

Demographic Summary Report

Mission Bay Plaza

Radius	3 Mile		5 Mile		10 Mile	
Population						
2014 Projection	83,361		172,581		701,772	
2009 Estimate	82,862		169,625		686,351	
2000 Census	81,190		161,183		640,465	
Growth 2009 - 2014	0.60%		1.70%		2.20%	
Growth 2000 - 2009	2.10%		5.20%		7.20%	
2009 Population by Hispanic Origin	13,158		26,579		107,906	
2009 Population By Race	82,862		169,625		686,351	
White	72,597	87.61%	149,431	88.09%	538,250	78.42%
Black or African American	3,224	3.89%	6,252	3.69%	84,337	12.29%
American Indian and Alaska Native	94	0.11%	171	0.10%	1,265	0.18%
Asian	2,887	3.48%	5,586	3.29%	19,700	2.87%
Native Hawaiian and Pacific Islander	47	0.06%	82	0.05%	396	0.06%
Other Race	2,071	2.50%	4,425	2.61%	21,332	3.11%
Two or More Races	1,942	2.34%	3,676	2.17%	21,071	3.07%
Households						
2014 Projection	34,474		70,896		293,032	
2009 Estimate	34,259		69,913		287,398	
2000 Census	33,829		67,601		273,074	
Growth 2009 - 2014	0.60%		1.40%		2.00%	
Growth 2000 - 2009	1.30%		3.40%		5.20%	
Owner Occupied	28,801	84.07%	55,753	79.75%	214,895	74.77%
Renter Occupied	5,458	15.93%	14,160	20.25%	72,503	25.23%
2009 Households by HH Income	34,259		69,914		287,398	
Income Less Than \$15,000	2,716	7.93%	4,450	6.36%	25,541	8.89%
Income: \$15,000 - \$24,999	2,644	7.72%	4,344	6.21%	24,744	8.61%
Income: \$25,000 - \$34,999	3,055	8.92%	5,236	7.49%	28,277	9.84%
Income: \$35,000 - \$49,999	4,628	13.51%	8,416	12.04%	39,549	13.76%
Income: \$50,000 - \$74,999	6,767	19.75%	13,322	19.05%	59,472	20.69%
Income: \$75,000 - \$99,999	4,593	13.41%	9,836	14.07%	38,773	13.49%
Income: \$100,000 - \$149,999	4,786	13.97%	10,543	15.08%	35,423	12.33%
Income: \$150,000 - \$249,999	3,388	9.89%	9,049	12.94%	24,067	8.37%
Income: \$250,000 - \$499,999	1,239	3.62%	3,536	5.06%	8,623	3.00%
Income: \$500,000 or more	443	1.29%	1,182	1.69%	2,929	1.02%
2009 Avg Household Income	\$94,687		\$109,436		\$86,558	
2009 Med Household Income	\$64,621		\$73,209		\$60,397	
2009 Per Capita Income	\$39,204		\$44,993		\$36,403	

Demographic Detail Report

Mission Bay Plaza

Radius	3 Mile		5 Mile		10 Mile	
Population						
2014 Projection	83,361		172,581		701,772	
2009 Estimate	82,862		169,625		686,351	
2000 Census	81,190		161,183		640,465	
Growth 2009 - 2014	0.60%		1.70%		2.20%	
Growth 2000 - 2009	2.10%		5.20%		7.20%	
2009 Population by Age	82,862		169,625		686,351	
Age 0 - 4	4,301	5.19%	9,049	5.33%	36,222	5.28%
Age 5 - 9	4,603	5.56%	9,606	5.66%	36,155	5.27%
Age 10 - 14	4,878	5.89%	10,303	6.07%	37,073	5.40%
Age 15 - 17	2,948	3.56%	6,053	3.57%	22,593	3.29%
Age 18 - 20	2,373	2.86%	5,229	3.08%	21,918	3.19%
Age 21 - 24	2,675	3.23%	5,453	3.21%	26,705	3.89%
Age 25 - 34	6,863	8.28%	15,453	9.11%	71,486	10.42%
Age 35 - 44	9,724	11.74%	21,462	12.65%	84,186	12.27%
Age 45 - 49	6,329	7.64%	13,262	7.82%	49,639	7.23%
Age 50 - 54	5,981	7.22%	12,500	7.37%	46,839	6.82%
Age 55 - 59	5,457	6.59%	11,324	6.68%	43,970	6.41%
Age 60 - 64	4,764	5.75%	10,083	5.94%	40,908	5.96%
Age 65 - 74	8,028	9.69%	16,109	9.50%	66,821	9.74%
Age 75 - 84	8,895	10.73%	15,161	8.94%	63,917	9.31%
Age 85 and over	5,041	6.08%	8,579	5.06%	37,919	5.52%
Age 16 and over	68,059	82.14%	138,586	81.70%	569,215	82.93%
Age 18 and over	66,132	79.81%	134,614	79.36%	554,308	80.76%
Age 21 and over	63,759	76.95%	129,385	76.28%	532,390	77.57%
Age 65 and over	21,964	26.51%	39,849	23.49%	168,657	24.57%
Median Age	47.40		45.80		45.70	
Average Age	45.80		44.30		44.70	

Demographic Detail Report

Mission Bay Plaza

Radius	3 Mile	5 Mile	10 Mile
2009 Population By Race	82,862	169,625	686,351
White	72,597 87.61%	149,431 88.09%	538,250 78.42%
Black or African American	3,224 3.89%	6,252 3.69%	84,337 12.29%
American Indian and Alaska Native	94 0.11%	171 0.10%	1,265 0.18%
Asian	2,887 3.48%	5,586 3.29%	19,700 2.87%
Native Hawaiian and Pacific Islander	47 0.06%	82 0.05%	396 0.06%
Other Race	2,071 2.50%	4,425 2.61%	21,332 3.11%
Two or More Races	1,942 2.34%	3,676 2.17%	21,071 3.07%
2009 Population by Hispanic Origin	82,863	169,625	686,351
Not Hispanic or Latino	69,704 84.12%	143,045 84.33%	578,445 84.28%
Hispanic or Latino:	13,158 15.88%	26,579 15.67%	107,906 15.72%
Mexican	1,136 1.37%	2,861 1.69%	13,562 1.98%
Puerto Rican	2,192 2.65%	4,211 2.48%	21,575 3.14%
Cuban	1,510 1.82%	3,227 1.90%	12,710 1.85%
Other Hispanic or Latino	8,321 10.04%	16,281 9.60%	60,059 8.75%
2009 Age 5+ Language at Home	78,561	160,577	650,130
Speak Only English	62,323 79.33%	127,663 79.50%	501,616 77.16%
Speak Asian or Pacific Island	1,303 1.66%	2,384 1.48%	7,594 1.17%
Speak IndoEuropean	6,617 8.42%	12,760 7.95%	68,546 10.54%
Speak Spanish	7,301 9.29%	15,719 9.79%	66,110 10.17%
Speak Other Language	1,017 1.29%	2,051 1.28%	6,264 0.96%
2009 Median Age, Male	45.40	43.80	43.40
2009 Average Age, Male	43.80	42.50	42.80
Median Age, Female	49.30	47.50	47.70
Average Age, Female	47.50	46.00	46.50
2009 Population by Employment Status (Age 16+)	68,060	138,586	569,216
In Armed Forces	10 0.01%	41 0.03%	178 0.03%
Civilian, Employed	34,155 50.18%	73,715 53.19%	297,663 52.29%
Civilian, Unemployed	4,808 7.06%	9,558 6.90%	40,444 7.11%
Not In Labor Force	29,087 42.74%	55,272 39.88%	230,931 40.57%
2009 Population by Occupation Classification (Age 16+)	34,154	73,714	297,663
Blue Collar	3,703 10.84%	7,251 9.84%	42,038 14.12%
White Collar	25,417 74.42%	56,318 76.40%	203,702 68.43%
Service	5,034 14.74%	10,145 13.76%	51,923 17.44%

Demographic Detail Report

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Radius	3 Mile		5 Mile		10 Mile	
2000 Population by Marital Status (Age 15+)	69,079		140,668		576,901	
Total, Never Married	12,491	18.08%	27,551	19.59%	133,611	23.16%
Married	43,571	63.07%	87,659	62.32%	326,692	56.63%
Widowed	6,903	9.99%	12,342	8.77%	55,653	9.65%
Divorced	6,114	8.85%	13,116	9.32%	60,945	10.56%
Males Divorced	1,817		3,978		20,921	
Females Divorced	3,575		7,438		32,149	
Males, Never Married	5,754		11,943		59,183	
Females Never Married	4,501		10,221		49,339	
2009 Population by Education	61,083		123,932		505,684	
Less Than 9Th Grade	1,867	3.06%	2,891	2.33%	19,204	3.80%
Some High School, No Diploma	3,840	6.29%	6,187	4.99%	36,785	7.27%
High School Graduate (Includes Equivalency)	15,987	26.17%	27,933	22.54%	138,301	27.35%
Some College, No Degree	12,339	20.20%	24,803	20.01%	100,364	19.85%
Associate Degree	4,738	7.76%	10,003	8.07%	39,547	7.82%
Bachelor Degree	13,857	22.69%	32,229	26.01%	109,233	21.60%
Advanced Degrees	8,455	13.84%	19,886	16.05%	62,250	12.31%
2009 Population by Occupation (Age 16+)	39,188		83,860		349,585	
Management, Business, & Financial	12,181	31.08%	26,916	32.10%	100,391	28.72%
Professional & Related Occupations	870	2.22%	2,058	2.45%	8,820	2.52%
Services	17,095	43.62%	35,268	42.06%	158,151	45.24%
Sales & Office	6,285	16.04%	13,977	16.67%	49,639	14.20%
Farming, Fishing, and Forestry	37	0.09%	109	0.13%	663	0.19%
Construction and Extraction, Maint	1,184	3.02%	2,534	3.02%	15,178	4.34%
Production & Transportation	1,536	3.92%	2,998	3.58%	16,743	4.79%
2009 Workers by Travel Time to Work (Age 16+)	34,164		73,757		297,841	
Less Than 15 Minutes	6,214	18.19%	15,097	20.47%	70,245	23.58%
15 to 29 Minutes	13,979	40.92%	29,990	40.66%	111,034	37.28%
30 to 44 Minutes	8,740	25.58%	17,428	23.63%	71,073	23.86%
45 to 59 Minutes	2,471	7.23%	5,249	7.12%	22,635	7.60%
60+ Minutes	2,760	8.08%	5,993	8.13%	22,854	7.67%

Demographic Detail Report

Mission Bay Plaza

Radius	3 Mile	5 Mile	10 Mile
Households			
2014 Projection	34,474	70,896	293,032
2009 Estimate	34,259	69,913	287,398
2000 Census	33,829	67,601	273,074
Growth 2009 - 2014	0.60%	1.40%	2.00%
Growth 2000 - 2009	1.30%	3.40%	5.20%
2000 Households by HH Size	33,829	67,601	273,074
1-Person Households	8,745 25.85%	17,434 25.79%	81,212 29.74%
2-Person Households	13,515 39.95%	27,251 40.31%	106,227 38.90%
3-Person Households	4,601 13.60%	9,404 13.91%	35,908 13.15%
4-Person Households	4,525 13.38%	8,985 13.29%	30,198 11.06%
5-Person Households	1,781 5.26%	3,313 4.90%	12,664 4.64%
6-Person Households	486 1.44%	895 1.32%	4,339 1.59%
7 or more Person Households	176 0.52%	319 0.47%	2,526 0.93%
2009 Average Household Size	2.41	2.40	2.35
2009 Households by HH Income	34,259	69,914	287,398
Income Less than \$15,000	2,716 7.93%	4,450 6.36%	25,541 8.89%
Income: \$15,000 - \$24,999	2,644 7.72%	4,344 6.21%	24,744 8.61%
Income: \$25,000 - \$34,999	3,055 8.92%	5,236 7.49%	28,277 9.84%
Income: \$35,000 - \$49,999	4,628 13.51%	8,416 12.04%	39,549 13.76%
Income: \$50,000 - \$74,999	6,767 19.75%	13,322 19.05%	59,472 20.69%
Income: \$75,000 - \$99,999	4,593 13.41%	9,836 14.07%	38,773 13.49%
Income: \$100,000 - \$149,999	4,786 13.97%	10,543 15.08%	35,423 12.33%
Income: \$150,000 - \$249,999	3,388 9.89%	9,049 12.94%	24,067 8.37%
Income: \$250,000 - \$499,999	1,239 3.62%	3,536 5.06%	8,623 3.00%
Income: \$500,000 or more	443 1.29%	1,182 1.69%	2,929 1.02%
2009 Avg Household Income	\$94,687	\$109,436	\$86,558
2009 Med Household Income	\$64,621	\$73,209	\$60,397
2009 Per Capita Income	\$39,204	\$44,993	\$36,403
2009 Occupied Housing	34,259	69,913	287,398
Owner Occupied	28,801 84.07%	55,753 79.75%	214,895 74.77%
Renter Occupied	5,458 15.93%	14,160 20.25%	72,503 25.23%

Demographic Detail Report

Mission Bay Plaza

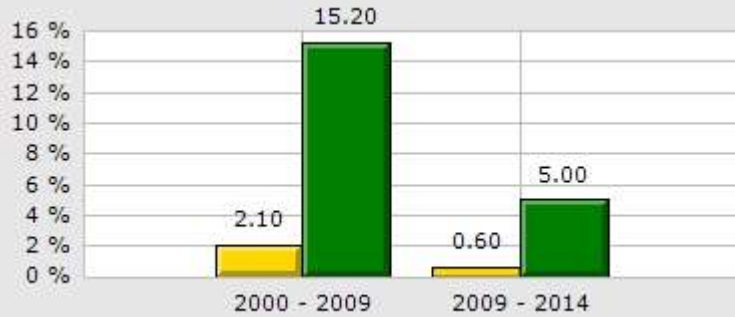
Radius	3 Mile		5 Mile		10 Mile	
2009 Housing Value - Owner Occupied	28,800		55,754		214,886	
Value Less than \$20,000	56	0.19%	558	1.00%	2,373	1.10%
Value \$20,000 - \$39,999	433	1.50%	838	1.50%	6,359	2.96%
Value \$40,000 - \$59,999	1,285	4.46%	1,533	2.75%	14,744	6.86%
Value \$60,000 - \$79,999	1,961	6.81%	2,199	3.94%	14,818	6.90%
Value \$80,000 - \$99,999	2,004	6.96%	2,355	4.22%	15,658	7.29%
Value \$100,000 - \$149,999	5,420	18.82%	8,042	14.42%	41,086	19.12%
Value \$150,000 - \$199,999	5,106	17.73%	8,510	15.26%	27,759	12.92%
Value \$200,000 - \$299,999	6,242	21.67%	13,776	24.71%	46,486	21.63%
Value \$300,000 - \$399,999	2,421	8.41%	5,316	9.53%	14,613	6.80%
Value \$400,000 - \$499,999	1,562	5.42%	3,907	7.01%	9,685	4.51%
Value \$500,000 - \$749,999	1,613	5.60%	5,074	9.10%	11,603	5.40%
Value \$750,000 - \$999,999	395	1.37%	2,180	3.91%	5,789	2.69%
Value \$1,000,000 or more	302	1.05%	1,466	2.63%	3,913	1.82%
2009 Med Housing Val-Owner Occupied	\$182,810		\$225,792		\$175,563	
2000 Housing Units by Units in Structure	38,377		75,945		312,982	
1 Unit Attached	6,289	16.39%	11,573	15.24%	32,357	10.34%
1 Unit Detached	17,098	44.55%	36,041	47.46%	124,329	39.72%
2 Units	438	1.14%	769	1.01%	5,137	1.64%
3 - 19 Units	4,917	12.81%	11,896	15.66%	64,421	20.58%
20 - 49 Units	4,254	11.08%	6,410	8.44%	40,417	12.91%
50 or more Units	4,267	11.12%	6,705	8.83%	38,012	12.15%
Mobile Home or Trailer	1,106	2.88%	2,535	3.34%	7,921	2.53%
Boat, RV, Van, Etc.	8	0.02%	16	0.02%	388	0.12%
2009 Housing Units by Yr Built	40,385		81,326		341,693	
Built 1999 to Present	2,935	7.27%	7,350	9.04%	37,112	10.86%
Built 1995 to 1998	3,739	9.26%	9,651	11.87%	28,463	8.33%
Built 1990 to 1994	5,047	12.50%	12,504	15.38%	35,961	10.52%
Built 1980 to 1989	18,783	46.51%	36,570	44.97%	106,764	31.25%
Built 1970 to 1979	9,059	22.43%	13,543	16.65%	89,530	26.20%
Built 1960 to 1969	551	1.36%	1,176	1.45%	29,865	8.74%
Built 1950 to 1959	139	0.34%	298	0.37%	10,680	3.13%
Built 1940 to 1949	51	0.13%	96	0.12%	1,849	0.54%
Built 1939 or Earlier	81	0.20%	138	0.17%	1,469	0.43%
2009 Median Year Built	1985		1987		1984	

Mission Bay Plaza

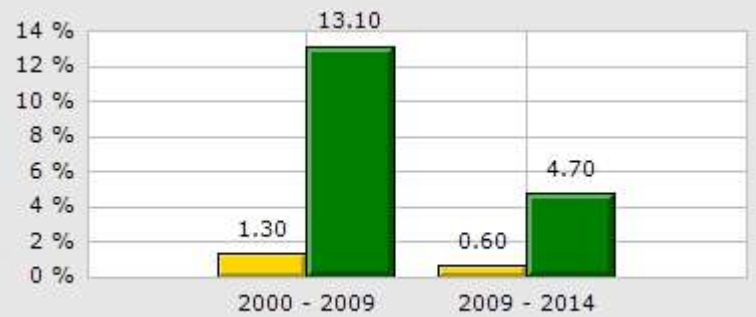
Type: **Shopping Center/Community Center**
 County: **Palm Beach**

3 Mile
 County

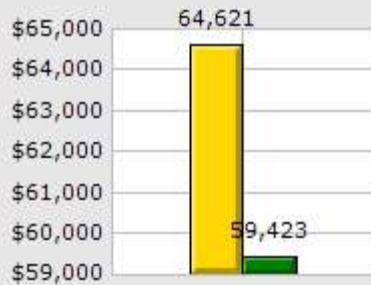
Population Growth



Household Growth



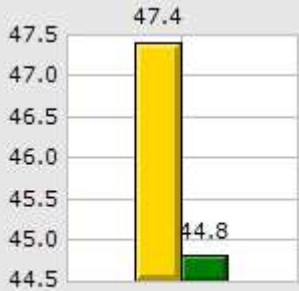
2009 Med Household Inc



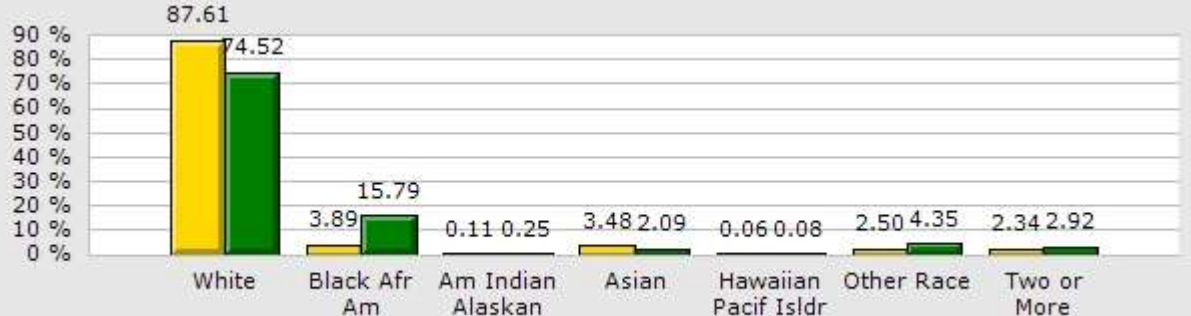
2009 Households by Household Income



2009 Median Age



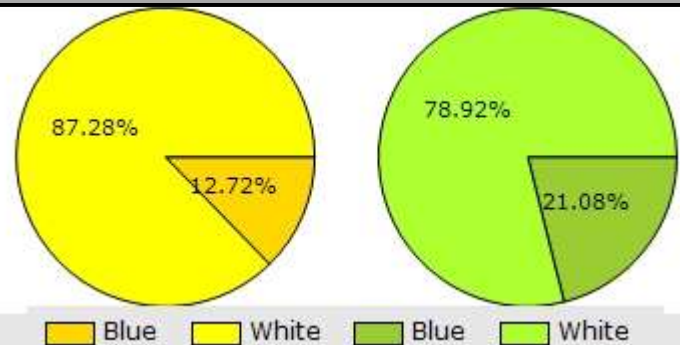
2009 Population by Race



2009 Renter vs. Owner



2009 Blue vs. White Collar



Demographic Market Comparison Report

3 mile radius

Mission Bay Plaza

Type: **Shopping Center/Community Center**
 County: **Palm Beach**

	3 Mile		County	
Population				
Growth 2000 - 2009	2.10%		15.20%	
Growth 2009 - 2014	0.60%		5.00%	
2009 Blue Collar	3,703	12.72%	91,608	21.08%
2009 White Collar	25,417	87.28%	342,964	78.92%
2009 Population By Race	82,862		1,303,430	
White	72,597	87.61%	971,284	74.52%
Black Afr Am	3,224	3.89%	205,866	15.79%
Am Indian Alaskan	94	0.11%	3,258	0.25%
Asian	2,887	3.48%	27,260	2.09%
Hawaiian Pacif Islldr	47	0.06%	1,025	0.08%
Other Race	2,071	2.50%	56,681	4.35%
Two or More	1,942	2.34%	38,056	2.92%
Households				
Growth 2000 - 2009	1.30%		13.10%	
Growth 2009 - 2014	0.60%		4.70%	
Renter Occupied	5,458	15.93%	138,345	25.80%
Owner Occupied	28,801	84.07%	397,876	74.20%
2009 Households by HH Income	34,259		536,220	
Income < \$35,000	8,415	24.56%	150,884	28.14%
Income \$35,000 - \$74,999	11,395	33.26%	188,823	35.21%
Income \$75,000 - \$149,999	9,379	27.38%	134,812	25.14%
Income \$150,000 - \$249,999	3,388	9.89%	41,252	7.69%
Income \$250,000+	1,682	4.91%	20,449	3.81%
2009 Median Household Income	\$64,621		\$59,423	
2009 Median Age	47.40		44.80	



Consumer Spending Report

Mission Bay Plaza

2009 Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Specified Consumer Spending	\$1,734,530	\$4,095,365	\$13,371,081
Total Apparel	\$58,632	\$140,013	\$459,169
Women's Apparel	25,011	58,956	192,544
Men's Apparel	14,257	34,081	111,000
Girl's Apparel	4,914	12,053	38,604
Boy's Apparel	3,788	9,259	30,084
Infant Apparel	3,642	8,884	29,863
Footwear (excl. Infants)	8,988	21,406	70,926
Other Apparel Prod/Services	7,019	16,779	57,073
Total Entertainment	\$160,894	\$378,279	\$1,222,901
Sports and Recreation	6,572	15,907	50,380
TV, Radio and Sound Equipment	53,970	127,014	420,957
Reading Materials	7,873	18,147	59,672
Travel	90,400	212,209	675,956
Photographic Equipment	2,079	5,003	15,935
Total Food At Home	\$138,986	\$324,455	\$1,084,440
Cereal Products	8,424	19,754	66,357
Bread & Bakery Products	18,617	43,267	144,212
Seafood	7,435	17,361	57,584
Meat/Poultry/Fish/Eggs	46,671	109,206	365,715
Dairy Products	22,481	52,475	175,270
Fruits and Vegetables	35,358	82,392	275,302
Total Food Away From Home	\$139,503	\$329,720	\$1,087,505
Breakfast and Brunch	13,126	30,815	103,974
Dinner	65,265	154,092	506,270
Lunch	46,330	109,454	361,870
Snacks and Non Alcoholic Bev	9,852	23,590	78,744
Catered Affairs	4,929	11,769	36,647

Consumer Spending Report

Mission Bay Plaza

Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Alcoholic Beverages	\$25,521	\$60,545	\$200,937
Alcoholic Bev. at Home	15,129	35,650	117,545
Alcoholic Bev. away from Home	10,392	24,895	83,392
Total Furniture/Appliances	\$170,872	\$405,083	\$1,297,404
Bedroom Furniture	9,699	23,156	74,958
Living Room Furniture	14,955	35,592	113,715
Other Living & Family Room Furniture	4,156	9,971	31,201
Other Furniture	1,614	3,889	12,038
Major Appliances	14,364	33,584	107,614
Small Appliances	35,145	83,462	267,975
Misc Household Equipment	90,939	215,430	689,904
Total Transportation/Maint.	\$848,716	\$2,007,095	\$6,562,083
New Autos/Trucks/Vans	124,116	294,026	932,435
Used Vehicles	88,012	209,929	702,368
Purchase of RVs or Boats	13,355	31,336	98,091
Gasoline	115,060	271,387	898,938
Diesel Fuel	2,132	5,011	16,037
Automotive Maintenance/Repair	42,925	100,437	330,172
Transportation	463,116	1,094,969	3,584,043
Total Health Care	\$81,918	\$185,174	\$615,675
Medical Services	45,638	104,806	343,567
Prescription Drugs	28,536	62,904	213,911
Medical Supplies	7,745	17,464	58,197
Total Education/Day Care	\$125,167	\$304,839	\$962,041
Education	55,093	133,850	423,911
Room and Board	6,588	15,531	47,462
Tuition/School Supplies	49,399	120,167	380,301
Day Care, Nursery & Preschool	14,089	35,290	110,368

Mission Bay Plaza

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	2,871	20,827	7
Total Retail	582	6,868	12
Home Improvement Stores	32	312	10
General Merchandise Stores	19	583	31
Food Stores	41	1,143	28
Auto Dealers and Gas Stations	31	144	5
Apparel and Accessory Stores	44	1,072	24
Furniture and Home Furnishings	84	272	3
Eating and Drinking Places	137	1,897	14
Miscellaneous Retail Stores	194	1,445	7
Finance-Insurance-Real Estate	328	1,980	6
Banks, Saving and Lending Inst.	71	345	5
Security Brokers and Investments	36	78	2
Insurance Carriers and Agencies	67	141	2
Real Estate-Trust-Holding Co.	154	1,416	9
Services	1,353	10,308	8
Hotels and Lodging	4	167	42
Motion Picture and Amusement	81	794	10
Health Services	231	2,409	10
Legal Services	33	197	6
Educational Services	43	1,179	27
Auto Services	53	166	3
Other Services	908	5,396	6
Agriculture/Mining	75	253	3
Construction	256	602	2
Manufacturing	34	88	3
Transportation, Comm./Pub Util.	116	217	2
Wholesale Trade	120	431	4
Government	7	80	11
Daytime Population	20,827		
Daytime Population/Business	7		
Residential Population	82,862		
Residential Population/Business	29		

Traffic Count Report

Mission Bay Plaza



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	State Road 7	Kimberly Blvd	0.80 N	2005	46,000	AADT	.20
2	Range Line Rd	Glades Rd	0.22 S	2005	46,000	AADT	.20
3	Glades Rd	Diego Dr E	0.07 E	2003	26,000	ADT	.23
4	Glades Rd	W Carousel Cir	0.65 E	2003	26,000	ADT	.30
5	Cain Blvd	Glades Rd	0.06 S	2003	16,400	ADT	.37
6	State Road 7	S Central Park Blvd	0.88 S	2005	56,500	AADT	.41
7	Range Line Rd	Glades Rd	0.13 N	2005	56,500	AADT	.42
8	Boca Raton Rd W	W Carousel Cir	0.09 E	2005	45,000	AADT	.47
9	Glades Rd	W Carousel Cir	0.06 E	2005	45,000	AADT	.47
10	Kimberly Blvd	Liberty Rd	0.02 W	2003	6,800	ADT	.87