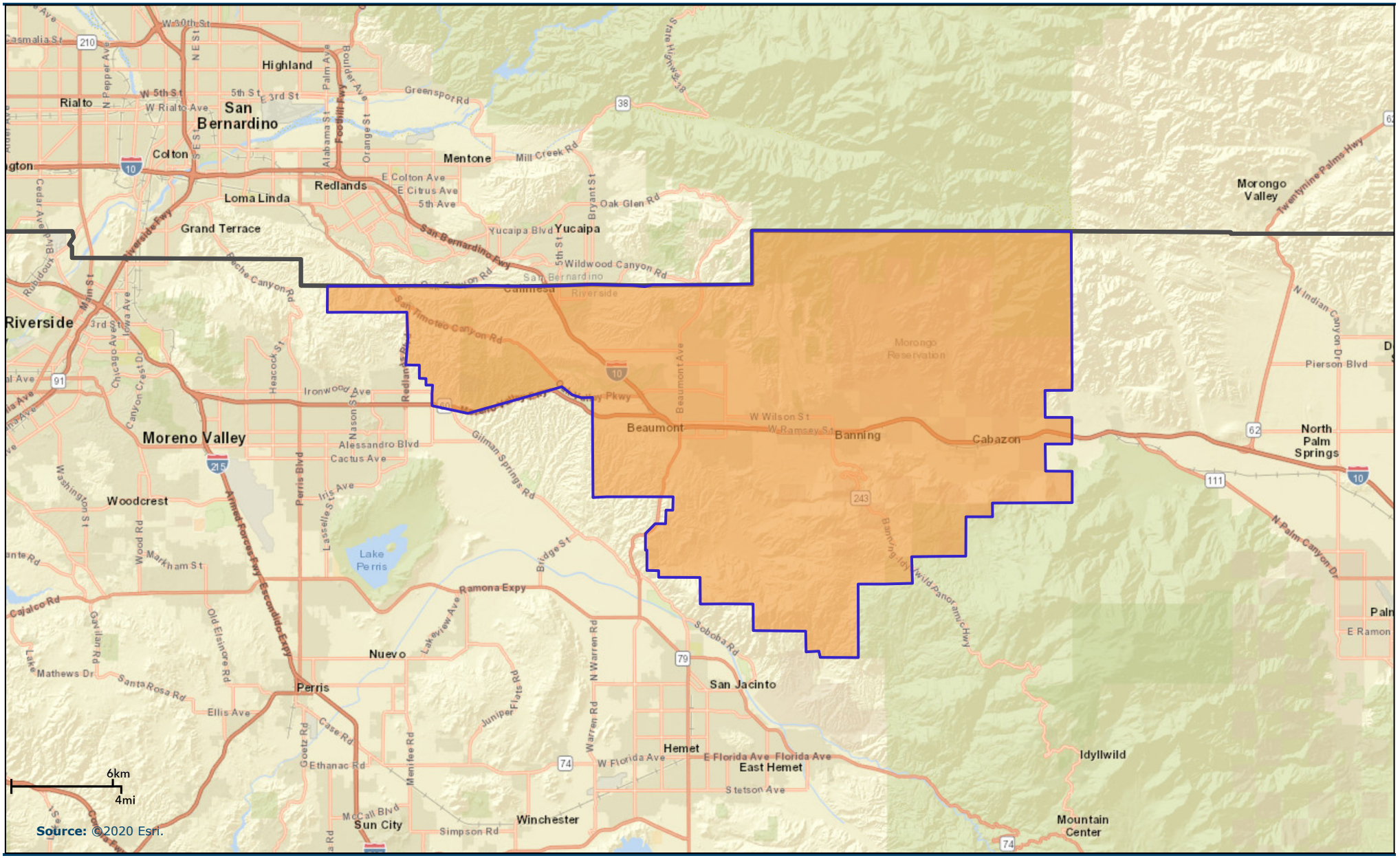
RIVERSIDE COUNTY
CENTER FOR
DEMOGRAPHICS

Pass Economic Development Region



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RIVERSIDE COUNTY CENTER FOR DEMOGRAPHICS

Community Profile

San Gorgonio Pass County Economic Development Region
Area: 245.31 square miles

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Population Summary	
2000 Total Population	53,656
2010 Total Population	86,702
2020 Total Population	104,849
2020 Group Quarters	1,934
2025 Total Population	111,277
2020-2025 Annual Rate	1.20%
2020 Total Daytime Population	97,310
Workers	26,884
Residents	70,426
Household Summary	
2000 Households	19,903
2000 Average Household Size	2.62
2010 Households	30,570
2010 Average Household Size	2.77
2020 Households	36,522
2020 Average Household Size	2.82
2025 Households	38,441
2025 Average Household Size	2.84
2020-2025 Annual Rate	1.03%
2010 Families	21,795
2010 Average Family Size	3.26
2020 Families	25,921
2020 Average Family Size	3.33
2025 Families	27,259
2025 Average Family Size	3.37
2020-2025 Annual Rate	1.01%
Housing Unit Summary	
2000 Housing Units	21,869
Owner Occupied Housing Units	65.4%
Renter Occupied Housing Units	25.6%
Vacant Housing Units	9.0%
2010 Housing Units	33,992
Owner Occupied Housing Units	66.1%
Renter Occupied Housing Units	23.8%
Vacant Housing Units	10.1%
2020 Housing Units	39,307
Owner Occupied Housing Units	71.2%
Renter Occupied Housing Units	21.7%
Vacant Housing Units	7.1%
2025 Housing Units	41,553
Owner Occupied Housing Units	71.6%
Renter Occupied Housing Units	20.9%
Vacant Housing Units	7.5%
Median Household Income	
2020	$60,866
2025	$68,222
Median Home Value	
2020	$327,464
2025	$385,456
Per Capita Income	
2020	$29,385
2025	$32,747
Median Age	
2010	38.0
2020	39.8
2025	40.2

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

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2020 Households by Income	
Household Income Base	36,522
<$15,000	10.2%
$15,000 - $24,999	9.3%
$25,000 - $34,999	8.5%
$35,000 - $49,999	12.8%
$50,000 - $74,999	17.3%
$75,000 - $99,999	12.0%
$100,000 - $149,999	17.5%
$150,000 - $199,999	5.9%
$200,000+	6.5%
Average Household Income	$84,193
2025 Households by Income	
Household Income Base	38,441
<$15,000	9.0%
$15,000 - $24,999	8.1%
$25,000 - $34,999	7.6%
$35,000 - $49,999	11.8%
$50,000 - $74,999	17.0%
$75,000 - $99,999	12.4%
$100,000 - $149,999	19.5%
$150,000 - $199,999	7.0%
$200,000+	7.6%
Average Household Income	$94,628
2020 Owner Occupied Housing Units by Value	
Total	27,989
<$50,000	7.1%
$50,000 - $99,999	4.1%
$100,000 - $149,999	3.2%
$150,000 - $199,999	7.4%
$200,000 - $249,999	10.0%
$250,000 - $299,999	11.0%
$300,000 - $399,999	25.7%
$400,000 - $499,999	12.3%
$500,000 - $749,999	12.8%
$750,000 - $999,999	3.0%
$1,000,000 - $1,499,999	1.2%
$1,500,000 - $1,999,999	0.3%
$2,000,000 +	1.8%
Average Home Value	$386,290
2025 Owner Occupied Housing Units by Value	
Total	29,746
<$50,000	5.0%
$50,000 - $99,999	3.1%
$100,000 - $149,999	2.1%
$150,000 - $199,999	4.6%
$200,000 - $249,999	7.4%
$250,000 - $299,999	8.9%
$300,000 - $399,999	22.2%
$400,000 - $499,999	15.3%
$500,000 - $749,999	19.6%
$750,000 - $999,999	5.4%
$1,000,000 - $1,499,999	2.2%
$1,500,000 - $1,999,999	0.5%
$2,000,000 +	3.8%
Average Home Value	$493,304

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

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2010 Population by Age	
Total	86,701
0 - 4	7.2%
5 - 9	7.0%
10 - 14	7.0%
15 - 24	12.6%
25 - 34	12.8%
35 - 44	11.3%
45 - 54	12.0%
55 - 64	11.5%
65 - 74	9.5%
75 - 84	6.7%
85 +	2.4%
18 +	74.6%
2020 Population by Age	
Total	104,850
0 - 4	6.6%
5 - 9	6.9%
10 - 14	6.7%
15 - 24	11.2%
25 - 34	12.4%
35 - 44	12.4%
45 - 54	10.3%
55 - 64	11.2%
65 - 74	11.5%
75 - 84	7.4%
85 +	3.5%
18 +	76.3%
2025 Population by Age	
Total	111,277
0 - 4	6.7%
5 - 9	6.8%
10 - 14	6.9%
15 - 24	10.8%
25 - 34	12.3%
35 - 44	12.8%
45 - 54	10.3%
55 - 64	10.0%
65 - 74	11.6%
75 - 84	8.4%
85 +	3.5%
18 +	75.9%
2010 Population by Sex	
Males	42,064
Females	44,638
2020 Population by Sex	
Males	50,927
Females	53,923
2025 Population by Sex	
Males	54,180
Females	57,098

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

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2010 Population by Race/Ethnicity	
Total	86,703
White Alone	67.5%
Black Alone	5.5%
American Indian Alone	2.4%
Asian Alone	5.4%
Pacific Islander Alone	0.2%
Some Other Race Alone	14.1%
Two or More Races	4.8%
Hispanic Origin	36.9%
Diversity Index	75.3
2020 Population by Race/Ethnicity	
Total	104,848
White Alone	63.5%
Black Alone	6.0%
American Indian Alone	2.3%
Asian Alone	6.3%
Pacific Islander Alone	0.2%
Some Other Race Alone	16.2%
Two or More Races	5.4%
Hispanic Origin	42.3%
Diversity Index	79.0
2025 Population by Race/Ethnicity	
Total	111,277
White Alone	61.6%
Black Alone	6.1%
American Indian Alone	2.2%
Asian Alone	6.9%
Pacific Islander Alone	0.2%
Some Other Race Alone	17.2%
Two or More Races	5.7%
Hispanic Origin	45.4%
Diversity Index	80.4
2010 Population by Relationship and Household Type	
Total	86,702
In Households	97.6%
In Family Households	85.1%
Householder	25.2%
Spouse	18.8%
Child	32.3%
Other relative	5.8%
Nonrelative	3.0%
In Nonfamily Households	12.5%
In Group Quarters	2.4%
Institutionalized Population	1.6%
Noninstitutionalized Population	0.8%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

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2020 Population 25+ by Educational Attainment	
Total	71,967
Less than 9th Grade	5.8%
9th - 12th Grade, No Diploma	7.7%
High School Graduate	26.4%
GED/Alternative Credential	3.6%
Some College, No Degree	25.0%
Associate Degree	9.8%
Bachelor's Degree	13.9%
Graduate/Professional Degree	7.8%
2020 Population 15+ by Marital Status	
Total	83,674
Never Married	29.3%
Married	51.6%
Widowed	7.8%
Divorced	11.3%
2020 Civilian Population 16+ in Labor Force	
Civilian Population 16+	41,338
Population 16+ Employed	82.8%
Population 16+ Unemployment rate	17.2%
Population 16-24 Employed	10.8%
Population 16-24 Unemployment rate	27.3%
Population 25-54 Employed	67.3%
Population 25-54 Unemployment rate	15.8%
Population 55-64 Employed	15.3%
Population 55-64 Unemployment rate	16.3%
Population 65+ Employed	6.6%
Population 65+ Unemployment rate	14.8%
2020 Employed Population 16+ by Industry	
Total	34,213
Agriculture/Mining	1.1%
Construction	8.0%
Manufacturing	8.3%
Wholesale Trade	2.6%
Retail Trade	10.9%
Transportation/Utilities	7.9%
Information	1.2%
Finance/Insurance/Real Estate	4.0%
Services	49.9%
Public Administration	5.9%
2020 Employed Population 16+ by Occupation	
Total	34,215
White Collar	55.2%
Management/Business/Financial	9.8%
Professional	20.8%
Sales	10.3%
Administrative Support	14.3%
Services	19.6%
Blue Collar	25.2%
Farming/Forestry/Fishing	0.9%
Construction/Extraction	6.9%
Installation/Maintenance/Repair	3.8%
Production	5.9%
Transportation/Material Moving	7.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

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2010 Households by Type	
Total	30,570
Households with 1 Person	23.5%
Households with 2+ People	76.5%
Family Households	71.3%
Husband-wife Families	53.2%
With Related Children	22.6%
Other Family (No Spouse Present)	18.1%
Other Family with Male Householder	5.6%
With Related Children	3.5%
Other Family with Female Householder	12.5%
With Related Children	7.8%
Nonfamily Households	5.2%
All Households with Children	34.4%
Multigenerational Households	6.5%
Unmarried Partner Households	7.0%
Male-female	6.2%
Same-sex	0.8%
2010 Households by Size	
Total	30,570
1 Person Household	23.5%
2 Person Household	34.2%
3 Person Household	14.2%
4 Person Household	12.5%
5 Person Household	8.2%
6 Person Household	4.1%
7 + Person Household	3.4%
2010 Households by Tenure and Mortgage Status	
Total	30,570
Owner Occupied	73.5%
Owned with a Mortgage/Loan	50.6%
Owned Free and Clear	22.9%
Renter Occupied	26.5%
2020 Affordability, Mortgage and Wealth	
Housing Affordability Index	97
Percent of Income for Mortgage	22.5%
Wealth Index	103
2010 Housing Units By Urban/ Rural Status	
Total Housing Units	33,992
Housing Units Inside Urbanized Area	91.4%
Housing Units Inside Urbanized Cluster	0.0%
Rural Housing Units	8.6%
2010 Population By Urban/ Rural Status	
Total Population	86,702
Population Inside Urbanized Area	91.5%
Population Inside Urbanized Cluster	0.0%
Rural Population	8.5%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

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Top 3 Tapestry Segments	
1.	The Elders (9C)
2.	Up and Coming Families (7A)
3.	Senior Escapes (9D)
2020 Consumer Spending	
Apparel & Services: Total $	$73,261,293
Average Spent	$2,005.95
Spending Potential Index	94
Education: Total $	$55,214,381
Average Spent	$1,511.81
Spending Potential Index	85
Entertainment/Recreation: Total $	$110,449,741
Average Spent	$3,024.20
Spending Potential Index	93
Food at Home: Total $	$185,209,947
Average Spent	$5,071.19
Spending Potential Index	95
Food Away from Home: Total $	$130,242,156
Average Spent	$3,566.13
Spending Potential Index	95
Health Care: Total $	$204,649,555
Average Spent	$5,603.46
Spending Potential Index	97
HH Furnishings & Equipment: Total $	$76,375,939
Average Spent	$2,091.23
Spending Potential Index	96
Personal Care Products & Services: Total $	$32,558,517
Average Spent	$891.48
Spending Potential Index	97
Shelter: Total $	$662,558,325
Average Spent	$18,141.35
Spending Potential Index	94
Support Payments/Cash Contributions/Gifts in Kind: Total $	$87,459,065
Average Spent	$2,394.70
Spending Potential Index	102
Travel: Total $	$84,042,993
Average Spent	$2,301.16
Spending Potential Index	95
Vehicle Maintenance & Repairs: Total $	$39,821,710
Average Spent	$1,090.35
Spending Potential Index	94

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.
Source: Consumer Spending data are derived from the 2017 and 2018 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

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RIVERSIDE COUNTY CENTER FOR DEMOGRAPHICS

Business Summary

San Gorgonio Pass County Economic Development Region
Area: 245.31 square miles

Prepared by Esri

Data for all businesses in area	
Total Businesses:	2,364
Total Employees:	21,658
Total Residential Population:	104,849
Employee/Residential Population Ratio (per 100 Residents)	21

	Businesses		Employees	
by SIC Codes	**Number**	**Percent**	**Number**	**Percent**
Agriculture & Mining	48	2.0%	340	1.6%
Construction	192	8.1%	775	3.6%
Manufacturing	63	2.7%	991	4.6%
Transportation	44	1.9%	210	1.0%
Communication	12	0.5%	56	0.3%
Utility	7	0.3%	48	0.2%
Wholesale Trade	56	2.4%	317	1.5%
Retail Trade Summary	724	30.6%	7,944	36.7%
Home Improvement	36	1.5%	307	1.4%
General Merchandise Stores	26	1.1%	808	3.7%
Food Stores	69	2.9%	807	3.7%
Auto Dealers, Gas Stations, Auto Aftermarket	85	3.6%	473	2.2%
Apparel & Accessory Stores	82	3.5%	860	4.0%
Furniture & Home Furnishings	32	1.4%	228	1.1%
Eating & Drinking Places	192	8.1%	2,542	11.7%
Miscellaneous Retail	203	8.6%	1,919	8.9%
Finance, Insurance, Real Estate Summary	167	7.1%	701	3.2%
Banks, Savings & Lending Institutions	23	1.0%	205	0.9%
Securities Brokers	10	0.4%	32	0.1%
Insurance Carriers & Agents	37	1.6%	92	0.4%
Real Estate, Holding, Other Investment Offices	97	4.1%	372	1.7%
Services Summary	808	34.2%	8,792	40.6%
Hotels & Lodging	30	1.3%	1,277	5.9%
Automotive Services	91	3.8%	318	1.5%
Motion Pictures & Amusements	59	2.5%	1,124	5.2%
Health Services	105	4.4%	1,807	8.3%
Legal Services	15	0.6%	44	0.2%
Education Institutions & Libraries	53	2.2%	1,714	7.9%
Other Services	456	19.3%	2,507	11.6%
Government	59	2.5%	1,442	6.7%
Unclassified Establishments	185	7.8%	44	0.2%
Totals	2,364	100.0%	21,658	100.0%

Source: Copyright 2020 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2020.
Date Note: Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

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RIVERSIDE COUNTY CENTER FOR DEMOGRAPHICS

Business Summary

San Gorgonio Pass County Economic Development Region
Area: 245.31 square miles

Prepared by Esri

by NAICS Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	13	0.5%	214	1.0%
Mining	1	0.0%	4	0.0%
Utilities	4	0.2%	26	0.1%
Construction	205	8.7%	806	3.7%
Manufacturing	73	3.1%	1,028	4.7%
Wholesale Trade	56	2.4%	317	1.5%
Retail Trade	502	21.2%	5,271	24.3%
Motor Vehicle & Parts Dealers	55	2.3%	284	1.3%
Furniture & Home Furnishings Stores	14	0.6%	67	0.3%
Electronics & Appliance Stores	7	0.3%	130	0.6%
Bldg Material & Garden Equipment & Supplies Dealers	35	1.5%	302	1.4%
Food & Beverage Stores	58	2.5%	712	3.3%
Health & Personal Care Stores	29	1.2%	178	0.8%
Gasoline Stations	30	1.3%	189	0.9%
Clothing & Clothing Accessories Stores	94	4.0%	951	4.4%
Sport Goods, Hobby, Book, & Music Stores	23	1.0%	115	0.5%
General Merchandise Stores	26	1.1%	808	3.7%
Miscellaneous Store Retailers	110	4.7%	1,516	7.0%
Nonstore Retailers	22	0.9%	20	0.1%
Transportation & Warehousing	39	1.6%	192	0.9%
Information	27	1.1%	127	0.6%
Finance & Insurance	79	3.3%	346	1.6%
Central Bank/Credit Intermediation & Related Activities	26	1.1%	208	1.0%
Securities, Commodity Contracts & Other Financial	15	0.6%	45	0.2%
Insurance Carriers & Related Activities; Funds, Trusts &	38	1.6%	93	0.4%
Real Estate, Rental & Leasing	125	5.3%	427	2.0%
Professional, Scientific & Tech Services	115	4.9%	698	3.2%
Legal Services	20	0.8%	50	0.2%
Management of Companies & Enterprises	2	0.1%	6	0.0%
Administrative & Support & Waste Management & Remediation	63	2.7%	258	1.2%
Educational Services	57	2.4%	1,713	7.9%
Health Care & Social Assistance	150	6.3%	2,279	10.5%
Arts, Entertainment & Recreation	48	2.0%	1,120	5.2%
Accommodation & Food Services	234	9.9%	3,883	17.9%
Accommodation	30	1.3%	1,277	5.9%
Food Services & Drinking Places	204	8.6%	2,606	12.0%
Other Services (except Public Administration)	329	13.9%	1,456	6.7%
Automotive Repair & Maintenance	70	3.0%	239	1.1%
Public Administration	59	2.5%	1,442	6.7%
Unclassified Establishments	185	7.8%	44	0.2%
Total	2,364	100.0%	21,658	100.0%

Source: Copyright 2020 Data Axle, Inc. All rights reserved. Esri Total Residential Population forecasts for 2020.
Date Note: Data on the Business Summary report is calculated using **Esri's Data allocation method** which uses census block groups to allocate business summary data to custom areas.

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