Community Profile

Magnolia Tyler Center
3700 Tyler St, Riverside, California, 92503
Rings: 1, 3, 5 mile radii

Population Summary	1 mile	3 miles	5 miles
2010 Total Population	19,012	131,560	240,975
2020 Total Population	20,241	138,194	251,052
2020 Group Quarters	350	2,418	3,479
2026 Total Population	20,063	139,047	255,975
2026 Group Quarters	347	2,400	3,447
2031 Total Population	20,752	141,370	261,181
2026-2031 Annual Rate	0.68%	0.33%	0.40%
2026 Total Daytime Population	24,813	121,853	230,913
Workers	14,536	50,838	100,755
Residents	10,277	71,015	130,158

Household Summary			
2010 Total Households	5,681	37,584	70,330
2010 Average Household Size	3.28	3.42	3.37
2020 Total Households	6,276	39,973	73,800
2020 Average Household Size	3.17	3.40	3.35
2026 Total Households	6,416	41,256	77,135
2026 Average Household Size	3.07	3.31	3.27
2031 Total Households	6,695	42,436	79,584
2031 Average Household Size	3.05	3.27	3.24
2026-2031 Annual Rate	0.85%	0.57%	0.63%
2026 Families	4,460	31,095	58,604
2026 Average Family Size	3.66	3.79	3.71
2031 Families	4,647	31,906	60,338
2031 Average Family Size	3.62	3.75	3.67
2026-2031 Growth Rate	0.82%	0.52%	0.58%

Median Household Income			
2026	$76,530	$93,605	$101,127
2031	$85,933	$106,339	$113,150

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Per Capita Income	1 mile	3 miles	5 miles
2026	$30,078	$35,156	$37,226
2031	$33,973	$39,941	$42,179

2026 Households by Income			
Household Income Base	6,416	41,257	77,135
<$10,000	4.8%	3.1%	2.9%
$10,000-14,999	3.2%	2.4%	2.1%
$15,000-19,999	2.7%	1.9%	1.8%
$20,000-24,999	3.2%	2.6%	2.2%
$25,000-29,999	2.7%	2.2%	2.0%
$30,000-34,999	2.3%	1.9%	2.2%
$35,000-39,999	2.6%	2.4%	2.5%
$40,000-44,999	3.4%	3.3%	3.1%
$45,000-49,999	3.4%	3.3%	2.9%
$50,000-59,999	8.6%	6.7%	5.7%
$60,000-74,999	11.9%	9.8%	9.1%
$75000-99999	14.3%	13.1%	12.7%
$100,000-124,999	12.9%	12.3%	12.2%
$125,000-149,999	8.0%	9.4%	9.9%
$150000-199999	9.8%	11.8%	13.3%
$200,000-249,999	3.0%	6.7%	7.4%
$250,000-299,999	1.3%	3.0%	3.4%
$300,000-399,999	0.9%	2.0%	2.3%
$400,000-499,999	0.4%	0.9%	1.2%
$500,000+	0.5%	1.1%	0.9%
Average Household Income	$93,245	$117,058	$122,664

2026 Affordability, Mortgage and Wealth			
Housing Affordability Index	50	63	66
Percent of Income for Mortgage	46.8%	37.8%	36.0%
Wealth Index	60	89	97

Median Home Value			
2026	$609,429	$601,218	$618,488
2031	$672,701	$665,267	$686,645

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Home Value	1 mile	3 miles	5 miles
Total Owner Occupied Housing Units	2,614	22,742	46,663
<$50,000	1.0%	1.6%	1.3%
$50,000 - $99,999	0.5%	2.6%	1.9%
$100,000 - $149,999	0.5%	0.8%	0.5%
$150,000 - $199,999	0.3%	0.5%	0.5%
$200,000 - $249,999	0.4%	0.6%	0.5%
$250,000 - $299,999	0.3%	0.6%	0.5%
$300,000 - $399,999	7.7%	6.2%	5.6%
$400,000 - $499,999	15.2%	16.6%	15.1%
$500,000 - $749,999	55.6%	50.7%	51.2%
$750,000 - $999,999	12.2%	15.5%	17.3%
$1,000,000 - $1,499,999	4.6%	2.2%	3.7%
$1,500,000 - $1,999,999	0.6%	0.5%	0.8%
$2,000,000 +	1.3%	1.6%	1.2%
Average Home Value	$650,408	$628,510	$652,424

Housing Unit Summary			
2010 Total Housing Units	6,025	39,925	74,564
Owner Occupied Housing Units	42.8%	56.2%	61.0%
Renter Occupied Housing Units	57.2%	43.8%	39.0%
Vacant Housing Units	5.7%	5.9%	5.7%
2020 Housing Units	6,435	41,331	76,322
Owner Occupied Housing Units	40.3%	55.4%	60.4%
Renter Occupied Housing Units	59.7%	44.6%	39.6%
Vacant Housing Units	2.5%	3.2%	3.3%
2026 Housing Units	6,562	42,497	79,502
Owner Occupied Housing Units	40.7%	55.1%	60.5%
Renter Occupied Housing Units	59.3%	44.9%	39.5%
Vacant Housing Units	2.2%	2.9%	3.0%
2031 Total Housing Units	6,869	43,843	82,291
Owner Occupied Housing Units	42.3%	55.6%	61.1%
Renter Occupied Housing Units	57.7%	44.4%	38.9%
Vacant Housing Units	2.5%	3.2%	3.3%

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Population by Sex	1 mile	3 miles	5 miles
Males	9,916	69,141	127,328
Females	10,147	69,906	128,647

Median Age			
2010	29.9	30.2	31.3
2020	33.6	34.0	35.0
2026	34.8	35.0	36.1
2031	36.1	36.7	37.6

2026 Population by Age			
Total	20,065	139,049	255,974
0 - 4	6.0%	5.8%	5.8%
5 - 9	5.7%	5.9%	6.0%
10 - 14	6.4%	6.5%	6.4%
15 - 24	14.9%	14.7%	13.9%
25 - 34	17.3%	17.1%	16.4%
35 - 44	14.0%	13.2%	13.5%
45 - 54	11.8%	11.6%	11.9%
55 - 64	10.1%	10.9%	11.4%
65 - 74	7.7%	8.6%	9.0%
75 - 84	4.6%	4.3%	4.4%
85 +	1.4%	1.3%	1.4%
18 +	77.6%	77.7%	77.8%

2026 Population 15+ by Marital Status			
Total	16,428	113,675	209,585
Never Married	39.8%	40.5%	39.1%
Married	45.0%	46.1%	48.0%
Widowed	6.5%	5.5%	5.0%
Divorced	8.7%	7.9%	7.9%

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Pop 25+ by Educational Attainment	1 mile	3 miles	5 miles
Total	13,433	93,240	173,939
Less than 9th Grade	8.8%	10.2%	8.9%
9th - 12th Grade, No Diploma	7.2%	8.2%	7.7%
High School Graduate	34.7%	31.7%	30.3%
GED/Alternative Credential	2.3%	2.4%	2.4%
Some College, No Degree	18.4%	17.6%	18.4%
Associate Degree	5.9%	7.5%	8.2%
Bachelor's Degree	17.3%	15.5%	16.3%
Graduate/Professional Degree	5.5%	7.0%	7.8%

2020 Population by Race/Ethnicity			
Total	20,241	138,194	251,052
White Alone	29.8%	30.9%	34.2%
Black Alone	6.6%	5.3%	5.3%
American Indian Alone	2.0%	1.9%	1.8%
Asian Alone	6.4%	7.3%	7.5%
Pacific Islander Alone	0.6%	0.4%	0.4%
Some Other Race Alone	37.7%	35.6%	32.9%
Two or More Races	37.7%	35.6%	32.9%
Hispanic Origin	63.3%	62.3%	58.5%
Diversity Index	85.6	86.0	86.3

2026 Population by Race/Ethnicity			
Total	20,063	139,047	255,975
White Alone	26.8%	27.9%	31.0%
Black Alone	6.6%	5.3%	5.3%
American Indian Alone	1.8%	1.7%	1.7%
Asian Alone	6.6%	7.8%	7.9%
Pacific Islander Alone	0.6%	0.4%	0.4%
Some Other Race Alone	40.3%	37.9%	35.1%
Two or More Races	17.4%	19.0%	18.5%
Hispanic Origin	66.4%	65.1%	61.4%
Diversity Index	84.9	85.5	86.1

2026 Employed Pop 16+ by Occupation	1 mile	3 miles	5 miles
Total	10,464	73,251	135,658
White Collar	48.9%	49.5%	52.4%
Management/Business/Financial	9.7%	11.5%	12.2%
Professional	18.5%	17.1%	18.5%
Sales	8.7%	8.7%	8.8%
Administrative Support	12.0%	12.2%	12.9%
Services	24.3%	22.5%	21.0%

2026 Employed Pop 16+ by Occupation			
Total	10,464	73,251	135,658
Blue Collar	26.8%	27.9%	26.7%
Farming/Forestry/Fishing	0.4%	0.6%	0.6%
Construction/Extraction	6.9%	7.4%	6.8%
Installation/Maintenance/Repair	3.6%	3.7%	3.7%
Production	5.4%	5.3%	5.0%
Transportation/Material Moving	10.4%	11.0%	10.5%
White Collar	48.9%	49.5%	52.4%
Management/Business/Financial	9.7%	11.5%	12.2%
Professional	18.5%	17.1%	18.5%
Sales	8.7%	8.7%	8.8%
Administrative Support	12.0%	12.2%	12.9%
Services	24.3%	22.5%	21.0%

2026 Civilian Population 16+ in Labor Force			
Civilian Population 16+	10,464	73,251	135,658
Population 16+ Employed	96.0%	95.2%	95.0%
Population 16+ Unemployment rate	4.0%	4.8%	5.0%
Population 16-24 Employed	14.3%	14.2%	13.4%
Population 16-24 Unemployment rate	7.5%	7.6%	8.4%
Population 25-54 Employed	64.4%	62.6%	62.4%
Population 25-54 Unemployment rate	3.4%	4.3%	4.5%
Population 55-64 Employed	13%	14%	14%
Population 55-64 Unemployment rate	3.9%	4.5%	4.6%
Population 65+ Employed	5%	5%	5%
Population 65+ Unemployment rate	1.4%	3.8%	3.1%

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Employed Population 16+ by Industry	1 mile	3 miles	5 miles
Total	10,047	69,728	128,882
Agriculture/Mining	0.4%	0.9%	0.9%
Construction	11.3%	10.2%	9.6%
Manufacturing	8.1%	9.4%	9.6%
Wholesale Trade	1.7%	1.9%	2.0%
Retail Trade	13.8%	11.6%	11.3%
Transportation/Utilities	9.0%	9.6%	8.9%
Information	1%	1%	1%
Finance/Insurance/Real Estate	3.9%	3.9%	4.5%
Services	46.9%	47.1%	47.0%
Public Administration	3.6%	4.6%	5.1%

2026 Consumer Spending			
Apparel & Services: Total $	$12,687,988	$99,526,187	$192,481,996
Average Spent	$1,977.55	$2,412.41	$2,495.39
Spending Potential Index	77	95	98
Education: Total $	$9,579,726	$76,314,827	$152,293,112
Average Spent	$1,493.10	$1,849.79	$1,974.37
Spending Potential Index	75	92	99
Entertainment/Recreation: Total $	$20,004,476	$161,599,092	$317,020,358
Average Spent	$3,117.90	$3,916.98	$4,109.94
Spending Potential Index	72	91	96
Food at Home: Total $	$38,280,579	$301,954,807	$583,160,320
Average Spent	$5,966.42	$7,319.05	$7,560.26
Spending Potential Index	76	93	96
Food Away from Home: Total $	$22,314,713	$179,177,276	$347,942,310
Average Spent	$3,477.98	$4,343.06	$4,510.82
Spending Potential Index	78	97	101
Health Care: Total $	$34,311,816	$284,055,721	$553,572,541
Average Spent	$5,347.85	$6,885.20	$7,176.67
Spending Potential Index	67	86	90
HH Furnishings & Equipment: Total $	$13,409,818	$109,408,364	$214,149,578
Average Spent	$2,090.06	$2,651.94	$2,776.30
Spending Potential Index	73	93	98
Personal Care Products & Services: Total $	$5,504,314	$44,290,018	$86,422,935
Average Spent	$857.90	$1,073.54	$1,120.41
Spending Potential Index	75	94	98

Source: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

2026 Consumer Spending	1 mile	3 miles	5 miles
Shelter: Total $	$147,438,093	$1,171,591,210	$2,287,427,388
Average Spent	$22,979.75	$28,398.08	$29,654.86
Spending Potential Index	83	103	108
Support Payments/Gifts in Kind: Total $	$12,358,811	$102,859,606	$202,323,507
Average Spent	$1,926.25	$2,493.20	$2,622.98
Spending Potential Index	63	82	86
Travel: Total $	$17,804,069	$143,684,612	$285,544,798
Average Spent	$2,774.95	$3,482.76	$3,701.88
Spending Potential Index	76	95	101
Vehicle Maintenance & Repairs: Total $	$5,897,257	$47,500,818	$92,151,290
Average Spent	$919.15	$1,151.37	$1,194.68
Spending Potential Index	74	93	96

Top Tapestry Segment

1 mile	3 miles	5 miles
Diverse Horizons (C5):	**Generational Ties (G3)**:	**Generational Ties (G3)**:
This segment is characterized by large families in urban rental neighborhoods.	This segment is characterized by large, multigenerational families in the suburban West.	This segment is characterized by large, multigenerational families in the suburban West.
Learn more about this segment...	Learn more about this segment...	Learn more about this segment...

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.

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.

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.

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: Esri forecasts for 2026 and 2031. U.S. Census 2010 and 2020 Census data converted by Esri into 2020 geography. Consumer Spending data are derived from the 2024 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.