

Heritage Plaza
Irvine, California

1 Mile Radius

3 Mile Radius

5 Mile Radius

10 Minute Drive

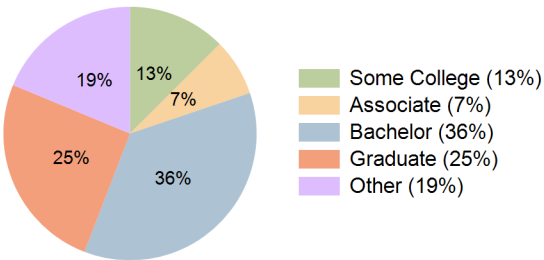
Current Year Demographics

Current Population	25,724	220,265	446,829	215,824
Total Daytime Pop	23,549	198,360	535,932	215,315
Daytime Workers	11,063	92,364	317,986	112,105
Average Household Income	\$174,695	\$171,493	\$164,557	\$159,751
Median Household Income	\$142,780	\$134,689	\$123,735	\$123,049
Total Households	8,852	79,614	160,707	77,084
Median Home Value	\$1,102,235	\$1,185,076	\$1,197,492	\$1,122,261
Bachelors Degree	42.3%	39.2%	36.6%	36.1%
Graduate Degree	26.1%	29.4%	25.9%	25.4%
Consumer Spending Index	146	144	139	135

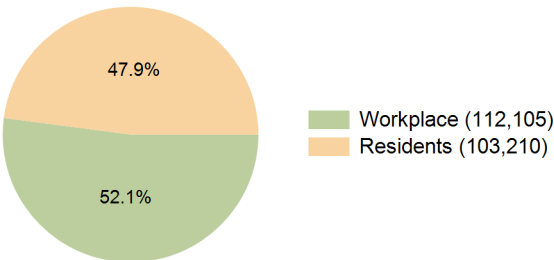
2030 Demographic Projections

Projected Population	25,576	222,458	458,115	218,582
Projected 5 Year Annual Growth Rate (Pop)	-0.1%	0.2%	0.5%	0.3%
Projected Households	8,959	81,840	168,652	79,557
Projected 5 Year Annual Growth Rate (HH)	0.2%	0.6%	1.0%	0.6%

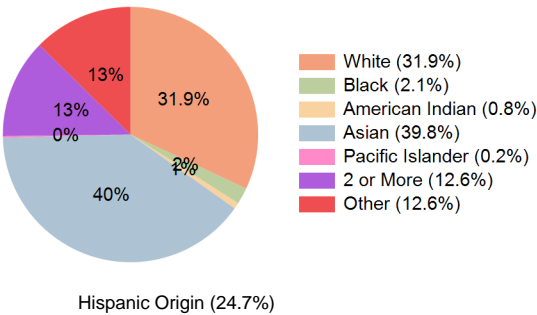
Education (10 Minute Drive)



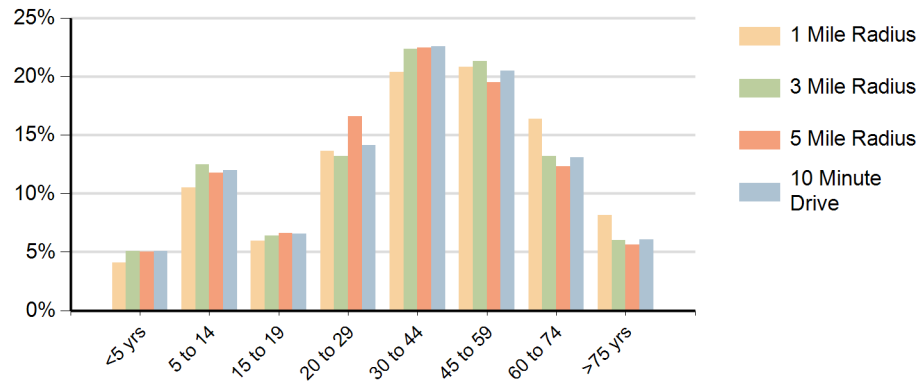
Daytime Population (10 Minute Drive)



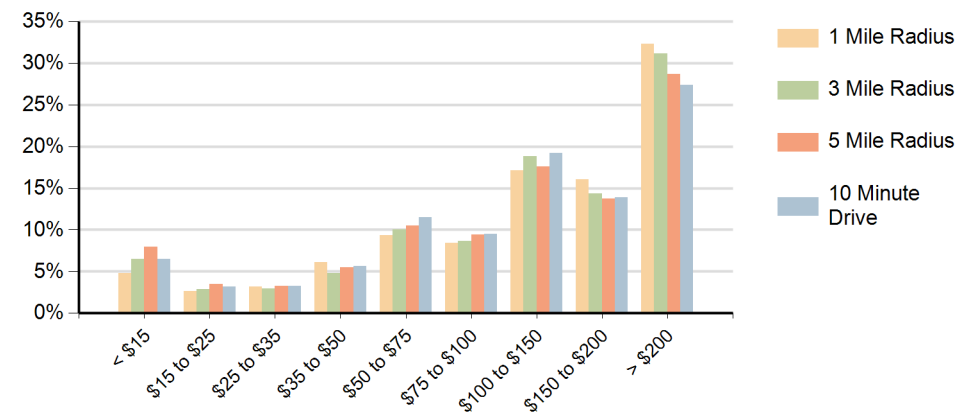
Race (10 Minute Drive)



Population by Age Range



Households by Income Range (\$000)



Heritage Plaza Irvine, California		1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Minute Drive
Population	Current Estimated Population	25,724	220,265	446,829	215,824
	2020 Census Population	26,323	221,101	430,520	215,840
	2010 Census Population	26,924	176,309	341,046	186,099
	Historical Annual Growth 2010 to 2020	-0.2%	2.3%	2.4%	1.5%
	Estimated Annual Growth 2020 to 2025	-0.4%	-0.1%	0.7%	0.0%
	Projected Annual Growth 2025 to 2030	-0.1%	0.2%	0.5%	0.3%
Households	Current Estimated Households	8,852	79,614	160,707	77,084
	2020 Census Households	8,774	78,299	150,752	75,282
	2010 Census Households	9,040	63,715	118,136	64,447
	Historical Annual Growth 2010 to 2020	-0.3%	2.1%	2.5%	1.6%
	Estimated Annual Growth 2020 to 2025	0.2%	0.3%	1.2%	0.5%
	Projected Annual Growth 2025 to 2030	0.2%	0.6%	1.0%	0.6%
Race	Population per Household	2.9	2.8	2.7	2.8
	White	31.4%	32.8%	33.5%	31.9%
	Black or African American	1.8%	2.0%	2.0%	2.1%
	American Indian	0.4%	0.4%	0.8%	0.8%
	Asian	50.4%	47.1%	38.8%	39.8%
	Pacific Islander	0.2%	0.2%	0.2%	0.2%
	2 or More Races	11.4%	11.0%	12.1%	12.6%
	Other Races	4.5%	6.6%	12.5%	12.6%
Hispanic Origin		12.1%	15.2%	24.5%	24.7%