



NewMark Merrill COMPANIES

When you love shopping centers it shows.

GELSON'S VILLAGE *Calabasas*

Project Size: 63,814 Sq. Ft.

SWC OF MULHOLLAND HWY AND MULHOLLAND DRIVE, CALABASAS, CALIFORNIA



CHASE

Gelson's



ENGEL & VÖLKERS



FOR LEASE • SPACE AVAILABLE!

- Anchored by Gelson's premium grocery chain, high-quality product offerings, specialty departments.
- Close proximity to Interstate 101, less than 1.5 miles away.
- Twice the average household income than in LA county, the surrounding Calabasas area features top rated schools and upscale residential properties.
- Parking: 260 spaces per survey (4.00 per 1,000)
- 2 miles away from Warner Center which serves as a major economic driver of the region and the site of a future mixed-use and transit-oriented development.



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

Demographics



Population

1 Mile. . . . 12,224
3 Miles. . . . 82,323
5 Miles. . . . 245,296



Traffic Count

Intersection . . . 22,265 ADT



Average Household Income

1 Mile. . . . \$185,926
3 Miles. . . . \$159,726
5 Miles. . . . \$133,833

Average Home Value

1 Mile. . . . \$1,048,172

For additional information, please contact:

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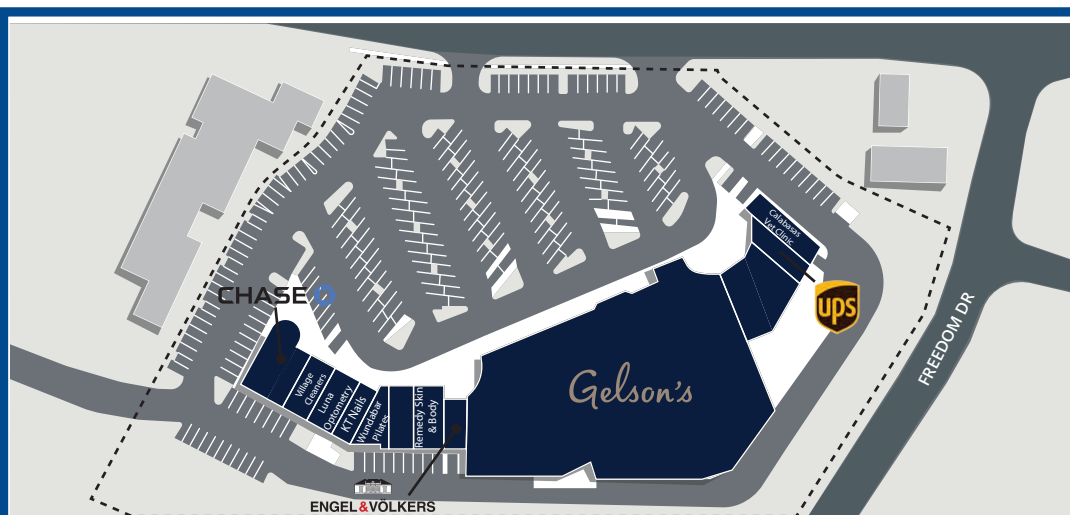
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GELSON'S VILLAGE *Calabasas*

22231-22291 Mulholland Hwy
Calabasas, CA

 Space Available



NewMark Merrill
COMPANIES

For Information, Please Contact
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NewMark Merrill Companies
Tel: 818.710.6100 Fax: 818.710.6116

Landlord makes no representation that any of the above tenants or building configurations will exist now or in the future. Tenants depicted may be proposed and may not actually occupy the proposed buildings. The dimensions and square footages shown are estimates and not guaranteed.



Market Profile

22277 Mulholland Hwy, Calabasas, California, 91302
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.14725
Longitude: -118.61249

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	11,924	71,668	224,268
2010 Total Population	11,985	77,384	236,417
2020 Total Population	12,224	82,323	245,296
2020 Group Quarters	99	425	2,270
2025 Total Population	12,245	85,186	250,383
2020-2025 Annual Rate	0.03%	0.69%	0.41%
2020 Total Daytime Population	11,349	105,665	265,913
Workers	4,479	61,134	131,377
Residents	6,870	44,531	134,536
Household Summary			
2000 Households	4,407	29,429	80,922
2000 Average Household Size	2.66	2.41	2.74
2010 Households	4,481	31,529	84,718
2010 Average Household Size	2.65	2.44	2.76
2020 Households	4,521	33,442	87,590
2020 Average Household Size	2.68	2.45	2.77
2025 Households	4,506	34,672	89,381
2025 Average Household Size	2.70	2.44	2.78
2020-2025 Annual Rate	-0.07%	0.73%	0.41%
2010 Families	3,280	20,595	58,884
2010 Average Family Size	3.08	2.98	3.26
2020 Families	3,325	21,631	60,595
2020 Average Family Size	3.11	3.00	3.28
2025 Families	3,340	22,323	61,686
2025 Average Family Size	3.11	3.00	3.29
2020-2025 Annual Rate	0.09%	0.63%	0.36%
Housing Unit Summary			
2000 Housing Units	4,524	30,830	83,740
Owner Occupied Housing Units	87.2%	64.2%	60.9%
Renter Occupied Housing Units	10.2%	31.3%	35.8%
Vacant Housing Units	2.6%	4.5%	3.4%
2010 Housing Units	4,630	33,820	90,223
Owner Occupied Housing Units	82.5%	60.8%	57.6%
Renter Occupied Housing Units	14.2%	32.4%	36.3%
Vacant Housing Units	3.2%	6.8%	6.1%
2020 Housing Units	4,668	35,897	93,881
Owner Occupied Housing Units	80.9%	57.0%	54.1%
Renter Occupied Housing Units	16.0%	36.1%	39.2%
Vacant Housing Units	3.1%	6.8%	6.7%
2025 Housing Units	4,668	37,217	96,074
Owner Occupied Housing Units	81.0%	55.4%	53.1%
Renter Occupied Housing Units	15.5%	37.7%	39.9%
Vacant Housing Units	3.5%	6.8%	7.0%
Median Household Income			
2020	\$130,238	\$111,116	\$93,108
2025	\$139,022	\$119,728	\$101,975
Median Home Value			
2020	\$965,530	\$904,423	\$743,407
2025	\$1,034,222	\$970,424	\$826,206
Per Capita Income			
2020	\$69,653	\$64,598	\$47,871
2025	\$76,589	\$71,527	\$53,187
Median Age			
2010	46.3	42.8	39.3
2020	49.4	44.4	40.7
2025	49.9	44.3	41.4

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.

March 04, 2021



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2020 Households by Income			
Household Income Base	4,521	33,442	87,590
<\$15,000	4.2%	6.5%	7.6%
\$15,000 - \$24,999	3.1%	3.8%	4.9%
\$25,000 - \$34,999	3.8%	4.2%	6.1%
\$35,000 - \$49,999	4.6%	6.4%	8.4%
\$50,000 - \$74,999	8.3%	12.8%	14.1%
\$75,000 - \$99,999	8.8%	10.6%	11.6%
\$100,000 - \$149,999	24.4%	18.7%	18.9%
\$150,000 - \$199,999	13.5%	12.7%	10.7%
\$200,000+	29.2%	24.2%	17.7%
Average Household Income	\$185,926	\$159,725	\$133,833
2025 Households by Income			
Household Income Base	4,506	34,672	89,381
<\$15,000	4.0%	6.3%	6.9%
\$15,000 - \$24,999	2.6%	3.4%	4.2%
\$25,000 - \$34,999	3.4%	3.7%	5.3%
\$35,000 - \$49,999	4.1%	5.6%	7.8%
\$50,000 - \$74,999	8.0%	11.8%	13.3%
\$75,000 - \$99,999	8.3%	10.1%	11.3%
\$100,000 - \$149,999	23.2%	18.2%	19.2%
\$150,000 - \$199,999	13.4%	13.4%	11.7%
\$200,000+	32.9%	27.3%	20.2%
Average Household Income	\$205,394	\$176,468	\$148,739
2020 Owner Occupied Housing Units by Value			
Total	3,775	20,467	50,752
<\$50,000	0.1%	0.4%	0.7%
\$50,000 - \$99,999	0.1%	0.1%	0.2%
\$100,000 - \$149,999	0.0%	0.0%	0.1%
\$150,000 - \$199,999	0.1%	0.1%	0.3%
\$200,000 - \$249,999	0.1%	0.3%	0.7%
\$250,000 - \$299,999	0.0%	0.4%	1.3%
\$300,000 - \$399,999	0.3%	1.9%	4.9%
\$400,000 - \$499,999	2.0%	5.7%	11.1%
\$500,000 - \$749,999	16.5%	25.3%	31.5%
\$750,000 - \$999,999	35.7%	25.4%	18.9%
\$1,000,000 - \$1,499,999	37.0%	26.1%	18.5%
\$1,500,000 - \$1,999,999	4.5%	7.4%	5.9%
\$2,000,000 +	3.6%	6.8%	5.9%
Average Home Value	\$1,048,172	\$1,024,081	\$902,138
2025 Owner Occupied Housing Units by Value			
Total	3,782	20,631	51,014
<\$50,000	0.0%	0.1%	0.3%
\$50,000 - \$99,999	0.0%	0.0%	0.1%
\$100,000 - \$149,999	0.0%	0.0%	0.0%
\$150,000 - \$199,999	0.0%	0.0%	0.1%
\$200,000 - \$249,999	0.0%	0.1%	0.4%
\$250,000 - \$299,999	0.0%	0.2%	0.8%
\$300,000 - \$399,999	0.1%	0.9%	2.7%
\$400,000 - \$499,999	0.8%	3.4%	8.3%
\$500,000 - \$749,999	10.4%	21.0%	30.7%
\$750,000 - \$999,999	35.7%	27.5%	21.7%
\$1,000,000 - \$1,499,999	43.7%	30.7%	21.3%
\$1,500,000 - \$1,999,999	5.2%	8.2%	6.7%
\$2,000,000 +	4.1%	7.8%	6.9%
Average Home Value	\$1,110,636	\$1,094,707	\$970,465

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.

March 04, 2021



Market Profile

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Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.14725
Longitude: -118.61249

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	11,984	77,384	236,419
0 - 4	5.1%	5.1%	5.8%
5 - 9	6.1%	5.5%	6.1%
10 - 14	6.2%	5.7%	6.4%
15 - 24	9.5%	10.7%	12.7%
25 - 34	6.9%	12.3%	13.1%
35 - 44	14.0%	14.0%	14.4%
45 - 54	17.5%	16.1%	15.5%
55 - 64	16.5%	14.2%	12.2%
65 - 74	9.1%	8.3%	6.9%
75 - 84	6.1%	5.7%	4.7%
85 +	3.0%	2.4%	2.2%
18 +	78.6%	79.9%	77.5%
2020 Population by Age			
Total	12,226	82,323	245,296
0 - 4	4.3%	4.5%	5.2%
5 - 9	5.5%	5.1%	5.6%
10 - 14	6.5%	5.9%	6.2%
15 - 24	9.5%	9.9%	11.9%
25 - 34	7.9%	11.9%	13.4%
35 - 44	10.4%	13.4%	13.1%
45 - 54	14.4%	13.6%	13.6%
55 - 64	17.2%	14.9%	13.6%
65 - 74	14.1%	11.7%	9.7%
75 - 84	7.0%	6.2%	5.1%
85 +	3.3%	2.9%	2.6%
18 +	79.8%	81.0%	79.3%
2025 Population by Age			
Total	12,247	85,188	250,382
0 - 4	4.5%	4.6%	5.3%
5 - 9	5.4%	5.1%	5.4%
10 - 14	5.9%	5.3%	5.7%
15 - 24	8.9%	9.3%	11.1%
25 - 34	7.9%	12.2%	13.6%
35 - 44	11.9%	14.6%	14.1%
45 - 54	12.3%	12.6%	12.6%
55 - 64	15.9%	13.8%	13.1%
65 - 74	14.9%	12.3%	10.5%
75 - 84	9.0%	7.4%	6.0%
85 +	3.4%	3.0%	2.6%
18 +	80.5%	81.9%	80.2%
2010 Population by Sex			
Males	5,885	37,828	116,543
Females	6,100	39,556	119,874
2020 Population by Sex			
Males	6,000	40,125	120,938
Females	6,224	42,199	124,358
2025 Population by Sex			
Males	5,996	41,439	123,454
Females	6,249	43,747	126,929

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

March 04, 2021



Market Profile

22277 Mulholland Hwy, Calabasas, California, 91302
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.14725
Longitude: -118.61249

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	11,985	77,383	236,418
White Alone	86.2%	78.6%	68.2%
Black Alone	1.9%	3.9%	3.8%
American Indian Alone	0.3%	0.3%	0.4%
Asian Alone	5.6%	9.4%	10.7%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	1.5%	3.0%	11.7%
Two or More Races	4.5%	4.8%	5.0%
Hispanic Origin	6.7%	9.6%	26.4%
Diversity Index	34.7	48.1	70.8
2020 Population by Race/Ethnicity			
Total	12,224	82,324	245,296
White Alone	83.7%	75.0%	65.2%
Black Alone	1.9%	4.0%	3.8%
American Indian Alone	0.3%	0.3%	0.4%
Asian Alone	6.8%	11.3%	12.4%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	1.7%	3.4%	12.3%
Two or More Races	5.6%	5.9%	5.8%
Hispanic Origin	7.7%	10.9%	27.8%
Diversity Index	39.4	53.5	73.6
2025 Population by Race/Ethnicity			
Total	12,243	85,185	250,383
White Alone	82.6%	73.3%	63.8%
Black Alone	1.9%	4.0%	3.7%
American Indian Alone	0.3%	0.3%	0.4%
Asian Alone	7.5%	12.4%	13.3%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	1.7%	3.6%	12.5%
Two or More Races	6.0%	6.3%	6.1%
Hispanic Origin	8.3%	11.8%	28.8%
Diversity Index	41.7	56.1	74.8
2010 Population by Relationship and Household Type			
Total	11,985	77,384	236,417
In Households	99.2%	99.5%	99.1%
In Family Households	86.1%	81.3%	84.4%
Householder	27.8%	26.5%	24.9%
Spouse	23.3%	20.7%	18.6%
Child	29.7%	27.9%	31.2%
Other relative	3.6%	4.2%	6.6%
Nonrelative	1.7%	2.0%	3.2%
In Nonfamily Households	13.1%	18.2%	14.6%
In Group Quarters	0.8%	0.5%	0.9%
Institutionalized Population	0.6%	0.2%	0.5%
Noninstitutionalized Population	0.2%	0.3%	0.4%

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.

March 04, 2021



Market Profile

22277 Mulholland Hwy, Calabasas, California, 91302
Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
2020 Population 25+ by Educational Attainment			
Total	9,077	61,364	174,478
Less than 9th Grade	1.5%	2.0%	6.4%
9th - 12th Grade, No Diploma	3.0%	2.5%	4.8%
High School Graduate	11.8%	11.7%	15.6%
GED/Alternative Credential	0.8%	1.3%	1.5%
Some College, No Degree	16.3%	17.4%	18.7%
Associate Degree	7.1%	7.3%	7.7%
Bachelor's Degree	33.5%	34.1%	27.8%
Graduate/Professional Degree	25.9%	23.8%	17.5%
2020 Population 15+ by Marital Status			
Total	10,234	69,539	203,584
Never Married	24.2%	30.7%	35.0%
Married	60.3%	52.9%	50.0%
Widowed	5.7%	5.6%	5.3%
Divorced	9.8%	10.7%	9.7%
2020 Civilian Population 16+ in Labor Force			
Civilian Population 16+	6,333	44,729	132,359
Population 16+ Employed	85.0%	85.0%	84.5%
Population 16+ Unemployment rate	15.0%	15.0%	15.5%
Population 16-24 Employed	7.5%	7.7%	9.6%
Population 16-24 Unemployment rate	28.5%	27.1%	25.8%
Population 25-54 Employed	54.1%	61.0%	63.5%
Population 25-54 Unemployment rate	14.3%	14.1%	14.5%
Population 55-64 Employed	24.7%	20.1%	18.6%
Population 55-64 Unemployment rate	13.0%	13.7%	14.0%
Population 65+ Employed	13.7%	11.2%	8.4%
Population 65+ Unemployment rate	12.7%	12.5%	12.6%
2020 Employed Population 16+ by Industry			
Total	5,380	38,015	111,874
Agriculture/Mining	1.0%	0.5%	0.5%
Construction	5.7%	4.5%	7.3%
Manufacturing	5.2%	5.3%	6.7%
Wholesale Trade	3.8%	2.7%	2.6%
Retail Trade	6.1%	7.8%	8.6%
Transportation/Utilities	3.3%	2.8%	3.1%
Information	7.5%	6.8%	5.1%
Finance/Insurance/Real Estate	11.6%	12.5%	10.3%
Services	54.7%	55.5%	54.2%
Public Administration	1.0%	1.5%	1.5%
2020 Employed Population 16+ by Occupation			
Total	5,379	38,014	111,874
White Collar	86.4%	83.3%	71.8%
Management/Business/Financial	27.0%	25.3%	20.1%
Professional	37.9%	34.2%	27.5%
Sales	12.0%	12.1%	11.4%
Administrative Support	9.5%	11.7%	12.8%
Services	8.0%	9.5%	14.9%
Blue Collar	5.6%	7.2%	13.3%
Farming/Forestry/Fishing	0.0%	0.2%	0.3%
Construction/Extraction	1.8%	1.8%	4.7%
Installation/Maintenance/Repair	0.4%	1.6%	2.0%
Production	2.0%	1.6%	2.9%
Transportation/Material Moving	1.4%	2.1%	3.4%

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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2010 Households by Type			
Total	4,482	31,529	84,717
Households with 1 Person	20.8%	26.8%	23.1%
Households with 2+ People	79.2%	73.2%	76.9%
Family Households	73.2%	65.3%	69.5%
Husband-wife Families	61.3%	51.1%	51.8%
With Related Children	26.6%	22.0%	25.1%
Other Family (No Spouse Present)	11.9%	14.2%	17.7%
Other Family with Male Householder	3.7%	4.6%	5.8%
With Related Children	1.8%	2.1%	2.8%
Other Family with Female Householder	8.2%	9.7%	11.9%
With Related Children	4.1%	4.9%	6.5%
Nonfamily Households	6.0%	7.9%	7.4%
All Households with Children	32.8%	29.4%	34.8%
Multigenerational Households	3.1%	2.9%	5.1%
Unmarried Partner Households	4.7%	5.7%	6.1%
Male-female	4.0%	4.8%	5.3%
Same-sex	0.8%	0.8%	0.8%
2010 Households by Size			
Total	4,483	31,529	84,717
1 Person Household	20.8%	26.8%	23.1%
2 Person Household	34.4%	34.0%	30.1%
3 Person Household	19.0%	17.5%	17.7%
4 Person Household	17.6%	14.4%	16.1%
5 Person Household	5.9%	5.0%	7.4%
6 Person Household	1.6%	1.5%	3.0%
7 + Person Household	0.6%	0.7%	2.5%
2010 Households by Tenure and Mortgage Status			
Total	4,481	31,529	84,718
Owner Occupied	85.3%	65.2%	61.3%
Owned with a Mortgage/Loan	69.2%	52.7%	50.0%
Owned Free and Clear	16.0%	12.5%	11.3%
Renter Occupied	14.7%	34.8%	38.7%
2020 Affordability, Mortgage and Wealth			
Housing Affordability Index	77	70	71
Percent of Income for Mortgage	31.0%	34.0%	33.4%
Wealth Index	282	211	168
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	4,630	33,820	90,223
Housing Units Inside Urbanized Area	97.6%	98.2%	98.6%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	2.4%	1.8%	1.4%
2010 Population By Urban/ Rural Status			
Total Population	11,985	77,384	236,417
Population Inside Urbanized Area	97.4%	98.0%	98.7%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	2.6%	2.0%	1.3%

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.

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March 04, 2021



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	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Top Tier (1A)	Top Tier (1A)	Pleasantville (2B)
2.	Urban Chic (2A)	Urban Chic (2A)	Top Tier (1A)
3.	Exurbanites (1E)	Enterprising Professionals	Urban Chic (2A)
2020 Consumer Spending			
Apparel & Services: Total \$	\$18,672,457	\$122,273,951	\$274,960,404
Average Spent	\$4,130.16	\$3,656.30	\$3,139.18
Spending Potential Index	193	170	146
Education: Total \$	\$19,537,485	\$121,317,647	\$264,275,242
Average Spent	\$4,321.50	\$3,627.70	\$3,017.19
Spending Potential Index	242	203	169
Entertainment/Recreation: Total \$	\$29,137,965	\$184,408,425	\$404,272,124
Average Spent	\$6,445.03	\$5,514.28	\$4,615.51
Spending Potential Index	198	170	142
Food at Home: Total \$	\$44,912,637	\$294,568,305	\$666,419,101
Average Spent	\$9,934.23	\$8,808.33	\$7,608.39
Spending Potential Index	186	165	142
Food Away from Home: Total \$	\$32,641,023	\$214,600,987	\$481,637,953
Average Spent	\$7,219.87	\$6,417.11	\$5,498.78
Spending Potential Index	192	170	146
Health Care: Total \$	\$48,856,980	\$306,097,495	\$670,577,105
Average Spent	\$10,806.68	\$9,153.09	\$7,655.86
Spending Potential Index	188	159	133
HH Furnishings & Equipment: Total \$	\$19,484,266	\$122,144,438	\$268,697,752
Average Spent	\$4,309.72	\$3,652.43	\$3,067.68
Spending Potential Index	197	167	140
Personal Care Products & Services: Total \$	\$8,060,524	\$51,814,448	\$114,324,952
Average Spent	\$1,782.91	\$1,549.38	\$1,305.23
Spending Potential Index	194	169	142
Shelter: Total \$	\$181,591,873	\$1,186,158,578	\$2,657,923,145
Average Spent	\$40,166.31	\$35,469.13	\$30,345.05
Spending Potential Index	207	183	157
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$21,106,674	\$125,617,202	\$266,722,927
Average Spent	\$4,668.59	\$3,756.27	\$3,045.13
Spending Potential Index	199	160	130
Travel: Total \$	\$24,315,226	\$150,542,021	\$323,553,737
Average Spent	\$5,378.28	\$4,501.59	\$3,693.96
Spending Potential Index	223	187	153
Vehicle Maintenance & Repairs: Total \$	\$9,779,672	\$61,247,446	\$135,507,649
Average Spent	\$2,163.17	\$1,831.45	\$1,547.07
Spending Potential Index	187	158	133

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.

March 04, 2021