

Demographic Summary Report

Mission Bay Plaza

Radius	3 Mile		5 Mile		10 Mile	
Population						
2016 Projection	88,274		176,992		689,031	
2011 Estimate	84,746		170,812		673,644	
2010 Census	84,529		170,503		675,629	
Growth 2011 - 2016	4.20%		3.60%		2.30%	
Growth 2010 - 2011	0.30%		0.20%		-0.30%	
2011 Population by Hispanic Origin	12,920		25,600		109,657	
2011 Population By Race	84,746		170,812		673,644	
White	73,380	86.59%	148,917	87.18%	511,370	75.91%
Black or African American	4,356	5.14%	8,430	4.94%	102,805	15.26%
American Indian and Alaska Native	116	0.14%	214	0.13%	1,311	0.19%
Asian	2,798	3.30%	5,533	3.24%	20,047	2.98%
Native Hawaiian and Pacific Islander	15	0.02%	40	0.02%	263	0.04%
Other Race	2,166	2.56%	4,165	2.44%	21,968	3.26%
Two or More Races	1,916	2.26%	3,511	2.06%	15,880	2.36%
Households						
2016 Projection	36,375		72,949		288,261	
2011 Estimate	35,067		70,685		283,384	
2010 Census	34,965		70,601		284,421	
Growth 2011 - 2016	3.70%		3.20%		1.70%	
Growth 2010 - 2011	0.30%		0.10%		-0.40%	
Owner Occupied	28,398	80.98%	54,419	76.99%	202,351	71.41%
Renter Occupied	6,669	19.02%	16,265	23.01%	81,034	28.60%
2011 Households by HH Income	35,067		70,684		283,381	
Income Less Than \$15,000	3,270	9.33%	5,704	8.07%	31,198	11.01%
Income: \$15,000 - \$24,999	3,167	9.03%	5,523	7.81%	29,595	10.44%
Income: \$25,000 - \$34,999	3,351	9.56%	5,987	8.47%	29,644	10.46%
Income: \$35,000 - \$49,999	4,950	14.12%	9,110	12.89%	41,724	14.72%
Income: \$50,000 - \$74,999	5,991	17.08%	11,631	16.45%	49,139	17.34%
Income: \$75,000 - \$99,999	4,193	11.96%	8,689	12.29%	32,150	11.35%
Income: \$100,000 - \$149,999	5,178	14.77%	11,181	15.82%	36,004	12.71%
Income: \$150,000 - \$199,999	2,201	6.28%	5,091	7.20%	14,793	5.22%
Income: \$200,000+	2,766	7.89%	7,768	10.99%	19,134	6.75%
2011 Avg Household Income	\$86,013		\$97,125		\$78,685	
2011 Med Household Income	\$59,372		\$67,699		\$53,473	
2011 Per Capita Income	\$35,661		\$40,302		\$33,615	

Demographic Detail Report

Mission Bay Plaza

Radius	3 Mile		5 Mile		10 Mile	
Population						
2016 Projection	88,274		176,992		689,031	
2011 Estimate	84,746		170,812		673,644	
2010 Census	84,529		170,503		675,629	
Growth 2011 - 2016	4.20%		3.60%		2.30%	
Growth 2010 - 2011	0.30%		0.20%		-0.30%	
2011 Population by Age						
	84,746		170,812		673,644	
Age 0 - 4	3,525	4.16%	7,436	4.35%	32,153	4.77%
Age 5 - 9	4,641	5.48%	9,653	5.65%	34,885	5.18%
Age 10 - 14	5,546	6.54%	11,329	6.63%	38,757	5.75%
Age 15 - 19	5,429	6.41%	10,820	6.33%	40,847	6.06%
Age 20 - 24	3,857	4.55%	8,140	4.77%	36,627	5.44%
Age 25 - 34	6,666	7.87%	14,450	8.46%	71,554	10.62%
Age 35 - 44	10,174	12.01%	21,249	12.44%	83,031	12.33%
Age 45 - 49	6,586	7.77%	13,382	7.83%	49,096	7.29%
Age 50 - 54	6,537	7.71%	13,035	7.63%	48,223	7.16%
Age 55 - 59	5,614	6.62%	11,535	6.75%	43,095	6.40%
Age 60 - 64	5,018	5.92%	10,528	6.16%	40,884	6.07%
Age 65 - 74	8,292	9.78%	16,740	9.80%	67,305	9.99%
Age 75 - 84	8,193	9.67%	14,443	8.46%	56,456	8.38%
Age 85 and over	4,668	5.51%	8,071	4.73%	30,731	4.56%
Age 65 and over	21,153	24.96%	39,254	22.98%	154,492	22.93%
Median Age	46.90		45.90		44.90	
Average Age	45.20		44.20		43.90	

Demographic Detail Report

Mission Bay Plaza

Radius	3 Mile	5 Mile	10 Mile
2011 Population By Race	84,746	170,812	673,644
White	73,380 86.59%	148,917 87.18%	511,370 75.91%
Black or African American	4,356 5.14%	8,430 4.94%	102,805 15.26%
American Indian and Alaska Native	116 0.14%	214 0.13%	1,311 0.19%
Asian	2,798 3.30%	5,533 3.24%	20,047 2.98%
Native Hawaiian and Pacific Islander	15 0.02%	40 0.02%	263 0.04%
Other Race	2,166 2.56%	4,165 2.44%	21,968 3.26%
Two or More Races	1,916 2.26%	3,511 2.06%	15,880 2.36%
2011 Population by Hispanic Origin	84,747	170,810	673,644
Not Hispanic or Latino	71,827 84.75%	145,210 85.01%	563,987 83.72%
Hispanic or Latino	12,920 15.25%	25,600 14.99%	109,657 16.28%
2011 Age 5+ Language at Home	74,819	156,597	643,309
Speak Only English	55,603 74.32%	117,733 75.18%	461,628 71.76%
Speak Asian or Pacific Island	1,695 2.27%	2,774 1.77%	9,779 1.52%
Speak IndoEuropean	7,985 10.67%	15,291 9.76%	80,662 12.54%
Speak Spanish	8,322 11.12%	18,494 11.81%	85,044 13.22%
Speak Other Language	1,214 1.62%	2,305 1.47%	6,196 0.96%
2011 Median Age, Male	44.90	44.00	42.80
2011 Average Age, Male	43.30	42.60	42.30
Median Age, Female	48.60	47.30	46.60
Average Age, Female	47.00	45.70	45.50
2011 Population by Occupation Classification (Age 16+)	33,755	72,954	307,277
Blue Collar	3,856 11.42%	7,958 10.91%	47,579 15.48%
White Collar	24,083 71.35%	54,293 74.42%	205,282 66.81%
Service	5,816 17.23%	10,703 14.67%	54,416 17.71%
2011 Population by Marital Status (Age 15+)	64,625	135,117	564,777
Total, Never Married	13,815 21.38%	30,139 22.31%	142,660 25.26%
Married	37,112 57.43%	77,857 57.62%	301,066 53.31%
Widowed	6,915 10.70%	13,427 9.94%	55,234 9.78%
Divorced	6,783 10.50%	13,694 10.13%	65,817 11.65%

Demographic Detail Report

Mission Bay Plaza

Radius	3 Mile		5 Mile		10 Mile	
2011 Population by Education	55,775		116,139		485,827	
Less Than 9th Grade	1,503	2.69%	2,135	1.84%	15,004	3.09%
Some High School, No Diploma	2,738	4.91%	4,724	4.07%	33,987	7.00%
High School Grad (Incl Equivalency)	15,250	27.34%	27,975	24.09%	136,068	28.01%
Some College, No Degree	11,482	20.59%	23,006	19.81%	97,035	19.97%
Associate Degree	4,368	7.83%	9,339	8.04%	37,648	7.75%
Bachelor Degree	12,229	21.93%	29,646	25.53%	106,718	21.97%
Advanced Degrees	8,205	14.71%	19,314	16.63%	59,367	12.22%
2011 Population by Occupation (Age 16+)	39,571		83,656		361,694	
Management, Business, & Financial	12,230	30.91%	27,259	32.58%	105,701	29.22%
Professional & Related Occupations	1,041	2.63%	2,198	2.63%	8,479	2.34%
Services	17,754	44.87%	35,023	41.87%	161,224	44.57%
Sales & Office	5,667	14.32%	12,892	15.41%	48,028	13.28%
Farming, Fishing, and Forestry	27	0.07%	67	0.08%	360	0.10%
Construction and Extraction, Maint	1,022	2.58%	2,656	3.17%	16,731	4.63%
Production & Transportation	1,830	4.62%	3,561	4.26%	21,171	5.85%
2011 Workers by Travel Time to Work (Age 16+)	33,574		70,993		304,212	
Less Than 15 Minutes	6,432	19.16%	15,783	22.23%	70,065	23.03%
15 to 29 Minutes	13,222	39.38%	26,623	37.50%	107,789	35.43%
30 to 44 Minutes	7,447	22.18%	15,989	22.52%	70,500	23.17%
45 to 59 Minutes	2,464	7.34%	4,417	6.22%	19,997	6.57%
60+ Minutes	4,009	11.94%	8,181	11.52%	35,861	11.79%
2000 Households by HH Size	34,964		70,601		284,421	
1-Person Households	9,996	28.59%	19,681	27.88%	88,594	31.15%
2-Person Households	12,227	34.97%	25,586	36.24%	101,829	35.80%
3-Person Households	5,165	14.77%	10,507	14.88%	39,586	13.92%
4-Person Households	4,847	13.86%	9,605	13.60%	32,386	11.39%
5-Person Households	1,884	5.39%	3,609	5.11%	13,704	4.82%
6-Person Households	593	1.70%	1,125	1.59%	5,056	1.78%
7 or more Person Households	252	0.72%	488	0.69%	3,266	1.15%
2011 Average Household Size	2.40		2.40		2.34	

Demographic Detail Report

Mission Bay Plaza

Radius	3 Mile	5 Mile	10 Mile
Households			
2016 Projection	36,375	72,949	288,261
2011 Estimate	35,067	70,685	283,384
2010 Census	34,965	70,601	284,421
Growth 2011 - 2016	3.70%	3.20%	1.70%
Growth 2010 - 2011	0.30%	0.10%	-0.40%
2011 Households by HH Income	35,067	70,684	283,381
Income: Less than \$15,000	3,270 9.33%	5,704 8.07%	31,198 11.01%
Income: \$15,000 - \$24,999	3,167 9.03%	5,523 7.81%	29,595 10.44%
Income: \$25,000 - \$34,999	3,351 9.56%	5,987 8.47%	29,644 10.46%
Income: \$35,000 - \$49,999	4,950 14.12%	9,110 12.89%	41,724 14.72%
Income: \$50,000 - \$74,999	5,991 17.08%	11,631 16.45%	49,139 17.34%
Income: \$75,000 - \$99,999	4,193 11.96%	8,689 12.29%	32,150 11.35%
Income: \$100,000 - \$149,999	5,178 14.77%	11,181 15.82%	36,004 12.71%
Income: \$150,000 - \$199,999	2,201 6.28%	5,091 7.20%	14,793 5.22%
Income: \$200,000+	2,766 7.89%	7,768 10.99%	19,134 6.75%
2011 Avg Household Income	\$86,013	\$97,125	\$78,685
2011 Med Household Income	\$59,372	\$67,699	\$53,473
2011 Per Capita Income	\$35,661	\$40,302	\$33,615
2011 Occupied Housing	35,067	70,684	283,385
Owner Occupied	28,398 80.98%	54,419 76.99%	202,351 71.40%
Renter Occupied	6,669 19.02%	16,265 23.01%	81,034 28.60%
2000 Housing Units	37,951	78,081	338,427
1 Unit Attached	5,312 14.00%	9,297 11.91%	29,440 8.70%
1 Unit Detached	16,488 43.45%	37,284 47.75%	137,736 40.70%
2 Units	337 0.89%	692 0.89%	5,571 1.65%
3 - 19 Units	6,542 17.24%	14,716 18.85%	73,765 21.80%
20 - 49 Units	4,400 11.59%	7,041 9.02%	45,710 13.51%
50 or more Units	3,659 9.64%	6,205 7.95%	39,047 11.54%
Mobile Home or Trailer	1,198 3.16%	2,823 3.62%	6,975 2.06%
Boat, RV, Van, Etc.	15 0.04%	23 0.03%	183 0.05%

Demographic Detail Report

Mission Bay Plaza

Radius	3 Mile		5 Mile		10 Mile	
2011 Housing Value - Owner Occupied	26,855		53,500		210,980	
Value Less than \$20,000	128	0.48%	399	0.75%	1,976	0.94%
Value \$20,000 - \$39,999	446	1.66%	718	1.34%	3,277	1.55%
Value \$40,000 - \$59,999	648	2.41%	837	1.56%	5,194	2.46%
Value \$60,000 - \$79,999	830	3.09%	1,032	1.93%	7,070	3.35%
Value \$80,000 - \$99,999	1,080	4.02%	1,393	2.60%	8,782	4.16%
Value \$100,000 - \$149,999	2,571	9.57%	3,273	6.12%	20,904	9.91%
Value \$150,000 - \$199,999	2,896	10.78%	4,416	8.25%	23,905	11.33%
Value \$200,000 - \$299,999	5,563	20.71%	10,109	18.90%	41,272	19.56%
Value \$300,000 - \$399,999	5,241	19.52%	10,583	19.78%	36,828	17.46%
Value \$400,000 - \$499,999	3,047	11.35%	7,503	14.02%	23,884	11.32%
Value \$500,000 - \$749,999	3,000	11.17%	7,591	14.19%	21,341	10.12%
Value \$750,000 - \$999,999	900	3.35%	2,993	5.59%	8,041	3.81%
Value \$1,000,000 or more	505	1.88%	2,653	4.96%	8,506	4.03%
2011 Med Housing Val-Owner Occupied	\$286,220		\$343,211		\$280,699	
2011 Housing Units by Yr Built	37,949		78,080		338,426	
Built 2005 to Present	267	0.70%	1,036	1.33%	5,806	1.72%
Built 2000 to 2004	1,071	2.82%	4,428	5.67%	25,399	7.51%
Built 1990 to 1999	8,826	23.26%	21,531	27.58%	67,632	19.98%
Built 1980 to 1989	18,001	47.43%	35,467	45.42%	104,782	30.96%
Built 1970 to 1979	8,646	22.78%	13,550	17.35%	90,335	26.69%
Built 1960 to 1969	720	1.90%	1,406	1.80%	30,858	9.12%
Built 1950 to 1959	199	0.52%	339	0.43%	10,349	3.06%
Built 1940 to 1949	88	0.23%	112	0.14%	1,611	0.48%
Built 1939 or Earlier	131	0.35%	211	0.27%	1,654	0.49%
2011 Median Year Built	1985		1987		1983	

Demographic Market Comparison Report

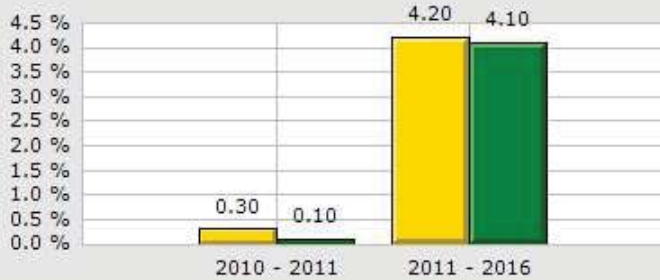
3 mile radius

Mission Bay Plaza

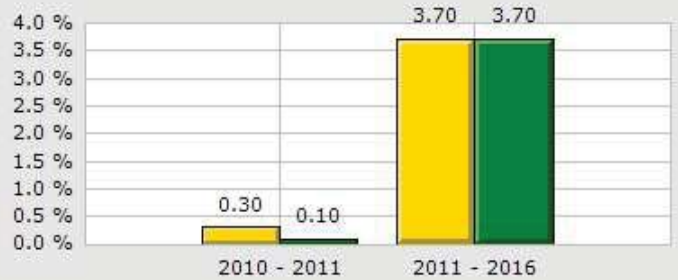
Type: Shopping Center/Community Center
 County: Palm Beach

3 Mile
 County

Population Growth



Household Growth



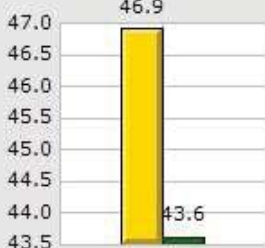
2011 Med Household Inc



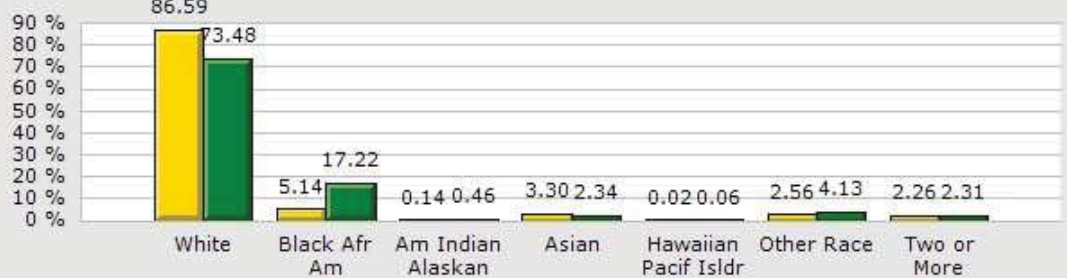
2011 Households by Household Income



2011 Median Age



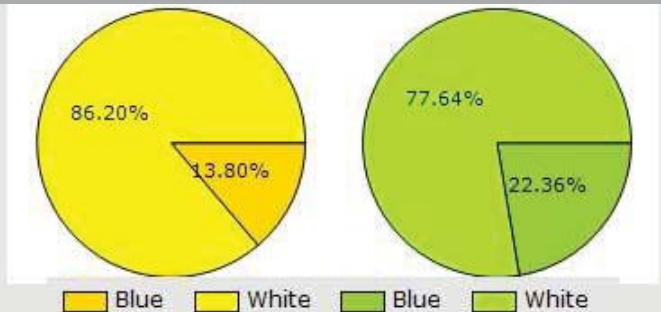
2011 Population by Race



2011 Renter vs. Owner



2011 Blue vs. White Collar



Demographic Market Comparison Report

3 mile radius

Mission Bay Plaza

Type: **Shopping Center/Community Center**
 County: **Palm Beach**

	3 Mile		County	
Population				
Growth 2010 - 2011	0.30%		0.10%	
Growth 2011 - 2016	4.20%		4.10%	
2011 Blue Collar	3,856	13.80%	101,174	22.36%
2011 White Collar	24,083	86.20%	351,357	77.64%
2011 Population By Race				
	84,747		1,321,432	
White	73,380	86.59%	970,943	73.48%
Black Afr Am	4,356	5.14%	227,538	17.22%
Am Indian Alaskan	116	0.14%	6,116	0.46%
Asian	2,798	3.30%	30,934	2.34%
Hawaiian Pacif Islldr	15	0.02%	768	0.06%
Other Race	2,166	2.56%	54,604	4.13%
Two or More	1,916	2.26%	30,529	2.31%
Households				
Growth 2010 - 2011	0.30%		0.10%	
Growth 2011 - 2016	3.70%		3.70%	
Renter Occupied	6,669	19.02%	164,791	30.25%
Owner Occupied	28,398	80.98%	379,979	69.75%
2011 Households by HH Income				
	35,067		544,764	
Income < \$35,000	9,788	27.91%	178,403	32.75%
Income \$35,000 - \$74,999	10,941	31.20%	179,426	32.94%
Income \$75,000 - \$149,999	9,371	26.72%	128,775	23.64%
Income \$150,000 - \$199,999	2,201	6.28%	25,295	4.64%
Income \$200,000+	2,766	7.89%	32,865	6.03%
2011 Median Household Income	\$59,372		\$52,301	
2011 Median Age	46.90		43.60	

Consumer Spending Report

Mission Bay Plaza

2011 Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Specified Consumer Spending	\$1,590,212	\$3,616,793	\$11,840,841
Total Apparel	\$61,768	\$141,792	\$462,645
Women's Apparel	22,413	51,072	166,061
Men's Apparel	12,696	29,198	94,677
Girl's Apparel	4,508	10,529	33,598
Boy's Apparel	3,472	8,075	26,145
Infant Apparel	3,615	8,375	27,982
Footwear (excl. Infants)	8,432	19,309	63,662
Other Apparel Prod/Services	6,631	15,234	50,519
Total Entertainment	\$154,535	\$351,637	\$1,133,944
Sports and Recreation	6,034	13,952	44,579
TV, Radio and Sound Equipment	52,326	118,575	392,155
Reading Materials	7,041	15,762	51,433
Travel	87,331	199,175	632,377
Photographic Equipment	1,803	4,172	13,400
Total Food At Home	\$129,645	\$292,454	\$973,005
Cereal Products	7,757	17,545	58,497
Bread & Bakery Products	17,269	38,853	129,031
Seafood	7,003	15,850	52,173
Meat/Poultry/Fish/Eggs	43,187	97,539	325,463
Dairy Products	20,736	46,755	155,756
Fruits and Vegetables	33,693	75,912	252,085
Total Food Away From Home	\$129,159	\$294,247	\$966,804
Breakfast and Brunch	12,119	27,511	91,569
Dinner	60,874	138,746	453,951
Lunch	42,520	96,616	319,609
Snacks and Non Alcoholic Bev	9,139	20,979	69,420
Catered Affairs	4,507	10,394	32,255

Consumer Spending Report

Mission Bay Plaza

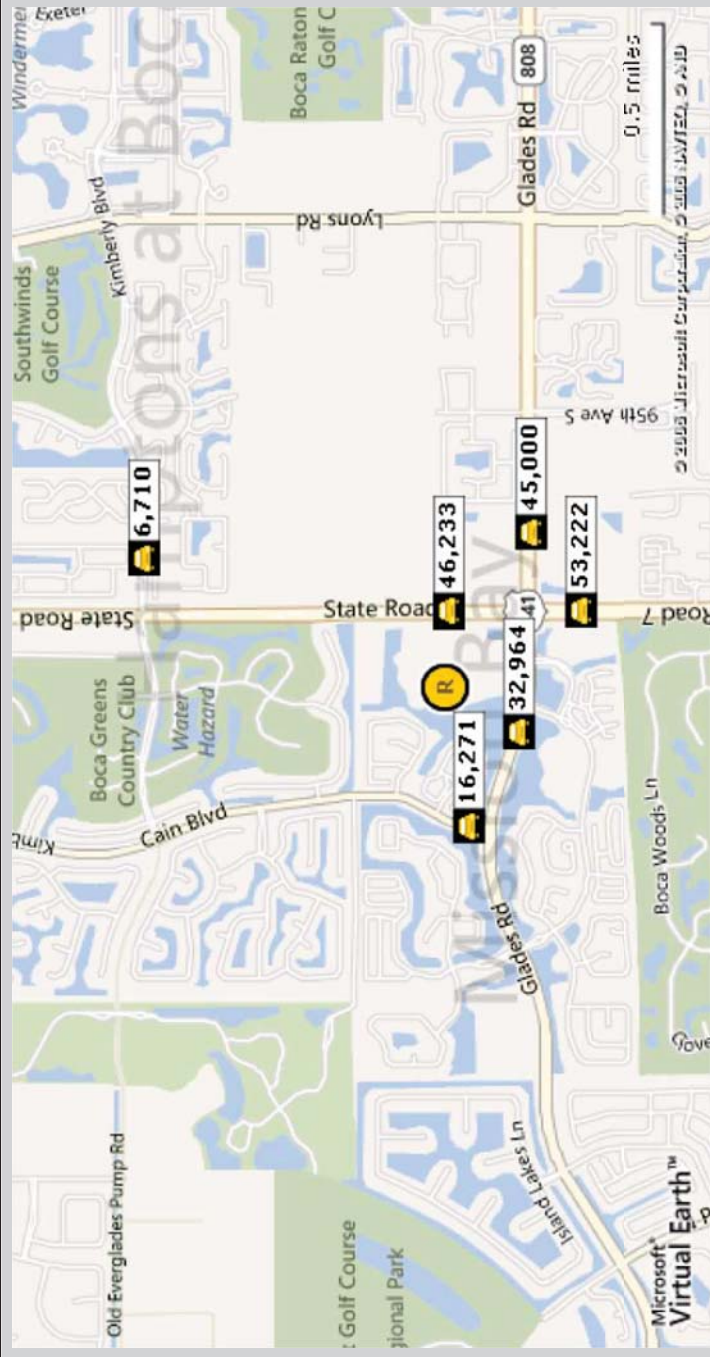
Annual Spending (in Thousands)	3 Mile	5 Mile	10 Mile
Total Alcoholic Beverages	\$24,242	\$55,339	\$182,193
Alcoholic Bev. at Home	14,507	32,951	108,255
Alcoholic Bev. away from Home	9,736	22,388	73,938
Total Furniture/Appliances	\$149,054	\$341,211	\$1,097,653
Bedroom Furniture	8,186	18,796	60,954
Living Room Furniture	12,877	29,741	94,671
Other Living & Family Room Furniture	3,638	8,405	26,382
Other Furniture	1,691	3,913	12,072
Major Appliances	13,350	30,182	97,651
Small Appliances & Housewares	30,076	68,888	222,835
Misc Household Equipment	79,236	181,285	583,089
Total Transportation/Maint.	\$353,600	\$803,321	\$2,647,458
New Autos/Trucks/Vans	100,566	228,969	736,603
Used Vehicles	82,172	187,435	628,775
Purchase of RVs or Boats	12,811	28,950	93,484
Gasoline	114,843	260,246	867,256
Diesel Fuel	2,086	4,743	15,613
Automotive Maintenance/Repair	41,123	92,977	305,728
Total Health Care	\$72,621	\$160,251	\$533,941
Medical Services	42,051	93,808	308,918
Prescription Drugs	23,243	50,330	171,505
Medical Supplies	7,327	16,113	53,518
Total Education/Day Care	\$116,128	\$270,001	\$850,129
Education	50,816	117,897	372,211
Room and Board	6,201	14,120	44,145
Tuition/School Supplies	44,564	103,507	326,131
Day Care, Nursery & Preschool	14,547	34,477	107,642

Mission Bay Plaza

Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
Total Businesses	2,785	18,710	7
Total Retail	563	5,593	10
Home Improvement Stores	28	270	10
General Merchandise Stores	17	549	32
Food Stores	39	838	21
Auto Dealers and Gas Stations	27	137	5
Apparel and Accessory Stores	47	1,057	22
Furniture and Home Furnishings	78	258	3
Eating and Drinking Places	124	1,565	13
Miscellaneous Retail Stores	203	919	5
Finance-Insurance-Real Estate	311	1,516	5
Banks, Saving and Lending Inst.	58	304	5
Security Brokers and Investments	41	94	2
Insurance Carriers and Agencies	67	163	2
Real Estate-Trust-Holding Co.	145	955	7
Services	1,316	9,962	8
Hotels and Lodging	5	161	32
Motion Picture and Amusement	83	793	10
Health Services	235	2,264	10
Legal Services	35	169	5
Educational Services	40	1,234	31
Auto Services	49	163	3
Other Services	869	5,178	6
Agriculture/Mining	59	238	4
Construction	240	521	2
Manufacturing	45	142	3
Transportation, Comm./Pub Util.	119	239	2
Wholesale Trade	125	419	3
Government	7	80	11
Daytime Population	18,710		
Daytime Population/Business	7		

Traffic Count Report

Mission Bay Plaza



Street	Cross Str	Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 State Road 7	Kimberly Blvd	0.80 N	2005	46,000	AADT	.20
2 Range Line Rd	Glades Rd	0.22 S	2010	46,233	MPSI	.20
3 Glades Rd	Diego Dr E	0.07 E	2010	32,964	MPSI	.23
4 Cain Blvd	Glades Rd	0.06 S	2010	16,271	MPSI	.37
5 State Road 7	S Central Park Blvd	0.88 S	2005	56,500	AADT	.41
6 Range Line Rd	Glades Rd	0.13 N	2010	53,222	MPSI	.42
7 Glades Rd	95th Ave S	0.09 E	2010	43,159	MPSI	.47
8 Glades Rd	W Carousel Cir	0.06 E	2005	45,000	AADT	.47
9 Kimberly Blvd	Liberty Rd	0.02 W	2010	6,710	MPSI	.87