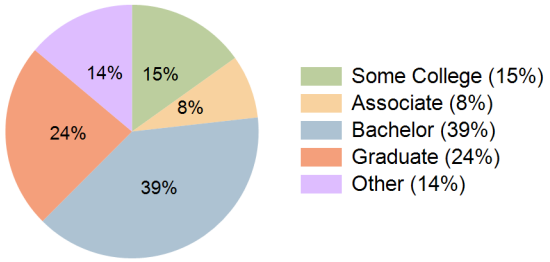
Regency Centers.

Demographic Summary Report

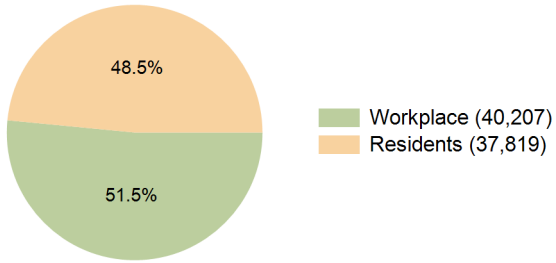
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

Mercantile West Ladera Ranch, California	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	12,326	81,309	221,588	81,541
Total Daytime Pop	10,546	75,630	205,418	78,026
Daytime Workers	5,340	37,516	97,792	40,207
Average Household Income	$230,821	$224,736	$205,058	$216,954
Median Household Income	$192,416	$181,246	$156,448	$176,905
Total Households	3,880	28,495	79,961	28,947
Median Home Value	$1,225,464	$1,203,510	$1,165,968	$1,139,687
Bachelors Degree	48.2%	39.6%	36.3%	39.3%
Graduate Degree	21.8%	25.4%	22.3%	23.6%
Consumer Spending Index	182	178	163	172
2031 Demographic Projections				
Projected Population	12,141	80,817	219,609	80,929
Projected 5 Year Annual Growth Rate (Pop)	-0.3%	-0.1%	-0.2%	-0.2%
Projected Households	3,875	28,737	80,420	29,144
Projected 5 Year Annual Growth Rate (HH)	0.0%	0.2%	0.1%	0.1%

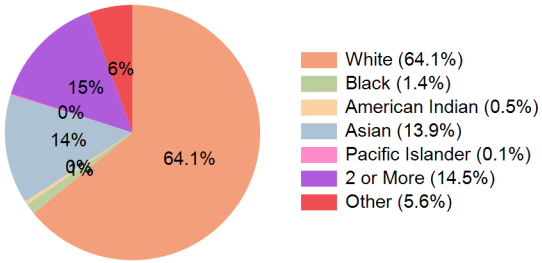
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (17.7%)

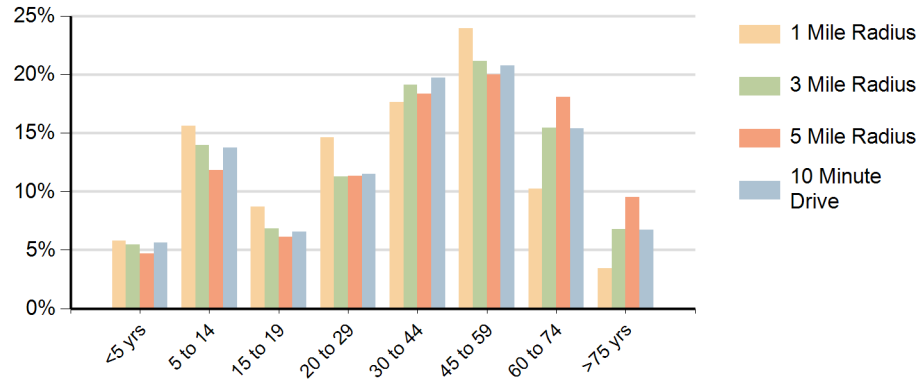
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Regency Centers.

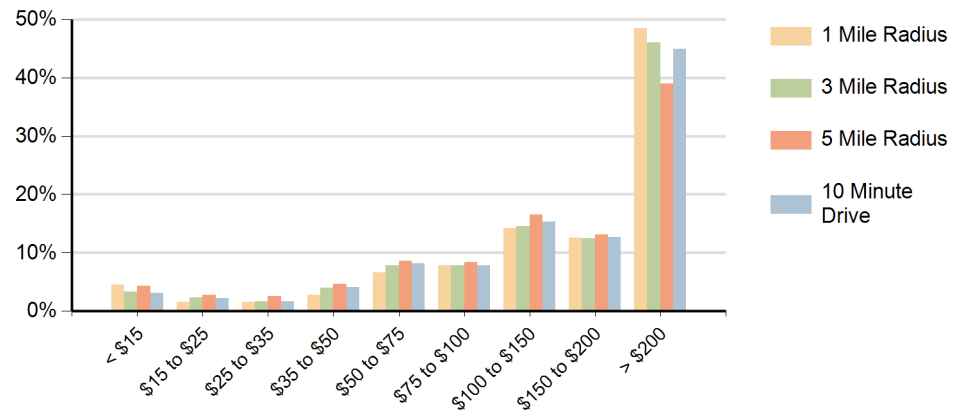
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



	Mercantile West Ladera Ranch, California	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	12,326	81,309	221,588	81,541
	2020 Census Population	12,692	81,782	221,626	81,709
	2010 Census Population	10,960	69,628	206,834	67,158
	Historical Annual Growth 2010 to 2020	1.5%	1.6%	0.7%	2.0%
	Estimated Annual Growth 2020 to 2026	-0.5%	-0.1%	0.0%	0.0%
	Projected Annual Growth 2026 to 2031	-0.3%	-0.1%	-0.2%	-0.2%
Households	Current Estimated Households	3,880	28,495	79,961	28,947
	2020 Census Households	3,914	27,798	77,939	28,328
	2010 Census Households	3,440	23,000	71,188	22,687
	Historical Annual Growth 2010 to 2020	1.3%	1.9%	0.9%	2.3%
	Estimated Annual Growth 2020 to 2026	-0.1%	0.4%	0.4%	0.4%
	Projected Annual Growth 2026 to 2031	0.0%	0.2%	0.1%	0.1%
	Population per Household	3.2	2.8	2.8	2.8
Race	White	63.8%	64.9%	62.5%	64.1%
	Black or African American	1.2%	1.3%	1.3%	1.4%
	American Indian	0.4%	0.4%	0.6%	0.5%
	Asian	15.5%	13.7%	12.2%	13.9%
	Pacific Islander	0.2%	0.1%	0.2%	0.1%
	2 or More Races	14.8%	14.2%	14.7%	14.5%
	Other Races	4.1%	5.3%	8.6%	5.6%
	Hispanic Origin	15.7%	16.9%	21.6%	17.7%

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