



# Executive Summary

Riverview West  
Area: 2.37 square miles

Latitude: 33.74473112  
Longitude: -117.929301

## Population

2000 Population	35,050
2010 Population	34,180
2014 Population	33,935
2019 Population	34,396
2000-2010 Annual Rate	-0.25%
2010-2014 Annual Rate	-0.17%
2014-2019 Annual Rate	0.27%
2014 Male Population	50.3%
2014 Female Population	49.7%
2014 Median Age	33.6

In the identified area, the current year population is 33,935. In 2010, the Census count in the area was 34,180. The rate of change since 2010 was -0.17% annually. The five-year projection for the population in the area is 34,396 representing a change of 0.27% annually from 2014 to 2019. Currently, the population is 50.3% male and 49.7% female.

## Median Age

The median age in this area is 33.6, compared to U.S. median age of 37.7.

## Race and Ethnicity

2014 White Alone	30.2%
2014 Black Alone	0.9%
2014 American Indian/Alaska Native Alone	0.9%
2014 Asian Alone	38.9%
2014 Pacific Islander Alone	0.5%
2014 Other Race	25.0%
2014 Two or More Races	3.5%
2014 Hispanic Origin (Any Race)	52.2%

Persons of Hispanic origin represent 52.2% of the population in the identified area compared to 17.5% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 87.8 in the identified area, compared to 62.6 for the U.S. as a whole.

## Households

2000 Households	7,866
2010 Households	8,030
2014 Total Households	7,959
2019 Total Households	8,082
2000-2010 Annual Rate	0.21%
2010-2014 Annual Rate	-0.21%
2014-2019 Annual Rate	0.31%
2014 Average Household Size	4.25

The household count in this area has changed from 8,030 in 2010 to 7,959 in the current year, a change of -0.21% annually. The five-year projection of households is 8,082, a change of 0.31% annually from the current year total. Average household size is currently 4.25, compared to 4.25 in the year 2010. The number of families in the current year is 6,650 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

February 03, 2015



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### Median Household Income

2014 Median Household Income	\$52,476
2019 Median Household Income	\$58,195
2014-2019 Annual Rate	2.09%

### Average Household Income

2014 Average Household Income	\$62,283
2019 Average Household Income	\$70,478
2014-2019 Annual Rate	2.50%

### Per Capita Income

2014 Per Capita Income	\$14,893
2019 Per Capita Income	\$16,893
2014-2019 Annual Rate	2.55%

### Households by Income

Current median household income is \$52,476 in the area, compared to \$52,076 for all U.S. households. Median household income is projected to be \$58,195 in five years, compared to \$59,599 for all U.S. households

Current average household income is \$62,283 in this area, compared to \$72,809 for all U.S. households. Average household income is projected to be \$70,478 in five years, compared to \$83,937 for all U.S. households

Current per capita income is \$14,893 in the area, compared to the U.S. per capita income of \$27,871. The per capita income is projected to be \$16,893 in five years, compared to \$32,168 for all U.S. households

### Housing

2000 Total Housing Units	8,041
2000 Owner Occupied Housing Units	4,844
2000 Renter Occupied Housing Units	3,022
2000 Vacant Housing Units	175
2010 Total Housing Units	8,347
2010 Owner Occupied Housing Units	4,641
2010 Renter Occupied Housing Units	3,389
2010 Vacant Housing Units	317
2014 Total Housing Units	8,411
2014 Owner Occupied Housing Units	4,423
2014 Renter Occupied Housing Units	3,536
2014 Vacant Housing Units	452
2019 Total Housing Units	8,585
2019 Owner Occupied Housing Units	4,477
2019 Renter Occupied Housing Units	3,605
2019 Vacant Housing Units	503

Currently, 52.6% of the 8,411 housing units in the area are owner occupied; 42.0%, renter occupied; and 5.4% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.6% are vacant. In 2010, there were 8,347 housing units in the area - 55.6% owner occupied, 40.6% renter occupied, and 3.8% vacant. The annual rate of change in housing units since 2010 is 0.34%. Median home value in the area is \$307,803, compared to a median home value of \$190,791 for the U.S. In five years, median value is projected to change by 5.33% annually to \$399,044.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2014 and 2019. Esri converted Census 2000 data into 2010 geography.

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