

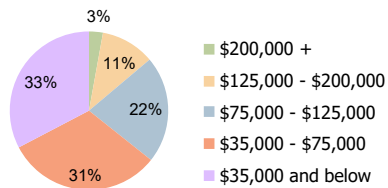
Briggsmore Plaza Modesto, CA	1 Mile Radius	3 Mile Radius	5 Mile Radius
---------------------------------	---------------	---------------	---------------

Current Year Demographics

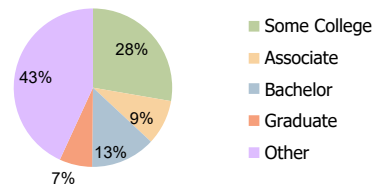
Current Population	18,123	103,997	224,398
Total Daytime Pop	14,782	140,998	249,304
Workplace Pop	5,194	66,879	100,172
Average Household Income	\$54,620	\$71,373	\$70,956
Average Disposable Income	\$47,591	\$58,545	\$58,016
Total Households	6,048	37,483	75,647
Median Home Value	\$395,003	\$532,614	\$532,541
College (4+)	12.1%	19.9%	17.8%
Total Consumer Spending/Capita (Weekly)	\$360	\$377	\$374
Population per Household	2.13	2.01	2.47
% of Households with Children	38.3%	30.1%	33.8%

2024 Demographic Projections

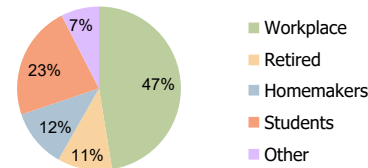
Projected Population	19,874	114,294	247,160
Projected 5 Year Annual Growth Rate (Pop)	1.9%	1.9%	2.0%



Household Income (3 Mile Radius)



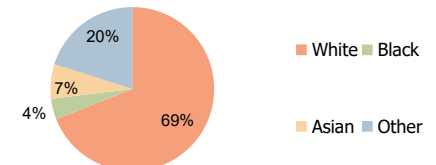
Education (3 Mile Radius)



Daytime Population (3 Mile Radius)

Hispanic Ethnicity

33% Hispanic | 67% Non Hispanic



Race (3 Mile Radius)

Briggsmore Plaza Modesto, CA		1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	Current Estimated Population	18,123	103,997	224,398
	2010 Census Population	17,215	98,446	211,682
	2000 Census Population	17,962	96,459	202,396
	Historical Annual Growth 2000 to 2010	-0.4%	0.2%	0.4%
	Estimated Annual Growth 2010 to 2019	0.5%	0.6%	0.6%
	Projected Annual Growth 2019 to 2024	1.9%	1.9%	2.0%
Ethnic	Hispanic or Latino Population	40%	33%	40%
	Non Hispanic or Latino Population	60%	67%	60%
Race	White	63.2%	69.0%	67.2%
	Black or African American	4.9%	4.1%	3.7%
	Asian & Pacific Islander	6.7%	6.9%	6.3%
	Other Races	25.2%	20.1%	22.8%

