



NewMark Merrill

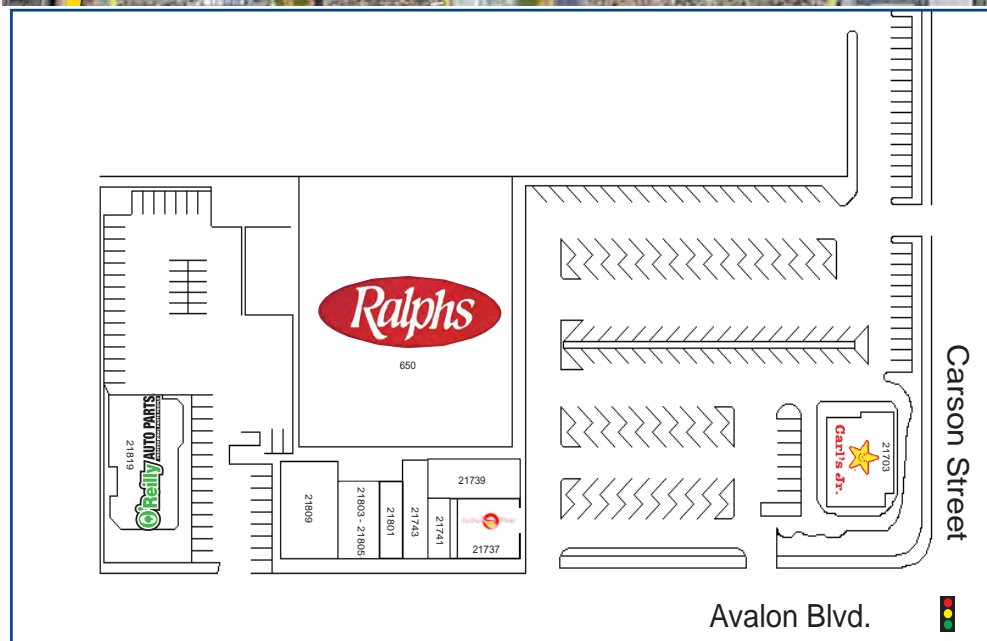
COMPANIES

When you love shopping centers it shows.



Carson Street & Avalon Boulevard

LOCATED AT THE SOUTHWEST CORNER OF CARSON STREET & AVALON BOULEVARD, CITY OF CARSON, CA



For additional information, please contact:

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Calabasas, CA 91302

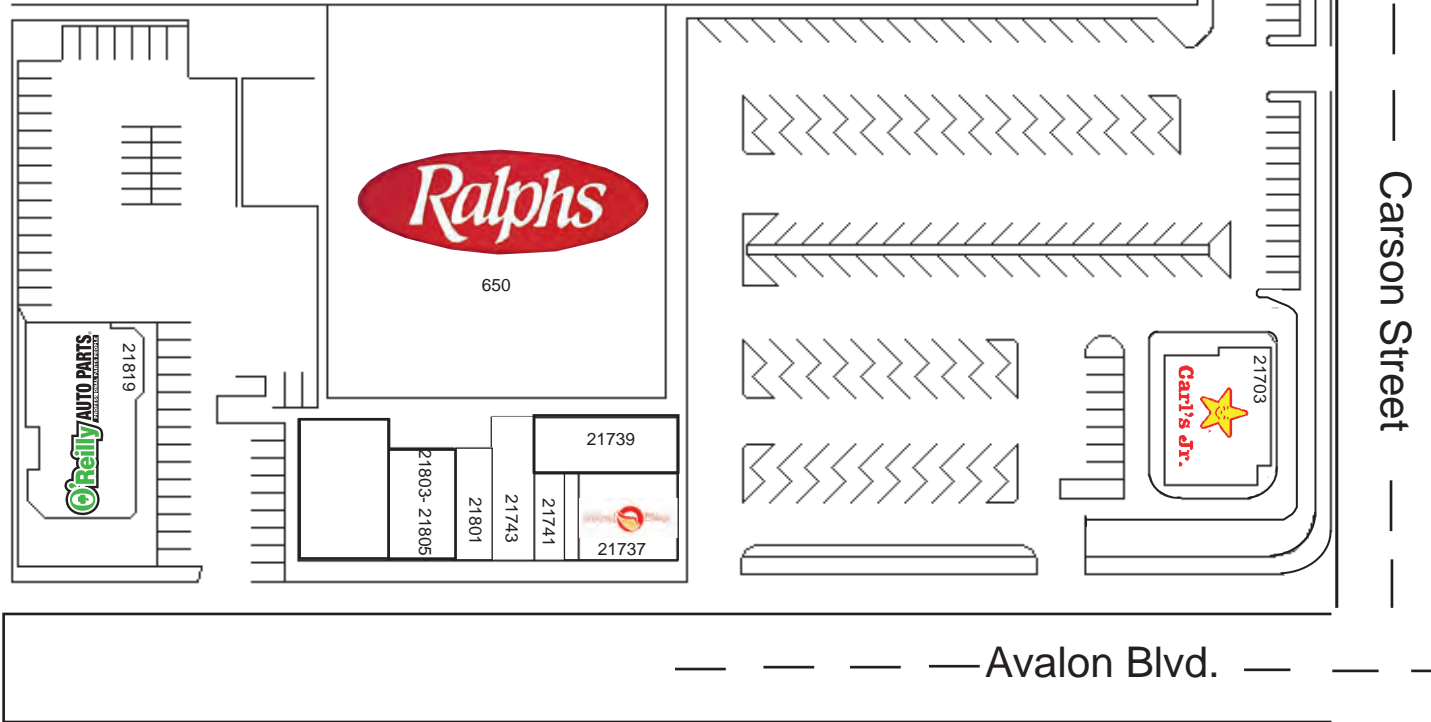
www.newmarkmerrill.com

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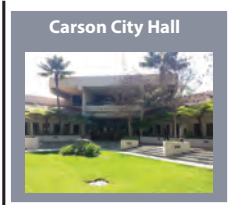
CARSON

TOWN SQUARE

Carson Street & Avalon Boulevard



#	Tenant	SF
21737	SoCal Wings	2,600
21739	Dr. Kristin Lee OD	1600
21741	Altima Insurance	1,200
21743	Industry Cutz	1,840
21801	Professional	1,050
21803	Dolled Up Hair Salon	2,000
21809	Island Fishing Tackle	3,650
21819	O'Reilly Auto Parts	6,040
Bldg-1	Ralph's	35,000
Bldg-2	Carl's Jr.	4,803



NewMark Merrill
COMPANIES

For Information, Please Contact
Darren Bovard (DRE#01362187)
Greg Giacomuzzi (DRE#01906640)
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 only and not guaranteed.



Market Profile

Carson Town Square
 21737 Avalon Blvd, Carson, California, 90745
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 33.83099
 Longitude: -118.26379

	1 mile	3 miles	5 miles
Population Summary			
2010 Total Population	24,648	168,706	508,570
2020 Total Population	27,517	174,943	521,230
2020 Group Quarters	2,066	4,652	10,960
2022 Total Population	28,468	175,351	520,320
2022 Group Quarters	2,066	4,652	10,960
2027 Total Population	28,396	171,811	508,540
2022-2027 Annual Rate	-0.05%	-0.41%	-0.46%
2022 Total Daytime Population	28,824	186,663	577,927
Workers	12,880	92,522	292,728
Residents	15,944	94,141	285,199
Household Summary			
2010 Households	6,756	48,789	157,026
2010 Average Household Size	3.63	3.40	3.20
2020 Total Households	7,535	52,493	165,356
2020 Average Household Size	3.38	3.24	3.09
2022 Total Households	7,878	52,760	165,233
2022 Average Household Size	3.35	3.24	3.08
2027 Total Households	7,908	51,893	161,990
2027 Average Household Size	3.33	3.22	3.07
2022-2027 Annual Rate	0.08%	-0.33%	-0.40%
2010 Families	5,391	38,153	116,409
2010 Average Family Size	4.02	3.82	3.71
2022 Total Families	6,224	41,052	122,428
2022 Average Family Size	3.75	3.65	3.58
2027 Total Families	6,244	40,396	120,179
2027 Average Family Size	3.72	3.63	3.56
2022-2027 Annual Rate	0.06%	-0.32%	-0.37%
Housing Unit Summary			
2000 Housing Units	6,739	49,131	160,152
Owner Occupied Housing Units	71.0%	64.0%	52.3%
Renter Occupied Housing Units	25.5%	32.8%	43.6%
Vacant Housing Units	3.5%	3.2%	4.1%
2010 Housing Units	6,965	50,636	164,774
Owner Occupied Housing Units	68.7%	64.0%	52.2%
Renter Occupied Housing Units	28.3%	32.4%	43.1%
Vacant Housing Units	3.0%	3.6%	4.7%
2020 Housing Units	7,710	53,904	170,632
Vacant Housing Units	2.3%	2.6%	3.1%
2022 Housing Units	8,334	54,536	171,131
Owner Occupied Housing Units	60.5%	61.3%	51.9%
Renter Occupied Housing Units	34.1%	35.5%	44.7%
Vacant Housing Units	5.5%	3.3%	3.4%
2027 Housing Units	8,335	54,612	171,346
Owner Occupied Housing Units	60.1%	60.4%	51.2%
Renter Occupied Housing Units	34.8%	34.6%	43.3%
Vacant Housing Units	5.1%	5.0%	5.5%
Median Household Income			
2022	\$91,141	\$86,174	\$78,708
2027	\$109,254	\$103,234	\$94,506
Median Home Value			
2022	\$579,154	\$582,995	\$608,872
2027	\$630,053	\$636,618	\$669,147
Per Capita Income			
2022	\$33,047	\$33,569	\$33,618
2027	\$41,344	\$41,388	\$40,990
Median Age			
2010	38.2	36.2	35.0
2022	41.0	38.0	36.4
2027	42.3	39.3	37.8

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: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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2022 Households by Income			
Household Income Base	7,878	52,759	165,223
<\$15,000	7.9%	6.6%	7.5%
\$15,000 - \$24,999	4.5%	5.7%	6.6%
\$25,000 - \$34,999	4.8%	5.4%	6.6%
\$35,000 - \$49,999	7.0%	8.8%	9.7%
\$50,000 - \$74,999	14.8%	16.0%	17.0%
\$75,000 - \$99,999	15.4%	14.3%	13.9%
\$100,000 - \$149,999	21.4%	21.8%	19.1%
\$150,000 - \$199,999	12.0%	11.5%	10.2%
\$200,000+	12.1%	9.8%	9.4%
Average Household Income	\$117,746	\$110,795	\$105,496
2027 Households by Income			
Household Income Base	7,908	51,892	161,980
<\$15,000	4.3%	4.5%	5.3%
\$15,000 - \$24,999	2.4%	3.2%	4.2%
\$25,000 - \$34,999	3.2%	3.4%	4.7%
\$35,000 - \$49,999	5.3%	6.8%	8.2%
\$50,000 - \$74,999	15.1%	15.8%	16.4%
\$75,000 - \$99,999	14.2%	14.0%	13.6%
\$100,000 - \$149,999	21.2%	22.7%	20.8%
\$150,000 - \$199,999	16.6%	15.3%	13.8%
\$200,000+	17.8%	14.3%	13.1%
Average Household Income	\$147,026	\$136,231	\$128,303
2022 Owner Occupied Housing Units by Value			
Total	5,040	33,404	88,782
<\$50,000	1.9%	1.6%	1.8%
\$50,000 - \$99,999	4.4%	2.4%	1.6%
\$100,000 - \$149,999	2.6%	1.5%	0.8%
\$150,000 - \$199,999	1.8%	1.0%	0.6%
\$200,000 - \$249,999	0.5%	1.1%	1.0%
\$250,000 - \$299,999	0.5%	0.8%	1.0%
\$300,000 - \$399,999	4.0%	5.2%	6.4%
\$400,000 - \$499,999	16.1%	17.5%	15.2%
\$500,000 - \$749,999	57.6%	56.8%	49.5%
\$750,000 - \$999,999	6.3%	7.7%	15.0%
\$1,000,000 - \$1,499,999	3.9%	2.1%	3.5%
\$1,500,000 - \$1,999,999	0.2%	0.5%	1.1%
\$2,000,000 +	0.2%	1.7%	2.5%
Average Home Value	\$571,855	\$603,728	\$658,718
2027 Owner Occupied Housing Units by Value			
Total	5,011	32,995	87,722
<\$50,000	0.1%	0.4%	0.8%
\$50,000 - \$99,999	0.0%	0.4%	0.4%
\$100,000 - \$149,999	0.0%	0.2%	0.1%
\$150,000 - \$199,999	0.0%	0.1%	0.1%
\$200,000 - \$249,999	0.0%	0.1%	0.2%
\$250,000 - \$299,999	0.4%	0.3%	0.2%
\$300,000 - \$399,999	10.6%	3.9%	3.1%
\$400,000 - \$499,999	7.5%	11.1%	10.3%
\$500,000 - \$749,999	60.2%	61.6%	51.4%
\$750,000 - \$999,999	14.8%	14.1%	22.3%
\$1,000,000 - \$1,499,999	5.9%	4.2%	5.4%
\$1,500,000 - \$1,999,999	0.3%	0.9%	1.8%
\$2,000,000 +	0.2%	2.9%	3.9%
Average Home Value	\$660,330	\$706,765	\$762,118

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: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Market Profile

Carson Town Square
21737 Avalon Blvd, Carson, California, 90745
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.83099
Longitude: -118.26379

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	24,646	168,704	508,571
0 - 4	5.7%	6.3%	7.0%
5 - 9	5.9%	6.4%	6.9%
10 - 14	7.2%	7.2%	7.4%
15 - 24	14.9%	15.4%	15.2%
25 - 34	12.5%	13.0%	13.5%
35 - 44	12.8%	13.7%	14.0%
45 - 54	14.0%	13.9%	13.9%
55 - 64	12.5%	11.2%	10.4%
65 - 74	8.1%	7.4%	6.2%
75 - 84	4.8%	4.2%	3.9%
85 +	1.7%	1.4%	1.5%
18 +	76.5%	75.3%	73.8%
2022 Population by Age			
Total	28,469	175,350	520,320
0 - 4	5.0%	5.7%	6.3%
5 - 9	5.1%	6.0%	6.5%
10 - 14	5.8%	6.2%	6.6%
15 - 24	12.6%	13.1%	13.6%
25 - 34	13.7%	15.0%	15.1%
35 - 44	12.8%	12.8%	12.8%
45 - 54	12.2%	12.1%	12.0%
55 - 64	12.6%	11.9%	11.6%
65 - 74	11.2%	9.7%	8.7%
75 - 84	6.5%	5.6%	4.8%
85 +	2.5%	2.0%	2.0%
18 +	80.4%	78.2%	76.6%
2027 Population by Age			
Total	28,393	171,811	508,539
0 - 4	4.9%	5.7%	6.3%
5 - 9	5.0%	5.7%	6.1%
10 - 14	5.8%	6.2%	6.4%
15 - 24	11.7%	12.3%	12.6%
25 - 34	12.4%	13.5%	14.5%
35 - 44	14.0%	14.4%	13.8%
45 - 54	12.2%	12.0%	11.9%
55 - 64	11.9%	11.4%	11.2%
65 - 74	11.7%	10.1%	9.4%
75 - 84	7.6%	6.3%	5.6%
85 +	2.9%	2.3%	2.2%
18 +	80.9%	78.8%	77.5%
2010 Population by Sex			
Males	11,856	81,929	247,785
Females	12,792	86,777	260,785
2022 Population by Sex			
Males	13,873	85,582	255,020
Females	14,594	89,769	265,299
2027 Population by Sex			
Males	13,860	84,145	249,903
Females	14,536	87,666	258,637

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



Market Profile

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 21737 Avalon Blvd, Carson, California, 90745
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 33.83099
 Longitude: -118.26379

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	24,648	168,706	508,571
White Alone	24.5%	30.1%	34.0%
Black Alone	7.7%	16.4%	15.6%
American Indian Alone	0.7%	0.7%	0.7%
Asian Alone	39.8%	23.1%	20.0%
Pacific Islander Alone	3.4%	2.1%	1.4%
Some Other Race Alone	19.1%	22.7%	23.3%
Two or More Races	4.9%	4.9%	5.0%
Hispanic Origin	39.0%	45.8%	46.3%
Diversity Index	86.2	88.6	88.1
2020 Population by Race/Ethnicity			
Total	27,517	174,943	521,230
White Alone	13.9%	15.4%	18.7%
Black Alone	9.5%	15.9%	14.4%
American Indian Alone	1.0%	1.3%	1.5%
Asian Alone	39.8%	25.0%	21.1%
Pacific Islander Alone	2.1%	1.5%	1.1%
Some Other Race Alone	22.2%	27.7%	29.8%
Two or More Races	11.5%	13.2%	13.5%
Hispanic Origin	36.6%	45.7%	47.9%
Diversity Index	86.6	89.6	89.6
2022 Population by Race/Ethnicity			
Total	28,467	175,351	520,319
White Alone	13.3%	14.8%	18.0%
Black Alone	9.4%	15.7%	14.2%
American Indian Alone	1.0%	1.3%	1.5%
Asian Alone	40.4%	25.6%	21.6%
Pacific Islander Alone	2.0%	1.5%	1.1%
Some Other Race Alone	22.2%	27.8%	30.0%
Two or More Races	11.6%	13.3%	13.6%
Hispanic Origin	36.3%	45.5%	47.8%
Diversity Index	86.4	89.6	89.6
2027 Population by Race/Ethnicity			
Total	28,396	171,811	508,540
White Alone	12.0%	13.4%	16.5%
Black Alone	8.9%	15.1%	13.6%
American Indian Alone	1.1%	1.5%	1.7%
Asian Alone	41.7%	26.6%	22.5%
Pacific Islander Alone	1.9%	1.4%	1.0%
Some Other Race Alone	22.7%	28.5%	30.8%
Two or More Races	11.7%	13.5%	13.9%
Hispanic Origin	36.2%	45.5%	48.1%
Diversity Index	85.9	89.4	89.5
2010 Population by Relationship and Household Type			
Total	24,649	168,706	508,570
In Households	99.4%	98.4%	98.8%
In Family Households	92.1%	90.1%	88.4%
Householder	21.8%	22.6%	22.9%
Spouse	15.3%	15.3%	15.0%
Child	38.5%	37.9%	37.6%
Other relative	12.4%	10.5%	9.4%
Nonrelative	4.1%	3.6%	3.6%
In Nonfamily Households	7.4%	8.3%	10.3%
In Group Quarters	0.6%	1.6%	1.2%
Institutionalized Population	0.0%	0.7%	0.6%
Noninstitutionalized Population	0.6%	0.9%	0.7%

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: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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2022 Population 25+ by Educational Attainment			
Total	20,356	120,937	348,718
Less than 9th Grade	8.6%	9.4%	10.5%
9th - 12th Grade, No Diploma	7.3%	8.1%	8.2%
High School Graduate	19.5%	20.9%	21.2%
GED/Alternative Credential	3.0%	2.3%	2.1%
Some College, No Degree	19.0%	18.9%	18.8%
Associate Degree	10.0%	9.2%	8.7%
Bachelor's Degree	27.7%	23.6%	22.0%
Graduate/Professional Degree	4.9%	7.5%	8.5%
2022 Population 15+ by Marital Status			
Total	23,946	143,867	419,356
Never Married	38.0%	39.4%	40.0%
Married	47.5%	47.2%	46.2%
Widowed	5.4%	5.3%	5.4%
Divorced	9.1%	8.1%	8.4%
2022 Civilian Population 16+ in Labor Force			
Civilian Population 16+	13,860	89,710	259,785
Population 16+ Employed	92.9%	92.4%	92.4%
Population 16+ Unemployment rate	7.1%	7.6%	7.6%
Population 16-24 Employed	10.3%	12.3%	12.7%
Population 16-24 Unemployment rate	24.3%	18.9%	17.0%
Population 25-54 Employed	65.9%	65.7%	66.3%
Population 25-54 Unemployment rate	5.3%	5.9%	6.2%
Population 55-64 Employed	17.1%	16.0%	15.5%
Population 55-64 Unemployment rate	2.3%	4.2%	4.9%
Population 65+ Employed	6.6%	6.1%	5.6%
Population 65+ Unemployment rate	2.5%	8.3%	6.7%
2022 Employed Population 16+ by Industry			
Total	12,881	82,884	240,159
Agriculture/Mining	0.1%	0.4%	0.3%
Construction	6.5%	5.8%	6.4%
Manufacturing	11.7%	11.3%	11.1%
Wholesale Trade	3.5%	2.9%	3.2%
Retail Trade	10.9%	10.6%	9.9%
Transportation/Utilities	8.8%	10.5%	10.9%
Information	2.2%	1.9%	2.1%
Finance/Insurance/Real Estate	3.3%	4.3%	4.9%
Services	50.1%	48.3%	47.5%
Public Administration	2.9%	4.0%	3.6%
2022 Employed Population 16+ by Occupation			
Total	12,880	82,884	240,159
White Collar	55.2%	56.6%	56.4%
Management/Business/Financial	11.5%	13.0%	14.1%
Professional	20.3%	20.7%	20.1%
Sales	8.1%	8.7%	8.7%
Administrative Support	15.3%	14.2%	13.5%
Services	19.3%	18.2%	17.6%
Blue Collar	25.5%	25.2%	26.0%
Farming/Forestry/Fishing	0.1%	0.3%	0.2%
Construction/Extraction	6.1%	5.0%	5.4%
Installation/Maintenance/Repair	2.3%	2.3%	2.5%
Production	8.1%	6.7%	6.0%
Transportation/Material Moving	9.0%	10.9%	11.9%

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2010 Households by Type			
Total	6,756	48,789	157,027
Households with 1 Person	15.9%	17.2%	20.6%
Households with 2+ People	84.1%	82.8%	79.4%
Family Households	79.8%	78.2%	74.1%
Husband-wife Families	56.1%	53.0%	48.4%
With Related Children	30.6%	28.2%	26.6%
Other Family (No Spouse Present)	23.7%	25.2%	25.7%
Other Family with Male Householder	6.3%	7.4%	7.4%
With Related Children	2.9%	3.9%	4.0%
Other Family with Female Householder	17.4%	17.8%	18.3%
With Related Children	9.1%	9.9%	11.0%
Nonfamily Households	4.3%	4.6%	5.3%
All Households with Children	43.3%	42.5%	42.1%
Multigenerational Households	15.7%	12.8%	10.3%
Unmarried Partner Households	4.5%	5.5%	6.5%
Male-female	3.9%	4.8%	5.7%
Same-sex	0.6%	0.6%	0.8%
2010 Households by Size			
Total	6,755	48,790	157,026
1 Person Household	15.9%	17.2%	20.6%
2 Person Household	20.3%	23.1%	24.3%
3 Person Household	16.9%	17.8%	17.3%
4 Person Household	16.7%	16.5%	15.8%
5 Person Household	12.2%	11.4%	10.2%
6 Person Household	8.3%	6.6%	5.6%
7 + Person Household	9.7%	7.4%	6.2%
2010 Households by Tenure and Mortgage Status			
Total	6,756	48,789	157,026
Owner Occupied	70.8%	66.4%	54.8%
Owned with a Mortgage/Loan	52.7%	51.6%	42.2%
Owned Free and Clear	18.1%	14.8%	12.7%
Renter Occupied	29.2%	33.6%	45.2%
2022 Affordability, Mortgage and Wealth			
Housing Affordability Index	73	69	61
Percent of Income for Mortgage	33.5%	35.7%	40.8%
Wealth Index	110	102	92
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	6,965	50,636	164,774
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	24,648	168,706	508,570
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: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.



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 Longitude: -118.26379

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Pacific Heights (2C)	Urban Villages (7B)	Pacific Heights (2C)
2.	Urban Villages (7B)	Pacific Heights (2C)	Urban Villages (7B)
3.	Pleasantville (2B)	Pleasantville (2B)	Family Extensions (13B)
2022 Consumer Spending			
Apparel & Services: Total \$	\$19,450,396	\$129,564,015	\$396,966,329
Average Spent	\$2,468.95	\$2,455.72	\$2,402.46
Spending Potential Index	102	102	100
Education: Total \$	\$18,457,592	\$115,927,130	\$350,928,663
Average Spent	\$2,342.93	\$2,197.25	\$2,123.84
Spending Potential Index	119	112	108
Entertainment/Recreation: Total \$	\$30,481,314	\$193,894,807	\$577,744,760
Average Spent	\$3,869.17	\$3,675.03	\$3,496.55
Spending Potential Index	105	100	95
Food at Home: Total \$	\$50,632,128	\$333,567,393	\$1,014,366,653
Average Spent	\$6,427.03	\$6,322.35	\$6,139.01
Spending Potential Index	104	102	99
Food Away from Home: Total \$	\$37,707,878	\$242,453,334	\$734,159,188
Average Spent	\$4,786.48	\$4,595.40	\$4,443.18
Spending Potential Index	111	107	103
Health Care: Total \$	\$52,758,097	\$348,332,584	\$1,030,656,462
Average Spent	\$6,696.89	\$6,602.21	\$6,237.59
Spending Potential Index	95	93	88
HH Furnishings & Equipment: Total \$	\$21,102,178	\$135,667,089	\$402,631,970
Average Spent	\$2,678.62	\$2,571.40	\$2,436.75
Spending Potential Index	105	100	95
Personal Care Products & Services: Total \$	\$8,318,935	\$54,349,071	\$163,684,246
Average Spent	\$1,055.97	\$1,030.12	\$990.63
Spending Potential Index	104	101	97
Shelter: Total \$	\$222,920,164	\$1,380,224,666	\$4,160,613,899
Average Spent	\$28,296.54	\$26,160.44	\$25,180.28
Spending Potential Index	124	114	110
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$21,587,960	\$134,822,117	\$390,306,651
Average Spent	\$2,740.28	\$2,555.39	\$2,362.16
Spending Potential Index	101	94	87
Travel: Total \$	\$27,446,749	\$165,775,942	\$483,594,191
Average Spent	\$3,483.97	\$3,142.08	\$2,926.74
Spending Potential Index	121	109	102
Vehicle Maintenance & Repairs: Total \$	\$9,530,463	\$63,065,157	\$188,001,733
Average Spent	\$1,209.76	\$1,195.32	\$1,137.80
Spending Potential Index	96	95	90

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: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2000 and 2010 decennial Census data converted by Esri into 2020 geography.