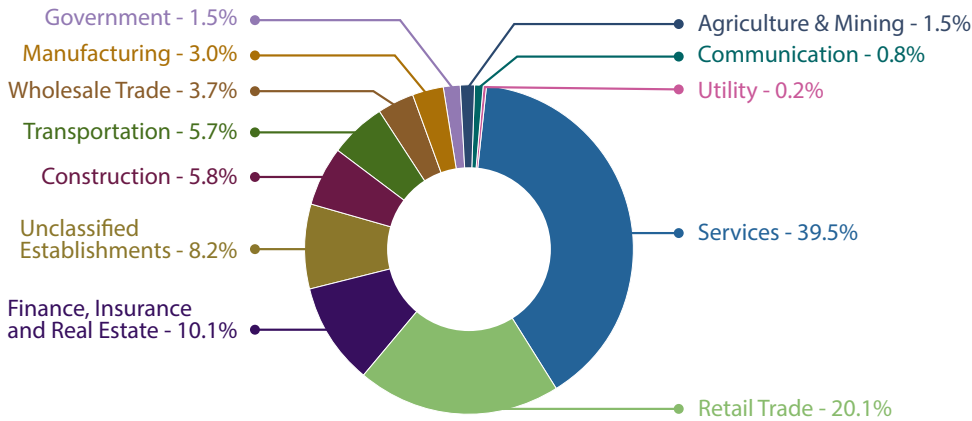


# Tracy, California Fact Sheet

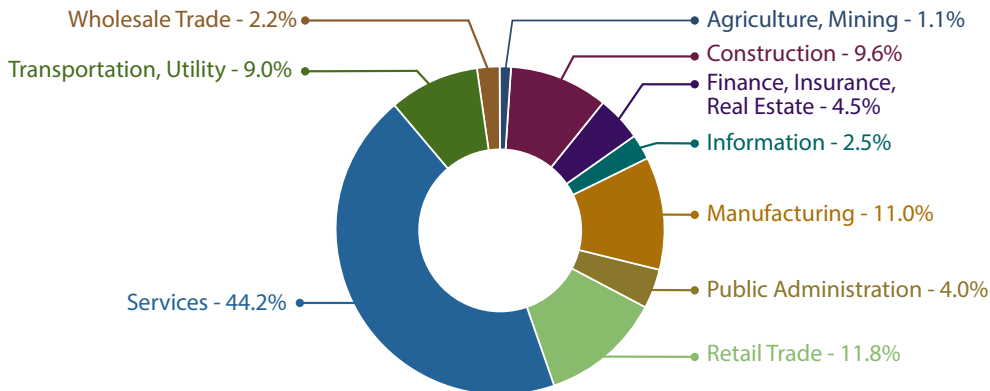


Tracy is a community where neighbors and local merchants greet you by name, tradition, charity, and prosperity abound, and where Fortune 100 companies and their employees thrive.

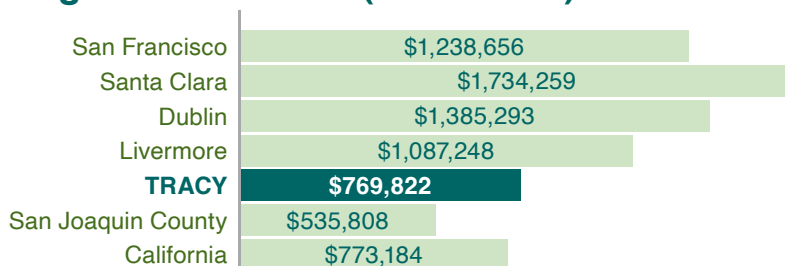
## 2024 Business Breakdown



## 2024 Employed Population by Industry



## Average Home Sales (Dec. 2024)



Source: Zillow.com

# 2024

Population  
**98,578**



Average Household Income  
**\$148,635**



Median Home Value  
**\$648,726**



Median Age  
**37.1**



Housing Units  
**30,610**



Owner Occupied 60.8%

Average Household Size  
**3.65**



Total Businesses  
**3,254**



Labor Force  
**2,036,964**  
60 Minute Drive Time



Source: ESRI 2024



## Workforce & Education

University of the Pacific and San Joaquin Delta College are both highly ranked, and are key to providing a large, educated, and skilled workforce.

- Wage rates in N. San Joaquin Valley are generally lower than wage rates for comparable occupations in the San Francisco Bay Area. For a more comprehensive wage data analyses contact the Economic Development Division.
- The Advanced Manufacturing, Transportation, Technology, and Health and Human Services employment sectors are projected to see the highest growth rates in Tracy. Large employers in the Tracy area and the region include: Thermo Fischer Scientific, Tesla, Sutter Health, Kaiser Permanente, Amazon, FedEx, Medline, GlassFab Manufacturing, Pacific Medical, Contract Metal Products, Safeway, and Pactra.

## Educational Attainment



High School Graduate	22.9%
Some College	22.2%
Associates Degree	10.8%
Bachelor's Degree	19.5%
Graduate Degree	7.2%

## Population by Race/Ethnicity

White	31.4%	Pacific Islander	1.1%
Black	6.2%	Other Race	20.3%
American Indian	1.3%	Two or More Races	17.1%
Asian	22.6%	Hispanic Origin	40.0%

## Commute

Tracy's strategic location offers the opportunity to intercept Altamont commuters, and draw from other San Joaquin cities to provide a broad skill-based workforce. Please contact the Economic Development Division for a more comprehensive commute analysis.

- 70,000+ N. San Joaquin Valley residents commute to the Bay Area.
- Ample, affordable labor resides in our region and primarily commute to the Bay Area/Silicon Valley for employment. Most would work local if given the opportunity.
- Highly skilled in Business and Industrial/Manufacturing sectors, among others.

## Goods Movement

### » RAIL

Union Pacific Intermodal	13 miles
BNSF Railways Intermodal	22 miles

### » AIR

Stockton Metro	18 miles
Oakland International	46 miles
San Jose International	60 miles
San Francisco International	64 miles
Sacramento International	77 miles

### » PORTS

Port of Stockton	20 miles
Port of Oakland	50 miles

### » INTERSTATES

Interstate 205	< 2 miles
Interstate 580	< 5 miles
Interstate 5	< 5 miles



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