

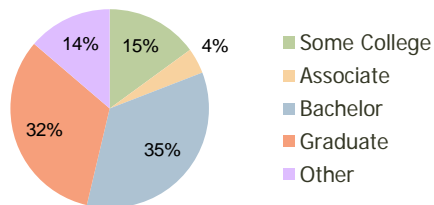
Crossroad Commons Boulder, CO	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
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Current Year Demographics

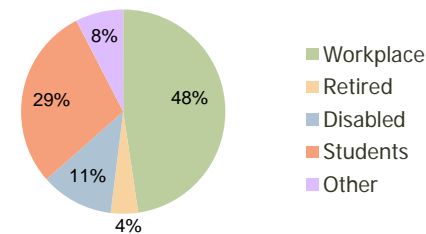
Current Population	15,919	90,889	114,673
Adjusted Total Pop (Carrier Route)	19,103	88,277	112,532
Total Daytime Pop	43,104	165,339	186,468
Workplace Pop	32,153	78,777	88,812
Average Household Income	\$62,974	\$83,398	\$90,911
Median Household Income	\$41,169	\$55,457	\$61,922
Total Housing Units	8,037	38,486	48,858
Median Home Value	\$281,735	\$433,848	\$441,257
Bachelors Degree	37.9%	34.6%	35.1%
Graduate Degree	24.3%	32.6%	33.7%
Total Consumer Spending/Capita	\$256	\$279	\$287

2016 Demographic Projections

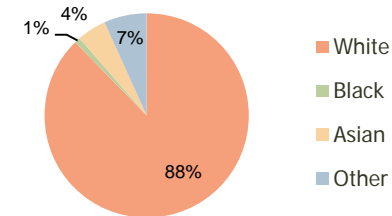
Projected Population	17,059	95,893	119,823
Projected 5 Year Pop Growth	1.4%	1.1%	0.9%
Projected Households	8,654	40,902	51,343
Projected 5 Year Household Growth	1.5%	1.2%	1.0%



Education (3-Mile)



Daytime Population (3-Mile)

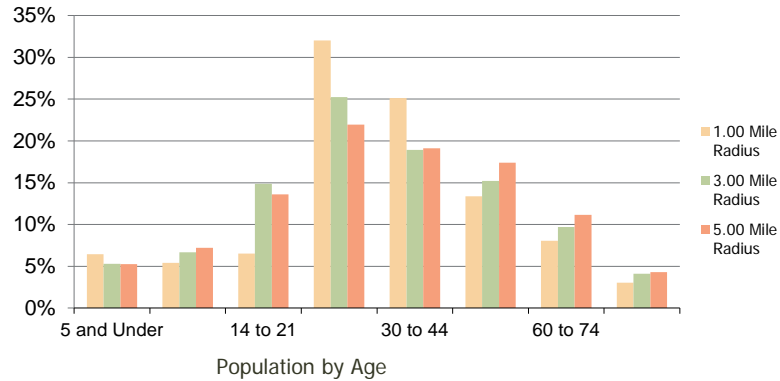


Ethnicity (3-Mile)

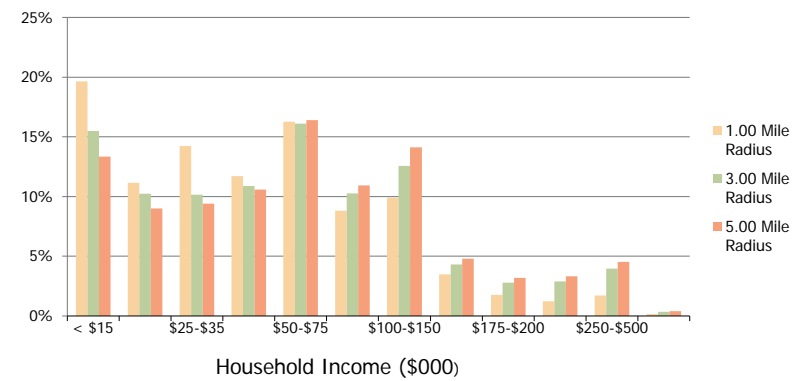
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Crossroad Commons Boulder, CO	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
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Population by Age Range



Household Income by Income Range



	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population			
Current Estimated Population	15,919	90,889	114,673
2010 Census Population	16,001	89,955	113,867
2000 Census Population	17,775	87,853	111,660
Historical Annual Growth 2000 to 2010	-1.05%	0.24%	0.20%
Estimated Annual Growth 2010 to 2011	-0.29%	0.59%	0.40%
Projected Annual Growth 2011 to 2016	1.39%	1.08%	0.88%
Households			
Current Estimated Households	8,037	38,486	48,858
2010 Census Households	8,079	38,091	48,570
2000 Census Households	7,984	36,585	46,572
Historical Annual Growth 2000 to 2010	0.1%	0.4%	0.4%
Estimated Annual Growth 2010 to 2011	-0.3%	0.6%	0.3%
Projected Annual Growth 2011 to 2016	1.5%	1.2%	1.0%
Population per Household	1.9	2.2	2.2
Ethnicity			
White	84.0%	87.7%	88.6%
Black or African American	1.2%	0.9%	0.9%
Asian & Pacific Islander	5.3%	4.6%	4.4%
Other Races	9.5%	6.8%	6.2%
Hispanic or Latino Population	12.2%	9.3%	8.4%
Non Hispanic or Latino Population	87.8%	90.7%	91.6%

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