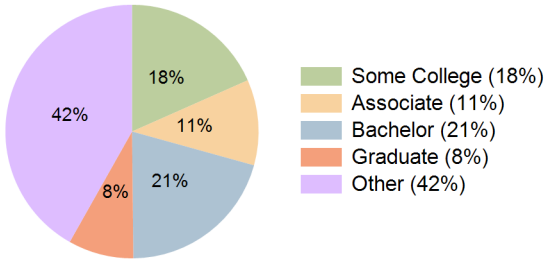
Regency Centers.

Demographic Summary Report

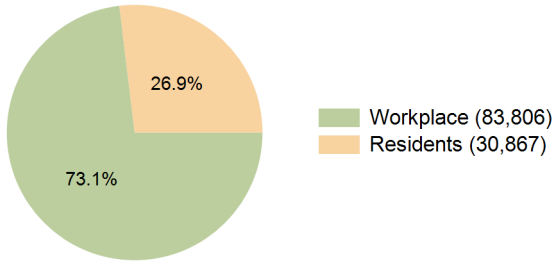
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

Southcenter Plaza Tukwila, Washington	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	7,063	85,109	302,933	65,174
Total Daytime Pop	23,654	145,593	346,272	114,673
Daytime Workers	20,698	104,882	200,975	83,806
Average Household Income	$119,041	$116,954	$127,827	$108,456
Median Household Income	$92,671	$87,169	$95,057	$82,332
Total Households	2,800	32,485	113,252	23,957
Median Home Value	$632,637	$640,134	$659,972	$614,286
Bachelors Degree	30.7%	23.5%	24.0%	20.5%
Graduate Degree	14.5%	10.7%	11.7%	8.4%
Consumer Spending Index	96	95	104	89
2031 Demographic Projections				
Projected Population	7,527	89,391	313,150	69,665
Projected 5 Year Annual Growth Rate (Pop)	1.3%	1.0%	0.7%	1.3%
Projected Households	3,007	34,024	116,711	25,481
Projected 5 Year Annual Growth Rate (HH)	1.4%	0.9%	0.6%	1.2%

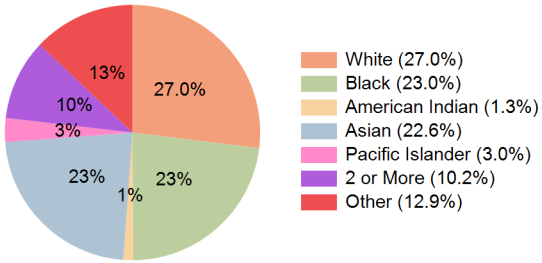
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (20.8%)

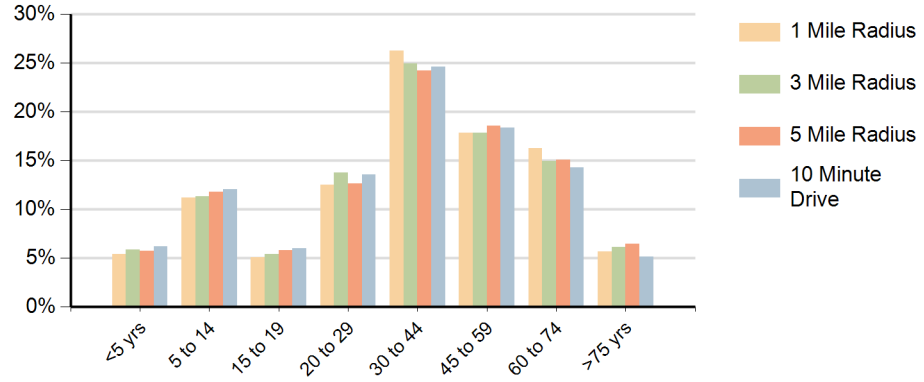
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Regency Centers.

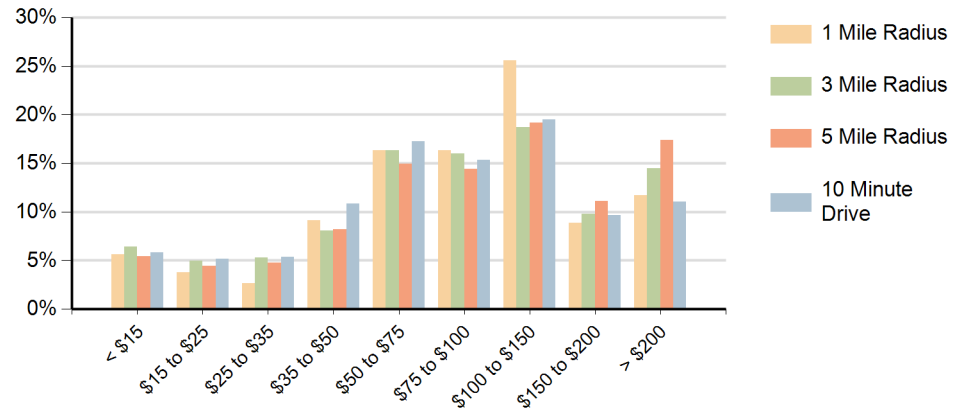
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



	Southcenter Plaza Tukwila, Washington	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	7,063	85,109	302,933	65,174
	2020 Census Population	6,678	81,276	290,676	60,807
	2010 Census Population	5,178	70,143	257,873	51,386
	Historical Annual Growth 2010 to 2020	2.6%	1.5%	1.2%	1.7%
	Estimated Annual Growth 2020 to 2026	0.9%	0.7%	0.7%	1.1%
	Projected Annual Growth 2026 to 2031	1.3%	1.0%	0.7%	1.3%
Households	Current Estimated Households	2,800	32,485	113,252	23,957
	2020 Census Households	2,788	31,149	108,807	22,511
	2010 Census Households	2,173	27,192	98,087	19,332
	Historical Annual Growth 2010 to 2020	2.5%	1.4%	1.0%	1.5%
	Estimated Annual Growth 2020 to 2026	0.1%	0.7%	0.6%	1.0%
	Projected Annual Growth 2026 to 2031	1.4%	0.9%	0.6%	1.2%
	Population per Household	2.5	2.6	2.6	2.7
Race	White	31.0%	27.6%	34.7%	27.0%
	Black or African American	15.1%	22.0%	15.9%	23.0%
	American Indian	0.9%	1.1%	1.2%	1.3%
	Asian	27.9%	27.3%	24.1%	22.6%
	Pacific Islander	2.8%	2.1%	2.1%	3.0%
	2 or More Races	11.7%	10.2%	11.4%	10.2%
	Other Races	10.6%	9.6%	10.7%	12.9%
	Hispanic Origin	18.4%	16.2%	18.3%	20.8%

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