



Demographic Summary Report

2020 Census, 2023 Estimates & 2028 Projections
 Calculated using TAS Retrieval

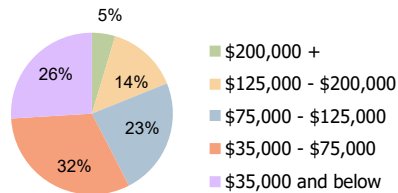
Briggsmore Plaza Modesto, CA	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
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Current Year Demographics

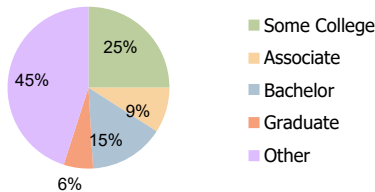
Current Population	18,406	105,673	224,041
Total Daytime Pop	13,725	158,329	266,455
Workplace Pop	5,241	65,887	100,519
Average Household Income	\$67,987	\$83,850	\$82,201
Average Disposable Income	\$56,478	\$67,559	\$66,200
Total Households	5,954	37,177	74,748
Median Home Value	\$382,016	\$465,127	\$457,770
College (4+)	13.4%	20.9%	18.6%
Total Consumer Spending/Capita (Weekly)	\$424	\$440	\$437
Population per Household	2.13	2.01	2.47
% of Households with Children	34.4%	31.0%	34.0%

2028 Demographic Projections

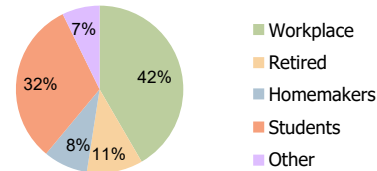
Projected Population	18,736	112,136	235,761
Projected 5 Year Annual Growth Rate (Pop)	0.4%	1.2%	1.0%



Household Income (3.00 Mile Radius)



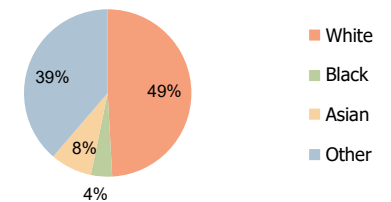
Education (3.00 Mile Radius)



Daytime Population (3.00 Mile Radius)

Hispanic Ethnicity

39% Hispanic | 61% Non Hispanic



Race (3.00 Mile Radius)

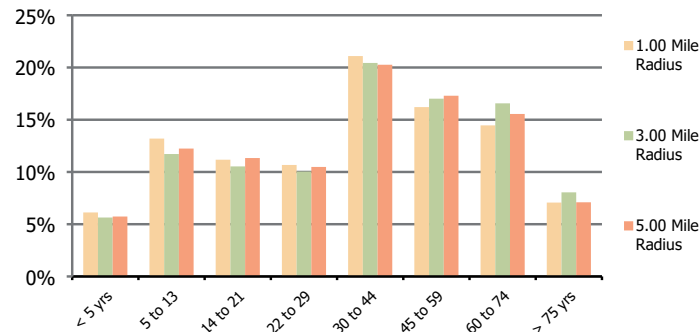
Briggsmore Plaza
Modesto, CA

1.00 Mile Radius

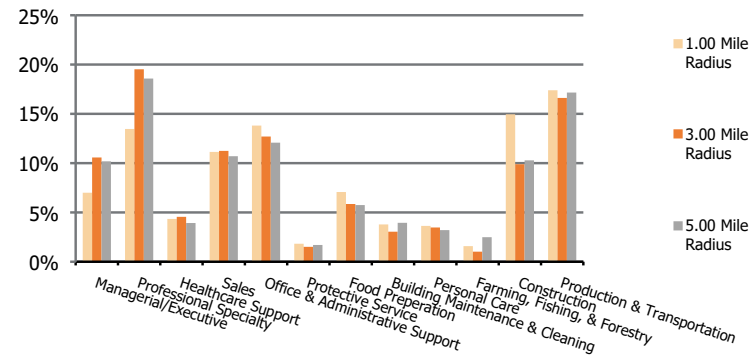
3.00 Mile Radius

5.00 Mile Radius

Population by Age Range



Occupation



Population	Current Estimated Population	18,406	105,673	224,041
	2010 Census Population	17,126	88,155	175,431
	2000 Census Population	17,847	90,300	177,886
	Historical Annual Growth 2000 to 2010	-0.4%	-0.2%	-0.1%
	Estimated Annual Growth 2010 to 2023	0.5%	1.4%	1.9%
	Projected Annual Growth 2023 to 2028	0.4%	1.2%	1.0%
Ethnic	Hispanic or Latino Population	47%	39%	46%
	Non Hispanic or Latino Population	53%	61%	54%
Race	White	41.2%	49.1%	45.6%
	Black or African American	4.3%	4.1%	3.7%
	Asian & Pacific Islander	8.4%	8.1%	7.5%
	Other Races	46.1%	38.7%	43.2%