

# Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 34.4452/-118.5524

27756 McBean Parkway Valencia, CA 91354		1 mi radius		3 mi radius		5 mi radius		7 mi radius	
<b>Population</b>									
Estimated Population (2025)		18,654		83,370		186,127		254,961	
Projected Population (2030)		17,671		79,098		178,298		247,547	
Census Population (2020)		19,943		85,852		192,788		260,704	
Census Population (2010)		19,212		78,622		178,920		243,149	
Projected Annual Growth (2025-2030)		-984	-1.1%	-4,272	-1.0%	-7,829	-0.8%	-7,414	-0.6%
Historical Annual Growth (2020-2025)		-1,289	-1.3%	-2,482	-0.6%	-6,661	-0.7%	-5,743	-0.4%
Historical Annual Growth (2010-2020)		731	0.4%	7,230	0.9%	13,868	0.8%	17,555	0.7%
Estimated Population Density (2025)		5,941	psm	2,949	psm	2,371	psm	1,657	psm
Trade Area Size		3.1	sq mi	28.3	sq mi	78.5	sq mi	153.9	sq mi
<b>Households</b>									
Estimated Households (2025)		6,663		29,741		61,881		85,227	
Projected Households (2030)		6,511		29,008		60,665		84,657	
Census Households (2020)		7,029		30,125		63,331		85,581	
Census Households (2010)		6,650		27,208		57,408		78,034	
Projected Annual Growth (2025-2030)		-152	-0.5%	-733	-0.5%	-1,215	-0.4%	-570	-0.1%
Historical Annual Change (2010-2025)		13	-	2,533	0.6%	4,473	0.5%	7,193	0.6%
<b>Average Household Income</b>									
Estimated Average Household Income (2025)		\$178,159		\$183,486		\$174,576		\$165,976	
Projected Average Household Income (2030)		\$179,411		\$184,172		\$175,748		\$166,628	
Census Average Household Income (2010)		\$110,627		\$106,327		\$102,734		\$97,675	
Census Average Household Income (2000)		\$101,999		\$88,830		\$84,439		\$80,043	
Projected Annual Change (2025-2030)		\$1,252	0.1%	\$686	-	\$1,172	0.1%	\$653	-
Historical Annual Change (2000-2025)		\$76,160	3.0%	\$94,656	4.3%	\$90,137	4.3%	\$85,933	4.3%
<b>Median Household Income</b>									
Estimated Median Household Income (2025)		\$138,862		\$146,428		\$140,001		\$133,168	
Projected Median Household Income (2030)		\$138,983		\$147,309		\$140,823		\$133,511	
Census Median Household Income (2010)		\$92,180		\$92,890		\$88,346		\$83,908	
Census Median Household Income (2000)		\$88,643		\$77,061		\$74,016		\$69,126	
Projected Annual Change (2025-2030)		\$121	-	\$881	0.1%	\$822	0.1%	\$343	-
Historical Annual Change (2000-2025)		\$50,219	2.3%	\$69,366	3.6%	\$65,985	3.6%	\$64,042	3.7%
<b>Per Capita Income</b>									
Estimated Per Capita Income (2025)		\$63,662		\$65,501		\$58,128		\$55,552	
Projected Per Capita Income (2030)		\$66,133		\$67,591		\$59,889		\$57,057	
Census Per Capita Income (2010)		\$38,275		\$36,786		\$32,958		\$31,343	
Census Per Capita Income (2000)		\$32,856		\$30,197		\$26,909		\$25,870	
Projected Annual Change (2025-2030)		\$2,471	0.8%	\$2,090	0.6%	\$1,761	0.6%	\$1,505	0.5%
Historical Annual Change (2000-2025)		\$30,807	3.8%	\$35,304	4.7%	\$31,218	4.6%	\$29,683	4.6%
Estimated Average Household Net Worth (2025)		\$1.87 M		\$1.95 M		\$1.89 M		\$1.77 M	

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Lat/Lon: 34.4452/-118.5524

27756 McBean Parkway Valencia, CA 91354		1 mi radius		3 mi radius		5 mi radius		7 mi radius	
<b>Race and Ethnicity</b>									
Total Population (2025)		18,654		83,370		186,127		254,961	
White (2025)		10,149	54.4%	45,434	54.5%	92,249	49.6%	121,001	47.5%
Black or African American (2025)		882	4.7%	4,214	5.1%	10,540	5.7%	15,123	5.9%
American Indian or Alaska Native (2025)		62	0.3%	457	0.5%	1,400	0.8%	2,549	1.0%
Asian (2025)		3,752	20.1%	14,191	17.0%	29,900	16.1%	38,600	15.1%
Hawaiian or Pacific Islander (2025)		24	0.1%	125	0.2%	279	0.1%	373	0.1%
Other Race (2025)		1,676	9.0%	8,987	10.8%	28,974	15.6%	44,455	17.4%
Two or More Races (2025)		2,108	11.3%	9,961	11.9%	22,785	12.2%	32,859	12.9%
Population < 18 (2025)		4,356	23.4%	19,409	23.3%	41,792	22.5%	57,556	22.6%
White Not Hispanic		1,729	39.7%	7,721	39.8%	14,863	35.6%	18,678	32.5%
Black or African American		163	3.7%	786	4.0%	1,760	4.2%	2,791	4.8%
Asian		936	21.5%	3,359	17.3%	6,815	16.3%	8,521	14.8%
Other Race Not Hispanic		262	6.0%	1,182	6.1%	2,480	5.9%	3,249	5.6%
Hispanic		1,266	29.1%	6,361	32.8%	15,874	38.0%	24,317	42.2%
Not Hispanic or Latino Population (2025)		13,896	74.5%	59,671	71.6%	123,161	66.2%	160,763	63.1%
Not Hispanic White		8,589	61.8%	38,308	64.2%	76,540	62.1%	98,922	61.5%
Not Hispanic Black or African American		866	6.2%	4,122	6.9%	10,029	8.1%	14,442	9.0%
Not Hispanic American Indian or Alaska Native		13	-	88	0.1%	223	0.2%	329	0.2%
Not Hispanic Asian		3,751	27.0%	14,172	23.8%	29,785	24.2%	38,401	23.9%
Not Hispanic Hawaiian or Pacific Islander		12	-	64	0.1%	171	0.1%	228	0.1%
Not Hispanic Other Race		70	0.5%	354	0.6%	1,112	0.9%	1,342	0.8%
Not Hispanic Two or More Races		594	4.3%	2,563	4.3%	5,301	4.3%	7,098	4.4%
Hispanic or Latino Population (2025)		4,759	25.5%	23,699	28.4%	62,966	33.8%	94,198	36.9%
Hispanic White		1,560	32.8%	7,126	30.1%	15,708	24.9%	22,079	23.4%
Hispanic Black or African American		17	0.4%	92	0.4%	512	0.8%	681	0.7%
Hispanic American Indian or Alaska Native		49	1.0%	369	1.6%	1,177	1.9%	2,220	2.4%
Hispanic Asian		1	-	19	-	115	0.2%	199	0.2%
Hispanic Hawaiian or Pacific Islander		12	0.3%	61	0.3%	107	0.2%	145	0.2%
Hispanic Other Race		1,606	33.7%	8,634	36.4%	27,862	44.2%	43,113	45.8%
Hispanic Two or More Races		1,514	31.8%	7,398	31.2%	17,483	27.8%	25,761	27.3%
Not Hispanic or Latino Population (2020)		16,509	82.8%	67,966	79.2%	138,772	72.0%	178,034	68.3%
Hispanic or Latino Population (2020)		3,435	17.2%	17,885	20.8%	54,016	28.0%	82,670	31.7%
Not Hispanic or Latino Population (2010)		16,359	85.1%	64,311	81.8%	133,019	74.3%	172,242	70.8%
Hispanic or Latino Population (2010)		2,853	14.9%	14,311	18.2%	45,901	25.7%	70,907	29.2%
Not Hispanic or Latino Population (2030)		12,473	70.6%	53,830	68.1%	113,180	63.5%	150,376	60.7%
Hispanic or Latino Population (2030)		5,198	29.4%	25,268	31.9%	65,118	36.5%	97,172	39.3%
Projected Annual Growth (2025-2030)		439	1.8%	1,569	1.3%	2,152	0.7%	2,974	0.6%
Historical Annual Growth (2010-2020)		581	2.0%	3,574	2.5%	8,115	1.8%	11,763	1.7%

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<b>Total Age Distribution (2025)</b>									
Total Population	18,654		83,370		186,127		254,961		
Age Under 5 Years	939	5.0%	4,270	5.1%	9,305	5.0%	13,147	5.2%	
Age 5 to 9 Years	1,106	5.9%	5,385	6.5%	11,349	6.1%	15,730	6.2%	
Age 10 to 14 Years	1,426	7.6%	5,920	7.1%	12,738	6.8%	17,415	6.8%	
Age 15 to 19 Years	1,362	7.3%	5,831	7.0%	13,286	7.1%	18,030	7.1%	
Age 20 to 24 Years	876	4.7%	3,907	4.7%	10,521	5.7%	14,575	5.7%	
Age 25 to 29 Years	810	4.3%	3,996	4.8%	10,319	5.5%	14,809	5.8%	
Age 30 to 34 Years	1,053	5.6%	5,074	6.1%	12,051	6.5%	17,084	6.7%	
Age 35 to 39 Years	1,244	6.7%	5,783	6.9%	13,114	7.0%	18,248	7.2%	
Age 40 to 44 Years	1,331	7.1%	5,991	7.2%	13,267	7.1%	18,007	7.1%	
Age 45 to 49 Years	1,369	7.3%	5,956	7.1%	13,012	7.0%	17,560	6.9%	
Age 50 to 54 Years	1,480	7.9%	6,161	7.4%	13,526	7.3%	18,032	7.1%	
Age 55 to 59 Years	1,398	7.5%	5,946	7.1%	12,847	6.9%	17,401	6.8%	
Age 60 to 64 Years	1,282	6.9%	5,730	6.9%	11,966	6.4%	16,192	6.4%	
Age 65 to 69 Years	964	5.2%	4,542	5.4%	9,586	5.2%	13,038	5.1%	
Age 70 to 74 Years	762	4.1%	3,542	4.2%	7,528	4.0%	10,043	3.9%	
Age 75 to 79 Years	627	3.4%	2,596	3.1%	5,570	3.0%	7,407	2.9%	
Age 80 to 84 Years	359	1.9%	1,472	1.8%	3,272	1.8%	4,384	1.7%	
Age 85 Years or Over	267	1.4%	1,268	1.5%	2,871	1.5%	3,859	1.5%	
Median Age	41.7		40.9		40.0		39.4		
Age 19 Years or Less	4,833	25.9%	21,405	25.7%	46,678	25.1%	64,322	25.2%	
Age 20 to 64 Years	10,842	58.1%	48,544	58.2%	110,623	59.4%	151,908	59.6%	
Age 65 Years or Over	2,980	16.0%	13,420	16.1%	28,826	15.5%	38,731	15.2%	
<b>Female Age Distribution (2025)</b>									
Female Population	9,597	51.4%	42,534	51.0%	91,640	49.2%	126,355	49.6%	
Age Under 5 Years	479	5.0%	2,128	5.0%	4,559	5.0%	6,389	5.1%	
Age 5 to 9 Years	541	5.6%	2,589	6.1%	5,566	6.1%	7,693	6.1%	
Age 10 to 14 Years	704	7.3%	2,873	6.8%	6,139	6.7%	8,402	6.6%	
Age 15 to 19 Years	683	7.1%	2,907	6.8%	6,412	7.0%	8,713	6.9%	
Age 20 to 24 Years	422	4.4%	1,926	4.5%	4,499	4.9%	6,461	5.1%	
Age 25 to 29 Years	397	4.1%	2,015	4.7%	4,556	5.0%	6,772	5.4%	
Age 30 to 34 Years	547	5.7%	2,610	6.1%	5,629	6.1%	8,190	6.5%	
Age 35 to 39 Years	657	6.8%	2,962	7.0%	6,319	6.9%	8,908	7.1%	
Age 40 to 44 Years	689	7.2%	3,065	7.2%	6,485	7.1%	8,859	7.0%	
Age 45 to 49 Years	711	7.4%	3,047	7.2%	6,431	7.0%	8,727	6.9%	
Age 50 to 54 Years	771	8.0%	3,133	7.4%	6,783	7.4%	9,047	7.2%	
Age 55 to 59 Years	706	7.4%	3,025	7.1%	6,378	7.0%	8,686	6.9%	
Age 60 to 64 Years	652	6.8%	2,871	6.7%	5,974	6.5%	8,065	6.4%	
Age 65 to 69 Years	496	5.2%	2,373	5.6%	4,988	5.4%	6,823	5.4%	
Age 70 to 74 Years	414	4.3%	1,937	4.6%	4,147	4.5%	5,540	4.4%	
Age 75 to 79 Years	359	3.7%	1,471	3.5%	3,147	3.4%	4,197	3.3%	
Age 80 to 84 Years	202	2.1%	833	2.0%	1,898	2.1%	2,538	2.0%	
Age 85 Years or Over	168	1.8%	772	1.8%	1,728	1.9%	2,345	1.9%	
Female Median Age	42.6		41.8		41.3		40.6		
Age 19 Years or Less	2,406	25.1%	10,497	24.7%	22,677	24.7%	31,197	24.7%	
Age 20 to 64 Years	5,552	57.9%	24,652	58.0%	53,056	57.9%	73,714	58.3%	
Age 65 Years or Over	1,638	17.1%	7,385	17.4%	15,908	17.4%	21,443	17.0%	

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27756 McBean Parkway Valencia, CA 91354		1 mi radius		3 mi radius		5 mi radius		7 mi radius	
<b>Male Age Distribution (2025)</b>									
Male Population	9,057	48.6%	40,835	49.0%	94,487	50.8%	128,606	50.4%	
Age Under 5 Years	460	5.1%	2,142	5.2%	4,746	5.0%	6,758	5.3%	
Age 5 to 9 Years	566	6.2%	2,796	6.8%	5,782	6.1%	8,037	6.2%	
Age 10 to 14 Years	721	8.0%	3,047	7.5%	6,599	7.0%	9,013	7.0%	
Age 15 to 19 Years	679	7.5%	2,924	7.2%	6,874	7.3%	9,317	7.2%	
Age 20 to 24 Years	454	5.0%	1,981	4.9%	6,022	6.4%	8,114	6.3%	
Age 25 to 29 Years	413	4.6%	1,981	4.9%	5,762	6.1%	8,038	6.2%	
Age 30 to 34 Years	506	5.6%	2,465	6.0%	6,422	6.8%	8,895	6.9%	
Age 35 to 39 Years	587	6.5%	2,822	6.9%	6,795	7.2%	9,340	7.3%	
Age 40 to 44 Years	642	7.1%	2,926	7.2%	6,782	7.2%	9,148	7.1%	
Age 45 to 49 Years	658	7.3%	2,909	7.1%	6,582	7.0%	8,833	6.9%	
Age 50 to 54 Years	708	7.8%	3,028	7.4%	6,742	7.1%	8,984	7.0%	
Age 55 to 59 Years	692	7.6%	2,921	7.2%	6,469	6.8%	8,714	6.8%	
Age 60 to 64 Years	630	7.0%	2,859	7.0%	5,992	6.3%	8,127	6.3%	
Age 65 to 69 Years	469	5.2%	2,169	5.3%	4,598	4.9%	6,216	4.8%	
Age 70 to 74 Years	348	3.8%	1,606	3.9%	3,380	3.6%	4,503	3.5%	
Age 75 to 79 Years	268	3.0%	1,126	2.8%	2,423	2.6%	3,210	2.5%	
Age 80 to 84 Years	157	1.7%	639	1.6%	1,374	1.5%	1,846	1.4%	
Age 85 Years or Over	99	1.1%	496	1.2%	1,143	1.2%	1,514	1.2%	
Male Median Age	40.6		39.9		38.7		38.2		
Age 19 Years or Less	2,426	26.8%	10,908	26.7%	24,001	25.4%	33,125	25.8%	
Age 20 to 64 Years	5,290	58.4%	23,892	58.5%	57,568	60.9%	78,194	60.8%	
Age 65 Years or Over	1,342	14.8%	6,035	14.8%	12,918	13.7%	17,288	13.4%	
<b>Males per 100 Females (2025)</b>									
Overall Comparison	94		96		103		102		
Age Under 5 Years	96	49.0%	101	50.2%	104	51.0%	106	51.4%	
Age 5 to 9 Years	105	51.1%	108	51.9%	104	51.0%	104	51.1%	
Age 10 to 14 Years	102	50.6%	106	51.5%	107	51.8%	107	51.8%	
Age 15 to 19 Years	99	49.8%	101	50.1%	107	51.7%	107	51.7%	
Age 20 to 24 Years	108	51.8%	103	50.7%	134	57.2%	126	55.7%	
Age 25 to 29 Years	104	51.0%	98	49.6%	126	55.8%	119	54.3%	
Age 30 to 34 Years	93	48.1%	94	48.6%	114	53.3%	109	52.1%	
Age 35 to 39 Years	89	47.2%	95	48.8%	108	51.8%	105	51.2%	
Age 40 to 44 Years	93	48.2%	95	48.8%	105	51.1%	103	50.8%	
Age 45 to 49 Years	93	48.1%	95	48.8%	102	50.6%	101	50.3%	
Age 50 to 54 Years	92	47.9%	97	49.1%	99	49.8%	99	49.8%	
Age 55 to 59 Years	98	49.5%	97	49.1%	101	50.4%	100	50.1%	
Age 60 to 64 Years	97	49.2%	100	49.9%	100	50.1%	101	50.2%	
Age 65 to 69 Years	95	48.6%	91	47.8%	92	48.0%	91	47.7%	
Age 70 to 74 Years	84	45.7%	83	45.3%	82	44.9%	81	44.8%	
Age 75 to 79 Years	75	42.8%	77	43.4%	77	43.5%	76	43.3%	
Age 80 to 84 Years	78	43.7%	77	43.4%	72	42.0%	73	42.1%	
Age 85 Years or Over	59	37.1%	64	39.1%	66	39.8%	65	39.2%	
Age 19 Years or Less	101	50.2%	104	51.0%	106	51.4%	106	51.5%	
Age 20 to 39 Years	97	49.2%	97	49.3%	119	54.3%	113	53.1%	
Age 40 to 64 Years	94	48.6%	97	49.2%	102	50.4%	101	50.2%	
Age 65 Years or Over	82	45.0%	82	45.0%	81	44.8%	81	44.6%	

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<b>Household Type (2025)</b>									
Total Households		6,663		29,741		61,881		85,227	
Households with Children		2,512	37.7%	10,905	36.7%	23,313	37.7%	32,254	37.8%
Average Household Size		2.8		2.8		2.9		2.9	
Household Density per Square Mile		2,122		1,052		788		554	
Population Family		16,024	85.9%	69,781	83.7%	155,939	83.8%	215,760	84.6%
Population Non-Family		2,604	14.0%	13,385	16.1%	23,508	12.6%	32,384	12.7%
Population Group Quarters		26	0.1%	203	0.2%	6,680	3.6%	6,817	2.7%
Family Households		4,830	72.5%	20,718	69.7%	45,716	73.9%	63,334	74.3%
Married Couple Households		3,906	80.9%	16,776	81.0%	35,968	78.7%	48,447	76.5%
Other Family Households with Children		923	19.1%	3,941	19.0%	9,748	21.3%	14,888	23.5%
Family Households with Children		2,511	52.0%	10,900	52.6%	23,296	51.0%	32,218	50.9%
Married Couple with Children		2,055	81.9%	8,884	81.5%	18,593	79.8%	24,800	77.0%
Other Family Households with Children		455	18.1%	2,016	18.5%	4,703	20.2%	7,418	23.0%
Family Households No Children		2,319	48.0%	9,818	47.4%	22,420	49.0%	31,116	49.1%
Married Couple No Children		1,851	79.8%	7,892	80.4%	17,375	77.5%	23,646	76.0%
Other Family Households No Children		468	20.2%	1,926	19.6%	5,045	22.5%	7,470	24.0%
Non-Family Households		1,833	27.5%	9,023	30.3%	16,164	26.1%	21,893	25.7%
Non-Family Households with Children		-	-	5	-	17	0.1%	36	0.2%
Non-Family Households No Children		1,832	99.9%	9,017	99.9%	16,148	99.9%	21,857	99.8%
Average Family Household Size		3.3		3.4		3.4		3.4	
Average Family Income		\$201,967		\$209,954		\$197,067		\$187,507	
Median Family Income		\$156,360		\$170,762		\$160,143		\$152,014	
Average Non-Family Household Size		1.4		1.5		1.5		1.5	
<b>Marital Status (2025)</b>									
Population Age 15 Years or Over		15,183		67,795		152,735		208,669	
Never Married		4,229	27.9%	19,894	29.3%	49,435	32.4%	69,931	33.5%
Currently Married		8,247	54.3%	37,307	55.0%	78,593	51.5%	103,826	49.8%
Previously Married		2,708	17.8%	10,594	15.6%	24,707	16.2%	34,912	16.7%
Separated		477	17.6%	2,518	23.8%	6,245	25.3%	9,006	25.8%
Widowed		823	30.4%	2,712	25.6%	6,494	26.3%	8,901	25.5%
Divorced		1,408	52.0%	5,364	50.6%	11,968	48.4%	17,005	48.7%
<b>Educational Attainment (2025)</b>									
Adult Population Age 25 Years or Over		12,946		58,058		128,928		176,064	
Elementary (Grade Level 0 to 8)		254	2.0%	1,294	2.2%	4,862	3.8%	8,669	4.9%
Some High School (Grade Level 9 to 11)		230	1.8%	1,602	2.8%	6,403	5.0%	9,259	5.3%
High School Graduate		1,749	13.5%	9,105	15.7%	21,653	16.8%	31,924	18.1%
Some College		2,564	19.8%	12,361	21.3%	28,156	21.8%	38,725	22.0%
Associate Degree Only		1,543	11.9%	5,722	9.9%	12,731	9.9%	16,891	9.6%
Bachelor Degree Only		4,195	32.4%	17,932	30.9%	35,663	27.7%	46,703	26.5%
Graduate Degree		2,411	18.6%	10,041	17.3%	19,460	15.1%	23,892	13.6%
Any College (Some College or Higher)		10,712	82.7%	46,056	79.3%	96,010	74.5%	126,212	71.7%
College Degree + (Bachelor Degree or Higher)		6,606	51.0%	27,973	48.2%	55,123	42.8%	70,595	40.1%

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# Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 34.4452/-118.5524

27756 McBean Parkway Valencia, CA 91354		1 mi radius		3 mi radius		5 mi radius		7 mi radius	
<b>Housing</b>									
Total Housing Units (2025)		7,121		31,816		66,202		91,332	
Total Housing Units (2020)		7,092		30,673		64,630		87,838	
Historical Annual Growth (2020-2025)		29	-	1,143	0.7%	1,573	0.5%	3,494	0.8%
Housing Units Occupied (2025)		6,663	93.6%	29,740	93.5%	61,881	93.5%	85,227	93.3%
Housing Units Owner-Occupied		4,862	73.0%	21,987	73.9%	45,315	73.2%	59,516	69.8%
Housing Units Renter-Occupied		1,801	27.0%	7,754	26.1%	16,565	26.8%	25,711	30.2%
Housing Units Vacant (2025)		458	6.4%	2,075	6.5%	4,322	6.5%	6,104	6.7%
<b>Household Size (2025)</b>									
Total Households		6,663		29,741		61,881		85,227	
1 Person Households		1,439	21.6%	6,614	22.2%	12,068	19.5%	16,106	18.9%
2 Person Households		1,995	29.9%	8,728	29.3%	17,985	29.1%	24,872	29.2%
3 Person Households		1,288	19.3%	5,530	18.6%	12,205	19.7%	17,068	20.0%
4 Person Households		1,007	15.1%	4,415	14.8%	9,672	15.6%	13,407	15.7%
5 Person Households		500	7.5%	2,329	7.8%	5,186	8.4%	7,138	8.4%
6 Person Households		241	3.6%	1,107	3.7%	2,504	4.0%	3,461	4.1%
7 or More Person Households		193	2.9%	1,017	3.4%	2,261	3.7%	3,174	3.7%
<b>Household Income Distribution (2025)</b>									
HH Income \$200,000 or More		1,894	28.4%	9,098	30.6%	17,625	28.5%	22,530	26.4%
HH Income \$150,000 to \$199,999		1,012	15.2%	4,617	15.5%	9,212	14.9%	12,093	14.2%
HH Income \$125,000 to \$149,999		658	9.9%	2,421	8.1%	5,588	9.0%	7,764	9.1%
HH Income \$100,000 to \$124,999		821	12.3%	3,195	10.7%	6,387	10.3%	8,855	10.4%
HH Income \$75,000 to \$99,999		729	10.9%	3,212	10.8%	6,650	10.7%	9,345	11.0%
HH Income \$50,000 to \$74,999		587	8.8%	2,747	9.2%	6,173	10.0%	9,112	10.7%
HH Income \$35,000 to \$49,999		303	4.6%	1,557	5.2%	3,346	5.4%	5,240	6.1%
HH Income \$25,000 to \$34,999		350	5.3%	1,153	3.9%	2,711	4.4%	3,867	4.5%
HH Income \$15,000 to \$24,999		164	2.5%	766	2.6%	1,843	3.0%	2,840	3.3%
HH Income \$10,000 to \$14,999		57	0.8%	295	1.0%	639	1.0%	1,075	1.3%
HH Income Under \$10,000		88	1.3%	678	2.3%	1,708	2.8%	2,506	2.9%
<b>Household Vehicles (2025)</b>									
Households 0 Vehicles Available		115	1.7%	977	3.3%	2,140	3.5%	3,193	3.7%
Households 1 Vehicle Available		1,764	26.5%	7,265	24.4%	14,884	24.1%	21,078	24.7%
Households 2 Vehicles Available		2,990	44.9%	12,533	42.1%	26,063	42.1%	35,282	41.4%
Households 3 or More Vehicles Available		1,794	26.9%	8,965	30.1%	18,793	30.4%	25,674	30.1%
Total Vehicles Available		13,713		63,126		132,464		181,171	
Average Vehicles per Household		2.1		2.1		2.1		2.1	
Owner-Occupied Household Vehicles		10,801	78.8%	50,539	80.1%	104,812	79.1%	137,412	75.8%
Average Vehicles per Owner-Occupied Household		2.2		2.3		2.3		2.3	
Renter-Occupied Household Vehicles		2,912	21.2%	12,587	19.9%	27,652	20.9%	43,759	24.2%
Average Vehicles per Renter-Occupied Household		1.6		1.6		1.7		1.7	
<b>Travel Time (2025)</b>									
Worker Base Age 16 years or Over		9,433		42,281		94,295		130,621	
Travel to Work in 14 Minutes or Less		1,660	17.6%	7,202	17.0%	15,886	16.8%	21,540	16.5%
Travel to Work in 15 to 29 Minutes		1,976	20.9%	8,430	19.9%	21,472	22.8%	30,706	23.5%
Travel to Work in 30 to 59 Minutes		2,407	25.5%	11,391	26.9%	26,229	27.8%	37,354	28.6%
Travel to Work in 60 Minutes or More		1,578	16.7%	6,715	15.9%	14,196	15.1%	20,466	15.7%
Work at Home		1,813	19.2%	8,542	20.2%	16,512	17.5%	20,555	15.7%
Average Minutes Travel to Work		30.7		30.5		30.0		30.3	

# Complete Profile

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Lat/Lon: 34.4452/-118.5524

27756 McBean Parkway Valencia, CA 91354		1 mi radius		3 mi radius		5 mi radius		7 mi radius	
<b>Transportation To Work (2025)</b>									
Worker Base Age 16 years or Over		9,433		42,281		94,295		130,621	
Drive to Work Alone		6,247	66.2%	28,157	66.6%	64,665	68.6%	90,888	69.6%
Drive to Work in Carpool		779	8.3%	3,583	8.5%	8,573	9.1%	12,305	9.4%
Travel to Work by Public Transportation		201	2.1%	840	2.0%	1,910	2.0%	2,943	2.3%
Drive to Work on Motorcycle		38	0.4%	77	0.2%	230	0.2%	266	0.2%
Bicycle to Work		10	0.1%	49	0.1%	178	0.2%	238	0.2%
Walk to Work		69	0.7%	396	0.9%	916	1.0%	1,398	1.1%
Other Means		276	2.9%	636	1.5%	1,311	1.4%	2,027	1.6%
Work at Home		1,813	19.2%	8,542	20.2%	16,512	17.5%	20,555	15.7%
<b>Daytime Demographics (2025)</b>									
Total Businesses		574		5,205		9,567		11,500	
Total Employees		3,632		49,293		86,097		97,242	
Company Headquarter Businesses		12	2.1%	166	3.2%	297	3.1%	343	3.0%
Company Headquarter Employees		201	5.5%	9,781	19.8%	16,713	19.4%	17,400	17.9%
Employee Population per Business		6.3	to 1	9.5	to 1	9.0	to 1	8.5	to 1
Residential Population per Business		32.5	to 1	16.0	to 1	19.5	to 1	22.2	to 1
Adj. Daytime Demographics Age 16 Years or Over		9,112		73,539		141,696		171,485	
<b>Labor Force</b>									
Labor Population Age 16 Years or Over (2025)		14,913		66,550		149,966		204,955	
Labor Force Total Males (2025)		7,178	48.1%	32,230	48.4%	75,970	50.7%	102,903	50.2%
Male Civilian Employed		5,236	73.0%	23,084	71.6%	53,151	70.0%	72,660	70.6%
Male Civilian Unemployed		285	4.0%	1,034	3.2%	2,744	3.6%	3,986	3.9%
Males in Armed Forces		-	-	18	-	59	-	75	-
Males Not in Labor Force		1,656	23.1%	8,095	25.1%	20,015	26.3%	26,182	25.4%
Labor Force Total Females (2025)		7,736	51.9%	34,320	51.6%	73,996	49.3%	102,051	49.8%
Female Civilian Employed		4,198	54.3%	19,203	56.0%	41,156	55.6%	57,977	56.8%
Female Civilian Unemployed		207	2.7%	859	2.5%	2,157	2.9%	3,165	3.1%
Females in Armed Forces		-	-	-	-	-	-	-	-
Females Not in Labor Force		3,331	43.1%	14,258	41.5%	30,683	41.5%	40,910	40.1%
Unemployment Rate		491	3.3%	1,893	2.8%	4,901	3.3%	7,152	3.5%
<b>Occupation (2025)</b>									
Occupation Population Age 16 Years or Over		9,433		42,281		94,295		130,621	
Occupation Total Males		5,236	55.5%	23,079	54.6%	53,139	56.4%	72,644	55.6%
Occupation Total Females		4,198	44.5%	19,203	45.4%	41,156	43.6%	57,977	44.4%
Management, Business, Financial Operations		2,354	-	9,648	22.8%	19,802	21.0%	25,111	19.2%
Professional, Related		3,014	31.9%	13,268	31.4%	27,124	28.8%	36,232	27.7%
Service		1,269	13.4%	6,096	14.4%	14,719	15.6%	21,846	16.7%
Sales, Office		1,656	17.6%	8,220	19.4%	18,914	20.1%	26,644	20.4%
Farming, Fishing, Forestry		-	-	81	0.2%	169	0.2%	241	0.2%
Construction, Extraction, Maintenance		542	5.7%	2,163	5.1%	5,742	6.1%	8,599	6.6%
Production, Transport, Material Moving		599	6.3%	2,805	6.6%	7,825	8.3%	11,947	9.1%
White Collar Workers		7,024	74.5%	31,136	73.6%	65,840	69.8%	87,988	67.4%
Blue Collar Workers		2,410	25.5%	11,145	26.4%	28,455	30.2%	42,633	32.6%

# Complete Profile

2010-2020 Census, 2025 Estimates with 2030 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 34.4452/-118.5524

27756 McBean Parkway		1 mi radius		3 mi radius		5 mi radius		7 mi radius	
Valencia, CA 91354									
<b>Units In Structure (2025)</b>									
Total Units		6,663		29,741		61,881		85,227	
1 Detached Unit	4,448	66.8%	19,852	66.8%	41,451	67.0%	52,559	61.7%	
1 Attached Unit	941	14.1%	3,540	11.9%	6,469	10.5%	8,677	10.2%	
2 Units	26	0.4%	210	0.7%	417	0.7%	765	0.9%	
3 to 4 Units	166	2.5%	485	1.6%	1,569	2.5%	2,922	3.4%	
5 to 9 Units	258	3.9%	1,155	3.9%	2,498	4.0%	5,520	6.5%	
10 to 19 Units	289	4.3%	1,387	4.7%	2,456	4.0%	3,351	3.9%	
20 to 49 Units	130	2.0%	807	2.7%	1,838	3.0%	2,554	3.0%	
50 or More Units	381	5.7%	1,876	6.3%	3,653	5.9%	5,516	6.5%	
Mobile Home or Trailer	25	0.4%	401	1.3%	1,492	2.4%	3,299	3.9%	
Other Structure	-	-	28	-	38	-	65	-	
<b>Homes Built By Year (2025)</b>									
Homes Built 2020 or later	58	0.8%	343	1.1%	925	1.4%	1,489	1.6%	
Homes Built 2010 to 2019	482	6.8%	2,937	9.2%	5,066	7.7%	6,368	7.0%	
Homes Built 2000 to 2009	2,043	28.7%	7,312	23.0%	13,339	20.1%	17,096	18.7%	
Homes Built 1990 to 1999	2,541	35.7%	4,943	15.5%	10,440	15.8%	14,027	15.4%	
Homes Built 1980 to 1989	572	8.0%	7,435	23.4%	13,945	21.1%	20,731	22.7%	
Homes Built 1970 to 1979	605	8.5%	3,527	11.1%	8,390	12.7%	11,150	12.2%	
Homes Built 1960 to 1969	104	1.5%	1,610	5.1%	5,764	8.7%	8,514	9.3%	
Homes Built 1950 to 1959	128	1.8%	966	3.0%	2,334	3.5%	3,271	3.6%	
Homes Built 1940 to 1949	55	0.8%	302	0.9%	708	1.1%	983	1.1%	
Homes Built Before 1939	75	1.1%	365	1.1%	971	1.5%	1,600	1.8%	
Median Age of Homes	30.2	yrs	34.3	yrs	36.6	yrs	37.3	yrs	
<b>Home Values (2025)</b>									
Owner Specified Housing Units	4,862		21,987		45,315		59,516		
Home Values \$1,000,000 or More	833	17.1%	4,343	19.8%	9,362	20.7%	11,848	19.9%	
Home Values \$750,000 to \$999,999	2,185	44.9%	8,535	38.8%	16,500	36.4%	20,317	34.1%	
Home Values \$500,000 to \$749,999	1,546	31.8%	7,048	32.1%	14,070	31.0%	18,209	30.6%	
Home Values \$400,000 to \$499,999	121	2.5%	829	3.8%	2,024	4.5%	3,268	5.5%	
Home Values \$300,000 to \$399,999	80	1.6%	356	1.6%	907	2.0%	1,588	2.7%	
Home Values \$250,000 to \$299,999	6	0.1%	60	0.3%	161	0.4%	278	0.5%	
Home Values \$200,000 to \$249,999	13	0.3%	89	0.4%	231	0.5%	371	0.6%	
Home Values \$175,000 to \$199,999	3	-	65	0.3%	147	0.3%	207	0.3%	
Home Values \$150,000 to \$174,999	7	0.1%	67	0.3%	211	0.5%	513	0.9%	
Home Values \$125,000 to \$149,999	3	-	39	0.2%	83	0.2%	228	0.4%	
Home Values \$100,000 to \$124,999	8	0.2%	93	0.4%	279	0.6%	478	0.8%	
Home Values \$90,000 to \$99,999	3	-	41	0.2%	74	0.2%	109	0.2%	
Home Values \$80,000 to \$89,999	5	-	81	0.4%	324	0.7%	371	0.6%	
Home Values \$70,000 to \$79,999	6	0.1%	42	0.2%	77	0.2%	239	0.4%	
Home Values \$60,000 to \$69,999	6	0.1%	37	0.2%	120	0.3%	289	0.5%	
Home Values \$50,000 to \$59,999	4	-	18	-	112	0.2%	238	0.4%	
Home Values \$35,000 to \$49,999	4	-	28	0.1%	136	0.3%	266	0.4%	
Home Values \$25,000 to \$34,999	2	-	11	-	34	-	62	0.1%	
Home Values \$10,000 to \$24,999	2	-	37	0.2%	122	0.3%	169	0.3%	
Home Values Under \$10,000	27	0.6%	169	0.8%	340	0.7%	468	0.8%	
Owner-Occupied Median Home Value	\$807,881		\$798,382		\$801,679		\$773,588		
Renter-Occupied Median Rent	\$2,552		\$2,377		\$2,270		\$2,202		

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Lat/Lon: 34.4452/-118.5524

27756 McBean Parkway Valencia, CA 91354		1 mi radius	3 mi radius	5 mi radius	7 mi radius
<b>Total Annual Consumer Expenditure (2025)</b>					
Total Household Expenditure		\$953.98 M	\$4.31 B	\$8.76 B	\$11.75 B
Total Non-Retail Expenditure		\$511.17 M	\$2.31 B	\$4.68 B	\$6.25 B
Total Retail Expenditure		\$442.8 M	\$1.99 B	\$4.09 B	\$5.5 B
Alcoholic Beverages		\$5.72 M	\$25.77 M	\$52.48 M	\$70.37 M
Apparel		\$16.88 M	\$75.96 M	\$155.46 M	\$209.17 M
Contributions		\$31.28 M	\$141.17 M	\$284.87 M	\$379.28 M
Education		\$21.87 M	\$98.65 M	\$199.78 M	\$266.73 M
Entertainment		\$51.96 M	\$233.85 M	\$478.94 M	\$644.82 M
Food Away From Home		\$40.38 M	\$181.77 M	\$371.51 M	\$499.41 M
Grocery		\$53.24 M	\$238.42 M	\$500.04 M	\$684.82 M
Health Care		\$46.31 M	\$205.64 M	\$429.07 M	\$587.61 M
Household Furnishings and Equipment		\$24.6 M	\$110.77 M	\$226.01 M	\$303.45 M
Household Operations		\$16.92 M	\$76.24 M	\$156.44 M	\$210.85 M
Miscellaneous Expenses		\$15.64 M	\$70.35 M	\$143.64 M	\$193.04 M
Personal Care		\$10.8 M	\$48.43 M	\$100.88 M	\$137.48 M
Shelter		\$139.14 M	\$622.35 M	\$1.28 B	\$1.75 B
Tax and Retirement		\$296.64 M	\$1.35 B	\$2.69 B	\$3.53 B
Tobacco and Related		\$3.16 M	\$14.08 M	\$31.11 M	\$44.27 M
Transportation		\$141.92 M	\$641.08 M	\$1.31 B	\$1.76 B
Utilities		\$37.51 M	\$167.88 M	\$353.04 M	\$484.41 M
<b>Monthly Household Consumer Expenditure (2025)</b>					
Total Household Expenditure		\$11,931	\$12,066	\$11,802	\$11,491
Total Non-Retail Expenditure		\$6,393 53.6%	\$6,485 53.7%	\$6,298 53.4%	\$6,114 53.2%
Total Retail Expenditures		\$5,538 46.4%	\$5,581 46.3%	\$5,504 46.6%	\$5,378 46.8%
Alcoholic Beverages		\$72 0.6%	\$72 0.6%	\$71 0.6%	\$69 0.6%
Apparel		\$211 1.8%	\$213 1.8%	\$209 1.8%	\$205 1.8%
Contributions		\$391 3.3%	\$396 3.3%	\$384 3.3%	\$371 3.2%
Education		\$274 2.3%	\$276 2.3%	\$269 2.3%	\$261 2.3%
Entertainment		\$650 5.4%	\$655 5.4%	\$645 5.5%	\$630 5.5%
Food Away From Home		\$505 4.2%	\$509 4.2%	\$500 4.2%	\$488 4.2%
Grocery		\$666 5.6%	\$668 5.5%	\$673 5.7%	\$670 5.8%
Health Care		\$579 4.9%	\$576 4.8%	\$578 4.9%	\$575 5.0%
Household Furnishings and Equipment		\$308 2.6%	\$310 2.6%	\$304 2.6%	\$297 2.6%
Household Operations		\$212 1.8%	\$214 1.8%	\$211 1.8%	\$206 1.8%
Miscellaneous Expenses		\$196 1.6%	\$197 1.6%	\$193 1.6%	\$189 1.6%
Personal Care		\$135 1.1%	\$136 1.1%	\$136 1.2%	\$134 1.2%
Shelter		\$1,740 14.6%	\$1,744 14.5%	\$1,728 14.6%	\$1,713 14.9%
Tax and Retirement		\$3,710 31.1%	\$3,793 31.4%	\$3,622 30.7%	\$3,451 30.7%
Tobacco and Related		\$40 0.3%	\$39 0.3%	\$42 0.4%	\$43 0.4%
Transportation		\$1,775 14.9%	\$1,796 14.9%	\$1,762 14.9%	\$1,716 14.9%
Utilities		\$469 3.9%	\$470 3.9%	\$475 4.0%	\$474 4.1%