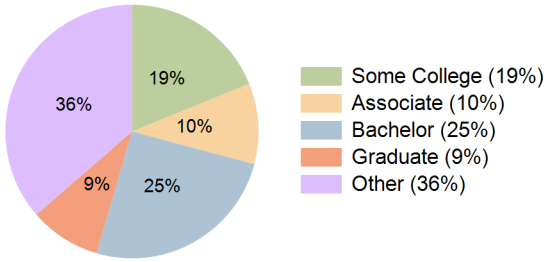
Regency Centers.

Demographic Summary Report

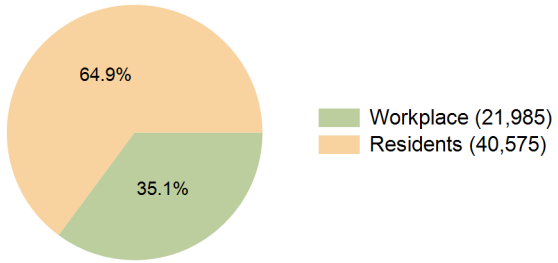
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

Ellis Village Center Tracy, California	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	11,636	70,719	106,785	81,902
Total Daytime Pop	7,966	50,128	96,951	62,560
Daytime Workers	2,080	15,229	43,181	21,985
Average Household Income	$192,523	$177,713	$160,456	$173,579
Median Household Income	$159,649	$143,050	$127,011	$139,156
Total Households	3,364	21,144	32,631	24,450
Median Home Value	$816,782	$743,193	$717,200	$738,288
Bachelors Degree	28.6%	26.2%	22.8%	25.4%
Graduate Degree	12.2%	9.5%	8.5%	9.1%
Consumer Spending Index	153	141	128	138
2031 Demographic Projections				
Projected Population	12,524	73,540	111,580	85,174
Projected 5 Year Annual Growth Rate (Pop)	1.5%	0.8%	0.9%	0.8%
Projected Households	3,654	22,215	34,409	25,685
Projected 5 Year Annual Growth Rate (HH)	1.7%	1.0%	1.1%	1.0%

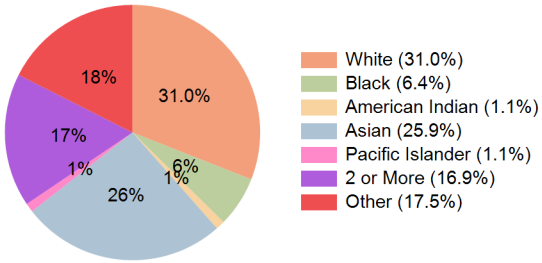
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (36.2%)

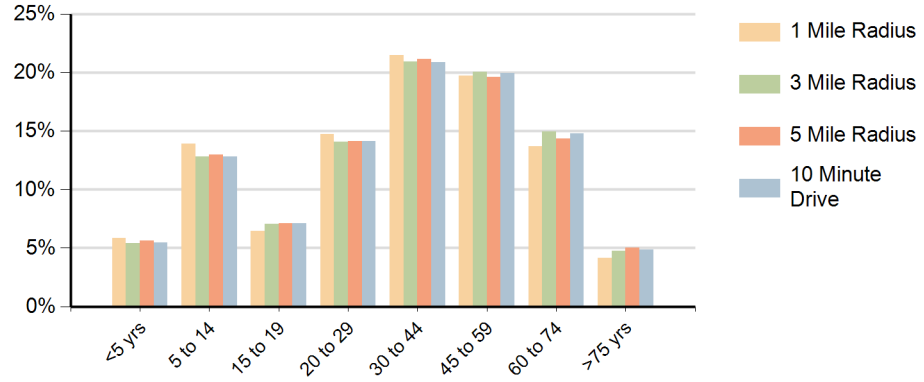
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Regency Centers.

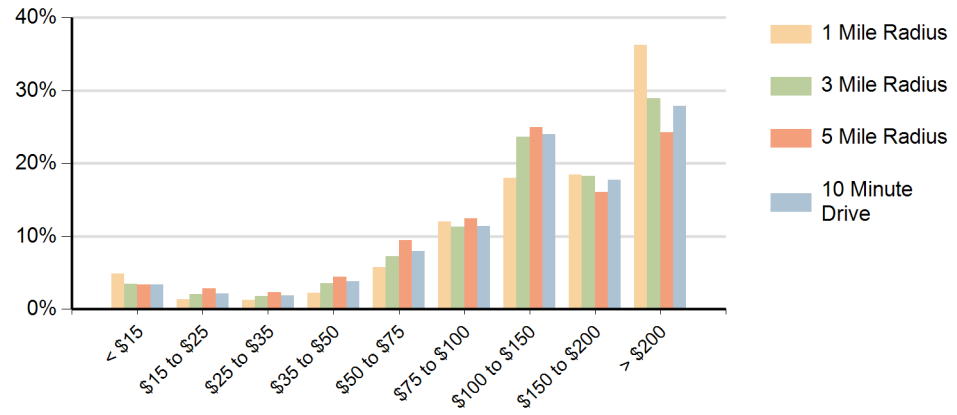
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



	Ellis Village Center Tracy, California	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	11,636	70,719	106,785	81,902
	2020 Census Population	9,481	63,086	98,191	74,003
	2010 Census Population	8,010	56,782	88,414	67,187
	Historical Annual Growth 2010 to 2020	1.7%	1.1%	1.1%	1.0%
	Estimated Annual Growth 2020 to 2026	3.3%	1.8%	1.4%	1.6%
	Projected Annual Growth 2026 to 2031	1.5%	0.8%	0.9%	0.8%
Households	Current Estimated Households	3,364	21,144	32,631	24,450
	2020 Census Households	2,653	18,342	29,278	21,520
	2010 Census Households	2,256	16,385	26,079	19,396
	Historical Annual Growth 2010 to 2020	1.6%	1.1%	1.2%	1.0%
	Estimated Annual Growth 2020 to 2026	3.9%	2.3%	1.8%	2.1%
	Projected Annual Growth 2026 to 2031	1.7%	1.0%	1.1%	1.0%
	Population per Household	3.5	3.3	3.3	3.3
Race	White	31.6%	31.5%	30.9%	31.0%
	Black or African American	7.5%	6.5%	6.1%	6.4%
	American Indian	1.0%	1.1%	1.2%	1.1%
	Asian	29.3%	26.1%	23.4%	25.9%
	Pacific Islander	1.3%	1.1%	1.0%	1.1%
	2 or More Races	16.4%	16.8%	17.2%	16.9%
	Other Races	13.0%	16.9%	20.3%	17.5%
	Hispanic Origin	30.4%	35.4%	39.7%	36.2%

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