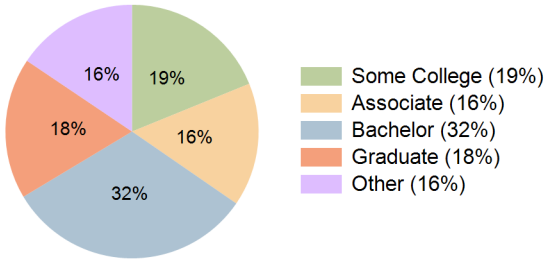
Regency Centers.

Demographic Summary Report

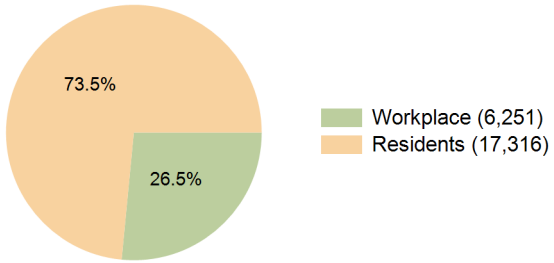
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

Falcon Falcon, Colorado	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	4,779	31,109	74,351	34,210
Total Daytime Pop	4,369	21,662	49,232	23,567
Daytime Workers	2,018	5,655	11,766	6,251
Average Household Income	$154,981	$161,297	$161,588	$162,208
Median Household Income	$132,512	$138,198	$138,658	$140,241
Total Households	1,695	10,042	24,304	11,001
Median Home Value	$580,634	$569,154	$584,959	$575,733
Bachelors Degree	26.4%	29.2%	31.9%	31.8%
Graduate Degree	20.0%	17.0%	17.7%	18.0%
Consumer Spending Index	124	129	130	130
2031 Demographic Projections				
Projected Population	5,142	33,435	87,684	40,234
Projected 5 Year Annual Growth Rate (Pop)	1.5%	1.5%	3.4%	3.3%
Projected Households	1,850	10,895	28,911	13,187
Projected 5 Year Annual Growth Rate (HH)	1.8%	1.6%	3.5%	3.7%

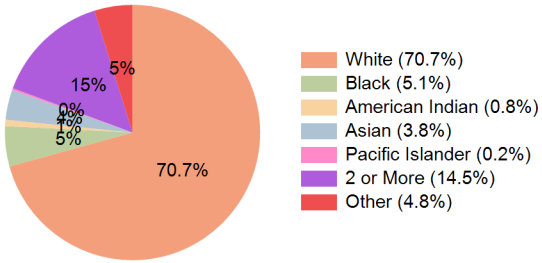
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (17.2%)

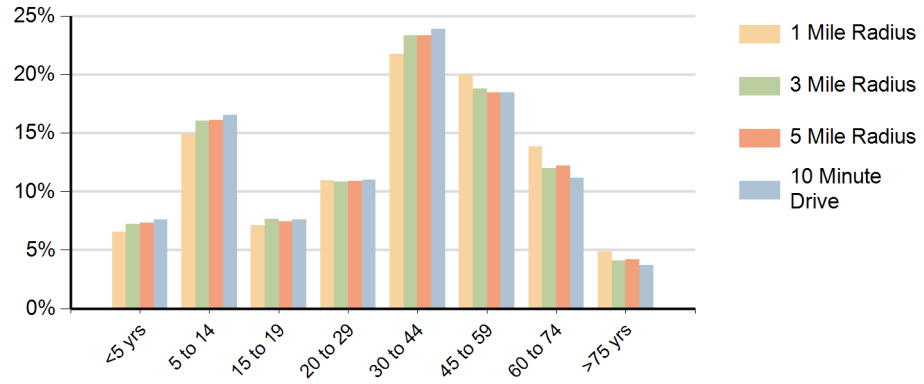
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Regency Centers.

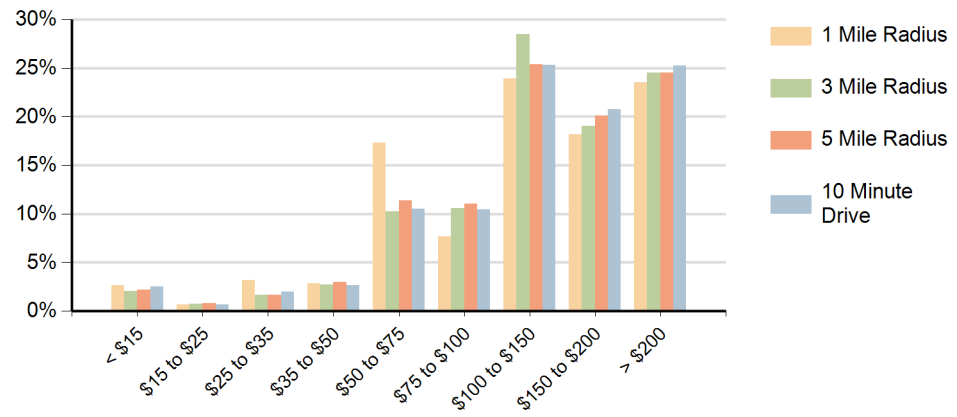
Demographic Summary Report

2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

Population by Age Range



Households by Income Range ($000)



	Falcon Falcon, Colorado	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	4,779	31,109	74,351	34,210
	2020 Census Population	3,902	22,213	54,967	24,584
	2010 Census Population	2,891	13,585	28,953	12,501
	Historical Annual Growth 2010 to 2020	3.0%	5.0%	6.6%	7.0%
	Estimated Annual Growth 2020 to 2026	3.3%	5.5%	5.0%	5.4%
	Projected Annual Growth 2026 to 2031	1.5%	1.5%	3.4%	3.3%
Households	Current Estimated Households	1,695	10,042	24,304	11,001
	2020 Census Households	1,334	7,046	17,781	7,681
	2010 Census Households	951	4,283	9,523	3,885
	Historical Annual Growth 2010 to 2020	3.4%	5.1%	6.4%	7.1%
	Estimated Annual Growth 2020 to 2026	3.9%	5.8%	5.1%	5.9%
	Projected Annual Growth 2026 to 2031	1.8%	1.6%	3.5%	3.7%
	Population per Household	2.8	3.1	3.1	3.1
Race	White	73.9%	72.2%	70.3%	70.7%
	Black or African American	4.8%	4.6%	5.3%	5.1%
	American Indian	0.9%	0.9%	0.8%	0.8%
	Asian	2.5%	3.2%	4.0%	3.8%
	Pacific Islander	0.2%	0.2%	0.3%	0.2%
	2 or More Races	12.8%	14.4%	14.6%	14.5%
	Other Races	4.9%	4.5%	4.7%	4.8%
	Hispanic Origin	17.2%	16.7%	16.9%	17.2%

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