

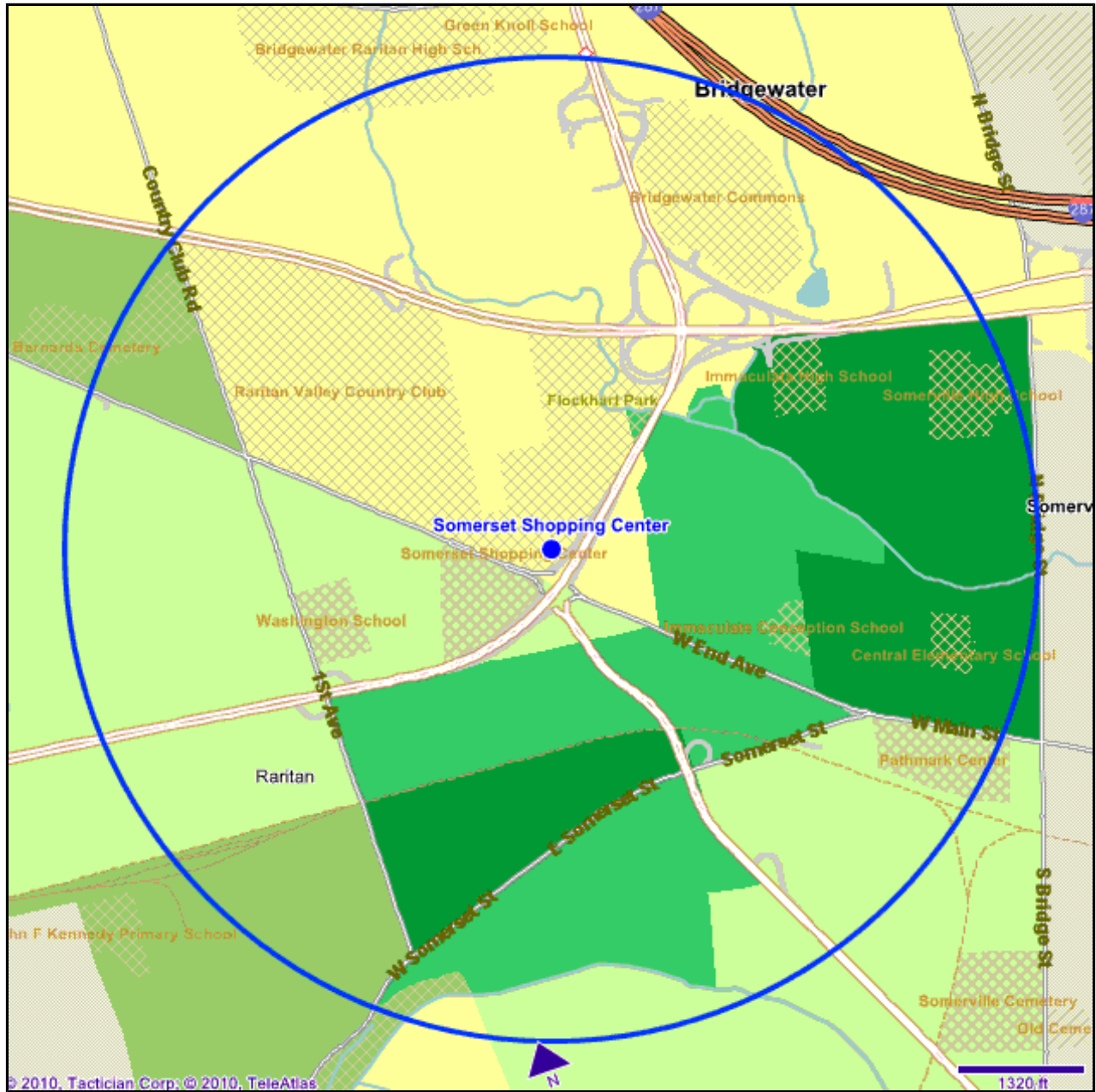
Demographic Trend

Somerset Shopping Center

Prepared by Levin Management

Analysis Level: Block Groups

5/4/2010



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Longitude: -74.6292
Latitude: 40.5768

Radial Trade Area, 1 mile

Summary Demographic				
	2000 CENSUS		2009 ESTIMATE	2014 FORECAST
Population	10,139		10,482	10,306
Households	4,298		4,128	3,877
Families	2,417		2,372	2,217
Median Age	36.3		39.0	40.2
Median Household Income	\$49,693		\$61,603	\$66,400
Average Household Income	\$59,659		\$79,236	\$87,160
Average Household Size	2.36		2.54	2.66

Households by Income						
	2000 CENSUS		2009 ESTIMATE		2014 FORECAST	
	Number	Percent	Number	Percent	Number	Percent
Less Than \$10,000	321	7.5%	235	5.7%	198	5.1%
\$10,000 - \$14,999	311	7.2%	191	4.6%	161	4.1%
\$15,000 - \$19,999	203	4.7%	218	5.3%	210	5.4%
\$20,000 - \$24,999	221	5.2%	155	3.8%	123	3.2%
\$25,000 - \$29,999	175	4.1%	163	4.0%	143	3.7%
\$30,000 - \$34,999	184	4.3%	140	3.4%	128	3.3%
\$35,000 - \$39,999	238	5.5%	129	3.1%	121	3.1%
\$40,000 - \$49,999	513	11.9%	361	8.8%	268	6.9%
\$50,000 - \$59,999	486	11.3%	413	10.0%	372	9.6%
\$60,000 - \$74,999	526	12.2%	539	13.1%	504	13.0%
\$75,000 - \$99,999	490	11.4%	591	14.3%	587	15.1%
\$100,000 - \$124,999	250	5.8%	360	8.7%	373	9.6%
\$125,000 - \$149,999	141	3.3%	196	4.7%	209	5.4%
\$150,000 - \$199,999	148	3.4%	209	5.1%	224	5.8%
\$200,000+	92	2.1%	226	5.5%	257	6.6%
Total	4,298	100.0%	4,128	100.0%	3,877	100.0%

Population by Age						
	2000 CENSUS		2009 ESTIMATE		2014 FORECAST	
	Number	Percent	Number	Percent	Number	Percent
Age 0-4	681	6.7%	543	5.2%	531	5.2%
Age 5-9	592	5.8%	562	5.4%	457	4.4%
Age 10-14	502	5.0%	563	5.4%	537	5.2%
Age 15-19	544	5.4%	726	6.9%	735	7.1%
Age 20-24	647	6.4%	897	8.6%	982	9.5%
Age 25-29	878	8.7%	717	6.8%	812	7.9%
Age 30-34	968	9.5%	626	6.0%	542	5.3%
Age 35-39	1,002	9.9%	753	7.2%	527	5.1%
Age 40-44	835	8.2%	785	7.5%	629	6.1%
Age 45-49	654	6.4%	813	7.8%	730	7.1%
Age 50-54	528	5.2%	688	6.6%	726	7.0%
Age 55-59	440	4.3%	595	5.7%	695	6.7%
Age 60-64	299	2.9%	481	4.6%	544	5.3%
Age 65-69	371	3.7%	507	4.8%	579	5.6%
Age 70-74	350	3.4%	372	3.6%	457	4.4%
Age 75-79	334	3.3%	304	2.9%	341	3.3%
Age 80-84	282	2.8%	289	2.8%	262	2.5%
Age 85+	233	2.3%	261	2.5%	220	2.1%

Total	10,139	100.0%	10,482	100.0%	10,306	100.0%
Median	36.3		39.0		40.2	

Population by Race Trends						
	2000 CENSUS		2009 ESTIMATE		2014 FORECAST	
	Number	Percent	Number	Percent	Number	Percent
White	7,797	76.9%	7,509	71.6%	7,190	69.8%
Black	620	6.1%	790	7.5%	911	8.8%
Native American	15	0.2%	6	0.1%	1	0.0%
Asian	1,001	9.9%	1,427	13.6%	1,298	12.6%
Hawaiian / Pacific Islander	10	0.1%	15	0.1%	12	0.1%
Two or More	268	2.6%	284	2.7%	339	3.3%
Other Race	429	4.2%	451	4.3%	555	5.4%
Total	10,139	100.0%	10,482	100.0%	10,306	100.0%

Hispanic Population Trends						
	2000 CENSUS		2009 ESTIMATE		2014 FORECAST	
	Number	Percent	Number	Percent	Number	Percent
Hispanic	1,476	14.6%	2,196	20.9%	2,362	22.9%
Not Hispanic	8,663	85.4%	8,286	79.1%	7,944	77.1%
Total	10,139	100.0%	10,482	100.0%	10,306	100.0%

Households by Occupancy Trends						
	2000 CENSUS		2009 ESTIMATE		2014 FORECAST	
	Number	Percent	Number	Percent	Number	Percent
Owner Occupied	1,864	42.0%	2,395	51.2%	2,779	56.9%
Renter Occupied	2,434	54.9%	1,733	37.1%	1,098	22.5%
Vacant	139	3.1%	546	11.7%	1,008	20.6%
Total	4,437	100.0%	4,674	100.0%	4,885	100.0%

Daytime Population			
	2000 CENSUS	2009 ESTIMATE	2014 FORECAST
Establishments	0	1,064	0
Employees	0	12,946	0

Radial Trade Area, 3 miles

Summary Demographic						
	2000 CENSUS		2009 ESTIMATE		2014 FORECAST	
Population	54,798		55,391		54,692	
Households	20,792		19,630		18,526	
Families	14,323		13,757		12,881	
Median Age	36.8		39.9		41.3	
Median Household Income	\$68,105		\$85,884		\$92,783	
Average Household Income	\$82,339		\$113,864		\$124,740	
Average Household Size	2.64		2.82		2.95	

Households by Income						
	2000 CENSUS		2009 ESTIMATE		2014 FORECAST	
	Number	Percent	Number	Percent	Number	Percent
Less Than \$10,000	768	3.7%	540	2.8%	469	2.5%
\$10,000 - \$14,999	843	4.1%	497	2.5%	422	2.3%
\$15,000 - \$19,999	661	3.2%	647	3.3%	612	3.3%
\$20,000 - \$24,999	732	3.5%	520	2.6%	417	2.3%
\$25,000 - \$29,999	686	3.3%	507	2.6%	452	2.4%
\$30,000 - \$34,999	719	3.5%	557	2.8%	475	2.6%
\$35,000 - \$39,999	883	4.2%	484	2.5%	464	2.5%
\$40,000 - \$49,999	1,865	9.0%	1,321	6.7%	1,008	5.4%
\$50,000 - \$59,999	1,899	9.1%	1,411	7.2%	1,265	6.8%
\$60,000 - \$74,999	2,482	11.9%	2,082	10.6%	1,828	9.9%
\$75,000 - \$99,999	3,360	16.2%	2,871	14.6%	2,602	14.0%
\$100,000 - \$124,999	2,198	10.6%	2,520	12.8%	2,410	13.0%
\$125,000 - \$149,999	1,187	5.7%	1,679	8.6%	1,725	9.3%
\$150,000 - \$199,999	1,548	7.4%	1,730	8.8%	1,872	10.1%
\$200,000+	961	4.6%	2,264	11.5%	2,505	13.5%
Total	20,792	100.0%	19,630	100.0%	18,526	100.0%

Population by Age						
	2000 CENSUS		2009 ESTIMATE		2014 FORECAST	
	Number	Percent	Number	Percent	Number	Percent
Age 0-4	4,180	7.6%	3,252	5.9%	3,212	5.9%
Age 5-9	3,941	7.2%	3,615	6.5%	2,935	5.4%
Age 10-14	3,292	6.0%	3,499	6.3%	3,357	6.1%
Age 15-19	2,797	5.1%	3,716	6.7%	3,837	7.0%
Age 20-24	2,470	4.5%	3,438	6.2%	3,890	7.1%
Age 25-29	3,602	6.6%	2,948	5.3%	3,410	6.2%
Age 30-34	5,038	9.2%	3,210	5.8%	2,816	5.1%
Age 35-39	5,635	10.3%	4,089	7.4%	2,897	5.3%
Age 40-44	5,020	9.2%	4,577	8.3%	3,694	6.8%
Age 45-49	3,898	7.1%	4,633	8.4%	4,162	7.6%
Age 50-54	3,309	6.0%	4,158	7.5%	4,388	8.0%
Age 55-59	2,598	4.7%	3,433	6.2%	4,069	7.4%
Age 60-64	1,963	3.6%	3,002	5.4%	3,383	6.2%
Age 65-69	1,774	3.2%	2,428	4.4%	2,845	5.2%
Age 70-74	1,772	3.2%	1,861	3.4%	2,284	4.2%
Age 75-79	1,445	2.6%	1,307	2.4%	1,522	2.8%
Age 80-84	1,096	2.0%	1,130	2.0%	1,041	1.9%
Age 85+	969	1.8%	1,095	2.0%	951	1.7%

Total	54,798	100.0%	55,391	100.0%	54,692	100.0%
Median	36.8		39.9		41.3	

Population by Race Trends						
	2000 CENSUS		2009 ESTIMATE		2014 FORECAST	
	Number	Percent	Number	Percent	Number	Percent
White	44,445	81.1%	41,464	74.9%	39,850	72.9%
Black	2,674	4.9%	3,727	6.7%	4,741	8.7%
Native American	59	0.1%	29	0.1%	6	0.0%
Asian	5,464	10.0%	7,673	13.9%	7,078	12.9%
Hawaiian / Pacific Islander	25	0.0%	42	0.1%	37	0.1%
Two or More	1,012	1.8%	1,216	2.2%	1,451	2.7%
Other Race	1,120	2.0%	1,241	2.2%	1,530	2.8%
Total	54,798	100.0%	55,391	100.0%	54,692	100.0%

Hispanic Population Trends						
	2000 CENSUS		2009 ESTIMATE		2014 FORECAST	
	Number	Percent	Number	Percent	Number	Percent
Hispanic	4,387	8.0%	6,812	12.3%	7,997	14.6%
Not Hispanic	50,411	92.0%	48,579	87.7%	46,695	85.4%
Total	54,798	100.0%	55,391	100.0%	54,692	100.0%

Households by Occupancy Trends						
	2000 CENSUS		2009 ESTIMATE		2014 FORECAST	
	Number	Percent	Number	Percent	Number	Percent
Owner Occupied	14,934	70.0%	15,504	70.2%	15,881	68.4%
Renter Occupied	5,858	27.5%	4,127	18.7%	2,645	11.4%
Vacant	544	2.5%	2,468	11.2%	4,679	20.2%
Total	21,335	100.0%	22,098	100.0%	23,206	100.0%

Daytime Population			
	2000 CENSUS	2009 ESTIMATE	2014 FORECAST
Establishments	0	3,292	0
Employees	0	54,645	0

Radial Trade Area, 5 miles

Summary Demographic				
	2000 CENSUS		2009 ESTIMATE	2014 FORECAST
Population	105,298		108,390	106,392
Households	38,911		37,314	35,038
Families	27,994		27,338	25,469
Median Age	37.3		40.4	42.0
Median Household Income	\$71,339		\$90,831	\$98,035
Average Household Income	\$90,251		\$124,434	\$136,340
Average Household Size	2.71		2.90	3.04

Households by Income						
	2000 CENSUS		2009 ESTIMATE		2014 FORECAST	
	Number	Percent	Number	Percent	Number	Percent
Less Than \$10,000	1,277	3.3%	927	2.5%	803	2.3%
\$10,000 - \$14,999	1,335	3.4%	771	2.1%	655	1.9%
\$15,000 - \$19,999	1,210	3.1%	1,104	3.0%	1,015	2.9%
\$20,000 - \$24,999	1,358	3.5%	980	2.6%	779	2.2%
\$25,000 - \$29,999	1,336	3.4%	968	2.6%	857	2.4%
\$30,000 - \$34,999	1,310	3.4%	1,053	2.8%	889	2.5%
\$35,000 - \$39,999	1,590	4.1%	907	2.4%	893	2.5%
\$40,000 - \$49,999	3,301	8.5%	2,410	6.5%	1,802	5.1%
\$50,000 - \$59,999	3,362	8.6%	2,546	6.8%	2,329	6.6%
\$60,000 - \$74,999	4,468	11.5%	3,708	9.9%	3,183	9.1%
\$75,000 - \$99,999	5,952	15.3%	5,186	13.9%	4,681	13.4%
\$100,000 - \$124,999	4,336	11.1%	4,613	12.4%	4,333	12.4%
\$125,000 - \$149,999	2,506	6.4%	3,314	8.9%	3,310	9.4%
\$150,000 - \$199,999	3,071	7.9%	3,644	9.8%	3,836	10.9%
\$200,000+	2,500	6.4%	5,184	13.9%	5,672	16.2%
Total	38,911	100.0%	37,314	100.0%	35,038	100.0%

Population by Age						
	2000 CENSUS		2009 ESTIMATE		2014 FORECAST	
	Number	Percent	Number	Percent	Number	Percent
Age 0-4	7,890	7.5%	6,197	5.7%	6,083	5.7%
Age 5-9	7,814	7.4%	7,254	6.7%	5,831	5.5%
Age 10-14	6,860	6.5%	7,304	6.7%	6,916	6.5%
Age 15-19	5,491	5.2%	7,337	6.8%	7,509	7.1%
Age 20-24	4,626	4.4%	6,492	6.0%	7,312	6.9%
Age 25-29	6,225	5.9%	5,180	4.8%	5,983	5.6%
Age 30-34	8,924	8.5%	5,786	5.3%	5,061	4.8%
Age 35-39	10,691	10.2%	7,844	7.2%	5,520	5.2%
Age 40-44	9,959	9.5%	9,179	8.5%	7,350	6.9%
Age 45-49	7,973	7.6%	9,528	8.8%	8,495	8.0%
Age 50-54	6,597	6.3%	8,373	7.7%	8,784	8.3%
Age 55-59	5,163	4.9%	6,906	6.4%	8,143	7.7%
Age 60-64	3,946	3.7%	6,082	5.6%	6,805	6.4%
Age 65-69	3,552	3.4%	4,938	4.6%	5,739	5.4%
Age 70-74	3,403	3.2%	3,629	3.3%	4,456	4.2%
Age 75-79	2,696	2.6%	2,495	2.3%	2,923	2.7%
Age 80-84	1,920	1.8%	2,031	1.9%	1,877	1.8%
Age 85+	1,568	1.5%	1,834	1.7%	1,606	1.5%

Total	105,298	100.0%	108,390	100.0%	106,392	100.0%
Median	37.3		40.4		42.0	

Population by Race Trends						
	2000 CENSUS		2009 ESTIMATE		2014 FORECAST	
	Number	Percent	Number	Percent	Number	Percent
White	89,194	84.7%	85,271	78.7%	81,037	76.2%
Black	3,610	3.4%	5,717	5.3%	7,587	7.1%
Native American	112	0.1%	53	0.0%	12	0.0%
Asian	8,505	8.1%	12,672	11.7%	11,983	11.3%
Hawaiian / Pacific Islander	46	0.0%	80	0.1%	77	0.1%
Two or More	1,740	1.7%	2,219	2.0%	2,700	2.5%
Other Race	2,091	2.0%	2,378	2.2%	2,996	2.8%
Total	105,298	100.0%	108,390	100.0%	106,392	100.0%

Hispanic Population Trends						
	2000 CENSUS		2009 ESTIMATE		2014 FORECAST	
	Number	Percent	Number	Percent	Number	Percent
Hispanic	8,838	8.4%	13,737	12.7%	15,777	14.8%
Not Hispanic	96,460	91.6%	94,653	87.3%	90,615	85.2%
Total	105,298	100.0%	108,390	100.0%	106,392	100.0%

Households by Occupancy Trends						
	2000 CENSUS		2009 ESTIMATE		2014 FORECAST	
	Number	Percent	Number	Percent	Number	Percent
Owner Occupied	29,672	74.2%	30,750	73.1%	30,865	70.3%
Renter Occupied	9,239	23.1%	6,564	15.6%	4,173	9.5%
Vacant	1,061	2.7%	4,733	11.3%	8,869	20.2%
Total	39,972	100.0%	42,047	100.0%	43,907	100.0%

Daytime Population						
	2000 CENSUS		2009 ESTIMATE		2014 FORECAST	
	Number	Percent	Number	Percent	Number	Percent
Establishments	0		5,651		0	
Employees	0		95,189		0	

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