

Willows Shopping Center Concord, California	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
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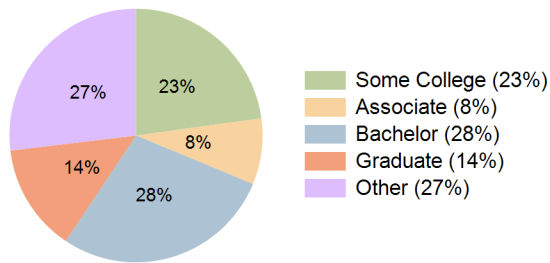
Current Year Demographics

Current Population	18,052	149,508	260,445	213,375
Total Daytime Pop	69,714	193,702	336,458	305,490
Workplace Pop	27,022	87,196	166,184	162,587
Average Household Income	\$80,715	\$97,074	\$109,228	\$103,439
Median Household Income	\$58,420	\$76,785	\$84,986	\$81,708
Total Households	6,789	58,214	103,130	85,376
Median Home Value	\$620,614	\$867,646	\$955,593	\$906,992
Bachelors Degree	23.1%	26.8%	28.8%	28.1%
Graduate Degree	8.8%	12.0%	14.6%	13.7%
Total Consumer Spending/Capita (Weekly)	\$364	\$392	\$404	\$399

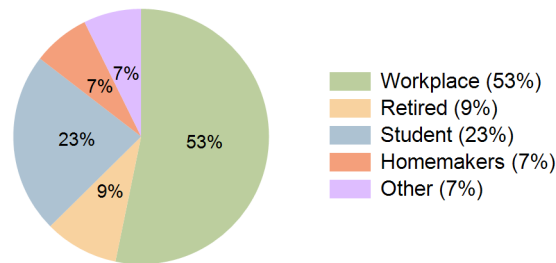
2023 Demographic Projections

Projected Population	18,624	154,985	269,588	221,761
Projected 5 Year Annual Growth Rate (Pop)	0.6%	0.7%	0.7%	0.8%
Projected Households	6,987	60,590	107,108	89,100
Projected 5 Year Annual Growth Rate (HH)	0.6%	0.8%	0.8%	0.9%

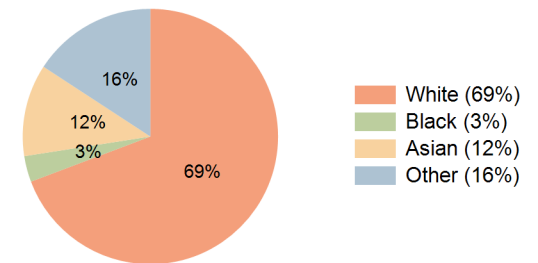
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



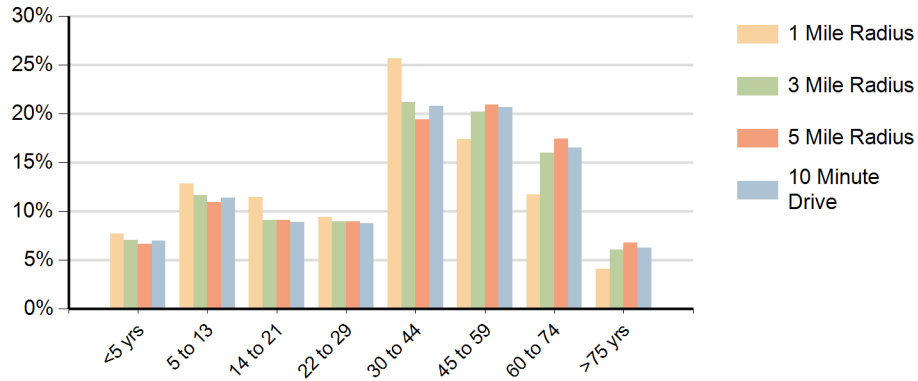
Race (10 Minute Drive)



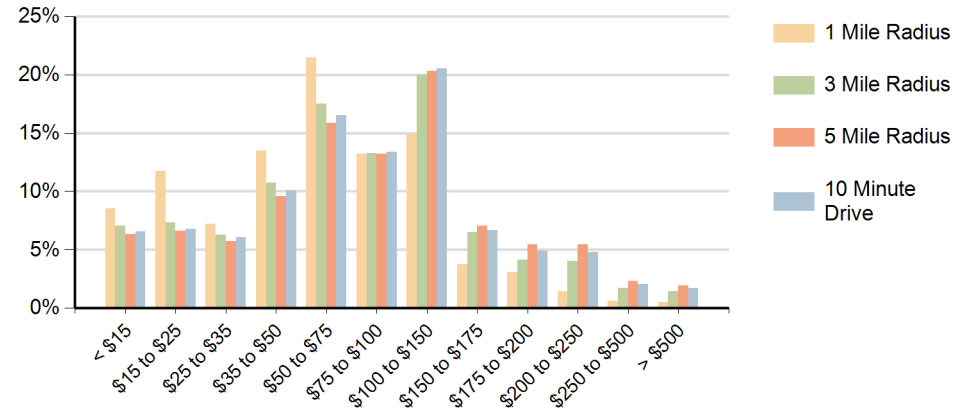
Hispanic Ethnicity

23% Hispanic | 77% Non Hispanic

Population by Age Range



Households by Income Range (\$000)



Willows Shopping Center Concord, California		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	18,052	149,508	260,445	213,375
	2010 Census Population	16,811	138,510	242,492	197,249
	2000 Census Population	15,969	136,328	241,199	194,678
	Historical Annual Growth 2000 to 2010	0.5%	0.2%	0.1%	0.1%
	Estimated Annual Growth 2010 to 2018	0.9%	0.9%	0.9%	1.0%
	Projected Annual Growth 2018 to 2023	0.6%	0.7%	0.7%	0.8%
Households	Current Estimated Households	6,789	58,214	103,130	85,376
	2010 Census Households	6,362	53,392	95,252	78,141
	2000 Census Households	6,365	53,135	95,055	78,012
	Historical Annual Growth 2000 to 2010	0.0%	0.0%	0.0%	0.0%
	Estimated Annual Growth 2010 to 2018	0.8%	1.1%	1.0%	1.1%
	Projected Annual Growth 2018 to 2023	0.6%	0.8%	0.8%	0.9%
	Population per Household	2.6	2.5	2.5	2.5
Ethnic	Hispanic or Latino Population	41%	27%	21%	23%
	Non Hispanic or Latino Population	59%	73%	79%	77%
Race	White	54.7%	67.0%	70.4%	69.3%
	Black or African American	4.6%	3.6%	3.1%	3.3%
	Asian & Pacific Islander	14.6%	11.6%	11.9%	11.7%
	Other Races	26.0%	17.8%	14.7%	15.8%