

Pop-Facts® 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

HOME LANGUAGE*

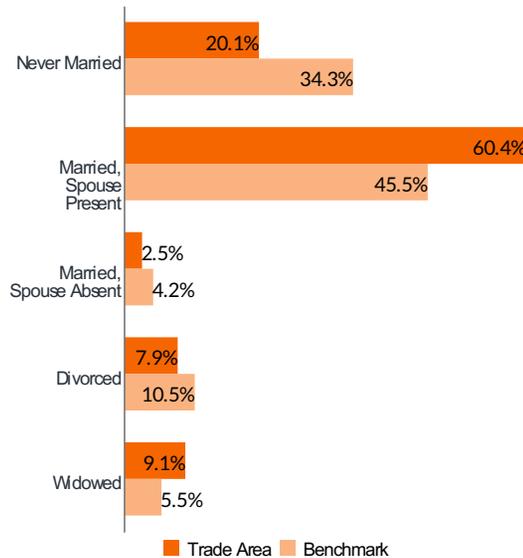


90.1%

Index:115

Only English

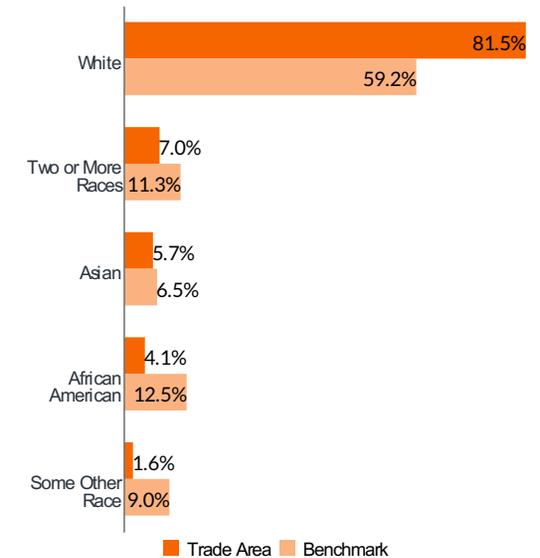
MARITAL STATUS



POPULATION BY AGE

| Age | Count | % | Index |
|---------|-------|------|-------|
| 0 - 4 | 806 | 6.8 | 124 |
| 5 - 9 | 820 | 6.9 | 120 |
| 10 - 14 | 860 | 7.2 | 119 |
| 15 - 17 | 469 | 3.9 | 106 |
| 18 - 20 | 436 | 3.7 | 85 |
| 21 - 24 | 473 | 4.0 | 76 |
| 25 - 34 | 1,041 | 8.7 | 67 |
| 35 - 44 | 1,587 | 13.3 | 100 |
| 45 - 54 | 1,404 | 11.8 | 98 |
| 55 - 64 | 1,316 | 11.1 | 91 |
| 65 - 74 | 1,302 | 10.9 | 101 |
| 75 - 84 | 791 | 6.6 | 109 |
| 85+ | 596 | 5.0 | 253 |

POPULATION BY RACE**



Benchmark:USA

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*Top variable chosen from percent composition ranking

**Top 5 variables chosen from percent composition ranking

| | | | |
|---------------|-----|----------|------|
| Index Colors: | <80 | 80 - 110 | 110+ |
|---------------|-----|----------|------|

Pop-Facts® Demographics | Housing & Household



Trade Area: 8044 Montgomery Road - 1 mi.

Population: 11,900 | Households: 11,900

MEDIAN AGE OF HOUSEHOLDER

56

Index:104

PRESENCE OF OWN CHILDREN*



32.7%

Index: 125

AGE OF HOUSING**



65 - 74 years old

% Comp:27.0 Index:292

HOUSING TENURE



Own

75.6%

Index: 119

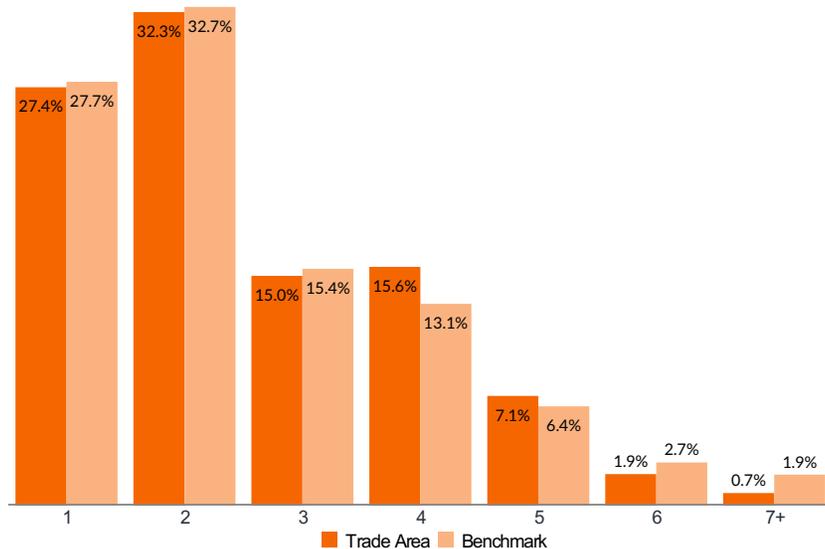


Rent

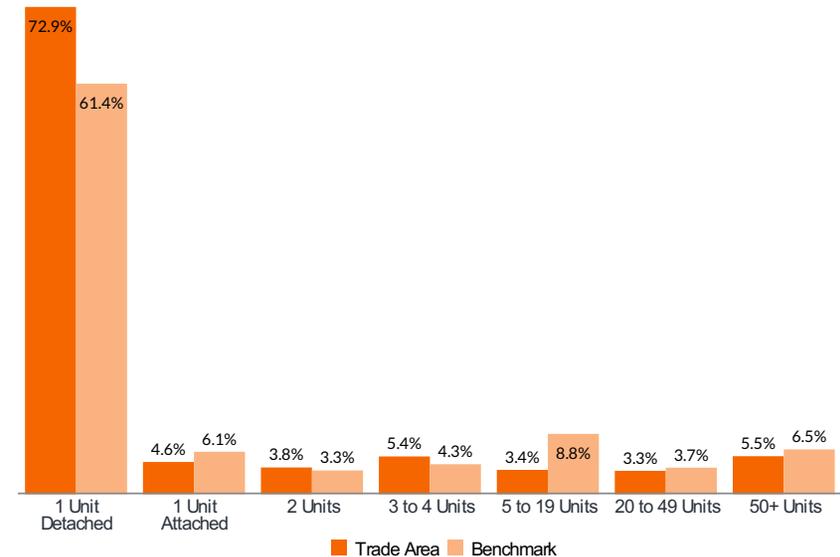
24.4%

Index:67

HOUSEHOLD SIZE



HOUSING UNITS IN STRUCTURE



Benchmark: USA

*Uses the variable "Households with people under age 18"

**Chosen from percent composition ranking

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| | | | |
|---------------|-----|----------|------|
| Index Colors: | <80 | 80 - 110 | 110+ |
|---------------|-----|----------|------|

Pop-Facts® Demographics | Affluence & Education



Trade Area: 8044 Montgomery Road - 1 mi.

Population: 11,900 | Households: 11,900

EDUCATIONAL ATTAINMENT: TOP 2*



Bachelor's Degree



Master's Degree

EDUCATION: HISPANIC/LATINO



Bachelor's degree or higher

POVERTY STATUS



At or above poverty

HOUSEHOLD INCOME



Median Household Income
\$126,547
Index: 147

Average Household Income
\$185,867
Index: 150

HOUSEHOLD INCOME DISTRIBUTION



Benchmark: USA

*Ranked by percent composition

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| | | | |
|---------------|-----|----------|------|
| Index Colors: | <80 | 80 - 110 | 110+ |
|---------------|-----|----------|------|

Pop-Facts® Demographics | Employment & Occupation



Trade Area: 8044 Montgomery Road - 1 mi.

Population: 11,900 | Households: 11,900

OCCUPATIONAL CLASS*



86.3%

Index:138

White Collar

UNEMPLOYMENT RATE



4.2%

Index:83

Percent of civilian labor force unemployed

METHOD OF TRAVEL TO WORK: TOP 2*



73.5%

Index:105

Travel to work by **Driving Alone**

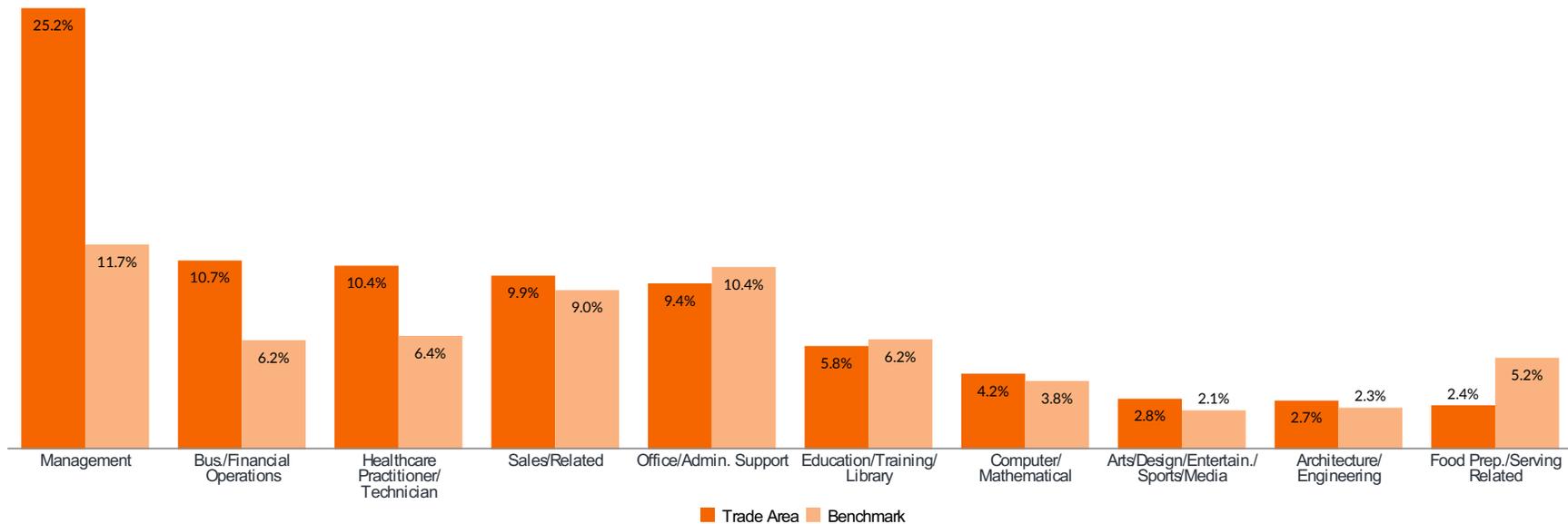


4.9%

Index:55

Travel to work by **Carpooling**

OCCUPATION: TOP 10*



Benchmark: USA

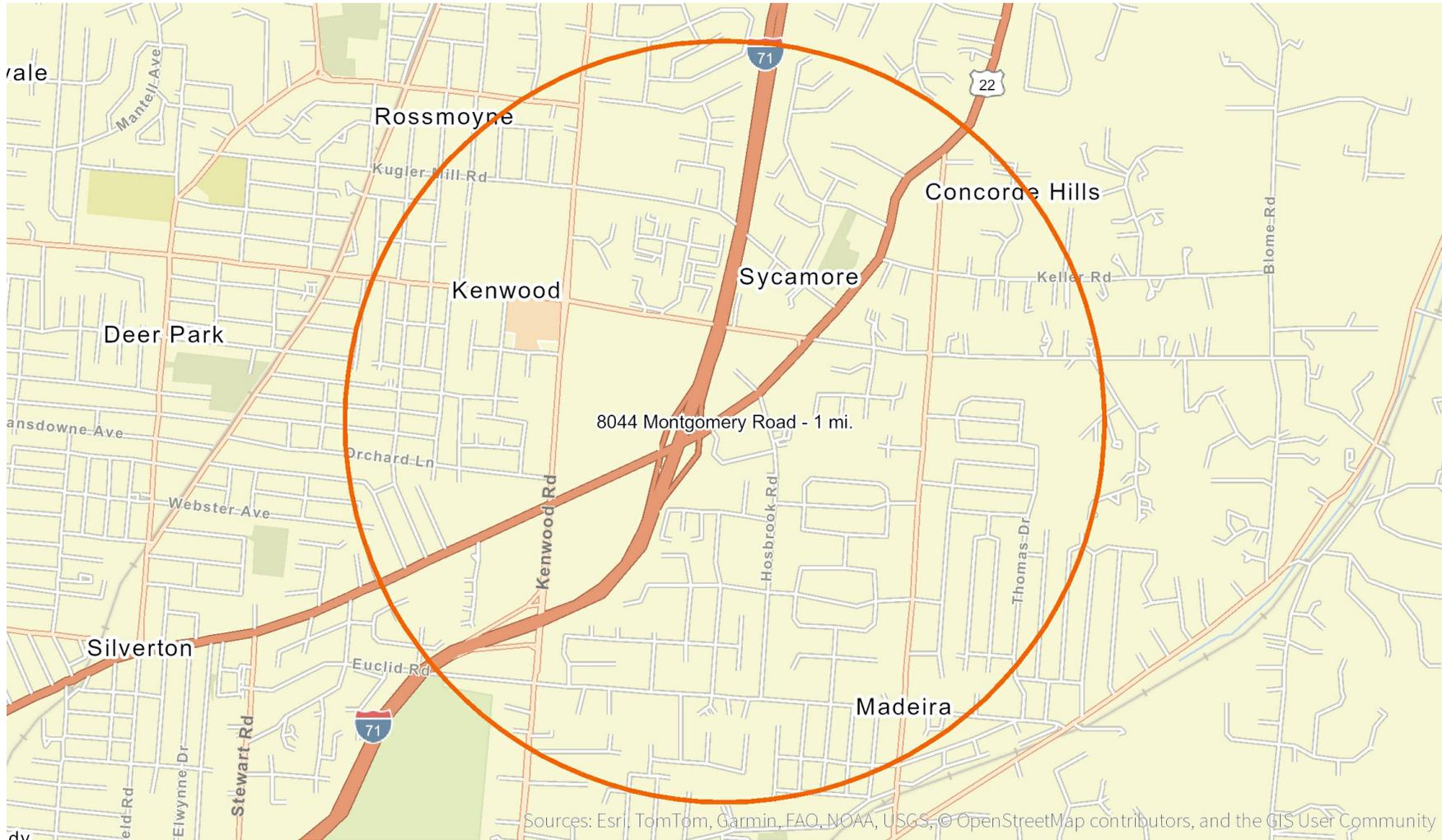
*Chosen from percent composition ranking

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| | | | |
|---------------|-----|----------|------|
| Index Colors: | <80 | 80 - 110 | 110+ |
|---------------|-----|----------|------|

Trade Area: 8044 Montgomery Road - 1 mi.

Population: 11,900 | Households: 11,900



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Pop-Facts® 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*



37.3%

Index:130

Non Cuban/Mexican/Puerto Rican

HOME LANGUAGE*

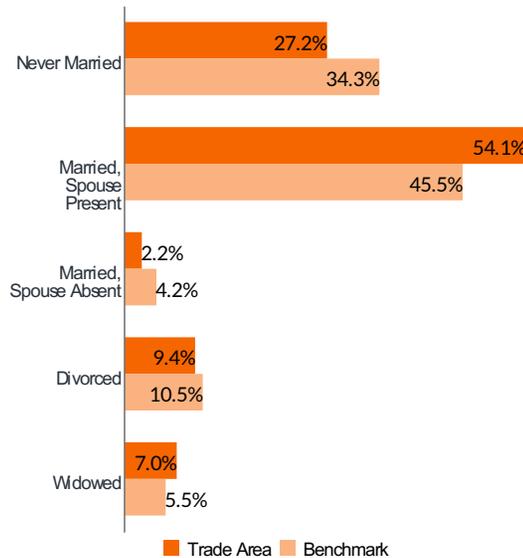


92.0%

Index:118

Only English

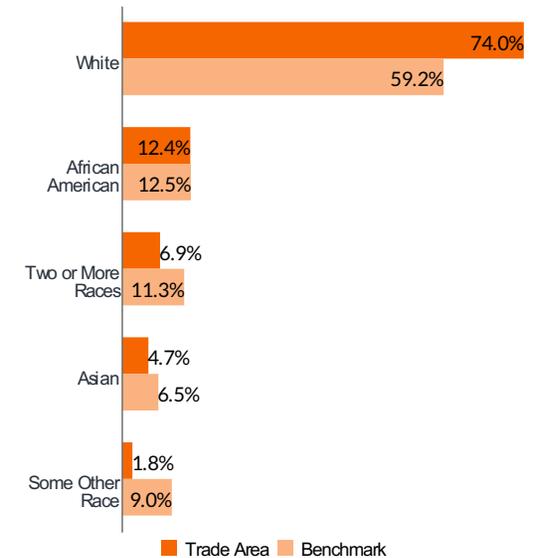
MARITAL STATUS



POPULATION BY AGE

| Age | Count | % | Index |
|---------|-------|------|-------|
| 0 - 4 | 3,760 | 6.0 | 111 |
| 5 - 9 | 3,769 | 6.0 | 105 |
| 10 - 14 | 3,937 | 6.3 | 104 |
| 15 - 17 | 2,201 | 3.5 | 95 |
| 18 - 20 | 2,069 | 3.3 | 77 |
| 21 - 24 | 2,345 | 3.8 | 72 |
| 25 - 34 | 7,098 | 11.4 | 87 |
| 35 - 44 | 8,391 | 13.5 | 101 |
| 45 - 54 | 7,333 | 11.8 | 97 |
| 55 - 64 | 7,582 | 12.2 | 100 |
| 65 - 74 | 7,465 | 12.0 | 111 |
| 75 - 84 | 4,304 | 6.9 | 113 |
| 85+ | 2,100 | 3.4 | 170 |

POPULATION BY RACE**



Benchmark:USA

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*Top variable chosen from percent composition ranking

**Top 5 variables chosen from percent composition ranking

| | | | |
|---------------|-----|----------|------|
| Index Colors: | <80 | 80 - 110 | 110+ |
|---------------|-----|----------|------|

Pop-Facts® Demographics | Housing & Household



Trade Area: 8044 Montgomery Road - 3 mi.

Population: 62,354 | Households: 62,354

MEDIAN AGE OF HOUSEHOLDER

55

Index:102

PRESENCE OF OWN CHILDREN*



25.9%

Index: 99

AGE OF HOUSING**



65 - 74 years old

% Comp:23.3 Index:252

HOUSING TENURE



Own

70.0%

Index: 111

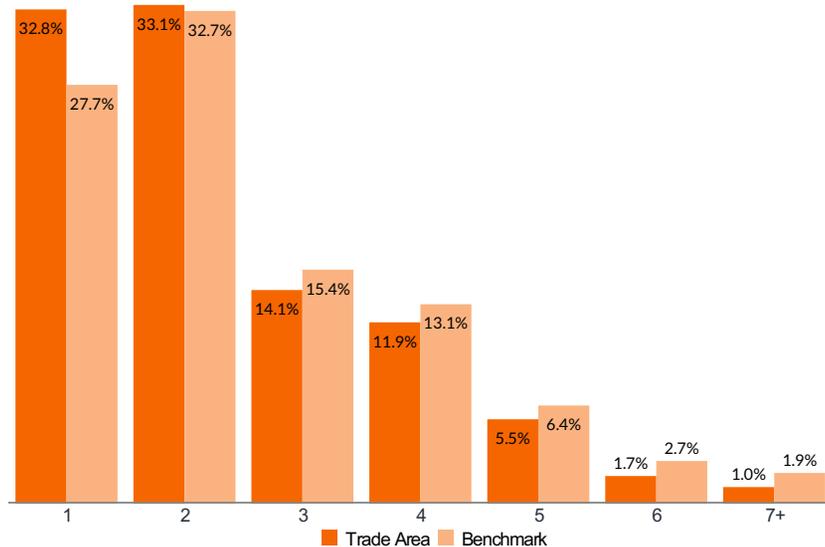


Rent

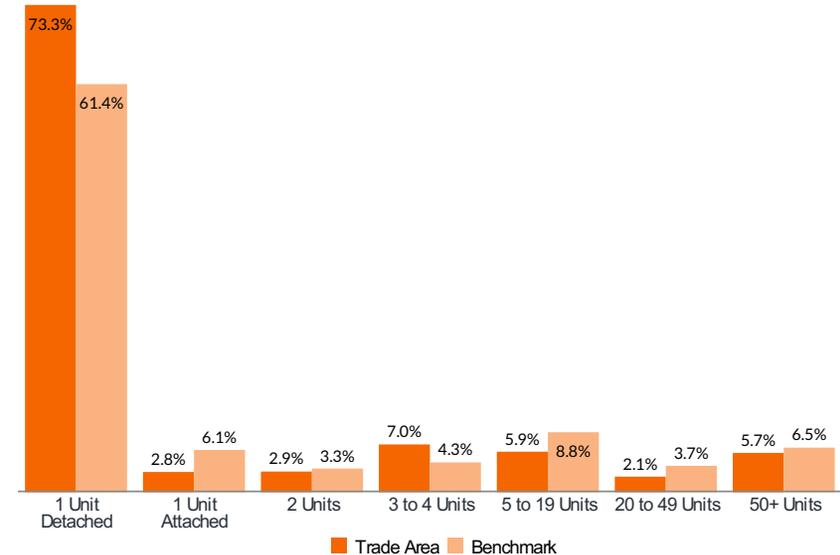
30.0%

Index:82

HOUSEHOLD SIZE



HOUSING UNITS IN STRUCTURE



Benchmark: USA

*Uses the variable "Households with people under age 18"

**Chosen from percent composition ranking

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| | | | |
|---------------|-----|----------|------|
| Index Colors: | <80 | 80 - 110 | 110+ |
|---------------|-----|----------|------|

Pop-Facts® Demographics | Affluence & Education



Trade Area: 8044 Montgomery Road - 3 mi.

Population: 62,354 | Households: 62,354

EDUCATIONAL ATTAINMENT: TOP 2*



Bachelor's Degree



Master's Degree

EDUCATION: HISPANIC/LATINO



Bachelor's degree or higher

POVERTY STATUS



At or above poverty

HOUSEHOLD INCOME



Median Household Income
\$105,700
Index: 122

Average Household Income
\$154,453
Index: 124

HOUSEHOLD INCOME DISTRIBUTION



Benchmark: USA

*Ranked by percent composition

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| | | | |
|---------------|-----|----------|------|
| Index Colors: | <80 | 80 - 110 | 110+ |
|---------------|-----|----------|------|

Pop-Facts® Demographics | Employment & Occupation



Trade Area: 8044 Montgomery Road - 3 mi.

Population: 62,354 | Households: 62,354

OCCUPATIONAL CLASS*



79.9%

Index:128

White Collar

UNEMPLOYMENT RATE



3.2%

Index:63

Percent of civilian labor force unemployed

METHOD OF TRAVEL TO WORK: TOP 2*



73.0%

Index:105

Travel to work by **Driving Alone**

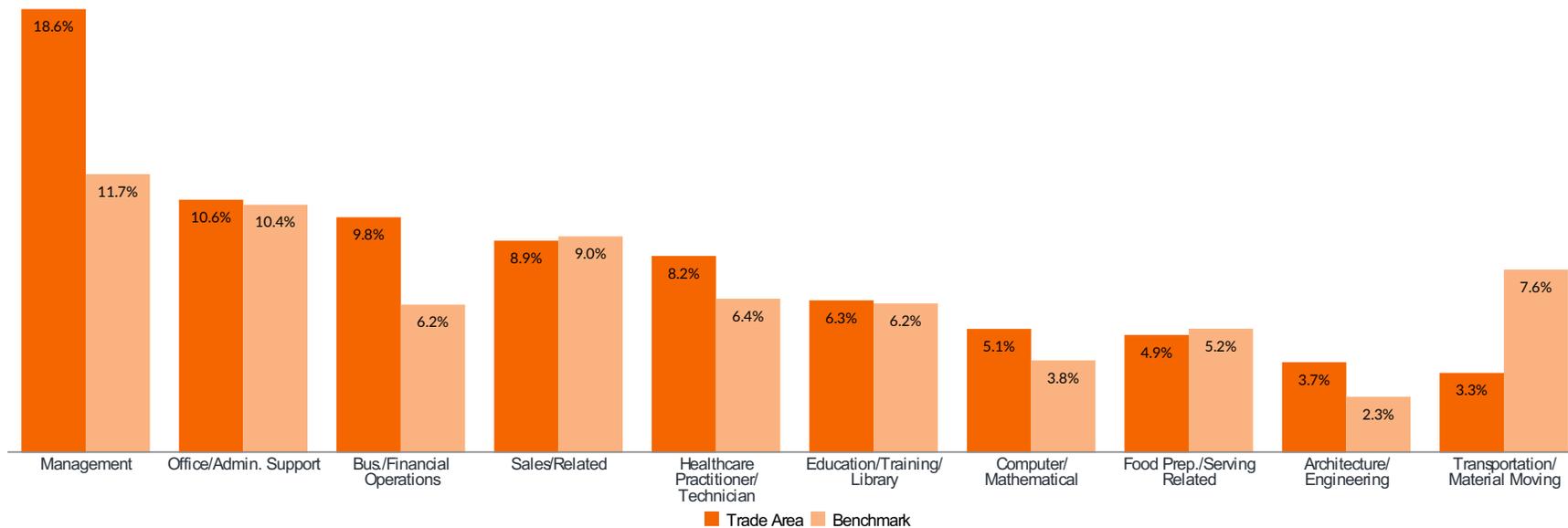


5.2%

Index:60

Travel to work by **Carpooling**

OCCUPATION: TOP 10*



Benchmark: USA

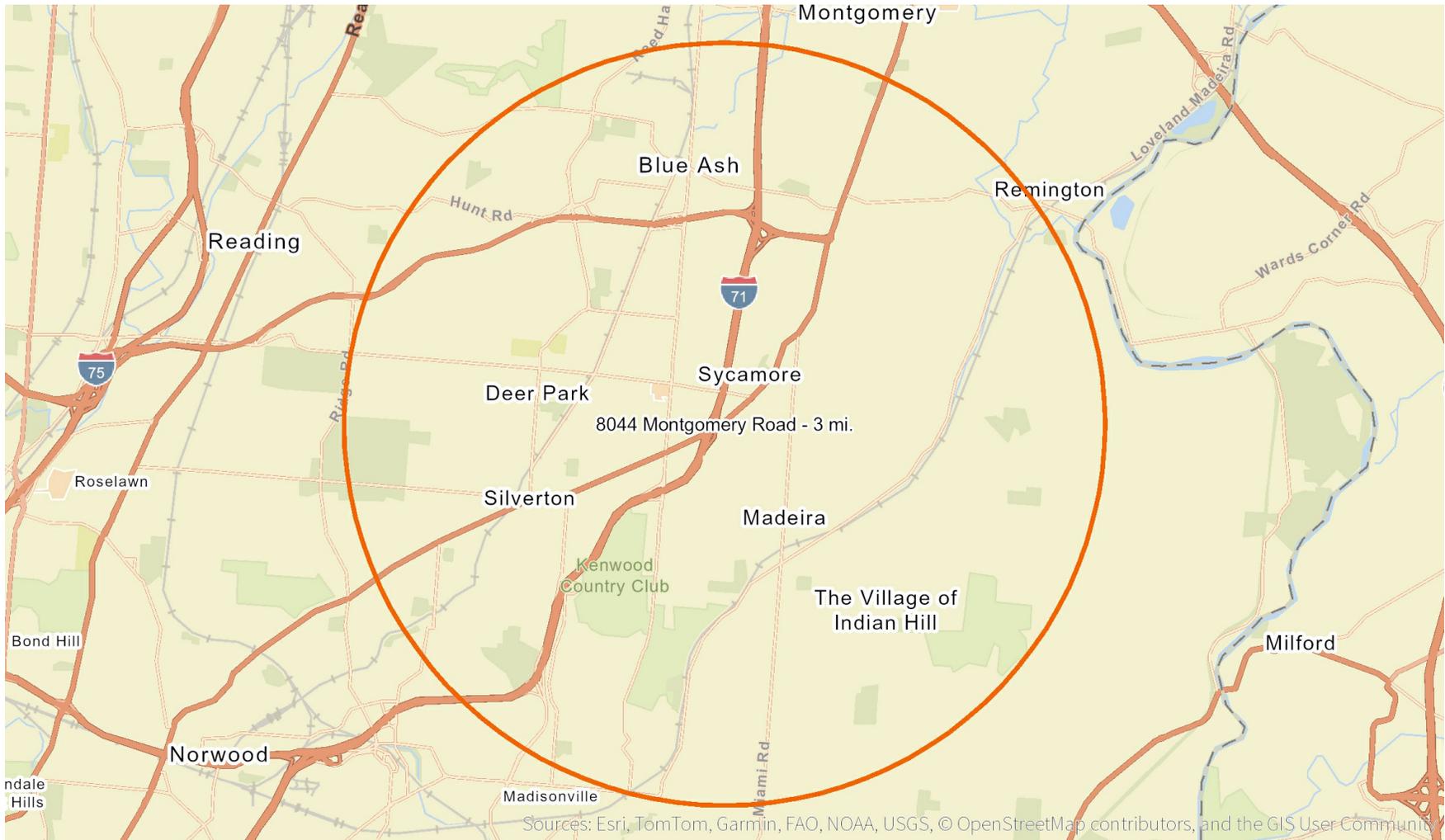
*Chosen from percent composition ranking

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| | | | |
|---------------|-----|----------|------|
| Index Colors: | <80 | 80 - 110 | 110+ |
|---------------|-----|----------|------|

Trade Area: 8044 Montgomery Road - 3 mi.

Population: 62,354 | Households: 62,354



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Pop-Facts® 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*



47.9%

Index:167

Non Cuban/Mexican/Puerto Rican

HOME LANGUAGE*

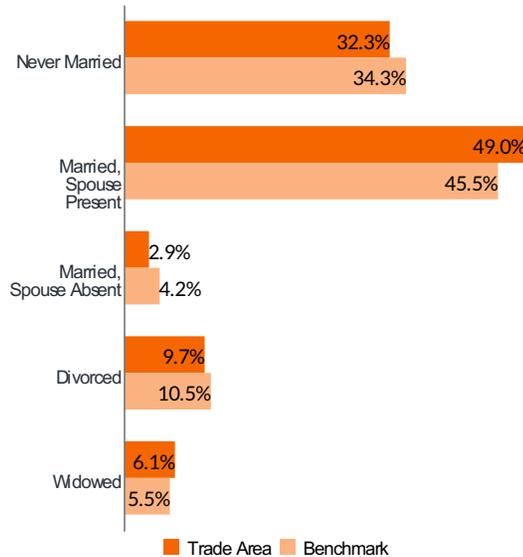


92.7%

Index:119

Only English

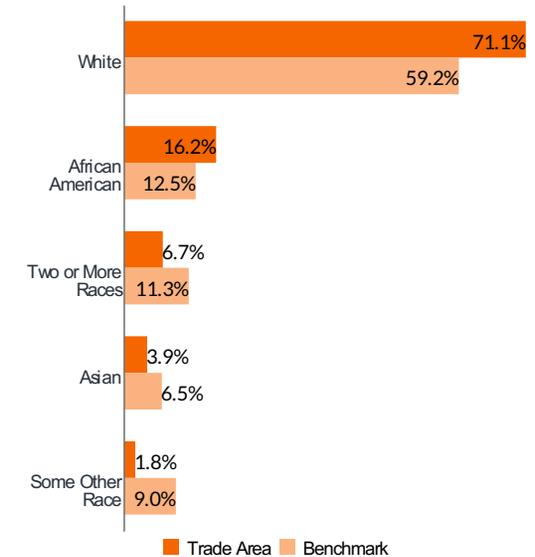
MARITAL STATUS



POPULATION BY AGE

| Age | Count | % | Index |
|---------|--------|------|-------|
| 0 - 4 | 9,622 | 6.0 | 109 |
| 5 - 9 | 9,618 | 6.0 | 104 |
| 10 - 14 | 9,703 | 6.0 | 99 |
| 15 - 17 | 5,629 | 3.5 | 94 |
| 18 - 20 | 5,326 | 3.3 | 77 |
| 21 - 24 | 6,221 | 3.8 | 74 |
| 25 - 34 | 22,319 | 13.8 | 106 |
| 35 - 44 | 22,213 | 13.7 | 103 |
| 45 - 54 | 18,455 | 11.4 | 94 |
| 55 - 64 | 18,871 | 11.7 | 96 |
| 65 - 74 | 18,820 | 11.6 | 108 |
| 75 - 84 | 10,454 | 6.5 | 106 |
| 85+ | 4,373 | 2.7 | 137 |

POPULATION BY RACE**



Benchmark:USA

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*Top variable chosen from percent composition ranking

**Top 5 variables chosen from percent composition ranking

| | | | |
|---------------|-----|----------|------|
| Index Colors: | <80 | 80 - 110 | 110+ |
|---------------|-----|----------|------|

Pop-Facts® Demographics | Housing & Household



Trade Area: 8044 Montgomery Road - 5 mi.

Population: 161,624 | Households: 161,624

MEDIAN AGE OF HOUSEHOLDER

53

Index: 98

PRESENCE OF OWN CHILDREN*



23.4%

Index: 90

AGE OF HOUSING**



85+ years old

% Comp: 24.2 Index: 214

HOUSING TENURE



Own

61.8%

Index: 98

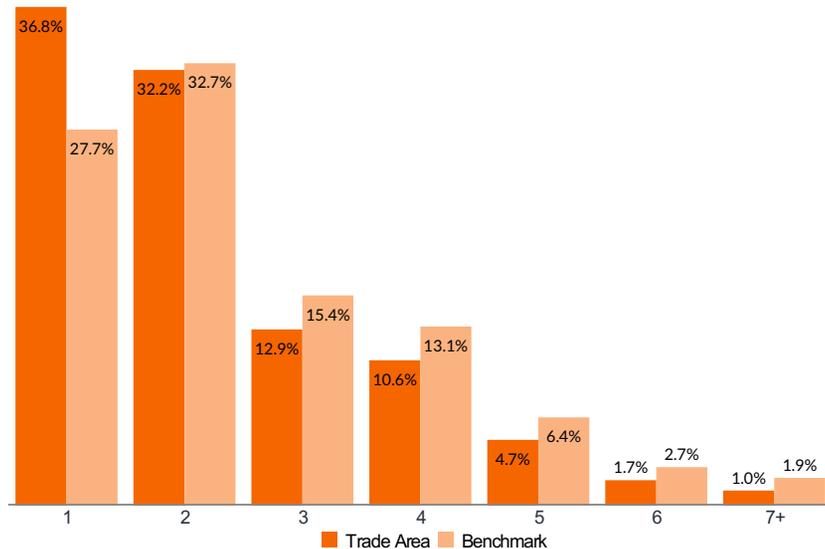


Rent

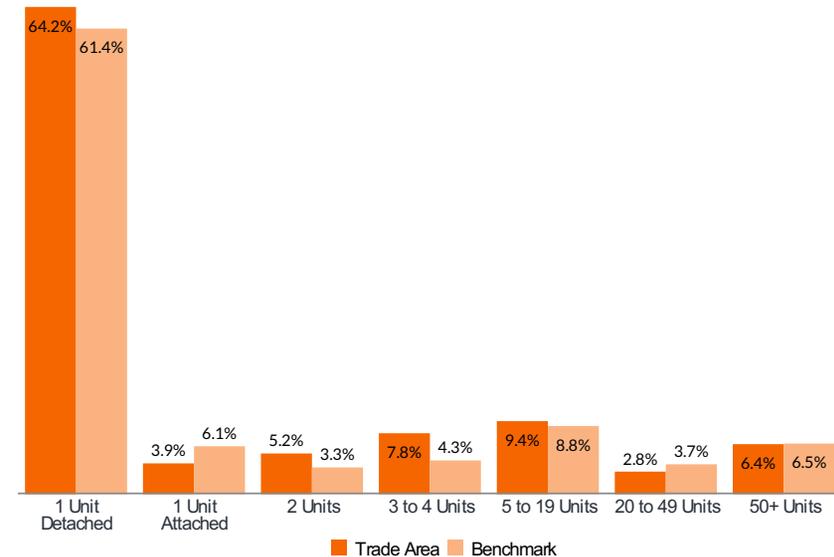
38.2%

Index: 104

HOUSEHOLD SIZE



HOUSING UNITS IN STRUCTURE



Benchmark: USA

*Uses the variable "Households with people under age 18"

**Chosen from percent composition ranking

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| | | | |
|---------------|-----|----------|------|
| Index Colors: | <80 | 80 - 110 | 110+ |
|---------------|-----|----------|------|

Pop-Facts® Demographics | Affluence & Education



Trade Area: 8044 Montgomery Road - 5 mi.

Population: 161,624 | Households: 161,624

EDUCATIONAL ATTAINMENT: TOP 2*



Bachelor's Degree



High School Graduate

EDUCATION: HISPANIC/LATINO



Bachelor's degree or higher

POVERTY STATUS



At or above poverty

HOUSEHOLD INCOME



Median Household Income
\$91,163
Index: 106

Average Household Income
\$139,216
Index: 112

HOUSEHOLD INCOME DISTRIBUTION



Benchmark: USA

*Ranked by percent composition

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| | | | |
|---------------|-----|----------|------|
| Index Colors: | <80 | 80 - 110 | 110+ |
|---------------|-----|----------|------|

Pop-Facts® Demographics | Employment & Occupation



Trade Area: 8044 Montgomery Road - 5 mi.

Population: 161,624 | Households: 161,624

OCCUPATIONAL CLASS*



76.3%

Index:123

White Collar

UNEMPLOYMENT RATE



3.2%

Index:64

Percent of civilian labor force unemployed

METHOD OF TRAVEL TO WORK: TOP 2*



73.4%

Index:105

Travel to work by **Driving Alone**

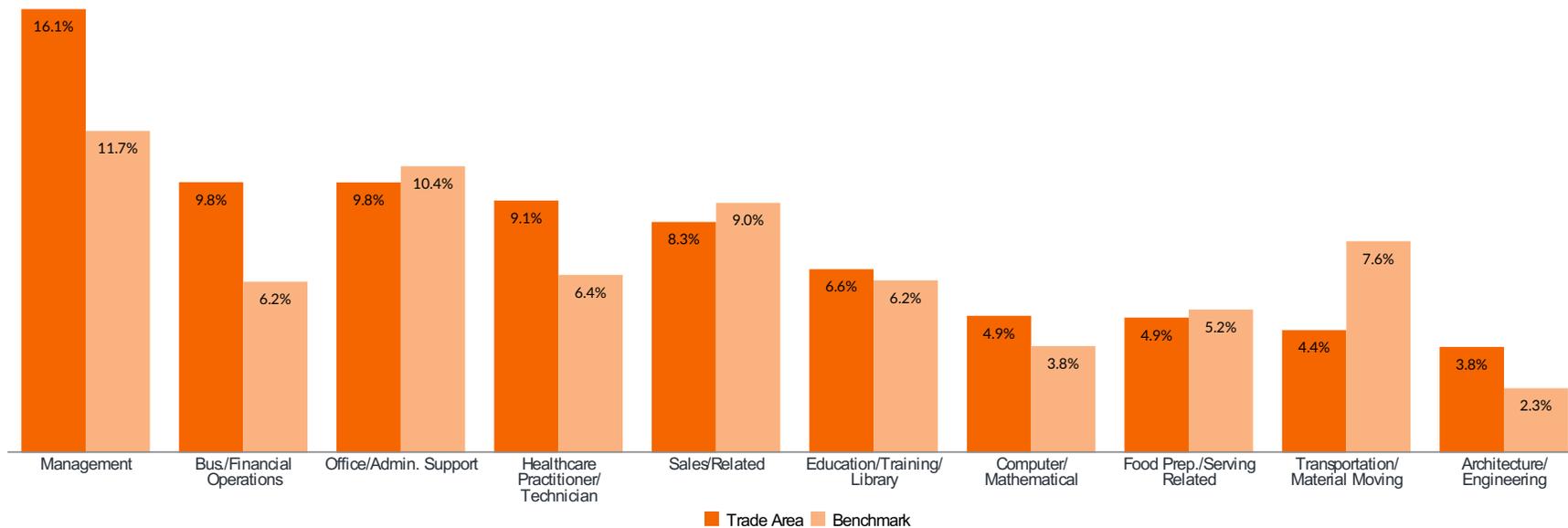


5.7%

Index:65

Travel to work by **Carpooling**

OCCUPATION: TOP 10*



Benchmark: USA

*Chosen from percent composition ranking

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| | | | |
|---------------|-----|----------|------|
| Index Colors: | <80 | 80 - 110 | 110+ |
|---------------|-----|----------|------|

Trade Area: 8044 Montgomery Road - 5 mi.

Population: 161,624 | Households: 161,624



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

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Report Details

Name: Executive Dashboard
Date / Time: 11/13/2025 3:17:12 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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| SPOTLIGHT Pop-Facts® Premier 2026, including 2010 US Census, 2026 estimates and 2031 projections | Claritas | ©Claritas, LLC 2025 (https://claritasbeta.environicsanalytics.ca/Spot) |
