

Demographic Summary Report

Auburn Mile Shopping Center

Radius	3 Mile	5 Mile	10 Mile
Population			
2014 Projection	36,325	126,903	428,560
2009 Estimate	36,065	126,484	426,078
2000 Census	34,921	122,767	412,817
Growth 2009 - 2014	0.70%	0.30%	0.60%
Growth 2000 - 2009	3.30%	3.00%	3.20%
2009 Population by Hispanic Origin	3,924	11,855	21,830
2009 Population By Race	36,065	126,484	426,078
White	26,165 72.55%	86,758 68.59%	336,856 79.06%
Black or African American	5,718 15.85%	25,114 19.86%	46,397 10.89%
American Indian and Alaska Native	170 0.47%	494 0.39%	1,207 0.28%
Asian	1,116 3.09%	5,199 4.11%	24,675 5.79%
Native Hawaiian and Pacific Islander	17 0.05%	40 0.03%	116 0.03%
Other Race	1,784 4.95%	5,429 4.29%	8,104 1.90%
Two or More Races	1,094 3.03%	3,449 2.73%	8,723 2.05%
Households			
2014 Projection	14,601	47,348	166,319
2009 Estimate	14,377	46,881	164,299
2000 Census	13,602	44,630	156,086
Growth 2009 - 2014	1.60%	1.00%	1.20%
Growth 2000 - 2009	5.70%	5.00%	5.30%
Owner Occupied	9,294 64.64%	31,135 66.41%	125,210 76.21%
Renter Occupied	5,084 35.36%	15,746 33.59%	39,090 23.79%
2009 Households by HH Income	14,378	46,880	164,299
Income Less Than \$15,000	1,591 11.07%	4,963 10.59%	11,004 6.70%
Income: \$15,000 - \$24,999	1,303 9.06%	3,894 8.31%	10,304 6.27%
Income: \$25,000 - \$34,999	1,362 9.47%	3,855 8.22%	11,046 6.72%
Income: \$35,000 - \$49,999	1,875 13.04%	5,305 11.32%	16,780 10.21%
Income: \$50,000 - \$74,999	2,521 17.53%	7,854 16.75%	26,255 15.98%
Income: \$75,000 - \$99,999	2,406 16.73%	7,321 15.62%	26,628 16.21%
Income: \$100,000 - \$149,999	2,197 15.28%	7,809 16.66%	34,774 21.17%
Income: \$150,000 - \$249,999	809 5.63%	3,899 8.32%	17,471 10.63%
Income: \$250,000 - \$499,999	224 1.56%	1,395 2.98%	6,993 4.26%
Income: \$500,000 or more	90 0.63%	585 1.25%	3,044 1.85%
2009 Avg Household Income	\$76,207	\$90,909	\$108,940
2009 Med Household Income	\$58,787	\$65,493	\$79,951
2009 Per Capita Income	\$30,929	\$34,375	\$42,324

Demographic Detail Report

Auburn Mile Shopping Center

Radius	3 Mile		5 Mile		10 Mile	
Population						
2014 Projection	36,325		126,903		428,560	
2009 Estimate	36,065		126,484		426,078	
2000 Census	34,921		122,767		412,817	
Growth 2009 - 2014	0.70%		0.30%		0.60%	
Growth 2000 - 2009	3.30%		3.00%		3.20%	
2009 Population by Age	36,065		126,484		426,078	
Age 0 - 4	3,029	8.40%	10,113	8.00%	29,728	6.98%
Age 5 - 9	2,822	7.82%	9,861	7.80%	30,440	7.14%
Age 10 - 14	2,559	7.10%	9,331	7.38%	30,763	7.22%
Age 15 - 17	1,406	3.90%	5,328	4.21%	18,120	4.25%
Age 18 - 20	1,369	3.80%	5,909	4.67%	16,241	3.81%
Age 21 - 24	1,954	5.42%	6,430	5.08%	18,159	4.26%
Age 25 - 34	5,688	15.77%	17,556	13.88%	50,663	11.89%
Age 35 - 44	5,735	15.90%	19,924	15.75%	65,026	15.26%
Age 45 - 49	2,589	7.18%	9,754	7.71%	35,293	8.28%
Age 50 - 54	2,301	6.38%	8,670	6.85%	32,863	7.71%
Age 55 - 59	1,864	5.17%	7,187	5.68%	28,499	6.69%
Age 60 - 64	1,516	4.20%	5,453	4.31%	22,527	5.29%
Age 65 - 74	1,731	4.80%	6,010	4.75%	26,444	6.21%
Age 75 - 84	1,025	2.84%	3,413	2.70%	14,946	3.51%
Age 85 and over	479	1.33%	1,545	1.22%	6,367	1.49%
Age 16 and over	27,163	75.32%	95,367	75.40%	329,022	77.22%
Age 18 and over	26,249	72.78%	91,851	72.62%	317,028	74.41%
Age 21 and over	24,880	68.99%	85,942	67.95%	300,787	70.59%
Age 65 and over	3,235	8.97%	10,968	8.67%	47,757	11.21%
Median Age	33.70		34.30		38.00	
Average Age	34.50		34.70		37.30	

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2009 Population By Race	36,065	126,484	426,078
White	26,165 72.55%	86,758 68.59%	336,856 79.06%
Black or African American	5,718 15.85%	25,114 19.86%	46,397 10.89%
American Indian and Alaska Native	170 0.47%	494 0.39%	1,207 0.28%
Asian	1,116 3.09%	5,199 4.11%	24,675 5.79%
Native Hawaiian and Pacific Islander	17 0.05%	40 0.03%	116 0.03%
Other Race	1,784 4.95%	5,429 4.29%	8,104 1.90%
Two or More Races	1,094 3.03%	3,449 2.73%	8,723 2.05%
2009 Population by Hispanic Origin	36,065	126,484	426,077
Not Hispanic or Latino	32,141 89.12%	114,629 90.63%	404,248 94.88%
Hispanic or Latino:	3,924 10.88%	11,855 9.37%	21,830 5.12%
Mexican	2,776 7.70%	7,513 5.94%	13,915 3.27%
Puerto Rican	642 1.78%	2,650 2.10%	3,752 0.88%
Cuban	28 0.08%	90 0.07%	308 0.07%
Other Hispanic or Latino	478 1.33%	1,602 1.27%	3,854 0.90%
2009 Age 5+ Language at Home	33,036	116,371	396,349
Speak Only English	29,613 89.64%	102,950 88.47%	351,899 88.79%
Speak Asian or Pacific Island	457 1.38%	2,803 2.41%	9,758 2.46%
Speak IndoEuropean	757 2.29%	3,392 2.91%	17,732 4.47%
Speak Spanish	2,051 6.21%	6,658 5.72%	12,476 3.15%
Speak Other Language	158 0.48%	568 0.49%	4,484 1.13%
2009 Median Age, Male	33.10	33.80	37.20
2009 Average Age, Male	33.60	33.90	36.40
Median Age, Female	34.20	34.80	38.80
Average Age, Female	35.40	35.40	38.10
2009 Population by Employment Status (Age 16+)	27,163	95,367	329,023
In Armed Forces	0 0.00%	19 0.02%	40 0.01%
Civilian, Employed	14,716 54.18%	50,922 53.40%	179,998 54.71%
Civilian, Unemployed	2,591 9.54%	9,034 9.47%	25,876 7.86%
Not In Labor Force	9,856 36.28%	35,392 37.11%	123,109 37.42%
2009 Population by Occupation Classification (Age 16+)	14,716	50,922	179,998
Blue Collar	3,170 21.54%	10,047 19.73%	27,632 15.35%
White Collar	8,805 59.83%	32,083 63.00%	127,782 70.99%
Service	2,741 18.63%	8,792 17.27%	24,584 13.66%

Demographic Detail Report

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Radius	3 Mile	5 Mile	10 Mile
2000 Population by Marital Status (Age 15+)	27,654	97,180	335,149
Total, Never Married	9,063 32.77%	31,855 32.78%	92,594 27.63%
Married	13,558 49.03%	49,423 50.86%	189,640 56.58%
Widowed	1,481 5.36%	4,428 4.56%	16,672 4.97%
Divorced	3,552 12.84%	11,474 11.81%	36,243 10.81%
Males Divorced	1,412	4,656	13,800
Females Divorced	1,792	5,851	18,781
Males, Never Married	4,474	15,668	44,838
Females Never Married	3,594	13,091	37,708
2009 Population by Education	22,926	79,512	282,627
Less Than 9Th Grade	915 3.99%	3,141 3.95%	6,936 2.45%
Some High School, No Diploma	2,361 10.30%	7,872 9.90%	18,319 6.48%
High School Graduate (Includes Equivalency)	6,837 29.82%	21,668 27.25%	64,620 22.86%
Some College, No Degree	5,009 21.85%	17,280 21.73%	58,639 20.75%
Associate Degree	1,881 8.20%	5,666 7.13%	21,252 7.52%
Bachelor Degree	4,006 17.47%	15,435 19.41%	67,982 24.05%
Advanced Degrees	1,917 8.36%	8,450 10.63%	44,879 15.88%
2009 Population by Occupation (Age 16+)	17,457	59,713	204,581
Management, Business, & Financial	4,377 25.07%	15,578 26.09%	60,464 29.56%
Professional & Related Occupations	1,061 6.08%	3,810 6.38%	13,805 6.75%
Services	7,934 45.45%	26,258 43.97%	84,517 41.31%
Sales & Office	1,589 9.10%	5,820 9.75%	23,338 11.41%
Farming, Fishing, and Forestry	31 0.18%	82 0.14%	137 0.07%
Construction and Extraction, Maint	573 3.28%	1,963 3.29%	6,044 2.95%
Production & Transportation	1,892 10.84%	6,202 10.39%	16,276 7.96%
2009 Workers by Travel Time to Work (Age 16+)	14,716	50,941	180,038
Less Than 15 Minutes	3,236 21.99%	11,963 23.48%	36,609 20.33%
15 to 29 Minutes	6,414 43.59%	19,627 38.53%	64,715 35.95%
30 to 44 Minutes	2,777 18.87%	10,531 20.67%	43,246 24.02%
45 to 59 Minutes	1,276 8.67%	4,522 8.88%	19,483 10.82%
60+ Minutes	1,013 6.88%	4,298 8.44%	15,985 8.88%

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2014 Projection	14,601	47,348	166,319
2009 Estimate	14,377	46,881	164,299
2000 Census	13,602	44,630	156,086
Growth 2009 - 2014	1.60%	1.00%	1.20%
Growth 2000 - 2009	5.70%	5.00%	5.30%
2000 Households by HH Size	13,603	44,630	156,085
1-Person Households	3,818 28.07%	11,239 25.18%	38,253 24.51%
2-Person Households	4,265 31.35%	13,756 30.82%	51,280 32.85%
3-Person Households	2,288 16.82%	7,629 17.09%	26,016 16.67%
4-Person Households	1,982 14.57%	6,974 15.63%	24,986 16.01%
5-Person Households	784 5.76%	3,083 6.91%	10,516 6.74%
6-Person Households	289 2.12%	1,154 2.59%	3,326 2.13%
7 or more Person Households	177 1.30%	795 1.78%	1,708 1.09%
2009 Average Household Size	2.49	2.61	2.55
2009 Households by HH Income	14,378	46,880	164,299
Income Less than \$15,000	1,591 11.07%	4,963 10.59%	11,004 6.70%
Income: \$15,000 - \$24,999	1,303 9.06%	3,894 8.31%	10,304 6.27%
Income: \$25,000 - \$34,999	1,362 9.47%	3,855 8.22%	11,046 6.72%
Income: \$35,000 - \$49,999	1,875 13.04%	5,305 11.32%	16,780 10.21%
Income: \$50,000 - \$74,999	2,521 17.53%	7,854 16.75%	26,255 15.98%
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Income: \$100,000 - \$149,999	2,197 15.28%	7,809 16.66%	34,774 21.17%
Income: \$150,000 - \$249,999	809 5.63%	3,899 8.32%	17,471 10.63%
Income: \$250,000 - \$499,999	224 1.56%	1,395 2.98%	6,993 4.26%
Income: \$500,000 or more	90 0.63%	585 1.25%	3,044 1.85%
2009 Avg Household Income	\$76,207	\$90,909	\$108,940
2009 Med Household Income	\$58,787	\$65,493	\$79,951
2009 Per Capita Income	\$30,929	\$34,375	\$42,324
2009 Occupied Housing	14,378	46,881	164,300
Owner Occupied	9,294 64.64%	31,135 66.41%	125,210 76.21%
Renter Occupied	5,084 35.36%	15,746 33.59%	39,090 23.79%

Demographic Detail Report

Auburn Mile Shopping Center

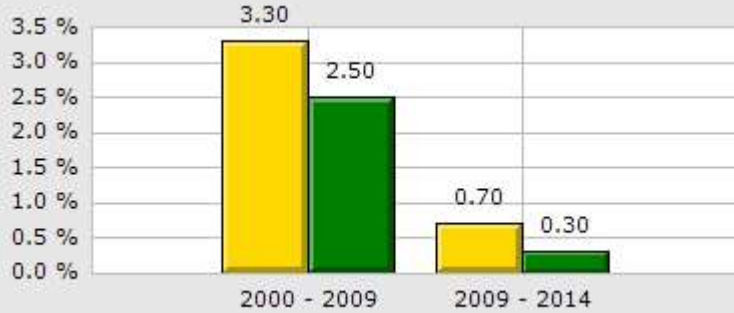
Radius	3 Mile		5 Mile		10 Mile	
2009 Housing Value - Owner Occupied	9,295		31,133		125,210	
Value Less than \$20,000	549	5.91%	824	2.65%	3,475	2.78%
Value \$20,000 - \$39,999	411	4.42%	1,408	4.52%	4,096	3.27%
Value \$40,000 - \$59,999	1,114	11.98%	3,415	10.97%	6,863	5.48%
Value \$60,000 - \$79,999	1,475	15.87%	3,597	11.55%	8,556	6.83%
Value \$80,000 - \$99,999	1,512	16.27%	4,002	12.85%	11,461	9.15%
Value \$100,000 - \$149,999	1,420	15.28%	5,492	17.64%	25,127	20.07%
Value \$150,000 - \$199,999	1,388	14.93%	4,457	14.32%	20,603	16.45%
Value \$200,000 - \$299,999	966	10.39%	4,175	13.41%	23,414	18.70%
Value \$300,000 - \$399,999	170	1.83%	1,953	6.27%	9,528	7.61%
Value \$400,000 - \$499,999	65	0.70%	764	2.45%	4,929	3.94%
Value \$500,000 - \$749,999	122	1.31%	596	1.91%	3,696	2.95%
Value \$750,000 - \$999,999	31	0.33%	188	0.60%	1,517	1.21%
Value \$1,000,000 or more	72	0.77%	262	0.84%	1,945	1.55%
2009 Med Housing Val-Owner Occupied	\$94,399		\$121,363		\$157,040	
2000 Housing Units by Units in Structure	14,525		47,600		164,232	
1 Unit Attached	737	5.07%	1,951	4.10%	9,879	6.02%
1 Unit Detached	8,480	58.38%	31,243	65.64%	114,612	69.79%
2 Units	91	0.63%	1,156	2.43%	2,127	1.30%
3 - 19 Units	2,688	18.51%	7,901	16.60%	22,895	13.94%
20 - 49 Units	549	3.78%	1,396	2.93%	3,137	1.91%
50 or more Units	751	5.17%	2,279	4.79%	4,713	2.87%
Mobile Home or Trailer	1,229	8.46%	1,653	3.47%	6,828	4.16%
Boat, RV, Van, Etc.	0	0.00%	21	0.04%	41	0.02%
2009 Housing Units by Yr Built	15,956		52,076		178,639	
Built 1999 to Present	2,538	15.91%	6,452	12.39%	19,784	11.07%
Built 1995 to 1998	1,496	9.38%	4,483	8.61%	14,377	8.05%
Built 1990 to 1994	1,402	8.79%	4,041	7.76%	13,672	7.65%
Built 1980 to 1989	1,528	9.58%	5,905	11.34%	26,478	14.82%
Built 1970 to 1979	2,675	16.76%	7,533	14.47%	32,379	18.13%
Built 1960 to 1969	2,168	13.59%	6,694	12.85%	23,777	13.31%
Built 1950 to 1959	2,412	15.12%	8,089	15.53%	23,688	13.26%
Built 1940 to 1949	998	6.25%	4,004	7.69%	10,396	5.82%
Built 1939 or Earlier	739	4.63%	4,875	9.36%	14,088	7.89%
2009 Median Year Built	1976		1973		1975	

Auburn Mile Shopping Center

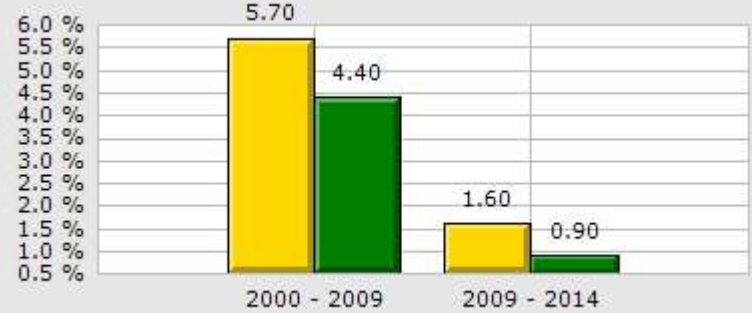
Type: **Shopping Center/Power Center**
 County: **Oakland**

3 Mile
County

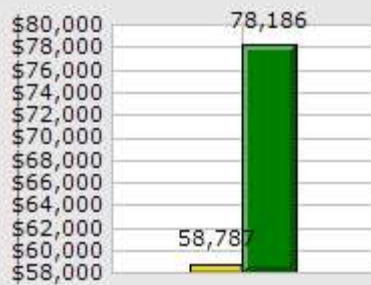
Population Growth



Household Growth



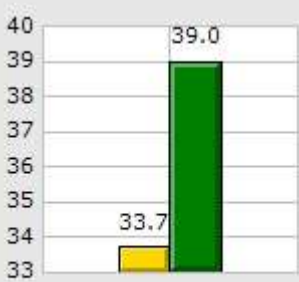
2009 Med Household Inc



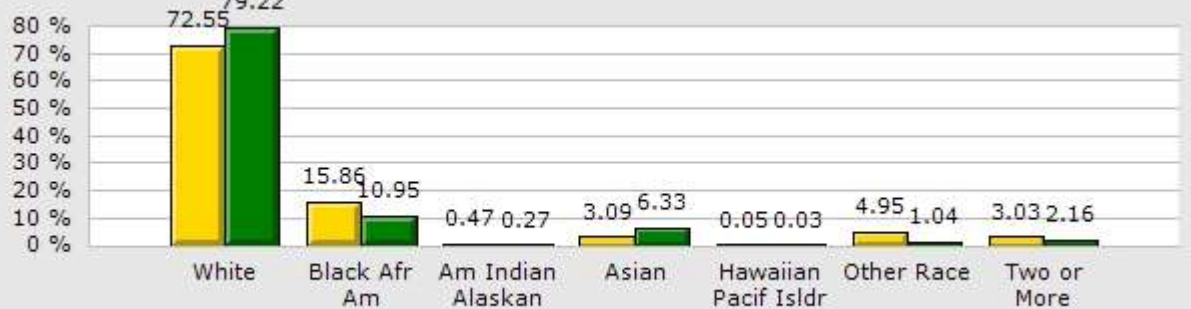
2009 Households by Household Income



2009 Median Age



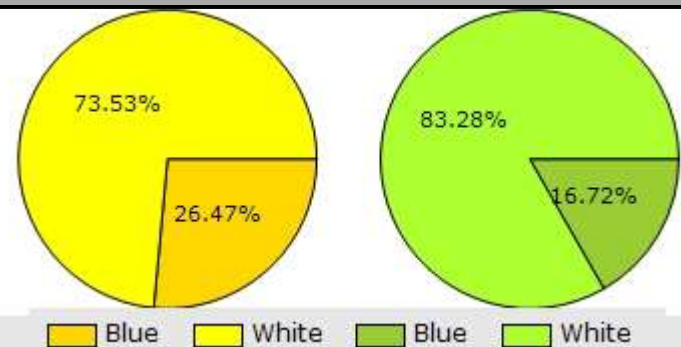
2009 Population by Race



2009 Renter vs. Owner



2009 Blue vs. White Collar



Demographic Market Comparison Report

3 mile radius

Auburn Mile Shopping Center

Type: **Shopping Center/Power Center**
 County: **Oakland**

	3 Mile		County	
Population				
Growth 2000 - 2009	3.30%		2.50%	
Growth 2009 - 2014	0.70%		0.30%	
2009 Blue Collar	3,170	26.47%	77,557	16.72%
2009 White Collar	8,805	73.53%	386,432	83.28%
2009 Population By Race				
	36,064		1,224,076	
White	26,165	72.55%	969,677	79.22%
Black Afr Am	5,718	15.86%	134,038	10.95%
Am Indian Alaskan	170	0.47%	3,319	0.27%
Asian	1,116	3.09%	77,430	6.33%
Hawaiian Pacif Islldr	17	0.05%	414	0.03%
Other Race	1,784	4.95%	12,708	1.04%
Two or More	1,094	3.03%	26,490	2.16%
Households				
Growth 2000 - 2009	5.70%		4.40%	
Growth 2009 - 2014	1.60%		0.90%	
Renter Occupied	5,084	35.36%	125,438	25.51%
Owner Occupied	9,294	64.64%	366,254	74.49%
2009 Households by HH Income				
	14,378		491,691	
Income < \$35,000	4,256	29.60%	94,998	19.32%
Income \$35,000 - \$74,999	4,396	30.57%	136,294	27.72%
Income \$75,000 - \$149,999	4,603	32.01%	187,866	38.21%
Income \$150,000 - \$249,999	809	5.63%	48,006	9.76%
Income \$250,000+	314	2.18%	24,527	4.99%
2009 Median Household Income	\$58,787		\$78,186	
2009 Median Age	33.70		39.00	

Consumer Spending Report

Auburn Mile Shopping Center

2009 Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Specified Consumer Spending	\$600,547	\$2,307,209	\$9,608,101
Total Apparel	\$21,420	\$82,704	\$339,648
Women's Apparel	8,480	33,192	138,846
Men's Apparel	5,114	19,760	81,974
Girl's Apparel	1,962	7,589	31,117
Boy's Apparel	1,580	6,016	23,983
Infant Apparel	1,588	5,839	22,855
Footwear (excl. Infants)	3,371	12,828	51,934
Other Apparel Prod/Services	2,696	10,309	40,872
Total Entertainment	\$52,246	\$205,035	\$875,971
Sports and Recreation	2,343	9,121	38,907
TV, Radio and Sound Equipment	19,233	73,618	300,784
Reading Materials	2,408	9,555	41,014
Travel	27,530	109,895	483,206
Photographic Equipment	732	2,846	12,059
Total Food At Home	\$48,758	\$187,687	\$767,761
Cereal Products	3,068	11,748	47,533
Bread & Bakery Products	6,384	24,690	101,704
Seafood	2,491	9,735	40,483
Meat/Poultry/Fish/Eggs	16,802	64,333	260,923
Dairy Products	7,901	30,363	124,344
Fruits and Vegetables	12,112	46,818	192,774
Total Food Away From Home	\$50,085	\$192,052	\$787,524
Breakfast and Brunch	4,759	18,258	74,019
Dinner	23,168	89,203	367,180
Lunch	16,890	64,020	260,196
Snacks and Non Alcoholic Bev	3,889	14,691	58,942
Catered Affairs	1,380	5,879	27,188

Consumer Spending Report

Auburn Mile Shopping Center

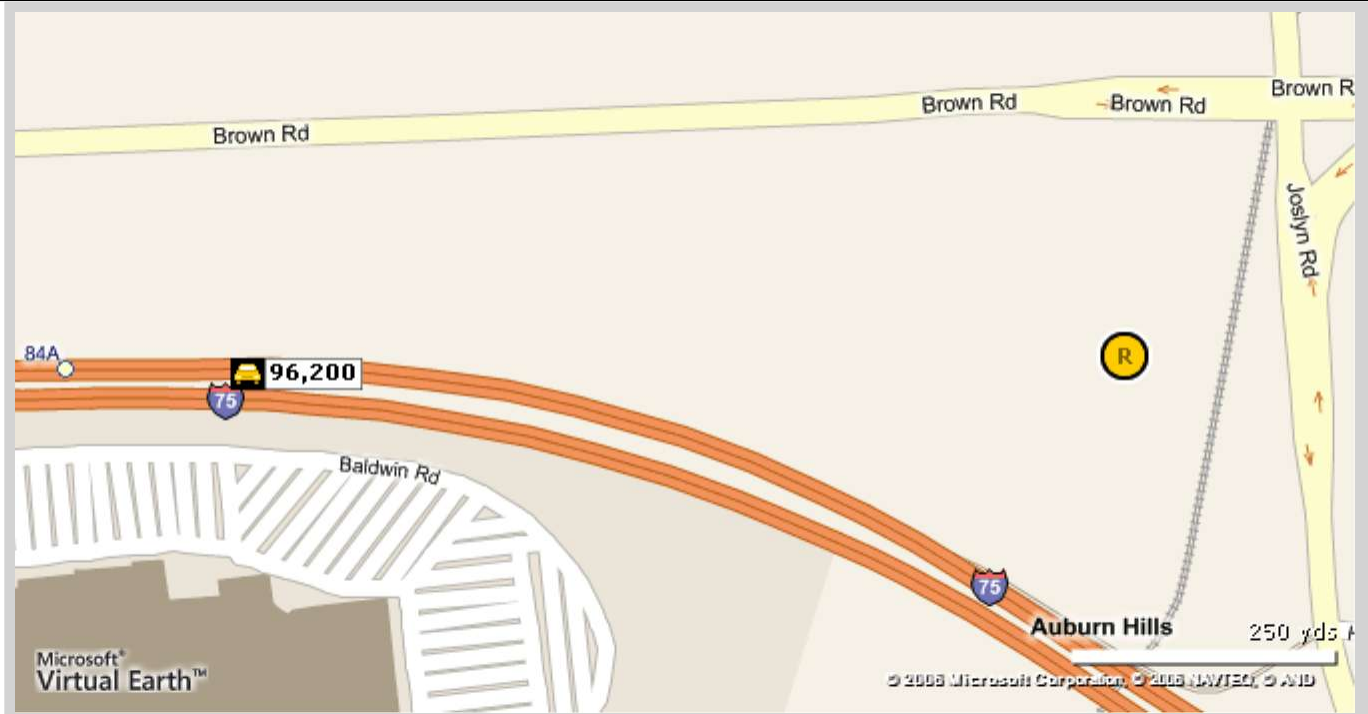
Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Alcoholic Beverages	\$9,470	\$36,264	\$147,550
Alcoholic Bev. at Home	5,328	20,446	84,374
Alcoholic Bev. away from Home	4,143	15,818	63,176
Total Furniture/Appliances	\$56,463	\$219,754	\$937,629
Bedroom Furniture	3,454	13,133	54,413
Living Room Furniture	4,994	19,384	82,291
Other Living & Family Room Furniture	1,330	5,254	22,837
Other Furniture	510	2,038	9,044
Major Appliances	4,430	17,428	75,676
Small Appliances	11,791	45,806	195,085
Misc Household Equipment	29,954	116,711	498,283
Total Transportation/Maint.	\$298,571	\$1,134,907	\$4,701,942
New Autos/Trucks/Vans	39,348	153,444	663,146
Used Vehicles	34,691	127,238	506,456
Purchase of RVs or Boats	3,758	14,726	67,576
Gasoline	42,469	160,049	649,070
Diesel Fuel	674	2,510	10,951
Automotive Maintenance/Repair	14,493	55,609	232,368
Transportation	163,138	621,332	2,572,375
Total Health Care	\$24,328	\$94,572	\$400,462
Medical Services	14,057	54,711	233,324
Prescription Drugs	8,001	30,982	129,399
Medical Supplies	2,270	8,879	37,740
Total Education/Day Care	\$45,439	\$181,038	\$765,452
Education	19,891	79,442	336,357
Room and Board	1,874	7,677	34,278
Tuition/School Supplies	17,843	71,447	302,989
Day Care, Nursery & Preschool	5,831	22,473	91,828

Auburn Mile Shopping Center

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	1,484	34,109	23
Total Retail	452	6,819	15
Home Improvement Stores	21	401	19
General Merchandise Stores	19	515	27
Food Stores	30	464	15
Auto Dealers and Gas Stations	44	747	17
Apparel and Accessory Stores	82	843	10
Furniture and Home Furnishings	33	312	9
Eating and Drinking Places	103	2,390	23
Miscellaneous Retail Stores	120	1,147	10
Finance-Insurance-Real Estate	100	516	5
Banks, Saving and Lending Inst.	21	207	10
Security Brokers and Investments	8	33	4
Insurance Carriers and Agencies	14	60	4
Real Estate-Trust-Holding Co.	57	216	4
Services	506	9,627	19
Hotels and Lodging	6	48	8
Motion Picture and Amusement	28	1,561	56
Health Services	33	1,505	46
Legal Services	5	22	4
Educational Services	19	982	52
Auto Services	46	256	6
Other Services	369	5,253	14
Agriculture/Mining	51	312	6
Construction	122	980	8
Manufacturing	82	12,209	149
Transportation, Comm./Pub Util.	59	741	13
Wholesale Trade	97	2,490	26
Government	15	415	28
Daytime Population	34,109		
Daytime Population/Business	23		
Residential Population	36,065		
Residential Population/Business	24		

Traffic Count Report

Auburn Mile Shopping Center



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 I-75	Baldwin Rd	0.52 W	2003	96,200	AADT	.48