

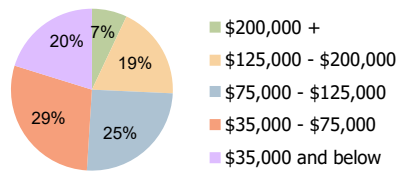
Upland Town Square Upland, CA	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
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Current Year Demographics

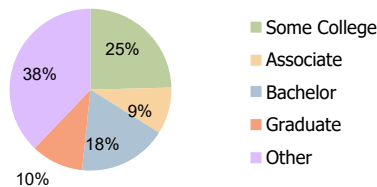
Current Population	21,409	164,052	394,204
Total Daytime Pop	26,727	157,039	373,035
Workplace Pop	12,033	56,626	137,711
Average Household Income	\$85,584	\$97,288	\$96,379
Average Disposable Income	\$70,348	\$77,893	\$77,029
Total Households	7,723	53,128	124,628
Median Home Value	\$743,217	\$708,744	\$688,164
College (4+)	29.1%	28.2%	26.6%
Total Consumer Spending/Capita (Weekly)	\$436	\$439	\$438
Population per Household	2.13	2.01	2.47
% of Households with Children	29.3%	30.5%	30.5%

2028 Demographic Projections

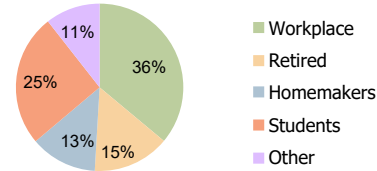
Projected Population	21,971	178,582	425,796
Projected 5 Year Annual Growth Rate (Pop)	0.5%	1.7%	1.6%



Household Income (3.00 Mile Radius)



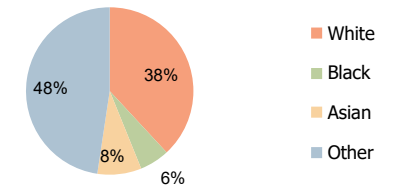
Education (3.00 Mile Radius)



Daytime Population (3.00 Mile Radius)

Hispanic Ethnicity

54% Hispanic | 46% Non Hispanic



Race (3.00 Mile Radius)

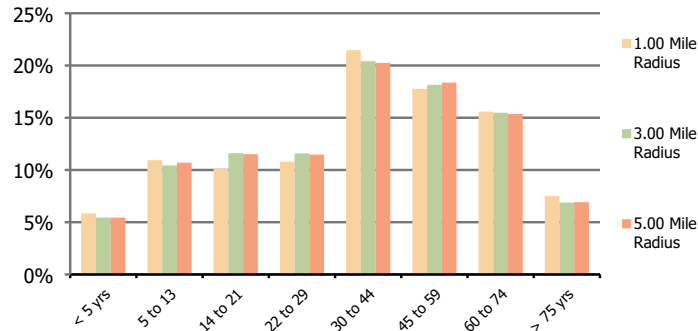


Demographic Summary Report

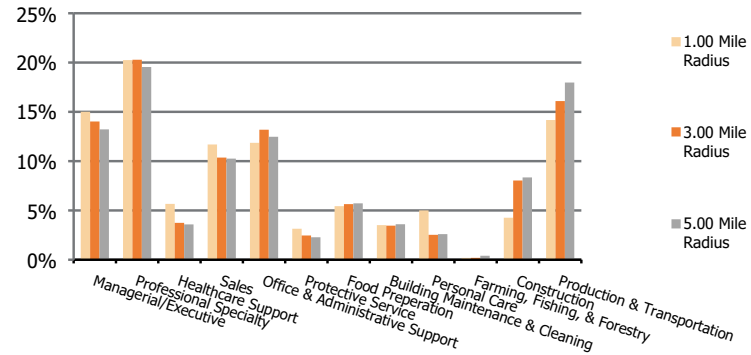
2020 Census, 2023 Estimates & 2028 Projections
 Calculated using TAS Retrieval

Upland Town Square Upland, CA	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
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Population by Age Range



Occupation



Population	Current Estimated Population	21,409	164,052	394,204
	2010 Census Population	20,213	151,824	341,276
	2000 Census Population	19,415	142,768	327,363
	Historical Annual Growth 2000 to 2010	0.4%	0.6%	0.4%
	Estimated Annual Growth 2010 to 2023	0.4%	0.6%	1.1%
	Projected Annual Growth 2023 to 2028	0.5%	1.7%	1.6%
Ethnic	Hispanic or Latino Population	49%	54%	56%
	Non Hispanic or Latino Population	51%	46%	44%
Race	White	42.6%	38.1%	35.1%
	Black or African American	7.7%	5.8%	5.9%
	Asian & Pacific Islander	7.7%	8.5%	9.3%
	Other Races	42.0%	47.6%	49.7%