

Northgate Marketplace
Medford, Oregon

1 Mile Radius

3 Mile Radius

5 Mile Radius

10 Minute Drive

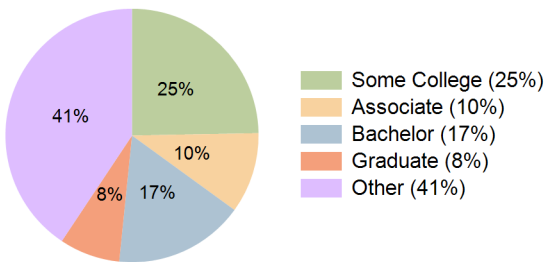
Current Year Demographics

Current Population	11,363	86,714	123,472	92,499
Total Daytime Pop	16,831	95,462	133,526	98,707
Daytime Workers	10,585	47,857	64,613	48,279
Average Household Income	\$59,805	\$83,319	\$95,620	\$85,696
Median Household Income	\$48,395	\$65,566	\$73,402	\$67,725
Total Households	4,780	33,759	48,971	35,814
Median Home Value	\$294,604	\$419,461	\$444,595	\$415,910
Bachelors Degree	12.5%	16.9%	18.5%	16.6%
Graduate Degree	3.2%	7.7%	10.4%	7.7%
Consumer Spending Index	54	74	85	76

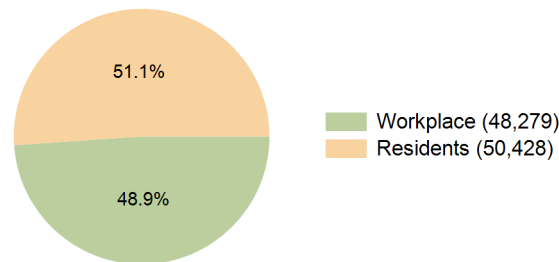
2029 Demographic Projections

Projected Population	12,166	88,317	125,507	94,036
Projected 5 Year Annual Growth Rate (Pop)	1.4%	0.4%	0.3%	0.3%
Projected Households	5,136	34,244	49,553	36,259
Projected 5 Year Annual Growth Rate (HH)	1.5%	0.3%	0.2%	0.3%

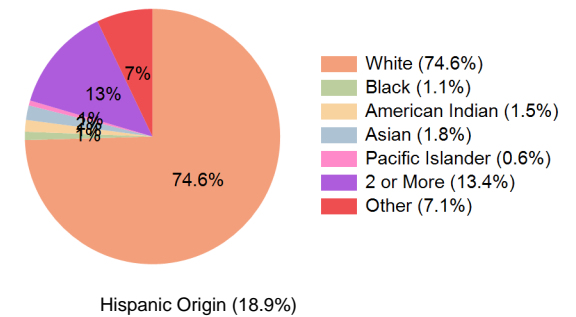
Education (10 Minute Drive)



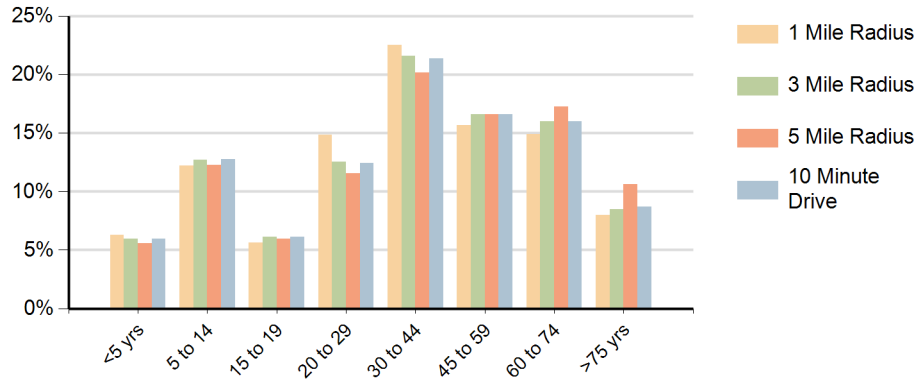
Daytime Population (10 Minute Drive)



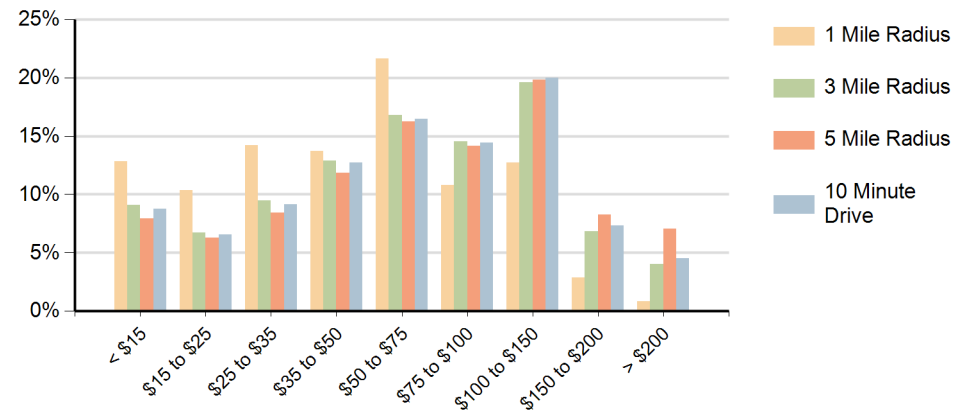
Race (10 Minute Drive)



Population by Age Range



Households by Income Range (\$000)



Northgate Marketplace Medford, Oregon		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	11,363	86,714	123,472	92,499
	2020 Census Population	11,085	84,214	120,597	89,953
	2010 Census Population	10,243	76,334	107,477	81,097
	Historical Annual Growth 2010 to 2020	0.8%	1.0%	1.2%	1.0%
	Estimated Annual Growth 2020 to 2024	0.6%	0.7%	0.6%	0.7%
	Projected Annual Growth 2024 to 2029	1.4%	0.4%	0.3%	0.3%
Households	Current Estimated Households	4,780	33,759	48,971	35,814
	2020 Census Households	4,653	32,868	48,029	34,921
	2010 Census Households	4,428	30,155	43,132	31,805
	Historical Annual Growth 2010 to 2020	0.5%	0.9%	1.1%	0.9%
	Estimated Annual Growth 2020 to 2024	0.6%	0.6%	0.5%	0.6%
	Projected Annual Growth 2024 to 2029	1.5%	0.3%	0.2%	0.3%
	Population per Household	2.3	2.5	2.5	2.5
Race	White	67.5%	74.1%	76.0%	74.6%
	Black or African American	1.2%	1.1%	1.0%	1.1%
	American Indian	1.7%	1.5%	1.3%	1.5%
	Asian	1.9%	1.9%	2.0%	1.8%
	Pacific Islander	0.9%	0.7%	0.6%	0.6%
	2 or More Races	15.2%	13.5%	12.8%	13.4%
	Other Races	11.5%	7.3%	6.4%	7.1%
	Hispanic Origin	26.6%	19.3%	17.4%	18.9%