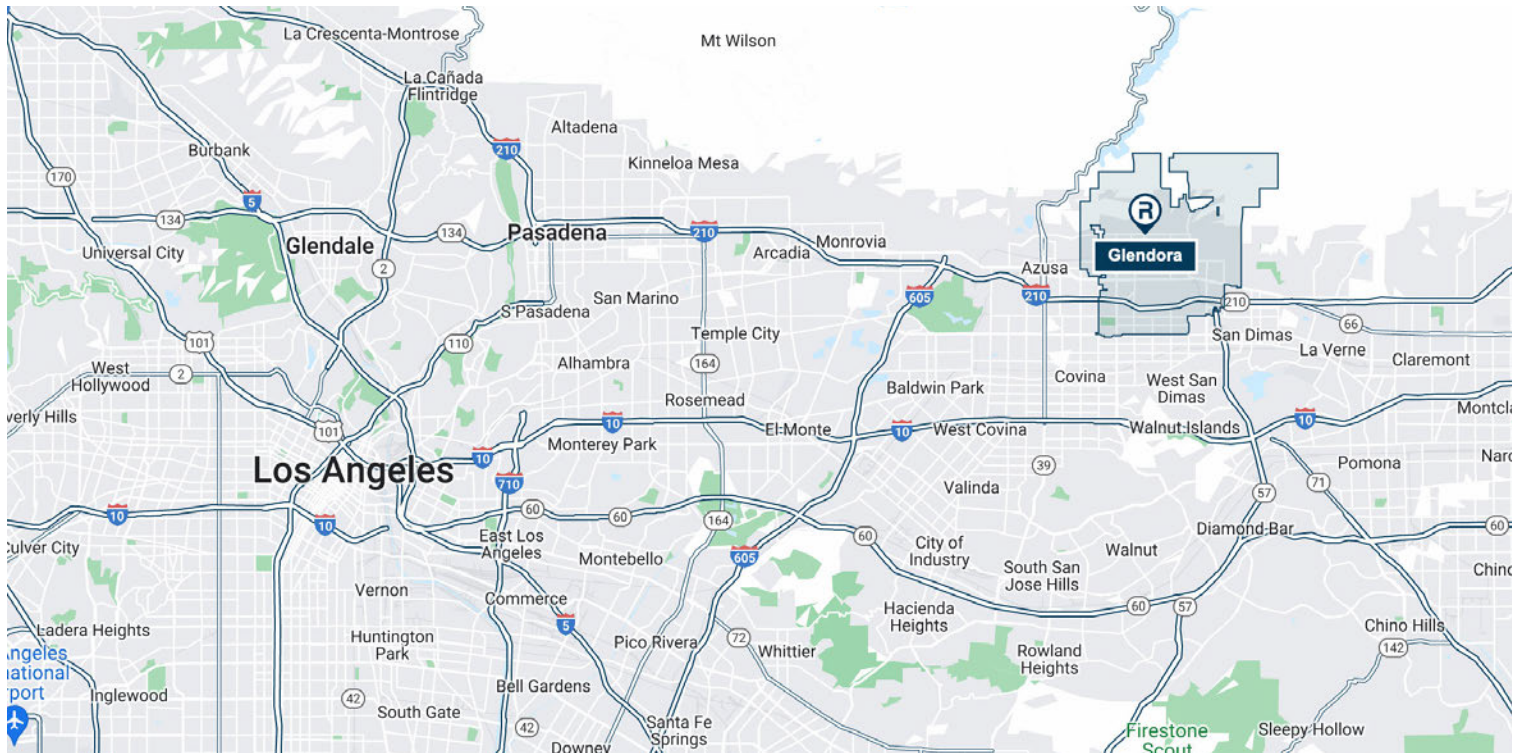


Community • Demographic Snapshot

Glendora, California



Population

2023	51,425
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Age

0 - 9 Years	9.21%
10 - 17 Years	8.29%
18 - 24 Years	9.17%
25 - 34 Years	15.73%
35 - 44 Years	12.20%
45 - 54 Years	11.94%
55 - 64 Years	13.94%
65 and Older	19.52%
Median Age	41.07
Average Age	42.20

Educational Attainment (%)

Graduate or Professional Degree	13.49%
Bachelors Degree	24.31%
Associate Degree	10.58%
Some College	22.94%
High School Graduate (GED)	20.71%
Some High School, No Degree	4.58%
Less than 9th Grade	3.40%

Race Distribution (%)

White	50.02%
Black/African American	2.43%
American Indian/Alaskan	1.21%
Asian	13.54%
Native Hawaiian/Islander	0.10%
Other Race	14.21%
Two or More Races	18.48%
Hispanic	38.98%

Income

Average HH	\$140,163
Median HH	\$108,117
Per Capita	\$49,525



City of Glendora

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Community • Demographic Profile

Glendora, California

DESCRIPTION	DATA	%
Population		
2023 Estimate	51,425	
2023 Est. Population by Single-Classification Race	51,425	
White Alone	25,722	50.02%
Black or African American Alone	1,250	2.43%
Amer. Indian and Alaska Native Alone	625	1.21%
Asian Alone	6,964	13.54%
Native Hawaiian and Other Pacific Island Alone	53	0.10%
Some Other Race Alone	7,306	14.21%
Two or More Races	9,505	18.48%
2023 Est. Population by Hispanic or Latino Origin	51,425	
Not Hispanic or Latino	31,379	61.02%
Hispanic or Latino	20,046	38.98%
Mexican	16,136	80.50%
Puerto Rican	238	1.19%
Cuban	581	2.90%
All Other Hispanic or Latino	3,091	15.42%
2023 Est. Hisp. or Latino Pop by Single-Class. Race	20,046	
White Alone	4,837	24.13%
Black or African American Alone	149	0.74%
American Indian and Alaska Native Alone	463	2.31%
Asian Alone	197	0.98%
Native Hawaiian and Other Pacific Islander Alone	26	0.13%
Some Other Race Alone	6,992	34.88%
Two or More Races	7,382	36.83%

DESCRIPTION	DATA	%
2023 Est. Pop by Race, Asian Alone, by Category	6,964	
Chinese, except Taiwanese	2,972	42.68%
Filipino	1,778	25.53%
Japanese	296	4.25%
Asian Indian	847	12.16%
Korean	203	2.91%
Vietnamese	267	3.83%
Cambodian	18	0.26%
Hmong	0	0.00%
Laotian	0	0.00%
Thai	43	0.62%
All Other Asian Races Including 2+ Category	540	7.75%
2023 Est. Pop Age 5+ by Language Spoken At Home		
Speak Only English at Home	34,096	69.41%
Speak Asian/Pacific Island Language at Home	4,175	8.50%
Speak IndoEuropean Language at Home	1,453	2.96%
Speak Spanish at Home	7,996	16.28%
Speak Other Language at Home	1,404	2.86%

Community • Demographic Profile

Glendora, California

DESCRIPTION	DATA	%
2023 Est. Population by Age	51,425	
Age 0 - 4	2,301	4.47%
Age 5 - 9	2,436	4.74%
Age 10 - 14	2,539	4.94%
Age 15 - 17	1,725	3.35%
Age 18 - 20	2,015	3.92%
Age 21 - 24	2,702	5.25%
Age 25 - 34	8,091	15.73%
Age 35 - 44	6,271	12.20%
Age 45 - 54	6,139	11.94%
Age 55 - 64	7,169	13.94%
Age 65 - 74	5,689	11.06%
Age 75 - 84	3,019	5.87%
Age 85 and over	1,329	2.58%
Age 16 and over	43,589	84.76%
Age 18 and over	42,424	82.50%
Age 21 and over	40,409	78.58%
Age 65 and over	10,037	19.52%
2023 Est. Median Age		41.07
2023 Est. Average Age		42.20
2023 Est. Population by Sex	51,425	
Male	24,849	48.32%
Female	26,576	51.68%

DESCRIPTION	DATA	%
2023 Est. Male Population by Age	24,849	
Age 0 - 4	1,170	4.71%
Age 5 - 9	1,248	5.02%
Age 10 - 14	1,330	5.35%
Age 15 - 17	869	3.50%
Age 18 - 20	969	3.90%
Age 21 - 24	1,340	5.39%
Age 25 - 34	4,088	16.45%
Age 35 - 44	3,110	12.52%
Age 45 - 54	2,916	11.74%
Age 55 - 64	3,424	13.78%
Age 65 - 74	2,654	10.68%
Age 75 - 84	1,305	5.25%
Age 85 and over	426	1.71%
2023 Est. Median Age, Male		39.29
2023 Est. Average Age, Male		41.00
2023 Est. Female Population by Age	26,576	
Age 0 - 4	1,131	4.26%
Age 5 - 9	1,188	4.47%
Age 10 - 14	1,209	4.55%
Age 15 - 17	856	3.22%
Age 18 - 20	1,046	3.94%
Age 21 - 24	1,362	5.12%
Age 25 - 34	4,003	15.06%
Age 35 - 44	3,161	11.89%
Age 45 - 54	3,223	12.13%
Age 55 - 64	3,745	14.09%
Age 65 - 74	3,035	11.42%
Age 75 - 84	1,714	6.45%
Age 85 and over	903	3.40%
2023 Est. Median Age, Female		42.83
2023 Est. Average Age, Female		43.40

Community • Demographic Profile

Glendora, California

DESCRIPTION	DATA	%
2023 Est. Pop Age 15+ by Marital Status		
Total, Never Married	14,713	33.33%
Males, Never Married	7,433	16.84%
Females, Never Married	7,280	16.49%
Married, Spouse present	21,219	48.06%
Married, Spouse absent	1,653	3.74%
Widowed	2,171	4.92%
Males Widowed	424	0.96%
Females Widowed	1,747	3.96%
Divorced	4,393	9.95%
Males Divorced	1,693	3.83%
Females Divorced	2,700	6.12%
2023 Est. Pop Age 25+ by Edu. Attainment		
Less than 9th grade	1,283	3.40%
Some High School, no diploma	1,725	4.58%
High School Graduate (or GED)	7,808	20.71%
Some College, no degree	8,650	22.94%
Associate Degree	3,988	10.58%
Bachelor's Degree	9,168	24.31%
Master's Degree	3,933	10.43%
Professional School Degree	745	1.98%
Doctorate Degree	407	1.08%
2023 Est. Pop Age 25+ by Edu. Attain., Hisp./ Lat.		
No High School Diploma	1,555	12.21%
High School Graduate	3,093	24.29%
Some College or Associate's Degree	4,734	37.18%
Bachelor's Degree or Higher	3,352	26.32%
Households		
2023 Estimate	17,658	
2023 Est. Households by Household Type	17,658	
Family Households	13,340	75.55%
Nonfamily Households	4,318	24.45%
2023 Est. Group Quarters Population	1,450	
2023 Households by Ethnicity, Hispanic/Latino	5,274	

DESCRIPTION	DATA	%
2023 Est. Households by Household Income	17,658	
Income < \$15,000	870	4.93%
Income \$15,000 - \$24,999	733	4.15%
Income \$25,000 - \$34,999	783	4.43%
Income \$35,000 - \$49,999	1,355	7.67%
Income \$50,000 - \$74,999	2,494	14.12%
Income \$75,000 - \$99,999	1,940	10.99%
Income \$100,000 - \$124,999	2,022	11.45%
Income \$125,000 - \$149,999	1,944	11.01%
Income \$150,000 - \$199,999	2,196	12.44%
Income \$200,000 - \$249,999	1,192	6.75%
Income \$250,000 - \$499,999	1,364	7.72%
Income \$500,000+	765	4.33%
2023 Est. Average Household Income		\$140,163
2023 Est. Median Household Income		\$108,117
2023 Median HH Inc. by Single-Class. Race or Eth.		
White Alone		\$103,196
Black or African American Alone		\$100,377
American Indian and Alaska Native Alone		\$85,613
Asian Alone		\$128,333
Native Hawaiian and Other Pacific Islander Alone		\$113,535
Some Other Race Alone		\$99,946
Two or More Races		\$133,442
Hispanic or Latino		\$108,026
Not Hispanic or Latino		\$108,157
2023 Est. Family HH Type by Presence of Own Child.	13,340	
Married-Couple Family, own children	4,440	33.28%
Married-Couple Family, no own children	5,594	41.93%
Male Householder, own children	384	2.88%
Male Householder, no own children	543	4.07%
Female Householder, own children	1,058	7.93%
Female Householder, no own children	1,321	9.90%
2023 Est. Households by Household Size	17,658	
1-person	3,262	18.47%
2-person	5,716	32.37%
3-person	3,128	17.71%
4-person	3,484	19.73%
5-person	1,370	7.76%
6-person	440	2.49%
7-or-more-person	258	1.46%
2023 Est. Average Household Size		2.83

Community • Demographic Profile

Glendora, California

DESCRIPTION	DATA	%
2023 Est. Households by Presence of People Under 18	17,658	
Households with 1 or More People under Age 18:	6,620	37.49%
Married-Couple Family	4,791	72.37%
Other Family, Male Householder	485	7.33%
Other Family, Female Householder	1,294	19.55%
Nonfamily, Male Householder	38	0.57%
Nonfamily, Female Householder	12	0.18%
Households with No People under Age 18:	11,038	
Married-Couple Family	5,245	47.52%
Other Family, Male Householder	448	4.06%
Other Family, Female Householder	1,081	9.79%
Nonfamily, Male Householder	1,813	16.42%
Nonfamily, Female Householder	2,451	22.20%
2023 Est. Households by Number of Vehicles	17,658	
No Vehicles	530	3.00%
1 Vehicle	3,976	22.52%
2 Vehicles	7,290	41.28%
3 Vehicles	3,590	20.33%
4 Vehicles	1,640	9.29%
5 or more Vehicles	632	3.58%
2023 Est. Average Number of Vehicles		2.2
Family Households		
2023 Estimate	13,340	
2023 Est. Families by Poverty Status	13,340	
2023 Families at or Above Poverty	12,779	95.79%
2023 Families at or Above Poverty with Children	5,481	41.09%
2023 Families Below Poverty	561	4.20%
2023 Families Below Poverty with Children	341	2.56%
2023 Est. Pop 16+ by Employment Status		
Civilian Labor Force, Employed	26,448	60.68%
Civilian Labor Force, Unemployed	1,241	2.85%
Armed Forces	8	0.02%
Not in Labor Force	15,892	36.46%

DESCRIPTION	DATA	%
2023 Est. Civ. Employed Pop 16+ by Class of Worker	26,275	
For-Profit Private Workers	16,415	62.47%
Non-Profit Private Workers	2,193	8.35%
Local Government Workers	367	1.40%
State Government Workers	1,329	5.06%
Federal Government Workers	2,667	10.15%
Self-Employed Workers	3,254	12.38%
Unpaid Family Workers	50	0.19%
2023 Est. Civ. Employed Pop 16+ by Occupation	26,275	
Architect/Engineer	505	1.92%
Arts/Entertainment/Sports	889	3.38%
Building Grounds Maintenance	955	3.63%
Business/Financial Operations	1,563	5.95%
Community/Social Services	521	1.98%
Computer/Mathematical	632	2.40%
Construction/Extraction	1,058	4.03%
Education/Training/Library	2,029	7.72%
Farming/Fishing/Forestry	41	0.16%
Food Prep/Serving	1,280	4.87%
Health Practitioner/Technician	1,705	6.49%
Healthcare Support	658	2.50%
Maintenance Repair	606	2.31%
Legal	210	0.80%
Life/Physical/Social Science	324	1.23%
Management	2,798	10.65%
Office/Admin. Support	3,939	14.99%
Production	1,134	4.32%
Protective Services	530	2.02%
Sales/Related	2,722	10.36%
Personal Care/Service	781	2.97%
Transportation/Moving	1,395	5.31%
2023 Est. Pop 16+ by Occupation Classification	26,275	
White Collar	17,837	67.89%
Blue Collar	4,193	15.96%
Service and Farm	4,245	16.16%
2023 Est. Workers Age 16+ by Transp. to Work	25,667	
Drove Alone	19,394	75.56%
Car Pooled	2,427	9.46%
Public Transportation	1,127	4.39%
Walked	514	2.00%
Bicycle	109	0.43%
Other Means	280	1.09%
Worked at Home	1,816	7.08%

Community • Demographic Profile

Glendora, California

DESCRIPTION	DATA	%
2023 Est. Workers Age 16+ by Travel Time to Work		
Less than 15 Minutes	4,983	
15 - 29 Minutes	5,925	
30 - 44 Minutes	5,485	
45 - 59 Minutes	2,411	
60 or more Minutes	4,704	
2023 Est. Avg Travel Time to Work in Minutes		38
2023 Est. Occupied Housing Units by Tenure	17,658	
Owner Occupied	12,224	69.23%
Renter Occupied	5,434	30.77%
2023 Owner Occ. HUs: Avg. Length of Residence		19.90 [†]
2023 Renter Occ. HUs: Avg. Length of Residence		6.70 [†]
2023 Est. Owner-Occupied Housing Units by Value	17,658	
Value Less than \$20,000	52	0.43%
Value \$20,000 - \$39,999	88	0.72%
Value \$40,000 - \$59,999	60	0.49%
Value \$60,000 - \$79,999	175	1.43%
Value \$80,000 - \$99,999	64	0.52%
Value \$100,000 - \$149,999	63	0.52%
Value \$150,000 - \$199,999	14	0.11%
Value \$200,000 - \$299,999	38	0.31%
Value \$300,000 - \$399,999	124	1.01%
Value \$400,000 - \$499,999	424	3.47%
Value \$500,000 - \$749,999	3,572	29.22%
Value \$750,000 - \$999,999	4,021	32.89%
Value \$1,000,000 or \$1,499,999	2,320	18.98%
Value \$1,500,000 or \$1,999,999	619	5.06%
Value \$2,000,000+	590	4.83%
2023 Est. Median All Owner-Occupied Housing Value		\$836,007
2023 Est. Housing Units by Units in Structure		
1 Unit Detached	12,812	69.89%
1 Unit Attached	1,614	8.81%
2 Units	245	1.34%
3 or 4 Units	599	3.27%
5 to 19 Units	1,087	5.93%
20 to 49 Units	455	2.48%
50 or More Units	776	4.23%
Mobile Home or Trailer	743	4.05%
Boat, RV, Van, etc.	0	0.00%

DESCRIPTION	DATA	%
2023 Est. Housing Units by Year Structure Built		
Housing Units Built 2014 or later	650	3.55%
Housing Units Built 2010 to 2014	161	0.88%
Housing Units Built 2000 to 2009	688	3.75%
Housing Units Built 1990 to 1999	743	4.05%
Housing Units Built 1980 to 1989	2,125	11.59%
Housing Units Built 1970 to 1979	2,409	13.14%
Housing Units Built 1960 to 1969	4,214	22.99%
Housing Units Built 1950 to 1959	5,628	30.70%
Housing Units Built 1940 to 1949	771	4.21%
Housing Unit Built 1939 or Earlier	942	5.14%
2023 Est. Median Year Structure Built		1964

[†] Years

About The Retail Coach®

The Retail Coach is a national retail recruitment and development firm that combines strategy, technology, and creative expertise to develop and deliver high-impact retail recruitment and development plans to local governments, chambers of commerce, economic development organizations and private developers.

Through its unique Retail360® Process, The Retail Coach offers a dynamic system of products and services that better enable communities to maximize their retail development potential.

Retail:360® Process

Providing more than simple data reports of psychographic and demographic trends, The Retail Coach goes well beyond other retail consulting and market research firms' offerings by combining current national and statewide demographics and trend data with real-world, "on-the-ground" information gathered through extensive visits to our clients' communities. Every community is different, and there is no "one size fits all" retail recruitment solution. Compiling the gathered data into client-tailored information packets that are uniquely designed for, and targeted to, specific retailers and restaurants who meet the community's needs help assure our clients that they are receiving the latest and best information for targeted retail recruitment efforts – all with personal service and coaching guidance that continues beyond the initial project scope and timeline.

Our Retail:360® Process assures that communities get timely, accurate and relevant information. Translating that data into the information that retailers need and seek assures our clients even better possibilities for tremendous retail growth and success.



The **Retail**Coach®

ACKNOWLEDGMENTS

The observations, conclusions and recommendations contained in this study are solely those of The Retail Coach, LLC and should not be construed to represent the opinions of others, including its clients, or any other entity prior to such entity's express approval of this study.

All information furnished is from sources deemed reliable and is submitted subject to errors, omissions, change of terms and/or conditions.

Sources used in completing this study include: infoUSA™, Applied Geographic Solutions, Environics Analytics, ESRI, U.S. Census Bureau, Economy.com, Placer.AI, Spatial Insights Inc., Urban Land Institute, CensusViewer.com, International Council of Shopping Centers, and/or U.S. Bureau of Labor and Statistics. To better represent current data, where applicable, portions of estimated actual sales may be calculated using an average sales per square foot model. Mapping data is provided by Google, Nielsen, ESRI and/or Microsoft Corporation.

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