

# Pop-Facts® Senior Life | Population & Race



Trade Area: 8044 Montgomery Road - 1 mi.

## 65+ POPULATION

2,689

## 85+ POPULATION

596

## 65+ ETHNICITY



0.3%

Index: 17

Hispanic/Latino

## POPULATION BY AGE & SEX

65+ 1,109  
% Comp: 9.3

85+ 185  
% Comp: 1.6

Male

65+ 1,579  
% Comp: 13.3

85+ 411  
% Comp: 3.5

Female

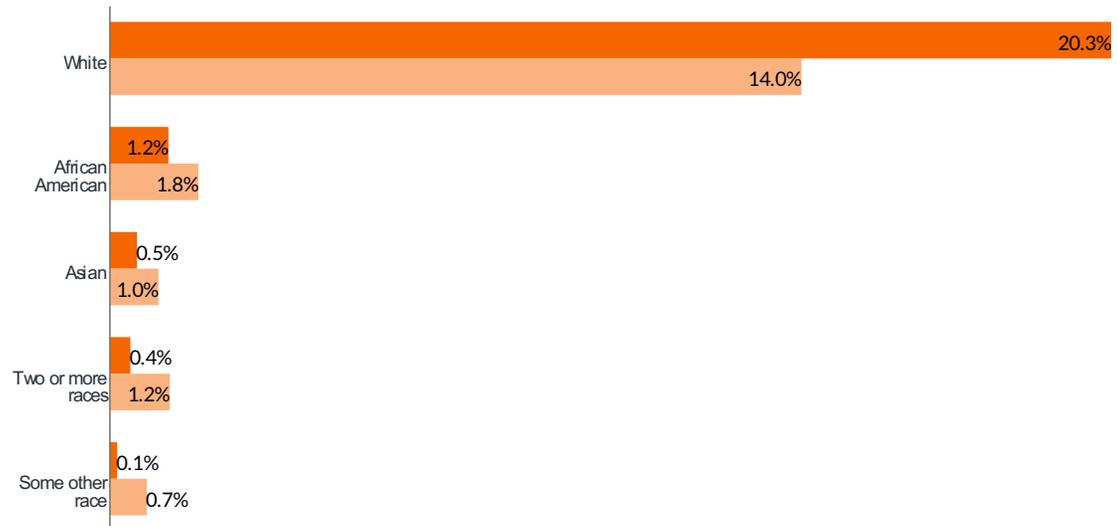
## POPULATION BY AGE

Age	Count	%	Index
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 HOUSEHOLDER AGE

Age	Count	%	Index
45 - 54	814	17.8	105
55 - 64	744	16.3	91
65 - 74	796	17.4	103
75 - 84	463	10.1	103
85+	355	7.8	244

## POPULATION BY RACE (AGE 65+)\*



Trade Area Benchmark

Benchmark: USA

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

\*Top 5 variables chosen from percent composition ranking

Index Colors:	<80	80 - 110	110+
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# Pop-Facts® Senior Life | Housing & Workforce



Trade Area: 8044 Montgomery Road - 1 mi.

## HOUSING TENURE



Own

75.6%

Index: 119



Rent

24.4%

Index: 67

## MEDIAN HOUSING VALUE



\$75,575

Index: 119

## OCCUPATIONAL CLASS\*



86.3%

Index: 138

White Collar

## UNEMPLOYMENT RATE

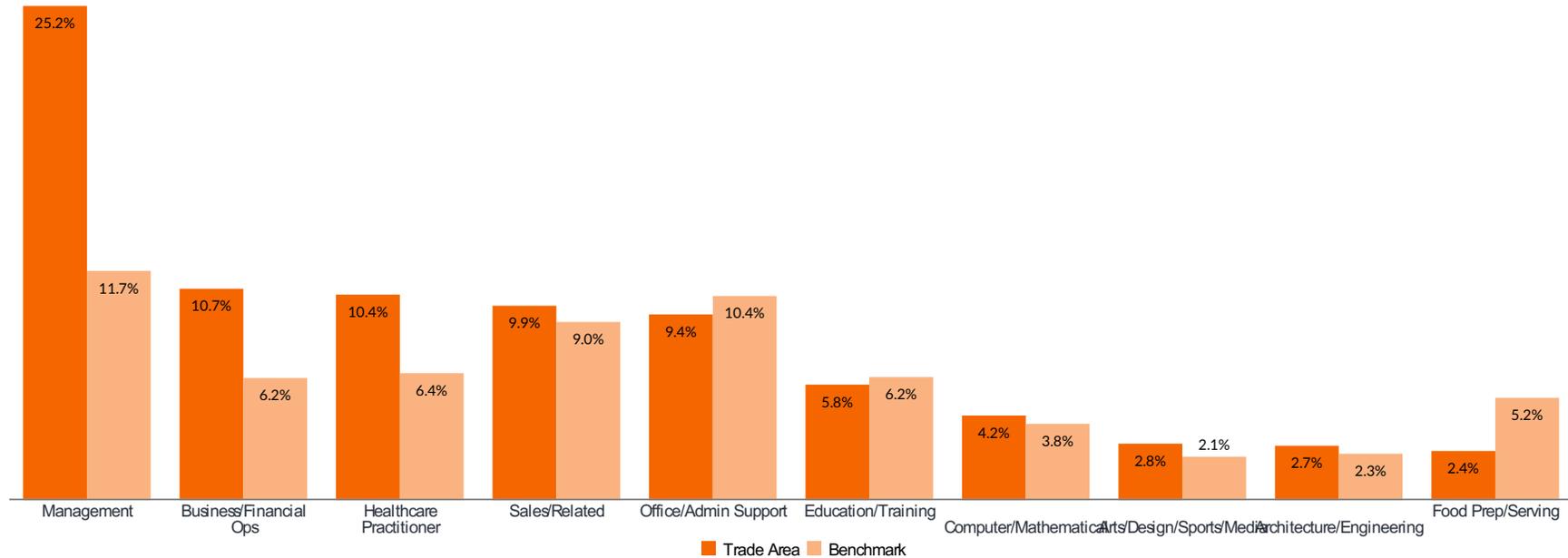


4.2%

Index: 83

Percent of labor force unemployed

## OCCUPATION: TOP 10\*



Benchmark: USA

\*Chosen from percent composition ranking

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Index Colors:	<80	80 - 110	110+
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# Pop-Facts® Senior Life | Affluence



Trade Area: 8044 Montgomery Road - 1 mi.

65+ Median HH Income: \$75,575

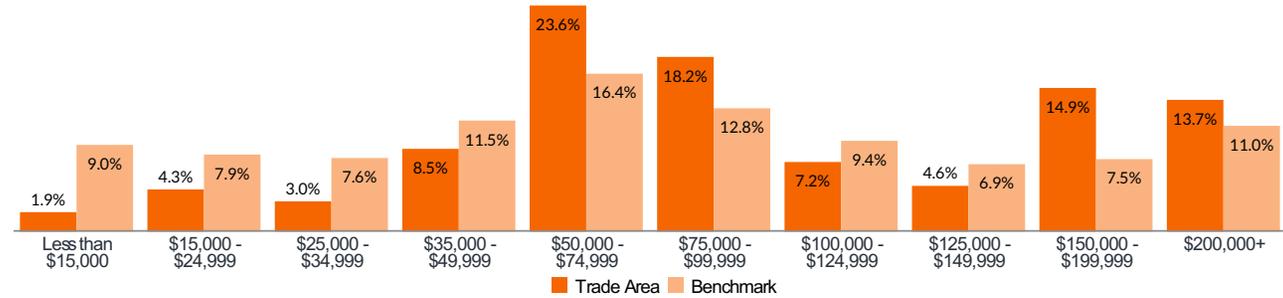
## AGE 65-74: MEDIAN HH INCOME



**\$85,531**

Index: 121

## AGE 65-74: HOUSEHOLD INCOME DISTRIBUTION



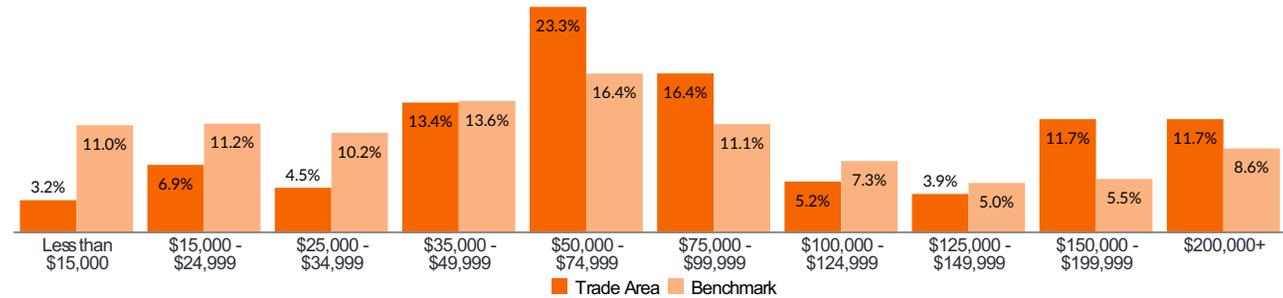
## AGE 75-84: MEDIAN HH INCOME



**\$73,458**

Index: 133

## AGE 75-84: HOUSEHOLD INCOME DISTRIBUTION



## AGE 85+: MEDIAN HH INCOME



**\$55,644**

Index: 138

## AGE 85+: HOUSEHOLD INCOME DISTRIBUTION

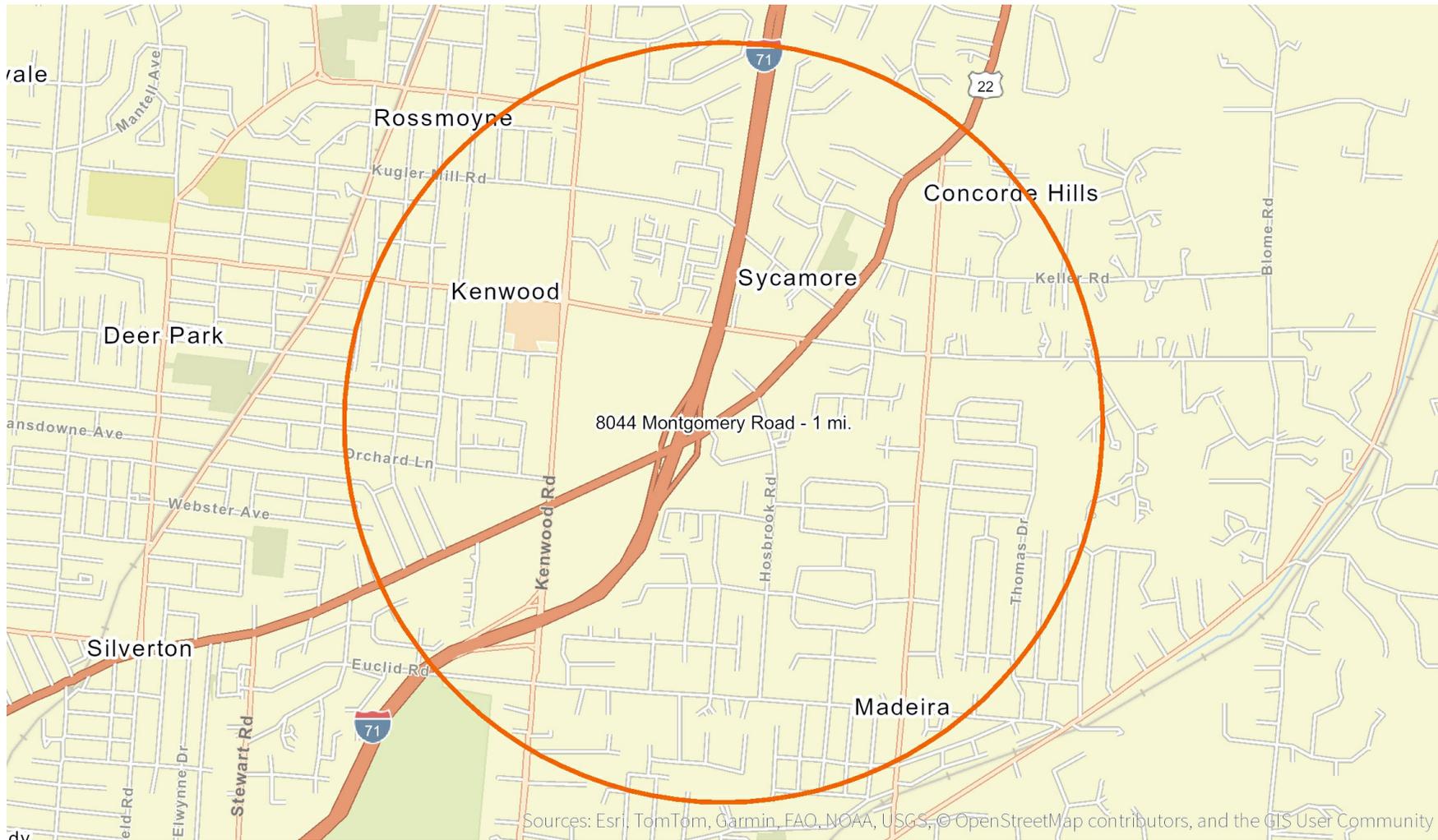


Benchmark: USA

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Index Colors:	<80	80 - 110	110+
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Trade Area: 8044 Montgomery Road - 1 mi.



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

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# Pop-Facts® Senior Life | Population & Race



Trade Area: 8044 Montgomery Road - 3 mi.

## 65+ POPULATION

13,869

## 85+ POPULATION

2,100

## 65+ ETHNICITY



0.3%

Index: 16

Hispanic/Latino

## POPULATION BY AGE & SEX

65+ 6,008  
% Comp: 9.6

85+ 730  
% Comp: 1.2

Male

65+ 7,861  
% Comp: 12.6

85+ 1,370  
% Comp: 2.2

Female

## POPULATION BY AGE

Age	Count	%	Index
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 HOUSEHOLDER AGE

Age	Count	%	Index
45 - 54	4,203	16.1	95
55 - 64	4,577	17.5	98
65 - 74	4,631	17.7	105
75 - 84	2,563	9.8	100
85+	1,279	4.9	154

## POPULATION BY RACE (AGE 65+)\*



Trade Area Benchmark

Benchmark: USA

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\*Top 5 variables chosen from percent composition ranking

Index Colors:	<80	80 - 110	110+
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# Pop-Facts® Senior Life | Housing & Workforce



Trade Area: 8044 Montgomery Road - 3 mi.

## HOUSING TENURE



Own

70.0%

Index: 111



Rent

30.0%

Index: 82

## MEDIAN HOUSING VALUE



\$70,845

Index: 99

## OCCUPATIONAL CLASS\*



79.9%

Index: 128

White Collar

## UNEMPLOYMENT RATE

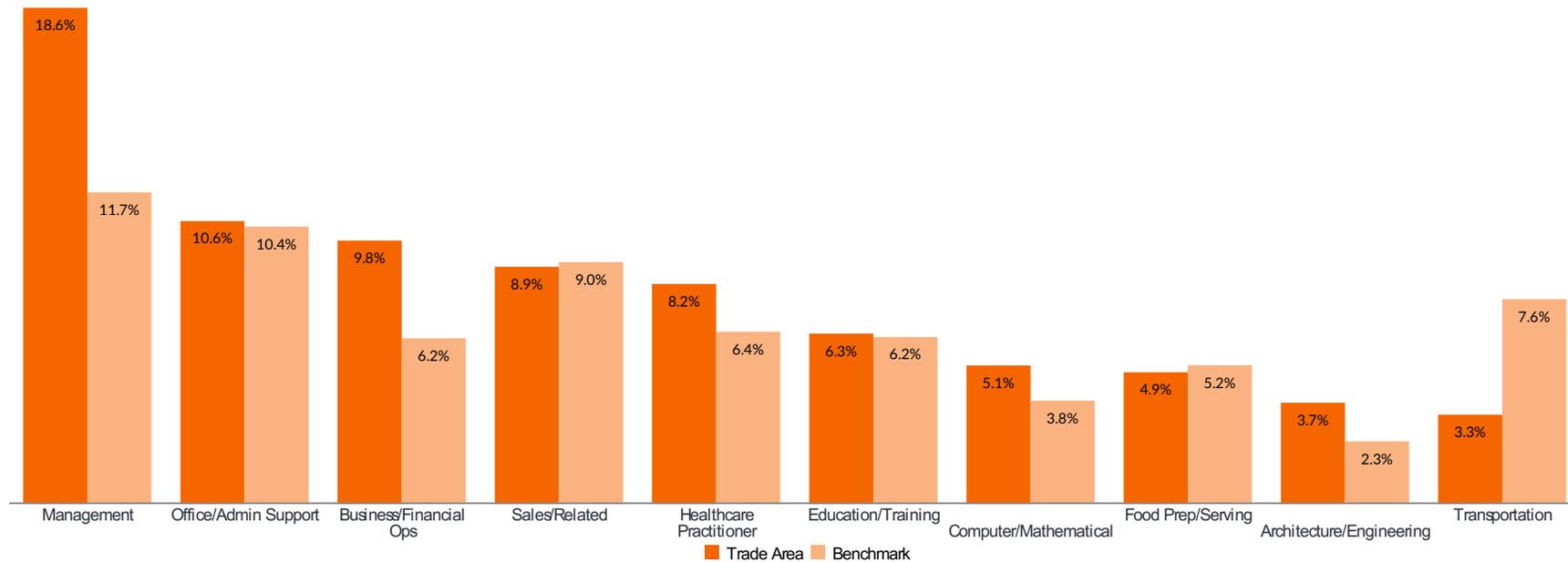


3.2%

Index: 63

Percent of labor force unemployed

## OCCUPATION: TOP 10\*



Benchmark: USA

\*Chosen from percent composition ranking

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Index Colors:	<80	80 - 110	110+
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# Pop-Facts® Senior Life | Affluence



Trade Area: 8044 Montgomery Road - 3 mi.

65+ Median HH Income: \$70,845

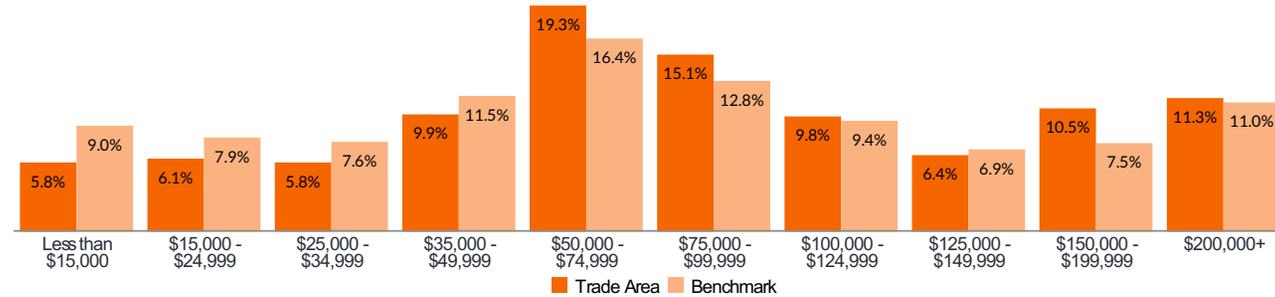
## AGE 65-74: MEDIAN HH INCOME



**\$79,490**

Index: 112

## AGE 65-74: HOUSEHOLD INCOME DISTRIBUTION



## AGE 75-84: MEDIAN HH INCOME



**\$65,444**

Index: 119

## AGE 75-84: HOUSEHOLD INCOME DISTRIBUTION



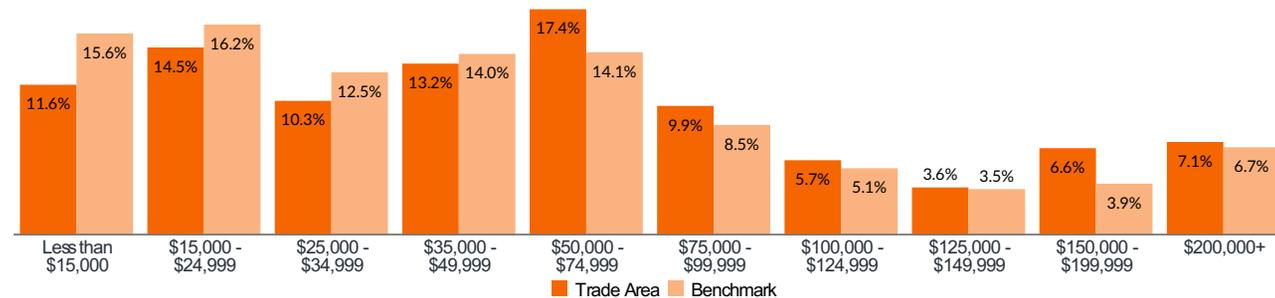
## AGE 85+: MEDIAN HH INCOME



**\$50,524**

Index: 125

## AGE 85+: HOUSEHOLD INCOME DISTRIBUTION



Benchmark: USA

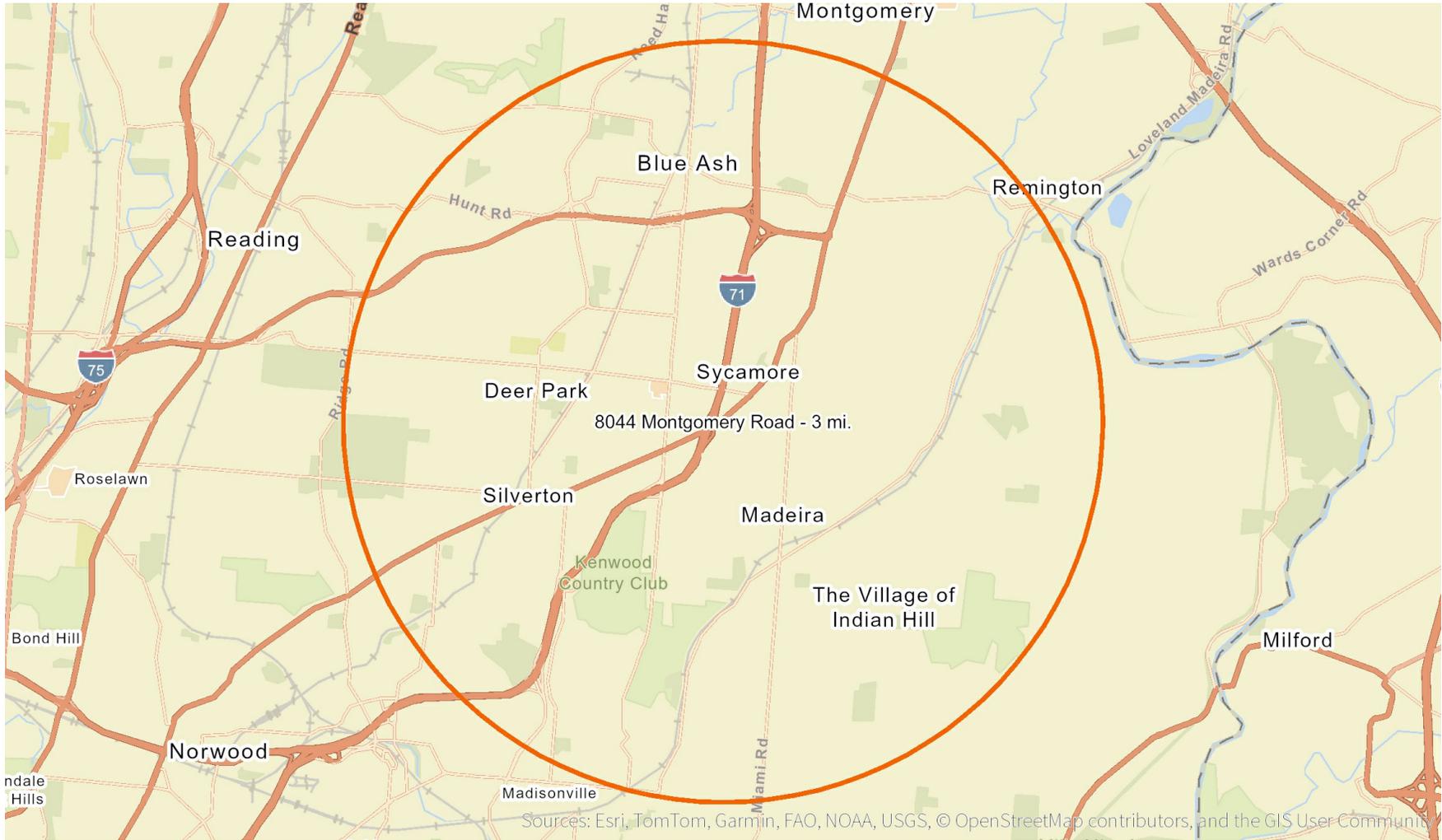
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Index Colors:	<80	80 - 110	110+
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# Pop-Facts® Senior Life | Map



Trade Area: 8044 Montgomery Road - 3 mi.



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Benchmark: USA

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# Pop-Facts® Senior Life | Population & Race



Trade Area: 8044 Montgomery Road - 5 mi.

## 65+ POPULATION

33,647

## 85+ POPULATION

4,373

## 65+ ETHNICITY



0.3%

Index: 15

Hispanic/Latino

## POPULATION BY AGE & SEX

65+ 14,429  
% Comp: 8.9

85+ 1,449  
% Comp: 0.9

Male

65+ 19,219  
% Comp: 11.9

85+ 2,925  
% Comp: 1.8

Female

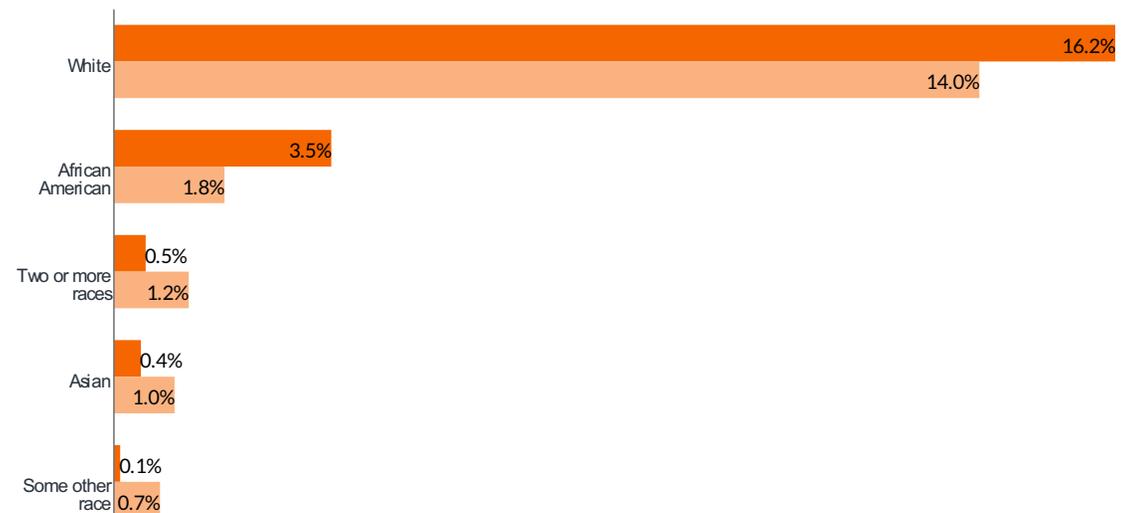
## POPULATION BY AGE

Age	Count	%	Index
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 HOUSEHOLDER AGE

Age	Count	%	Index
45 - 54	10,952	15.4	91
55 - 64	11,810	16.6	92
65 - 74	12,098	17.0	101
75 - 84	6,575	9.3	94
85+	2,700	3.8	119

## POPULATION BY RACE (AGE 65+)\*



Trade Area Benchmark

Benchmark: USA

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

\*Top 5 variables chosen from percent composition ranking

Index Colors:	<80	80 - 110	110+
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# Pop-Facts® Senior Life | Housing & Workforce



Trade Area: 8044 Montgomery Road - 5 mi.

## HOUSING TENURE



Own

61.8%

Index: 98



Rent

38.2%

Index: 104

## MEDIAN HOUSING VALUE



\$65,874

Index: 95

## OCCUPATIONAL CLASS\*



76.3%

Index: 123

White Collar

## UNEMPLOYMENT RATE

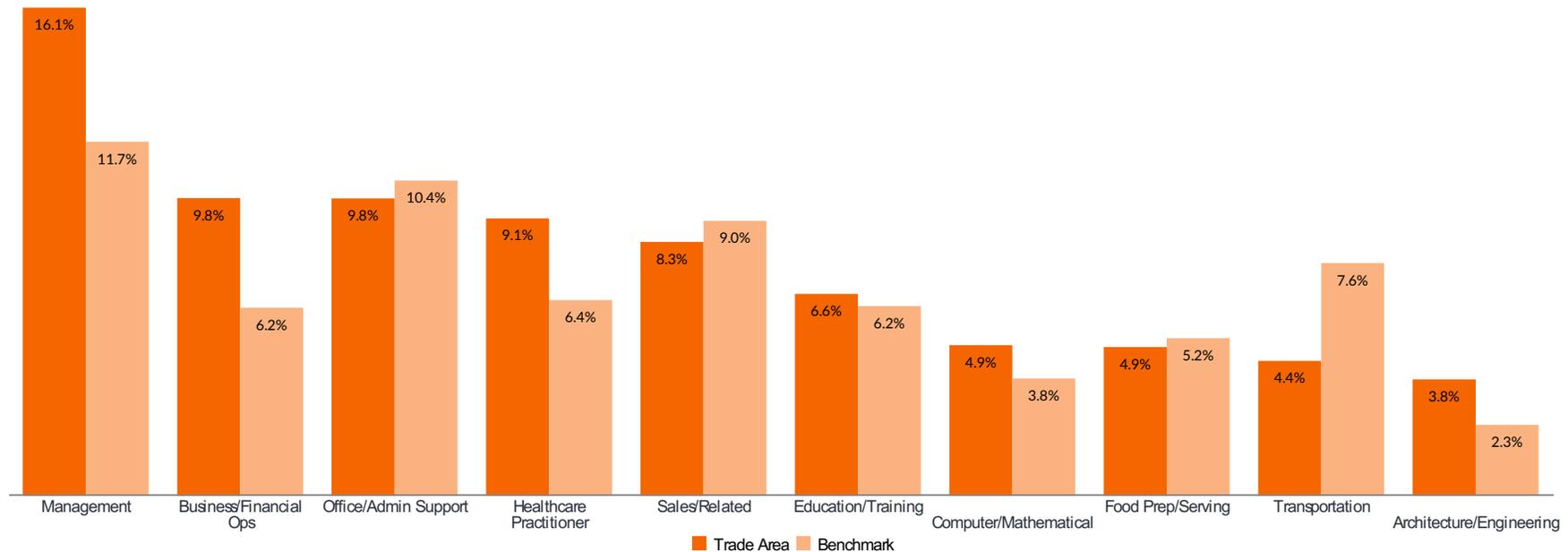


3.2%

Index: 64

Percent of labor force unemployed

## OCCUPATION: TOP 10\*



Benchmark: USA

\*Chosen from percent composition ranking

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Index Colors:	<80	80 - 110	110+
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# Pop-Facts® Senior Life | Affluence



Trade Area: 8044 Montgomery Road - 5 mi.

65+ Median HH Income: \$65,874

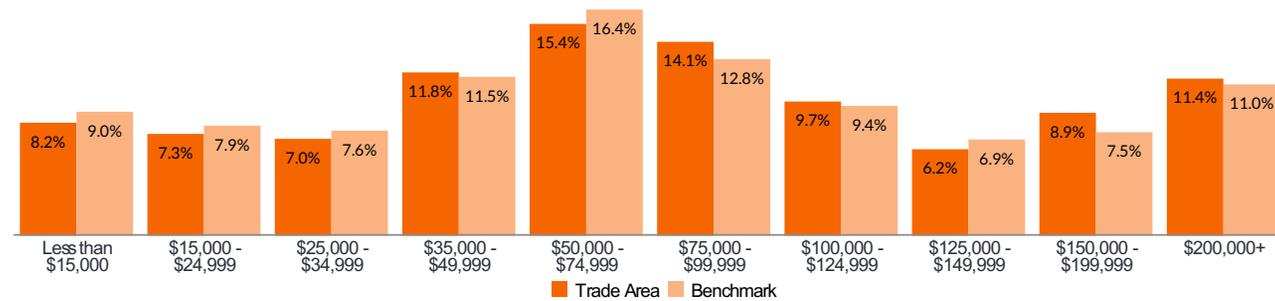
## AGE 65-74: MEDIAN HH INCOME



**\$75,471**

Index:106

## AGE 65-74: HOUSEHOLD INCOME DISTRIBUTION



## AGE 75-84: MEDIAN HH INCOME



**\$58,278**

Index:106

## AGE 75-84: HOUSEHOLD INCOME DISTRIBUTION



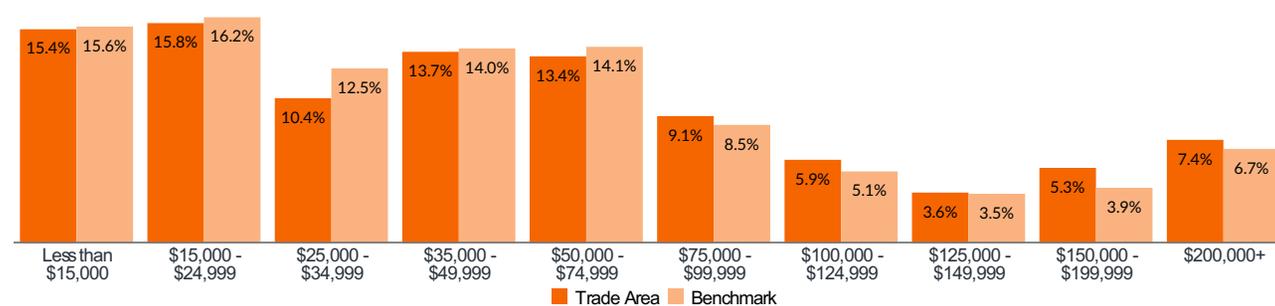
## AGE 85+: MEDIAN HH INCOME



**\$43,742**

Index: 108

## AGE 85+: HOUSEHOLD INCOME DISTRIBUTION



Benchmark: USA

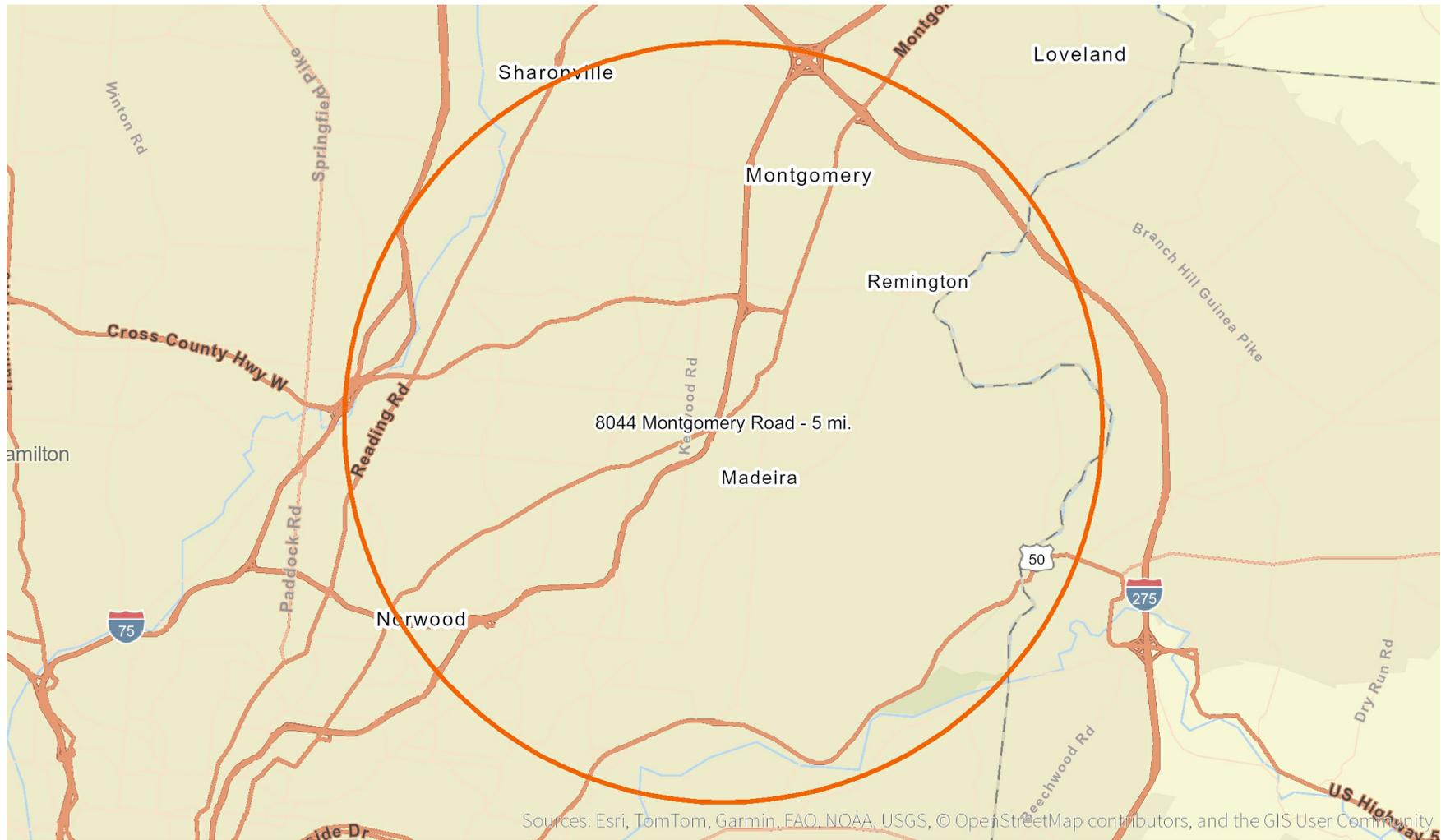
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Index Colors:	<80	80 - 110	110+
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# Pop-Facts® Senior Life | Map



Trade Area: 8044 Montgomery Road - 5 mi.



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

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# Report Details

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**Name:** Pop-Facts® Senior Life Demographic Executive Report 2026  
**Date / Time:** 11/13/2025 3:26:00 PM  
**Workspace Vintage:** 2026

## Trade Area

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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

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Name	Level	Geographies
USA	Entire US	United States

## DataSource

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Product	Provider	Copyright
Claritas Pop-Facts® Premier 2026	Claritas	©Claritas, LLC 2025 ( <a href="https://claritasbeta.environicsanalytics.ca/Spot">https://claritasbeta.environicsanalytics.ca/Spot</a> )
SPOTLIGHT Pop-Facts® Premier 2026, including 2010 US Census, 2026 estimates and 2031 projections	Claritas	©Claritas, LLC 2025 ( <a href="https://claritasbeta.environicsanalytics.ca/Spot">https://claritasbeta.environicsanalytics.ca/Spot</a> )

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