



Demographic and Income Comparison Profile

River Center
 5555 E River Rd
 Rings: 1, 3, 5 mile radii

Prepared by First Washington Realty
 Latitude: 32.27349
 Longitude: -110.87341

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	4,071	70,512	203,801
Households	2,130	33,936	96,722
Families	1,044	16,688	48,258
Average Household Size	1.91	2.02	2.07
Owner Occupied Housing Units	1,171	17,020	48,688
Renter Occupied Housing Units	959	16,916	48,034
Median Age	49.1	43.8	41.1
2018 Summary			
Population	4,162	73,512	210,196
Households	2,175	35,313	99,477
Families	1,045	17,017	48,683
Average Household Size	1.91	2.03	2.08
Owner Occupied Housing Units	1,179	17,007	48,146
Renter Occupied Housing Units	996	18,307	51,331
Median Age	51.3	45.6	42.5
Median Household Income	\$67,782	\$45,755	\$46,051
Average Household Income	\$106,408	\$74,561	\$73,041
2023 Summary			
Population	4,252	75,817	215,948
Households	2,221	36,423	102,159
Families	1,059	17,400	49,583
Average Household Size	1.91	2.03	2.08
Owner Occupied Housing Units	1,226	18,136	51,295
Renter Occupied Housing Units	995	18,287	50,864
Median Age	51.0	46.3	43.0
Median Household Income	\$80,106	\$52,088	\$52,451
Average Household Income	\$124,530	\$87,225	\$85,366
Trends: 2018-2023 Annual Rate			
Population	0.43%	0.62%	0.54%
Households	0.42%	0.62%	0.53%
Families	0.27%	0.45%	0.37%
Owner Households	0.78%	1.29%	1.28%
Median Household Income	3.40%	2.63%	2.64%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



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2018 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	181	8.3%	5,606	15.9%	16,382	16.5%
\$15,000 - \$24,999	178	8.2%	4,191	11.9%	11,419	11.5%
\$25,000 - \$34,999	219	10.1%	3,957	11.2%	10,773	10.8%
\$35,000 - \$49,999	290	13.3%	5,032	14.2%	14,095	14.2%
\$50,000 - \$74,999	284	13.1%	5,532	15.7%	16,021	16.1%
\$75,000 - \$99,999	249	11.4%	3,380	9.6%	9,976	10.0%
\$100,000 - \$149,999	294	13.5%	3,651	10.3%	10,372	10.4%
\$150,000 - \$199,999	219	10.1%	1,634	4.6%	4,482	4.5%
\$200,000+	261	12.0%	2,330	6.6%	5,957	6.0%
Median Household Income	\$67,782		\$45,755		\$46,051	
Average Household Income	\$106,408		\$74,561		\$73,041	
Per Capita Income	\$56,982		\$36,836		\$35,034	

2023 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	151	6.8%	4,987	13.7%	14,499	14.2%
\$15,000 - \$24,999	143	6.4%	3,668	10.1%	10,006	9.8%
\$25,000 - \$34,999	184	8.3%	3,757	10.3%	10,119	9.9%
\$35,000 - \$49,999	270	12.2%	5,099	14.0%	14,104	13.8%
\$50,000 - \$74,999	292	13.1%	5,901	16.2%	16,940	16.6%
\$75,000 - \$99,999	282	12.7%	3,803	10.4%	11,197	11.0%
\$100,000 - \$149,999	334	15.0%	4,332	11.9%	12,439	12.2%
\$150,000 - \$199,999	243	10.9%	1,891	5.2%	5,293	5.2%
\$200,000+	324	14.6%	2,985	8.2%	7,562	7.4%
Median Household Income	\$80,106		\$52,088		\$52,451	
Average Household Income	\$124,530		\$87,225		\$85,366	
Per Capita Income	\$66,631		\$42,954		\$40,833	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



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2010 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	133	3.3%	3,688	5.2%	10,589	5.2%
Age 5 - 9	135	3.3%	3,223	4.6%	9,742	4.8%
Age 10 - 14	158	3.9%	3,174	4.5%	9,789	4.8%
Age 15 - 19	168	4.1%	3,488	4.9%	11,552	5.7%
Age 20 - 24	335	8.2%	5,177	7.3%	18,445	9.1%
Age 25 - 34	533	13.1%	9,633	13.7%	28,184	13.8%
Age 35 - 44	392	9.6%	7,843	11.1%	22,536	11.1%
Age 45 - 54	554	13.6%	10,141	14.4%	28,842	14.2%
Age 55 - 64	706	17.3%	10,342	14.7%	28,244	13.9%
Age 65 - 74	527	12.9%	6,534	9.3%	17,303	8.5%
Age 75 - 84	303	7.4%	4,768	6.8%	12,182	6.0%
Age 85+	127	3.1%	2,501	3.5%	6,393	3.1%

2018 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	120	2.9%	3,399	4.6%	9,911	4.7%
Age 5 - 9	127	3.0%	3,357	4.6%	9,692	4.6%
Age 10 - 14	147	3.5%	3,283	4.5%	9,675	4.6%
Age 15 - 19	153	3.7%	3,335	4.5%	10,394	4.9%
Age 20 - 24	205	4.9%	4,409	6.0%	15,698	7.5%
Age 25 - 34	647	15.5%	10,268	14.0%	32,042	15.2%
Age 35 - 44	434	10.4%	8,183	11.1%	23,066	11.0%
Age 45 - 54	443	10.6%	8,591	11.7%	24,354	11.6%
Age 55 - 64	728	17.5%	11,197	15.2%	30,358	14.4%
Age 65 - 74	650	15.6%	9,252	12.6%	24,240	11.5%
Age 75 - 84	364	8.7%	5,317	7.2%	13,385	6.4%
Age 85+	146	3.5%	2,923	4.0%	7,382	3.5%

2023 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	126	3.0%	3,516	4.6%	10,253	4.7%
Age 5 - 9	121	2.8%	3,280	4.3%	9,642	4.5%
Age 10 - 14	142	3.3%	3,278	4.3%	9,636	4.5%
Age 15 - 19	143	3.4%	3,411	4.5%	10,392	4.8%
Age 20 - 24	210	4.9%	4,546	6.0%	15,316	7.1%
Age 25 - 34	643	15.1%	9,936	13.1%	31,594	14.6%
Age 35 - 44	514	12.1%	8,894	11.7%	25,940	12.0%
Age 45 - 54	411	9.7%	8,238	10.9%	23,014	10.7%
Age 55 - 64	663	15.6%	10,477	13.8%	28,539	13.2%
Age 65 - 74	707	16.6%	10,733	14.2%	27,743	12.8%
Age 75 - 84	419	9.9%	6,459	8.5%	16,313	7.6%
Age 85+	151	3.6%	3,048	4.0%	7,565	3.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



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2010 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,508	86.1%	56,950	80.8%	163,378	80.2%
Black Alone	92	2.3%	3,066	4.3%	8,400	4.1%
American Indian Alone	21	0.5%	1,061	1.5%	3,060	1.5%
Asian Alone	203	5.0%	2,438	3.5%	7,306	3.6%
Pacific Islander Alone	0	0.0%	162	0.2%	458	0.2%
Some Other Race Alone	150	3.7%	4,257	6.0%	13,525	6.6%
Two or More Races	98	2.4%	2,578	3.7%	7,673	3.8%
Hispanic Origin (Any Race)	565	13.9%	13,919	19.7%	42,561	20.9%

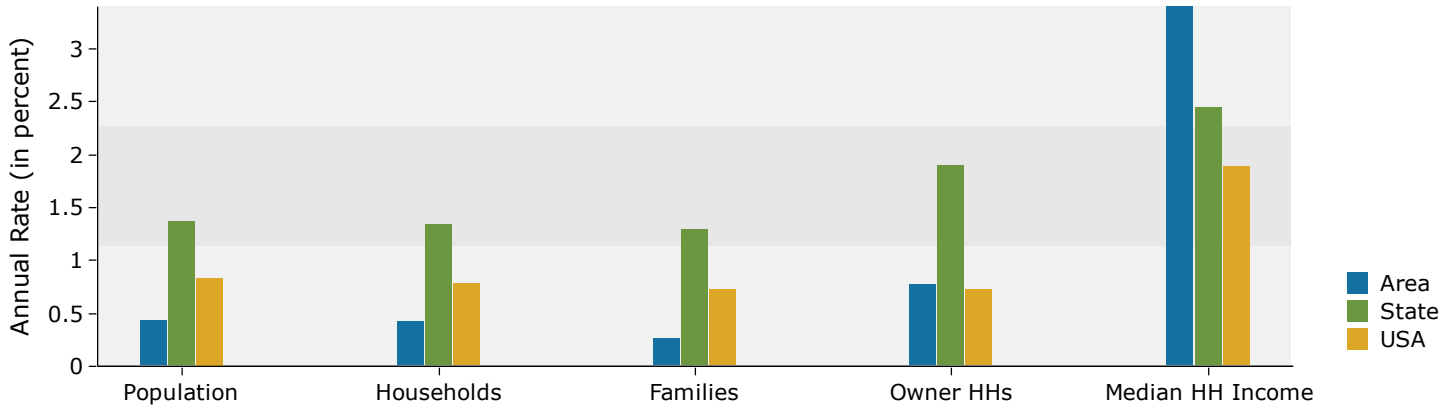
2018 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,492	83.9%	57,322	78.0%	162,479	77.3%
Black Alone	102	2.5%	3,464	4.7%	9,343	4.4%
American Indian Alone	24	0.6%	1,260	1.7%	3,598	1.7%
Asian Alone	245	5.9%	2,986	4.1%	8,885	4.2%
Pacific Islander Alone	0	0.0%	175	0.2%	494	0.2%
Some Other Race Alone	182	4.4%	5,204	7.1%	16,300	7.8%
Two or More Races	116	2.8%	3,100	4.2%	9,098	4.3%
Hispanic Origin (Any Race)	682	16.4%	16,925	23.0%	51,085	24.3%

2023 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,501	82.3%	57,748	76.2%	162,969	75.5%
Black Alone	110	2.6%	3,771	5.0%	10,125	4.7%
American Indian Alone	27	0.6%	1,391	1.8%	3,954	1.8%
Asian Alone	281	6.6%	3,434	4.5%	10,181	4.7%
Pacific Islander Alone	0	0.0%	184	0.2%	523	0.2%
Some Other Race Alone	202	4.8%	5,794	7.6%	18,008	8.3%
Two or More Races	131	3.1%	3,494	4.6%	10,188	4.7%
Hispanic Origin (Any Race)	781	18.4%	19,318	25.5%	57,875	26.8%

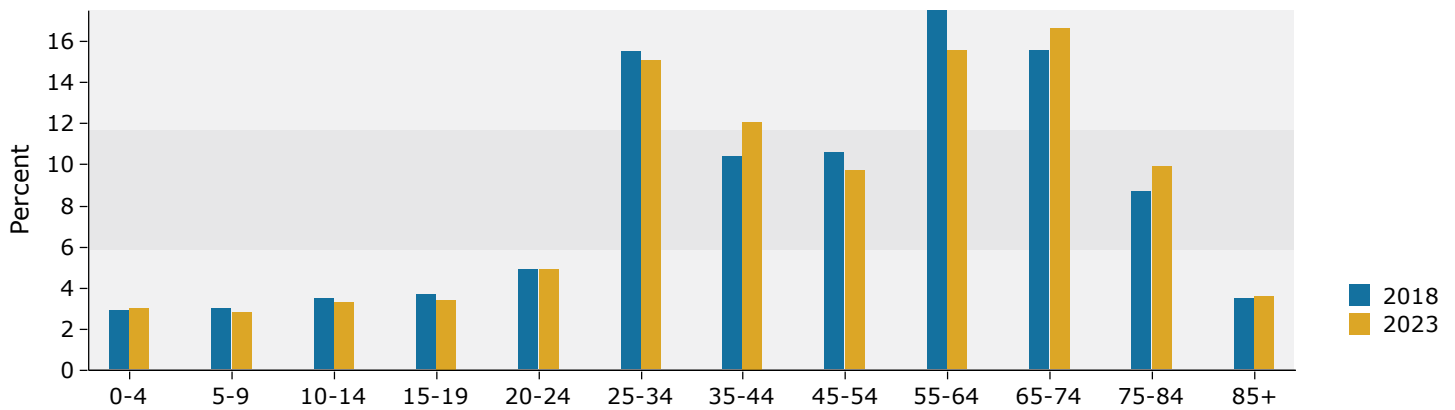
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

1 mile

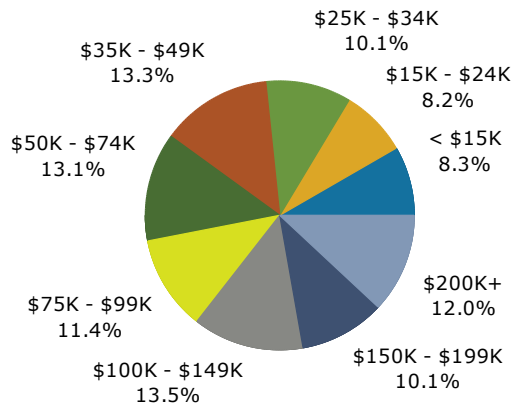
Trends 2018-2023



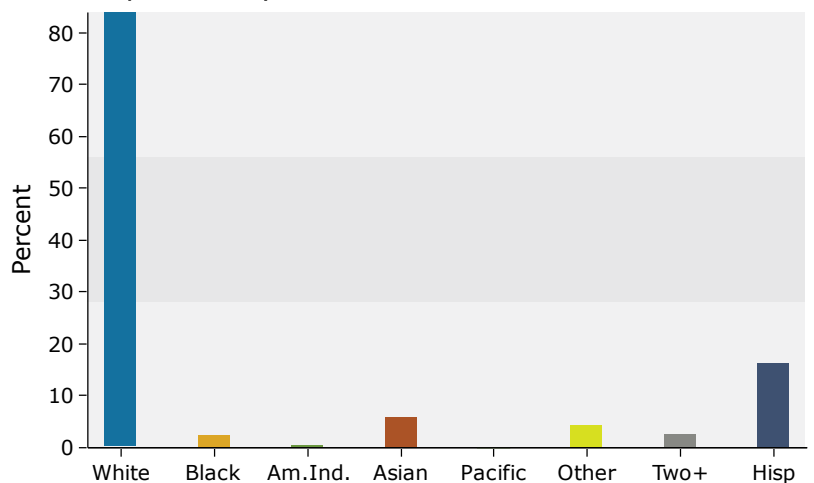
Population by Age



2018 Household Income



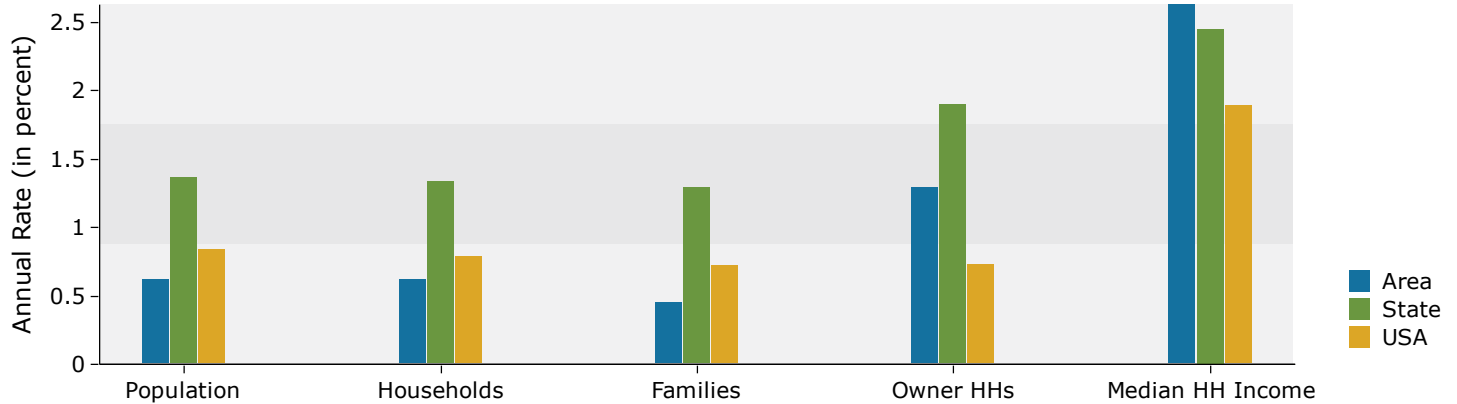
2018 Population by Race



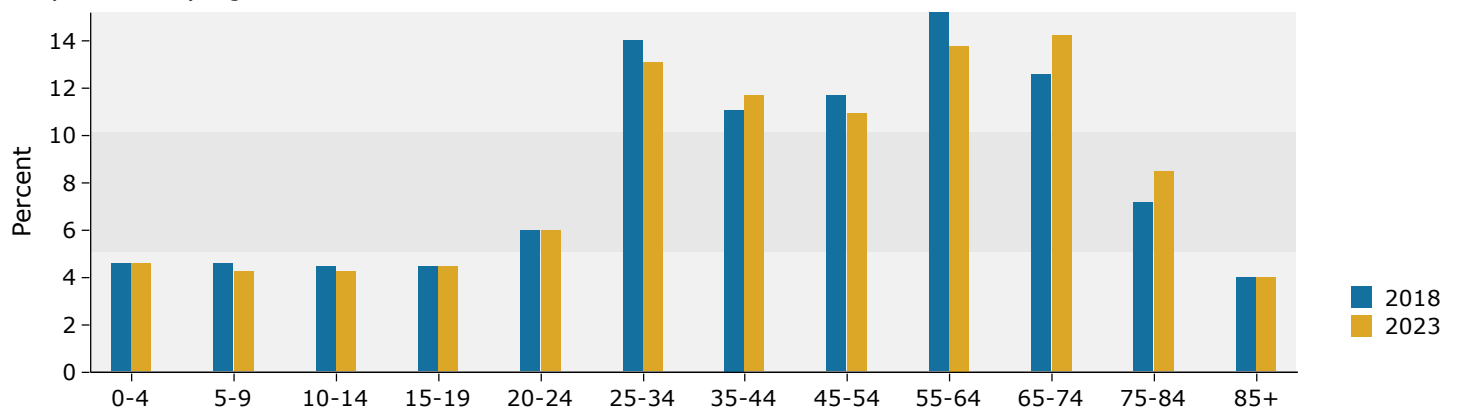
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

3 miles

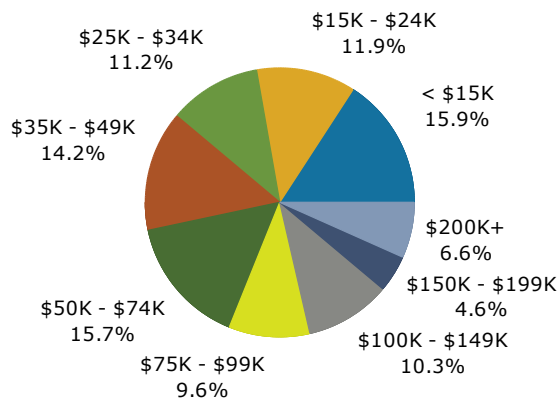
Trends 2018-2023



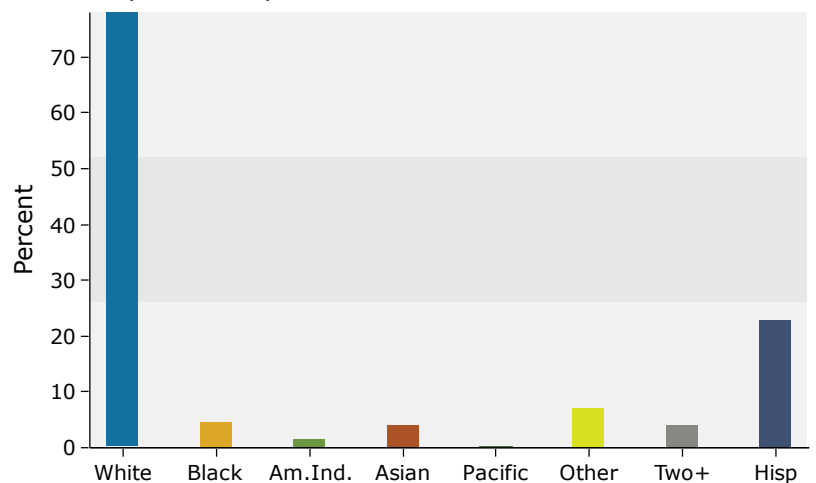
Population by Age



2018 Household Income



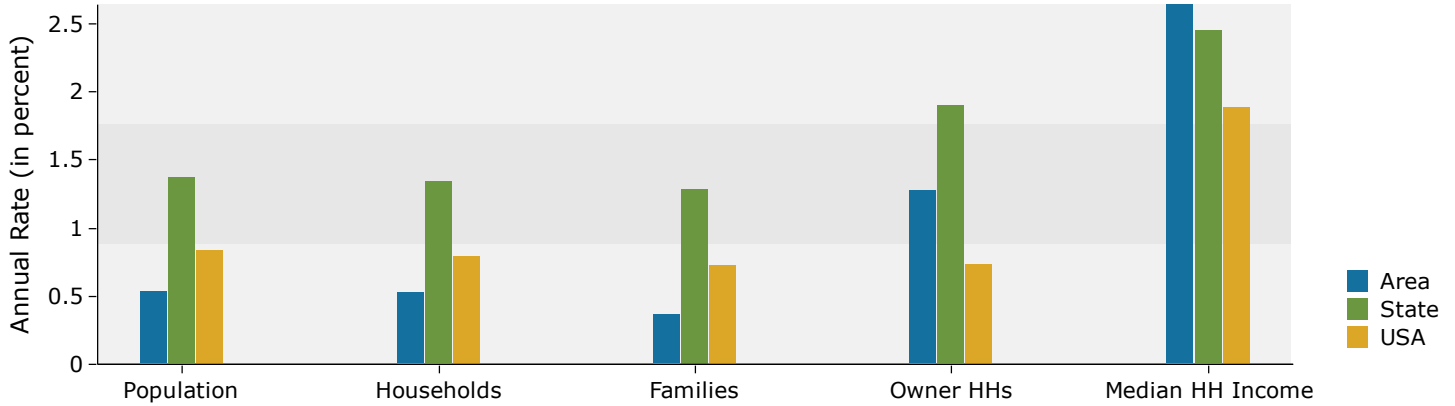
2018 Population by Race



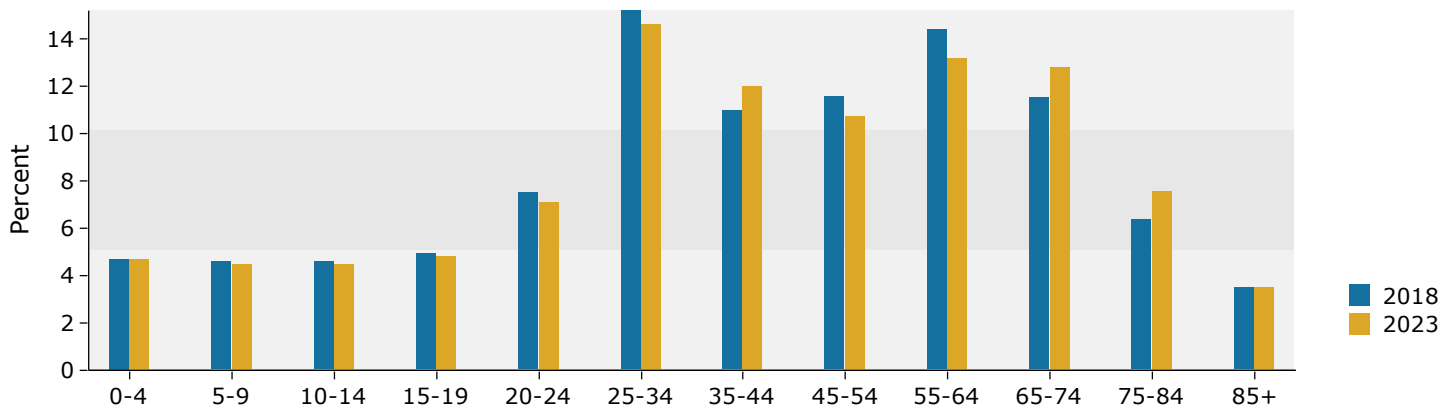
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

5 miles

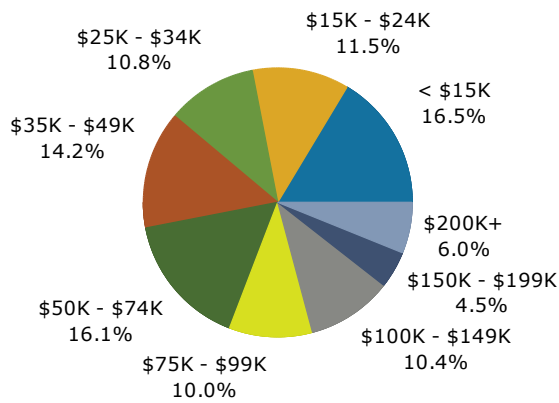
Trends 2018-2023



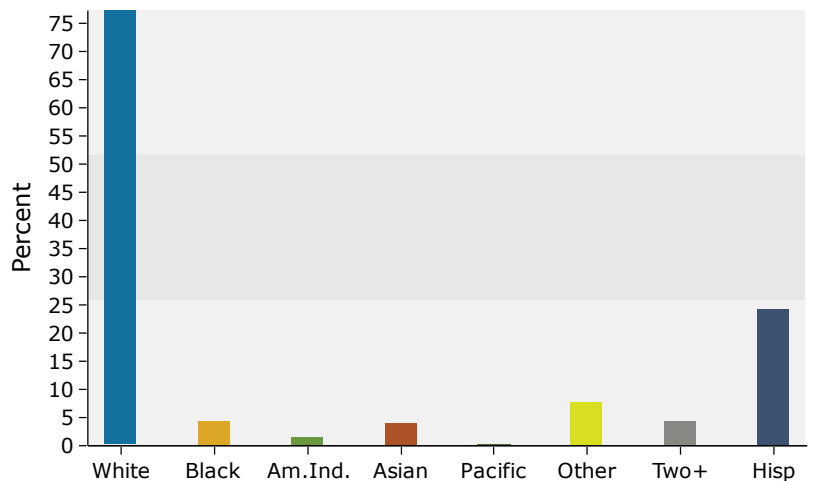
Population by Age



2018 Household Income



2018 Population by Race



Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.