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Monte Vista Crossings Turlock, CA



September 2006

Prepared For
Majestic Realty Co.

DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2006 Estimates & 2011 Projections

Calculated using Proportional Block Groups

Prepared For

Majestic Realty Co.

Lat/Lon: 37.524/-120.8861

September 2006



RF5

Monte Vista Crossings Turlock, CA	1.00 mi radius	3.00 mi radius	5.00 mi radius
Population			
Estimated Population (2006)	6,000	52,604	85,779
Census Population (1990)	2,154	34,227	58,713
Census Population (2000)	3,713	43,504	72,930
Projected Population (2011)	7,760	60,008	96,439
Forecasted Population (2016)	7,204	67,249	110,820
Historical Annual Growth (1990 to 2000)	1,559 7.2%	9,277 2.7%	14,217 2.4%
Historical Annual Growth (2000 to 2006)	2,286 10.3%	9,100 3.5%	12,850 2.9%
Projected Annual Growth (2006 to 2011)	1,760 5.9%	7,404 2.8%	10,659 2.5%
Est. Population Density (2006)	1,910.72 <i>psm</i>	1,861.69 <i>psm</i>	1,092.87 <i>psm</i>
Trade Area Size	3.14 <i>sq mi</i>	28.26 <i>sq mi</i>	78.49 <i>sq mi</i>
Households			
Estimated Households (2006)	2,186	17,704	28,242
Census Households (1990)	826	11,784	20,127
Census Households (2000)	1,343	14,544	23,925
Projected Households (2011)	2,755	19,722	30,969
Forecasted Households (2016)	2,362	20,415	32,870
Households with Children (2006)	926 42.4%	7,790 44.0%	12,535 44.4%
Average Household Size (2006)	2.75	2.89	2.96
Average Household Income			
Est. Average Household Income (2006)	\$48,729	\$49,380	\$53,875
Proj. Average Household Income (2011)	\$53,359	\$53,543	\$58,098
Average Family Income (2006)	\$56,893	\$55,678	\$60,181
Median Household Income			
Est. Median Household Income (2006)	\$45,701	\$43,200	\$45,024
Proj. Median Household Income (2011)	\$49,554	\$46,796	\$48,696
Median Family Income (2006)	\$57,402	\$50,303	\$52,462
Per Capita Income			
Est. Per Capita Income (2006)	\$17,751	\$17,498	\$18,471
Proj. Per Capita Income (2011)	\$18,942	\$18,455	\$19,383
Per Capita Income Est. 5 year change	\$1,191 6.7%	\$957 5.5%	\$911 4.9%
Other Income			
Est. Median Disposable Income (2006)	\$39,429	\$37,259	\$38,564
Est. Median Disposable Income (2011)	\$42,447	\$40,022	\$41,343
Disposable Income Est. 5 year change	\$3,018 7.7%	\$2,763 7.4%	\$2,779 7.2%
Est. Median Household Net Worth (2006)	\$32,336	\$34,456	\$37,538
Daytime Demos			
Total Number of Businesses (2006)	163	1,803	2,739
Total Number of Employees (2006)	2,293	18,146	28,991
Company Headqtrs: Businesses (2006)	1 0.5%	1 0.1%	3 0.1%
Company Headqtrs: Employees (2006)	222 9.7%	348 1.9%	431 1.5%
Unemployment Rate (2006)	3.80%	5.80%	5.60%
Employee Population per Business	14.0 to 1	10.1 to 1	10.6 to 1
Residential Population per Business	36.7 to 1	29.2 to 1	31.3 to 1

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Race & Ethnicity						
White (2006)	4,521	75.4%	40,237	76.5%	66,377	77.4%
Black or African American (2006)	125	2.1%	895	1.7%	1,120	1.3%
American Indian & Alaska Native (2006)	43	0.7%	356	0.7%	589	0.7%
Asian (2006)	478	8.0%	2,967	5.6%	4,333	5.1%
Hawaiian & Pacific Islander (2006)	20	0.3%	158	0.3%	236	0.3%
Other Race (2006)	539	9.0%	5,808	11.0%	9,817	11.4%
Two or More Races (2006)	274	4.6%	2,183	4.1%	3,308	3.9%
Not Hispanic or Latino Population (2006)	4,166	69.4%	33,469	63.6%	54,523	63.6%
Hispanic or Latino Population (2006)	1,834	30.6%	19,135	36.4%	31,257	36.4%
Not of Hispanic Origin Population (1990)	1,791	83.1%	26,658	77.9%	46,719	79.6%
Hispanic Origin Population (1990)	363	16.9%	7,569	22.1%	11,994	20.4%
Not Hispanic or Latino Population (2000)	2,817	75.9%	30,434	70.0%	51,158	70.1%
Hispanic or Latino Population (2000)	896	24.1%	13,070	30.0%	21,771	29.9%
Not Hispanic or Latino Population (2011)	5,080	65.5%	35,940	59.9%	57,559	59.7%
Hispanic or Latino Population (2011)	2,680	34.5%	24,068	40.1%	38,879	40.3%
Hist. Hispanic Ann Growth (1990 to 2006)	1,471	25.3%	11,566	9.6%	19,263	10.0%
Proj. Hispanic Ann Growth (2006 to 2011)	846	9.2%	4,934	5.2%	7,623	4.9%
Age Distribution						
Age 0 to 4 yrs (2006)	484	8.1%	4,197	8.0%	6,518	7.6%
Age 5 to 9 yrs (2006)	420	7.0%	3,769	7.2%	6,233	7.3%
Age 10 to 14 yrs (2006)	447	7.5%	4,028	7.7%	6,768	7.9%
Age 15 to 19 yrs (2006)	464	7.7%	4,190	8.0%	6,987	8.1%
Age 20 to 24 yrs (2006)	760	12.7%	5,550	10.6%	7,951	9.3%
Age 25 to 29 yrs (2006)	617	10.3%	4,611	8.8%	6,791	7.9%
Age 30 to 34 yrs (2006)	489	8.2%	3,722	7.1%	5,817	6.8%
Age 35 to 39 yrs (2006)	447	7.4%	3,427	6.5%	5,488	6.4%
Age 40 to 44 yrs (2006)	386	6.4%	3,303	6.3%	5,616	6.5%
Age 45 to 49 yrs (2006)	389	6.5%	3,242	6.2%	5,733	6.7%
Age 50 to 54 yrs (2006)	290	4.8%	2,790	5.3%	4,926	5.7%
Age 55 to 59 yrs (2006)	215	3.6%	2,267	4.3%	4,145	4.8%
Age 60 to 64 yrs (2006)	151	2.5%	1,752	3.3%	3,245	3.8%
Age 65 to 74 yrs (2006)	275	4.6%	2,681	5.1%	4,688	5.5%
Age 75 to 84 yrs (2006)	127	2.1%	1,933	3.7%	3,238	3.8%
Age 85 yrs plus (2006)	41	0.7%	1,141	2.2%	1,634	1.9%
Median Age (2006)	27.7	yrs	30.4	yrs	31.7	yrs
Gender Age Distribution						
Female Population (2006)	2,979	49.6%	27,011	51.3%	43,725	51.0%
Age 0 to 19 yrs (2006)	880	29.6%	8,057	29.8%	13,117	30.0%
Age 20 to 64 yrs (2006)	1,861	62.5%	15,521	57.5%	25,041	57.3%
Age 65 yrs plus (2006)	238	8.0%	3,433	12.7%	5,568	12.7%
Female Median Age (2006)	27.8	yrs	31.6	yrs	32.9	yrs
Male Population (2006)	3,021	50.4%	25,593	48.7%	42,054	49.0%
Age 0 to 19 yrs (2006)	934	30.9%	8,127	31.8%	13,390	31.8%
Age 20 to 64 yrs (2006)	1,882	62.3%	15,145	59.2%	24,672	58.7%
Age 65 yrs plus (2006)	205	6.8%	2,321	9.1%	3,992	9.5%
Male Median Age (2006)	27.5	yrs	29.2	yrs	30.5	yrs

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Household Income Distribution						
HH Income \$200,000 or More (2006)	18	0.8%	259	1.5%	584	2.1%
HH Income \$150,000 to \$199,999 (2006)	26	1.2%	265	1.5%	558	2.0%
HH Income \$100,000 to \$149,999 (2006)	187	8.6%	1,321	7.5%	2,389	8.5%
HH Income \$75,000 to \$99,999 (2006)	320	14.6%	1,927	10.9%	3,097	11.0%
HH Income \$50,000 to \$74,999 (2006)	427	19.5%	3,480	19.7%	5,566	19.7%
HH Income \$35,000 to \$49,999 (2006)	380	17.4%	2,835	16.0%	4,450	15.8%
HH Income \$25,000 to \$34,999 (2006)	202	9.2%	2,068	11.7%	3,244	11.5%
HH Income \$15,000 to \$24,999 (2006)	247	11.3%	2,340	13.2%	3,578	12.7%
HH Income \$0 to \$14,999 (2006)	379	17.3%	3,208	18.1%	4,776	16.9%
HH Income \$35,000+ (2006)	1,357	62.1%	10,087	57.0%	16,644	58.9%
HH Income \$75,000+ (2006)	551	25.2%	3,772	21.3%	6,628	23.5%
Housing						
Total Housing Units (2006)	2,260		18,025		28,676	
Housing Units, Occupied (2006)	2,186	96.7%	17,704	98.2%	28,242	98.5%
<i>Housing Units, Owner-Occupied (2006)</i>	1,109	50.7%	9,226	52.1%	16,807	59.5%
<i>Housing Units, Renter-Occupied (2006)</i>	1,077	49.3%	8,478	47.9%	11,435	40.5%
Housing Units, Vacant (2006)	75	3.3%	321	1.8%	434	1.5%
Median Years in Residence (2006)	3.1	yrs	3.4	yrs	4.1	yrs
Marital Status						
Never Married (2006)	1,024	27.5%	11,397	28.9%	17,681	26.9%
Now Married (2006)	2,139	57.4%	19,484	49.3%	33,735	51.3%
Separated (2006)	101	2.7%	2,481	6.3%	4,055	6.2%
Widowed (2006)	159	4.3%	2,406	6.1%	4,065	6.2%
Divorced (2006)	302	8.1%	3,714	9.4%	6,231	9.5%
Household Type						
Population Family (2006)	5,113	85.2%	44,562	84.7%	74,187	86.5%
Population Non-Family (2006)	887	14.8%	6,602	12.5%	9,337	10.9%
Population Group Qtrs (2006)	0	0.0%	1,440	2.7%	2,255	2.6%
Family Households (2006)	1,472	67.4%	12,581	71.1%	20,792	73.6%
Married Couple With Children (2006)	689	32.2%	5,413	27.8%	9,014	26.7%
Average Family Household Size (2006)	3.47		3.54		3.57	
Non-Family Households (2006)	713	32.6%	5,123	28.9%	7,450	26.4%
Household Size						
1 Person Household (2006)	532	24.4%	3,955	22.3%	5,870	20.8%
2 Person Households (2006)	652	29.8%	5,109	28.9%	8,202	29.0%
3 Person Households (2006)	366	16.8%	2,923	16.5%	4,693	16.6%
4 Person Households (2006)	366	16.7%	2,944	16.6%	4,741	16.8%
5 Person Households (2006)	176	8.1%	1,607	9.1%	2,627	9.3%
6+ Person Households (2006)	93	4.3%	1,167	6.6%	2,110	7.5%
Household Vehicles						
Total Vehicles Available (2006)	4,165		33,169		56,408	
Household: 0 Vehicles Available (2006)	89	4.1%	981	5.5%	1,316	4.7%
Household: 1 Vehicles Available (2006)	730	33.4%	6,358	35.9%	9,302	32.9%
Household: 2+ Vehicles Available (2006)	1,366	62.5%	10,364	58.5%	17,624	62.4%
Average Vehicles Per Household (2006)	1.9		1.9		2.0	

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Labor Force

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Est. Labor: Population Age 16+ (2006)	4,582		39,871		64,942	
Est. Civilian Employed (2006)	2,966	64.7%	22,287	55.9%	35,651	54.9%
Est. Civilian Unemployed (2006)	176	3.8%	2,318	5.8%	3,667	5.6%
Est. in Armed Forces (2006)	0		0		4	
Est. not in Labor Force (2006)	1,440	31.4%	15,266	38.3%	25,621	39.5%

Occupation

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Occupation: Population Age 16+ (2000)	1,753		17,480		28,858	
Mgmt, Business, & Financial Operations (2000)	211	12.0%	1,918	11.0%	3,366	11.7%
Professional and Related (2000)	323	18.4%	3,175	18.2%	4,918	17.0%
Service (2000)	260	14.8%	2,551	14.6%	4,200	14.6%
Sales and Office (2000)	481	27.4%	4,404	25.2%	7,225	25.0%
Farming, Fishing, and Forestry (2000)	48	2.7%	657	3.8%	1,318	4.6%
Construct, Extraction, & Maintenance (2000)	149	8.5%	1,505	8.6%	2,795	9.7%
Production, Transp. & Material Moving (2000)	281	16.0%	3,270	18.7%	5,035	17.4%
Percent White Collar Workers (2000)	57.9%		54.3%		53.7%	
Percent Blue Collar Workers (2000)	42.1%		45.7%		46.3%	

Consumer Expenditure (in \$,000,000s)

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Total Household Expenditure (2006)	\$94		\$767		\$1,295	
Total Non-Retail Expenditures (2006)	\$53	56.2%	\$431	56.2%	\$728	56.2%
Total Retail Expenditures (2006)	\$41	43.8%	\$336	43.8%	\$567	43.8%
Apparel (2006)	\$1	1.5%	\$11	1.5%	\$19	1.5%
Contributions (2006)	\$3	3.4%	\$27	3.5%	\$47	3.6%
Education (2006)	\$2	2.3%	\$18	2.3%	\$31	2.4%
Entertainment (2006)	\$5	5.7%	\$44	5.7%	\$74	5.7%
Food And Beverages (2006)	\$15	16.3%	\$125	16.3%	\$210	16.2%
Furnishings And Equipment (2006)	\$4	4.4%	\$33	4.4%	\$57	4.4%
Gifts (2006)	\$2	2.5%	\$20	2.6%	\$34	2.6%
Health Care (2006)	\$6	6.3%	\$48	6.3%	\$80	6.2%
Household Operations (2006)	\$3	3.5%	\$27	3.5%	\$46	3.6%
Miscellaneous Expenses (2006)	\$2	1.8%	\$13	1.8%	\$23	1.7%
Personal Care (2006)	\$1	1.5%	\$12	1.5%	\$20	1.5%
Personal Insurance (2006)	\$1	1.0%	\$8	1.0%	\$13	1.0%
Reading (2006)	\$0		\$3	0.3%	\$4	0.3%
Shelter (2006)	\$19	19.7%	\$152	19.8%	\$257	19.9%
Tobacco (2006)	\$1	0.7%	\$6	0.7%	\$9	0.7%
Transportation (2006)	\$20	21.1%	\$161	20.9%	\$271	20.9%
Utilities (2006)	\$7	7.6%	\$58	7.6%	\$97	7.5%

Educational Attainment

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
Adult Population (25 Years or Older) (2006)	3,425		30,870		51,322	
Elementary (0 to 8) (2006)	216	6.3%	3,914	12.7%	6,513	12.7%
Some High School (9 to 11) (2006)	332	9.7%	3,994	12.9%	6,723	13.1%
High School Graduate (12) (2006)	836	24.4%	8,374	27.1%	14,846	28.9%
Some College (13 to 16) (2006)	1,004	29.3%	7,737	25.1%	12,690	24.7%
Associate Degree Only (2006)	341	10.0%	2,051	6.6%	3,152	6.1%
Bachelor Degree Only (2006)	514	15.0%	3,400	11.0%	5,116	10.0%
Graduate Degree (2006)	182	5.3%	1,400	4.5%	2,282	4.4%

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Units In Structure

	1.00 mi radius		3.00 mi radius		5.00 mi radius	
1 Detached Unit (2000)	814	57.3%	8,984	59.3%	16,822	67.6%
1 Attached Unit (2000)	48	3.4%	860	5.7%	1,136	4.6%
2 to 4 Units (2000)	102	7.2%	1,610	10.6%	1,955	7.9%
5 to 9 Units (2000)	132	9.3%	853	5.6%	1,023	4.1%
10 to 19 Units (2000)	23	1.6%	304	2.0%	376	1.5%
20 to 49 Units (2000)	28	1.9%	542	3.6%	655	2.6%
50 or more Units (2000)	253	17.8%	1,268	8.4%	1,347	5.4%
Mobile Home or Trailer (2000)	17	1.2%	712	4.7%	1,517	6.1%
Other Structure (2000)	5	0.3%	22	0.1%	37	0.1%

Homes Built By Year

Homes Built 1999 to 2000	146	10.2%	440	2.9%	616	2.5%
Homes Built 1995 to 1998	104	7.3%	632	4.2%	1,066	4.3%
Homes Built 1990 to 1994	396	27.9%	2,095	13.8%	2,976	12.0%
Homes Built 1980 to 1989	462	32.5%	3,715	24.5%	5,433	21.8%
Homes Built 1970 to 1979	192	13.5%	4,052	26.7%	6,287	25.3%
Homes Built 1960 to 1969	45	3.1%	1,647	10.9%	2,760	11.1%
Homes Built 1950 to 1959	26	1.9%	1,094	7.2%	2,363	9.5%
Homes Built Before 1949	51	3.6%	1,480	9.8%	3,366	13.5%

Home Values

Home Values \$1,000,000 or More (2000)	0		0		21	0.2%
Home Values \$500,000 to \$999,999 (2000)	2	0.3%	14	0.2%	37	0.3%
Home Values \$400,000 to \$499,999 (2000)	0		7	0.1%	84	0.7%
Home Values \$300,000 to \$399,999 (2000)	1	0.2%	29	0.5%	166	1.4%
Home Values \$200,000 to \$299,999 (2000)	40	6.8%	454	7.4%	1,306	11.3%
Home Values \$150,000 to \$199,999 (2000)	116	19.6%	1,127	18.3%	2,061	17.8%
Home Values \$100,000 to \$149,999 (2000)	411	69.2%	3,280	53.3%	5,238	45.3%
Home Values \$70,000 to \$99,999 (2000)	20	3.3%	975	15.8%	2,158	18.7%
Home Values \$50,000 to \$69,999 (2000)	1	0.2%	206	3.3%	394	3.4%
Home Values \$25,000 to \$49,999 (2000)	3	0.5%	41	0.7%	59	0.5%
Home Values \$0 to \$24,999 (2000)	0		21	0.3%	33	0.3%
Owner Occupied Median Home Value (2000)	\$136,262		\$129,827		\$134,731	
Renter Occupied Median Rent (2000)	\$532		\$527		\$510	

Transportation To Work

Drive to Work Alone (2000)	1,400	79.8%	13,577	77.7%	22,648	78.5%
Drive to Work in Carpool (2000)	208	11.9%	2,300	13.2%	3,646	12.6%
Travel to Work - Public Transportation (2000)	4	0.2%	138	0.8%	181	0.6%
Drive to Work on Motorcycle (2000)	0		22	0.1%	40	0.1%
Walk or Bicycle to Work (2000)	83	4.7%	856	4.9%	1,218	4.2%
Other Means (2000)	3	0.2%	95	0.5%	168	0.6%
Work at Home (2000)	56	3.2%	491	2.8%	962	3.3%

Travel Time

Travel to Work in 14 Minutes or Less (2000)	657	38.7%	6,968	41.0%	11,677	41.9%
Travel to Work in 14 to 29 Minutes (2000)	605	35.6%	5,893	34.7%	9,507	34.1%
Travel to Work in 30 to 59 Minutes (2000)	256	15.1%	3,012	17.7%	4,835	17.3%
Travel to Work in 60 Minutes or More (2000)	179	10.6%	1,114	6.6%	1,880	6.7%
Average Travel Time to Work (2000)	23.2	mins	21.3	mins	21.2	mins

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