

**GARRETT RANCH
2007 COMPARATIVE DEMOGRAPHIC PROFILE**

Demographic Characteristic	Garrett Ranch Radii			Defined PTA	City of Hemet	Riverside County	Riv.-S.B. MSA	California	USA
	3 Miles	5 Miles	10 Miles						
Population	39,800	100,500	202,200	171,700	70,000	2,038,600	3,927,500	37,076,000	298,021,300
Households	18,100	39,800	77,100	61,900	29,600	657,800	1,228,700	12,461,700	112,267,300
Proj. 5-Year HH Growth	11.1%	11.6%	14.6%	13.6%	11.2%	16.0%	11.8%	6.5%	5.0%
Average HH Size	2.2	2.5	2.6	2.6	2.3	3.0	3.1	2.9	2.6
Median Age	49.1	37.4	37.5	36.9	40.7	32.5	31.6	34.6	36.4
Median HH Income	\$34,200	\$32,400	\$38,500	\$37,700	\$32,200	\$52,000	\$48,600	\$56,400	\$48,800
Average HH Income	\$45,100	\$42,600	\$49,800	\$49,900	\$42,600	\$67,800	\$63,000	\$77,000	\$65,800
Per Capita Income	\$20,800	\$17,200	\$19,300	\$19,200	\$18,400	\$22,100	\$20,100	\$26,300	\$25,100
Total Income (\$BB)	\$0.8	\$1.7	\$3.9	\$3.3	\$1.3	\$45.1	\$78.9	\$975.1	\$7,480.3
# of Households w/ Incomes:									
>\$50,000	5,700	11,600	28,800	22,800	8,500	338,900	596,700	6,820,300	54,696,600
>\$75,000	2,900	5,500	15,100	12,300	4,000	211,500	356,000	4,512,400	32,827,000
>\$100,000	1,400	2,500	7,700	6,500	1,900	127,500	205,400	2,945,900	19,624,300
>\$150,000	320	600	2,000	1,700	400	41,500	64,800	1,216,300	7,230,000
% of Households w/ Incomes:									
>\$50,000	31%	29%	37%	37%	29%	52%	49%	55%	49%
>\$75,000	16%	14%	20%	20%	14%	32%	29%	36%	29%
>\$100,000	8%	6%	10%	10%	7%	19%	17%	24%	17%
>\$150,000	2%	2%	3%	3%	2%	6%	5%	10%	6%
<i>Retail Inventory By Size:</i>									
Shopping Center GLA (000 S.F.)	1,120	1,461	1,668	1,462	1,788	39,457	75,402.0	581,500	4,774,241
Shopping Center GLA Per Capita	28.1	14.5	8.2	8.5	25.5	19.4	19.2	15.7	16.0
SuperRegional Center GLA (000 S.F.)	0	0	0	0	0	6,631	14,948	110,270	859,164
SuperRegional Center GLA Per Capita	0.0	0.0	0.0	0.0	0.0	3.3	3.8	3.0	2.9
Regional Center GLA (000 S.F.)	0	0	0	0	0	11,270	18,330	118,382	1,020,600
Regional Center GLA Per Capita	0.0	0.0	0.0	0.0	0.0	5.5	4.7	3.2	3.4
Community Center GLA (000 S.F.)	898	898	1,010	898	1,441	15,776	30,220	216,486	1,835,924
Community Center GLA Per Capita	22.6	8.9	5.0	5.2	20.6	7.7	7.7	5.8	6.2
Neighborhood Center GLA (000 S.F.)	222	563	658	564	346	5,780	11,904	127,423	1,058,553
Neighborhood Center GLA Per Capita	5.6	5.6	3.3	3.3	4.9	2.8	3.0	3.4	3.6
<i>Retail Inventory By Market Positioning:</i>									
Power Center GLA (000 S.F.)	0	0	0	0	0	6,726	13,913	72,593	546,204
Power Center GLA Per Capita	0.0	0.0	0.0	0.0	0.0	3.3	3.5	2.0	1.8
Lifestyle/Town Center GLA (000 S.F.)	0	0	0	0	0	550	1,778	3,527	45,826
Lifestyle/Town Center GLA Per Capita	0.0	0.0	0.0	0.0	0.0	0.3	0.5	0.1	0.2
College Graduates	12%	10%	12%	11%	11%	17%	16%	26%	25%
White-Collar Employed	52%	46%	51%	50%	50%	55%	73%	62%	76%
Owner-Occupied Housing	73.9%	65.8%	72.3%	72%	65%	70%	67%	58%	67%
Est. Median Housing Value	\$182,500	\$185,800	\$241,200	\$225,300	\$181,400	\$360,900	\$285,600	\$466,700	\$161,600
Ethnicity:									
White	79%	72%	74%	74%	75%	61%	58%	56%	73%
Black	4%	3%	3%	3%	3%	6%	8%	6%	12%
Asian/Other	17%	25%	23%	24%	22%	33%	34%	37%	14%
Hispanic	23%	35%	31%	32%	29%	42%	43%	36%	15%

Sources: U.S. Census Bureau; Claritas, Inc.; Speer Consulting, LLC.