

French Valley Village Center
Winchester, California

1 Mile Radius

3 Mile Radius

5 Mile Radius

10 Minute Drive

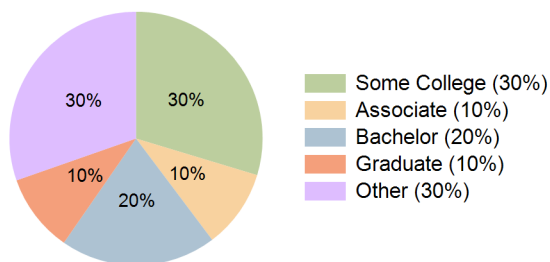
Current Year Demographics

Current Population	10,676	69,326	171,704	129,660
Total Daytime Pop	8,925	42,485	123,711	103,889
Workplace Pop	972	4,095	20,754	25,936
Average Household Income	\$116,938	\$120,020	\$115,674	\$114,335
Median Household Income	\$105,698	\$104,337	\$97,233	\$97,207
Total Households	3,000	19,864	52,095	38,936
Median Home Value	\$697,011	\$745,720	\$734,020	\$733,942
Bachelors Degree	22.1%	21.3%	20.5%	19.9%
Graduate Degree	8.6%	9.7%	10.2%	10.0%
Total Consumer Spending/Capita (Weekly)	\$414	\$416	\$412	\$411

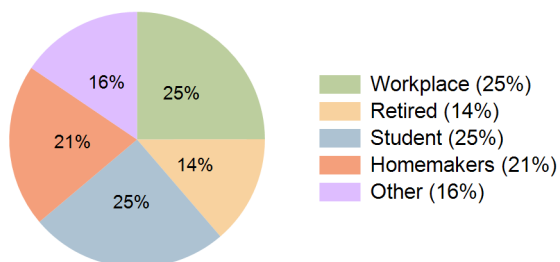
2026 Demographic Projections

Projected Population	12,775	81,700	192,546	146,992
Projected 5 Year Annual Growth Rate (Pop)	3.7%	3.3%	2.3%	2.5%
Projected Households	3,589	23,418	58,262	43,995
Projected 5 Year Annual Growth Rate (HH)	3.6%	3.3%	2.3%	2.5%

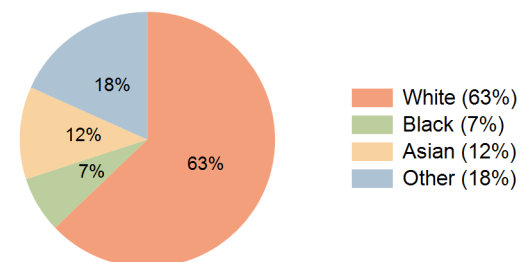
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)

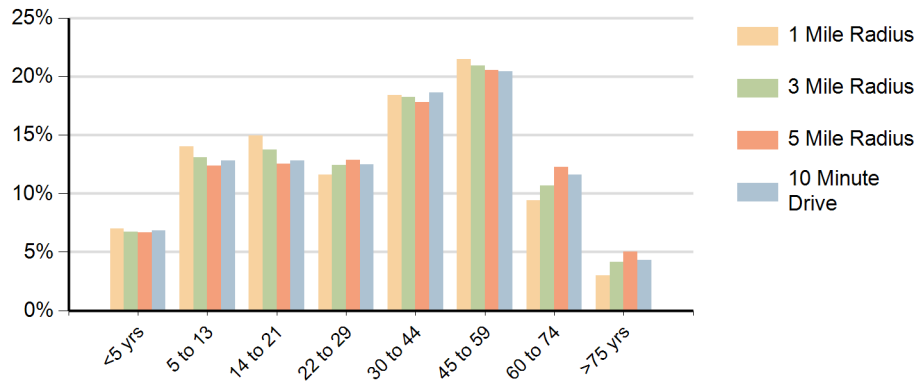


Race (10 Minute Drive)

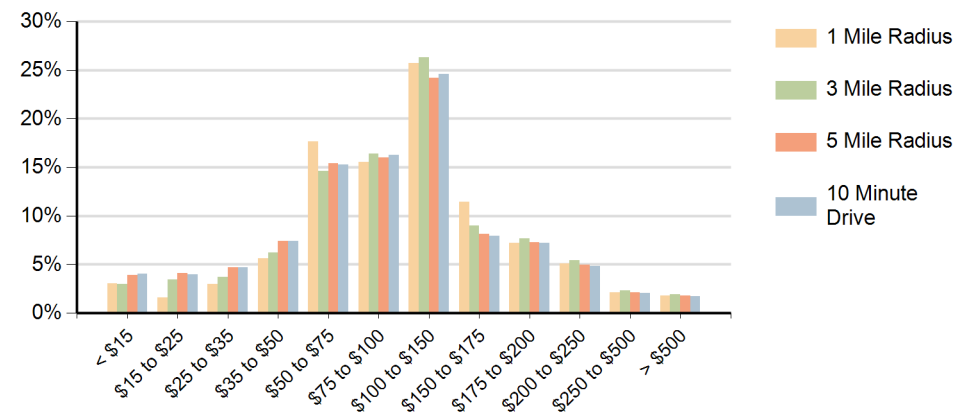


Hispanic Ethnicity
29% Hispanic | 71% Non Hispanic

Population by Age Range



Households by Income Range (\$000)



French Valley Village Center Winchester, California		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	10,676	69,326	171,704	129,660
	2010 Census Population	7,114	47,617	135,194	98,498
	2000 Census Population	892	8,790	55,130	35,430
	Historical Annual Growth 2000 to 2010	23.1%	18.4%	9.4%	10.8%
	Estimated Annual Growth 2010 to 2021	3.7%	3.4%	2.1%	2.5%
	Projected Annual Growth 2021 to 2026	3.7%	3.3%	2.3%	2.5%
Households	Current Estimated Households	3,000	19,864	52,095	38,936
	2010 Census Households	2,002	13,635	41,219	29,794
	2000 Census Households	272	2,999	17,633	11,501
	Historical Annual Growth 2000 to 2010	22.1%	16.3%	8.9%	10.0%
	Estimated Annual Growth 2010 to 2021	3.7%	3.4%	2.1%	2.4%
	Projected Annual Growth 2021 to 2026	3.6%	3.3%	2.3%	2.5%
Population per Household		3.5	3.4	3.3	3.3
Ethnic	Hispanic or Latino Population	27%	27%	28%	29%
	Non Hispanic or Latino Population	73%	73%	72%	71%
Race	White	61.9%	61.8%	65.0%	62.9%
	Black or African American	7.0%	7.8%	6.6%	7.1%
	Asian & Pacific Islander	13.4%	13.3%	10.7%	11.7%
	Other Races	17.7%	17.1%	17.7%	18.3%