

Industrial Labor Profile

Tejon Ranch, Lebec CA

Prepared September 2023

Weighting Criteria			RESULTS		
Wage Rates	Avg. Wage: Warehouse Laborers	30.0%	25.0%	#1 Bakersfield, CA	97.13
	Avg. Wage: Forklift Operator	20.0%	15.0%	#2 Reno, NV	92.87
	Avg. Wage: Shipping, Receiving & Inventory Clerks	10.0%	10.0%	#3 Riverside-San Bernardino-Ontario, CA	88.05
	Avg. Wage: Warehouse Supervisors	10.0%	5.0%	#4 Stockton, CA	87.19
Cost of Living & Commute	Mean Commute Time	2.5%	2.5%	#5 Los Angeles-Long Beach-Anaheim, CA	86.50
	Consumer Goods	2.5%	2.5%		
	Utilities	2.5%	2.5%		
	Services	2.5%	2.5%		
	Median Home Price	10.0%	30.0%		
	Median Apartment Rent	10.0%	5.0%		
		100.0%			

RELATIVE COST INDEX

FIPS	MSA Name	Avg. Wage: Warehouse Laborers	Avg. Wage: Forklift Operator	Avg. Wage: Shipping, Receiving & Inventory Clerks	Avg. Wage: Warehouse Supervisors	Mean Commute Time	Consumer Goods	Utilities	Services	Median Home Price	Median Apartment Rent	Score	Rank
12540	Bakersfield, CA	97.64	99.06	100.00	97.62	94.94	90.79	52.00	92.71	100.00	100.00	97.13	1
31080	Los Angeles-Long Beach-Anaheim, CA	100.00	100.00	95.69	95.07	73.77	89.13	57.28	89.31	39.23	57.61	86.50	5
39900	Reno, NV	96.68	91.81	98.79	100.00	100.00	100.00	100.00	100.00	64.69	91.56	92.87	2
40140	Riverside-San Bernardino-Ontario, CA	93.89	97.81	99.99	95.43	67.57	96.60	49.67	90.86	63.38	68.24	88.05	3
44700	Stockton, CA	92.66	95.49	97.69	92.16	63.92	90.79	52.83	92.71	67.11	70.97	87.19	4

DATA

FIPS	MSA Name	Avg. Wage: Warehouse Laborers	Avg. Wage: Forklift Operator	Avg. Wage: Shipping, Receiving & Inventory Clerks	Avg. Wage: Warehouse Supervisors	Mean Commute Time	RPPs: Goods	RPPs: Services: Utilities 1	RPPs: Services: Other	Median Home Price	Median Apartment Rent
12540	Bakersfield, CA	\$18.82	\$21.65	\$19.62	\$28.99	23.7	106.8	144.5	98.751	\$334,256	\$1,729
31080	Los Angeles-Long Beach-Anaheim, CA	\$18.38	\$21.44	\$20.51	\$29.77	30.5	108.8	131.2	102.51	\$852,077	\$3,000
39900	Reno, NV	\$19.01	\$23.36	\$19.86	\$28.30	22.5	97.0	75.1	91.552	\$516,744	\$1,888
40140	Riverside-San Bernardino-Ontario, CA	\$19.57	\$21.92	\$19.62	\$29.66	33.3	100.4	151.3	100.759	\$527,346	\$2,533
44700	Stockton, CA	\$19.84	\$22.46	\$20.09	\$30.71	35.2	106.8	142.2	98.751	\$498,064	\$2,436

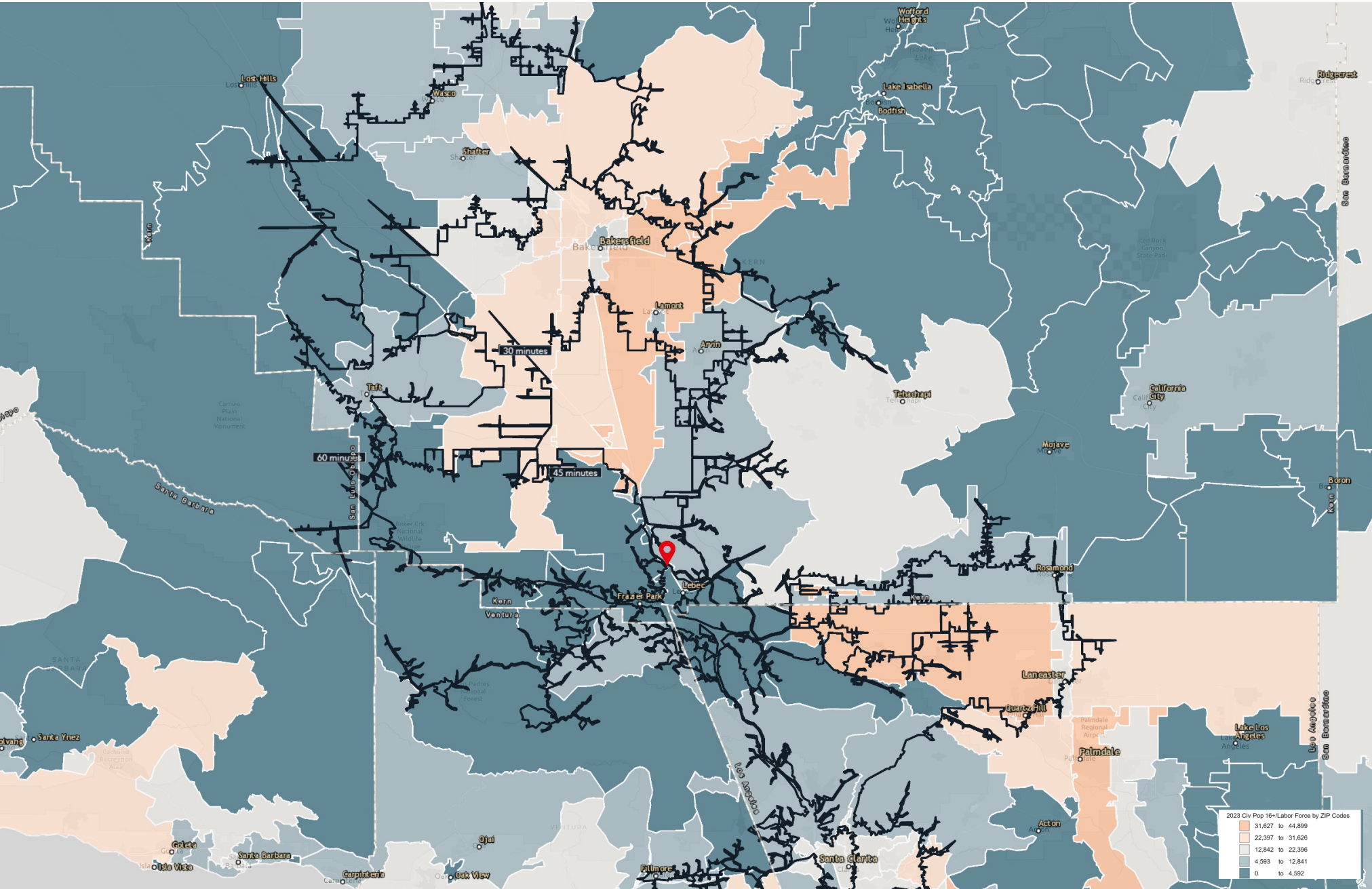
BAKERSFIELD DELTA

FIPS	MSA Name	Avg. Wage: Warehouse Laborers	Avg. Wage: Forklift Operator	Avg. Wage: Shipping, Receiving & Inventory Clerks	Avg. Wage: Warehouse Supervisors	Mean Commute Time	RPPs: Goods	RPPs: Services: Utilities 1	RPPs: Services: Other	Median Home Price	Median Apartment Rent
31080	Los Angeles-Long Beach-Anaheim, CA	⬇️ -2.4%	⬇️ -0.9%	⬆️ 4.5%	⬆️ 2.7%	⬆️ 28.7%	⬆️ 1.9%	⬇️ -9.2%	⬆️ 3.8%	⬆️ 154.9%	⬆️ 73.6%
39900	Reno, NV	⬆️ 1.0%	⬆️ 7.9%	⬆️ 1.2%	⬇️ -2.4%	⬇️ -5.1%	⬇️ -9.2%	⬇️ -48.0%	⬇️ -7.3%	⬆️ 54.6%	⬆️ 9.2%
40140	Riverside-San Bernardino-Ontario, CA	⬆️ 4.0%	⬆️ 1.3%	⬆️ 0.0%	⬆️ 2.3%	⬆️ 40.5%	⬇️ -6.0%	⬆️ 4.7%	⬆️ 2.0%	⬆️ 57.8%	⬆️ 46.5%
44700	Stockton, CA	⬆️ 5.4%	⬆️ 3.7%	⬆️ 2.4%	⬆️ 5.9%	⬆️ 48.5%	⬆️ 0.0%	⬇️ -1.6%	⬆️ 0.0%	⬆️ 49.0%	⬆️ 40.9%

Sources: Bureau of Labor Statistics, Bureau of Economic Analysis, U.S. Census Bureau, Zillow

Labor Force by Zip Code

Tejon Ranch - 5337 S Wheeler Ridge Rd, Lebec, CA



Population & Demographic Statistics

Tejon Ranch - 5337 S Wheeler Ridge Rd, Lebec, CA

	30 minutes	45 minutes	60 minutes
Population			
Total Population	43,683	712,733	1,682,294
2021-2026 Population: AGR	0.01%	0.04%	-0.02%
Daytime Population: Workers	11,688	314,059	592,652
Working Age Veterans	168	3,497	8,541
College Students	2,827	40,226	104,623
Age			
Median Age	31.6	32.6	33.9
Generation Z Population (%)	27.0%	26.5%	25.5%
Millennial Population (%)	27.8%	26.9%	27.2%
Generation X Population (%)	17.6%	17.7%	18.4%
Baby Boomer Population (%)	14.0%	14.8%	15.5%
Working-Age Population (%)	61.3%	60.2%	61.5%
Educational Attainment			
Highschool or Equivalent (%)	30.9%	27.3%	26.1%
Some College or Associates (%)	29.0%	28.7%	27.7%
Bachelor's or greater (%)	18.0%	24.6%	25.9%
Income			
Median Household Income	\$70,834	\$67,989	\$77,092
2021-2026 Median Household Income: Compound Annual Growth Rate	3.5%	3.3%	2.8%
HH Income Under \$50,000 (%)	34.89%	38.66%	34.30%
Labor Force			
Civilian Population Age 16+ in Labor Force	19,581	319,128	780,541
Labor Force Participation (%)	62.8%	62.2%	62.6%
Unemployment Rate (%)	5.8%	6.6%	5.6%
Targeted Workforce			
Blue Collar Employment	6,278	86,571	200,908
Blue Collar Employment (%)	34.0%	29.1%	27.3%
Employment: Transportation/Material Moving Jobs	2,745	30,260	65,754
Employment: Production Jobs	659	12,214	40,956
Employment: Installation/Maintenance/Repair Jobs	812	9,976	24,046
Industry Composition			
Total Firms	957	25,822	52,289
Transportation/Warehouse Firms	122	941	1,672
Transportation/Warehousing Employment	2,167	20,431	45,402
Manufacturing Firms	20	930	2,085
Manufacturing Employment	1,409	16,685	60,118

Occupational Employment & Wage Statistics

Tejon Ranch - 5337 S Wheeler Ridge Rd, Lebec, CA

	30 minutes	45 minutes	60 minutes
Business Professionals			
Total Employment	4,784	13,022	22,989
5 yr. Projection	7.1%	7.4%	5.7%
Location Quotient (Concentration)	0.62	0.61	0.66
Entry Level Wage	\$26.92	\$26.63	\$27.47
Median Wage	\$36.58	\$36.49	\$37.11
Experienced Wage	\$50.17	\$50.09	\$50.89
Average Wage	\$41.79	\$41.71	\$42.60
Industrial Engineers			
Total Employment	97	278	747
5 yr. Projection	18.3%	12.7%	4.6%
Location Quotient (Concentration)	0.39	0.40	0.67
Entry Level Wage	\$44.23	\$44.67	\$40.80
Median Wage	\$56.92	\$57.40	\$52.67
Experienced Wage	\$69.97	\$70.37	\$66.87
Average Wage	\$56.83	\$57.00	\$55.21
Electrical and Electronics Engineers			
Total Employment	201	729	1,300
5 yr. Projection	6.8%	3.7%	-1.3%
Location Quotient (Concentration)	0.93	1.22	1.34
Entry Level Wage	\$44.28	\$44.19	\$44.38
Median Wage	\$53.74	\$53.17	\$55.61
Experienced Wage	\$67.94	\$67.25	\$70.61
Average Wage	\$56.46	\$55.74	\$58.71
Mechanical Engineers			
Total Employment	108	403	768
5 yr. Projection	8.9%	3.7%	-0.9%
Location Quotient (Concentration)	0.53	0.71	0.83
Entry Level Wage	\$40.35	\$40.74	\$39.83
Median Wage	\$51.55	\$51.78	\$51.05
Experienced Wage	\$61.75	\$61.60	\$62.38
Average Wage	\$53.03	\$52.74	\$53.50
Materials Engineers			
Total Employment	8	26	71
5 yr. Projection	0.9%	5.8%	-2.2%
Location Quotient (Concentration)	0.54	0.60	1.02
Entry Level Wage	\$37.92	\$37.76	\$39.02
Median Wage	\$50.91	\$51.20	\$49.57
Experienced Wage	\$67.01	\$67.44	\$64.11
Average Wage	\$52.27	\$52.38	\$51.84

Occupational Employment & Wage Statistics

Tejon Ranch - 5337 S Wheeler Ridge Rd, Lebec, CA

	30 minutes	45 minutes	60 minutes
Chemical Engineers			
Total Employment	7	27	42
5 yr. Projection	15.2%	11.1%	9.5%
Location Quotient (Concentration)	0.48	0.63	0.60
Entry Level Wage	\$43.52	\$43.81	\$42.76
Median Wage	\$54.18	\$54.34	\$53.34
Experienced Wage	\$76.37	\$76.51	\$74.68
Average Wage	\$60.08	\$59.84	\$59.24
Production (General)			
Total Employment	3,781	10,114	21,553
5 yr. Projection	6.0%	4.2%	-0.8%
Location Quotient (Concentration)	0.57	0.55	0.72
Entry Level Wage	\$16.05	\$16.03	\$16.41
Median Wage	\$18.96	\$19.21	\$19.21
Experienced Wage	\$26.42	\$26.78	\$26.10
Average Wage	\$23.01	\$23.20	\$22.99
Production Technicians			
Total Employment	307	1,075	1,686
5 yr. Projection	6.1%	2.6%	0.2%
Location Quotient (Concentration)	1.03	1.31	1.26
Entry Level Wage	\$29.74	\$30.22	\$28.92
Median Wage	\$39.21	\$39.85	\$37.87
Experienced Wage	\$48.75	\$49.32	\$47.48
Average Wage	\$39.97	\$40.38	\$39.03
Electronics, and Electromechanical Assemblers			
Total Employment	23	51	585
5 yr. Projection	26.9%	25.8%	-10.2%
Location Quotient (Concentration)	0.11	0.09	0.61
Entry Level Wage	\$15.15	\$15.06	\$15.98
Median Wage	\$16.41	\$15.77	\$17.99
Experienced Wage	\$19.49	\$18.43	\$22.21
Average Wage	\$18.59	\$18.00	\$19.95
QA Technicians			
Total Employment	285	779	1,729
5 yr. Projection	9.2%	7.4%	1.3%
Location Quotient (Concentration)	0.66	0.65	0.89
Entry Level Wage	\$15.58	\$15.54	\$16.07
Median Wage	\$18.79	\$18.60	\$20.10
Experienced Wage	\$25.78	\$25.57	\$27.13
Average Wage	\$22.55	\$22.43	\$23.19

Occupational Employment & Wage Statistics

Tejon Ranch - 5337 S Wheeler Ridge Rd, Lebec, CA

	30 minutes	45 minutes	60 minutes
Industrial Maintenance Technicians			
Total Employment	318	1,101	1,619
5 yr. Projection	9.8%	8.0%	7.6%
Location Quotient (Concentration)	0.87	1.08	0.98
Entry Level Wage	\$22.80	\$22.83	\$22.95
Median Wage	\$28.96	\$28.98	\$29.13
Experienced Wage	\$37.33	\$37.39	\$37.36
Average Wage	\$31.35	\$31.38	\$31.45
Forklift Operators			
Total Employment	832	2,327	3,069
5 yr. Projection	26.1%	25.8%	21.3%
Location Quotient (Concentration)	1.46	1.47	1.19
Entry Level Wage	\$18.28	\$18.31	\$18.23
Median Wage	\$22.05	\$22.12	\$21.91
Experienced Wage	\$23.89	\$23.89	\$23.88
Average Wage	\$21.62	\$21.64	\$21.59
Laborers and Material Movers			
Total Employment	6,316	17,508	25,678
5 yr. Projection	15.6%	15.1%	12.2%
Location Quotient (Concentration)	1.26	1.25	1.13
Entry Level Wage	\$15.66	\$15.70	\$15.74
Median Wage	\$17.55	\$17.92	\$17.52
Experienced Wage	\$21.67	\$21.75	\$21.59
Average Wage	\$18.71	\$18.83	\$18.70

