



NewMark Merrill COMPANIES

When you love shopping centers it shows.



LOCATED ON THE NORTHWEST CORNER OF BRISTOL STREET & WARNER AVENUE, SANTA ANA, CALIFORNIA



Coming Soon!

**dd's
DISCOUNTS**

Food4Less



Ono Hawaiian BBQ
EST. 2001

JUICE IT UP!



Project Size 120,805 Sq. Ft. of Retail Space
Demographics



Population*

1 Mile.....41,326
3 Miles.....292,161



Traffic Count*

67,713 Cars Daily



Average Household Income*

1 Mile.....\$95,279
3 Miles.....\$84,422



Prime Retail Spaces Available

- Situated in the heart of Orange County's retail corridor, at the major intersections of Bristol Street and Warner Avenue in the City of Santa Ana.
- Easily accessible from the Santa Ana (5), San Diego (405), and 55 & 73 Freeways.
- Densely populated 3-mile radius of 292,161 people with an average household income of \$84,422 within a 1-mile radius.
- Exposure to over 67,713 cars daily.

*Estimates are based on 2020 demographics for population and average income per household. Traffic count is based upon owner's calculations. The information contained herein is not guaranteed and should be independently verified.

**For additional information,
please contact:**

Darren Bovard

dbovard@newmarkmerrill.com
(BRE#01362187)

or

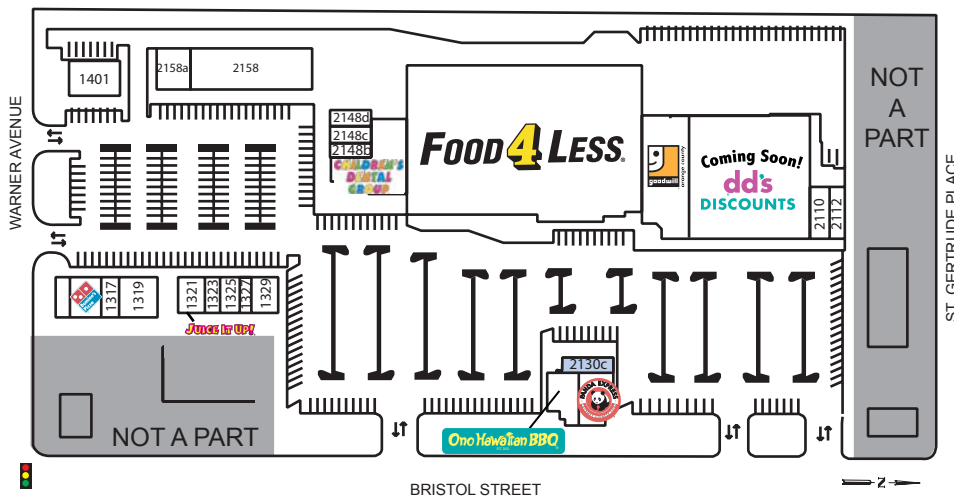
Greg Giacopuzzi

ggjacopuzzi@newmarkmerrill.com
(BRE#01906640)

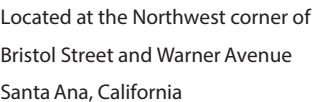
Tel: (818) 710-6100

Fax: (818) 710-6116

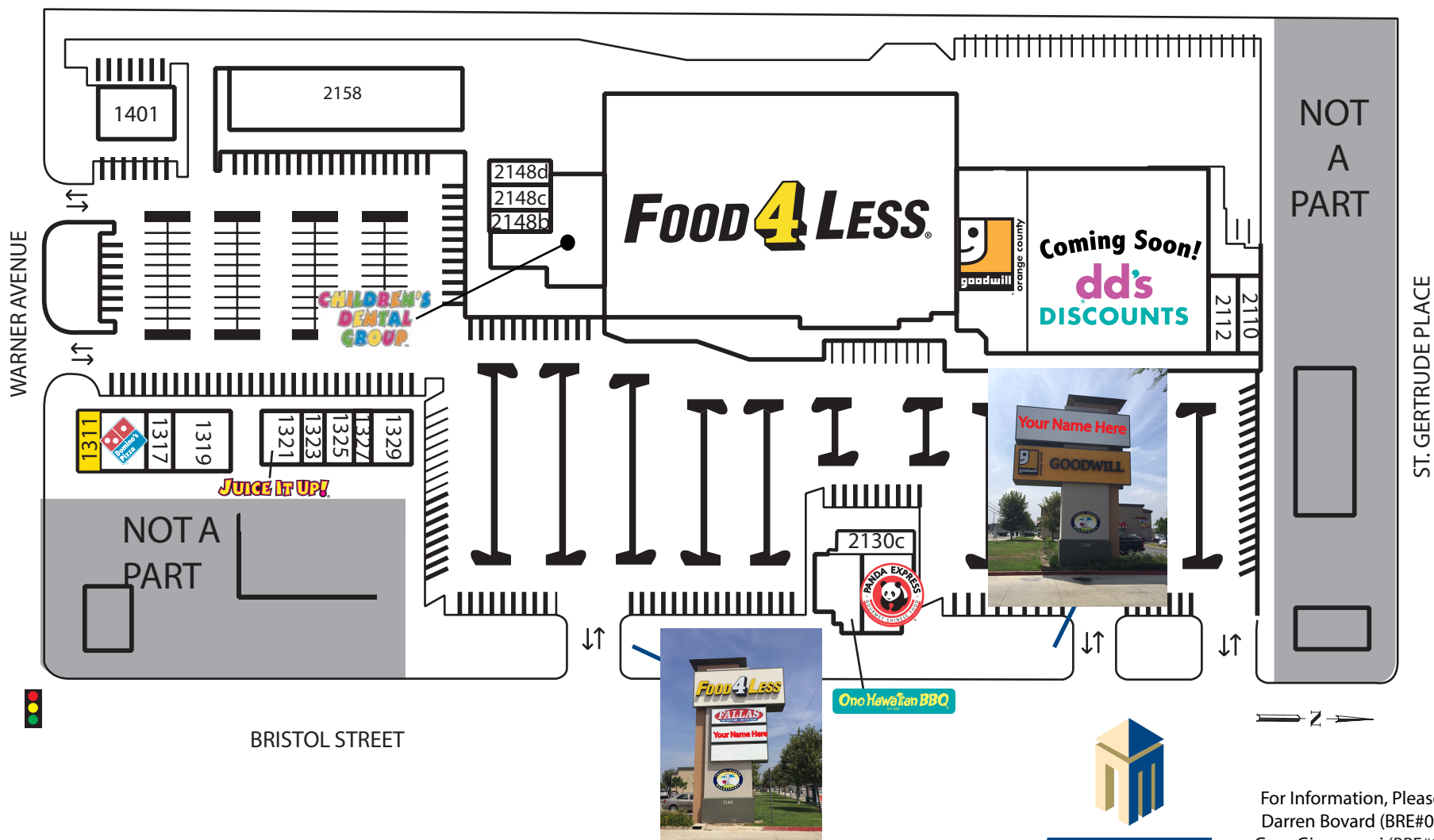
5850 Canoga Avenue
Suite 650
Woodland Hills, CA 91367
www.newmarkmerrill.com



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No.	Tenant	SF
2130t	Security	0
2138	Food 4 Less #340	51,260
2144	Children's Dental	5,750
2148c	Optometry Office	900
2148b	Lavish Lash Beauty Bar	900
2148d	Foot Reflexology	800
2158	Culichi Town Restaurant	9,525





Market Profile

2240 S Bristol St, Santa Ana, California, 92704
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.71679
Longitude: -117.88605

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	42,888	294,411	644,895
2010 Total Population	40,927	282,332	651,615
2020 Total Population	41,326	292,161	690,835
2020 Group Quarters	548	4,749	13,907
2025 Total Population	41,523	298,001	711,385
2020-2025 Annual Rate	0.10%	0.40%	0.59%
2020 Total Daytime Population	32,152	306,904	742,398
Workers	8,260	136,369	352,438
Residents	23,892	170,535	389,960
Household Summary			
2000 Households	8,002	64,027	174,479
2000 Average Household Size	5.29	4.52	3.62
2010 Households	7,943	65,271	181,734
2010 Average Household Size	5.09	4.26	3.52
2020 Households	7,888	66,807	191,907
2020 Average Household Size	5.17	4.30	3.53
2025 Households	7,889	68,147	198,344
2025 Average Household Size	5.19	4.30	3.52
2020-2025 Annual Rate	0.00%	0.40%	0.66%
2010 Families	7,045	51,694	132,560
2010 Average Family Size	4.96	4.50	3.96
2020 Families	7,010	52,794	138,751
2020 Average Family Size	5.03	4.55	3.99
2025 Families	7,016	53,781	142,947
2025 Average Family Size	5.06	4.56	3.99
2020-2025 Annual Rate	0.02%	0.37%	0.60%
Housing Unit Summary			
2000 Housing Units	8,074	65,656	180,798
Owner Occupied Housing Units	70.7%	47.3%	48.0%
Renter Occupied Housing Units	28.4%	50.3%	48.5%
Vacant Housing Units	0.9%	2.5%	3.5%
2010 Housing Units	8,265	68,883	191,882
Owner Occupied Housing Units	64.2%	43.4%	45.3%
Renter Occupied Housing Units	31.9%	51.4%	49.5%
Vacant Housing Units	3.9%	5.2%	5.3%
2020 Housing Units	8,312	70,647	203,510
Owner Occupied Housing Units	61.0%	40.8%	41.9%
Renter Occupied Housing Units	33.9%	53.7%	52.4%
Vacant Housing Units	5.1%	5.4%	5.7%
2025 Housing Units	8,347	72,203	210,370
Owner Occupied Housing Units	61.5%	41.1%	41.6%
Renter Occupied Housing Units	33.0%	53.3%	52.7%
Vacant Housing Units	5.5%	5.6%	5.7%
Median Household Income			
2020	\$83,150	\$64,303	\$73,660
2025	\$90,641	\$70,658	\$81,204
Median Home Value			
2020	\$522,453	\$524,348	\$608,452
2025	\$572,939	\$586,972	\$654,961
Per Capita Income			
2020	\$18,302	\$19,351	\$27,004
2025	\$20,307	\$21,549	\$30,633
Median Age			
2010	29.8	29.2	31.8
2020	32.3	30.8	33.4
2025	34.5	32.5	34.8

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

August 12, 2020



Market Profile

2240 S Bristol St, Santa Ana, California, 92704
Rings: 1, 3, 5 mile radii

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Latitude: 33.71679
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	1 mile	3 miles	5 miles
2020 Households by Income			
Household Income Base	7,888	66,807	191,907
<\$15,000	3.5%	7.3%	7.9%
\$15,000 - \$24,999	5.2%	8.0%	7.0%
\$25,000 - \$34,999	6.9%	8.8%	7.2%
\$35,000 - \$49,999	11.1%	13.1%	11.1%
\$50,000 - \$74,999	16.7%	19.3%	17.5%
\$75,000 - \$99,999	16.7%	13.6%	14.0%
\$100,000 - \$149,999	24.8%	17.2%	17.8%
\$150,000 - \$199,999	10.0%	7.4%	9.0%
\$200,000+	5.2%	5.4%	8.6%
Average Household Income	\$95,279	\$84,422	\$97,040
2025 Households by Income			
Household Income Base	7,889	68,147	198,344
<\$15,000	2.9%	6.3%	6.8%
\$15,000 - \$24,999	4.4%	7.1%	6.0%
\$25,000 - \$34,999	6.0%	7.9%	6.2%
\$35,000 - \$49,999	9.8%	12.2%	10.0%
\$50,000 - \$74,999	15.5%	18.9%	16.7%
\$75,000 - \$99,999	16.5%	13.9%	14.2%
\$100,000 - \$149,999	26.6%	18.7%	19.2%
\$150,000 - \$199,999	12.2%	8.7%	10.7%
\$200,000+	6.2%	6.3%	10.3%
Average Household Income	\$106,236	\$94,001	\$109,707
2020 Owner Occupied Housing Units by Value			
Total	5,067	28,834	85,202
<\$50,000	0.4%	3.7%	2.5%
\$50,000 - \$99,999	0.3%	1.4%	1.1%
\$100,000 - \$149,999	0.1%	0.5%	0.4%
\$150,000 - \$199,999	0.2%	0.8%	0.5%
\$200,000 - \$249,999	0.6%	1.1%	0.6%
\$250,000 - \$299,999	1.2%	3.1%	1.9%
\$300,000 - \$399,999	12.2%	12.9%	8.7%
\$400,000 - \$499,999	30.7%	22.6%	15.2%
\$500,000 - \$749,999	47.5%	41.1%	44.1%
\$750,000 - \$999,999	4.8%	9.7%	17.6%
\$1,000,000 - \$1,499,999	0.6%	2.0%	5.7%
\$1,500,000 - \$1,999,999	0.0%	0.4%	0.8%
\$2,000,000 +	1.3%	0.8%	0.9%
Average Home Value	\$563,383	\$553,883	\$643,632
2025 Owner Occupied Housing Units by Value			
Total	5,137	29,647	87,433
<\$50,000	0.1%	2.6%	1.6%
\$50,000 - \$99,999	0.1%	0.8%	0.6%
\$100,000 - \$149,999	0.0%	0.1%	0.2%
\$150,000 - \$199,999	0.1%	0.7%	0.4%
\$200,000 - \$249,999	0.2%	0.7%	0.6%
\$250,000 - \$299,999	0.4%	1.5%	1.0%
\$300,000 - \$399,999	6.4%	7.4%	4.8%
\$400,000 - \$499,999	26.6%	19.7%	12.2%
\$500,000 - \$749,999	55.0%	47.1%	46.2%
\$750,000 - \$999,999	7.5%	14.3%	22.8%
\$1,000,000 - \$1,499,999	1.2%	3.1%	7.4%
\$1,500,000 - \$1,999,999	0.0%	0.4%	0.9%
\$2,000,000 +	2.4%	1.5%	1.3%
Average Home Value	\$621,481	\$622,347	\$703,886

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

August 12, 2020



Market Profile

2240 S Bristol St, Santa Ana, California, 92704
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.71679
Longitude: -117.88605

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	40,930	282,331	651,618
0 - 4	8.0%	8.8%	7.6%
5 - 9	7.9%	8.2%	7.2%
10 - 14	8.2%	8.1%	7.3%
15 - 24	17.8%	17.1%	16.3%
25 - 34	15.7%	17.2%	16.5%
35 - 44	14.8%	14.9%	15.1%
45 - 54	12.4%	11.6%	12.7%
55 - 64	8.2%	7.2%	8.6%
65 - 74	4.3%	4.0%	4.9%
75 - 84	2.2%	2.1%	2.8%
85 +	0.8%	0.7%	1.1%
18 +	70.6%	69.7%	73.3%
2020 Population by Age			
Total	41,327	292,161	690,834
0 - 4	7.5%	8.2%	6.9%
5 - 9	7.7%	8.0%	6.8%
10 - 14	7.5%	7.6%	6.7%
15 - 24	14.2%	15.4%	14.6%
25 - 34	17.8%	18.1%	17.6%
35 - 44	13.9%	13.8%	13.9%
45 - 54	12.2%	11.7%	12.3%
55 - 64	9.7%	8.7%	10.0%
65 - 74	5.9%	5.2%	6.4%
75 - 84	2.6%	2.5%	3.3%
85 +	0.9%	0.9%	1.3%
18 +	72.9%	72.0%	75.6%
2025 Population by Age			
Total	41,521	298,001	711,386
0 - 4	7.4%	8.1%	6.8%
5 - 9	7.1%	7.4%	6.3%
10 - 14	7.6%	7.4%	6.5%
15 - 24	13.6%	14.4%	13.6%
25 - 34	15.0%	17.0%	17.1%
35 - 44	16.4%	15.0%	15.0%
45 - 54	11.4%	11.3%	11.7%
55 - 64	10.4%	9.4%	10.3%
65 - 74	6.7%	6.1%	7.2%
75 - 84	3.3%	3.1%	3.9%
85 +	1.0%	1.1%	1.5%
18 +	73.6%	73.0%	76.7%
2010 Population by Sex			
Males	20,944	144,714	329,146
Females	19,983	137,618	322,469
2020 Population by Sex			
Males	21,052	149,431	348,997
Females	20,274	142,730	341,838
2025 Population by Sex			
Males	21,174	152,347	359,584
Females	20,349	145,654	351,801

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

August 12, 2020



Market Profile

2240 S Bristol St, Santa Ana, California, 92704
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.71679
Longitude: -117.88605

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	40,927	282,332	651,614
White Alone	43.3%	46.7%	49.3%
Black Alone	1.3%	1.5%	1.6%
American Indian Alone	1.0%	1.0%	0.8%
Asian Alone	9.8%	10.2%	18.4%
Pacific Islander Alone	0.4%	0.3%	0.4%
Some Other Race Alone	40.6%	36.6%	25.6%
Two or More Races	3.6%	3.7%	4.0%
Hispanic Origin	81.7%	76.4%	54.9%
Diversity Index	86.2	85.4	86.0
2020 Population by Race/Ethnicity			
Total	41,327	292,161	690,835
White Alone	41.3%	44.3%	45.6%
Black Alone	1.3%	1.6%	1.7%
American Indian Alone	0.9%	0.9%	0.7%
Asian Alone	11.1%	11.9%	21.6%
Pacific Islander Alone	0.3%	0.3%	0.4%
Some Other Race Alone	41.4%	37.2%	25.7%
Two or More Races	3.6%	3.8%	4.3%
Hispanic Origin	81.7%	76.2%	54.3%
Diversity Index	87.2	86.6	87.1
2025 Population by Race/Ethnicity			
Total	41,522	298,002	711,384
White Alone	40.8%	43.6%	44.1%
Black Alone	1.3%	1.6%	1.8%
American Indian Alone	0.9%	0.9%	0.7%
Asian Alone	12.0%	12.9%	23.4%
Pacific Islander Alone	0.3%	0.3%	0.4%
Some Other Race Alone	41.1%	36.9%	25.3%
Two or More Races	3.6%	3.8%	4.4%
Hispanic Origin	81.4%	76.0%	54.0%
Diversity Index	87.4	86.8	87.5
2010 Population by Relationship and Household Type			
Total	40,927	282,332	651,615
In Households	98.8%	98.5%	98.1%
In Family Households	94.8%	91.0%	86.8%
Householder	17.3%	18.3%	20.3%
Spouse	12.7%	12.8%	14.5%
Child	38.8%	37.6%	34.4%
Other relative	16.4%	13.6%	11.4%
Nonrelative	9.4%	8.6%	6.3%
In Nonfamily Households	4.1%	7.6%	11.3%
In Group Quarters	1.2%	1.5%	1.9%
Institutionalized Population	1.0%	1.0%	1.2%
Noninstitutionalized Population	0.2%	0.5%	0.6%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

August 12, 2020



Market Profile

2240 S Bristol St, Santa Ana, California, 92704
Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
2020 Population 25+ by Educational Attainment			
Total	26,011	177,834	448,421
Less than 9th Grade	24.6%	23.7%	15.4%
9th - 12th Grade, No Diploma	13.3%	14.6%	10.6%
High School Graduate	21.4%	19.6%	18.1%
GED/Alternative Credential	2.6%	2.6%	2.4%
Some College, No Degree	17.9%	16.6%	18.4%
Associate Degree	6.3%	5.5%	6.6%
Bachelor's Degree	10.6%	12.9%	19.5%
Graduate/Professional Degree	3.2%	4.7%	9.0%
2020 Population 15+ by Marital Status			
Total	31,890	222,835	549,124
Never Married	41.3%	44.1%	41.7%
Married	48.9%	45.4%	46.5%
Widowed	4.2%	3.8%	4.1%
Divorced	5.7%	6.6%	7.7%
2020 Civilian Population 16+ in Labor Force			
Civilian Population 16+	21,136	145,873	356,279
Population 16+ Employed	84.0%	83.8%	84.4%
Population 16+ Unemployment rate	16.0%	16.2%	15.6%
Population 16-24 Employed	12.7%	13.7%	12.3%
Population 16-24 Unemployment rate	23.8%	24.6%	24.2%
Population 25-54 Employed	70.8%	71.7%	70.9%
Population 25-54 Unemployment rate	15.1%	15.0%	14.4%
Population 55-64 Employed	13.5%	11.7%	13.2%
Population 55-64 Unemployment rate	12.6%	13.5%	13.2%
Population 65+ Employed	3.1%	2.8%	3.7%
Population 65+ Unemployment rate	13.8%	13.7%	14.2%
2020 Employed Population 16+ by Industry			
Total	17,763	122,199	300,706
Agriculture/Mining	1.4%	1.4%	0.9%
Construction	9.4%	9.9%	7.8%
Manufacturing	17.7%	16.4%	14.9%
Wholesale Trade	1.8%	2.4%	2.7%
Retail Trade	11.2%	9.9%	9.6%
Transportation/Utilities	4.2%	3.7%	3.4%
Information	0.9%	1.0%	1.4%
Finance/Insurance/Real Estate	6.5%	6.2%	7.8%
Services	45.7%	47.3%	49.4%
Public Administration	1.3%	1.9%	2.1%
2020 Employed Population 16+ by Occupation			
Total	17,763	122,201	300,707
White Collar	42.5%	43.7%	54.7%
Management/Business/Financial	7.4%	9.1%	13.3%
Professional	9.8%	11.7%	17.8%
Sales	10.3%	9.5%	10.1%
Administrative Support	15.0%	13.5%	13.5%
Services	26.8%	26.0%	21.6%
Blue Collar	30.7%	30.3%	23.8%
Farming/Forestry/Fishing	1.1%	1.3%	0.8%
Construction/Extraction	7.3%	8.2%	6.1%
Installation/Maintenance/Repair	2.9%	2.7%	2.6%
Production	13.2%	11.4%	8.9%
Transportation/Material Moving	6.1%	6.7%	5.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

August 12, 2020



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2010 Households by Type			
Total	7,942	65,272	181,733
Households with 1 Person	7.4%	14.2%	18.6%
Households with 2+ People	92.6%	85.8%	81.4%
Family Households	88.7%	79.2%	72.9%
Husband-wife Families	65.2%	55.4%	51.8%
With Related Children	44.4%	37.3%	30.8%
Other Family (No Spouse Present)	23.5%	23.8%	21.1%
Other Family with Male Householder	8.5%	8.5%	7.1%
With Related Children	5.4%	5.3%	4.0%
Other Family with Female Householder	15.0%	15.3%	14.0%
With Related Children	9.2%	10.0%	8.4%
Nonfamily Households	3.9%	6.6%	8.4%
All Households with Children	60.5%	53.8%	43.9%
Multigenerational Households	20.4%	14.1%	9.9%
Unmarried Partner Households	5.8%	7.5%	6.9%
Male-female	5.2%	6.8%	6.2%
Same-sex	0.6%	0.7%	0.7%
2010 Households by Size			
Total	7,944	65,272	181,734
1 Person Household	7.4%	14.2%	18.6%
2 Person Household	13.0%	18.0%	23.9%
3 Person Household	12.2%	13.1%	15.3%
4 Person Household	15.6%	15.2%	15.3%
5 Person Household	15.1%	13.2%	10.5%
6 Person Household	11.4%	8.9%	6.3%
7 + Person Household	25.2%	17.4%	10.1%
2010 Households by Tenure and Mortgage Status			
Total	7,943	65,271	181,734
Owner Occupied	66.8%	45.8%	47.8%
Owned with a Mortgage/Loan	55.7%	36.4%	37.3%
Owned Free and Clear	11.1%	9.4%	10.5%
Renter Occupied	33.2%	54.2%	52.2%
2020 Affordability, Mortgage and Wealth			
Housing Affordability Index	92	71	69
Percent of Income for Mortgage	26.3%	34.1%	34.5%
Wealth Index	87	73	93
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	8,265	68,883	191,882
Housing Units Inside Urbanized Area	100.0%	100.0%	100.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.0%
2010 Population By Urban/ Rural Status			
Total Population	40,927	282,332	651,615
Population Inside Urbanized Area	100.0%	100.0%	100.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.0%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

August 12, 2020



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	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Urban Villages (7B)	Las Casas (13B)	Urban Villages (7B)
2.	Las Casas (13B)	Urban Villages (7B)	Las Casas (13B)
3.	Pacific Heights (2C)	NeWest Residents (13C)	International Marketplace (13A)
2020 Consumer Spending			
Apparel & Services: Total \$	\$18,073,412	\$141,159,109	\$457,201,231
Average Spent	\$2,291.25	\$2,112.94	\$2,382.41
Spending Potential Index	107	98	111
Education: Total \$	\$15,521,486	\$115,987,659	\$392,642,395
Average Spent	\$1,967.73	\$1,736.16	\$2,046.00
Spending Potential Index	110	97	114
Entertainment/Recreation: Total \$	\$24,924,156	\$189,966,865	\$633,198,938
Average Spent	\$3,159.76	\$2,843.52	\$3,299.51
Spending Potential Index	97	88	102
Food at Home: Total \$	\$44,388,080	\$343,635,503	\$1,107,780,206
Average Spent	\$5,627.29	\$5,143.71	\$5,772.48
Spending Potential Index	105	96	108
Food Away from Home: Total \$	\$33,211,891	\$253,178,593	\$814,554,254
Average Spent	\$4,210.43	\$3,789.70	\$4,244.53
Spending Potential Index	112	101	113
Health Care: Total \$	\$40,525,462	\$312,788,346	\$1,040,840,057
Average Spent	\$5,137.61	\$4,681.97	\$5,423.67
Spending Potential Index	89	81	94
HH Furnishings & Equipment: Total \$	\$16,838,558	\$129,025,535	\$424,874,048
Average Spent	\$2,134.71	\$1,931.32	\$2,213.96
Spending Potential Index	98	88	101
Personal Care Products & Services: Total \$	\$7,236,639	\$56,518,207	\$185,444,787
Average Spent	\$917.42	\$845.99	\$966.33
Spending Potential Index	100	92	105
Shelter: Total \$	\$182,910,321	\$1,358,095,456	\$4,401,017,712
Average Spent	\$23,188.43	\$20,328.64	\$22,933.08
Spending Potential Index	120	105	118
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$15,742,152	\$120,830,049	\$405,697,271
Average Spent	\$1,995.71	\$1,808.64	\$2,114.03
Spending Potential Index	85	77	90
Travel: Total \$	\$20,610,770	\$148,061,347	\$496,822,629
Average Spent	\$2,612.93	\$2,216.25	\$2,588.87
Spending Potential Index	108	92	107
Vehicle Maintenance & Repairs: Total \$	\$8,507,716	\$66,794,637	\$217,848,629
Average Spent	\$1,078.56	\$999.81	\$1,135.18
Spending Potential Index	93	86	98

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2017 and 2018 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

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