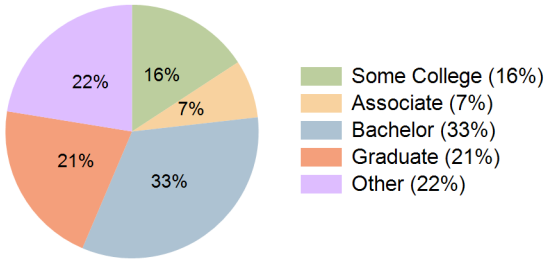
Regency Centers.

Demographic Summary Report

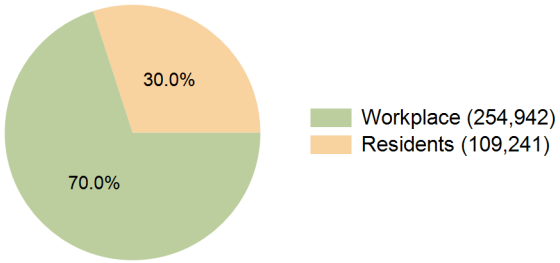
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

The Hub Hillcrest Market San Diego, California	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	36,710	257,424	542,354	280,927
Total Daytime Pop	46,810	351,811	648,986	364,183
Daytime Workers	35,195	256,745	415,241	254,942
Average Household Income	$135,190	$132,286	$130,963	$128,667
Median Household Income	$102,950	$101,374	$98,773	$98,375
Total Households	21,875	129,466	232,545	137,537
Median Home Value	$984,874	$967,313	$932,250	$949,880
Bachelors Degree	38.9%	35.4%	30.7%	33.2%
Graduate Degree	26.4%	22.7%	19.5%	21.2%
Consumer Spending Index	109	108	106	105
2031 Demographic Projections				
Projected Population	38,172	266,238	553,395	290,109
Projected 5 Year Annual Growth Rate (Pop)	0.8%	0.7%	0.4%	0.7%
Projected Households	23,064	136,643	242,028	144,969
Projected 5 Year Annual Growth Rate (HH)	1.1%	1.1%	0.8%	1.1%

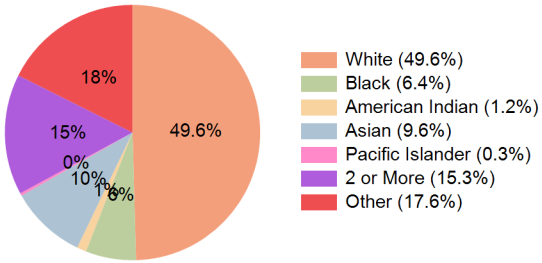
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (34.8%)

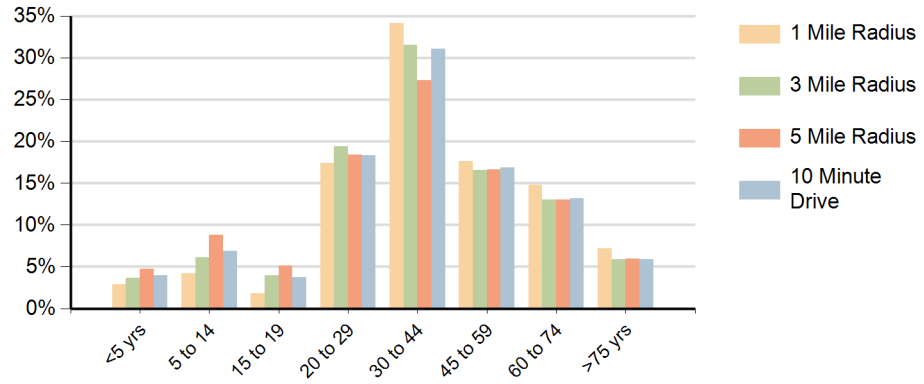
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Regency Centers.

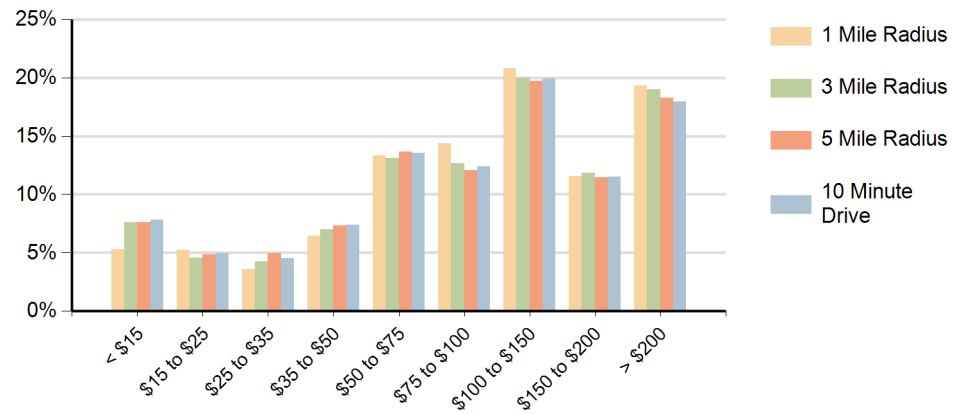
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



	The Hub Hillcrest Market San Diego, California	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	36,710	257,424	542,354	280,927
	2020 Census Population	34,654	244,966	531,327	267,682
	2010 Census Population	32,248	226,552	508,166	250,446
	Historical Annual Growth 2010 to 2020	0.7%	0.8%	0.5%	0.7%
	Estimated Annual Growth 2020 to 2026	0.9%	0.8%	0.3%	0.8%
	Projected Annual Growth 2026 to 2031	0.8%	0.7%	0.4%	0.7%
Households	Current Estimated Households	21,875	129,466	232,545	137,537
	2020 Census Households	20,237	118,284	218,887	125,728
	2010 Census Households	19,049	106,303	202,669	113,323
	Historical Annual Growth 2010 to 2020	0.6%	1.1%	0.8%	1.0%
	Estimated Annual Growth 2020 to 2026	1.3%	1.5%	1.0%	1.5%
	Projected Annual Growth 2026 to 2031	1.1%	1.1%	0.8%	1.1%
	Population per Household	1.7	1.9	2.2	2.0
Race	White	62.1%	52.6%	46.1%	49.6%
	Black or African American	4.9%	6.3%	7.7%	6.4%
	American Indian	0.7%	1.1%	1.2%	1.2%
	Asian	8.0%	10.4%	11.1%	9.6%
	Pacific Islander	0.3%	0.3%	0.4%	0.3%
	2 or More Races	15.4%	14.7%	15.0%	15.3%
	Other Races	8.7%	14.5%	18.5%	17.6%
	Hispanic Origin	23.3%	30.6%	35.5%	34.8%

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