

Population

2000 Population	338,458
2010 Population	561,562
2016 Population	612,197
2021 Population	655,055
2000-2010 Annual Rate	5.19%
2010-2016 Annual Rate	1.39%
2016-2021 Annual Rate	1.36%
2016 Male Population	48.8%
2016 Female Population	51.2%
2016 Median Age	33.8

In the identified area, the current year population is 612,197. In 2010, the Census count in the area was 561,562. The rate of change since 2010 was 1.39% annually. The five-year projection for the population in the area is 655,055 representing a change of 1.36% annually from 2016 to 2021. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 33.8, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	62.2%
2016 Black Alone	6.0%
2016 American Indian/Alaska Native Alone	1.1%
2016 Asian Alone	6.5%
2016 Pacific Islander Alone	0.4%
2016 Other Race	17.8%
2016 Two or More Races	6.1%
2016 Hispanic Origin (Any Race)	41.9%

Persons of Hispanic origin represent 41.9% of the population in the identified area compared to 17.9% 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 79.8 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	116,757
2010 Households	177,882
2016 Total Households	190,476
2021 Total Households	202,047
2000-2010 Annual Rate	4.30%
2010-2016 Annual Rate	1.10%
2016-2021 Annual Rate	1.19%
2016 Average Household Size	3.20

The household count in this area has changed from 177,882 in 2010 to 190,476 in the current year, a change of 1.10% annually. The five-year projection of households is 202,047, a change of 1.19% annually from the current year total. Average household size is currently 3.20, compared to 3.14 in the year 2010. The number of families in the current year is 145,387 in the specified area.

Median Household Income

2016 Median Household Income	\$59,101
2021 Median Household Income	\$65,441
2016-2021 Annual Rate	2.06%

Average Household Income

2016 Average Household Income	\$77,341
2021 Average Household Income	\$84,122
2016-2021 Annual Rate	1.70%

Per Capita Income

2016 Per Capita Income	\$24,247
2021 Per Capita Income	\$26,120
2016-2021 Annual Rate	1.50%

Households by Income

Current median household income is \$59,101 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$65,441 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$77,341 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$84,122 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$24,247 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$26,120 in five years, compared to \$32,025 for all U.S. households

Housing

2000 Total Housing Units	127,352
2000 Owner Occupied Housing Units	85,935
2000 Renter Occupied Housing Units	30,822
2000 Vacant Housing Units	10,595
2010 Total Housing Units	196,490
2010 Owner Occupied Housing Units	122,721
2010 Renter Occupied Housing Units	55,161
2010 Vacant Housing Units	18,608
2016 Total Housing Units	209,134
2016 Owner Occupied Housing Units	128,062
2016 Renter Occupied Housing Units	62,414
2016 Vacant Housing Units	18,658
2021 Total Housing Units	221,183
2021 Owner Occupied Housing Units	134,949
2021 Renter Occupied Housing Units	67,099
2021 Vacant Housing Units	19,136

Currently, 61.2% of the 209,134 housing units in the area are owner occupied; 29.8%, renter occupied; and 8.9% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 196,490 housing units in the area - 62.5% owner occupied, 28.1% renter occupied, and 9.5% vacant. The annual rate of change in housing units since 2010 is 2.81%. Median home value in the area is \$265,483, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 4.33% annually to \$328,134.



Business Summary

SW Riverside County
 Hemet City, CA (0633182) et al.
 Geography: Place

Prepared by WestMar Commercial Real Estate

Data for all businesses in area		CA(0633182),C...			
Total Businesses:		16,258			
Total Employees:		153,985			
Total Residential Population:		612,197			
Employee/Residential Population Ratio:		0.25:1			
by SIC Codes	Businesses		Employees		
	Number	Percent	Number	Percent	
Agriculture & Mining	333	2.0%	2,487	1.6%	
Construction	1,351	8.3%	8,131	5.3%	
Manufacturing	517	3.2%	11,324	7.4%	
Transportation	387	2.4%	2,174	1.4%	
Communication	157	1.0%	1,030	0.7%	
Utility	28	0.2%	1,226	0.8%	
Wholesale Trade	541	3.3%	6,002	3.9%	
Retail Trade Summary	3,651	22.5%	49,750	32.3%	
Home Improvement	240	1.5%	2,904	1.9%	
General Merchandise Stores	117	0.7%	5,961	3.9%	
Food Stores	342	2.1%	4,981	3.2%	
Auto Dealers, Gas Stations, Auto Aftermarket	445	2.7%	5,352	3.5%	
Apparel & Accessory Stores	280	1.7%	1,986	1.3%	
Furniture & Home Furnishings	321	2.0%	2,005	1.3%	
Eating & Drinking Places	1,013	6.2%	16,493	10.7%	
Miscellaneous Retail	893	5.5%	10,068	6.5%	
Finance, Insurance, Real Estate Summary	1,957	12.0%	10,475	6.8%	
Banks, Savings & Lending Institutions	630	3.9%	2,506	1.6%	
Securities Brokers	153	0.9%	624	0.4%	
Insurance Carriers & Agents	357	2.2%	1,401	0.9%	
Real Estate, Holding, Other Investment Offices	817	5.0%	5,944	3.9%	
Services Summary	6,423	39.5%	56,748	36.9%	
Hotels & Lodging	73	0.4%	1,024	0.7%	
Automotive Services	676	4.2%	3,004	2.0%	
Motion Pictures & Amusements	484	3.0%	4,349	2.8%	
Health Services	1,111	6.8%	14,591	9.5%	
Legal Services	212	1.3%	826	0.5%	
Education Institutions & Libraries	341	2.1%	13,299	8.6%	
Other Services	3,526	21.7%	19,655	12.8%	
Government	179	1.1%	4,403	2.9%	
Unclassified Establishments	734	4.5%	235	0.2%	
Totals	16,258	100.0%	153,985	100.0%	

Source: Copyright 2016 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2016.

SW Riverside County
Hemet City, CA (0633182) et al.
Geography: Place

Prepared by WestMar Commercial Real Estate

by NAICS Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	51	0.3%	486	0.3%
Mining	8	0.0%	33	0.0%
Utilities	18	0.1%	1,118	0.7%
Construction	1,446	8.9%	8,534	5.5%
Manufacturing	563	3.5%	11,583	7.5%
Wholesale Trade	516	3.2%	5,907	3.8%
Retail Trade	2,547	15.7%	32,757	21.3%
Motor Vehicle & Parts Dealers	328	2.0%	4,759	3.1%
Furniture & Home Furnishings Stores	139	0.9%	805	0.5%
Electronics & Appliance Stores	164	1.0%	985	0.6%
Bldg Material & Garden Equipment & Supplies Dealers	229	1.4%	2,821	1.8%
Food & Beverage Stores	285	1.8%	4,620	3.0%
Health & Personal Care Stores	243	1.5%	1,816	1.2%
Gasoline Stations	117	0.7%	593	0.4%
Clothing & Clothing Accessories Stores	332	2.0%	2,193	1.4%
Sport Goods, Hobby, Book, & Music Stores	150	0.9%	1,430	0.9%
General Merchandise Stores	117	0.7%	5,961	3.9%
Miscellaneous Store Retailers	380	2.3%	3,547	2.3%
Nonstore Retailers	63	0.4%	3,227	2.1%
Transportation & Warehousing	295	1.8%	1,907	1.2%
Information	265	1.6%	1,754	1.1%
Finance & Insurance	1,161	7.1%	4,590	3.0%
Central Bank/Credit Intermediation & Related Activities	624	3.8%	2,460	1.6%
Securities, Commodity Contracts & Other Financial	178	1.1%	726	0.5%
Insurance Carriers & Related Activities; Funds, Trusts &	359	2.2%	1,404	0.9%
Real Estate, Rental & Leasing	1,089	6.7%	6,453	4.2%
Professional, Scientific & Tech Services	1,376	8.5%	7,420	4.8%
Legal Services	256	1.6%	979	0.6%
Management of Companies & Enterprises	9	0.1%	128	0.1%
Administrative & Support & Waste Management & Remediation	685	4.2%	4,248	2.8%
Educational Services	442	2.7%	13,762	8.9%
Health Care & Social Assistance	1,385	8.5%	17,711	11.5%
Arts, Entertainment & Recreation	282	1.7%	3,626	2.4%
Accommodation & Food Services	1,123	6.9%	17,650	11.5%
Accommodation	73	0.4%	1,024	0.7%
Food Services & Drinking Places	1,050	6.5%	16,626	10.8%
Other Services (except Public Administration)	2,084	12.8%	9,680	6.3%
Automotive Repair & Maintenance	522	3.2%	2,343	1.5%
Public Administration	179	1.1%	4,403	2.9%
Unclassified Establishments	734	4.5%	235	0.2%
Total	16,258	100.0%	153,985	100.0%

Source: Copyright 2016 Infogroup, Inc. All rights reserved. Esri Total Residential Population forecasts for 2016.

Summary	Census 2010	2016	2021
Population	561,562	612,197	655,055
Households	177,882	190,476	202,047
Families	135,741	145,387	154,320
Average Household Size	3.14	3.20	3.23
Owner Occupied Housing Units	122,721	128,062	134,949
Renter Occupied Housing Units	55,161	62,414	67,099
Median Age	33.0	33.8	34.1
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	1.36%	0.87%	0.84%
Households	1.19%	0.79%	0.79%
Families	1.20%	0.79%	0.72%
Owner HHs	1.05%	0.69%	0.73%
Median Household Income	2.06%	2.73%	1.89%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	18,946	9.9%	22,012	10.9%
\$15,000 - \$24,999	18,228	9.6%	16,862	8.3%
\$25,000 - \$34,999	17,797	9.3%	18,011	8.9%
\$35,000 - \$49,999	24,410	12.8%	25,040	12.4%
\$50,000 - \$74,999	34,618	18.2%	27,580	13.7%
\$75,000 - \$99,999	26,185	13.7%	30,461	15.1%
\$100,000 - \$149,999	30,539	16.0%	37,465	18.5%
\$150,000 - \$199,999	11,858	6.2%	15,194	7.5%
\$200,000+	7,893	4.1%	9,419	4.7%
Median Household Income	\$59,101		\$65,441	
Average Household Income	\$77,341		\$84,122	
Per Capita Income	\$24,247		\$26,120	

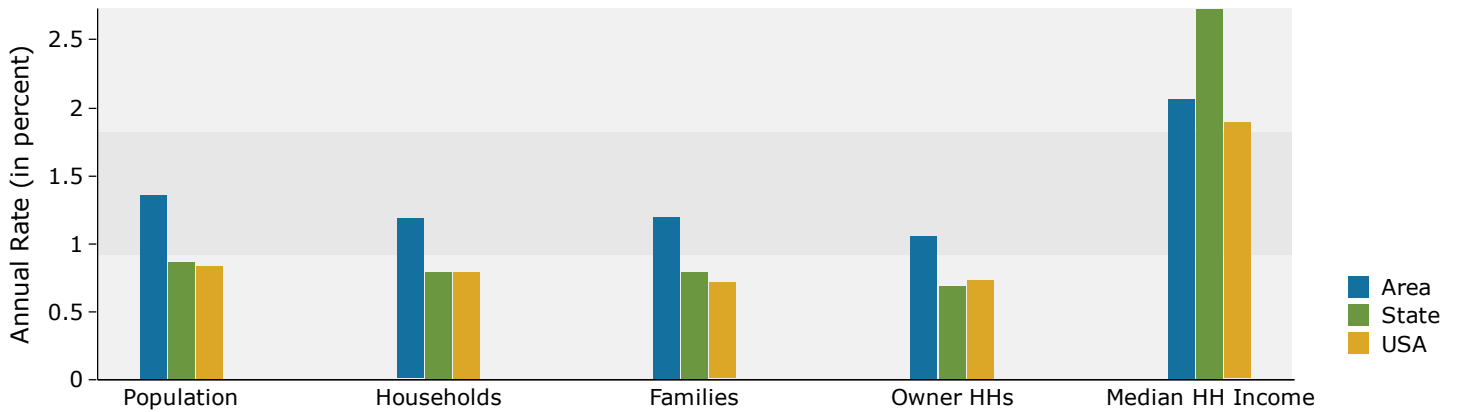
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	43,520	7.7%	46,315	7.6%	50,394	7.7%
5 - 9	46,106	8.2%	46,004	7.5%	48,811	7.5%
10 - 14	49,293	8.8%	47,931	7.8%	48,480	7.4%
15 - 19	48,507	8.6%	45,249	7.4%	44,478	6.8%
20 - 24	36,352	6.5%	43,819	7.2%	39,095	6.0%
25 - 34	71,257	12.7%	86,626	14.2%	106,256	16.2%
35 - 44	78,207	13.9%	77,625	12.7%	86,532	13.2%
45 - 54	74,132	13.2%	76,576	12.5%	71,650	10.9%
55 - 64	49,015	8.7%	62,352	10.2%	66,994	10.2%
65 - 74	33,243	5.9%	43,304	7.1%	51,496	7.9%
75 - 84	22,789	4.1%	25,156	4.1%	28,792	4.4%
85+	9,141	1.6%	11,239	1.8%	12,074	1.8%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	362,556	64.6%	380,528	62.2%	393,176	60.0%
Black Alone	33,805	6.0%	36,812	6.0%	39,629	6.0%
American Indian Alone	5,991	1.1%	6,522	1.1%	6,924	1.1%
Asian Alone	33,894	6.0%	39,718	6.5%	46,992	7.2%
Pacific Islander Alone	2,018	0.4%	2,291	0.4%	2,574	0.4%
Some Other Race Alone	91,899	16.4%	109,078	17.8%	123,429	18.8%
Two or More Races	31,399	5.6%	37,248	6.1%	42,323	6.5%
Hispanic Origin (Any Race)	216,439	38.5%	256,249	41.9%	294,458	45.0%

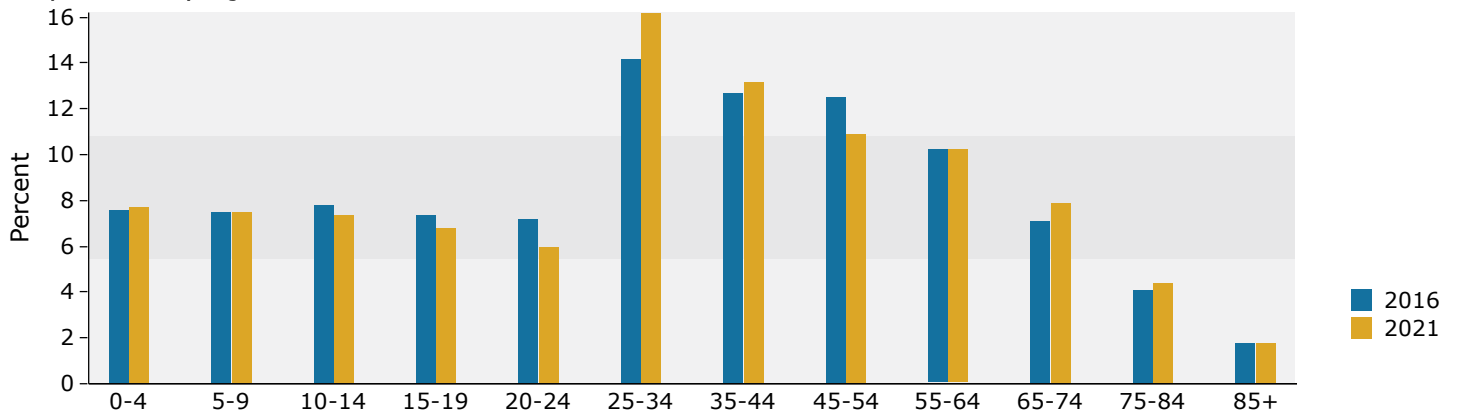
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

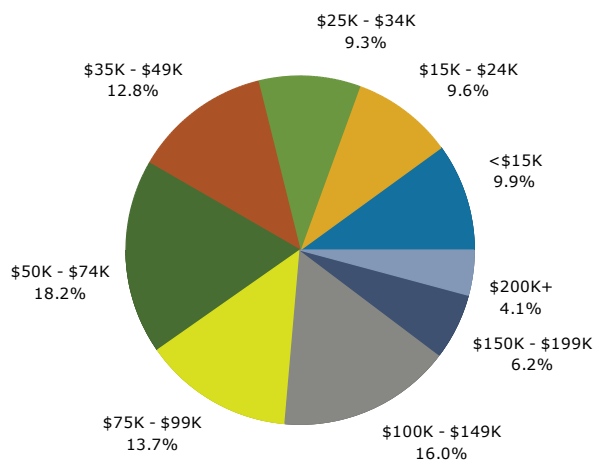
Trends 2016-2021



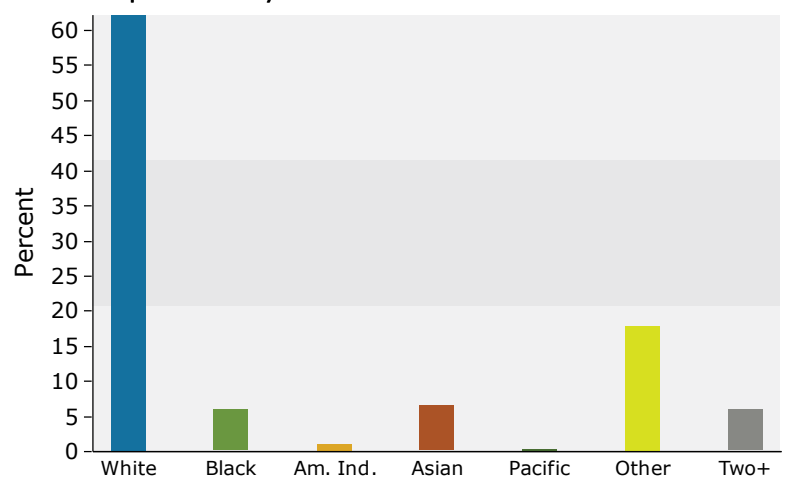
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 41.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.