

## Summary Profile

2010-2020 Census, 2022 Estimates with 2027 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 34.4203/-118.5599

<b>River Oaks</b>	<b>1 mi radius</b>	<b>3 mi radius</b>	<b>5 mi radius</b>
<b>24235 Magic Mountain Pkwy, Santa Clarita, CA91355</b>			
<b>Population</b>			
2022 Estimated Population	13,588	95,895	193,832
2027 Projected Population	14,233	97,069	196,729
2020 Census Population	13,818	97,627	196,986
2010 Census Population	13,398	91,225	184,268
Projected Annual Growth 2022 to 2027	0.9%	0.2%	0.3%
Historical Annual Growth 2010 to 2022	0.1%	0.4%	0.4%
2022 Median Age	36.5	38.5	37.5
<b>Households</b>			
2022 Estimated Households	5,770	34,708	64,439
2027 Projected Households	6,143	35,648	66,361
2020 Census Households	5,782	35,050	65,019
2010 Census Households	5,475	32,262	59,304
Projected Annual Growth 2022 to 2027	1.3%	0.5%	0.6%
Historical Annual Growth 2010 to 2022	0.4%	0.6%	0.7%
<b>Race and Ethnicity</b>			
2022 Estimated White	53.2%	51.5%	48.9%
2022 Estimated Black or African American	6.1%	4.6%	7.6%
2022 Estimated Asian or Pacific Islander	16.1%	17.6%	15.1%
2022 Estimated American Indian or Native Alaskan	0.7%	0.8%	0.9%
2022 Estimated Other Races	24.0%	25.4%	27.5%
2022 Estimated Hispanic	28.2%	29.8%	32.8%
<b>Income</b>			
2022 Estimated Average Household Income	\$116,120	\$129,495	\$130,309
2022 Estimated Median Household Income	\$99,944	\$109,986	\$113,409
2022 Estimated Per Capita Income	\$49,334	\$46,982	\$43,838
<b>Education (Age 25+)</b>			
2022 Estimated Elementary (Grade Level 0 to 8)	1.3%	3.0%	3.8%
2022 Estimated Some High School (Grade Level 9 to 11)	2.1%	3.7%	4.9%
2022 Estimated High School Graduate	14.4%	15.0%	16.5%
2022 Estimated Some College	21.1%	20.9%	22.5%
2022 Estimated Associates Degree Only	7.2%	9.9%	9.9%
2022 Estimated Bachelors Degree Only	35.1%	30.7%	28.1%
2022 Estimated Graduate Degree	18.8%	16.8%	14.4%
<b>Business</b>			
2022 Estimated Total Businesses	1,305	5,802	9,354
2022 Estimated Total Employees	15,757	64,771	95,603
2022 Estimated Employee Population per Business	12.1	11.2	10.2
2022 Estimated Residential Population per Business	10.4	16.5	20.7