Community Profile

Mountaingate Plaza
1117 E Los Angeles Ave, Simi Valley, California, 93065
Rings: 1, 2, 3 mile radii

Population Summary	1 mile	2 miles	3 miles
2010 Total Population	16,300	47,041	75,258
2020 Total Population	16,977	47,805	76,195
2020 Group Quarters	116	374	525
2026 Total Population	16,651	47,246	75,564
2026 Group Quarters	112	360	505
2031 Total Population	16,592	46,962	75,284
2026-2031 Annual Rate	-0.07%	-0.12%	-0.07%
2026 Total Daytime Population	22,466	46,644	70,978
Workers	14,580	23,971	34,164
Residents	7,886	22,673	36,814

Household Summary			
2010 Total Households	5,074	14,717	24,391
2010 Average Household Size	3.19	3.18	3.07
2020 Total Households	5,434	15,322	25,296
2020 Average Household Size	3.10	3.10	2.99
2026 Total Households	5,499	15,520	25,638
2026 Average Household Size	3.01	3.02	2.93
2031 Total Households	5,523	15,562	25,772
2031 Average Household Size	2.98	2.99	2.90
2026-2031 Annual Rate	0.09%	0.05%	0.10%
2026 Families	3,909	11,687	19,239
2026 Average Family Size	3.62	3.49	3.38
2031 Families	3,921	11,701	19,318
2031 Average Family Size	3.59	3.46	3.35
2026-2031 Growth Rate	0.06%	0.02%	0.08%

Median Household Income			
2026	$101,186	$120,343	$125,951
2031	$112,593	$137,714	$144,861

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	2 miles	3 miles
2026	$45,058	$51,105	$55,179
2031	$51,928	$58,098	$62,503

2026 Households by Income			
Household Income Base	5,499	15,520	25,637
<$10,000	3.6%	2.4%	2.3%
$10,000-14,999	1.7%	1.3%	1.2%
$15,000-19,999	1.6%	1.4%	1.5%
$20,000-24,999	2.8%	2.2%	1.9%
$25,000-29,999	3.3%	2.9%	2.5%
$30,000-34,999	3.1%	2.4%	2.3%
$35,000-39,999	5.0%	2.4%	2.6%
$40,000-44,999	3.5%	1.9%	1.8%
$45,000-49,999	2.1%	1.6%	1.5%
$50,000-59,999	4.0%	3.4%	3.5%
$60,000-74,999	5.4%	7.0%	7.1%
$75000-99999	13.2%	11.0%	10.6%
$100,000-124,999	12.5%	12.0%	10.8%
$125,000-149,999	8.3%	8.9%	8.8%
$150000-199999	12.4%	15.9%	15.7%
$200,000-249,999	6.2%	8.6%	9.7%
$250,000-299,999	3.6%	5.0%	5.5%
$300,000-399,999	3.3%	4.4%	4.9%
$400,000-499,999	1.6%	2.1%	2.3%
$500,000+	2.8%	3.2%	3.5%
Average Household Income	$132,556	$155,157	$162,588

2026 Affordability, Mortgage and Wealth			
Housing Affordability Index	61	63	63
Percent of Income for Mortgage	40.2%	38.8%	38.8%
Wealth Index	110	139	150

Median Home Value			
2026	$692,240	$793,569	$829,928
2031	$786,429	$885,410	$910,019

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	2 miles	3 miles
Total Owner Occupied Housing Units	3,139	10,747	18,397
<$50,000	3.5%	1.5%	1.0%
$50,000 - $99,999	0.9%	0.6%	0.8%
$100,000 - $149,999	0.1%	0.3%	0.3%
$150,000 - $199,999	0.0%	0.2%	0.1%
$200,000 - $249,999	0.3%	0.3%	0.3%
$250,000 - $299,999	0.6%	0.3%	0.3%
$300,000 - $399,999	1.3%	1.0%	0.8%
$400,000 - $499,999	5.0%	2.4%	2.0%
$500,000 - $749,999	50.0%	36.5%	30.6%
$750,000 - $999,999	32.4%	39.5%	43.3%
$1,000,000 - $1,499,999	4.4%	13.4%	16.6%
$1,500,000 - $1,999,999	0.7%	1.8%	1.9%
$2,000,000 +	0.9%	2.2%	2.0%
Average Home Value	$714,304	$838,892	$870,545

Housing Unit Summary			
2010 Total Housing Units	5,284	15,190	25,172
Owner Occupied Housing Units	57.0%	71.3%	73.7%
Renter Occupied Housing Units	43.0%	28.7%	26.3%
Vacant Housing Units	4.0%	3.1%	3.1%
2020 Housing Units	5,636	15,693	25,891
Owner Occupied Housing Units	56.1%	69.4%	71.9%
Renter Occupied Housing Units	43.9%	30.6%	28.1%
Vacant Housing Units	3.4%	2.5%	2.2%
2026 Housing Units	5,741	16,029	26,441
Owner Occupied Housing Units	57.1%	69.3%	71.8%
Renter Occupied Housing Units	42.9%	30.8%	28.3%
Vacant Housing Units	4.2%	3.2%	3.0%
2031 Total Housing Units	5,775	16,112	26,634
Owner Occupied Housing Units	57.6%	69.6%	72.1%
Renter Occupied Housing Units	42.4%	30.4%	27.9%
Vacant Housing Units	4.4%	3.4%	3.2%

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	2 miles	3 miles
Males	8,257	23,685	37,723
Females	8,394	23,561	37,841

Median Age			
2010	33.0	35.9	37.0
2020	36.3	39.1	40.6
2026	37.7	40.1	41.4
2031	39.1	41.3	42.4

2026 Population by Age			
Total	16,652	47,246	75,566
0 - 4	5.7%	5.2%	4.9%
5 - 9	6.0%	5.6%	5.5%
10 - 14	6.2%	6.1%	5.9%
15 - 24	12.4%	11.6%	11.2%
25 - 34	15.6%	14.3%	13.8%
35 - 44	15.5%	14.3%	13.6%
45 - 54	13.1%	12.6%	12.5%
55 - 64	11.6%	13.0%	13.7%
65 - 74	8.6%	10.2%	10.8%
75 - 84	4.2%	5.3%	6.0%
85 +	1.5%	1.9%	2.0%
18 +	78.3%	79.5%	80.2%

2026 Population 15+ by Marital Status			
Total	13,675	39,276	63,310
Never Married	40.9%	35.9%	34.1%
Married	44.4%	49.6%	50.7%
Widowed	3.5%	5.2%	5.8%
Divorced	11.2%	9.2%	9.5%

2026 Pop 25+ by Educational Attainment	1 mile	2 miles	3 miles
Total	11,618	33,813	54,811
Less than 9th Grade	6.1%	4.5%	3.5%
9th - 12th Grade, No Diploma	6.1%	5.2%	4.8%
High School Graduate	16.7%	17.6%	16.9%
GED/Alternative Credential	2.8%	2.6%	2.5%
Some College, No Degree	19.8%	19.8%	19.5%
Associate Degree	13.4%	12.2%	11.5%
Bachelor's Degree	24.1%	26.1%	27.9%
Graduate/Professional Degree	11.1%	12.2%	13.3%

2020 Population by Race/Ethnicity			
Total	16,977	47,805	76,195
White Alone	48.4%	56.1%	59.1%
Black Alone	1.7%	1.6%	1.6%
American Indian Alone	1.3%	1.0%	1.0%
Asian Alone	10.2%	9.4%	9.8%
Pacific Islander Alone	0.1%	0.2%	0.2%
Some Other Race Alone	22.8%	16.7%	13.8%
Two or More Races	22.8%	16.7%	13.8%
Hispanic Origin	42.9%	34.6%	30.5%
Diversity Index	83.6	79.5	77.0

2026 Population by Race/Ethnicity			
Total	16,652	47,245	75,563
White Alone	45.7%	53.2%	56.3%
Black Alone	1.7%	1.7%	1.6%
American Indian Alone	1.3%	1.0%	0.9%
Asian Alone	10.9%	10.0%	10.5%
Pacific Islander Alone	0.1%	0.2%	0.2%
Some Other Race Alone	24.2%	18.1%	15.0%
Two or More Races	16.1%	15.9%	15.5%
Hispanic Origin	44.8%	36.9%	32.7%
Diversity Index	84.6	81.2	79.0

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 Pop 16+ by Occupation	1 mile	2 miles	3 miles
Total	9,265	25,972	41,051
White Collar	63.9%	65.0%	65.5%
Management/Business/Financial	16.9%	18.2%	19.9%
Professional	28.2%	27.5%	26.7%
Sales	7.8%	8.8%	8.8%
Administrative Support	11.0%	10.6%	10.2%
Services	18.4%	18.4%	17.8%

2026 Employed Pop 16+ by Occupation			
Total	9,265	25,972	41,051
Blue Collar	17.8%	16.6%	16.7%
Farming/Forestry/Fishing	1.0%	0.9%	0.7%
Construction/Extraction	4.8%	4.5%	4.8%
Installation/Maintenance/Repair	3.2%	2.3%	2.3%
Production	4.7%	4.3%	4.5%
Transportation/Material Moving	4.1%	4.5%	4.4%
White Collar	63.9%	65.0%	65.5%
Management/Business/Financial	16.9%	18.2%	19.9%
Professional	28.2%	27.5%	26.7%
Sales	7.8%	8.8%	8.8%
Administrative Support	11.0%	10.6%	10.2%
Services	18.4%	18.4%	17.8%

2026 Civilian Population 16+ in Labor Force			
Civilian Population 16+	9,265	25,972	41,051
Population 16+ Employed	96.7%	96.3%	96.2%
Population 16+ Unemployment rate	3.3%	3.7%	3.9%
Population 16-24 Employed	10.9%	10.5%	10.3%
Population 16-24 Unemployment rate	8.1%	8.2%	8.3%
Population 25-54 Employed	64.9%	62.5%	61.3%
Population 25-54 Unemployment rate	2.7%	3.2%	3.4%
Population 55-64 Employed	15%	17%	18%
Population 55-64 Unemployment rate	2.9%	3.5%	3.6%
Population 65+ Employed	6%	6%	6%
Population 65+ Unemployment rate	1.4%	1.4%	1.9%

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 Employed Population 16+ by Industry	1 mile	2 miles	3 miles
Total	8,957	25,007	39,469
Agriculture/Mining	1.1%	1.1%	1.3%
Construction	6.2%	5.5%	5.8%
Manufacturing	10.3%	10.1%	9.9%
Wholesale Trade	0.9%	1.0%	1.2%
Retail Trade	10.9%	11.4%	10.6%
Transportation/Utilities	3.0%	4.2%	4.3%
Information	3%	3%	3%
Finance/Insurance/Real Estate	8.8%	8.2%	9.2%
Services	51.3%	51.1%	50.0%
Public Administration	4.0%	4.1%	4.3%

2026 Consumer Spending			
Apparel & Services: Total $	$15,018,616	$47,446,444	$81,205,358
Average Spent	$2,731.15	$3,057.12	$3,167.38
Spending Potential Index	107	120	124
Education: Total $	$11,902,496	$40,582,995	$71,703,502
Average Spent	$2,164.48	$2,614.88	$2,796.77
Spending Potential Index	108	130	140
Entertainment/Recreation: Total $	$24,442,158	$80,889,940	$140,403,564
Average Spent	$4,444.84	$5,211.98	$5,476.39
Spending Potential Index	103	121	127
Food at Home: Total $	$44,901,321	$142,811,910	$245,204,285
Average Spent	$8,165.36	$9,201.80	$9,564.10
Spending Potential Index	104	117	121
Food Away from Home: Total $	$26,864,046	$86,682,386	$148,785,812
Average Spent	$4,885.26	$5,585.21	$5,803.33
Spending Potential Index	109	125	130
Health Care: Total $	$42,199,308	$138,717,237	$241,320,727
Average Spent	$7,674.00	$8,937.97	$9,412.62
Spending Potential Index	96	111	117
HH Furnishings & Equipment: Total $	$16,354,576	$54,176,460	$93,788,394
Average Spent	$2,974.10	$3,490.75	$3,658.18
Spending Potential Index	105	123	129
Personal Care Products & Services: Total $	$6,739,148	$21,887,123	$37,812,318
Average Spent	$1,225.52	$1,410.25	$1,474.85
Spending Potential Index	107	124	129

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	2 miles	3 miles
Shelter: Total $	$174,787,379	$575,638,599	$989,949,989
Average Spent	$31,785.30	$37,090.12	$38,612.61
Spending Potential Index	115	135	140
Support Payments/Gifts in Kind: Total $	$15,890,167	$52,338,434	$91,623,104
Average Spent	$2,889.65	$3,372.32	$3,573.72
Spending Potential Index	95	111	117
Travel: Total $	$22,121,687	$75,425,499	$131,854,408
Average Spent	$4,022.86	$4,859.89	$5,142.93
Spending Potential Index	110	133	141
Vehicle Maintenance & Repairs: Total $	$7,018,549	$22,815,784	$39,232,351
Average Spent	$1,276.33	$1,470.09	$1,530.24
Spending Potential Index	103	119	124

Top Tapestry Segment

1 mile	2 miles	3 miles
Neighborhood Spirit (H3):	**Neighborhood Spirit (H3)**:	**Neighborhood Spirit (H3)**:
This segment is characterized by suburban families on the West Coast with high rents.	This segment is characterized by suburban families on the West Coast with high rents.	This segment is characterized by suburban families on the West Coast with high rents.
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.