

4S Commons Town Center
San Diego, California

1 Mile Radius

3 Mile Radius

5 Mile Radius

10 Minute Drive

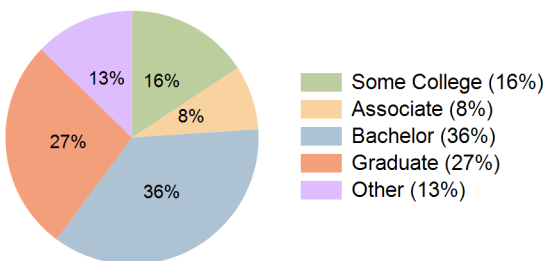
Current Year Demographics

Current Population	16,450	64,535	160,433	135,053
Total Daytime Pop	17,285	59,116	145,019	126,284
Workplace Pop	5,062	22,218	43,454	40,513
Average Household Income	\$206,727	\$168,939	\$163,834	\$157,784
Median Household Income	\$164,318	\$132,956	\$127,865	\$124,044
Total Households	5,211	23,351	58,321	49,559
Median Home Value	\$1,527,363	\$1,223,248	\$1,232,875	\$1,171,612
Bachelors Degree	42.3%	38.5%	36.1%	36.2%
Graduate Degree	34.9%	29.4%	27.6%	27.1%
Total Consumer Spending/Capita (Weekly)	\$447	\$438	\$437	\$435

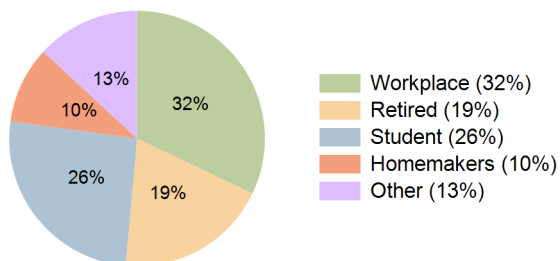
2027 Demographic Projections

Projected Population	18,308	69,394	166,679	140,787
Projected 5 Year Annual Growth Rate (Pop)	2.2%	1.5%	0.8%	0.8%
Projected Households	5,809	25,014	60,445	51,523
Projected 5 Year Annual Growth Rate (HH)	2.2%	1.4%	0.7%	0.8%

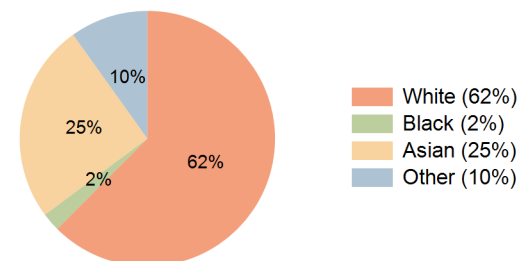
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



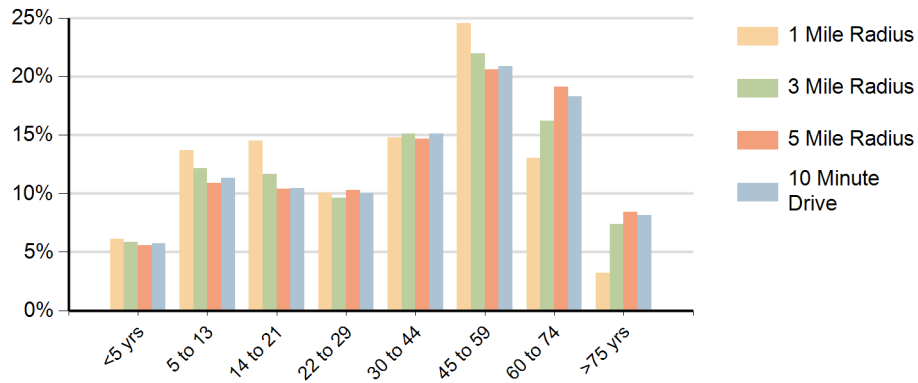
Race (10 Minute Drive)



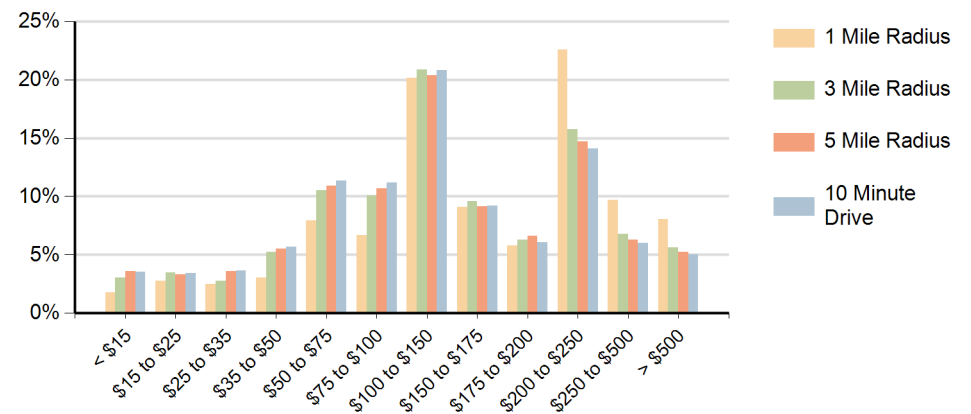
Hispanic Ethnicity

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	16,450	64,535	160,433	135,053
	2010 Census Population	12,347	55,269	147,330	123,792
	2000 Census Population	2,668	36,790	120,547	101,067
	Historical Annual Growth 2000 to 2010	16.6%	4.2%	2.0%	2.0%
	Estimated Annual Growth 2010 to 2022	2.4%	1.3%	0.7%	0.7%
	Projected Annual Growth 2022 to 2027	2.2%	1.5%	0.8%	0.8%
Households	Current Estimated Households	5,211	23,351	58,321	49,559
	2010 Census Households	3,887	20,141	53,904	45,719
	2000 Census Households	863	14,446	44,622	38,045
	Historical Annual Growth 2000 to 2010	16.2%	3.4%	1.9%	1.9%
	Estimated Annual Growth 2010 to 2022	2.4%	1.2%	0.6%	0.7%
	Projected Annual Growth 2022 to 2027	2.2%	1.4%	0.7%	0.8%
	Population per Household	3.1	2.7	2.7	2.7
Ethnic	Hispanic or Latino Population	7%	9%	10%	10%
	Non Hispanic or Latino Population	93%	91%	90%	90%
Race	White	50.8%	59.9%	63.2%	62.5%
	Black or African American	1.4%	2.1%	2.2%	2.3%
	Asian & Pacific Islander	39.1%	28.3%	24.8%	25.3%
	Other Races	8.7%	9.6%	9.8%	9.9%