

4S Commons Town Center
San Diego, California

1 Mile Radius

3 Mile Radius

5 Mile Radius

10 Minute Drive

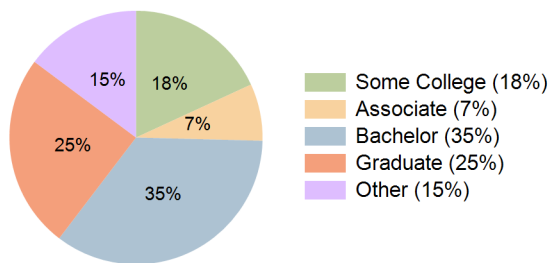
Current Year Demographics

Current Population	16,072	65,631	164,681	134,858
Total Daytime Pop	16,453	63,614	151,746	129,269
Workplace Pop	6,127	28,698	53,947	50,251
Average Household Income	\$166,812	\$137,329	\$135,020	\$130,707
Median Household Income	\$132,956	\$110,538	\$109,469	\$106,667
Total Households	5,083	23,803	60,035	49,703
Median Home Value	\$1,329,615	\$986,439	\$986,266	\$953,133
Bachelors Degree	36.7%	37.4%	34.8%	35.0%
Graduate Degree	34.2%	27.4%	25.8%	24.8%
Total Consumer Spending/Capita (Weekly)	\$414	\$402	\$402	\$399

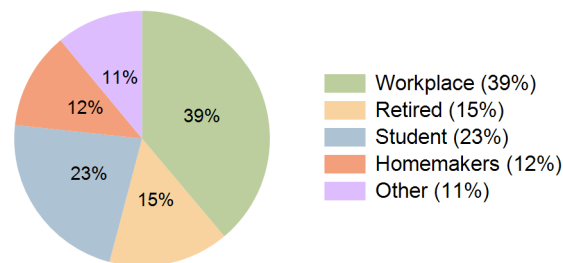
2023 Demographic Projections

Projected Population	18,384	71,875	173,532	142,616
Projected 5 Year Annual Growth Rate (Pop)	2.7%	1.8%	1.1%	1.1%
Projected Households	5,824	25,956	63,110	52,426
Projected 5 Year Annual Growth Rate (HH)	2.8%	1.7%	1.0%	1.1%

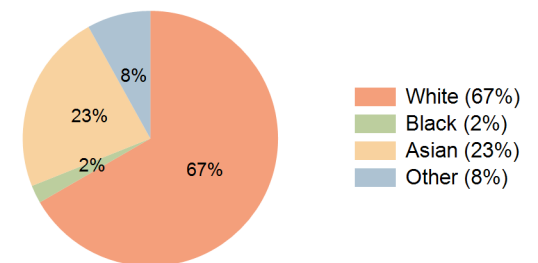
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)

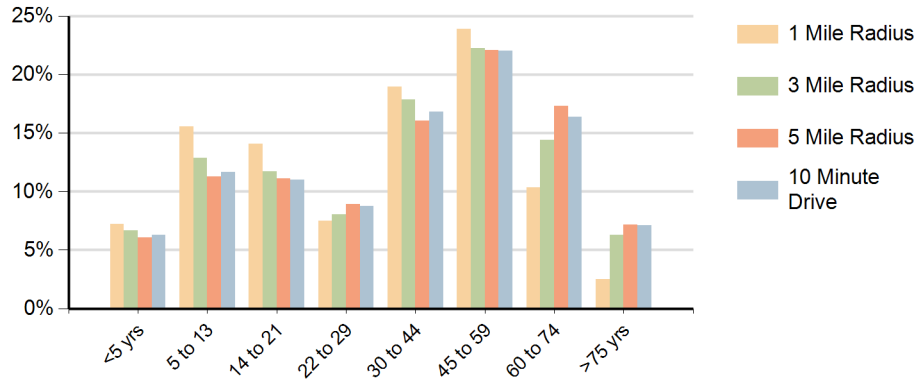


Race (10 Minute Drive)

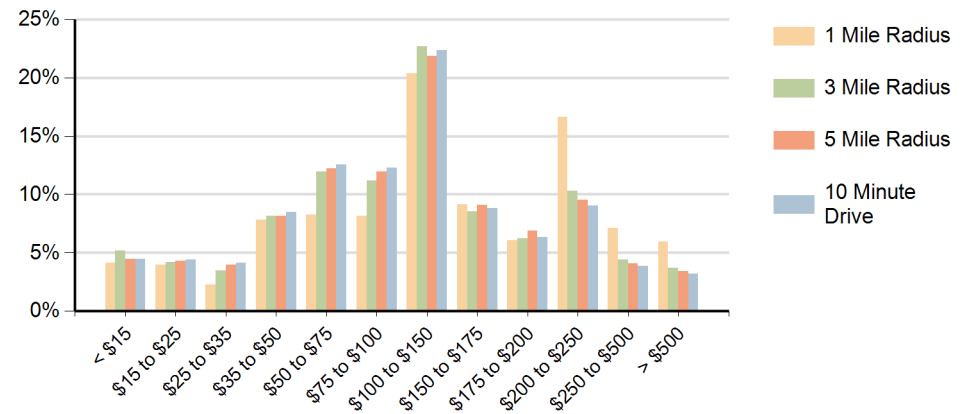


Hispanic Ethnicity
10% Hispanic | 90% Non Hispanic

Population by Age Range



Households by Income Range (\$000)



4S Commons Town Center San Diego, California		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	16,072	65,631	164,681	134,858
	2010 Census Population	12,351	55,269	147,624	120,436
	2000 Census Population	2,669	36,790	120,779	97,601
	Historical Annual Growth 2000 to 2010	16.6%	4.2%	2.0%	2.1%
	Estimated Annual Growth 2010 to 2018	3.2%	2.1%	1.3%	1.4%
	Projected Annual Growth 2018 to 2023	2.7%	1.8%	1.1%	1.1%
Households	Current Estimated Households	5,083	23,803	60,035	49,703
	2010 Census Households	3,889	20,141	54,004	44,526
	2000 Census Households	864	14,446	44,698	36,886
	Historical Annual Growth 2000 to 2010	16.2%	3.4%	1.9%	1.9%
	Estimated Annual Growth 2010 to 2018	3.3%	2.0%	1.3%	1.3%
	Projected Annual Growth 2018 to 2023	2.8%	1.7%	1.0%	1.1%
	Population per Household	3.1	2.7	2.7	2.7
Ethnic	Hispanic or Latino Population	9%	10%	10%	10%
	Non Hispanic or Latino Population	91%	90%	90%	90%
Race	White	55.5%	64.3%	67.4%	66.7%
	Black or African American	2.0%	2.3%	2.2%	2.3%
	Asian & Pacific Islander	34.0%	25.6%	22.7%	23.0%
	Other Races	8.4%	7.9%	7.8%	8.1%