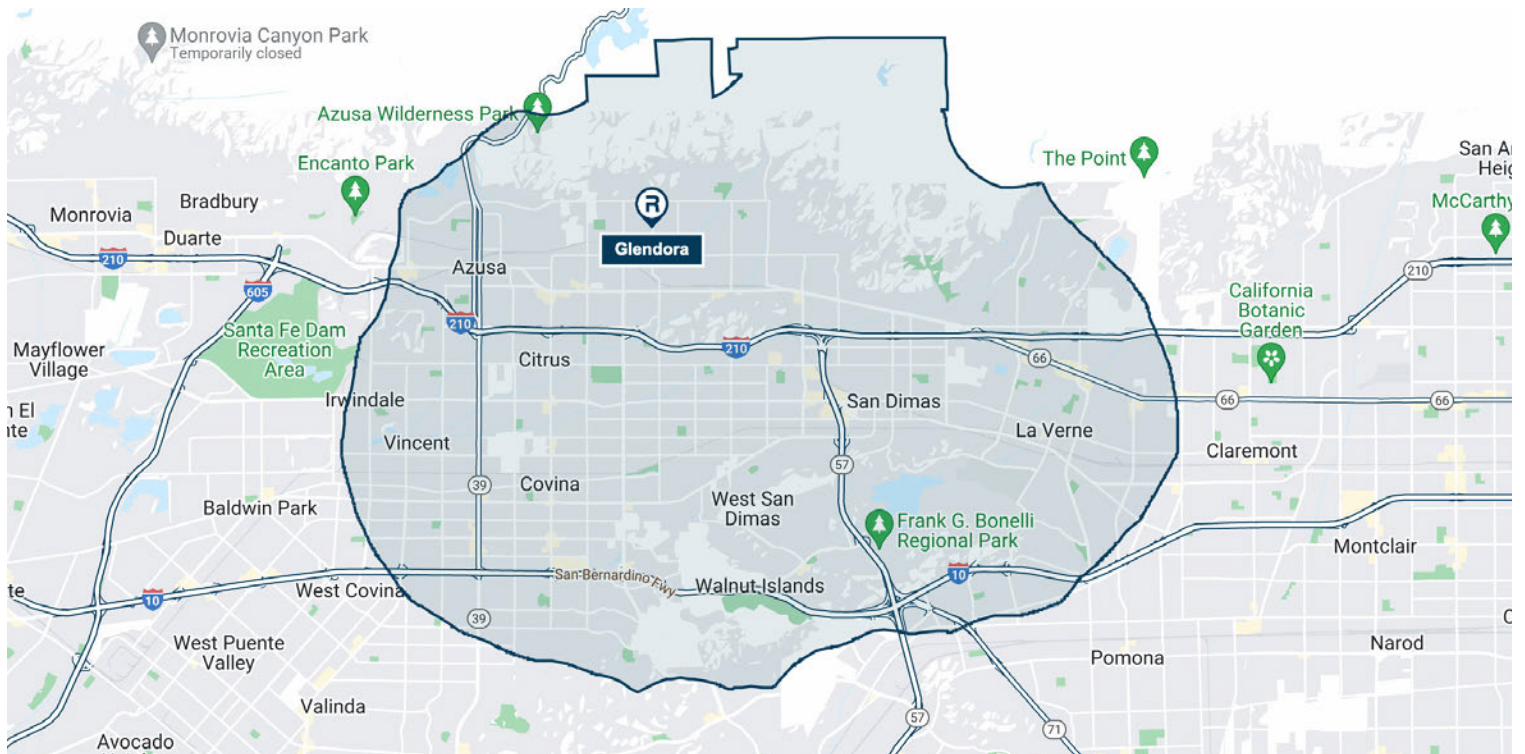


Primary Retail Trade Area • Demographic Snapshot

Glendora, California



Population

2023	331,657
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Educational Attainment (%)

Graduate or Professional Degree	9.98%
Bachelors Degree	19.79%
Associate Degree	8.99%
Some College	23.64%
High School Graduate (GED)	24.23%
Some High School, No Degree	6.43%
Less than 9th Grade	6.93%

Income

Average HH	\$118,890
Median HH	\$92,061
Per Capita	\$39,336

Age

0 - 9 Years	10.59%
10 - 17 Years	9.27%
18 - 24 Years	9.83%
25 - 34 Years	15.42%
35 - 44 Years	12.97%
45 - 54 Years	11.99%
55 - 64 Years	12.75%
65 and Older	17.18%
Median Age	38.61
Average Age	40.33

Race Distribution (%)

White	34.28%
Black/African American	3.58%
American Indian/Alaskan	1.98%
Asian	14.70%
Native Hawaiian/Islander	0.16%
Other Race	24.53%
Two or More Races	20.77%
Hispanic	55.21%



City of Glendora

116 East Foothill Boulevard Glendora,
California 91741
www.CityOfGlendora.org

Alycia Suniga

Management Analyst
Community Development Department
Phone 626.852.4822
ASuniga@CityOfGlendora.org



Primary Retail Trade Area • Demographic Profile

Glendora, California

DESCRIPTION	DATA	%
Population		
2023 Estimate	331,657	
2023 Est. Population by Single-Classification Race	331,657	
White Alone	113,691	34.28%
Black or African American Alone	11,858	3.58%
Amer. Indian and Alaska Native Alone	6,555	1.98%
Asian Alone	48,751	14.70%
Native Hawaiian and Other Pacific Island Alone	541	0.16%
Some Other Race Alone	81,363	24.53%
Two or More Races	68,899	20.77%
2023 Est. Population by Hispanic or Latino Origin	331,657	
Not Hispanic or Latino	148,535	44.79%
Hispanic or Latino	183,122	55.21%
Mexican	153,627	83.89%
Puerto Rican	2,407	1.31%
Cuban	2,182	1.19%
All Other Hispanic or Latino	24,907	13.60%
2023 Est. Hisp. or Latino Pop by Single-Class. Race	183,122	
White Alone	36,187	19.76%
Black or African American Alone	1,165	0.64%
American Indian and Alaska Native Alone	5,426	2.96%
Asian Alone	1,337	0.73%
Native Hawaiian and Other Pacific Islander Alone	152	0.08%
Some Other Race Alone	79,367	43.34%
Two or More Races	59,490	32.49%

DESCRIPTION	DATA	%
2023 Est. Pop by Race, Asian Alone, by Category	48,751	
Chinese, except Taiwanese	18,609	38.17%
Filipino	13,392	27.47%
Japanese	1,962	4.03%
Asian Indian	2,662	5.46%
Korean	1,995	4.09%
Vietnamese	3,436	7.05%
Cambodian	487	1.00%
Hmong	81	0.17%
Laotian	145	0.30%
Thai	944	1.94%
All Other Asian Races Including 2+ Category	5,038	10.33%
2023 Est. Pop Age 5+ by Language Spoken At Home		
Speak Only English at Home	169,390	53.85%
Speak Asian/Pacific Island Language at Home	31,469	10.01%
Speak IndoEuropean Language at Home	6,178	1.96%
Speak Spanish at Home	103,197	32.81%
Speak Other Language at Home	4,309	1.37%

Primary Retail Trade Area • Demographic Profile

Glendora, California

DESCRIPTION	DATA	%
2023 Est. Population by Age	331,657	
Age 0 - 4	17,114	5.16%
Age 5 - 9	18,005	5.43%
Age 10 - 14	18,546	5.59%
Age 15 - 17	12,203	3.68%
Age 18 - 20	14,593	4.40%
Age 21 - 24	17,996	5.43%
Age 25 - 34	51,142	15.42%
Age 35 - 44	43,019	12.97%
Age 45 - 54	39,759	11.99%
Age 55 - 64	42,288	12.75%
Age 65 - 74	32,489	9.80%
Age 75 - 84	17,034	5.14%
Age 85 and over	7,470	2.25%
Age 16 and over	274,000	82.62%
Age 18 and over	265,790	80.14%
Age 21 and over	251,197	75.74%
Age 65 and over	56,993	17.18%
2023 Est. Median Age		38.61
2023 Est. Average Age		40.33
2023 Est. Population by Sex	331,657	
Male	161,219	48.61%
Female	170,438	51.39%

DESCRIPTION	DATA	%
2023 Est. Male Population by Age	161,219	
Age 0 - 4	8,766	5.44%
Age 5 - 9	9,240	5.73%
Age 10 - 14	9,501	5.89%
Age 15 - 17	6,224	3.86%
Age 18 - 20	7,387	4.58%
Age 21 - 24	9,062	5.62%
Age 25 - 34	25,920	16.08%
Age 35 - 44	21,435	13.30%
Age 45 - 54	19,283	11.96%
Age 55 - 64	20,169	12.51%
Age 65 - 74	14,741	9.14%
Age 75 - 84	7,008	4.35%
Age 85 and over	2,483	1.54%
2023 Est. Median Age, Male		36.97
2023 Est. Average Age, Male		39.04
2023 Est. Female Population by Age	170,438	
Age 0 - 4	8,348	4.90%
Age 5 - 9	8,765	5.14%
Age 10 - 14	9,045	5.31%
Age 15 - 17	5,979	3.51%
Age 18 - 20	7,206	4.23%
Age 21 - 24	8,934	5.24%
Age 25 - 34	25,222	14.80%
Age 35 - 44	21,584	12.66%
Age 45 - 54	20,476	12.01%
Age 55 - 64	22,119	12.98%
Age 65 - 74	17,748	10.41%
Age 75 - 84	10,026	5.88%
Age 85 and over	4,987	2.93%
2023 Est. Median Age, Female		40.30
2023 Est. Average Age, Female		41.52

Primary Retail Trade Area • Demographic Profile

Glendora, California

DESCRIPTION	DATA	%
2023 Est. Pop Age 15+ by Marital Status		
Total, Never Married	106,755	38.40%
Males, Never Married	56,067	20.17%
Females, Never Married	50,688	18.23%
Married, Spouse present	116,657	41.96%
Married, Spouse absent	14,596	5.25%
Widowed	14,964	5.38%
Males Widowed	2,583	0.93%
Females Widowed	12,381	4.45%
Divorced	25,020	9.00%
Males Divorced	9,792	3.52%
Females Divorced	15,229	5.48%
2023 Est. Pop Age 25+ by Edu. Attainment		
Less than 9th grade	16,165	6.93%
Some High School, no diploma	15,002	6.43%
High School Graduate (or GED)	56,504	24.23%
Some College, no degree	55,137	23.64%
Associate Degree	20,970	8.99%
Bachelor's Degree	46,148	19.79%
Master's Degree	17,196	7.37%
Professional School Degree	3,711	1.59%
Doctorate Degree	2,366	1.01%
2023 Est. Pop Age 25+ by Edu. Attain., Hisp./ Lat.		
No High School Diploma	24,886	21.74%
High School Graduate	32,302	28.22%
Some College or Associate's Degree	37,256	32.55%
Bachelor's Degree or Higher	20,016	17.49%
Households		
2023 Estimate	106,873	
2023 Est. Households by Household Type	106,873	
Family Households	80,606	75.42%
Nonfamily Households	26,267	24.58%
2023 Est. Group Quarters Population	8,645	
2023 Households by Ethnicity, Hispanic/Latino	47,643	

DESCRIPTION	DATA	%
2023 Est. Households by Household Income	106,873	
Income < \$15,000	6,317	5.91%
Income \$15,000 - \$24,999	6,211	5.81%
Income \$25,000 - \$34,999	5,926	5.54%
Income \$35,000 - \$49,999	9,547	8.93%
Income \$50,000 - \$74,999	15,444	14.45%
Income \$75,000 - \$99,999	14,343	13.42%
Income \$100,000 - \$124,999	12,044	11.27%
Income \$125,000 - \$149,999	10,063	9.42%
Income \$150,000 - \$199,999	12,123	11.34%
Income \$200,000 - \$249,999	6,583	6.16%
Income \$250,000 - \$499,999	5,796	5.42%
Income \$500,000+	2,477	2.32%
2023 Est. Average Household Income		\$118,890
2023 Est. Median Household Income		\$92,061
2023 Median HH Inc. by Single-Class. Race or Eth.		
White Alone		\$91,041
Black or African American Alone		\$69,538
American Indian and Alaska Native Alone		\$87,862
Asian Alone		\$104,859
Native Hawaiian and Other Pacific Islander Alone		\$81,180
Some Other Race Alone		\$87,200
Two or More Races		\$95,904
Hispanic or Latino		\$88,940
Not Hispanic or Latino		\$95,168
2023 Est. Family HH Type by Presence of Own Child.	80,606	
Married-Couple Family, own children	26,292	32.62%
Married-Couple Family, no own children	30,906	38.34%
Male Householder, own children	2,921	3.62%
Male Householder, no own children	3,965	4.92%
Female Householder, own children	7,408	9.19%
Female Householder, no own children	9,113	11.31%
2023 Est. Households by Household Size	106,873	
1-person	20,174	18.88%
2-person	31,019	29.02%
3-person	19,353	18.11%
4-person	18,706	17.50%
5-person	10,104	9.45%
6-person	4,298	4.02%
7-or-more-person	3,218	3.01%
2023 Est. Average Household Size		3.03

Primary Retail Trade Area • Demographic Profile

Glendora, California

DESCRIPTION	DATA	%
2023 Est. Households by Presence of People Under 18	106,873	
Households with 1 or More People under Age 18:	42,903	40.14%
Married-Couple Family	29,269	68.22%
Other Family, Male Householder	3,771	8.79%
Other Family, Female Householder	9,520	22.19%
Nonfamily, Male Householder	234	0.55%
Nonfamily, Female Householder	109	0.25%
Households with No People under Age 18:	63,970	
Married-Couple Family	27,931	43.66%
Other Family, Male Householder	3,129	4.89%
Other Family, Female Householder	6,987	10.92%
Nonfamily, Male Householder	11,036	17.25%
Nonfamily, Female Householder	14,887	23.27%
2023 Est. Households by Number of Vehicles	106,873	
No Vehicles	4,973	4.65%
1 Vehicle	26,439	24.74%
2 Vehicles	38,078	35.63%
3 Vehicles	21,879	20.47%
4 Vehicles	10,236	9.58%
5 or more Vehicles	5,268	4.93%
2023 Est. Average Number of Vehicles		2.2
Family Households		
2023 Estimate	80,606	
2023 Est. Families by Poverty Status	80,606	
2023 Families at or Above Poverty	75,613	93.81%
2023 Families at or Above Poverty with Children	32,397	40.19%
2023 Families Below Poverty	4,993	6.19%
2023 Families Below Poverty with Children	3,420	4.24%
2023 Est. Pop 16+ by Employment Status		
Civilian Labor Force, Employed	167,656	61.19%
Civilian Labor Force, Unemployed	8,956	3.27%
Armed Forces	76	0.03%
Not in Labor Force	97,313	35.52%

DESCRIPTION	DATA	%
2023 Est. Civ. Employed Pop 16+ by Class of Worker	165,002	
For-Profit Private Workers	109,741	66.51%
Non-Profit Private Workers	13,500	8.18%
Local Government Workers	1,999	1.21%
State Government Workers	6,902	4.18%
Federal Government Workers	15,987	9.69%
Self-Employed Workers	16,591	10.06%
Unpaid Family Workers	283	0.17%
2023 Est. Civ. Employed Pop 16+ by Occupation	165,002	
Architect/Engineer	3,055	1.85%
Arts/Entertainment/Sports	3,328	2.02%
Building Grounds Maintenance	6,385	3.87%
Business/Financial Operations	8,942	5.42%
Community/Social Services	3,377	2.05%
Computer/Mathematical	3,629	2.20%
Construction/Extraction	8,392	5.09%
Education/Training/Library	10,085	6.11%
Farming/Fishing/Forestry	604	0.37%
Food Prep/Serving	10,105	6.12%
Health Practitioner/Technician	8,912	5.40%
Healthcare Support	5,512	3.34%
Maintenance Repair	4,786	2.90%
Legal	1,008	0.61%
Life/Physical/Social Science	1,386	0.84%
Management	15,741	9.54%
Office/Admin. Support	22,630	13.72%
Production	8,073	4.89%
Protective Services	3,872	2.35%
Sales/Related	17,554	10.64%
Personal Care/Service	4,513	2.73%
Transportation/Moving	13,110	7.95%
2023 Est. Pop 16+ by Occupation Classification	165,002	
White Collar	99,648	60.39%
Blue Collar	34,362	20.82%
Service and Farm	30,993	18.78%
2023 Est. Workers Age 16+ by Transp. to Work	160,905	
Drove Alone	122,266	75.99%
Car Pooled	17,454	10.85%
Public Transportation	5,899	3.67%
Walked	3,437	2.14%
Bicycle	810	0.50%
Other Means	1,865	1.16%
Worked at Home	9,175	5.70%

Primary Retail Trade Area • Demographic Profile

Glendora, California

DESCRIPTION	DATA	%
2023 Est. Workers Age 16+ by Travel Time to Work		
Less than 15 Minutes	28,085	
15 - 29 Minutes	41,050	
30 - 44 Minutes	35,214	
45 - 59 Minutes	16,961	
60 or more Minutes	28,840	
2023 Est. Avg Travel Time to Work in Minutes		37
2023 Est. Occupied Housing Units by Tenure	106,873	
Owner Occupied	69,385	64.92%
Renter Occupied	37,488	35.08%
2023 Owner Occ. HUs: Avg. Length of Residence		18.62 [†]
2023 Renter Occ. HUs: Avg. Length of Residence		7.15 [†]
2023 Est. Owner-Occupied Housing Units by Value	106,873	
Value Less than \$20,000	763	1.10%
Value \$20,000 - \$39,999	516	0.74%
Value \$40,000 - \$59,999	705	1.02%
Value \$60,000 - \$79,999	761	1.10%
Value \$80,000 - \$99,999	533	0.77%
Value \$100,000 - \$149,999	653	0.94%
Value \$150,000 - \$199,999	277	0.40%
Value \$200,000 - \$299,999	608	0.88%
Value \$300,000 - \$399,999	1,843	2.66%
Value \$400,000 - \$499,999	4,704	6.78%
Value \$500,000 - \$749,999	24,161	34.82%
Value \$750,000 - \$999,999	21,416	30.87%
Value \$1,000,000 or \$1,499,999	8,700	12.54%
Value \$1,500,000 or \$1,999,999	2,061	2.97%
Value \$2,000,000+	1,684	2.43%
2023 Est. Median All Owner-Occupied Housing Value		\$741,860
2023 Est. Housing Units by Units in Structure		
1 Unit Detached	71,688	64.17%
1 Unit Attached	9,178	8.22%
2 Units	1,230	1.10%
3 or 4 Units	4,974	4.45%
5 to 19 Units	7,687	6.88%
20 to 49 Units	3,786	3.39%
50 or More Units	7,564	6.77%
Mobile Home or Trailer	5,445	4.87%
Boat, RV, Van, etc.	170	0.15%

DESCRIPTION	DATA	%
2023 Est. Housing Units by Year Structure Built		
Housing Units Built 2014 or later	2,925	2.62%
Housing Units Built 2010 to 2014	1,415	1.27%
Housing Units Built 2000 to 2009	3,718	3.33%
Housing Units Built 1990 to 1999	5,810	5.20%
Housing Units Built 1980 to 1989	15,238	13.64%
Housing Units Built 1970 to 1979	19,985	17.89%
Housing Units Built 1960 to 1969	19,921	17.83%
Housing Units Built 1950 to 1959	34,037	30.47%
Housing Units Built 1940 to 1949	4,329	3.87%
Housing Unit Built 1939 or Earlier	4,346	3.89%
2023 Est. Median Year Structure Built		1966

[†] 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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