



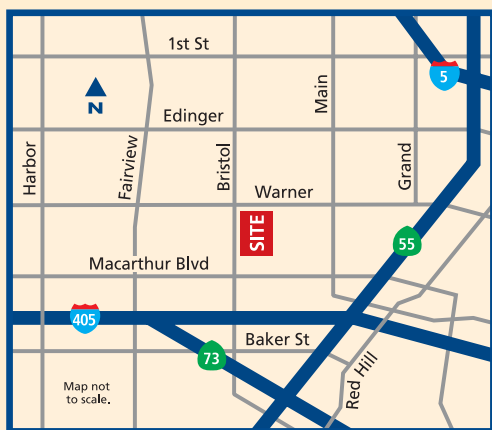
NewMark Merrill

COMPANIES

When you love shopping centers it shows.



LOCATED AT THE SOUTHEAST CORNER OF BRISTOL STREET & WARNER AVENUE IN THE CITY OF SANTA ANA, CALIFORNIA



Project Size 80,865 Sq.Ft. of Retail Space
Demographics



Population*

1 Mile.....40,901
3 Miles.....279,605



Traffic Count*

68,713 Cars Daily



Average Household Income*

1 Mile.....\$94,506
3 Miles.....\$85,209



For Lease • Prime Retail Space Available

- Situated in the heart of Orange County's retail corridor, at the major intersections of Bristol Street and Warner Avenue in Santa Ana,
- Exposure to 68,713 cars daily.

- Easily accessible from the Santa Ana (5), San Diego (405), 55 and 73 Freeways.
- Densely populated 3-mile radius of over 279,605 people with an average household income of \$94,506 within a 1-mile radius

*Estimates are based on 2020 demographics for population and average income per household. Traffic count is based upon owner's calculations. The information contained here in is not guaranteed and should be independently verified.

For additional information, please contact:

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5850 Canoga Avenue
Suite 650

Woodland Hills, CA 91367
www.newmarkmerrill.com



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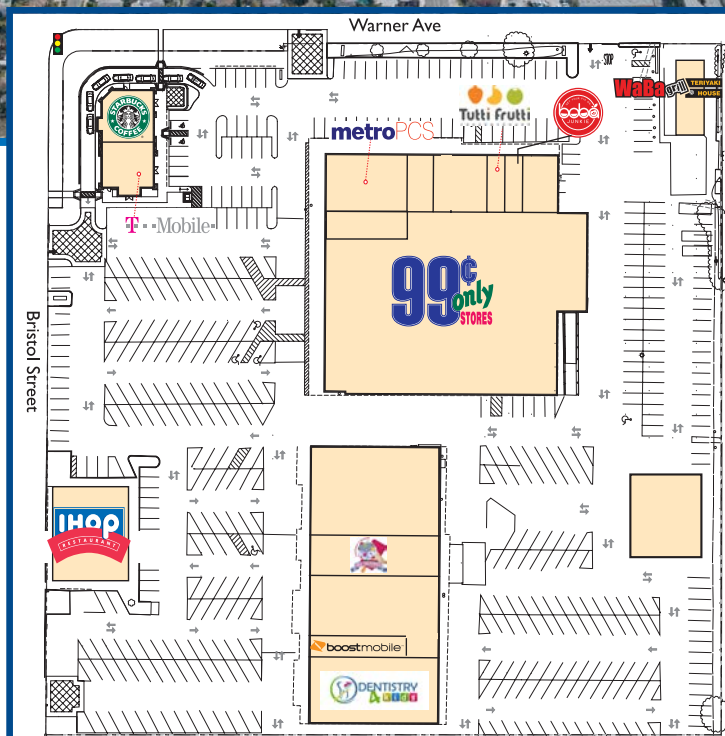


FOR LEASE
RETAIL SPACES AVAILABLE

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LOCATED AT THE
SOUTH EAST CORNER
OF BRISTOL STREET
& WARNER AVENUE
IN THE CITY OF
SANTA ANA, CA



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Located on the Southeast corner of
Bristol Street and Warner Avenue
Santa Ana, California

WARNER AVE



NewMark Merrill
COMPANIES

BRISTOL STREET

FOOD 4 LESS

T-Mobile

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

For Information, Please Contact
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Greg Giacomuzzi (BRE#01906640)
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Market Profile

Bristol Warner Village
2311 S Bristol St, Santa Ana, California, 92704
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.71482
Longitude: -117.88427

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	41,496	281,175	641,287
2010 Total Population	40,242	269,997	648,625
2020 Total Population	40,901	279,605	686,822
2020 Group Quarters	549	4,690	14,807
2025 Total Population	41,178	285,323	707,092
2020-2025 Annual Rate	0.14%	0.41%	0.58%
2020 Total Daytime Population	32,746	306,725	739,618
Workers	9,602	144,223	351,894
Residents	23,144	162,502	387,724
Household Summary			
2000 Households	8,364	61,238	173,981
2000 Average Household Size	4.89	4.52	3.60
2010 Households	8,469	62,505	181,333
2010 Average Household Size	4.70	4.25	3.51
2020 Households	8,486	64,064	191,023
2020 Average Household Size	4.76	4.29	3.52
2025 Households	8,511	65,392	197,341
2025 Average Household Size	4.77	4.29	3.51
2020-2025 Annual Rate	0.06%	0.41%	0.65%
2010 Families	7,087	49,313	131,714
2010 Average Family Size	4.80	4.50	3.95
2020 Families	7,097	50,394	137,627
2020 Average Family Size	4.86	4.55	3.98
2025 Families	7,118	51,362	141,739
2025 Average Family Size	4.88	4.56	3.98
2020-2025 Annual Rate	0.06%	0.38%	0.59%
Housing Unit Summary			
2000 Housing Units	8,468	62,796	180,281
Owner Occupied Housing Units	67.5%	47.7%	47.8%
Renter Occupied Housing Units	31.2%	49.8%	48.7%
Vacant Housing Units	1.2%	2.5%	3.5%
2010 Housing Units	8,872	65,969	191,395
Owner Occupied Housing Units	60.1%	43.7%	45.1%
Renter Occupied Housing Units	35.3%	51.0%	49.6%
Vacant Housing Units	4.5%	5.3%	5.3%
2020 Housing Units	8,935	67,783	202,599
Owner Occupied Housing Units	57.2%	41.1%	41.8%
Renter Occupied Housing Units	37.8%	53.4%	52.5%
Vacant Housing Units	5.0%	5.5%	5.7%
2025 Housing Units	8,981	69,330	209,352
Owner Occupied Housing Units	57.9%	41.3%	41.5%
Renter Occupied Housing Units	36.9%	53.0%	52.7%
Vacant Housing Units	5.2%	5.7%	5.7%
Median Household Income			
2020	\$82,217	\$65,148	\$74,311
2025	\$88,999	\$71,803	\$81,657
Median Home Value			
2020	\$502,095	\$525,646	\$611,104
2025	\$557,830	\$587,892	\$657,681
Per Capita Income			
2020	\$19,883	\$19,624	\$27,269
2025	\$21,932	\$21,883	\$30,885
Median Age			
2010	30.1	29.3	31.7
2020	32.5	30.9	33.3
2025	34.7	32.6	34.7

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

April 29, 2021



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2020 Households by Income			
Household Income Base	8,486	64,064	191,023
<\$15,000	3.3%	7.2%	7.9%
\$15,000 - \$24,999	4.9%	7.9%	6.9%
\$25,000 - \$34,999	6.6%	8.6%	7.1%
\$35,000 - \$49,999	11.4%	13.0%	11.0%
\$50,000 - \$74,999	17.9%	19.3%	17.4%
\$75,000 - \$99,999	16.7%	13.7%	13.9%
\$100,000 - \$149,999	24.6%	17.5%	17.8%
\$150,000 - \$199,999	9.9%	7.5%	9.2%
\$200,000+	4.8%	5.4%	8.7%
Average Household Income	\$94,506	\$85,209	\$97,750
2025 Households by Income			
Household Income Base	8,511	65,392	197,341
<\$15,000	2.7%	6.3%	6.7%
\$15,000 - \$24,999	4.1%	7.0%	5.9%
\$25,000 - \$34,999	5.7%	7.7%	6.2%
\$35,000 - \$49,999	10.1%	12.1%	9.9%
\$50,000 - \$74,999	17.0%	18.8%	16.6%
\$75,000 - \$99,999	16.6%	14.0%	14.2%
\$100,000 - \$149,999	26.4%	19.0%	19.2%
\$150,000 - \$199,999	11.9%	8.9%	10.8%
\$200,000+	5.6%	6.4%	10.5%
Average Household Income	\$104,655	\$94,964	\$110,393
2020 Owner Occupied Housing Units by Value			
Total	5,113	27,847	84,671
<\$50,000	0.5%	3.6%	2.5%
\$50,000 - \$99,999	0.3%	1.4%	1.1%
\$100,000 - \$149,999	0.2%	0.5%	0.3%
\$150,000 - \$199,999	0.4%	0.8%	0.5%
\$200,000 - \$249,999	0.8%	1.1%	0.6%
\$250,000 - \$299,999	3.5%	3.1%	1.9%
\$300,000 - \$399,999	13.7%	12.9%	8.5%
\$400,000 - \$499,999	30.3%	22.5%	15.1%
\$500,000 - \$749,999	44.3%	41.1%	43.8%
\$750,000 - \$999,999	4.4%	9.8%	17.9%
\$1,000,000 - \$1,499,999	0.6%	2.0%	6.0%
\$1,500,000 - \$1,999,999	0.0%	0.5%	0.9%
\$2,000,000 +	1.0%	0.8%	0.9%
Average Home Value	\$543,124	\$555,256	\$648,453
2025 Owner Occupied Housing Units by Value			
Total	5,199	28,628	86,886
<\$50,000	0.2%	2.5%	1.6%
\$50,000 - \$99,999	0.1%	0.8%	0.6%
\$100,000 - \$149,999	0.0%	0.1%	0.2%
\$150,000 - \$199,999	0.1%	0.7%	0.4%
\$200,000 - \$249,999	0.3%	0.7%	0.5%
\$250,000 - \$299,999	1.9%	1.5%	1.0%
\$300,000 - \$399,999	8.0%	7.4%	4.7%
\$400,000 - \$499,999	27.4%	19.7%	12.2%
\$500,000 - \$749,999	52.3%	47.0%	45.8%
\$750,000 - \$999,999	6.8%	14.5%	23.1%
\$1,000,000 - \$1,499,999	1.3%	3.2%	7.7%
\$1,500,000 - \$1,999,999	0.0%	0.5%	1.0%
\$2,000,000 +	1.8%	1.5%	1.4%
Average Home Value	\$599,409	\$623,329	\$708,441

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

April 29, 2021



Market Profile

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2311 S Bristol St, Santa Ana, California, 92704
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.71482
Longitude: -117.88427

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	40,246	269,997	648,625
0 - 4	7.7%	8.8%	7.6%
5 - 9	7.7%	8.2%	7.2%
10 - 14	8.0%	8.1%	7.3%
15 - 24	17.6%	17.2%	16.5%
25 - 34	16.2%	17.3%	16.6%
35 - 44	15.0%	14.9%	15.0%
45 - 54	12.4%	11.6%	12.6%
55 - 64	8.2%	7.2%	8.5%
65 - 74	4.2%	3.9%	4.9%
75 - 84	2.1%	2.1%	2.8%
85 +	0.8%	0.8%	1.1%
18 +	71.3%	69.9%	73.3%
2020 Population by Age			
Total	40,901	279,605	686,822
0 - 4	7.3%	8.1%	6.9%
5 - 9	7.4%	7.9%	6.8%
10 - 14	7.2%	7.5%	6.7%
15 - 24	14.3%	15.4%	14.8%
25 - 34	18.5%	18.2%	17.6%
35 - 44	13.9%	13.9%	13.9%
45 - 54	12.3%	11.7%	12.3%
55 - 64	9.7%	8.7%	10.0%
65 - 74	5.9%	5.2%	6.4%
75 - 84	2.6%	2.5%	3.3%
85 +	0.9%	0.9%	1.3%
18 +	74.0%	72.2%	75.6%
2025 Population by Age			
Total	41,176	285,325	707,094
0 - 4	7.2%	8.0%	6.8%
5 - 9	6.8%	7.3%	6.3%
10 - 14	7.3%	7.4%	6.4%
15 - 24	13.4%	14.3%	13.8%
25 - 34	15.9%	17.1%	17.2%
35 - 44	16.4%	15.1%	14.9%
45 - 54	11.4%	11.3%	11.7%
55 - 64	10.5%	9.4%	10.3%
65 - 74	6.7%	6.1%	7.2%
75 - 84	3.3%	3.1%	3.9%
85 +	1.0%	1.1%	1.5%
18 +	74.7%	73.3%	76.7%
2010 Population by Sex			
Males	20,475	138,460	327,470
Females	19,767	131,537	321,155
2020 Population by Sex			
Males	20,730	143,051	346,798
Females	20,171	136,554	340,023
2025 Population by Sex			
Males	20,899	145,913	357,224
Females	20,278	139,410	349,868

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

April 29, 2021



Market Profile

Bristol Warner Village
2311 S Bristol St, Santa Ana, California, 92704
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 33.71482
Longitude: -117.88427

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	40,243	269,996	648,625
White Alone	44.0%	47.0%	49.6%
Black Alone	1.4%	1.5%	1.6%
American Indian Alone	1.0%	1.0%	0.8%
Asian Alone	10.5%	9.8%	18.0%
Pacific Islander Alone	0.3%	0.3%	0.4%
Some Other Race Alone	38.9%	36.6%	25.6%
Two or More Races	3.8%	3.7%	4.0%
Hispanic Origin	78.8%	76.3%	54.8%
Diversity Index	86.4	85.2	85.9
2020 Population by Race/Ethnicity			
Total	40,901	279,605	686,822
White Alone	41.7%	44.6%	46.0%
Black Alone	1.4%	1.6%	1.7%
American Indian Alone	0.9%	0.9%	0.7%
Asian Alone	12.1%	11.6%	21.3%
Pacific Islander Alone	0.3%	0.3%	0.4%
Some Other Race Alone	39.6%	37.1%	25.7%
Two or More Races	3.9%	3.8%	4.3%
Hispanic Origin	78.7%	76.0%	54.3%
Diversity Index	87.4	86.5	87.1
2025 Population by Race/Ethnicity			
Total	41,178	285,322	707,092
White Alone	41.1%	43.9%	44.4%
Black Alone	1.5%	1.6%	1.8%
American Indian Alone	0.9%	0.8%	0.7%
Asian Alone	13.0%	12.6%	23.0%
Pacific Islander Alone	0.3%	0.3%	0.4%
Some Other Race Alone	39.3%	36.8%	25.3%
Two or More Races	3.9%	3.9%	4.5%
Hispanic Origin	78.5%	75.9%	54.0%
Diversity Index	87.7	86.8	87.4
2010 Population by Relationship and Household Type			
Total	40,242	269,997	648,625
In Households	98.8%	98.5%	98.0%
In Family Households	93.1%	90.8%	86.5%
Householder	17.8%	18.3%	20.3%
Spouse	13.1%	12.8%	14.4%
Child	37.9%	37.5%	34.2%
Other relative	15.7%	13.5%	11.2%
Nonrelative	8.6%	8.6%	6.3%
In Nonfamily Households	5.7%	7.7%	11.5%
In Group Quarters	1.2%	1.5%	2.0%
Institutionalized Population	1.0%	1.1%	1.2%
Noninstitutionalized Population	0.2%	0.5%	0.8%

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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

April 29, 2021



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2311 S Bristol St, Santa Ana, California, 92704
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	1 mile	3 miles	5 miles
2020 Population 25+ by Educational Attainment			
Total	26,094	170,838	444,622
Less than 9th Grade	22.3%	23.5%	15.3%
9th - 12th Grade, No Diploma	12.5%	14.4%	10.6%
High School Graduate	21.0%	19.5%	17.9%
GED/Alternative Credential	2.7%	2.5%	2.4%
Some College, No Degree	18.0%	16.5%	18.3%
Associate Degree	7.0%	5.5%	6.6%
Bachelor's Degree	12.6%	13.2%	19.7%
Graduate/Professional Degree	3.9%	4.8%	9.4%
2020 Population 15+ by Marital Status			
Total	31,937	213,773	546,278
Never Married	42.2%	44.1%	41.9%
Married	47.7%	45.4%	46.4%
Widowed	4.0%	3.8%	4.0%
Divorced	6.0%	6.7%	7.7%
2020 Civilian Population 16+ in Labor Force			
Civilian Population 16+	21,532	140,347	354,033
Population 16+ Employed	83.9%	83.8%	84.4%
Population 16+ Unemployment rate	16.1%	16.2%	15.6%
Population 16-24 Employed	12.8%	13.7%	12.4%
Population 16-24 Unemployment rate	23.8%	24.6%	24.1%
Population 25-54 Employed	70.6%	71.8%	70.8%
Population 25-54 Unemployment rate	15.3%	15.0%	14.4%
Population 55-64 Employed	13.6%	11.7%	13.1%
Population 55-64 Unemployment rate	12.5%	13.4%	13.2%
Population 65+ Employed	3.1%	2.8%	3.7%
Population 65+ Unemployment rate	14.0%	13.8%	14.2%
2020 Employed Population 16+ by Industry			
Total	18,063	117,587	298,879
Agriculture/Mining	1.3%	1.4%	0.9%
Construction	8.6%	9.7%	7.8%
Manufacturing	16.8%	16.3%	14.7%
Wholesale Trade	2.0%	2.4%	2.8%
Retail Trade	11.3%	9.9%	9.5%
Transportation/Utilities	4.3%	3.7%	3.4%
Information	1.0%	1.0%	1.5%
Finance/Insurance/Real Estate	7.9%	6.3%	7.8%
Services	45.2%	47.2%	49.5%
Public Administration	1.6%	2.0%	2.1%
2020 Employed Population 16+ by Occupation			
Total	18,064	117,587	298,878
White Collar	46.6%	44.3%	55.0%
Management/Business/Financial	9.7%	9.3%	13.5%
Professional	11.1%	11.9%	18.0%
Sales	10.5%	9.5%	10.1%
Administrative Support	15.3%	13.5%	13.4%
Services	24.4%	25.7%	21.5%
Blue Collar	29.0%	30.1%	23.5%
Farming/Forestry/Fishing	1.0%	1.4%	0.8%
Construction/Extraction	6.5%	8.0%	6.0%
Installation/Maintenance/Repair	2.8%	2.7%	2.6%
Production	12.4%	11.4%	8.8%
Transportation/Material Moving	6.3%	6.6%	5.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

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2010 Households by Type			
Total	8,469	62,505	181,333
Households with 1 Person	11.1%	14.4%	18.8%
Households with 2+ People	88.9%	85.6%	81.2%
Family Households	83.7%	78.9%	72.6%
Husband-wife Families	61.5%	55.3%	51.6%
With Related Children	41.1%	37.1%	30.6%
Other Family (No Spouse Present)	22.2%	23.6%	21.0%
Other Family with Male Householder	7.9%	8.4%	7.1%
With Related Children	4.8%	5.2%	3.9%
Other Family with Female Householder	14.4%	15.2%	13.9%
With Related Children	8.8%	9.9%	8.3%
Nonfamily Households	5.2%	6.7%	8.6%
All Households with Children	56.1%	53.5%	43.7%
Multigenerational Households	17.8%	14.1%	9.7%
Unmarried Partner Households	6.1%	7.5%	6.9%
Male-female	5.5%	6.7%	6.2%
Same-sex	0.6%	0.7%	0.7%
2010 Households by Size			
Total	8,469	62,505	181,332
1 Person Household	11.1%	14.4%	18.8%
2 Person Household	15.3%	18.1%	24.1%
3 Person Household	12.6%	13.1%	15.3%
4 Person Household	15.4%	15.1%	15.3%
5 Person Household	13.8%	13.1%	10.4%
6 Person Household	10.3%	8.8%	6.2%
7 + Person Household	21.4%	17.4%	10.0%
2010 Households by Tenure and Mortgage Status			
Total	8,469	62,505	181,333
Owner Occupied	63.0%	46.1%	47.6%
Owned with a Mortgage/Loan	53.0%	36.8%	37.2%
Owned Free and Clear	10.0%	9.4%	10.4%
Renter Occupied	37.0%	53.9%	52.4%
2020 Affordability, Mortgage and Wealth			
Housing Affordability Index	94	71	70
Percent of Income for Mortgage	25.5%	33.7%	34.4%
Wealth Index	83	74	94
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	8,872	65,969	191,395
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	40,242	269,997	648,625
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: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

April 29, 2021



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	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Urban Villages (7B)	Las Casas (13B)	Urban Villages (7B)
2.	Las Casas (13B)	Urban Villages (7B)	Las Casas (13B)
3.	Young and Restless (11B)	NeWest Residents (13C)	International Marketplace (13A)
2020 Consumer Spending			
Apparel & Services: Total \$	\$19,558,154	\$136,522,867	\$458,347,749
Average Spent	\$2,304.76	\$2,131.04	\$2,399.44
Spending Potential Index	107	99	112
Education: Total \$	\$16,524,605	\$112,520,733	\$393,460,747
Average Spent	\$1,947.28	\$1,756.38	\$2,059.76
Spending Potential Index	109	98	115
Entertainment/Recreation: Total \$	\$26,729,596	\$183,958,262	\$635,032,875
Average Spent	\$3,149.85	\$2,871.48	\$3,324.38
Spending Potential Index	97	88	102
Food at Home: Total \$	\$47,869,970	\$332,187,513	\$1,110,276,137
Average Spent	\$5,641.05	\$5,185.24	\$5,812.26
Spending Potential Index	106	97	109
Food Away from Home: Total \$	\$35,712,646	\$244,685,342	\$816,762,651
Average Spent	\$4,208.42	\$3,819.39	\$4,275.73
Spending Potential Index	112	101	113
Health Care: Total \$	\$43,654,455	\$302,804,380	\$1,044,573,154
Average Spent	\$5,144.29	\$4,726.59	\$5,468.31
Spending Potential Index	89	82	95
HH Furnishings & Equipment: Total \$	\$18,109,669	\$124,858,135	\$426,317,551
Average Spent	\$2,134.06	\$1,948.96	\$2,231.76
Spending Potential Index	98	89	102
Personal Care Products & Services: Total \$	\$7,832,322	\$54,676,961	\$186,079,901
Average Spent	\$922.97	\$853.47	\$974.12
Spending Potential Index	100	93	106
Shelter: Total \$	\$194,632,622	\$1,313,495,271	\$4,408,218,207
Average Spent	\$22,935.73	\$20,502.86	\$23,076.90
Spending Potential Index	118	106	119
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$16,900,209	\$116,955,436	\$407,685,094
Average Spent	\$1,991.54	\$1,825.60	\$2,134.22
Spending Potential Index	85	78	91
Travel: Total \$	\$21,657,629	\$143,386,265	\$498,117,040
Average Spent	\$2,552.16	\$2,238.17	\$2,607.63
Spending Potential Index	106	93	108
Vehicle Maintenance & Repairs: Total \$	\$9,287,337	\$64,646,584	\$218,812,168
Average Spent	\$1,094.43	\$1,009.09	\$1,145.48
Spending Potential Index	94	87	99

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 2017 and 2018 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025 Esri converted Census 2000 data into 2010 geography.

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