



# Community Profile

8001 Bass Lake Rd, Minneapolis, Minnesota, 55428  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 45.05509  
Longitude: -93.38202

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2010 Total Population	12,916	96,474	243,224
2020 Total Population	14,240	101,837	267,337
2020 Group Quarters	644	1,733	3,562
2023 Total Population	14,092	101,041	266,865
2023 Group Quarters	644	1,727	3,554
2028 Total Population	14,189	100,956	267,858
2023-2028 Annual Rate	0.14%	-0.02%	0.07%
2023 Total Daytime Population	15,381	93,431	271,315
Workers	8,281	47,700	148,724
Residents	7,100	45,731	122,591
<b>Household Summary</b>			
2010 Households	5,220	38,800	94,886
2010 Average Household Size	2.34	2.46	2.53
2020 Total Households	5,653	40,477	102,657
2020 Average Household Size	2.41	2.47	2.57
2023 Households	5,672	40,244	102,553
2023 Average Household Size	2.37	2.47	2.57
2028 Households	5,699	40,072	102,739
2028 Average Household Size	2.38	2.48	2.57
2023-2028 Annual Rate	0.10%	-0.09%	0.04%
2010 Families	2,993	24,298	60,587
2010 Average Family Size	3.06	3.07	3.15
2023 Families	3,146	24,486	63,343
2023 Average Family Size	3.16	3.14	3.25
2028 Families	3,170	24,419	63,444
2028 Average Family Size	3.15	3.14	3.25
2023-2028 Annual Rate	0.15%	-0.05%	0.03%
<b>Housing Unit Summary</b>			
2000 Housing Units	5,392	39,721	96,163
Owner Occupied Housing Units	53.2%	64.6%	71.2%
Renter Occupied Housing Units	45.7%	34.0%	27.0%
Vacant Housing Units	1.1%	1.4%	1.8%
2010 Housing Units	5,690	41,172	101,416
Owner Occupied Housing Units	50.9%	59.9%	64.2%
Renter Occupied Housing Units	40.8%	34.4%	29.4%
Vacant Housing Units	8.3%	5.8%	6.4%
2020 Housing Units	5,938	41,797	106,398
Owner Occupied Housing Units	49.7%	59.2%	63.2%
Renter Occupied Housing Units	45.5%	37.7%	33.3%
Vacant Housing Units	4.7%	3.2%	3.5%
2023 Housing Units	5,967	41,678	106,568
Owner Occupied Housing Units	52.7%	62.5%	66.2%
Renter Occupied Housing Units	42.3%	34.1%	30.0%
Vacant Housing Units	4.9%	3.4%	3.8%
2028 Housing Units	6,038	42,041	108,095
Owner Occupied Housing Units	55.2%	63.5%	66.6%
Renter Occupied Housing Units	39.2%	31.8%	28.5%
Vacant Housing Units	5.6%	4.7%	5.0%

**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 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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<b>2023 Households by Income</b>			
Household Income Base	5,672	40,242	102,540
<\$15,000	7.3%	7.5%	6.9%
\$15,000 - \$24,999	9.1%	5.7%	5.3%
\$25,000 - \$34,999	9.1%	7.3%	6.7%
\$35,000 - \$49,999	15.3%	12.1%	10.3%
\$50,000 - \$74,999	19.5%	19.0%	18.3%
\$75,000 - \$99,999	11.2%	13.7%	13.3%
\$100,000 - \$149,999	20.0%	19.3%	19.4%
\$150,000 - \$199,999	4.2%	7.9%	10.0%
\$200,000+	4.3%	7.4%	9.9%
Average Household Income	\$82,344	\$98,390	\$108,783
<b>2028 Households by Income</b>			
Household Income Base	5,699	40,070	102,726
<\$15,000	6.4%	6.5%	6.0%
\$15,000 - \$24,999	6.8%	4.0%	3.7%
\$25,000 - \$34,999	7.9%	6.1%	5.6%
\$35,000 - \$49,999	13.4%	10.4%	8.8%
\$50,000 - \$74,999	19.3%	18.1%	17.4%
\$75,000 - \$99,999	10.6%	13.2%	12.6%
\$100,000 - \$149,999	23.9%	21.9%	21.1%
\$150,000 - \$199,999	5.9%	10.5%	12.8%
\$200,000+	5.8%	9.2%	11.9%
Average Household Income	\$96,566	\$113,897	\$125,073
<b>2023 Owner Occupied Housing Units by Value</b>			
Total	3,147	26,046	70,571
<\$50,000	3.2%	2.8%	2.6%
\$50,000 - \$99,999	0.6%	0.4%	0.6%
\$100,000 - \$149,999	1.9%	1.7%	2.3%
\$150,000 - \$199,999	9.7%	7.3%	6.3%
\$200,000 - \$249,999	20.6%	16.3%	12.8%
\$250,000 - \$299,999	29.7%	21.8%	18.1%
\$300,000 - \$399,999	23.3%	28.3%	29.2%
\$400,000 - \$499,999	2.8%	12.0%	14.0%
\$500,000 - \$749,999	4.8%	6.6%	10.0%
\$750,000 - \$999,999	0.9%	1.4%	2.4%
\$1,000,000 - \$1,499,999	0.3%	0.4%	0.6%
\$1,500,000 - \$1,999,999	1.8%	0.5%	0.7%
\$2,000,000 +	0.3%	0.4%	0.5%
Average Home Value	\$324,134	\$342,993	\$373,067
<b>2028 Owner Occupied Housing Units by Value</b>			
Total	3,331	26,700	71,931
<\$50,000	0.7%	0.6%	0.6%
\$50,000 - \$99,999	0.0%	0.0%	0.0%
\$100,000 - \$149,999	0.0%	0.0%	0.1%
\$150,000 - \$199,999	0.0%	0.0%	0.3%
\$200,000 - \$249,999	9.5%	7.7%	6.0%
\$250,000 - \$299,999	30.3%	20.7%	16.3%
\$300,000 - \$399,999	39.8%	39.5%	38.6%
\$400,000 - \$499,999	6.6%	19.2%	20.9%
\$500,000 - \$749,999	9.1%	9.2%	12.8%
\$750,000 - \$999,999	1.3%	1.7%	2.5%
\$1,000,000 - \$1,499,999	0.3%	0.4%	0.5%
\$1,500,000 - \$1,999,999	2.0%	0.5%	0.7%
\$2,000,000 +	0.4%	0.7%	0.5%
Average Home Value	\$389,332	\$398,854	\$421,561

**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.

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<b>Median Household Income</b>			
2023	\$59,373	\$72,034	\$78,772
2028	\$68,455	\$82,469	\$90,321
<b>Median Home Value</b>			
2023	\$273,504	\$299,261	\$325,249
2028	\$323,964	\$353,331	\$368,915
<b>Per Capita Income</b>			
2023	\$33,755	\$39,239	\$41,820
2028	\$39,402	\$45,262	\$47,983
<b>Median Age</b>			
2010	39.0	36.0	35.6
2020	37.9	36.9	36.5
2023	41.3	38.5	38.0
2028	42.6	39.6	38.7
<b>2020 Population by Age</b>			
Total	14,240	101,837	267,337
0 - 4	6.6%	6.5%	6.7%
5 - 9	5.9%	6.2%	6.6%
10 - 14	6.2%	6.3%	6.7%
15 - 24	11.1%	11.6%	11.8%
25 - 34	15.9%	16.4%	15.8%
35 - 44	13.5%	13.8%	14.1%
45 - 54	10.2%	11.3%	11.5%
55 - 64	12.1%	12.7%	12.4%
65 - 74	8.4%	8.8%	8.5%
75 - 84	5.5%	4.3%	4.0%
85 +	4.5%	2.0%	1.8%
18 +	77.6%	77.2%	76.1%
<b>2023 Population by Age</b>			
Total	14,092	101,042	266,865
0 - 4	5.9%	6.4%	6.5%
5 - 9	5.9%	6.3%	6.5%
10 - 14	5.9%	6.3%	6.6%
15 - 24	10.9%	11.6%	11.8%
25 - 34	12.3%	14.0%	14.0%
35 - 44	14.1%	14.5%	14.5%
45 - 54	11.1%	11.3%	11.5%
55 - 64	11.3%	12.0%	12.1%
65 - 74	9.4%	9.7%	9.5%
75 - 84	7.0%	5.3%	4.8%
85 +	6.3%	2.6%	2.1%
18 +	79.1%	77.5%	76.6%
<b>2028 Population by Age</b>			
Total	14,191	100,956	267,859
0 - 4	5.9%	6.5%	6.6%
5 - 9	5.6%	6.1%	6.3%
10 - 14	5.7%	6.1%	6.4%
15 - 24	11.1%	11.8%	11.8%
25 - 34	11.9%	13.2%	13.6%
35 - 44	13.2%	14.2%	14.2%
45 - 54	11.6%	11.9%	12.0%
55 - 64	10.3%	10.8%	10.7%
65 - 74	10.0%	10.1%	10.0%
75 - 84	8.1%	6.5%	6.0%
85 +	6.5%	2.8%	2.4%
18 +	79.5%	77.7%	77.0%
<b>2020 Population by Sex</b>			

Source: Esri forecasts for 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.

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Males	6,796	49,494	130,541
Females	7,444	52,343	136,796
<b>2023 Population by Sex</b>			
Males	6,647	48,987	130,051
Females	7,445	52,054	136,814
<b>2028 Population by Sex</b>			
Males	6,667	48,827	130,209
Females	7,523	52,129	137,649
<b>2010 Population by Race/Ethnicity</b>			
Total	12,916	96,473	243,225
White Alone	69.7%	67.5%	65.2%
Black Alone	18.3%	17.6%	18.4%
American Indian Alone	0.6%	0.5%	0.6%
Asian Alone	3.7%	6.9%	8.9%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	3.6%	3.8%	3.1%
Two or More Races	4.1%	3.6%	3.7%
Hispanic Origin	7.9%	7.4%	6.1%
Diversity Index	55.3	57.4	58.4
<b>2020 Population by Race/Ethnicity</b>			
Total	14,240	101,837	267,337
White Alone	56.0%	56.1%	54.6%
Black Alone	26.1%	22.0%	21.5%
American Indian Alone	0.6%	0.7%	0.8%
Asian Alone	4.3%	8.6%	10.9%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	5.5%	5.1%	4.5%
Two or More Races	7.4%	7.5%	7.7%
Hispanic Origin	9.2%	8.9%	8.1%
Diversity Index	67.3	68.3	69.0
<b>2023 Population by Race/Ethnicity</b>			
Total	14,090	101,041	266,866
White Alone	52.9%	53.6%	52.1%
Black Alone	28.8%	24.0%	23.5%
American Indian Alone	0.6%	0.8%	0.9%
Asian Alone	4.4%	8.7%	11.0%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	5.7%	5.3%	4.6%
Two or More Races	7.6%	7.7%	7.8%
Hispanic Origin	9.6%	9.3%	8.4%
Diversity Index	69.1	70.0	70.6
<b>2028 Population by Race/Ethnicity</b>			
Total	14,188	100,956	267,858
White Alone	48.6%	49.9%	48.4%
Black Alone	32.0%	26.5%	26.2%
American Indian Alone	0.6%	0.8%	0.9%
Asian Alone	4.6%	9.0%	11.3%
Pacific Islander Alone	0.0%	0.0%	0.0%
Some Other Race Alone	6.2%	5.7%	4.9%
Two or More Races	8.0%	8.1%	8.2%
Hispanic Origin	10.1%	9.8%	8.8%
Diversity Index	71.3	72.2	72.7

**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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<b>2020 Population by Relationship and Household Type</b>			
Total	14,240	101,837	267,337
In Households	95.5%	98.3%	98.7%
Householder	40.3%	39.7%	38.4%
Opposite-Sex Spouse	13.9%	16.0%	16.2%
Same-Sex Spouse	0.2%	0.2%	0.3%
Opposite-Sex Unmarried Partner	3.2%	3.3%	3.1%
Same-Sex Unmarried Partner	0.2%	0.2%	0.2%
Biological Child	26.0%	26.9%	28.0%
Adopted Child	0.5%	0.5%	0.6%
Stepchild	0.9%	0.9%	1.0%
Grandchild	1.6%	1.7%	1.8%
Brother or Sister	1.5%	1.7%	1.7%
Parent	1.3%	1.3%	1.4%
Parent-in-law	0.2%	0.3%	0.3%
Son-in-law or Daughter-in-law	0.2%	0.3%	0.3%
Other Relatives	1.5%	1.6%	1.7%
Foster Child	0.1%	0.1%	0.1%
Other Nonrelatives	3.8%	3.6%	3.6%
In Group Quarters	4.5%	1.7%	1.3%
Institutionalized	4.0%	0.9%	0.7%
Noninstitutionalized	0.5%	0.8%	0.7%
<b>2023 Population 25+ by Educational Attainment</b>			
Total	10,074	70,094	182,735
Less than 9th Grade	2.8%	3.1%	3.3%
9th - 12th Grade, No Diploma	4.0%	3.3%	3.0%
High School Graduate	24.6%	20.4%	18.1%
GED/Alternative Credential	2.9%	3.1%	3.3%
Some College, No Degree	24.4%	20.9%	19.6%
Associate Degree	11.8%	13.0%	12.0%
Bachelor's Degree	22.7%	26.4%	27.2%
Graduate/Professional Degree	6.7%	9.7%	13.4%
<b>2023 Population 15+ by Marital Status</b>			
Total	11,605	81,781	214,341
Never Married	35.3%	37.7%	37.5%
Married	44.6%	46.4%	47.0%
Widowed	8.3%	5.1%	4.8%
Divorced	11.8%	10.8%	10.8%
<b>2023 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	7,550	58,757	153,169
Population 16+ Employed	94.3%	95.9%	96.0%
Population 16+ Unemployment rate	5.7%	4.1%	4.0%
Population 16-24 Employed	13.6%	13.6%	13.6%
Population 16-24 Unemployment rate	16.2%	8.0%	8.9%
Population 25-54 Employed	64.1%	62.6%	63.4%
Population 25-54 Unemployment rate	4.3%	3.5%	3.3%
Population 55-64 Employed	15.9%	16.8%	16.1%
Population 55-64 Unemployment rate	1.1%	2.2%	2.5%
Population 65+ Employed	6.4%	7.0%	6.8%
Population 65+ Unemployment rate	5.2%	6.2%	4.2%

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<b>2023 Employed Population 16+ by Industry</b>			
Total	7,120	56,351	146,967
Agriculture/Mining	0.0%	0.4%	0.5%
Construction	5.9%	4.6%	4.5%
Manufacturing	15.0%	14.5%	15.1%
Wholesale Trade	3.3%	2.2%	2.0%
Retail Trade	10.6%	12.5%	11.4%
Transportation/Utilities	5.0%	5.0%	4.8%
Information	0.6%	1.1%	1.5%
Finance/Insurance/Real Estate	7.1%	8.0%	8.5%
Services	50.5%	48.6%	48.9%
Public Administration	2.2%	3.1%	2.8%
<b>2023 Employed Population 16+ by Occupation</b>			
Total	7,119	56,350	146,966
White Collar	58.4%	63.0%	64.9%
Management/Business/Financial	14.5%	17.4%	19.0%
Professional	24.8%	25.8%	27.7%
Sales	7.3%	8.9%	8.3%
Administrative Support	11.8%	10.8%	9.9%
Services	18.9%	16.0%	15.1%
Blue Collar	22.7%	21.0%	20.0%
Farming/Forestry/Fishing	0.0%	0.1%	0.2%
Construction/Extraction	4.0%	2.8%	2.7%
Installation/Maintenance/Repair	2.0%	2.6%	2.4%
Production	8.7%	8.8%	8.5%
Transportation/Material Moving	8.0%	6.8%	6.3%
<b>2020 Households by Type</b>			
Total	5,653	40,477	102,657
Married Couple Households	35.3%	40.8%	42.8%
With Own Children <18	14.1%	15.5%	17.2%
Without Own Children <18	21.2%	25.3%	25.7%
Cohabiting Couple Households	8.4%	8.8%	8.7%
With Own Children <18	2.6%	3.0%	2.9%
Without Own Children <18	5.7%	5.8%	5.8%
Male Householder, No Spouse/Partner	21.9%	20.0%	18.9%
Living Alone	14.7%	13.3%	12.5%
65 Years and over	4.2%	3.4%	3.3%
With Own Children <18	1.8%	1.7%	1.6%
Without Own Children <18, With Relatives	3.0%	2.7%	2.7%
No Relatives Present	2.5%	2.2%	2.1%
Female Householder, No Spouse/Partner	34.5%	30.5%	29.6%
Living Alone	20.0%	17.0%	16.1%
65 Years and over	10.5%	7.5%	7.3%
With Own Children <18	6.8%	6.3%	6.2%
Without Own Children <18, With Relatives	6.2%	5.8%	5.7%
No Relatives Present	1.5%	1.4%	1.4%
<b>2020 Households by Size</b>			
Total	5,653	40,477	102,657
1 Person Household	34.7%	30.3%	28.6%
2 Person Household	31.4%	33.5%	33.0%
3 Person Household	13.6%	14.1%	14.9%
4 Person Household	11.0%	11.7%	12.2%
5 Person Household	5.3%	5.8%	6.0%
6 Person Household	2.2%	2.5%	2.9%
7 + Person Household	1.9%	2.1%	2.5%

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<b>2020 Households by Tenure and Mortgage Status</b>			
Total	5,653	40,477	102,657
Owner Occupied	52.3%	61.1%	65.5%
Owned with a Mortgage/Loan	39.3%	45.7%	49.8%
Owned Free and Clear	12.9%	15.4%	15.6%
Renter Occupied	47.7%	38.9%	34.5%
<b>2023 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	82	92	93
Percent of Income for Mortgage	27.7%	25.0%	24.8%
Wealth Index	60	88	101
<b>2020 Housing Units By Urban/ Rural Status</b>			
Total	5,938	41,797	106,398
Urban Housing Units	100.0%	100.0%	100.0%
Rural Housing Units	0.0%	0.0%	0.0%
<b>2020 Population By Urban/ Rural Status</b>			
Total	14,240	101,837	267,337
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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<b>Top 3 Tapestry Segments</b>			
1.	Retirement Communities (9E)	Parks and Rec (5C)	Parks and Rec (5C)
2.	Parks and Rec (5C)	Metro Fusion (11C)	Enterprising Professionals (2D)
3.	Bright Young Professionals	Young and Restless (11B)	In Style (5B)
<b>2023 Consumer Spending</b>			
Apparel & Services: Total \$	\$9,792,985	\$82,758,813	\$232,458,555
Average Spent	\$1,726.55	\$2,056.43	\$2,266.72
Spending Potential Index	79	94	103
Education: Total \$	\$7,959,362	\$70,540,346	\$194,578,418
Average Spent	\$1,403.27	\$1,752.82	\$1,897.34
Spending Potential Index	78	98	106
Entertainment/Recreation: Total \$	\$16,357,579	\$137,705,377	\$387,424,596
Average Spent	\$2,883.92	\$3,421.76	\$3,777.80
Spending Potential Index	76	90	100
Food at Home: Total \$	\$30,243,208	\$253,325,276	\$709,186,059
Average Spent	\$5,332.02	\$6,294.73	\$6,915.31
Spending Potential Index	78	93	102
Food Away from Home: Total \$	\$16,426,570	\$139,380,143	\$392,592,886
Average Spent	\$2,896.08	\$3,463.38	\$3,828.20
Spending Potential Index	78	93	103
Health Care: Total \$	\$32,476,840	\$266,296,856	\$745,489,324
Average Spent	\$5,725.82	\$6,617.06	\$7,269.31
Spending Potential Index	78	90	99
HH Furnishings & Equipment: Total \$	\$12,868,410	\$108,958,439	\$307,195,709
Average Spent	\$2,268.76	\$2,707.45	\$2,995.48
Spending Potential Index	77	92	101
Personal Care Products & Services: Total \$	\$4,344,986	\$36,323,668	\$101,969,793
Average Spent	\$766.04	\$902.59	\$994.31
Spending Potential Index	80	94	104
Shelter: Total \$	\$110,954,932	\$935,174,041	\$2,632,891,919
Average Spent	\$19,561.87	\$23,237.60	\$25,673.48
Spending Potential Index	79	94	104
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$13,677,522	\$114,674,398	\$321,316,111
Average Spent	\$2,411.41	\$2,849.48	\$3,133.17
Spending Potential Index	77	91	100
Travel: Total \$	\$9,661,537	\$82,514,085	\$234,058,035
Average Spent	\$1,703.37	\$2,050.35	\$2,282.31
Spending Potential Index	76	91	101
Vehicle Maintenance & Repairs: Total \$	\$5,790,601	\$48,586,501	\$136,158,191
Average Spent	\$1,020.91	\$1,207.30	\$1,327.69
Spending Potential Index	78	92	101

**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 2023 and 2028. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.