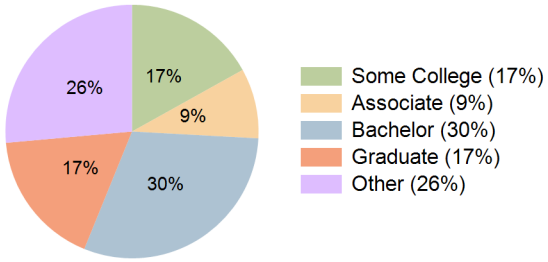
Regency Centers.

Demographic Summary Report

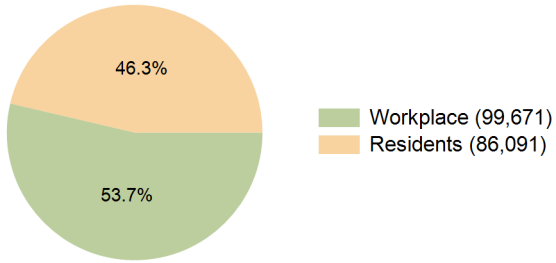
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

Morningside Plaza Fullerton, California	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	14,715	169,730	472,971	172,389
Total Daytime Pop	13,115	184,577	452,507	185,762
Daytime Workers	4,783	99,124	216,194	99,671
Average Household Income	$184,057	$153,271	$145,674	$154,649
Median Household Income	$140,903	$112,158	$109,835	$113,546
Total Households	5,422	60,184	157,653	61,417
Median Home Value	$1,048,455	$916,589	$900,693	$927,452
Bachelors Degree	35.8%	29.1%	27.0%	30.3%
Graduate Degree	21.8%	17.1%	14.2%	17.4%
Consumer Spending Index	145	123	117	124
2031 Demographic Projections				
Projected Population	14,671	169,862	471,490	172,298
Projected 5 Year Annual Growth Rate (Pop)	-0.1%	0.0%	-0.1%	0.0%
Projected Households	5,462	60,989	159,424	62,187
Projected 5 Year Annual Growth Rate (HH)	0.2%	0.3%	0.2%	0.3%

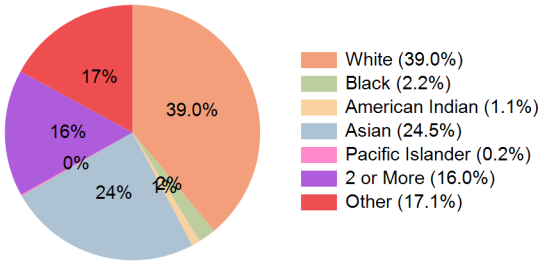
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (37.0%)

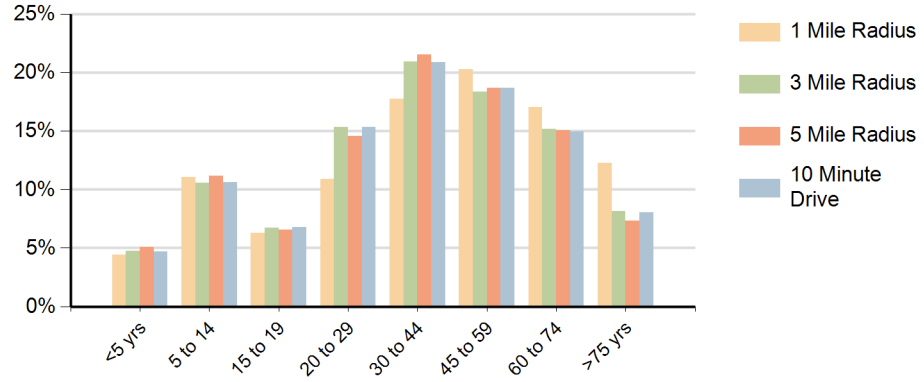
This report was produced using data from private and government sources deemed to be reliable and is herein provided without representation or warranty.

Regency Centers.

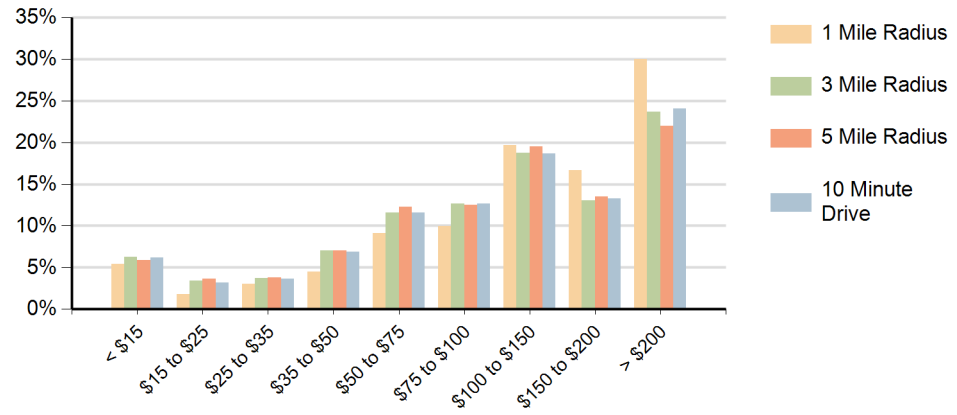
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



	Morningside Plaza Fullerton, California	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	14,715	169,730	472,971	172,389
	2020 Census Population	15,108	169,975	478,106	173,476
	2010 Census Population	14,102	159,928	457,056	163,001
	Historical Annual Growth 2010 to 2020	0.7%	0.6%	0.5%	0.6%
	Estimated Annual Growth 2020 to 2026	-0.4%	0.0%	-0.2%	-0.1%
	Projected Annual Growth 2026 to 2031	-0.1%	0.0%	-0.1%	0.0%
Households	Current Estimated Households	5,422	60,184	157,653	61,417
	2020 Census Households	5,387	58,728	154,131	60,131
	2010 Census Households	5,290	55,142	144,176	56,447
	Historical Annual Growth 2010 to 2020	0.2%	0.6%	0.7%	0.6%
	Estimated Annual Growth 2020 to 2026	0.1%	0.4%	0.4%	0.3%
	Projected Annual Growth 2026 to 2031	0.2%	0.3%	0.2%	0.3%
	Population per Household	2.7	2.8	3.0	2.7
Race	White	49.3%	39.3%	32.7%	39.0%
	Black or African American	1.6%	2.2%	2.1%	2.2%
	American Indian	0.6%	1.1%	1.3%	1.1%
	Asian	26.3%	22.4%	22.4%	24.5%
	Pacific Islander	0.1%	0.2%	0.2%	0.2%
	2 or More Races	14.6%	16.5%	17.5%	16.0%
	Other Races	7.5%	18.3%	23.7%	17.1%
	Hispanic Origin	23.0%	39.3%	47.3%	37.0%

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