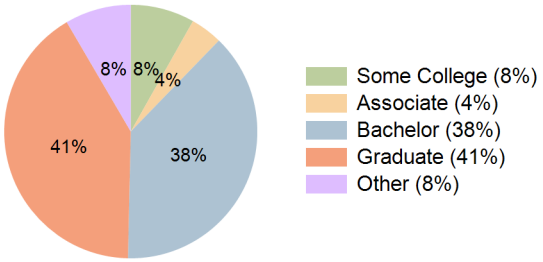
Regency Centers.

Demographic Summary Report

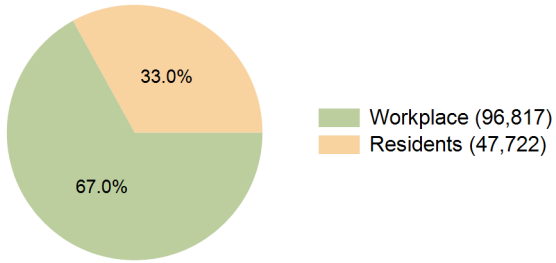
2010, 2020 Census, 2026 Estimates & 2031 Projections
Source: Esri

Alcove on Arapahoe Boulder, Colorado	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Current Year Demographics				
Current Population	30,299	103,345	120,688	98,841
Total Daytime Pop	54,982	150,109	170,990	144,539
Daytime Workers	39,163	99,783	112,715	96,817
Average Household Income	$81,984	$149,657	$154,605	$144,896
Median Household Income	$41,709	$88,256	$93,053	$85,289
Total Households	11,571	41,508	49,263	39,796
Median Home Value	$945,470	$1,111,474	$1,098,337	$1,084,055
Bachelors Degree	35.3%	37.7%	37.4%	38.1%
Graduate Degree	41.6%	41.5%	41.1%	41.2%
Consumer Spending Index	69	122	126	118
2031 Demographic Projections				
Projected Population	30,447	103,972	121,293	99,578
Projected 5 Year Annual Growth Rate (Pop)	0.1%	0.1%	0.1%	0.2%
Projected Households	11,704	42,046	49,814	40,373
Projected 5 Year Annual Growth Rate (HH)	0.2%	0.3%	0.2%	0.3%

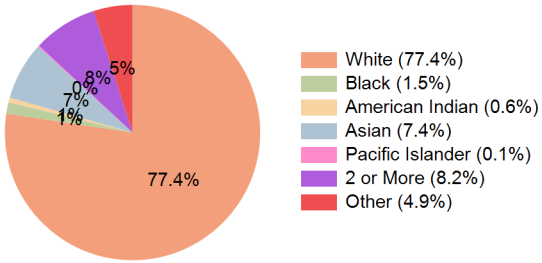
Education (10 Minute Drive)



Daytime Population (10 Minute Drive)



Race (10 Minute Drive)



Hispanic Origin (10.8%)

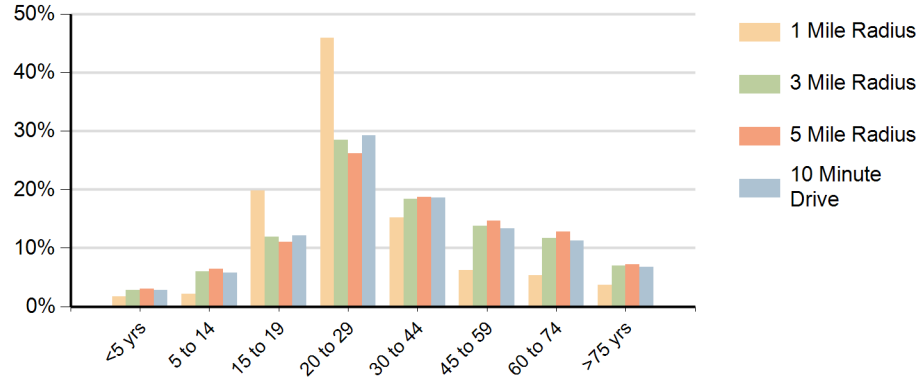
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Regency Centers.

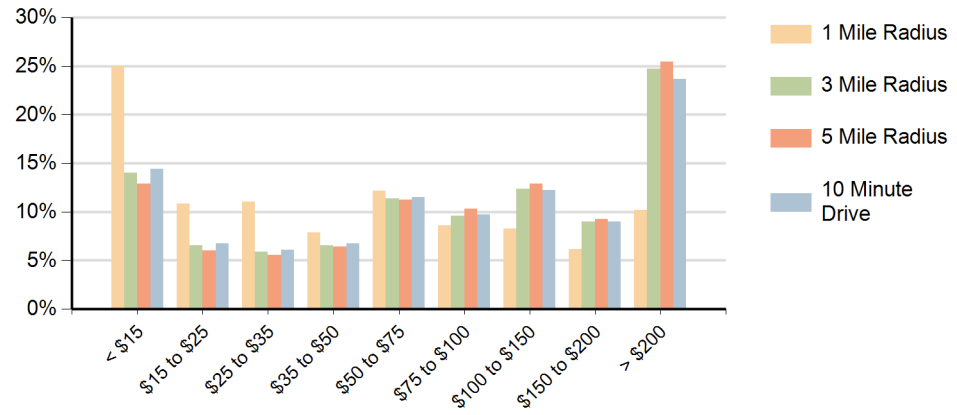
Demographic Summary Report

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

Population by Age Range



Households by Income Range ($000)



	Alcove on Arapahoe Boulder, Colorado	**1 Mile Radius**	**3 Mile Radius**	**5 Mile Radius**	**10 Minute Drive**
Population	Current Estimated Population	30,299	103,345	120,688	98,841
	2020 Census Population	29,423	101,198	118,843	96,708
	2010 Census Population	24,431	92,680	109,108	88,226
	Historical Annual Growth 2010 to 2020	1.9%	0.9%	0.9%	0.9%
	Estimated Annual Growth 2020 to 2026	0.5%	0.3%	0.3%	0.4%
	Projected Annual Growth 2026 to 2031	0.1%	0.1%	0.1%	0.2%
Households	Current Estimated Households	11,571	41,508	49,263	39,796
	2020 Census Households	11,225	40,346	48,017	38,659
	2010 Census Households	10,110	39,218	46,492	37,527
	Historical Annual Growth 2010 to 2020	1.1%	0.3%	0.3%	0.3%
	Estimated Annual Growth 2020 to 2026	0.5%	0.5%	0.4%	0.5%
	Projected Annual Growth 2026 to 2031	0.2%	0.3%	0.2%	0.3%
	Population per Household	1.9	2.2	2.2	2.1
Race	White	74.5%	77.6%	77.6%	77.4%
	Black or African American	1.9%	1.4%	1.4%	1.5%
	American Indian	0.7%	0.6%	0.6%	0.6%
	Asian	11.7%	7.2%	6.9%	7.4%
	Pacific Islander	0.2%	0.1%	0.1%	0.1%
	2 or More Races	6.4%	8.2%	8.5%	8.2%
	Other Races	4.6%	4.8%	4.9%	4.9%
	Hispanic Origin	9.3%	10.7%	11.0%	10.8%

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