

CocoWalk
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 25.72897
Longitude: -80.24198

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	17,630	138,917	395,301
2020 Total Population	20,043	144,175	431,100
2020 Group Quarters	84	4,889	9,765
2024 Total Population	21,532	146,588	445,480
2024 Group Quarters	92	5,298	10,241
2029 Total Population	23,682	148,485	470,598
2024-2029 Annual Rate	1.92%	0.26%	1.10%
2024 Total Daytime Population	33,275	191,455	570,719
Workers	24,061	122,990	369,032
Residents	9,214	68,465	201,687
Household Summary			
2010 Households	7,914	54,949	156,088
2010 Average Household Size	2.22	2.44	2.46
2020 Total Households	8,991	58,419	178,737
2020 Average Household Size	2.22	2.38	2.36
2024 Households	9,879	60,384	188,873
2024 Average Household Size	2.17	2.34	2.30
2029 Households	11,197	62,970	206,509
2029 Average Household Size	2.11	2.27	2.23
2024-2029 Annual Rate	2.54%	0.84%	1.80%
2010 Families	4,087	33,189	92,168
2010 Average Family Size	2.96	3.03	3.07
2024 Families	5,333	35,718	105,422
2024 Average Family Size	2.95	3.01	3.02
2029 Families	6,079	37,369	114,176
2029 Average Family Size	2.85	2.92	2.91
2024-2029 Annual Rate	2.65%	0.91%	1.61%
Housing Unit Summary			
2000 Housing Units	8,221	55,238	145,691
Owner Occupied Housing Units	38.6%	47.4%	41.2%
Renter Occupied Housing Units	50.9%	46.0%	51.7%
Vacant Housing Units	10.5%	6.7%	7.1%
2010 Housing Units	9,382	61,507	177,917
Owner Occupied Housing Units	38.1%	43.6%	35.8%
Renter Occupied Housing Units	46.2%	45.7%	51.9%
Vacant Housing Units	15.6%	10.7%	12.3%
2020 Housing Units	10,267	65,141	199,869
Owner Occupied Housing Units	38.4%	41.6%	33.0%
Renter Occupied Housing Units	49.2%	48.1%	56.4%
Vacant Housing Units	12.4%	10.2%	10.6%
2024 Housing Units	11,926	67,932	211,785
Owner Occupied Housing Units	35.4%	41.1%	32.9%
Renter Occupied Housing Units	47.5%	47.8%	56.3%
Vacant Housing Units	17.2%	11.1%	10.8%
2029 Housing Units	13,076	70,697	228,954
Owner Occupied Housing Units	35.1%	41.8%	32.8%
Renter Occupied Housing Units	50.5%	47.3%	57.4%
Vacant Housing Units	14.4%	10.9%	9.8%

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.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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2024 Households by Income			
Household Income Base	9,879	60,384	188,873
<\$15,000	9.9%	9.9%	12.4%
\$15,000 - \$24,999	6.2%	8.5%	9.5%
\$25,000 - \$34,999	5.9%	7.5%	8.7%
\$35,000 - \$49,999	7.2%	8.6%	9.3%
\$50,000 - \$74,999	9.0%	9.5%	10.1%
\$75,000 - \$99,999	9.5%	10.6%	10.8%
\$100,000 - \$149,999	16.6%	13.7%	14.6%
\$150,000 - \$199,999	10.7%	9.6%	8.8%
\$200,000+	24.9%	22.0%	15.9%
Average Household Income	\$154,677	\$141,963	\$118,733
2029 Households by Income			
Household Income Base	11,197	62,970	206,509
<\$15,000	7.7%	8.2%	10.3%
\$15,000 - \$24,999	4.1%	6.1%	6.9%
\$25,000 - \$34,999	4.7%	6.1%	7.0%
\$35,000 - \$49,999	6.7%	7.5%	8.1%
\$50,000 - \$74,999	9.7%	9.1%	9.8%
\$75,000 - \$99,999	9.4%	10.5%	11.4%
\$100,000 - \$149,999	17.5%	15.1%	16.9%
\$150,000 - \$199,999	12.3%	12.1%	11.1%
\$200,000+	28.0%	25.3%	18.4%
Average Household Income	\$174,834	\$164,128	\$138,190
2024 Owner Occupied Housing Units by Value			
Total	4,217	27,887	69,682
<\$50,000	0.1%	0.4%	0.7%
\$50,000 - \$99,999	0.0%	0.1%	0.4%
\$100,000 - \$149,999	0.1%	0.1%	0.9%
\$150,000 - \$199,999	0.1%	0.3%	1.4%
\$200,000 - \$249,999	0.8%	1.1%	1.8%
\$250,000 - \$299,999	1.3%	0.7%	1.7%
\$300,000 - \$399,999	3.5%	6.4%	10.1%
\$400,000 - \$499,999	11.0%	11.4%	15.9%
\$500,000 - \$749,999	26.1%	30.7%	31.6%
\$750,000 - \$999,999	23.6%	18.3%	14.2%
\$1,000,000 - \$1,499,999	14.8%	12.7%	9.0%
\$1,500,000 - \$1,999,999	8.5%	7.4%	5.2%
\$2,000,000 +	10.0%	10.3%	7.0%
Average Home Value	\$997,024	\$952,149	\$802,282
2029 Owner Occupied Housing Units by Value			
Total	4,595	29,524	75,082
<\$50,000	0.0%	0.0%	0.1%
\$50,000 - \$99,999	0.0%	0.0%	0.1%
\$100,000 - \$149,999	0.0%	0.0%	0.1%
\$150,000 - \$199,999	0.0%	0.0%	0.5%
\$200,000 - \$249,999	0.1%	0.3%	0.5%
\$250,000 - \$299,999	0.5%	0.4%	1.1%
\$300,000 - \$399,999	2.0%	4.9%	7.9%
\$400,000 - \$499,999	10.4%	11.0%	16.4%
\$500,000 - \$749,999	28.6%	33.1%	35.8%
\$750,000 - \$999,999	25.8%	19.4%	15.5%
\$1,000,000 - \$1,499,999	14.8%	13.7%	9.9%
\$1,500,000 - \$1,999,999	8.1%	7.3%	5.4%
\$2,000,000 +	9.7%	9.8%	6.8%
Average Home Value	\$1,004,305	\$965,560	\$835,290

Data Note: 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.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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Median Household Income			
2024	\$104,598	\$87,357	\$75,098
2029	\$117,531	\$106,040	\$90,712
Median Home Value			
2024	\$823,744	\$739,800	\$634,113
2029	\$830,944	\$753,461	\$662,539
Per Capita Income			
2024	\$70,517	\$58,634	\$50,410
2029	\$82,336	\$69,764	\$60,733
Median Age			
2010	38.2	40.7	40.1
2020	40.1	43.0	41.5
2024	40.4	42.9	41.7
2029	41.1	43.8	42.4
2020 Population by Age			
Total	20,043	144,175	431,100
0 - 4	5.4%	4.3%	4.4%
5 - 9	4.9%	4.5%	4.4%
10 - 14	4.6%	4.8%	4.5%
15 - 24	9.7%	12.9%	11.5%
25 - 34	16.6%	12.7%	16.0%
35 - 44	16.3%	13.5%	14.1%
45 - 54	13.5%	14.1%	13.9%
55 - 64	12.2%	13.3%	12.8%
65 - 74	10.1%	10.2%	9.4%
75 - 84	4.9%	6.5%	6.1%
85 +	1.9%	3.2%	3.0%
18 +	82.8%	83.7%	84.1%
2024 Population by Age			
Total	21,531	146,590	445,478
0 - 4	5.2%	4.2%	4.3%
5 - 9	4.9%	4.4%	4.2%
10 - 14	4.3%	4.4%	4.1%
15 - 24	10.5%	12.9%	11.1%
25 - 34	16.1%	13.1%	16.3%
35 - 44	16.6%	13.9%	14.8%
45 - 54	13.1%	13.8%	13.5%
55 - 64	12.0%	13.3%	12.9%
65 - 74	10.1%	10.1%	9.5%
75 - 84	5.4%	6.7%	6.2%
85 +	1.8%	3.2%	3.1%
18 +	83.2%	84.4%	84.9%
2029 Population by Age			
Total	23,682	148,486	470,596
0 - 4	4.8%	4.0%	4.1%
5 - 9	4.5%	4.2%	4.0%
10 - 14	4.6%	4.5%	4.2%
15 - 24	10.2%	12.4%	10.6%
25 - 34	15.9%	12.9%	15.6%
35 - 44	16.3%	13.6%	15.2%
45 - 54	13.2%	13.4%	13.2%
55 - 64	11.5%	12.8%	12.3%
65 - 74	10.7%	11.3%	10.6%
75 - 84	6.4%	7.6%	7.0%
85 +	2.0%	3.4%	3.2%
18 +	83.7%	84.8%	85.2%

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September 23, 2024

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2020 Population by Sex			
Males	9,678	68,478	209,970
Females	10,365	75,697	221,130
2024 Population by Sex			
Males	10,533	70,776	220,248
Females	10,999	75,812	225,232
2029 Population by Sex			
Males	11,410	71,337	231,748
Females	12,272	77,148	238,850
2010 Population by Race/Ethnicity			
Total	17,631	138,918	395,302
White Alone	75.3%	88.7%	86.3%
Black Alone	18.6%	4.8%	6.4%
American Indian Alone	0.1%	0.1%	0.2%
Asian Alone	1.3%	1.6%	1.4%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	2.6%	2.6%	3.4%
Two or More Races	2.0%	2.1%	2.3%
Hispanic Origin	47.1%	70.0%	76.3%
Diversity Index	69.8	54.1	52.0
2020 Population by Race/Ethnicity			
Total	20,043	144,175	431,100
White Alone	45.6%	37.9%	34.5%
Black Alone	11.5%	4.2%	4.7%
American Indian Alone	0.2%	0.3%	0.4%
Asian Alone	1.7%	1.7%	1.8%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	8.3%	11.0%	12.9%
Two or More Races	32.6%	44.9%	45.7%
Hispanic Origin	50.0%	70.5%	75.0%
Diversity Index	83.3	79.0	78.3
2024 Population by Race/Ethnicity			
Total	21,531	146,588	445,479
White Alone	45.1%	37.3%	34.0%
Black Alone	10.6%	4.0%	4.9%
American Indian Alone	0.2%	0.3%	0.4%
Asian Alone	1.9%	1.9%	1.9%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	8.4%	10.9%	12.7%
Two or More Races	33.7%	45.5%	46.1%
Hispanic Origin	51.3%	70.6%	74.9%
Diversity Index	83.2	79.0	78.3
2029 Population by Race/Ethnicity			
Total	23,681	148,485	470,598
White Alone	42.7%	35.6%	32.7%
Black Alone	10.4%	4.0%	4.9%
American Indian Alone	0.2%	0.3%	0.4%
Asian Alone	2.2%	2.0%	2.0%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	8.9%	11.1%	12.7%
Two or More Races	35.5%	47.0%	47.2%
Hispanic Origin	54.3%	72.4%	76.0%
Diversity Index	83.5	78.3	77.8

Data Note: 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.

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2020 Population by Relationship and Household Type			
Total	20,043	144,175	431,100
In Households	99.6%	96.6%	97.7%
Householder	44.8%	40.6%	41.5%
Opposite-Sex Spouse	15.8%	15.9%	14.5%
Same-Sex Spouse	0.5%	0.4%	0.4%
Opposite-Sex Unmarried Partner	3.2%	2.6%	3.0%
Same-Sex Unmarried Partner	0.4%	0.3%	0.3%
Biological Child	22.0%	22.3%	21.5%
Adopted Child	0.3%	0.3%	0.3%
Stepchild	0.7%	0.8%	0.9%
Grandchild	1.7%	1.7%	1.9%
Brother or Sister	1.4%	1.5%	1.7%
Parent	1.9%	2.5%	2.7%
Parent-in-law	0.3%	0.5%	0.5%
Son-in-law or Daughter-in-law	0.5%	0.6%	0.6%
Other Relatives	1.8%	2.1%	2.6%
Foster Child	0.0%	0.0%	0.0%
Other Nonrelatives	4.2%	4.5%	5.3%
In Group Quarters	0.4%	3.4%	2.3%
Institutionalized	0.2%	0.2%	1.0%
Noninstitutionalized	0.2%	3.2%	1.3%
2024 Population 25+ by Educational Attainment			
Total	16,172	108,603	339,705
Less than 9th Grade	1.5%	5.1%	7.6%
9th - 12th Grade, No Diploma	3.6%	4.5%	6.5%
High School Graduate	13.5%	15.9%	19.4%
GED/Alternative Credential	2.4%	2.2%	2.3%
Some College, No Degree	9.7%	10.3%	10.4%
Associate Degree	5.3%	7.2%	7.9%
Bachelor's Degree	35.6%	30.0%	26.5%
Graduate/Professional Degree	28.4%	24.9%	19.3%
2024 Population 15+ by Marital Status			
Total	18,426	127,522	389,155
Never Married	38.5%	36.1%	37.1%
Married	45.2%	45.9%	44.5%
Widowed	4.5%	6.3%	6.0%
Divorced	11.7%	11.7%	12.4%
2024 Civilian Population 16+ in Labor Force			
Civilian Population 16+	12,703	80,625	250,075
Population 16+ Employed	98.5%	98.6%	98.7%
Population 16+ Unemployment rate	1.5%	1.4%	1.3%
Population 16-24 Employed	7.1%	8.3%	8.7%
Population 16-24 Unemployment rate	1.8%	4.1%	2.6%
Population 25-54 Employed	70.2%	64.9%	67.4%
Population 25-54 Unemployment rate	1.5%	1.2%	1.2%
Population 55-64 Employed	14.2%	17.4%	16.4%
Population 55-64 Unemployment rate	1.8%	1.2%	1.1%
Population 65+ Employed	8.5%	9.3%	7.6%
Population 65+ Unemployment rate	1.5%	0.9%	0.8%

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2024 Employed Population 16+ by Industry			
Total	12,509	79,486	246,869
Agriculture/Mining	0.1%	0.2%	0.3%
Construction	4.5%	7.4%	9.5%
Manufacturing	3.5%	3.2%	3.7%
Wholesale Trade	2.3%	2.4%	2.4%
Retail Trade	6.9%	8.2%	8.7%
Transportation/Utilities	6.0%	6.1%	7.8%
Information	2.8%	2.4%	2.1%
Finance/Insurance/Real Estate	10.8%	11.6%	10.2%
Services	60.9%	55.7%	52.6%
Public Administration	2.2%	2.6%	2.7%
2024 Employed Population 16+ by Occupation			
Total	12,509	79,485	246,871
White Collar	75.4%	70.9%	64.2%
Management/Business/Financial	30.3%	27.6%	23.1%
Professional	29.2%	25.0%	21.7%
Sales	8.6%	9.3%	10.1%
Administrative Support	7.3%	8.9%	9.4%
Services	15.3%	15.5%	17.3%
Blue Collar	9.3%	13.6%	18.5%
Farming/Forestry/Fishing	0.0%	0.1%	0.1%
Construction/Extraction	1.2%	5.1%	7.0%
Installation/Maintenance/Repair	2.2%	1.5%	2.0%
Production	0.5%	1.3%	2.0%
Transportation/Material Moving	5.4%	5.7%	7.3%
2020 Households by Type			
Total	8,991	58,419	178,737
Married Couple Households	37.0%	40.2%	35.8%
With Own Children <18	14.0%	14.9%	12.6%
Without Own Children <18	23.0%	25.3%	23.2%
Cohabiting Couple Households	8.1%	7.1%	8.0%
With Own Children <18	1.8%	1.7%	2.1%
Without Own Children <18	6.2%	5.3%	5.9%
Male Householder, No Spouse/Partner	23.1%	20.2%	23.5%
Living Alone	16.7%	13.4%	15.5%
65 Years and over	4.0%	3.9%	4.0%
With Own Children <18	1.4%	1.3%	1.3%
Without Own Children <18, With Relatives	3.0%	3.6%	4.1%
No Relatives Present	2.0%	2.0%	2.6%
Female Householder, No Spouse/Partner	31.9%	32.4%	32.6%
Living Alone	18.2%	17.9%	17.1%
65 Years and over	6.8%	8.8%	7.7%
With Own Children <18	4.5%	4.2%	4.7%
Without Own Children <18, With Relatives	7.1%	8.5%	8.7%
No Relatives Present	2.0%	1.8%	2.1%
2020 Households by Size			
Total	8,991	58,419	178,737
1 Person Household	34.9%	31.3%	32.6%
2 Person Household	32.6%	32.0%	31.8%
3 Person Household	16.1%	16.6%	16.2%
4 Person Household	10.7%	12.3%	11.4%
5 Person Household	3.6%	4.7%	4.8%
6 Person Household	1.5%	2.0%	2.0%
7 + Person Household	0.6%	1.0%	1.2%

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2020 Households by Tenure and Mortgage Status			
Total	8,991	58,419	178,737
Owner Occupied	43.8%	46.4%	36.9%
Owned with a Mortgage/Loan	28.5%	28.0%	22.9%
Owned Free and Clear	15.3%	18.4%	14.0%
Renter Occupied	56.2%	53.6%	63.1%
2024 Affordability, Mortgage and Wealth			
Housing Affordability Index	50	46	47
Percent of Income for Mortgage	49.3%	53.0%	52.9%
Wealth Index	125	123	90
2020 Housing Units By Urban/ Rural Status			
Total	10,267	65,141	199,869
Urban Housing Units	100.0%	100.0%	100.0%
Rural Housing Units	0.0%	0.0%	0.0%
2020 Population By Urban/ Rural Status			
Total	20,043	144,175	431,100
Urban Population	100.0%	100.0%	100.0%
Rural Population	0.0%	0.0%	0.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

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Top 3 Tapestry Segments			
1.	Diverse Convergence (13A)	Southwestern Families (7F)	Southwestern Families (7F)
2.	Emerald City (8B)	Diverse Convergence (13A)	Metro Renters (3B)
3.	Urban Chic (2A)	Emerald City (8B)	Emerald City (8B)
2024 Consumer Spending			
Apparel & Services: Total \$	\$33,254,118	\$185,402,628	\$502,966,213
Average Spent	\$3,366.14	\$3,070.39	\$2,662.99
Spending Potential Index	141	129	112
Education: Total \$	\$25,342,271	\$137,475,826	\$346,739,836
Average Spent	\$2,565.27	\$2,276.69	\$1,835.84
Spending Potential Index	148	132	106
Entertainment/Recreation: Total \$	\$53,254,999	\$300,071,362	\$781,599,278
Average Spent	\$5,390.73	\$4,969.39	\$4,138.23
Spending Potential Index	132	121	101
Food at Home: Total \$	\$99,735,364	\$559,698,677	\$1,502,133,723
Average Spent	\$10,095.69	\$9,268.99	\$7,953.14
Spending Potential Index	138	127	109
Food Away from Home: Total \$	\$54,903,845	\$308,994,427	\$831,883,820
Average Spent	\$5,557.63	\$5,117.16	\$4,404.46
Spending Potential Index	143	132	113
Health Care: Total \$	\$90,485,207	\$527,775,053	\$1,388,415,785
Average Spent	\$9,159.35	\$8,740.31	\$7,351.05
Spending Potential Index	119	114	96
HH Furnishings & Equipment: Total \$	\$40,479,630	\$229,877,489	\$607,907,037
Average Spent	\$4,097.54	\$3,806.93	\$3,218.60
Spending Potential Index	129	120	102
Personal Care Products & Services: Total \$	\$14,071,859	\$78,454,801	\$209,229,825
Average Spent	\$1,424.42	\$1,299.26	\$1,107.78
Spending Potential Index	143	130	111
Shelter: Total \$	\$380,450,510	\$2,117,675,751	\$5,602,746,660
Average Spent	\$38,511.03	\$35,070.15	\$29,664.10
Spending Potential Index	144	132	111
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$39,229,095	\$237,567,306	\$611,304,330
Average Spent	\$3,970.96	\$3,934.28	\$3,236.59
Spending Potential Index	113	112	92
Travel: Total \$	\$41,702,241	\$229,876,871	\$590,921,664
Average Spent	\$4,221.30	\$3,806.92	\$3,128.67
Spending Potential Index	139	125	103
Vehicle Maintenance & Repairs: Total \$	\$18,476,708	\$106,184,124	\$285,673,137
Average Spent	\$1,870.30	\$1,758.48	\$1,512.51
Spending Potential Index	126	119	102

Data Note: 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: Consumer Spending data are derived from the 2019 and 2020 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.