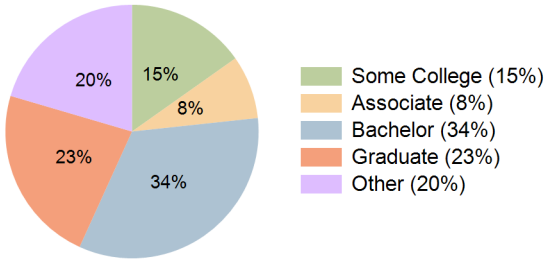
Regency Centers.

Demographic Summary Report

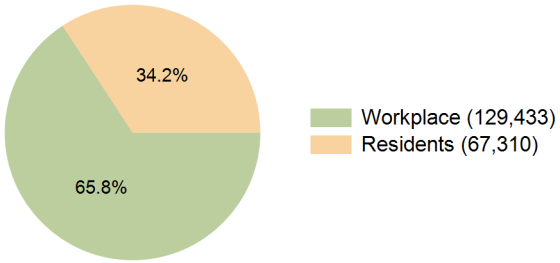
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

Balboa Mesa Shopping Center San Diego, California	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	22,969	130,888	334,781	151,089
Total Daytime Pop	18,320	168,569	465,091	196,743
Daytime Workers	7,565	106,774	320,288	129,433
Average Household Income	$153,234	$147,300	$152,985	$145,861
Median Household Income	$128,470	$116,857	$115,925	$114,805
Total Households	9,024	52,293	145,956	64,182
Median Home Value	$904,277	$945,565	$985,517	$935,756
Bachelors Degree	29.3%	32.6%	36.3%	33.5%
Graduate Degree	22.7%	21.6%	26.7%	22.7%
Consumer Spending Index	122	118	123	117
2031 Demographic Projections				
Projected Population	22,606	133,507	339,945	153,297
Projected 5 Year Annual Growth Rate (Pop)	-0.3%	0.4%	0.3%	0.3%
Projected Households	8,992	54,081	150,258	66,046
Projected 5 Year Annual Growth Rate (HH)	-0.1%	0.7%	0.6%	0.6%

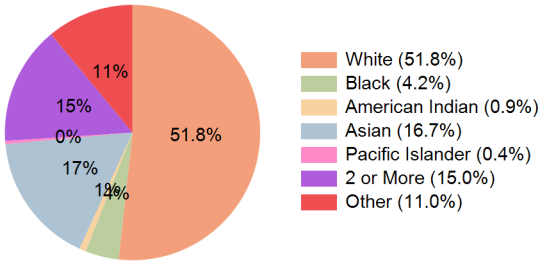
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (24.9%)

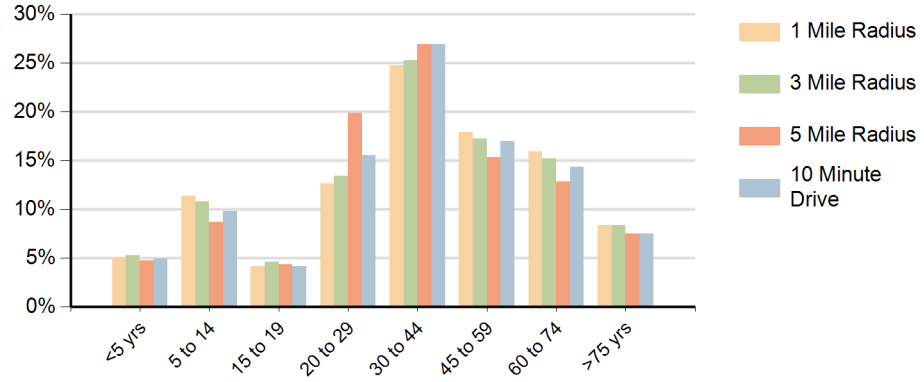
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Regency Centers.

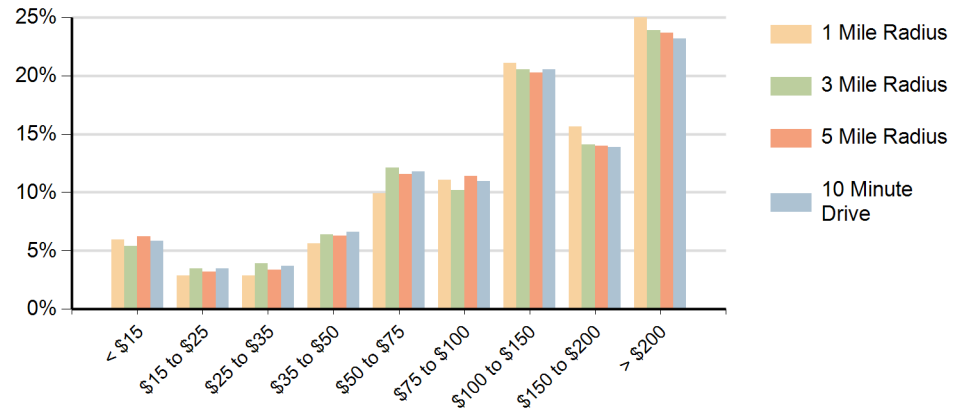
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



	Balboa Mesa Shopping Center San Diego, California	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	22,969	130,888	334,781	151,089
	2020 Census Population	23,596	131,671	332,748	150,101
	2010 Census Population	23,094	125,715	312,298	140,853
	Historical Annual Growth 2010 to 2020	0.2%	0.5%	0.6%	0.6%
	Estimated Annual Growth 2020 to 2026	-0.4%	-0.1%	0.1%	0.1%
	Projected Annual Growth 2026 to 2031	-0.3%	0.4%	0.3%	0.3%
Households	Current Estimated Households	9,024	52,293	145,956	64,182
	2020 Census Households	9,017	51,131	141,066	61,888
	2010 Census Households	8,941	48,630	135,415	57,201
	Historical Annual Growth 2010 to 2020	0.1%	0.5%	0.4%	0.8%
	Estimated Annual Growth 2020 to 2026	0.0%	0.4%	0.6%	0.6%
	Projected Annual Growth 2026 to 2031	-0.1%	0.7%	0.6%	0.6%
	Population per Household	2.5	2.5	2.2	2.3
Race	White	54.0%	52.2%	56.0%	51.8%
	Black or African American	4.4%	4.3%	4.0%	4.2%
	American Indian	0.6%	0.9%	0.7%	0.9%
	Asian	15.5%	15.7%	16.2%	16.7%
	Pacific Islander	0.5%	0.5%	0.4%	0.4%
	2 or More Races	15.8%	15.2%	14.3%	15.0%
	Other Races	9.2%	11.3%	8.4%	11.0%
	Hispanic Origin	22.7%	25.3%	21.0%	24.9%

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