



# NewMark Merrill

COMPANIES

*When you love shopping centers it shows.*



**239,552 Sq. Ft. of Retail Space**

LOCATED AT THE SOUTHWEST CORNER OF SAN BERNARDINO AVENUE & RIVERSIDE AVENUE, RIALTO, CALIFORNIA



**Walmart**



**T-Mobile**

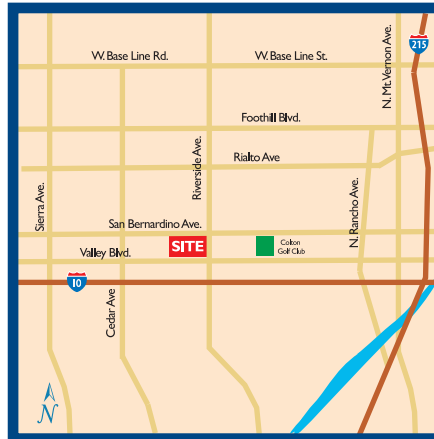


**SALLY BEAUTY SUPPLY**



**Carl's Jr.**

**JUICE IT UP!**



## Demographics



### Population\*

1 Mile... 18,386  
3 Miles... 149,431



### Traffic Count\*

35,414 Cars Daily



### Ave. Household Income\*

1 Mile... \$67,674  
3 Miles... \$67,457



- Anchored by Walmart!
- Just off the 10 freeway, located on the intersection of two major thoroughfares.
- Limited retail competition in an under-served market.

\*Estimates are based on 2021 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:

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Suite 650  
Woodland Hills, CA 91367  
www.newmarkmerrill.com





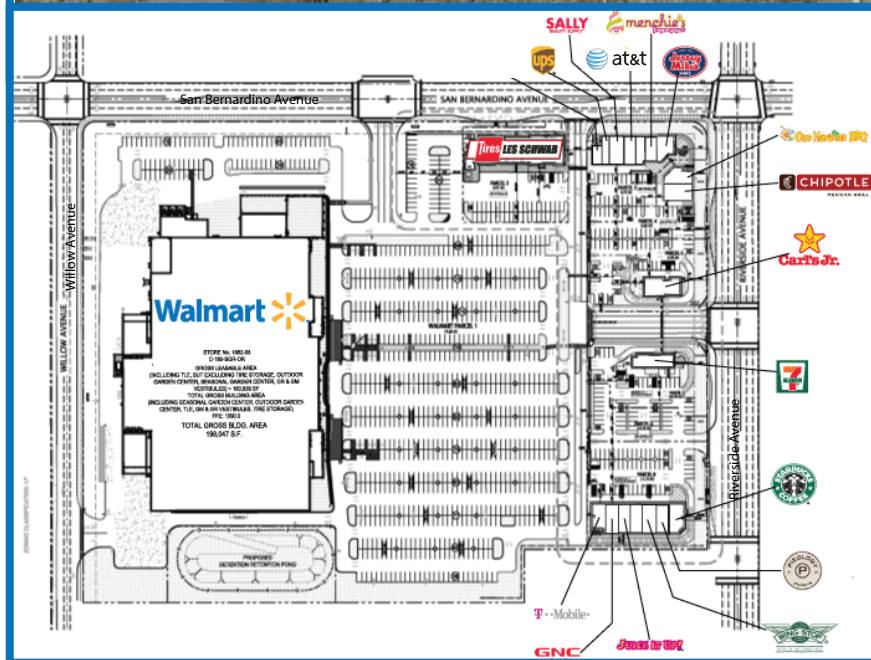
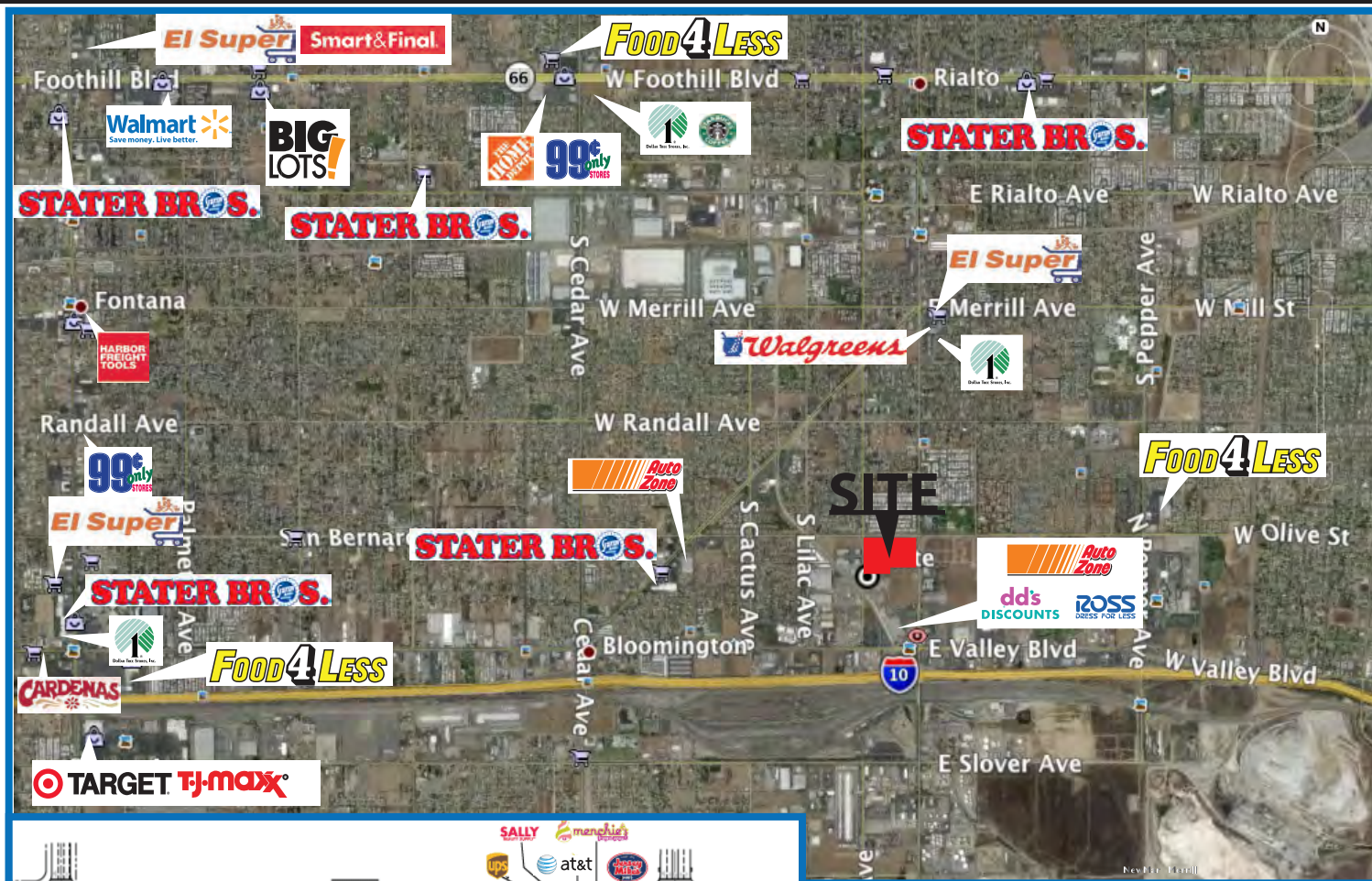
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5850 Canoga Avenue

Suite 650

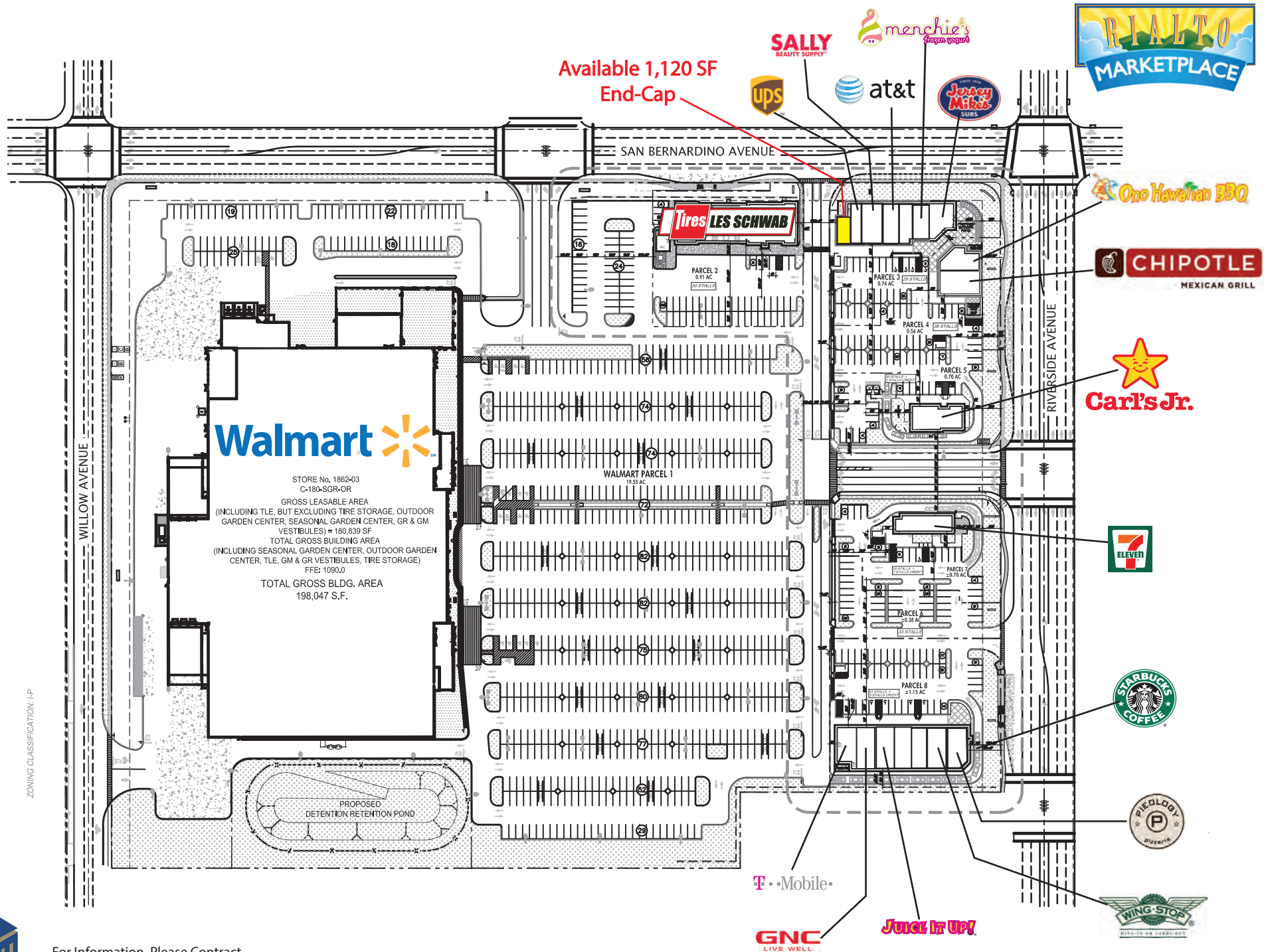
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ZONING CLASSIFICATION: LP



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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 only and not guaranteed.



## Market Profile

1402 S Riverside Ave, Rialto, California, 92376  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 34.07574  
Longitude: -117.37215

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	15,906	124,971	298,576
2010 Total Population	16,927	141,352	337,625
2021 Total Population	18,386	149,431	354,934
2021 Group Quarters	179	563	2,123
2026 Total Population	18,925	152,724	362,966
2021-2026 Annual Rate	0.58%	0.44%	0.45%
2021 Total Daytime Population	16,235	127,920	322,313
Workers	5,478	38,428	110,409
Residents	10,757	89,492	211,904
<b>Household Summary</b>			
2000 Households	4,195	33,978	82,252
2000 Average Household Size	3.73	3.65	3.60
2010 Households	4,288	35,455	86,838
2010 Average Household Size	3.90	3.97	3.86
2021 Households	4,661	36,915	90,125
2021 Average Household Size	3.91	4.03	3.91
2026 Households	4,793	37,641	91,968
2026 Average Household Size	3.91	4.04	3.92
2021-2026 Annual Rate	0.56%	0.39%	0.41%
2010 Families	3,534	29,688	70,943
2010 Average Family Size	4.23	4.25	4.19
2021 Families	3,812	30,808	73,433
2021 Average Family Size	4.26	4.33	4.25
2026 Families	3,916	31,396	74,907
2026 Average Family Size	4.26	4.34	4.26
2021-2026 Annual Rate	0.54%	0.38%	0.40%
<b>Housing Unit Summary</b>			
2000 Housing Units	4,464	36,298	88,383
Owner Occupied Housing Units	59.5%	61.8%	56.0%
Renter Occupied Housing Units	34.5%	31.8%	37.1%
Vacant Housing Units	6.0%	6.4%	6.9%
2010 Housing Units	4,680	37,973	93,675
Owner Occupied Housing Units	54.7%	58.6%	53.5%
Renter Occupied Housing Units	36.9%	34.8%	39.2%
Vacant Housing Units	8.4%	6.6%	7.3%
2021 Housing Units	4,967	39,012	96,057
Owner Occupied Housing Units	53.5%	56.5%	51.7%
Renter Occupied Housing Units	40.3%	38.1%	42.2%
Vacant Housing Units	6.2%	5.4%	6.2%
2026 Housing Units	5,122	39,871	98,286
Owner Occupied Housing Units	53.3%	56.6%	51.8%
Renter Occupied Housing Units	40.2%	37.8%	41.7%
Vacant Housing Units	6.4%	5.6%	6.4%
<b>Median Household Income</b>			
2021	\$57,365	\$56,224	\$56,767
2026	\$62,556	\$62,165	\$62,981
<b>Median Home Value</b>			
2021	\$323,388	\$330,420	\$347,387
2026	\$420,650	\$430,510	\$443,834
<b>Per Capita Income</b>			
2021	\$17,558	\$16,669	\$17,652
2026	\$19,634	\$18,716	\$19,826
<b>Median Age</b>			
2010	28.0	27.8	28.0
2021	29.8	29.6	29.8
2026	31.1	31.2	31.4

**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 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

May 18, 2022



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<b>2021 Households by Income</b>			
Household Income Base	4,661	36,915	90,125
<\$15,000	7.1%	8.6%	9.2%
\$15,000 - \$24,999	7.1%	8.9%	8.8%
\$25,000 - \$34,999	10.3%	10.4%	10.5%
\$35,000 - \$49,999	15.7%	14.9%	14.1%
\$50,000 - \$74,999	24.5%	21.0%	20.4%
\$75,000 - \$99,999	15.6%	16.5%	15.8%
\$100,000 - \$149,999	14.8%	14.1%	14.5%
\$150,000 - \$199,999	3.7%	3.8%	4.6%
\$200,000+	1.2%	1.7%	2.1%
Average Household Income	\$67,674	\$67,457	\$69,354
<b>2026 Households by Income</b>			
Household Income Base	4,793	37,641	91,968
<\$15,000	6.1%	7.5%	8.0%
\$15,000 - \$24,999	5.8%	7.5%	7.5%
\$25,000 - \$34,999	8.9%	9.3%	9.3%
\$35,000 - \$49,999	14.0%	13.5%	12.8%
\$50,000 - \$74,999	24.9%	20.7%	20.2%
\$75,000 - \$99,999	16.9%	17.7%	16.9%
\$100,000 - \$149,999	17.2%	16.7%	17.0%
\$150,000 - \$199,999	4.7%	4.9%	5.7%
\$200,000+	1.4%	2.1%	2.6%
Average Household Income	\$75,666	\$75,922	\$78,083
<b>2021 Owner Occupied Housing Units by Value</b>			
Total	2,659	22,036	49,624
<\$50,000	5.8%	10.4%	6.4%
\$50,000 - \$99,999	1.9%	3.5%	2.9%
\$100,000 - \$149,999	2.1%	1.9%	2.1%
\$150,000 - \$199,999	3.8%	2.8%	3.1%
\$200,000 - \$249,999	9.1%	8.7%	7.8%
\$250,000 - \$299,999	19.3%	12.8%	11.8%
\$300,000 - \$399,999	34.4%	32.4%	33.8%
\$400,000 - \$499,999	11.7%	11.6%	14.9%
\$500,000 - \$749,999	9.3%	8.4%	10.1%
\$750,000 - \$999,999	2.4%	4.0%	3.9%
\$1,000,000 - \$1,499,999	0.3%	1.8%	1.8%
\$1,500,000 - \$1,999,999	0.0%	0.2%	0.5%
\$2,000,000 +	0.0%	1.4%	1.1%
Average Home Value	\$341,460	\$378,337	\$398,553
<b>2026 Owner Occupied Housing Units by Value</b>			
Total	2,732	22,565	50,946
<\$50,000	0.9%	5.6%	3.2%
\$50,000 - \$99,999	0.3%	2.2%	1.5%
\$100,000 - \$149,999	0.1%	0.7%	0.7%
\$150,000 - \$199,999	0.3%	0.9%	0.9%
\$200,000 - \$249,999	2.5%	3.0%	3.0%
\$250,000 - \$299,999	9.4%	6.2%	6.1%
\$300,000 - \$399,999	32.9%	26.0%	26.0%
\$400,000 - \$499,999	17.5%	17.4%	19.6%
\$500,000 - \$749,999	25.4%	19.7%	21.0%
\$750,000 - \$999,999	9.0%	11.0%	10.3%
\$1,000,000 - \$1,499,999	1.8%	4.1%	4.3%
\$1,500,000 - \$1,999,999	0.0%	0.2%	0.6%
\$2,000,000 +	0.0%	2.9%	2.8%
Average Home Value	\$486,187	\$537,689	\$555,000

**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 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

May 18, 2022



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	1 mile	3 miles	5 miles
<b>2010 Population by Age</b>			
Total	16,926	141,353	337,628
0 - 4	9.0%	9.0%	9.1%
5 - 9	8.9%	9.0%	8.9%
10 - 14	9.5%	9.4%	9.3%
15 - 24	18.1%	18.6%	18.2%
25 - 34	14.4%	13.9%	14.3%
35 - 44	13.5%	13.3%	13.2%
45 - 54	11.8%	12.0%	12.0%
55 - 64	7.9%	7.8%	7.8%
65 - 74	3.8%	4.0%	4.1%
75 - 84	2.3%	2.3%	2.4%
85 +	0.8%	0.7%	0.7%
18 +	66.7%	66.4%	66.8%
<b>2021 Population by Age</b>			
Total	18,386	149,432	354,934
0 - 4	8.4%	8.6%	8.6%
5 - 9	8.2%	8.4%	8.4%
10 - 14	7.8%	7.9%	7.9%
15 - 24	16.3%	16.0%	15.8%
25 - 34	18.0%	18.4%	18.1%
35 - 44	12.0%	11.9%	12.2%
45 - 54	10.8%	10.5%	10.4%
55 - 64	9.0%	9.3%	9.2%
65 - 74	6.1%	5.8%	5.9%
75 - 84	2.5%	2.4%	2.6%
85 +	0.9%	0.8%	0.9%
18 +	71.0%	70.4%	70.5%
<b>2026 Population by Age</b>			
Total	18,923	152,724	362,965
0 - 4	8.5%	8.5%	8.5%
5 - 9	8.0%	8.1%	8.1%
10 - 14	7.8%	8.2%	8.1%
15 - 24	15.2%	14.8%	14.7%
25 - 34	17.0%	16.8%	16.7%
35 - 44	13.6%	14.2%	14.2%
45 - 54	10.5%	10.1%	10.1%
55 - 64	8.8%	9.0%	9.0%
65 - 74	6.7%	6.4%	6.5%
75 - 84	3.1%	3.0%	3.2%
85 +	0.9%	0.8%	0.9%
18 +	71.2%	70.7%	70.9%
<b>2010 Population by Sex</b>			
Males	8,230	69,438	166,457
Females	8,697	71,914	171,168
<b>2021 Population by Sex</b>			
Males	8,987	73,619	175,506
Females	9,399	75,812	179,428
<b>2026 Population by Sex</b>			
Males	9,263	75,377	179,782
Females	9,661	77,346	183,185

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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	1 mile	3 miles	5 miles
<b>2010 Population by Race/Ethnicity</b>			
Total	16,928	141,353	337,624
White Alone	44.6%	47.2%	46.1%
Black Alone	10.7%	9.0%	10.4%
American Indian Alone	1.2%	1.3%	1.2%
Asian Alone	3.1%	2.1%	2.7%
Pacific Islander Alone	0.1%	0.3%	0.4%
Some Other Race Alone	36.0%	35.8%	34.5%
Two or More Races	4.2%	4.4%	4.6%
Hispanic Origin	73.6%	76.5%	73.1%
Diversity Index	87.1	85.2	86.4
<b>2021 Population by Race/Ethnicity</b>			
Total	18,386	149,430	354,934
White Alone	43.0%	45.5%	44.4%
Black Alone	9.4%	7.8%	9.1%
American Indian Alone	1.1%	1.2%	1.1%
Asian Alone	3.2%	2.2%	2.9%
Pacific Islander Alone	0.1%	0.3%	0.3%
Some Other Race Alone	38.8%	38.5%	37.3%
Two or More Races	4.3%	4.5%	4.8%
Hispanic Origin	78.6%	81.5%	78.3%
Diversity Index	87.1	85.1	86.4
<b>2026 Population by Race/Ethnicity</b>			
Total	18,925	152,724	362,967
White Alone	43.2%	45.8%	44.5%
Black Alone	8.8%	7.3%	8.6%
American Indian Alone	1.1%	1.2%	1.1%
Asian Alone	3.3%	2.2%	3.0%
Pacific Islander Alone	0.1%	0.3%	0.3%
Some Other Race Alone	39.2%	38.8%	37.7%
Two or More Races	4.3%	4.4%	4.7%
Hispanic Origin	80.6%	83.4%	80.4%
Diversity Index	86.6	84.4	85.9
<b>2010 Population by Relationship and Household Type</b>			
Total	16,927	141,352	337,625
In Households	98.9%	99.6%	99.3%
In Family Households	92.7%	94.0%	92.8%
Householder	21.2%	21.0%	21.0%
Spouse	13.7%	13.4%	13.4%
Child	43.7%	44.6%	43.5%
Other relative	9.7%	10.3%	10.1%
Nonrelative	4.3%	4.7%	4.8%
In Nonfamily Households	6.2%	5.6%	6.5%
In Group Quarters	1.1%	0.4%	0.7%
Institutionalized Population	0.9%	0.1%	0.2%
Noninstitutionalized Population	0.2%	0.3%	0.5%

**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 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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<b>2021 Population 25+ by Educational Attainment</b>			
Total	10,892	88,324	210,384
Less than 9th Grade	14.7%	15.7%	15.1%
9th - 12th Grade, No Diploma	18.6%	17.7%	16.4%
High School Graduate	25.0%	27.1%	26.8%
GED/Alternative Credential	2.6%	3.2%	3.3%
Some College, No Degree	17.5%	19.5%	20.4%
Associate Degree	6.8%	6.1%	5.7%
Bachelor's Degree	11.3%	8.2%	9.2%
Graduate/Professional Degree	3.5%	2.4%	3.1%
<b>2021 Population 15+ by Marital Status</b>			
Total	13,895	112,237	266,533
Never Married	41.2%	41.6%	42.1%
Married	46.1%	45.4%	45.0%
Widowed	4.6%	4.7%	4.7%
Divorced	8.2%	8.3%	8.2%
<b>2021 Civilian Population 16+ in Labor Force</b>			
Civilian Population 16+	8,778	69,022	163,261
Population 16+ Employed	88.3%	88.4%	89.0%
Population 16+ Unemployment rate	11.7%	11.6%	11.0%
Population 16-24 Employed	15.6%	16.4%	15.8%
Population 16-24 Unemployment rate	18.6%	18.2%	18.7%
Population 25-54 Employed	69.2%	69.1%	69.1%
Population 25-54 Unemployment rate	10.0%	9.5%	9.2%
Population 55-64 Employed	11.3%	11.7%	12.0%
Population 55-64 Unemployment rate	9.8%	13.7%	10.3%
Population 65+ Employed	3.8%	2.8%	3.1%
Population 65+ Unemployment rate	15.4%	11.0%	7.7%
<b>2021 Employed Population 16+ by Industry</b>			
Total	7,755	61,017	145,347
Agriculture/Mining	0.2%	0.7%	0.6%
Construction	8.9%	10.4%	9.3%
Manufacturing	8.4%	10.6%	10.0%
Wholesale Trade	4.1%	3.9%	3.6%
Retail Trade	14.9%	14.4%	13.6%
Transportation/Utilities	17.6%	15.6%	15.4%
Information	0.4%	0.6%	0.8%
Finance/Insurance/Real Estate	4.9%	2.9%	3.5%
Services	37.8%	36.9%	39.4%
Public Administration	2.9%	4.0%	3.9%
<b>2021 Employed Population 16+ by Occupation</b>			
Total	7,754	61,015	145,347
White Collar	47.5%	39.4%	41.9%
Management/Business/Financial	10.0%	7.0%	7.3%
Professional	13.4%	10.4%	12.3%
Sales	10.8%	8.8%	8.9%
Administrative Support	13.3%	13.3%	13.4%
Services	13.3%	17.3%	17.6%
Blue Collar	39.2%	43.3%	40.5%
Farming/Forestry/Fishing	0.1%	0.8%	0.6%
Construction/Extraction	6.9%	9.0%	7.7%
Installation/Maintenance/Repair	3.8%	3.6%	3.8%
Production	7.1%	8.5%	7.6%
Transportation/Material Moving	21.3%	21.3%	20.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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<b>2010 Households by Type</b>			
Total	4,288	35,454	86,837
Households with 1 Person	13.8%	12.5%	14.0%
Households with 2+ People	86.2%	87.5%	86.0%
Family Households	82.4%	83.7%	81.7%
Husband-wife Families	53.3%	53.3%	51.9%
With Related Children	37.1%	36.2%	34.6%
Other Family (No Spouse Present)	29.1%	30.4%	29.8%
Other Family with Male Householder	8.7%	9.3%	9.2%
With Related Children	6.3%	6.2%	6.1%
Other Family with Female Householder	20.3%	21.0%	20.6%
With Related Children	14.5%	15.1%	14.6%
Nonfamily Households	3.8%	3.8%	4.3%
All Households with Children	58.5%	58.2%	56.2%
Multigenerational Households	15.0%	15.9%	14.7%
Unmarried Partner Households	8.1%	8.6%	8.7%
Male-female	7.5%	7.9%	8.1%
Same-sex	0.6%	0.6%	0.6%
<b>2010 Households by Size</b>			
Total	4,288	35,454	86,838
1 Person Household	13.8%	12.5%	14.0%
2 Person Household	16.3%	17.6%	18.6%
3 Person Household	16.2%	15.5%	15.6%
4 Person Household	19.6%	17.7%	17.3%
5 Person Household	15.7%	15.4%	14.5%
6 Person Household	8.7%	9.4%	8.9%
7 + Person Household	9.8%	11.9%	11.2%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	4,288	35,455	86,838
Owner Occupied	59.7%	62.7%	57.7%
Owned with a Mortgage/Loan	48.0%	47.8%	45.6%
Owned Free and Clear	11.7%	14.9%	12.1%
Renter Occupied	40.3%	37.3%	42.3%
<b>2021 Affordability, Mortgage and Wealth</b>			
Housing Affordability Index	100	96	92
Percent of Income for Mortgage	23.6%	24.7%	25.7%
Wealth Index	49	51	54
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	4,680	37,973	93,675
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%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	16,927	141,352	337,625
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 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

May 18, 2022



## Market Profile

1402 S Riverside Ave, Rialto, California, 92376  
Rings: 1, 3, 5 mile radii

Prepared by Esri  
Latitude: 34.07574  
Longitude: -117.37215

	1 mile	3 miles	5 miles
<b>Top 3 Tapestry Segments</b>			
1.	Urban Villages (7B)	Urban Villages (7B)	Urban Villages (7B)
2.	Forging Opportunity (7D)	Forging Opportunity (7D)	Family Extensions (13B)
3.	Family Extensions (13B)	Family Extensions (13B)	Forging Opportunity (7D)
<b>2021 Consumer Spending</b>			
Apparel & Services: Total \$	\$7,371,733	\$57,734,444	\$145,624,300
Average Spent	\$1,581.58	\$1,563.98	\$1,615.80
Spending Potential Index	75	74	76
Education: Total \$	\$5,564,012	\$44,546,457	\$112,556,079
Average Spent	\$1,193.74	\$1,206.73	\$1,248.89
Spending Potential Index	69	70	72
Entertainment/Recreation: Total \$	\$10,467,009	\$82,544,240	\$207,679,165
Average Spent	\$2,245.66	\$2,236.06	\$2,304.35
Spending Potential Index	70	69	71
Food at Home: Total \$	\$19,097,939	\$149,479,342	\$375,821,236
Average Spent	\$4,097.39	\$4,049.28	\$4,170.00
Spending Potential Index	75	74	77
Food Away from Home: Total \$	\$13,949,055	\$109,330,472	\$274,033,683
Average Spent	\$2,992.72	\$2,961.68	\$3,040.60
Spending Potential Index	79	78	80
Health Care: Total \$	\$19,851,061	\$154,348,636	\$389,061,393
Average Spent	\$4,258.97	\$4,181.19	\$4,316.91
Spending Potential Index	68	67	69
HH Furnishings & Equipment: Total \$	\$7,520,947	\$59,119,002	\$148,717,471
Average Spent	\$1,613.59	\$1,601.49	\$1,650.12
Spending Potential Index	72	71	73
Personal Care Products & Services: Total \$	\$3,025,338	\$23,678,478	\$59,750,438
Average Spent	\$649.07	\$641.43	\$662.97
Spending Potential Index	72	71	74
Shelter: Total \$	\$73,935,869	\$586,946,729	\$1,468,006,051
Average Spent	\$15,862.66	\$15,899.95	\$16,288.56
Spending Potential Index	79	79	81
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$7,538,438	\$59,120,771	\$148,967,244
Average Spent	\$1,617.34	\$1,601.54	\$1,652.90
Spending Potential Index	68	67	69
Travel: Total \$	\$8,428,234	\$67,330,016	\$168,616,651
Average Spent	\$1,808.25	\$1,823.92	\$1,870.92
Spending Potential Index	72	72	74
Vehicle Maintenance & Repairs: Total \$	\$3,755,421	\$29,183,068	\$73,504,283
Average Spent	\$805.71	\$790.55	\$815.58
Spending Potential Index	73	71	74

**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 2018 and 2019 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026 Esri converted Census 2000 data into 2010 geography.

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