

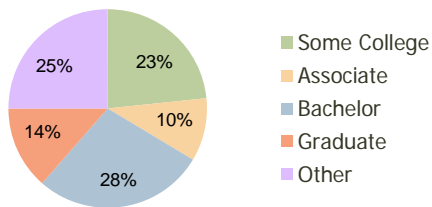
Clayton Valley Shopping Center Concord, CA	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
---	---------------------	---------------------	---------------------

Current Year Demographics

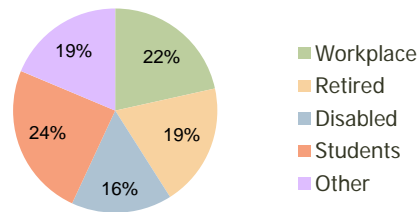
Current Population	16,495	58,914	159,399
Adjusted Total Pop (Carrier Route)	17,476	61,354	160,780
Total Daytime Pop	13,028	37,128	130,744
Workplace Pop	3,501	7,994	48,808
Average Household Income	\$101,622	\$110,102	\$98,289
Median Household Income	\$81,343	\$89,458	\$76,955
Total Housing Units	6,253	21,953	57,450
Median Home Value	\$418,906	\$452,485	\$427,641
Bachelors Degree	26.3%	27.9%	24.0%
Graduate Degree	11.1%	13.5%	12.6%
Total Consumer Spending/Capita	\$350	\$353	\$345

2016 Demographic Projections

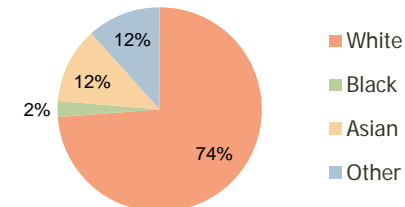
Projected Population	17,500	61,987	167,800
Projected 5 Year Pop Growth	1.2%	1.0%	1.0%
Projected Households	6,618	23,060	60,563
Projected 5 Year Household Growth	1.1%	1.0%	1.1%



Education (3-Mile)



Daytime Population (3-Mile)

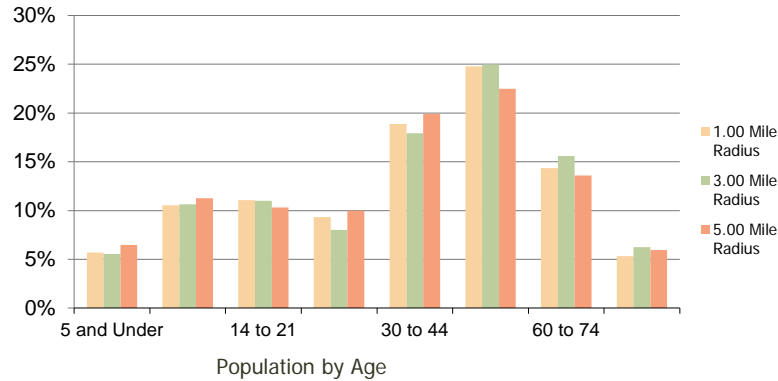


Ethnicity (3-Mile)

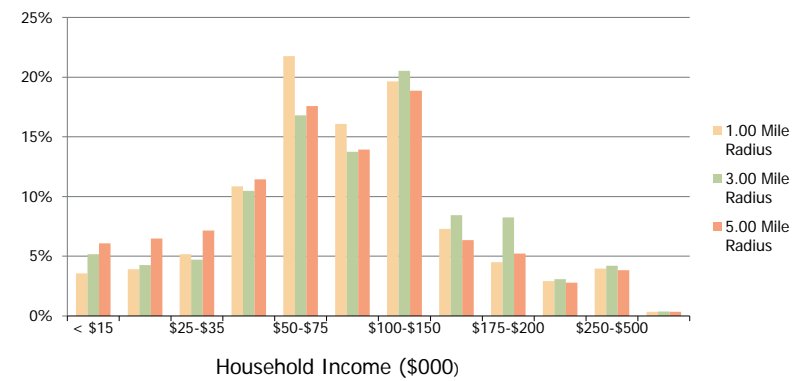
This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

Clayton Valley Shopping Center Concord, CA	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
--	-------------------------	-------------------------	-------------------------

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	16,495	58,914	159,399
2010 Census Population	16,330	58,458	158,585
2000 Census Population	16,226	58,292	153,608
Historical Annual Growth 2000 to 2010	0.06%	0.03%	0.32%
Estimated Annual Growth 2010 to 2011	0.58%	0.45%	0.29%
Projected Annual Growth 2011 to 2016	1.19%	1.02%	1.03%
Households			
Current Estimated Households	6,253	21,953	57,450
2010 Census Households	6,201	21,822	57,081
2000 Census Households	6,024	21,128	55,319
Historical Annual Growth 2000 to 2010	0.3%	0.3%	0.3%
Estimated Annual Growth 2010 to 2011	0.5%	0.3%	0.4%
Projected Annual Growth 2011 to 2016	1.1%	1.0%	1.1%
Population per Household	2.6	2.7	2.8
Ethnicity			
White	73.6%	73.8%	64.6%
Black or African American	2.7%	2.5%	4.2%
Asian & Pacific Islander	11.4%	12.0%	13.1%
Other Races	12.3%	11.6%	18.1%
Hispanic or Latino Population	16.5%	15.6%	26.0%
Non Hispanic or Latino Population	83.5%	84.4%	74.0%

This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.