

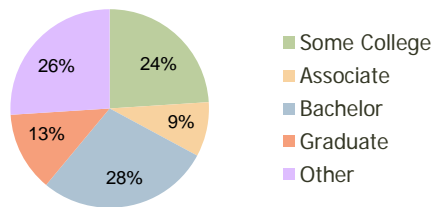
Valencia Crossroads Valencia, CA	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
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Current Year Demographics

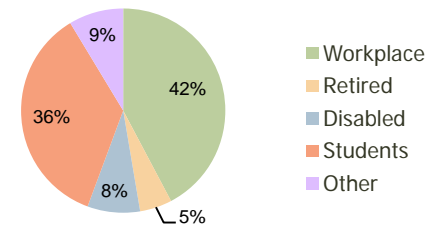
Current Population	15,069	97,484	183,880
Adjusted Total Pop (Carrier Route)	18,910	98,587	187,209
Total Daytime Pop	48,473	158,770	219,118
Workplace Pop	16,326	67,080	83,128
Average Household Income	\$103,046	\$108,115	\$106,837
Median Household Income	\$87,741	\$90,985	\$90,928
Total Housing Units	6,253	34,004	59,963
Median Home Value	\$406,873	\$455,530	\$432,381
Bachelors Degree	31.6%	28.2%	25.1%
Graduate Degree	15.2%	12.9%	11.3%
Total Consumer Spending/Capita	\$335	\$333	\$328

2016 Demographic Projections

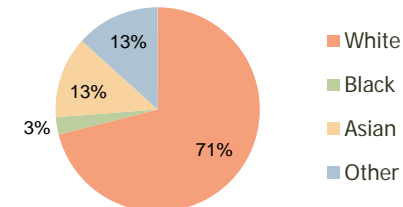
Projected Population	16,306	100,884	190,919
Projected 5 Year Pop Growth	1.6%	0.7%	0.8%
Projected Households	6,783	35,236	62,233
Projected 5 Year Household Growth	1.6%	0.7%	0.7%



Education (3-Mile)



Daytime Population (3-Mile)



Ethnicity (3-Mile)

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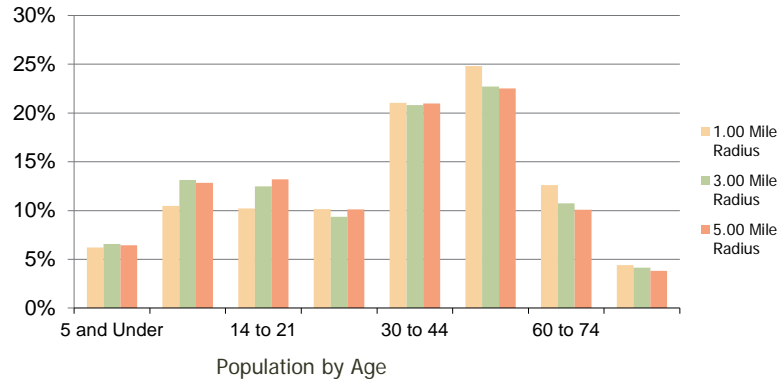
Valencia Crossroads
Valencia, CA

1.00 Mile
Radius

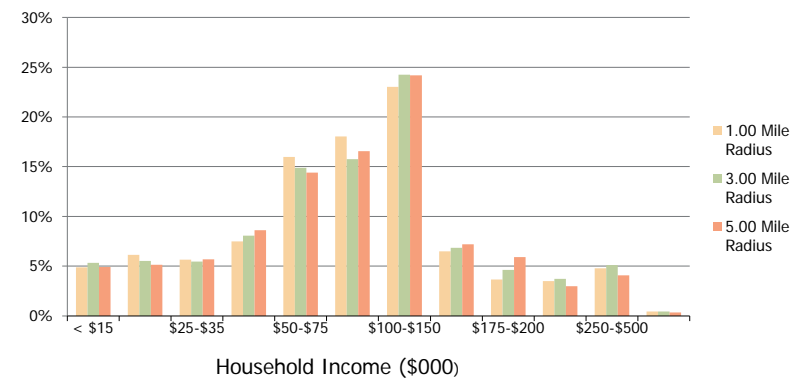
3.00 Mile
Radius

5.00 Mile
Radius

Population by Age Range



Household Income by Income Range



Population	Current Estimated Population	15,069	97,484	183,880
	2010 Census Population	14,641	96,527	181,795
	2000 Census Population	11,931	70,657	133,596
	Historical Annual Growth 2000 to 2010	2.07%	3.17%	3.13%
	Estimated Annual Growth 2010 to 2011	1.66%	0.57%	0.65%
Households	Projected Annual Growth 2011 to 2016	1.59%	0.69%	0.75%
	Current Estimated Households	6,253	34,004	59,963
	2010 Census Households	6,082	33,661	59,322
	2000 Census Households	4,912	24,575	44,412
	Historical Annual Growth 2000 to 2010	2.2%	3.2%	2.9%
Ethnicity	Estimated Annual Growth 2010 to 2011	1.6%	0.6%	0.6%
	Projected Annual Growth 2011 to 2016	1.6%	0.7%	0.7%
	Population per Household	2.4	2.8	3.0
	White	77.5%	71.0%	69.3%
	Black or African American	2.5%	2.7%	3.8%
	Asian & Pacific Islander	10.7%	12.9%	11.0%
	Other Races	9.3%	13.3%	15.9%
Hispanic or Latino Population	16.4%	22.9%	26.6%	
Non Hispanic or Latino Population	83.6%	77.1%	73.4%	

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