

# DEMOGRAPHICS

## COMMERCIAL PLANNING & TRADE-AREA ANALYSIS

### POPULATION GROWTH TRENDS

Population within these radii is projected to grow roughly 5% by 2029.

### VEHICLE OWNERSHIP

Average households have ~2 vehicles

### TRAFFIC COUNTS & VISIBILITY

Major traffic counts near the site reach ~270,000+ vehicles per day on adjacent freeways

Metric	1-Mile	3-Mile	5-Mile
Population	~7-9k	~91-98k	~248-251k
Households	~3-4k	~28-29k	~70k
Median HH Income	~\$72k - \$92k	~\$72k - \$89k	~\$78k - \$93k
Avg HH Size	~3.0	~3.2	~3.3
Median Age	~34	~34	~35
Home Value	~\$390k - \$447k	~\$403k - \$415k	~\$447k

\*The demographic information for Canyon Crossings is provided as a courtesy and is not intended to be relied upon as definitive or guaranteed. No representation or warranty, express or implied, is made by the property owner or management regarding the accuracy, completeness, or suitability of this information for any purpose. Prospective tenants must conduct their own independent investigation and due diligence. The property owner and management shall not be liable for any errors, omissions, or reliance placed upon this information.