## **HERITAGE HILL**

## Perform Properties

21751 Lake Forest Drive, Lake Forest, CA 92630 Generated on November 17, 2025

FULL YEAR 2024	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS	10 MILE RADIUS	70% TRUE TRADE AREA
TOTAL POPULATION					
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Total Population	21,756	124,770	313,132	860,934	503,020
Total Daytime Population	22,819	153,878	352,322	1,013,161	599,078
TOTAL HOUSEHOLD INCOME					
Total Households	7,909	44,442	117,794	313,269	187,709
Median Household Income	\$132,864	\$129,182	\$133,859	\$136,827	\$134,058
Average Household Income	\$150,282	\$154,192	\$162,527	\$176,627	\$164,663
Under \$15,000	4.9%	4.8%	5.7%	5.7%	5.2%
\$15,000 - \$34,999	5.5%	6.0%	6.8%	6.8%	7.1%
\$35,000 - \$49,999	7.7%	6.9%	6.1%	5.3%	5.7%
\$50,000 - \$74,999	9.8%	10.1%	9.9%	9.7%	10.0%
\$75,000 - \$99,999	13.6%	11.2%	10.0%	9.4%	9.9%
\$100,000 - \$124,999	8.7%	11.0%	10.1%	10.3%	10.6%
\$125,000 - \$149,999	10.4%	9.6%	8.9%	8.6%	8.8%
\$150,000+	N/A	N/A	N/A	N/A	N/A
BUSINESSES					
Total Businesses	777	7,669	15,272	38,178	22,874
RACE/ETHNICITY					
White/Caucasian	55.5%	49.0%	50.4%	48.7%	50.6%
Black/African American	2.2%	1.6%	1.4%	1.6%	1.6%
Asian/Pacific Islander	15.1%	20.3%	24.7%	26.2%	24.8%
Hispanic/Latino	22.1%	23.5%	17.7%	17.3%	16.9%
Other	5.1%	5.6%	5.8%	6.2%	6.2%

Source: Advan, 2024.