

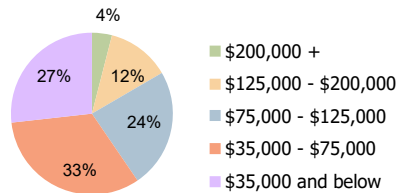
Briggsmore Plaza Modesto, CA	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
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Current Year Demographics

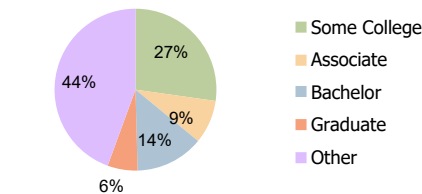
Current Population	18,166	105,118	226,913
Total Daytime Pop	13,132	153,328	259,681
Workplace Pop	4,607	59,649	88,619
Average Household Income	\$64,565	\$80,225	\$78,262
Average Disposable Income	\$54,165	\$64,755	\$63,773
Total Households	6,061	37,922	76,512
Median Home Value	\$505,586	\$613,041	\$605,878
College (4+)	11.2%	19.6%	17.3%
Total Consumer Spending/Capita (Weekly)	\$392	\$407	\$404
Population per Household	2.13	2.01	2.47
% of Households with Children	34.2%	30.4%	33.4%

2026 Demographic Projections

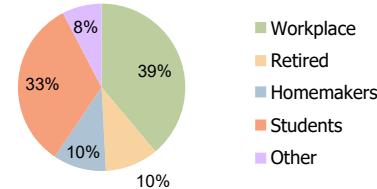
Projected Population	19,086	110,920	239,803
Projected 5 Year Annual Growth Rate (Pop)	1.0%	1.1%	1.1%



Household Income (3.00 Mile Radius)



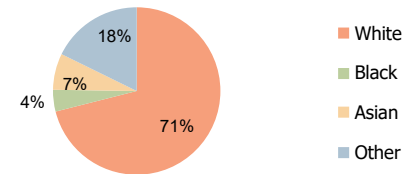
Education (3.00 Mile Radius)



Daytime Population (3.00 Mile Radius)

Hispanic Ethnicity

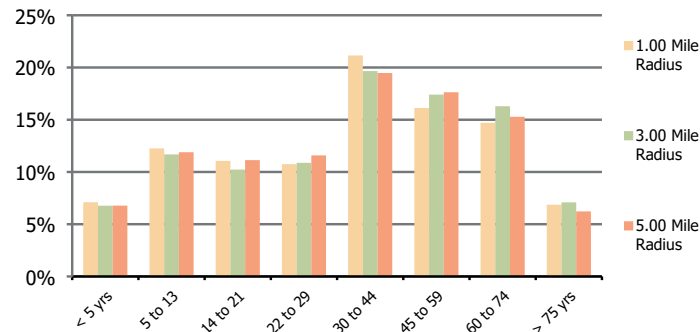
34% Hispanic | 66% Non Hispanic



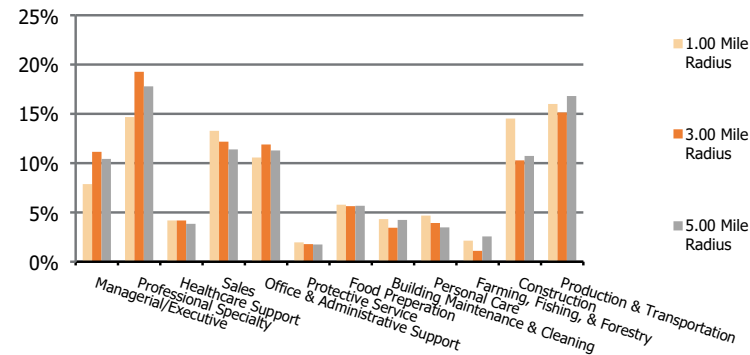
Race (3.00 Mile Radius)

Briggsmore Plaza Modesto, CA	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
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Population by Age Range



Occupation



	1.00 Mile Radius	3.00 Mile Radius	5.00 Mile Radius
Population			
Current Estimated Population	18,166	105,118	226,913
2010 Census Population	17,138	98,443	212,093
2000 Census Population	17,875	96,456	202,631
Historical Annual Growth 2000 to 2010	-0.4%	0.2%	0.5%
Estimated Annual Growth 2010 to 2021	0.5%	0.6%	0.6%
Projected Annual Growth 2021 to 2026	1.0%	1.1%	1.1%
Ethnic			
Hispanic or Latino Population	40%	34%	41%
Non Hispanic or Latino Population	60%	66%	59%
Race			
White	65.9%	71.0%	69.9%
Black or African American	5.3%	4.2%	3.8%
Asian & Pacific Islander	7.1%	7.0%	6.3%
Other Races	21.7%	17.7%	20.0%