index: 99



Female

1.1%

Index: 82

WORKING CLASS*



40.6%

Index: 102

Private For-Profit Worker

COMMUTING METHOD**



2.9%

Index: 56

Carpooled

COMMUTE TIME*

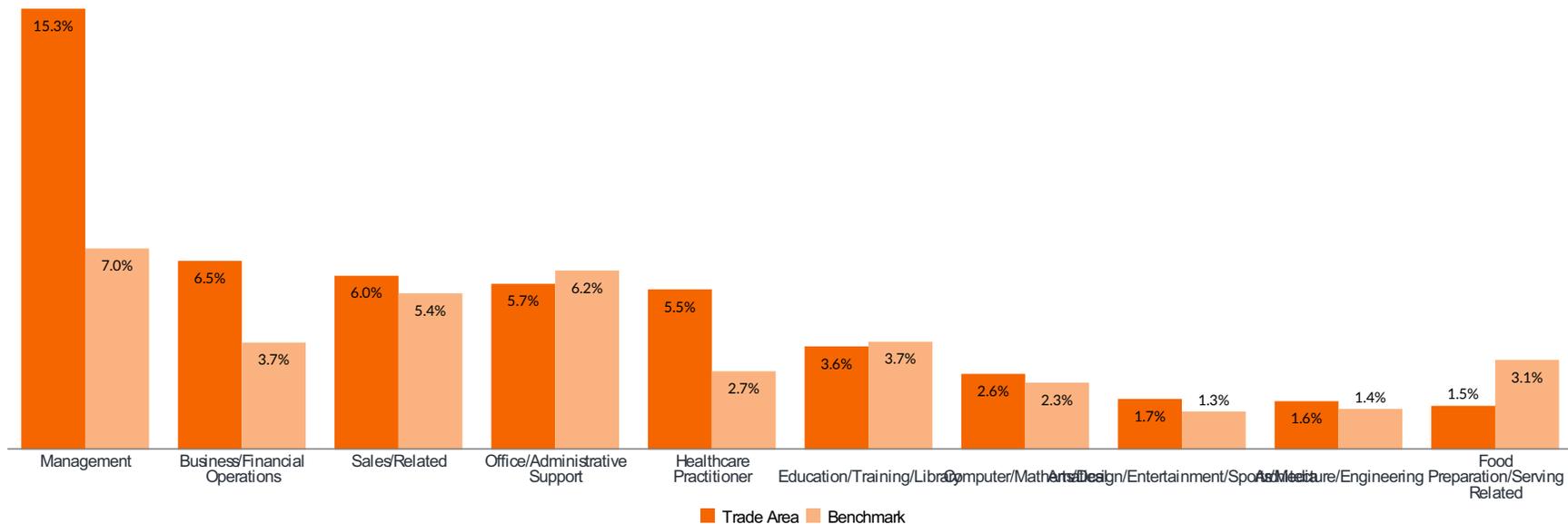


12.3%

Index: 169

20 - 24 Minutes

OCCUPATION: TOP 10*



Benchmark: USA

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*Chosen from percent composition ranking.

**Chosen from percent composition ranking, Driving Alone excluded from ranking.

Index Colors:	<80	80 - 110	110+
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HOUSEHOLDS

	Count	%	Base Count	Base %	% Pen	Index
Renter-Occupied Householder Age						
15 - 24	73	1.47	3,674,289	2.51	0.00	59
25 - 34	179	3.60	11,247,650	7.69	0.00	47
35 - 44	168	3.38	10,238,274	7.00	0.00	48
45 - 54	145	2.92	7,500,983	5.13	0.00	57
55 - 64	114	2.30	6,407,633	4.38	0.00	52
65 - 74	163	3.28	5,044,829	3.45	0.00	95
75 - 84	120	2.42	2,858,390	1.96	0.00	124
85+	151	3.04	1,368,110	0.94	0.01	325
Owner-Occupied Householder Age						
15 - 24	23	0.46	885,580	0.61	0.00	76
25 - 34	316	6.37	7,285,553	4.98	0.00	128
35 - 44	639	12.87	12,947,056	8.86	0.00	145
45 - 54	667	13.43	14,866,498	10.17	0.00	132
55 - 64	628	12.65	17,270,951	11.81	0.00	107
65 - 74	631	12.71	17,237,913	11.79	0.00	108
75 - 84	342	6.89	10,099,481	6.91	0.00	100
85+	202	4.07	2,827,861	1.93	0.01	210
Age of Housing						
Built Before 1939	391	7.88	16,514,548	11.29	0.00	70
Built 1940 to 1949	486	9.79	6,285,612	4.30	0.01	228
Built 1950 to 1959	1,338	26.95	13,517,488	9.24	0.01	292
Built 1960 to 1969	931	18.75	14,018,674	9.59	0.01	196
Built 1970 to 1979	592	11.92	20,112,782	13.76	0.00	87
Built 1980 to 1989	437	8.80	18,332,918	12.54	0.00	70
Built 1990 to 1999	237	4.77	17,974,397	12.29	0.00	39
Built 2000 to 2009	174	3.50	19,128,303	13.08	0.00	27
Number of Units in Structure						
1 Unit Detached	3,611	72.73	89,745,783	61.38	0.00	118
1 Unit Attached	227	4.57	8,954,963	6.12	0.00	75
2 Units	187	3.77	4,854,509	3.32	0.00	113
3 to 4 Units	268	5.40	6,216,602	4.25	0.00	127
5 to 9 Units	28	0.56	6,599,208	4.51	0.00	12
10 to 19 Units	140	2.82	6,276,054	4.29	0.00	66
20 to 49 Units	162	3.26	5,463,256	3.74	0.00	87
50+ Units	269	5.42	9,478,577	6.48	0.00	84
Mobile Home	24	0.48	8,442,229	5.77	0.00	8

MARITAL STATUS & HOUSEHOLD COMPOSITION

	Count	%	Base Count	Base %	% Pen	Index
Male Marital Status						
Never Married	1,038	11.03	51,794,905	18.25	0.00	60
Married, Spouse Present	2,773	29.46	65,547,899	23.10	0.00	128
Married, Spouse Absent, Separated	4	0.04	1,982,385	0.70	0.00	6
Married, Spouse Absent, Other	90	0.96	3,888,866	1.37	0.00	70
Divorced	314	3.34	12,514,240	4.41	0.00	76
Widowed	175	1.86	3,616,013	1.27	0.00	146
Female Marital Status						
Never Married	857	9.10	45,561,388	16.06	0.00	57
Married, Spouse Present	2,909	30.90	63,682,295	22.44	0.00	138
Married, Spouse Absent, Separated	17	0.18	2,682,820	0.95	0.00	19
Married, Spouse Absent, Other	129	1.37	3,400,166	1.20	0.00	114
Divorced	430	4.57	17,189,284	6.06	0.00	75
Widowed	677	7.19	11,886,991	4.19	0.01	172

RACE & LANGUAGE AT HOME

	Count	%	Base Count	Base %	% Pen	Index
2026 Population by Single Race and Sex						
White	9,693	81.45	203,040,919	59.20	0.00	138
African American	483	4.06	43,015,177	12.54	0.00	32
American Indian	9	0.08	3,937,109	1.15	0.00	7
Asian	678	5.70	22,449,528	6.55	0.00	87
Pacific Islander	5	0.04	766,081	0.22	0.00	19
Some Other Race Alone	194	1.63	30,970,634	9.03	0.00	18
Two or More Races	838	7.04	38,786,238	11.31	0.00	62
Population by Ancestry*						
German	2,684	22.55	34,147,823	9.96	0.01	227
Ancestry Unclassified	2,070	17.39	70,146,822	20.45	0.00	85
Other Ancestry	1,820	15.29	109,718,492	31.99	0.00	48
Irish	1,692	14.22	25,823,667	7.53	0.01	189
English	1,484	12.47	26,444,270	7.71	0.01	162
Italian	424	3.56	13,490,456	3.93	0.00	91
United States or American	312	2.62	15,411,581	4.49	0.00	58
Polish	205	1.72	6,834,897	1.99	0.00	86
Scottish	193	1.62	4,582,632	1.34	0.00	121
Dutch	124	1.04	2,537,711	0.74	0.00	141
Language Spoken at Home						
Arabic	0	0.00	1,435,049	0.44	0.00	0
Speak Only English at Home	9,995	90.09	253,155,643	78.07	0.00	115
Spanish	350	3.15	44,226,410	13.64	0.00	23
French, Haitian, Cajun	44	0.40	2,219,739	0.69	0.00	58
West Germanic Language	36	0.33	1,496,969	0.46	0.00	70
Slavic Language	86	0.78	2,253,118	0.69	0.00	112
Other Indo-European Language	319	2.88	6,524,893	2.01	0.00	143
Korean	16	0.14	927,977	0.29	0.00	50
Chinese	91	0.82	3,150,069	0.97	0.00	84
Vietnamese	9	0.08	1,309,264	0.40	0.00	20
Tagalog	3	0.03	1,549,240	0.48	0.00	6
Other Asian-Pacific Language	144	1.30	3,467,444	1.07	0.00	121

Benchmark: USA

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*Top 10 chosen from percent composition ranking.

Index Colors:	<80	80 - 110	110+
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POVERTY & WEALTH

	Count	%	Base Count	Base %	% Pen	Index
Household Income						
Less than \$10,000	145	3.17	6,259,460	4.75	0.00	67
\$10,000 - \$14,999	71	1.55	3,926,745	2.98	0.00	52
\$15,000 - \$19,999	93	2.03	3,856,019	2.93	0.00	69
\$20,000 - \$24,999	91	1.99	3,903,891	2.96	0.00	67
\$25,000 - \$29,999	57	1.25	4,046,406	3.07	0.00	41
\$30,000 - \$34,999	65	1.42	4,029,283	3.06	0.00	46
\$35,000 - \$39,999	97	2.12	4,261,703	3.23	0.00	66
\$40,000 - \$44,999	103	2.25	4,135,043	3.14	0.00	72
\$45,000 - \$49,999	91	1.99	4,290,075	3.26	0.00	61
\$50,000 - \$59,999	217	4.75	7,947,143	6.03	0.00	79
\$60,000 - \$74,999	367	8.03	11,509,539	8.73	0.00	92
\$75,000 - \$99,999	482	10.54	16,253,793	12.34	0.00	85
\$100,000 - \$124,999	378	8.27	13,374,523	10.15	0.00	81
\$125,000 - \$149,999	322	7.04	10,508,788	7.98	0.00	88
\$150,000 - \$199,999	516	11.28	12,788,320	9.71	0.00	116
\$200,000 - \$249,999	383	8.38	7,051,778	5.35	0.01	156
\$250,000 - \$499,999	568	12.42	7,949,340	6.03	0.01	206
\$500,000+	514	11.24	5,669,202	4.30	0.01	261
At or Above Poverty Line						
Married Couple, No Kids	1,425	45.57	36,355,331	42.16	0.00	108
Married Couple, With Kids < 5 Years Old Only	286	9.15	4,418,412	5.13	0.01	178
Married Couple, With Kids 5 to 17 Years Old Only	612	19.57	14,935,583	17.32	0.00	113
Married Couple, With Kids < 5 and 5 to 17 Years Old	266	8.51	4,376,744	5.08	0.01	168
Male Hhldr, No Kids	76	2.43	3,034,117	3.52	0.00	69
Male Hhldr, With Kids < 5 Years Old Only	0	0.00	584,397	0.68	0.00	0
Male Hhldr, With Kids 5 to 17 Years Old Only	37	1.18	2,006,655	2.33	0.00	51
Male Hhldr, With Kids < 5 and 5 to 17 Years Old	2	0.06	408,885	0.47	0.00	13
Female Hhldr, No Kids	127	4.06	5,992,788	6.95	0.00	58
Female Hhldr, With Kids < 5 Years Old Only	26	0.83	894,606	1.04	0.00	80
Female Hhldr, With Kids 5 to 17 Years Old Only	186	5.95	4,763,012	5.52	0.00	108
Female Hhldr, With Kids < 5 and 5 to 17 Years Old	1	0.03	832,308	0.96	0.00	3
Below Poverty Line						
Married Couple, No Kids	13	0.42	1,477,123	1.71	0.00	24
Married Couple, With Kids < 5 Years Old Only	0	0.00	191,825	0.22	0.00	0
Married Couple, With Kids 5 to 17 Years Old Only	9	0.29	793,453	0.92	0.00	31
Married Couple, With Kids < 5 and 5 to 17 Years Old	2	0.06	484,101	0.56	0.00	11
Male Hhldr, No Kids	1	0.03	263,923	0.31	0.00	10
Male Hhldr, With Kids < 5 Years Old Only	1	0.03	107,660	0.13	0.00	26
Male Hhldr, With Kids 5 to 17 Years Old Only	33	1.05	357,528	0.41	0.01	254
Male Hhldr, With Kids < 5 and 5 to 17 Years Old	0	0.00	114,852	0.13	0.00	0
Female Hhldr, No Kids	2	0.06	694,445	0.81	0.00	8
Female Hhldr, With Kids < 5 Years Old Only	16	0.51	513,791	0.60	0.00	86
Female Hhldr, With Kids 5 to 17 Years Old Only	5	0.16	1,798,940	2.09	0.00	8
Female Hhldr, With Kids < 5 and 5 to 17 Years Old	2	0.06	821,474	0.95	0.00	7

EMPLOYMENT & OCCUPATION

	Count	%	Base Count	Base %	% Pen	Index
Male Employment Status						
Civilian Labor Force, Employed	2,984	32.23	88,292,168	31.59	0.00	102
Civilian Labor Force, Unemployed	141	1.52	4,308,425	1.54	0.00	99
Armed Forces	13	0.14	1,129,452	0.40	0.00	35
Not in Labor Force	1,187	12.82	43,438,451	15.54	0.00	83
Female Employment Status						
Civilian Labor Force, Employed	2,751	29.72	80,044,725	28.64	0.00	104
Civilian Labor Force, Unemployed	105	1.13	3,854,821	1.38	0.00	82
Armed Forces	0	0.00	228,369	0.08	0.00	0
Not in Labor Force	2,102	22.71	58,214,070	20.83	0.00	109
Working Class						
Private For-Profit Worker	3,757	40.59	111,335,715	39.83	0.00	102
Private Non-Profit Worker	765	8.26	14,744,111	5.28	0.01	157
Federal Government Worker	85	0.92	4,491,618	1.61	0.00	57
State Government Worker	106	1.15	6,981,048	2.50	0.00	46
Local Government Worker	272	2.94	12,635,098	4.52	0.00	65
Self-Employed Worker, Not Incorporated Business	423	4.57	9,977,681	3.57	0.00	128
Self-Employed Worker, Incorporated Business	192	2.07	6,679,957	2.39	0.00	87
Unpaid Family Worker	41	0.44	310,075	0.11	0.01	399
Occupation*						
Management	1,419	15.33	19,475,286	6.97	0.01	220
Business/Financial Operations	605	6.54	10,306,317	3.69	0.01	177
Sales/Related	557	6.02	15,101,878	5.40	0.00	111
Office/Administrative Support	531	5.74	17,326,666	6.20	0.00	93
Healthcare Practitioner	513	5.54	7,507,182	2.69	0.01	206
Education/Training/Library	329	3.55	10,390,116	3.72	0.00	96
Computer/Mathematical	240	2.59	6,392,108	2.29	0.00	113
Arts/Design/Entertainment/Sports/Media	159	1.72	3,581,452	1.28	0.00	134
Architecture/Engineering	152	1.64	3,832,188	1.37	0.00	120
Food Preparation/Serving Related	137	1.48	8,616,277	3.08	0.00	48

Benchmark: USA

*Top 10 chosen from percent composition ranking.

EDUCATION

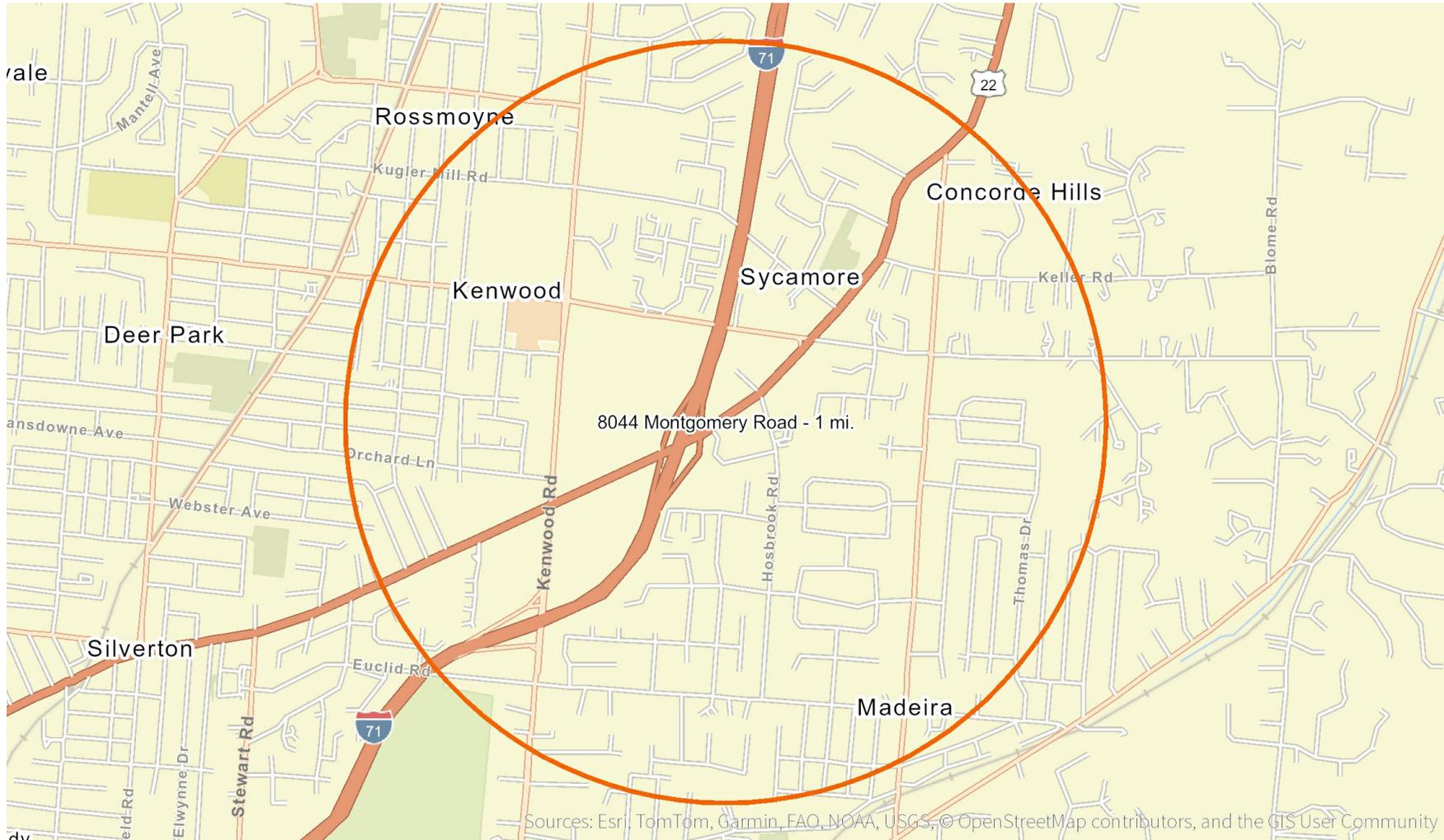
	Count	%	Base Count	Base %	% Pen	Index
Male Educational Attainment						
No Schooling Completed	6	0.07	2,390,406	1.00	0.00	7
Nursery - 4th Grade	1	0.01	599,667	0.25	0.00	5
5th - 6th Grade	8	0.10	1,291,500	0.54	0.00	18
7th - 8th Grade	1	0.01	1,370,825	0.57	0.00	2
9th Grade	18	0.22	1,367,212	0.57	0.00	39
10th Grade	16	0.20	1,559,619	0.65	0.00	30
11th Grade	11	0.14	1,780,938	0.75	0.00	18
12th Grade No Diploma	16	0.20	2,552,688	1.07	0.00	19
High School Graduate (Including Equivalent)	473	5.89	31,868,743	13.37	0.00	44
Some College < 1 Year	159	1.98	7,329,212	3.08	0.00	64
Some College 1+ Years No Degree	298	3.71	14,613,456	6.13	0.00	60
Associate's Degree	174	2.17	9,188,632	3.85	0.00	56
Bachelor's Degree	1,324	16.48	24,568,935	10.31	0.01	160
Master's Degree	644	8.01	10,372,274	4.35	0.01	184
Professional Degree	379	4.72	3,040,400	1.28	0.01	370
Doctorate Degree	178	2.21	2,209,237	0.93	0.01	239
Female Educational Attainment						
No Schooling Completed	11	0.14	2,370,298	0.99	0.00	14
Nursery - 4th Grade	1	0.01	622,601	0.26	0.00	5
5th - 6th Grade	6	0.07	1,206,147	0.51	0.00	15
7th - 8th Grade	36	0.45	1,235,463	0.52	0.00	86
9th Grade	0	0.00	1,196,209	0.50	0.00	0
10th Grade	32	0.40	1,336,112	0.56	0.00	71
11th Grade	20	0.25	1,575,420	0.66	0.00	38
12th Grade No Diploma	19	0.24	2,141,454	0.90	0.00	26
High School Graduate (Including Equivalent)	640	7.96	30,098,885	12.63	0.00	63
Some College < 1 Year	120	1.49	8,096,542	3.40	0.00	44
Some College 1+ Years No Degree	260	3.23	15,189,249	6.37	0.00	51
Associate's Degree	290	3.61	11,822,327	4.96	0.00	73
Bachelor's Degree	1,595	19.85	27,140,809	11.39	0.01	174
Master's Degree	1,052	13.09	13,825,162	5.80	0.01	226
Professional Degree	180	2.24	2,559,162	1.07	0.01	209
Doctorate Degree	93	1.16	1,830,891	0.77	0.01	151
Public School Enrollment						
Nursery/Preschool	144	1.21	2,751,395	0.80	0.01	151
Kindergarten	145	1.22	3,475,735	1.01	0.00	120
Grade 1 - 4	456	3.83	14,020,832	4.09	0.00	94
Grade 5 - 8	375	3.15	15,019,783	4.38	0.00	72
Grade 9 - 12	652	5.48	15,919,229	4.64	0.00	118
College Undergraduate	145	1.22	13,063,726	3.81	0.00	32
Graduate/Professional School	44	0.37	2,870,784	0.84	0.00	44
Private School Enrollment						
Nursery/Preschool	216	1.81	1,937,959	0.56	0.01	321
Kindergarten	16	0.14	639,207	0.19	0.00	72
Grade 1 - 4	113	0.95	2,199,221	0.64	0.01	148
Grade 5 - 8	117	0.98	2,183,550	0.64	0.01	154
Grade 9 - 12	41	0.34	2,047,424	0.60	0.00	58
College Undergraduate	13	0.11	3,807,416	1.11	0.00	10
Graduate/Professional School	33	0.28	1,871,459	0.55	0.00	51

WORK COMMUTE

	Count	%	Base Count	Base %	% Pen	Index
Transportation to Work						
Worked at Home	1,075	11.61	22,561,648	8.07	0.00	144
Walked	25	0.27	3,974,966	1.42	0.00	19
Bicycle	1	0.01	749,201	0.27	0.00	4
Carpooled	269	2.91	14,450,805	5.17	0.00	56
Drove Alone	4,070	43.97	114,986,380	41.14	0.00	107
Subway	6	0.07	2,207,764	0.79	0.00	8
Bus	18	0.19	2,694,922	0.96	0.00	20
Streetcar	0	0.00	154,165	0.06	0.00	0
Railroad	0	0.00	606,559	0.22	0.00	0
Ferryboat	1	0.01	68,201	0.02	0.00	44
Other	74	0.80	2,474,994	0.89	0.00	90
Commute Length						
< 5 Minutes	83	0.90	4,273,866	1.53	0.00	59
5 - 9 Minutes	656	7.09	13,679,318	4.89	0.00	145
10 - 14 Minutes	669	7.23	18,884,466	6.76	0.00	107
15 - 19 Minutes	826	8.92	21,777,432	7.79	0.00	115
20 - 24 Minutes	1,143	12.35	20,427,515	7.31	0.01	169
25 - 29 Minutes	309	3.34	9,929,385	3.55	0.00	94
30 - 34 Minutes						

Trade Area: 8044 Montgomery Road - 1 mi.

Population: 11,900 | Households: 4,573



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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Pop-Facts® Advanced Demographics | Population & Race



Trade Area: 8044 Montgomery Road - 3 mi.

POPULATION

62,354

HOUSEHOLDS

62,354

ETHNICITY



4.5%

Index: 22

Hispanic/Latino

HISPANIC ORIGIN*



34.2%

Index: 59

Mexican

POPULATION BY RACE**



12.4%

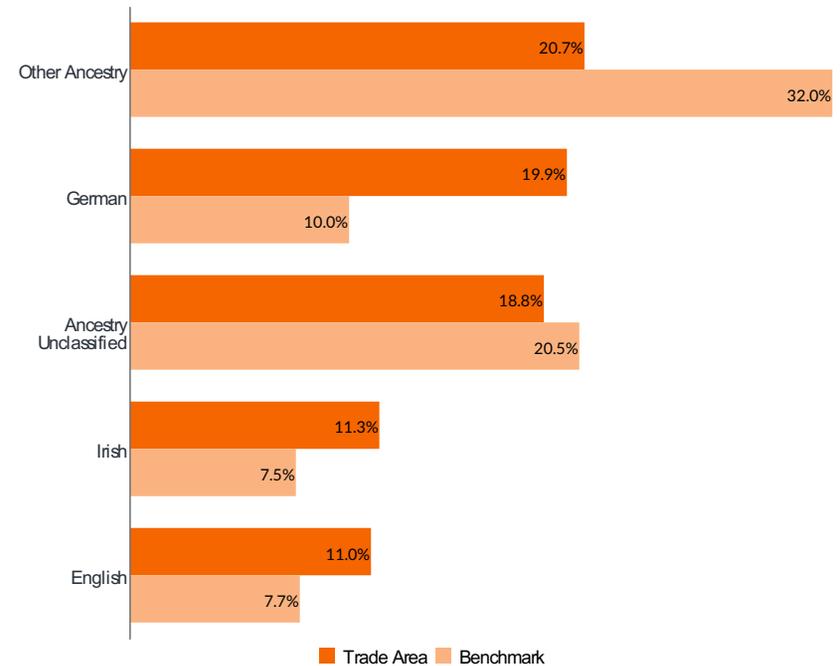
Index: 99

African American

POPULATION BY AGE AND SEX

	Male			Female		
	Count	%	Index	Count	%	Index
0-4	1,919	3.08	111	1,842	2.95	111
5-9	1,904	3.05	104	1,864	2.99	107
10-14	2,040	3.27	105	1,897	3.04	102
15-17	1,129	1.81	95	1,072	1.72	95
18-19	758	1.22	83	718	1.15	81
20	302	0.48	67	291	0.47	68
21	302	0.48	69	286	0.46	69
22-24	890	1.43	72	867	1.39	74
25-29	1,621	2.60	82	1,557	2.50	81
30-34	1,937	3.11	91	1,983	3.18	95
35-39	2,089	3.35	98	2,176	3.49	104
40-44	2,022	3.24	98	2,105	3.38	103
45-49	1,834	2.94	96	1,932	3.10	101
50-54	1,732	2.78	94	1,835	2.94	98
55-59	1,785	2.86	96	1,892	3.03	99
60-61	766	1.23	100	827	1.33	103
62-64	1,101	1.77	101	1,210	1.94	105
65-66	807	1.29	108	886	1.42	110
67-69	1,076	1.73	107	1,221	1.96	111
70-74	1,588	2.55	111	1,888	3.03	115
75-79	1,101	1.77	104	1,421	2.28	111
80-84	706	1.13	113	1,076	1.73	130
85+	730	1.17	159	1,370	2.20	177

ANCESTRY: TOP 5*



Benchmark: USA

*Chosen from percent composition ranking.

**Chosen from percent composition ranking, White excluded from ranking.

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Index Colors:	<80	80 - 110	110+
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Pop-Facts® Advanced Demographics | Family Structure



Trade Area: 8044 Montgomery Road - 3 mi.

Population: 62,354 | Households: 26,098

FAMILY TYPE WITH CHILDREN*



20.8%

Index:117

Married Couple, w Kids under 18

TOP 2 LANGUAGES SPOKEN AT HOME*



92.0%

Index:118

Only English

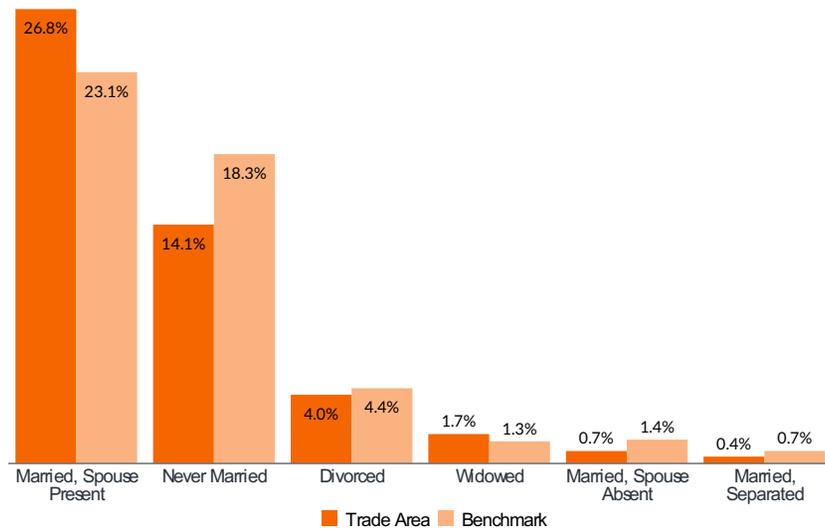


3.2%

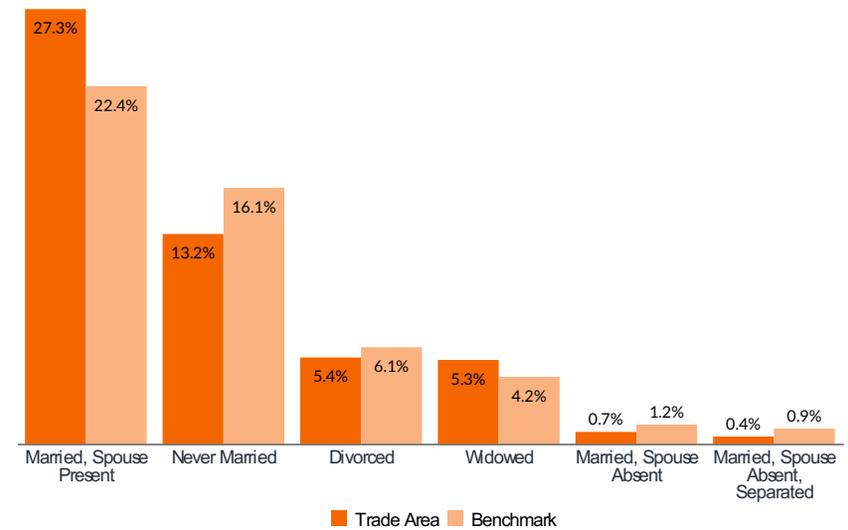
Index:23

Spanish

MALE MARITAL STATUS**



FEMALE MARITAL STATUS**



Benchmark:USA

*Chosen from percent composition ranking.

**Order based on percent composition ranking.

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<https://claritasbeta.environmenticanalytics.ca/Spotlight/About/3/2026>

Index Colors:	<80	80 - 110	110+
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Pop-Facts® Advanced Demographics | Housing & Household



Trade Area: 8044 Montgomery Road - 3 mi.

Population: 62,354 | Households: 26,098

HOUSING OWNERS



64.6%
Index: 113

AGE OF OWNER*

65 - 74
Index: 111
% Comp: 13.1

HOUSING RENTERS



27.8%
Index: 84

AGE OF RENTER*

25 - 34
Index: 74
% Comp: 5.7

COST OF RENT*



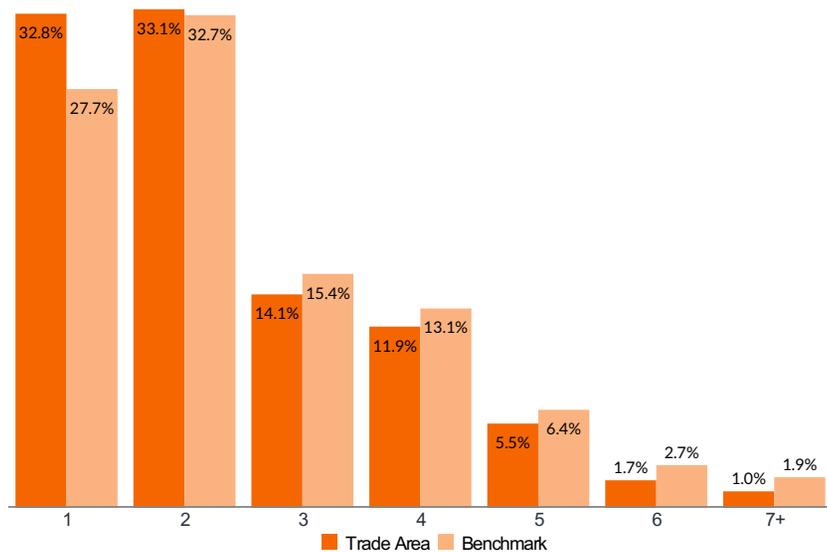
\$1,500 to \$1,999
% Comp: 4.4 Index: 76

AGE OF HOUSING*

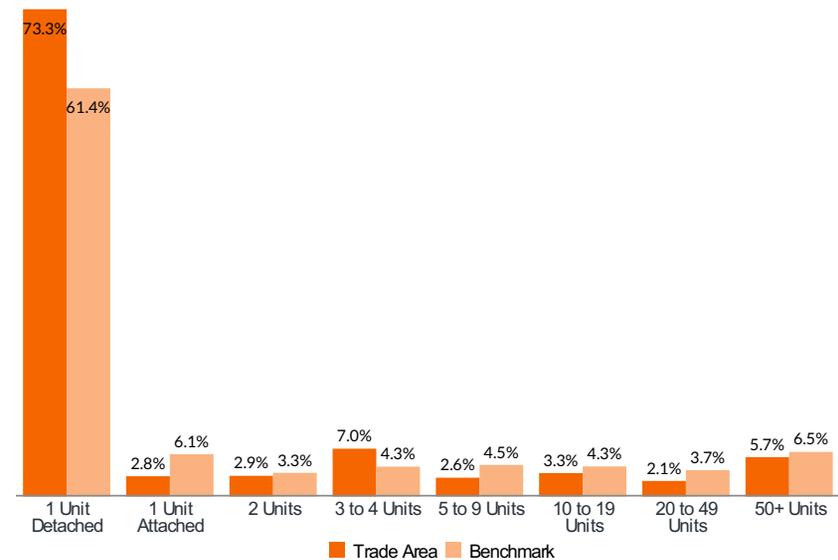


Built 1950-1959
% Comp: 23.3 Index: 252

NUMBER OF PEOPLE IN HOUSEHOLD



HOUSING UNITS IN STRUCTURE



Benchmark: USA

*Chosen from percent composition ranking.

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(<https://claritasbeta.environicsanalytics.ca/Spotlight/About/3/2026>)

Index Colors:	<80	80 - 110	110+
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Pop-Facts® Advanced Demographics | Affluence & Education



Trade Area: 8044 Montgomery Road - 3 mi.

Population: 62,354 | Households: 26,098

EDUCATIONAL ATTAINMENT*

Male: Bachelor's Degree
% Comp:15.6 Index:151

Female: Bachelor's Degree
% Comp:18.2 Index:160

HIGH SCHOOL ENROLLED*

Public: 3.9%
Index: 83

Private: 1.1%
Index: 190

MEDIAN HOUSEHOLD INCOME



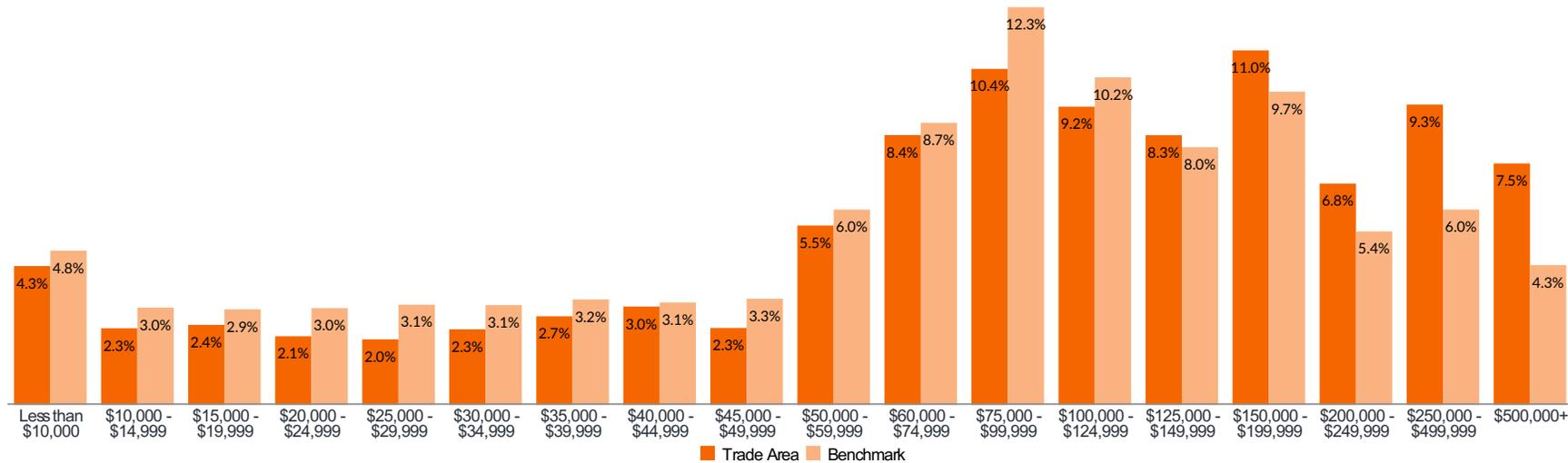
\$105,690
Index: 123

FAMILY BELOW POVERTY LINE**



Female Hhldr, With Kids 5 to 17 Years Old Only
% Comp:0.8 Index:37

HOUSEHOLD INCOME DISTRIBUTION



Benchmark:USA

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(<https://claritasbeta.environmenticanalytics.ca/Spotlight/About/3/2026>)

*Chosen from percent composition ranking.

**Chosen from percent composition ranking, With Kids <5 and 5 - 17 indicates 1 or more children in each age group.

Index Colors:	<80	80 - 110	110+
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Pop-Facts® Advanced Demographics | Employment & Occupation



Trade Area: 8044 Montgomery Road - 3 mi.

Population: 62,354 | Households: 26,098

UNEMPLOYMENT RATE



Male

1.2%

Index: 79



Female

0.8%

Index: 59

WORKING CLASS*



42.4%

Index: 106

Private For-Profit Worker

COMMUTING METHOD**



3.2%

Index: 63

Carpooled

COMMUTE TIME*

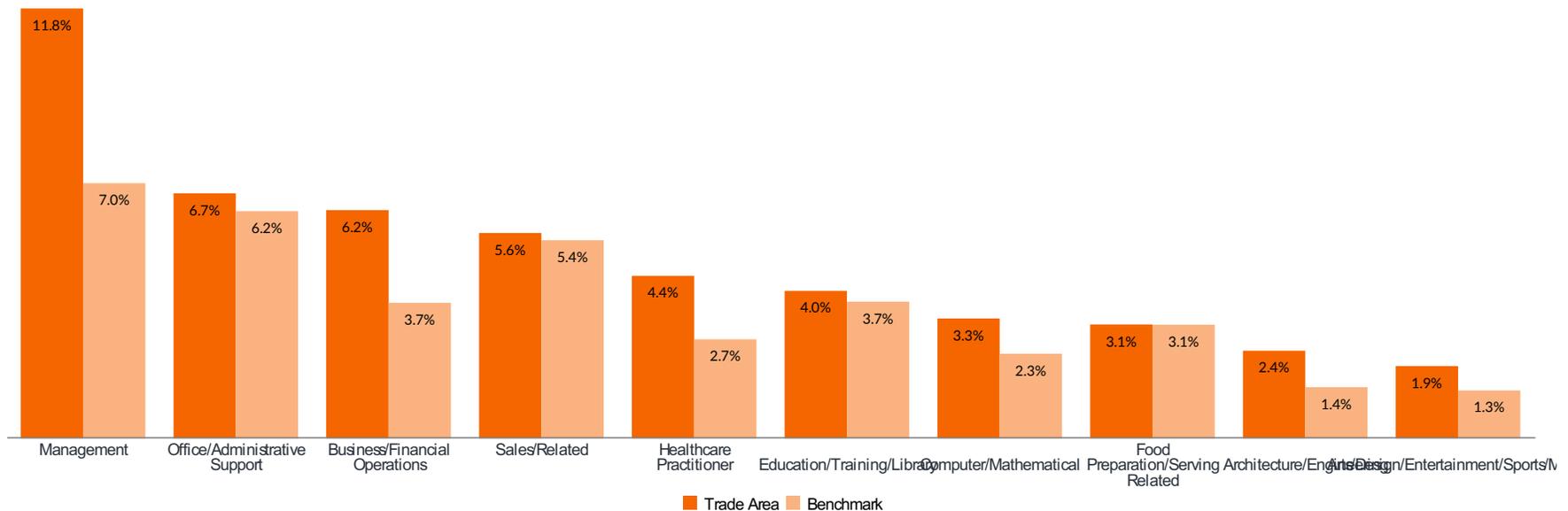


12.6%

Index: 172

20 - 24 Minutes

OCCUPATION: TOP 10*



Benchmark: USA

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*Chosen from percent composition ranking.

**Chosen from percent composition ranking, Driving Alone excluded from ranking.

Index Colors:	<80	80 - 110	110+
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HOUSEHOLDS

	Count	%	Base Count	Base %	% Pen	Index
Renter-Occupied Householder Age						
15 - 24	518	1.83	3,674,289	2.51	0.01	73
25 - 34	1,617	5.73	11,247,650	7.69	0.01	74
35 - 44	1,566	5.54	10,238,274	7.00	0.02	79
45 - 54	1,130	4.00	7,500,983	5.13	0.02	78
55 - 64	1,013	3.59	6,407,633	4.38	0.02	82
65 - 74	931	3.30	5,044,829	3.45	0.02	96
75 - 84	565	2.00	2,858,390	1.96	0.02	102
85+	497	1.76	1,368,110	0.94	0.04	188
Owner-Occupied Householder Age						
15 - 24	135	0.48	885,580	0.61	0.02	79
25 - 34	1,845	6.53	7,285,553	4.98	0.03	131
35 - 44	3,163	11.20	12,947,056	8.86	0.02	126
45 - 54	3,072	10.88	14,866,498	10.17	0.02	107
55 - 64	3,562	12.61	17,270,951	11.81	0.02	107
65 - 74	3,699	13.10	17,237,913	11.79	0.02	111
75 - 84	1,997	7.07	10,099,481	6.91	0.02	102
85+	782	2.77	2,827,861	1.93	0.03	143
Age of Housing						
Built Before 1939	4,068	14.40	16,514,548	11.29	0.02	128
Built 1940 to 1949	3,180	11.26	6,285,612	4.30	0.05	262
Built 1950 to 1959	6,587	23.32	13,517,488	9.24	0.05	252
Built 1960 to 1969	4,344	15.38	14,018,674	9.59	0.03	160
Built 1970 to 1979	2,670	9.46	20,112,782	13.76	0.01	69
Built 1980 to 1989	2,772	9.82	18,332,918	12.54	0.02	78
Built 1990 to 1999	1,447	5.12	17,974,397	12.29	0.01	42
Built 2000 to 2009	1,197	4.24	19,128,303	13.08	0.01	32
Number of Units in Structure						
1 Unit Detached	20,704	73.31	89,745,783	61.38	0.02	119
1 Unit Attached	793	2.81	8,954,963	6.12	0.01	46
2 Units	811	2.87	4,854,509	3.32	0.02	87
3 to 4 Units	1,967	6.96	6,216,602	4.25	0.03	164
5 to 9 Units	730	2.58	6,599,208	4.51	0.01	57
10 to 19 Units	927	3.28	6,276,054	4.29	0.01	76
20 to 49 Units	593	2.10	5,463,256	3.74	0.01	56
50+ Units	1,607	5.69	9,478,577	6.48	0.02	88
Mobile Home	46	0.16	8,442,229	5.77	0.00	3

MARITAL STATUS & HOUSEHOLD COMPOSITION

	Count	%	Base Count	Base %	% Pen	Index
Male Marital Status						
Never Married	7,167	14.08	51,794,905	18.25	0.01	77
Married, Spouse Present	13,653	26.83	65,547,899	23.10	0.02	116
Married, Spouse Absent, Separated	186	0.37	1,982,385	0.70	0.01	52
Married, Spouse Absent, Other	355	0.70	3,888,866	1.37	0.01	51
Divorced	2,050	4.03	12,514,240	4.41	0.02	91
Widowed	865	1.70	3,616,013	1.27	0.02	133
Female Marital Status						
Never Married	6,699	13.16	45,561,388	16.06	0.01	82
Married, Spouse Present	13,885	27.29	63,682,295	22.44	0.02	122
Married, Spouse Absent, Separated	225	0.44	2,682,820	0.95	0.01	47
Married, Spouse Absent, Other	377	0.74	3,400,166	1.20	0.01	62
Divorced	2,754	5.41	17,189,284	6.06	0.02	89
Widowed	2,674	5.25	11,886,991	4.19	0.02	125

RACE & LANGUAGE AT HOME

	Count	%	Base Count	Base %	% Pen	Index
2026 Population by Single Race and Sex						
White	46,143	74.00	203,040,919	59.20	0.02	125
African American	7,758	12.44	43,015,177	12.54	0.02	99
American Indian	118	0.19	3,937,109	1.15	0.00	16
Asian	2,933	4.70	22,449,528	6.55	0.01	72
Pacific Islander	35	0.06	766,081	0.22	0.00	25
Some Other Race Alone	1,092	1.75	30,970,634	9.03	0.00	19
Two or More Races	4,275	6.86	38,786,238	11.31	0.01	61
Population by Ancestry*						
Other Ancestry	12,900	20.69	109,718,492	31.99	0.01	65
German	12,401	19.89	34,147,823	9.96	0.04	200
Ancestry Unclassified	11,745	18.84	70,146,822	20.45	0.02	92
Irish	7,068	11.34	25,823,667	7.53	0.03	151
English	6,831	10.96	26,444,270	7.71	0.03	142
United States or American	2,188	3.51	15,411,581	4.49	0.01	78
Italian	1,867	2.99	13,490,456	3.93	0.01	76
Scottish	1,030	1.65	4,582,632	1.34	0.02	124
Polish	954	1.53	6,834,897	1.99	0.01	77
French (Excluding Basque)	736	1.18	5,256,979	1.53	0.01	77
Language Spoken at Home						
Arabic	6	0.01	1,435,049	0.44	0.00	2
Speak Only English at Home	53,877	91.95	253,155,643	78.07	0.02	118
Spanish	1,864	3.18	44,226,410	13.64	0.00	23
French, Haitian, Cajun	130	0.22	2,219,739	0.69	0.01	32
West Germanic Language	209	0.36	1,496,969	0.46	0.01	77
Slavic Language	183	0.31	2,253,118	0.69	0.01	45
Other Indo-European Language	1,001	1.71	6,524,893	2.01	0.02	85
Korean	111	0.19	927,977	0.29	0.01	66
Chinese	406	0.69	3,150,069	0.97	0.01	71
Vietnamese	21	0.04	1,309,264	0.40	0.00	9
Tagalog	112	0.19	1,549,240	0.48	0.01	40
Other Asian-Pacific Language	441	0.75	3,467,444	1.07	0.01	70

Benchmark: USA

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*Top 10 chosen from percent composition ranking.

Index Colors:	<80	80 - 110	110+
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POVERTY & WEALTH

	Count	%	Base Count	Base %	% Pen	Index
Household Income						
Less than \$10,000	1,115	4.27	6,259,460	4.75	0.02	90
\$10,000 - \$14,999	610	2.34	3,926,745	2.98	0.02	78
\$15,000 - \$19,999	637	2.44	3,856,019	2.93	0.02	83
\$20,000 - \$24,999	545	2.09	3,903,891	2.96	0.01	70
\$25,000 - \$29,999	519	1.99	4,046,406	3.07	0.01	65
\$30,000 - \$34,999	601	2.30	4,029,283	3.06	0.01	75
\$35,000 - \$39,999	707	2.71	4,261,703	3.23	0.02	84
\$40,000 - \$44,999	786	3.01	4,135,043	3.14	0.02	96
\$45,000 - \$49,999	612	2.35	4,290,075	3.26	0.01	72
\$50,000 - \$59,999	1,444	5.53	7,947,143	6.03	0.02	92
\$60,000 - \$74,999	2,180	8.35	11,509,539	8.73	0.02	96
\$75,000 - \$99,999	2,718	10.41	16,253,793	12.34	0.02	84
\$100,000 - \$124,999	2,411	9.24	13,374,523	10.15	0.02	91
\$125,000 - \$149,999	2,179	8.35	10,508,788	7.98	0.02	105
\$150,000 - \$199,999	2,868	10.99	12,788,320	9.71	0.02	113
\$200,000 - \$249,999	1,786	6.84	7,051,778	5.35	0.03	128
\$250,000 - \$499,999	2,428	9.30	7,949,340	6.03	0.03	154
\$500,000+	1,949	7.47	5,669,202	4.30	0.03	174
At or Above Poverty Line						
Married Couple, No Kids	7,773	47.52	36,355,331	42.16	0.02	113
Married Couple, With Kids < 5 Years Old Only	1,518	9.28	4,418,412	5.13	0.03	181
Married Couple, With Kids 5 to 17 Years Old Only	3,160	19.32	14,935,583	17.32	0.02	112
Married Couple, With Kids < 5 and 5 to 17 Years Old	992	6.06	4,376,744	5.08	0.02	119
Male Hhldr, No Kids	367	2.24	3,034,117	3.52	0.01	64
Male Hhldr, With Kids < 5 Years Old Only	45	0.28	584,397	0.68	0.01	41
Male Hhldr, With Kids 5 to 17 Years Old Only	296	1.81	2,006,655	2.33	0.01	78
Male Hhldr, With Kids < 5 and 5 to 17 Years Old	64	0.39	408,885	0.47	0.02	82
Female Hhldr, No Kids	882	5.39	5,992,788	6.95	0.01	78
Female Hhldr, With Kids < 5 Years Old Only	127	0.78	894,606	1.04	0.01	75
Female Hhldr, With Kids 5 to 17 Years Old Only	584	3.57	4,763,012	5.52	0.01	65
Female Hhldr, With Kids < 5 and 5 to 17 Years Old	32	0.20	832,308	0.96	0.00	20
Below Poverty Line						
Married Couple, No Kids	93	0.57	1,477,123	1.71	0.01	33
Married Couple, With Kids < 5 Years Old Only	20	0.12	191,825	0.22	0.01	55
Married Couple, With Kids 5 to 17 Years Old Only	29	0.18	793,453	0.92	0.00	19
Married Couple, With Kids < 5 and 5 to 17 Years Old	7	0.04	484,101	0.56	0.00	8
Male Hhldr, No Kids	11	0.07	263,923	0.31	0.00	22
Male Hhldr, With Kids < 5 Years Old Only	3	0.02	107,660	0.13	0.00	15
Male Hhldr, With Kids 5 to 17 Years Old Only	35	0.21	357,528	0.41	0.01	52
Male Hhldr, With Kids < 5 and 5 to 17 Years Old	1	0.01	114,852	0.13	0.00	5
Female Hhldr, No Kids	91	0.56	694,445	0.81	0.01	69
Female Hhldr, With Kids < 5 Years Old Only	62	0.38	513,791	0.60	0.01	64
Female Hhldr, With Kids 5 to 17 Years Old Only	126	0.77	1,798,940	2.09	0.01	37
Female Hhldr, With Kids < 5 and 5 to 17 Years Old	43	0.26	821,474	0.95	0.01	28

EMPLOYMENT & OCCUPATION

	Count	%	Base Count	Base %	% Pen	Index
Male Employment Status						
Civilian Labor Force, Employed	16,497	32.89	88,292,168	31.59	0.02	104
Civilian Labor Force, Unemployed	609	1.21	4,308,425	1.54	0.01	79
Armed Forces	53	0.11	1,129,452	0.40	0.00	26
Not in Labor Force	6,743	13.44	43,438,451	15.54	0.02	87
Female Employment Status						
Civilian Labor Force, Employed	15,265	30.44	80,044,725	28.64	0.02	106
Civilian Labor Force, Unemployed	409	0.82	3,854,821	1.38	0.01	59
Armed Forces	4	0.01	228,369	0.08	0.00	10
Not in Labor Force	10,583	21.10	58,214,070	20.83	0.02	101
Working Class						
Private For-Profit Worker	21,251	42.37	111,335,715	39.83	0.02	106
Private Non-Profit Worker	3,883	7.74	14,744,111	5.28	0.03	147
Federal Government Worker	691	1.38	4,491,618	1.61	0.02	86
State Government Worker	672	1.34	6,981,048	2.50	0.01	54
Local Government Worker	2,151	4.29	12,635,098	4.52	0.02	95
Self-Employed Worker, Not Incorporated Business	1,753	3.50	9,977,681	3.57	0.02	98
Self-Employed Worker, Incorporated Business	1,199	2.39	6,679,957	2.39	0.02	100
Unpaid Family Worker	126	0.25	310,075	0.11	0.04	227
Occupation*						
Management	5,898	11.76	19,475,286	6.97	0.03	169
Office/Administrative Support	3,355	6.69	17,326,666	6.20	0.02	108
Business/Financial Operations	3,123	6.23	10,306,317	3.69	0.03	169
Sales/Related	2,808	5.60	15,101,878	5.40	0.02	104
Healthcare Practitioner	2,220	4.43	7,507,182	2.69	0.03	165
Education/Training/Library	2,013	4.01	10,390,116	3.72	0.02	108
Computer/Mathematical	1,633	3.26	6,392,108	2.29	0.03	142
Food Preparation/Serving Related	1,551	3.09	8,616,277	3.08	0.02	100
Architecture/Engineering	1,189	2.37	3,832,188	1.37	0.03	173
Arts/Design/Entertainment/Sports/Media	977	1.95	3,581,452	1.28	0.03	152

Benchmark: USA

*Top 10 chosen from percent composition ranking.

EDUCATION

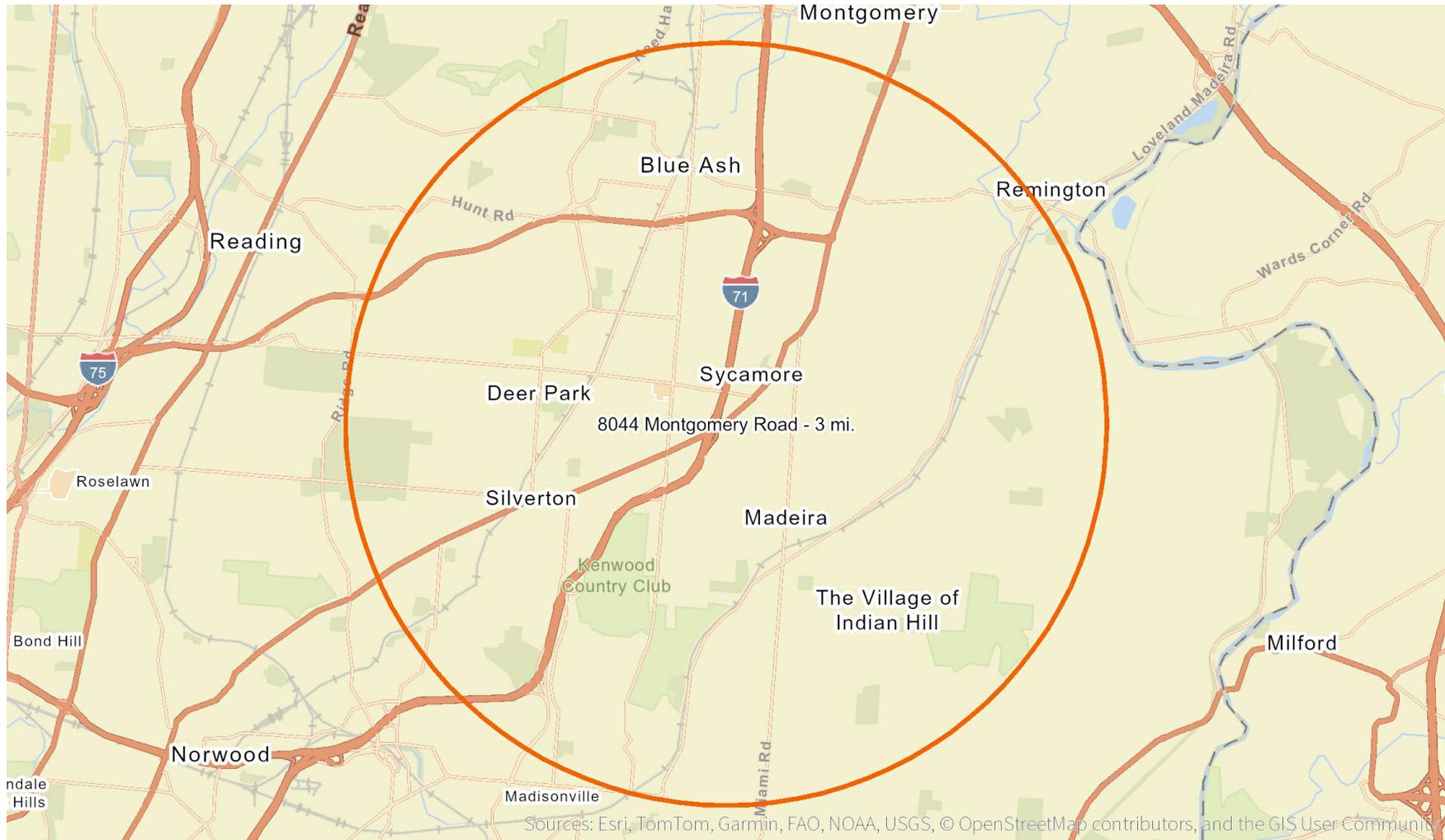
	Count	%	Base Count	Base %	% Pen	Index
Male Educational Attainment						
No Schooling Completed	84	0.19	2,390,406	1.00	0.00	19
Nursery - 4th Grade	4	0.01	599,667	0.25	0.00	4
5th - 6th Grade	41	0.09	1,291,500	0.54	0.00	17
7th - 8th Grade	34	0.08	1,370,825	0.57	0.00	13
9th Grade	113	0.26	1,367,212	0.57	0.01	44
10th Grade	148	0.33	1,559,619	0.65	0.01	51
11th Grade	103	0.23	1,780,938	0.75	0.01	31
12th Grade No Diploma	290	0.66	2,552,688	1.07	0.01	61
High School Graduate (Including Equivalent)	3,403	7.69	31,868,743	13.37	0.01	57
Some College < 1 Year	1,074	2.43	7,329,212	3.08	0.01	79
Some College 1+ Years No Degree	2,053	4.64	14,613,456	6.13	0.01	76
Associate's Degree	1,337	3.02	9,188,632	3.85	0.01	78
Bachelor's Degree	6,889	15.56	24,568,935	10.31	0.03	151
Master's Degree	2,940	6.64	10,372,274	4.35	0.03	153
Professional Degree	1,626	3.67	3,040,400	1.28	0.05	288
Doctorate Degree	758	1.71	2,209,237	0.93	0.03	185
Female Educational Attainment						
No Schooling Completed	88	0.20	2,370,298	0.99	0.00	20
Nursery - 4th Grade	4	0.01	622,601	0.26	0.00	3
5th - 6th Grade	29	0.07	1,206,147	0.51	0.00	13
7th - 8th Grade	162	0.37	1,235,463	0.52	0.01	71
9th Grade	24	0.05	1,196,209	0.50	0.00	11
10th Grade	130	0.29	1,336,112	0.56	0.01	52
11th Grade	137	0.31	1,575,420	0.66	0.01	47
12th Grade No Diploma	114	0.26	2,141,454	0.90	0.01	29
High School Graduate (Including Equivalent)	3,885	8.78	30,098,885	12.63	0.01	69
Some College < 1 Year	1,016	2.29	8,096,542	3.40	0.01	68
Some College 1+ Years No Degree	2,038	4.60	15,189,249	6.37	0.01	72
Associate's Degree	1,703	3.85	11,822,327	4.96	0.01	78
Bachelor's Degree	8,070	18.23	27,140,809	11.39	0.03	160
Master's Degree	4,764	10.76	13,825,162	5.80	0.03	186
Professional Degree	726	1.64	2,559,162	1.07	0.03	153
Doctorate Degree	491	1.11	1,830,891	0.77	0.03	144
Public School Enrollment						
Nursery/Preschool	480	0.77	2,751,395	0.80	0.02	96
Kindergarten	696	1.12	3,475,735	1.01	0.02	110
Grade 1 - 4	2,296	3.68	14,020,832	4.09	0.02	90
Grade 5 - 8	2,138	3.43	15,019,783	4.38	0.01	78
Grade 9 - 12	2,403	3.85	15,919,229	4.64	0.02	83
College Undergraduate	1,098	1.76	13,063,726	3.81	0.01	46
Graduate/Professional School	571	0.92	2,870,784	0.84	0.02	109
Private School Enrollment						
Nursery/Preschool	871	1.40	1,937,959	0.56	0.04	247
Kindergarten	185	0.30	639,207	0.19	0.03	159
Grade 1 - 4	726	1.16	2,199,221	0.64	0.03	182
Grade 5 - 8	543	0.87	2,183,550	0.64	0.02	137
Grade 9 - 12	707	1.13	2,047,424	0.60	0.03	190
College Undergraduate	209	0.34	3,807,416	1.11	0.01	30
Graduate/Professional School	195	0.31	1,871,459	0.55	0.01	57

WORK COMMUTE

	Count	%	Base Count	Base %	% Pen	Index
Transportation to Work						
Worked at Home	5,566	11.10	22,561,648	8.07	0.02	137
Walked	294	0.59	3,974,966	1.42	0.01	41
Bicycle	80	0.16	749,201	0.27	0.01	60
Carpooled	1,626	3.24	14,450,805	5.17	0.01	63
Drove Alone	22,605	45.07	114,986,380	41.14	0.02	110
Subway	9	0.02	2,207,764	0.79	0.00	2
Bus	203	0.41	2,694,922	0.96	0.01	42
Streetcar	0	0.00	154,165	0.06	0.00	0
Railroad	0	0.00	606,559	0.22	0.00	0
Ferryboat	2	0.00	68,201	0.02	0.00	16
Other	593	1.18	2,474,994	0.89	0.02	134
Commute Length						
< 5 Minutes	570	1.14	4,273,866	1.53	0.01	74
5 - 9 Minutes	3,087	6.16	13,679,318	4.89	0.02	126
10 - 14 Minutes	3,461	6.90	18,884,466	6.76	0.02	102
15 - 19 Minutes	5,021	10.01	21,777,432	7.79	0.02	128
20 - 24 Minutes	6,309	12.58				

Trade Area: 8044 Montgomery Road - 3 mi.

Population: 62,354 | Households: 26,098



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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Pop-Facts® Advanced Demographics | Population & Race



Trade Area: 8044 Montgomery Road - 5 mi.

POPULATION

161,624

HOUSEHOLDS

161,624

ETHNICITY



4.5%

Index: 22

Hispanic/Latino

HISPANIC ORIGIN*



31.5%

Index: 54

Mexican

POPULATION BY RACE**



16.2%

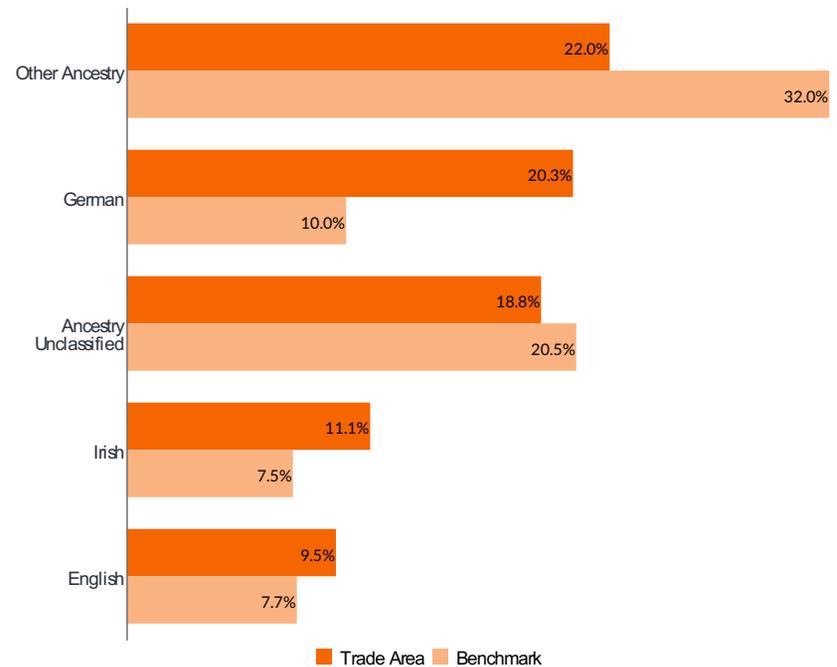
Index: 129

African American

POPULATION BY AGE AND SEX

	Male			Female		
	Count	%	Index	Count	%	Index
0-4	4,910	3.04	109	4,712	2.92	109
5-9	4,912	3.04	104	4,706	2.91	104
10-14	5,031	3.11	100	4,673	2.89	97
15-17	2,877	1.78	93	2,752	1.70	94
18-19	1,928	1.19	82	1,834	1.14	80
20	790	0.49	68	774	0.48	70
21	791	0.49	70	771	0.48	72
22-24	2,334	1.44	72	2,325	1.44	77
25-29	5,183	3.21	101	5,125	3.17	103
30-34	5,940	3.67	107	6,071	3.76	113
35-39	5,629	3.48	102	5,825	3.60	107
40-44	5,289	3.27	99	5,470	3.38	104
45-49	4,655	2.88	94	4,863	3.01	98
50-54	4,385	2.71	91	4,552	2.82	94
55-59	4,445	2.75	92	4,690	2.90	95
60-61	1,879	1.16	94	2,115	1.31	102
62-64	2,679	1.66	95	3,064	1.90	102
65-66	1,989	1.23	102	2,304	1.43	110
67-69	2,673	1.65	103	3,150	1.95	110
70-74	3,943	2.44	106	4,761	2.95	111
75-79	2,759	1.71	100	3,552	2.20	107
80-84	1,616	1.00	100	2,528	1.56	118
85+	1,449	0.90	122	2,925	1.81	146

ANCESTRY: TOP 5*



Benchmark: USA

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*Chosen from percent composition ranking.

**Chosen from percent composition ranking, White excluded from ranking.

Index Colors:	<80	80 - 110	110+
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Pop-Facts® Advanced Demographics | Family Structure



Trade Area: 8044 Montgomery Road - 5 mi.

Population: 161,624 | Households: 71,078

FAMILY TYPE WITH CHILDREN*



17.2%

Index:97

Married Couple, w Kids under 18

TOP 2 LANGUAGES SPOKEN AT HOME*



92.7%

Index:119

Only English

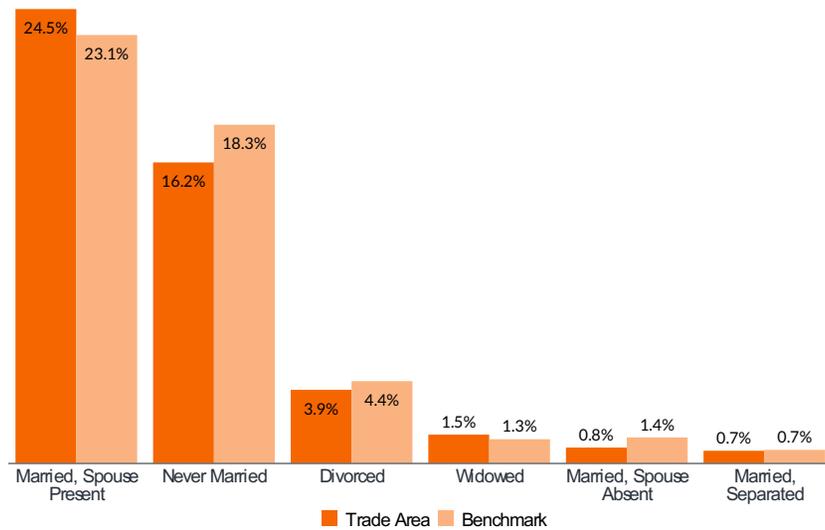


2.7%

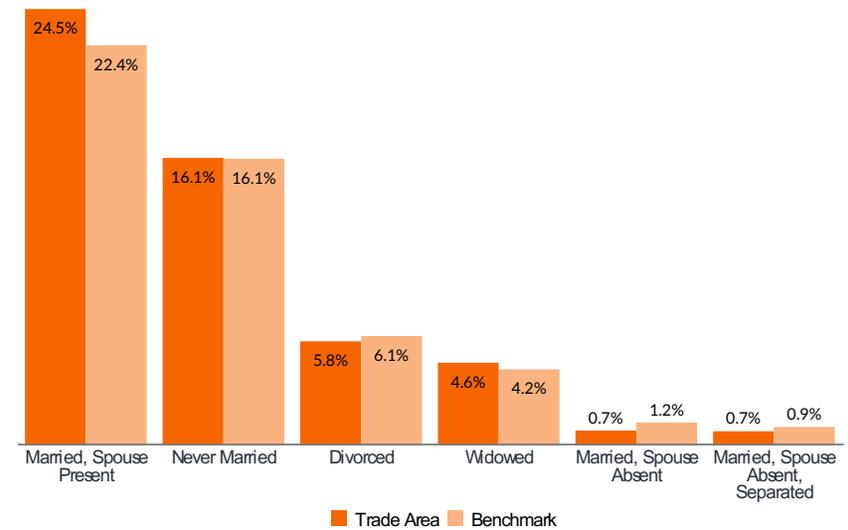
Index:20

Spanish

MALE MARITAL STATUS**



FEMALE MARITAL STATUS**



Benchmark:USA

*Chosen from percent composition ranking.

**Order based on percent composition ranking.

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<https://claritasbeta.environmenticanalytics.ca/Spotlight/About/3/2026>

Index Colors:	<80	80 - 110	110+
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Pop-Facts® Advanced Demographics | Housing & Household



Trade Area: 8044 Montgomery Road - 5 mi.

Population: 161,624 | Households: 71,078

HOUSING OWNERS



57.2%
Index: 100

AGE OF OWNER*

65 - 74

% Comp:11.6

Index:98

HOUSING RENTERS



35.4%
Index: 107

AGE OF RENTER*

25 - 34

% Comp:9.0

Index: 118

COST OF RENT*



\$1,500 to \$1,999

% Comp:5.5 Index: 96

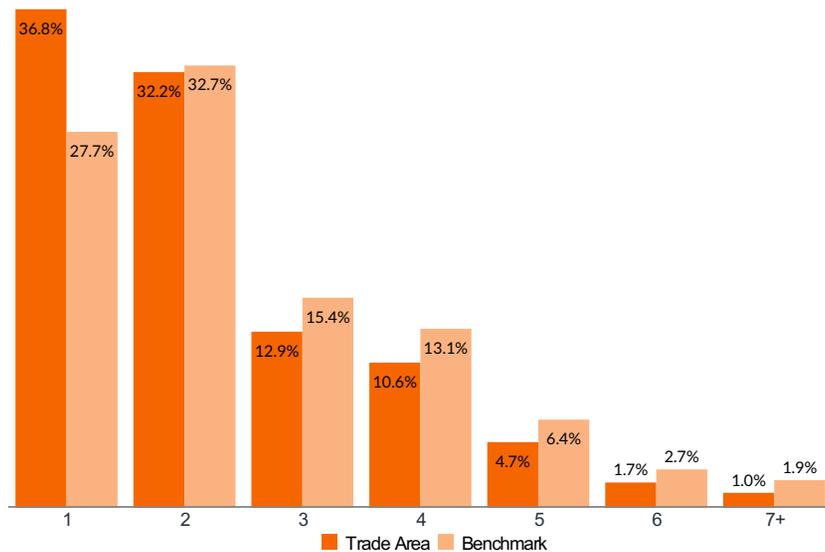
AGE OF HOUSING*



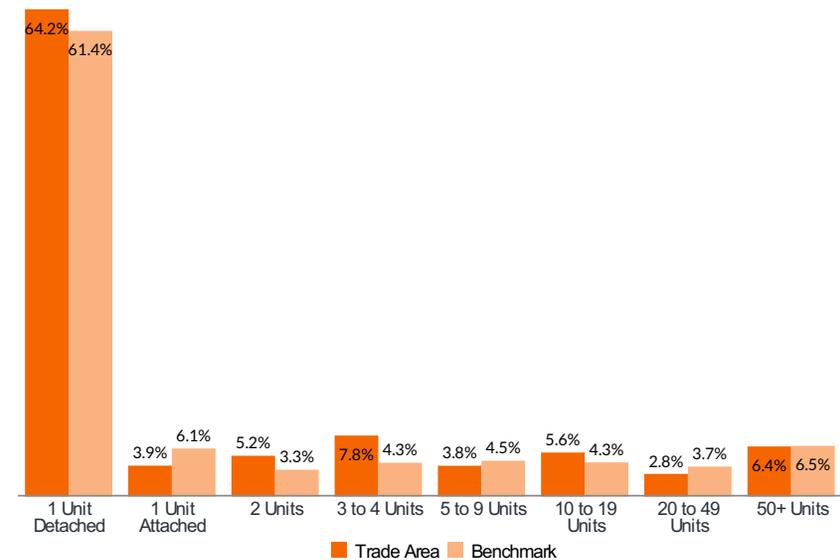
Built Before 1939

% Comp:24.2 Index:214

NUMBER OF PEOPLE IN HOUSEHOLD



HOUSING UNITS IN STRUCTURE



Benchmark:USA

*Chosen from percent composition ranking.

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Index Colors:	<80	80 - 110	110+
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Pop-Facts® Advanced Demographics | Affluence & Education



Trade Area: 8044 Montgomery Road - 5 mi.

Population: 161,624 | Households: 71,078

EDUCATIONAL ATTAINMENT*

Male: Bachelor's Degree
% Comp:14.6 Index:141

Female: Bachelor's Degree
% Comp:16.0 Index:140

HIGH SCHOOL ENROLLED*

Public: 3.7%
Index: 79

Private: 1.0%
Index: 172

MEDIAN HOUSEHOLD INCOME



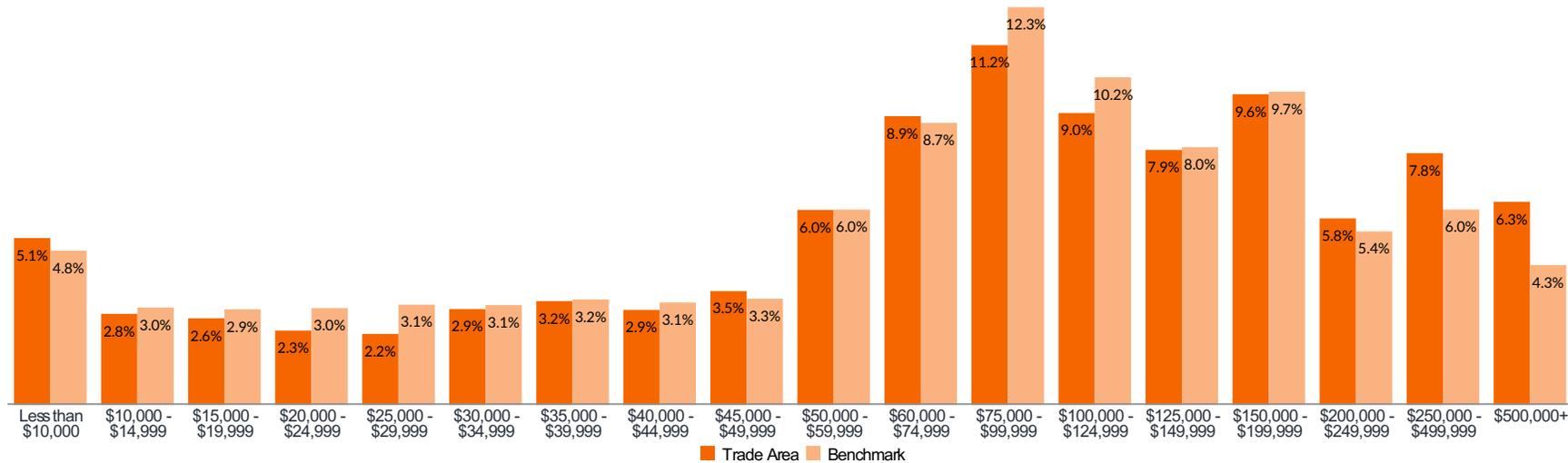
\$91,089
Index: 106

FAMILY BELOW POVERTY LINE**



Female Hhldr, With Kids 5 to 17 Years Old Only
% Comp:1.5 Index:72

HOUSEHOLD INCOME DISTRIBUTION



Benchmark:USA

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*Chosen from percent composition ranking.

**Chosen from percent composition ranking, With Kids <5 and 5 - 17 indicates 1 or more children in each age group.

Index Colors:	<80	80 - 110	110+
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Pop-Facts® Advanced Demographics | Employment & Occupation



Trade Area: 8044 Montgomery Road - 5 mi.

Population: 161,624 | Households: 71,078

UNEMPLOYMENT RATE



Male

1.2%

Index: 80



Female

0.9%

Index: 64

WORKING CLASS*



43.0%

Index: 108

Private For-Profit Worker

COMMUTING METHOD**



3.6%

Index: 70

Carpooled

COMMUTE TIME*

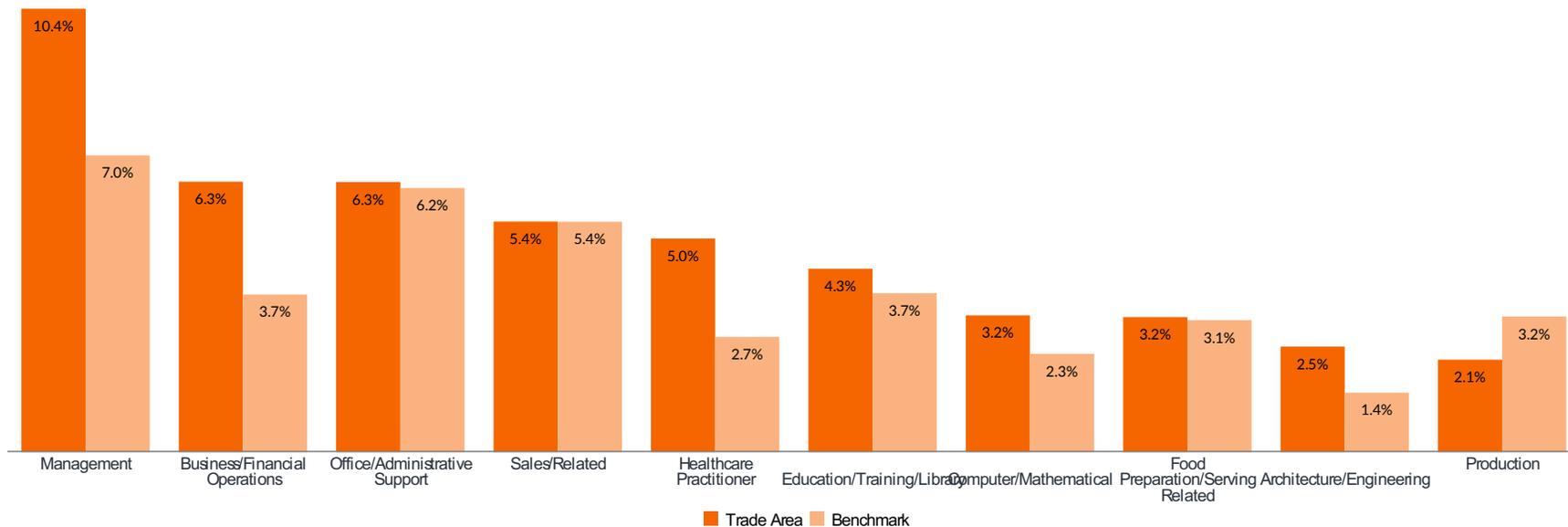


11.9%

Index: 163

20 - 24 Minutes

OCCUPATION: TOP 10*



Benchmark: USA

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*Chosen from percent composition ranking.

**Chosen from percent composition ranking, Driving Alone excluded from ranking.

Index Colors:	<80	80 - 110	110+
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Trade Area: 8044 Montgomery Road - 5 mi.

Population: 161,624 | Households: 71,078

HOUSEHOLDS

	Count	%	Base Count	Base %	% Pen	Index
Renter-Occupied Householder Age						
15 - 24	1,939	2.52	3,674,289	2.51	0.05	100
25 - 34	6,943	9.04	11,247,650	7.69	0.06	118
35 - 44	5,137	6.69	10,238,274	7.00	0.05	96
45 - 54	3,604	4.69	7,500,983	5.13	0.05	91
55 - 64	3,399	4.43	6,407,633	4.38	0.05	101
65 - 74	3,187	4.15	5,044,829	3.45	0.06	120
75 - 84	1,795	2.34	2,858,390	1.96	0.06	120
85+	1,147	1.49	1,368,110	0.94	0.08	160
Owner-Occupied Householder Age						
15 - 24	369	0.48	885,580	0.61	0.04	79
25 - 34	4,958	6.46	7,285,553	4.98	0.07	130
35 - 44	7,598	9.89	12,947,056	8.86	0.06	112
45 - 54	7,348	9.57	14,866,498	10.17	0.05	94
55 - 64	8,411	10.95	17,270,951	11.81	0.05	93
65 - 74	8,912	11.61	17,237,913	11.79	0.05	98
75 - 84	4,780	6.22	10,099,481	6.91	0.05	90
85+	1,553	2.02	2,827,861	1.93	0.05	105
Age of Housing						
Built Before 1939	18,583	24.20	16,514,548	11.29	0.11	214
Built 1940 to 1949	7,597	9.89	6,285,612	4.30	0.12	230
Built 1950 to 1959	13,287	17.30	13,517,488	9.24	0.10	187
Built 1960 to 1969	9,827	12.80	14,018,674	9.59	0.07	133
Built 1970 to 1979	8,091	10.54	20,112,782	13.76	0.04	77
Built 1980 to 1989	7,532	9.81	18,332,918	12.54	0.04	78
Built 1990 to 1999	3,518	4.58	17,974,397	12.29	0.02	37
Built 2000 to 2009	3,365	4.38	19,128,303	13.08	0.02	33
Number of Units in Structure						
1 Unit Detached	49,335	64.24	89,745,783	61.38	0.05	105
1 Unit Attached	2,967	3.86	8,954,963	6.12	0.03	63
2 Units	3,970	5.17	4,854,509	3.32	0.08	156
3 to 4 Units	6,024	7.84	6,216,602	4.25	0.10	184
5 to 9 Units	2,955	3.85	6,599,208	4.51	0.04	85
10 to 19 Units	4,297	5.59	6,276,054	4.29	0.07	130
20 to 49 Units	2,127	2.77	5,463,256	3.74	0.04	74
50+ Units	4,916	6.40	9,478,577	6.48	0.05	99
Mobile Home	152	0.20	8,442,229	5.77	0.00	3

MARITAL STATUS & HOUSEHOLD COMPOSITION

	Count	%	Base Count	Base %	% Pen	Index
Male Marital Status						
Never Married	21,522	16.22	51,794,905	18.25	0.04	89
Married, Spouse Present	32,509	24.50	65,547,899	23.10	0.05	106
Married, Spouse Absent, Separated	862	0.65	1,982,385	0.70	0.04	93
Married, Spouse Absent, Other	1,091	0.82	3,888,866	1.37	0.03	60
Divorced	5,229	3.94	12,514,240	4.41	0.04	89
Widowed	2,018	1.52	3,616,013	1.27	0.06	119
Female Marital Status						
Never Married	21,362	16.10	45,561,388	16.06	0.05	100
Married, Spouse Present	32,484	24.48	63,682,295	22.44	0.05	109
Married, Spouse Absent, Separated	931	0.70	2,682,820	0.95	0.03	74
Married, Spouse Absent, Other	969	0.73	3,400,166	1.20	0.03	61
Divorced	7,651	5.77	17,189,284	6.06	0.04	95
Widowed	6,052	4.56	11,886,991	4.19	0.05	109

RACE & LANGUAGE AT HOME

	Count	%	Base Count	Base %	% Pen	Index
2026 Population by Single Race and Sex						
White	114,869	71.07	203,040,919	59.20	0.06	120
African American	26,130	16.17	43,015,177	12.54	0.06	129
American Indian	339	0.21	3,937,109	1.15	0.01	18
Asian	6,370	3.94	22,449,528	6.55	0.03	60
Pacific Islander	94	0.06	766,081	0.22	0.01	26
Some Other Race Alone	969	0.73	30,970,634	9.03	0.01	20
Two or More Races	10,860	6.72	38,786,238	11.31	0.03	59
Population by Ancestry*						
Other Ancestry	35,515	21.97	109,718,492	31.99	0.03	69
German	32,817	20.30	34,147,823	9.96	0.10	204
Ancestry Unclassified	30,465	18.85	70,146,822	20.45	0.04	92
Irish	17,869	11.06	25,823,667	7.53	0.07	147
English	15,344	9.49	26,444,270	7.71	0.06	123
United States or American	5,536	3.42	15,411,581	4.49	0.04	76
Italian	5,201	3.22	13,490,456	3.93	0.04	82
Scottish	2,837	1.75	4,582,632	1.34	0.06	131
Polish	2,410	1.49	6,834,897	1.99	0.04	75
French (Excluding Basque)	1,757	1.09	5,256,979	1.53	0.03	71
Language Spoken at Home						
Arabic	618	0.41	1,435,049	0.44	0.04	92
Speak Only English at Home	140,957	92.73	253,155,643	78.07	0.06	119
Spanish	4,104	2.70	44,226,410	13.64	0.01	20
French, Haitian, Cajun	382	0.25	2,219,739	0.69	0.02	37
West Germanic Language	462	0.30	1,496,969	0.46	0.03	66
Slavic Language	497	0.33	2,253,118	0.69	0.02	47
Other Indo-European Language	2,209	1.45	6,524,893	2.01	0.03	72
Korean	265	0.17	927,977	0.29	0.03	61
Chinese	751	0.49	3,150,069	0.97	0.02	51
Vietnamese	55	0.04	1,309,264	0.40	0.00	9
Tagalog	160	0.10	1,549,240	0.48	0.01	22
Other Asian-Pacific Language	1,118	0.74	3,467,444	1.07	0.03	69

Benchmark: USA

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*Top 10 chosen from percent composition ranking.

Index Colors:	<80	80 - 110	110+
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POVERTY & WEALTH

	Count	%	Base Count	Base %	% Pen	Index
Household Income						
Less than \$10,000	3,656	5.14	6,259,460	4.75	0.06	108
\$10,000 - \$14,999	1,979	2.78	3,926,745	2.98	0.05	93
\$15,000 - \$19,999	1,881	2.65	3,856,019	2.93	0.05	90
\$20,000 - \$24,999	1,609	2.26	3,903,891	2.96	0.04	76
\$25,000 - \$29,999	1,534	2.16	4,046,406	3.07	0.04	70
\$30,000 - \$34,999	2,085	2.93	4,029,283	3.06	0.05	96
\$35,000 - \$39,999	2,262	3.18	4,261,703	3.23	0.05	98
\$40,000 - \$44,999	2,066	2.91	4,135,043	3.14	0.05	93
\$45,000 - \$49,999	2,483	3.49	4,290,075	3.26	0.06	107
\$50,000 - \$59,999	4,280	6.02	7,947,143	6.03	0.05	100
\$60,000 - \$74,999	6,356	8.94	11,509,539	8.73	0.06	102
\$75,000 - \$99,999	7,928	11.15	16,253,793	12.34	0.05	90
\$100,000 - \$144,999	6,425	9.04	13,374,523	10.15	0.05	89
\$125,000 - \$149,999	5,609	7.89	10,508,788	7.98	0.05	99
\$150,000 - \$199,999	6,841	9.63	12,788,320	9.71	0.05	99
\$200,000 - \$249,999	4,091	5.76	7,051,778	5.35	0.06	108
\$250,000 - \$499,999	5,535	7.79	7,949,340	6.03	0.07	129
\$500,000+	4,460	6.28	5,669,202	4.30	0.08	146
At or Above Poverty Line						
Married Couple, No Kids	18,995	46.81	36,355,331	42.16	0.05	111
Married Couple, With Kids < 5 Years Old Only	3,392	8.36	4,418,412	5.13	0.08	163
Married Couple, With Kids 5 to 17 Years Old Only	7,068	17.42	14,935,583	17.32	0.05	101
Married Couple, With Kids < 5 and 5 to 17 Years Old	2,179	5.37	4,376,744	5.08	0.05	106
Male Hhldr, No Kids	834	2.06	3,034,117	3.52	0.03	58
Male Hhldr, With Kids < 5 Years Old Only	147	0.36	584,397	0.68	0.03	53
Male Hhldr, With Kids 5 to 17 Years Old Only	1,039	2.56	2,006,655	2.33	0.05	110
Male Hhldr, With Kids < 5 and 5 to 17 Years Old	152	0.38	408,885	0.47	0.04	79
Female Hhldr, No Kids	2,493	6.14	5,992,788	6.95	0.04	88
Female Hhldr, With Kids < 5 Years Old Only	426	1.05	894,606	1.04	0.05	101
Female Hhldr, With Kids 5 to 17 Years Old Only	1,777	4.38	4,763,012	5.52	0.04	79
Female Hhldr, With Kids < 5 and 5 to 17 Years Old	159	0.39	832,308	0.96	0.02	41
Below Poverty Line						
Married Couple, No Kids	377	0.93	1,477,123	1.71	0.03	54
Married Couple, With Kids < 5 Years Old Only	31	0.08	191,825	0.22	0.02	34
Married Couple, With Kids 5 to 17 Years Old Only	116	0.29	793,453	0.92	0.01	31
Married Couple, With Kids < 5 and 5 to 17 Years Old	36	0.09	484,101	0.56	0.01	16
Male Hhldr, No Kids	12	0.03	263,923	0.31	0.00	10
Male Hhldr, With Kids < 5 Years Old Only	34	0.08	107,660	0.13	0.03	67
Male Hhldr, With Kids 5 to 17 Years Old Only	49	0.12	357,528	0.41	0.01	29
Male Hhldr, With Kids < 5 and 5 to 17 Years Old	4	0.01	114,852	0.13	0.00	7
Female Hhldr, No Kids	353	0.87	694,445	0.81	0.05	108
Female Hhldr, With Kids < 5 Years Old Only	143	0.35	513,791	0.60	0.03	59
Female Hhldr, With Kids 5 to 17 Years Old Only	610	1.50	1,798,940	2.09	0.03	72
Female Hhldr, With Kids < 5 and 5 to 17 Years Old	152	0.38	821,474	0.95	0.02	39

EMPLOYMENT & OCCUPATION

	Count	%	Base Count	Base %	% Pen	Index
Male Employment Status						
Civilian Labor Force, Employed	43,660	33.38	88,292,168	31.59	0.05	106
Civilian Labor Force, Unemployed	1,605	1.23	4,308,425	1.54	0.04	80
Armed Forces	112	0.09	1,129,452	0.40	0.01	21
Not in Labor Force	16,890	12.91	43,438,451	15.54	0.04	83
Female Employment Status						
Civilian Labor Force, Employed	41,715	31.89	80,044,725	28.64	0.05	111
Civilian Labor Force, Unemployed	1,146	0.88	3,854,821	1.38	0.03	64
Armed Forces	4	0.00	228,369	0.08	0.00	4
Not in Labor Force	25,664	19.62	58,214,070	20.83	0.04	94
Working Class						
Private For-Profit Worker	56,297	43.04	111,335,715	39.83	0.05	108
Private Non-Profit Worker	11,720	8.96	14,744,111	5.28	0.08	170
Federal Government Worker	1,997	1.53	4,491,618	1.61	0.04	95
State Government Worker	1,904	1.46	6,981,048	2.50	0.03	58
Local Government Worker	5,211	3.98	12,635,098	4.52	0.04	88
Self-Employed Worker, Not Incorporated Business	4,405	3.37	9,977,681	3.57	0.04	94
Self-Employed Worker, Incorporated Business	3,039	2.32	6,679,957	2.39	0.05	97
Unpaid Family Worker	245	0.19	310,075	0.11	0.08	169
Occupation*						
Management	13,638	10.43	19,475,286	6.97	0.07	150
Business/Financial Operations	8,302	6.35	10,306,317	3.69	0.08	172
Office/Administrative Support	8,293	6.34	17,326,666	6.20	0.05	102
Sales/Related	7,072	5.41	15,101,878	5.40	0.05	100
Healthcare Practitioner	6,548	5.01	7,507,182	2.69	0.09	186
Education/Training/Library	5,616	4.29	10,390,116	3.72	0.05	116
Computer/Mathematical	4,179	3.19	6,392,108	2.29	0.07	140
Food Preparation/Serving Related	4,126	3.15	8,616,277	3.08	0.05	102
Architecture/Engineering	3,218	2.46	3,832,188	1.37	0.08	179
Production	2,811	2.15	8,856,970	3.17	0.03	68

Benchmark: USA

*Top 10 chosen from percent composition ranking.

EDUCATION

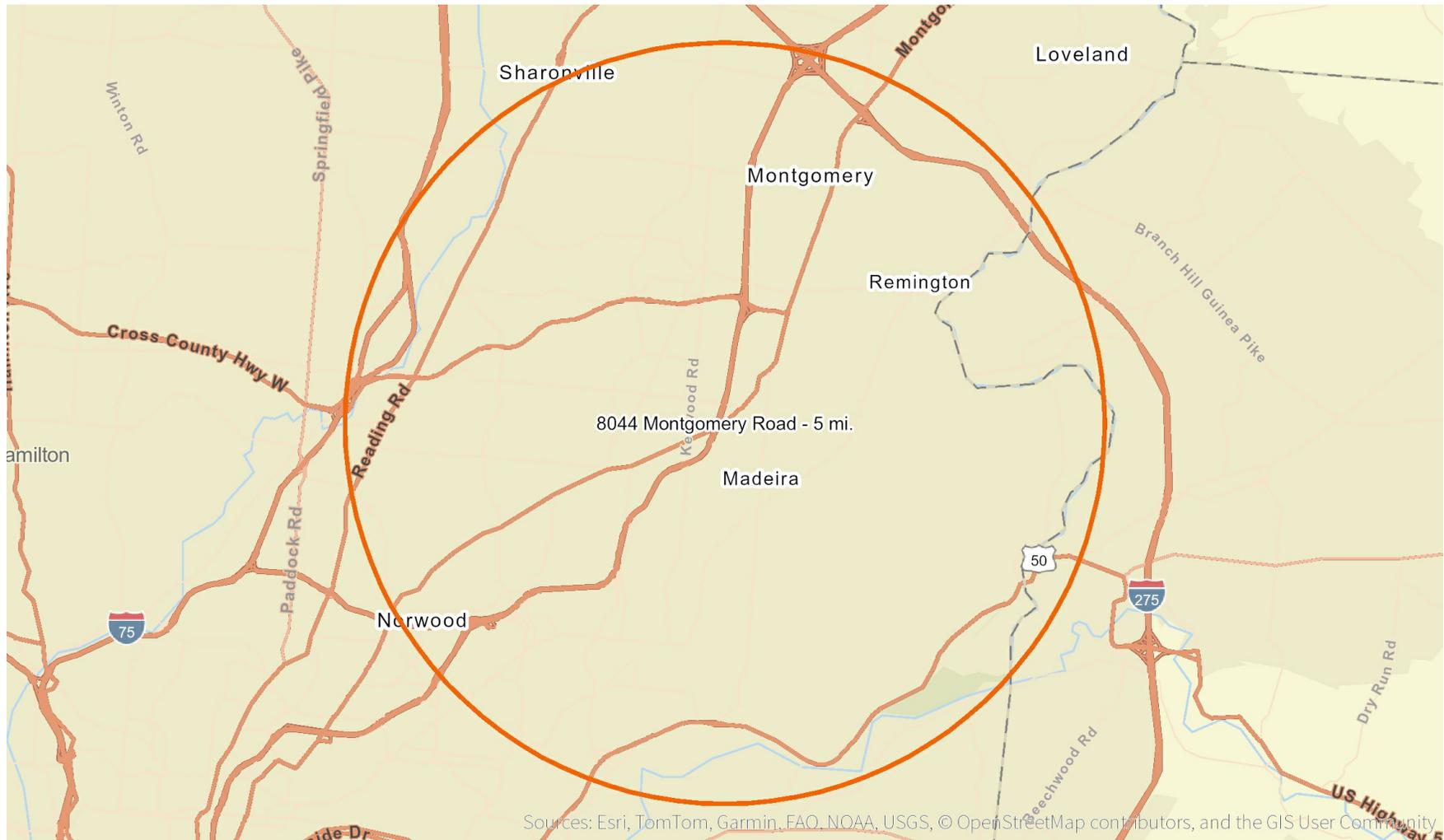
	Count	%	Base Count	Base %	% Pen	Index
Male Educational Attainment						
No Schooling Completed	242	0.21	2,390,406	1.00	0.01	21
Nursery - 4th Grade	48	0.04	599,667	0.25	0.01	17
5th - 6th Grade	154	0.13	1,291,500	0.54	0.01	25
7th - 8th Grade	160	0.14	1,370,825	0.57	0.01	24
9th Grade	324	0.28	1,367,212	0.57	0.02	49
10th Grade	388	0.34	1,559,619	0.65	0.02	51
11th Grade	443	0.38	1,780,938	0.75	0.02	51
12th Grade No Diploma	847	0.73	2,552,688	1.07	0.03	68
High School Graduate (Including Equivalent)	10,448	9.04	31,868,743	13.37	0.03	68
Some College < 1 Year	2,697	2.33	7,329,212	3.08	0.04	76
Some College 1+ Years No Degree	5,434	4.71	14,613,456	6.13	0.04	77
Associate's Degree	3,183	2.76	9,188,632	3.85	0.03	71
Bachelor's Degree	16,839	14.58	24,568,935	10.31	0.07	141
Master's Degree	8,064	6.98	10,372,274	4.35	0.08	160
Professional Degree	3,440	2.98	3,040,400	1.28	0.11	233
Doctorate Degree	1,800	1.56	2,209,237	0.93	0.08	168
Female Educational Attainment						
No Schooling Completed	241	0.21	2,370,298	0.99	0.01	21
Nursery - 4th Grade	37	0.03	622,601	0.26	0.01	12
5th - 6th Grade	79	0.07	1,206,147	0.51	0.01	14
7th - 8th Grade	407	0.35	1,235,463	0.52	0.03	68
9th Grade	279	0.24	1,196,209	0.50	0.02	48
10th Grade	589	0.51	1,336,112	0.56	0.04	91
11th Grade	746	0.65	1,575,420	0.66	0.05	98
12th Grade No Diploma	669	0.58	2,141,454	0.90	0.03	64
High School Graduate (Including Equivalent)	11,410	9.88	30,098,885	12.63	0.04	78
Some College < 1 Year	2,640	2.29	8,096,542	3.40	0.03	67
Some College 1+ Years No Degree	5,207	4.51	15,189,249	6.37	0.03	71
Associate's Degree	5,209	4.51	11,822,327	4.96	0.04	91
Bachelor's Degree	18,436	15.96	27,140,809	11.39	0.07	140
Master's Degree	11,639	10.08	13,825,162	5.80	0.08	174
Professional Degree	2,031	1.76	2,559,162	1.07	0.08	164
Doctorate Degree	1,371	1.19	1,830,891	0.77	0.07	155
Public School Enrollment						
Nursery/Preschool	1,293	0.80	2,751,395	0.80	0.05	100
Kindergarten	1,562	0.97	3,475,735	1.01	0.04	95
Grade 1 - 4	5,808	3.59	14,020,832	4.09	0.04	88
Grade 5 - 8	5,788	3.58	15,019,783	4.38	0.04	82
Grade 9 - 12	5,918	3.66	15,919,229	4.64	0.04	79
College Undergraduate	3,119	1.93	13,063,726	3.81	0.02	51
Graduate/Professional School	1,965	1.22	2,870,784	0.84	0.07	145
Private School Enrollment						
Nursery/Preschool	2,132	1.32	1,937,959	0.56	0.11	233
Kindergarten	535	0.33	639,207	0.19	0.08	178
Grade 1 - 4	1,799	1.11	2,199,221	0.64	0.08	174
Grade 5 - 8	1,629	1.01	2,183,550	0.64	0.07	158
Grade 9 - 12	1,662	1.03	2,047,424	0.60	0.08	172
College Undergraduate	579	0.36	3,807,416	1.11	0.02	32
Graduate/Professional School	1,006	0.62	1,871,459	0.55	0.05	114

WORK COMMUTE

	Count	%	Base Count	Base %	% Pen	Index
Transportation to Work						
Worked at Home	13,595	10.39	22,561,648	8.07	0.06	129
Walked	1,304	1.00	3,974,966	1.42	0.03	70
Bicycle	220	0.17	749,201	0.27	0.03	63
Carpooled	4,715	3.60	14,450,805	5.17	0.03	70
Drove Alone	61,176	46.77	114,986,380	41.14	0.05	114
Subway	19	0.01	2,207,764	0.79	0.00	2
Bus	1,275	0.97	2,694,922	0.96	0.05	101
Streetcar	0	0.00	154,165	0.06	0.00	0
Railroad	0	0.00	606,559	0.22	0.00	0
Ferryboat	6	0.01	68,201	0.02	0.01	19
Other	1,007	0.77	2,474,994	0.89	0.04	87
Commute Length						
< 5 Minutes	1,784	1.36	4,273,866	1.53	0.04	89
5 - 9 Minutes	7,620	5.83	13,679,318	4.89	0.06	119
10 - 14 Minutes	9,846	7.53	18,884,466	6.76	0.05	111
15 - 19 Minutes	13,778	10.53	21,777,432	7.79	0.06	135
20 - 24 Minutes	15,605	11.93	20,427,515	7.31	0.08	163
25 - 29 Minutes	5,961	4.56	9,929,385	3.55	0.06	128
30 - 34 Minutes	8,812	6.74	19,496,620	6.97	0.05	97
35 - 39 Minutes	1,252	0.96	4,			

Trade Area: 8044 Montgomery Road - 5 mi.

Population: 161,624 | Households: 71,078



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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Report Details

Name: Pop-Facts® Advanced Demographic Report
Date / Time: 11/13/2025 3:58:27 PM
Workspace Vintage: 2026

Trade Area

Name	Level	Geographies
8044 Montgomery Road - 1 mi.		N/A
8044 Montgomery Road - 3 mi.		N/A
8044 Montgomery Road - 5 mi.		N/A

Benchmark

Name	Level	Geographies
USA	Entire US	United States

DataSource

Product	Provider	Copyright
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