

Commercial Real Estate Services, Worldwide.

Highridge Crossing

28166 Newhall Ranch Rd, Valencia, CA 91355-0990

Ring: 1, 3, 5 Miles

Latitude: 34.4426

Longitude: -118.57402

	1 mile radius	3 miles radius	5 miles radius
2000 Summary			
Population	0	46,920	115,333
Households	0	13,922	35,927
Families	0	10,563	27,979
Average Household Size	0.00	3.06	2.99
Owner Occupied Housing Units	0	11,137	28,744
Renter Occupied Housing Units	0	2,785	7,183
Median Age	0.0	33.6	33.4
2010 Summary			
Population	3,192	71,210	164,140
Households	1,078	21,670	49,916
Families	748	16,170	38,948
Average Household Size	2.96	2.95	3.13
Owner Occupied Housing Units	757	16,954	39,291
Renter Occupied Housing Units	321	4,715	10,625
Median Age	34.3	35.3	34.7
2015 Summary			
Population	3,235	74,999	176,965
Households	1,091	22,801	53,477
Families	753	16,966	41,744
Average Household Size	2.97	2.97	3.16
Owner Occupied Housing Units	765	17,880	42,307
Renter Occupied Housing Units	326	4,921	11,170
Median Age	34.5	35.0	34.5
Trends: 2010-2015 Annual Rate			
Population	0.27%	1.04%	1.52%
Households	0.24%	1.02%	1.39%
Families	0.13%	0.97%	1.4%
Owner Households	0.21%	1.07%	1.49%
Median Household Income	3.55%	2.96%	2.86%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

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	Number	Percent	Number	Percent	Number	Percent
2000 Households by Income						
< \$15,000	0	0.0%	691	5.0%	2,141	6.0%
\$15,000 - \$24,999	0	0.0%	634	4.6%	1,791	5.0%
\$25,000 - \$34,999	0	0.0%	907	6.5%	2,228	6.2%
\$35,000 - \$49,999	0	0.0%	1,384	9.9%	3,819	10.7%
\$50,000 - \$74,999	0	0.0%	2,980	21.4%	7,585	21.2%
\$75,000 - \$99,999	0	0.0%	2,930	21.1%	6,847	19.1%
\$100,000 - \$149,999	0	0.0%	2,815	20.2%	7,615	21.2%
\$150,000 - \$199,000	0	0.0%	917	6.6%	2,312	6.4%
\$200,000+	0	0.0%	661	4.7%	1,520	4.2%
Median Household Income	\$0		\$77,181		\$75,933	
Average Household Income	\$0		\$90,238		\$87,419	
Per Capita Income	\$0		\$30,743		\$28,820	
2010 Households by Income						
< \$15,000	20	1.9%	626	2.9%	1,735	3.5%
\$15,000 - \$24,999	19	1.8%	656	3.0%	1,484	3.0%
\$25,000 - \$34,999	25	2.3%	737	3.4%	1,876	3.8%
\$35,000 - \$49,999	61	5.7%	1,698	7.8%	3,786	7.6%
\$50,000 - \$74,999	295	27.4%	4,603	21.2%	9,894	19.8%
\$75,000 - \$99,999	175	16.2%	3,491	16.1%	7,819	15.7%
\$100,000 - \$149,999	248	23.0%	5,719	26.4%	12,948	25.9%
\$150,000 - \$199,000	115	10.7%	2,388	11.0%	6,401	12.8%
\$200,000+	119	11.0%	1,751	8.1%	3,975	8.0%
Median Household Income	\$90,217		\$91,427		\$93,480	
Average Household Income	\$117,885		\$112,227		\$113,381	
Per Capita Income	\$39,774		\$36,443		\$35,606	
2015 Households by Income						
< \$15,000	12	1.1%	421	1.8%	1,212	2.3%
\$15,000 - \$24,999	13	1.2%	461	2.0%	1,062	2.0%
\$25,000 - \$34,999	16	1.5%	486	2.1%	1,282	2.4%
\$35,000 - \$49,999	40	3.7%	1,230	5.4%	2,799	5.2%
\$50,000 - \$74,999	263	24.1%	4,514	19.8%	10,104	18.9%
\$75,000 - \$99,999	153	14.0%	3,355	14.7%	7,712	14.4%
\$100,000 - \$149,999	281	25.8%	6,241	27.4%	13,998	26.2%
\$150,000 - \$199,000	138	12.6%	3,421	15.0%	8,938	16.7%
\$200,000+	175	16.0%	2,671	11.7%	6,369	11.9%
Median Household Income	\$107,390		\$105,763		\$107,647	
Average Household Income	\$140,872		\$129,301		\$130,737	
Per Capita Income	\$47,507		\$41,786		\$40,693	

Data Note: Income is expressed in current dollars.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

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	Number	Percent	Number	Percent	Number	Percent
2000 Population by Age						
Age 0 - 4	0	0.0%	3,726	7.9%	9,167	7.9%
Age 5 - 9	0	0.0%	4,329	9.2%	10,461	9.1%
Age 10 - 14	0	0.0%	3,726	7.9%	9,487	8.2%
Age 15 - 19	0	0.0%	2,953	6.3%	7,923	6.9%
Age 20 - 24	0	0.0%	2,426	5.2%	6,355	5.5%
Age 25 - 34	0	0.0%	7,520	16.0%	17,620	15.3%
Age 35 - 44	0	0.0%	10,810	23.0%	24,629	21.4%
Age 45 - 54	0	0.0%	6,432	13.7%	15,936	13.8%
Age 55 - 64	0	0.0%	2,663	5.7%	7,170	6.2%
Age 65 - 74	0	0.0%	1,373	2.9%	3,647	3.2%
Age 75 - 84	0	0.0%	764	1.6%	2,197	1.9%
Age 85+	0	0.0%	197	0.4%	740	0.6%
2010 Population by Age						
Age 0 - 4	323	10.1%	5,570	7.8%	13,164	8.0%
Age 5 - 9	316	9.9%	5,490	7.7%	13,315	8.1%
Age 10 - 14	274	8.6%	4,888	6.9%	12,530	7.6%
Age 15 - 19	210	6.6%	4,894	6.9%	12,137	7.4%
Age 20 - 24	105	3.3%	4,117	5.8%	9,780	6.0%
Age 25 - 34	400	12.6%	10,301	14.5%	21,941	13.4%
Age 35 - 44	656	20.6%	13,112	18.4%	27,999	17.1%
Age 45 - 54	508	15.9%	11,119	15.6%	26,182	16.0%
Age 55 - 64	255	8.0%	6,587	9.3%	15,379	9.4%
Age 65 - 74	92	2.9%	2,915	4.1%	6,665	4.1%
Age 75 - 84	36	1.1%	1,587	2.2%	3,482	2.1%
Age 85+	12	0.4%	628	0.9%	1,568	1.0%
2015 Population by Age						
Age 0 - 4	319	9.9%	5,847	7.8%	14,031	7.9%
Age 5 - 9	325	10.1%	5,830	7.8%	14,490	8.2%
Age 10 - 14	300	9.3%	5,268	7.0%	13,631	7.7%
Age 15 - 19	206	6.4%	4,651	6.2%	12,114	6.8%
Age 20 - 24	114	3.5%	4,407	5.9%	10,843	6.1%
Age 25 - 34	375	11.6%	11,443	15.3%	24,754	14.0%
Age 35 - 44	632	19.6%	12,792	17.1%	27,723	15.7%
Age 45 - 54	500	15.5%	10,768	14.4%	26,159	14.8%
Age 55 - 64	286	8.9%	7,542	10.1%	18,168	10.3%
Age 65 - 74	121	3.7%	4,024	5.4%	9,420	5.3%
Age 75 - 84	40	1.2%	1,725	2.3%	3,924	2.2%
Age 85+	12	0.4%	703	0.9%	1,709	1.0%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

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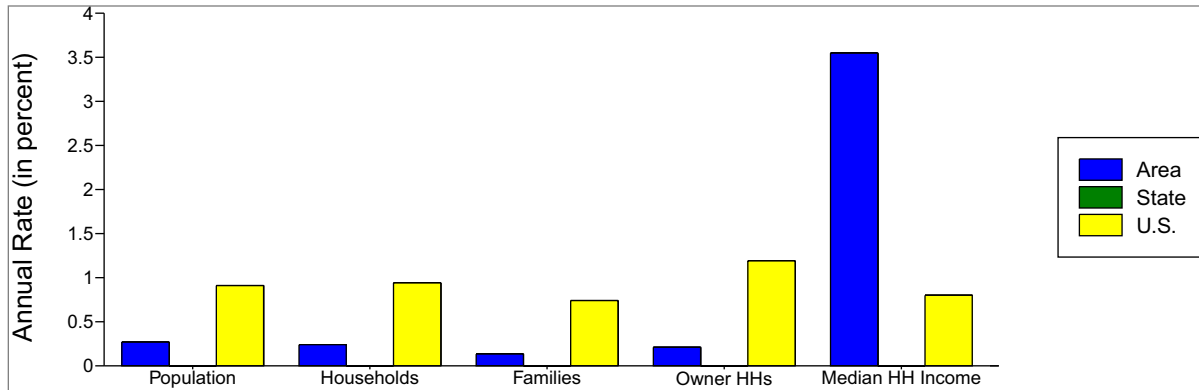
	1 mile radius		3 miles radius		5 miles radius	
2000 Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	0	0.0%	37,851	80.7%	91,462	79.3%
Black Alone	0	0.0%	1,955	4.2%	4,043	3.5%
American Indian Alone	0	0.0%	175	0.4%	530	0.5%
Asian Alone	0	0.0%	3,137	6.7%	7,497	6.5%
Pacific Islander Alone	0	0.0%	57	0.1%	128	0.1%
Some Other Race Alone	0	0.0%	2,181	4.6%	7,406	6.4%
Two or More Races	0	0.0%	1,564	3.3%	4,267	3.7%
Hispanic Origin (Any Race)	0	0.0%	7,658	16.3%	21,912	19.0%
2010 Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	451	14.1%	44,367	62.3%	112,598	68.6%
Black Alone	484	15.2%	4,395	6.2%	6,687	4.1%
American Indian Alone	416	13.0%	1,940	2.7%	2,385	1.5%
Asian Alone	481	15.1%	7,317	10.3%	15,469	9.4%
Pacific Islander Alone	412	12.9%	1,770	2.5%	1,860	1.1%
Some Other Race Alone	453	14.2%	7,109	10.0%	16,428	10.0%
Two or More Races	494	15.5%	4,311	6.1%	8,713	5.3%
Hispanic Origin (Any Race)	1,721	53.9%	19,631	27.6%	44,426	27.1%
2015 Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	449	13.9%	45,644	60.9%	118,257	66.8%
Black Alone	502	15.5%	4,492	6.0%	6,964	3.9%
American Indian Alone	400	12.4%	1,884	2.5%	2,357	1.3%
Asian Alone	497	15.4%	8,489	11.3%	18,653	10.5%
Pacific Islander Alone	419	13.0%	1,807	2.4%	1,905	1.1%
Some Other Race Alone	457	14.1%	7,963	10.6%	18,882	10.7%
Two or More Races	510	15.8%	4,721	6.3%	9,947	5.6%
Hispanic Origin (Any Race)	1,813	56.0%	22,311	29.7%	51,727	29.2%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

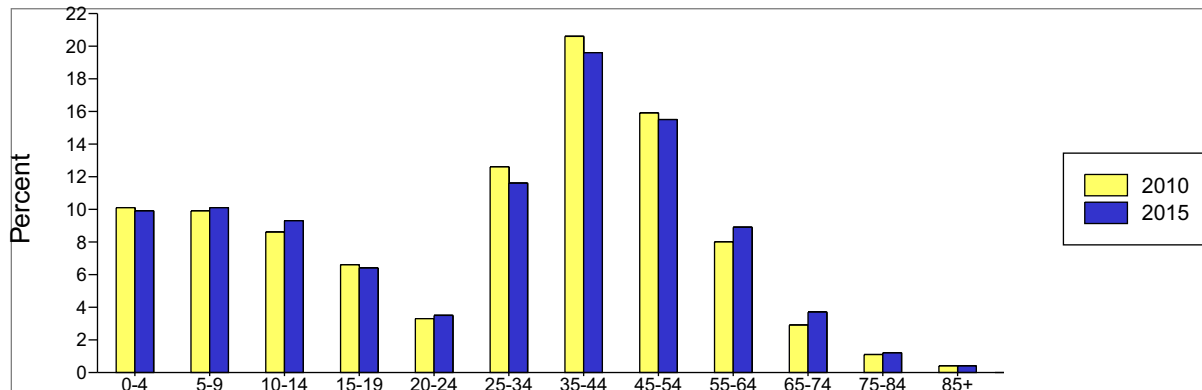
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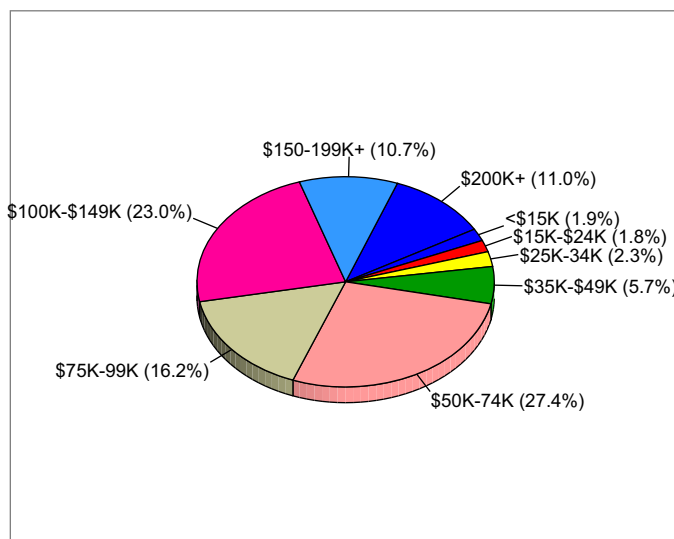
Trends 2010-2015



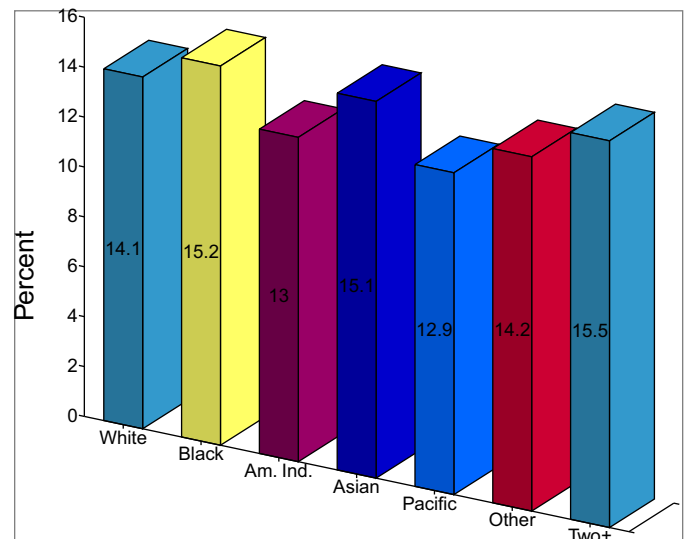
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 53.9%

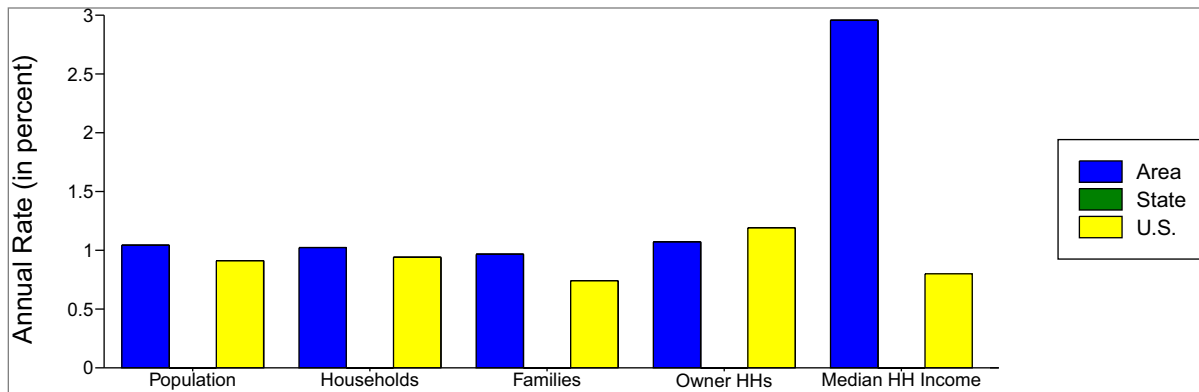
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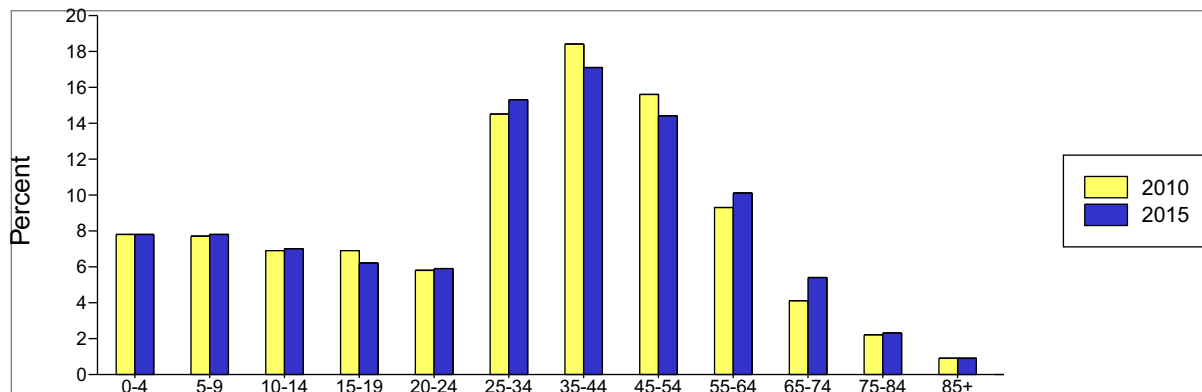
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 28166 Newhall Ranch Rd, Valencia, CA 91355-0990
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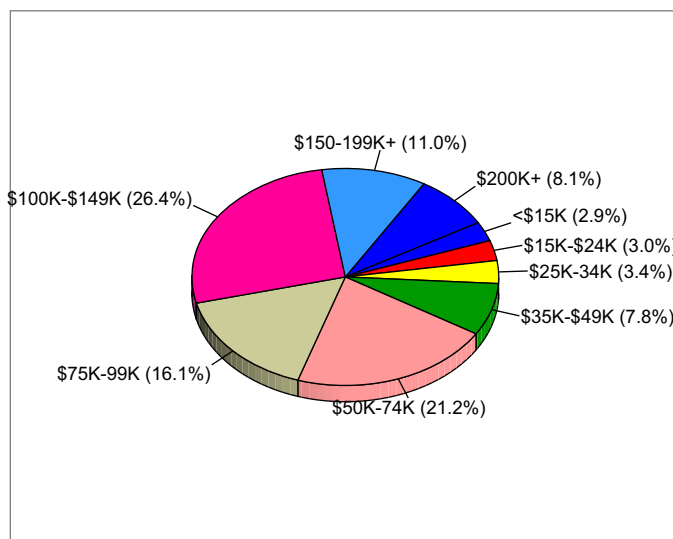
Trends 2010-2015



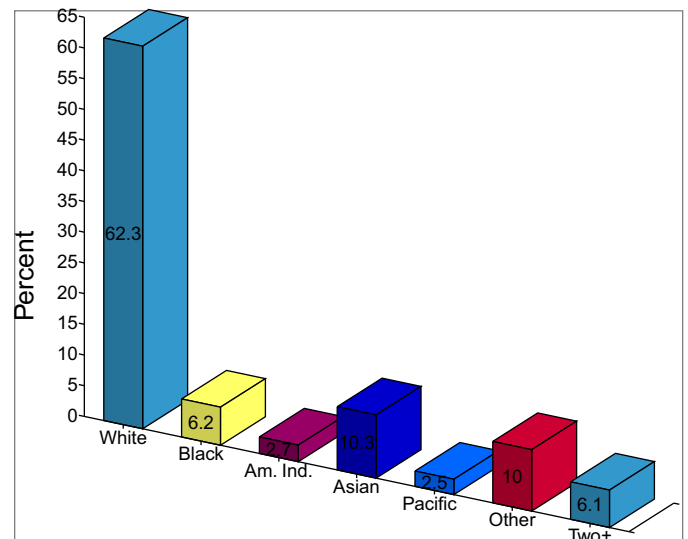
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 27.6%

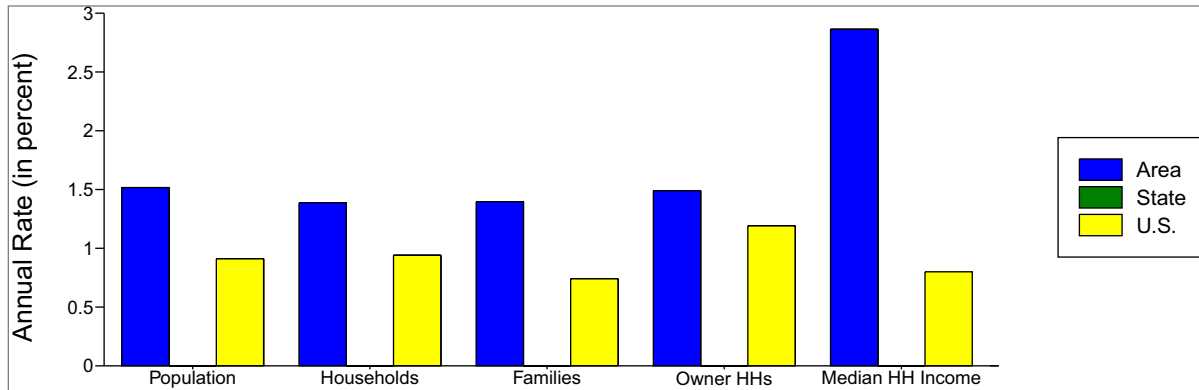
Data Note: Income is expressed in current dollars.

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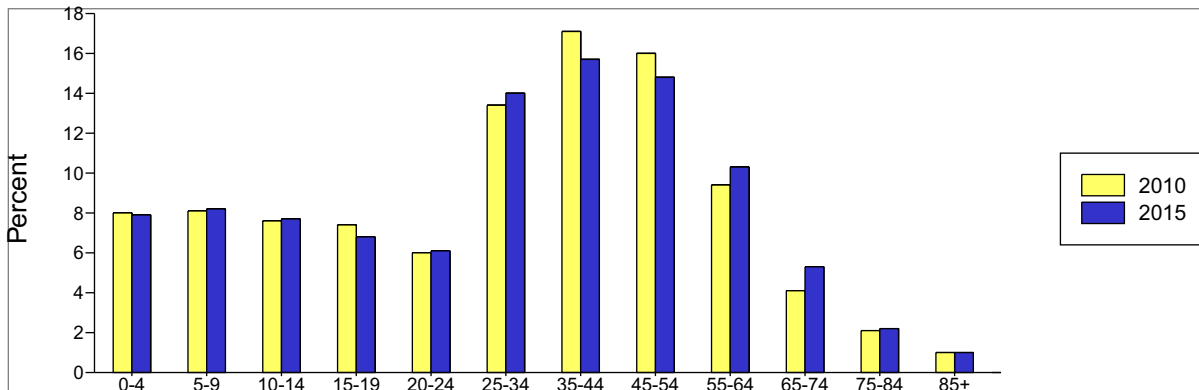
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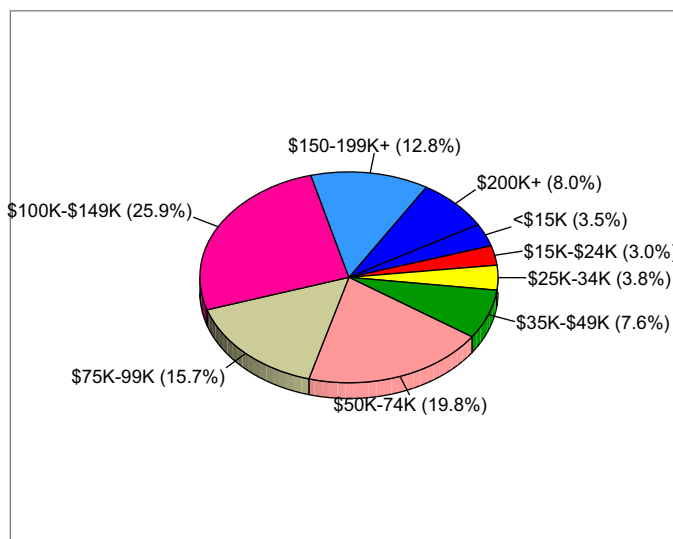
Trends 2010-2015



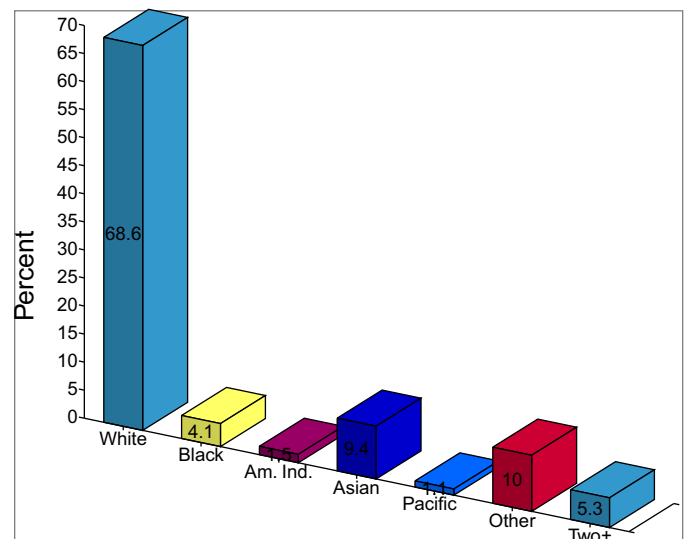
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 27.1%