Stonewood Center

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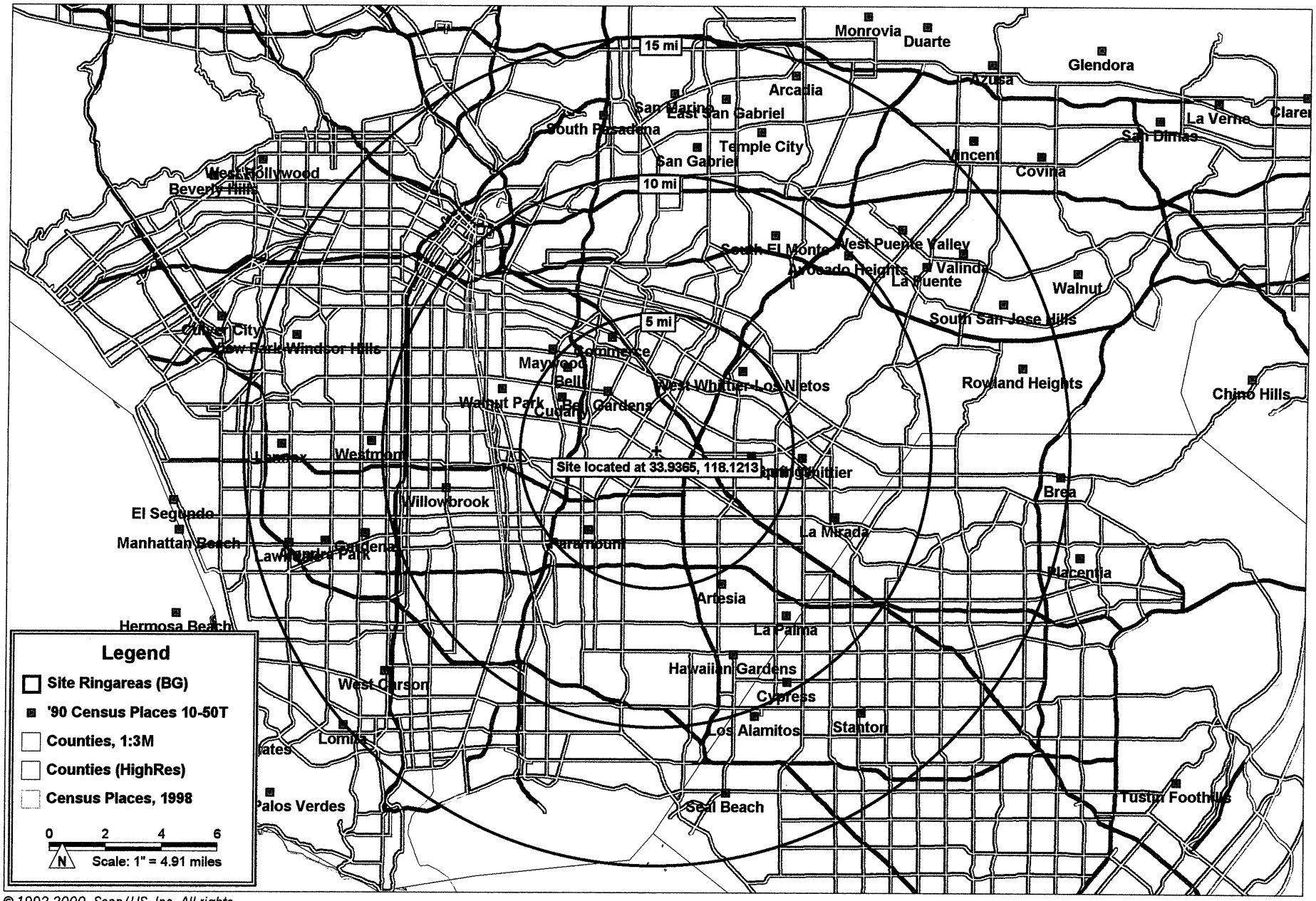

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02/26/01

Downey, California

CACI Demographic and Income Forecast

Stonewood Center
Site located at 33.9365, 118.1213 **Scan/US, Inc.**
5 Mi Ring

	1990 Census	2000 Update	2005 Forecast
Snapshot			
Population	639,115	672,213	702,786
Households	184,356	194,943	204,465
Families	143,928	153,508	161,408
Median Age	28.5	29.7	30.2
Per Capita Income	$11,097	$14,558	$18,568
Median Household Income	$33,422	$40,567	$50,395
Average Household Income	$38,018	$49,726	$63,327
Average Household Size	3.42	3.40	3.39

Trends: Annual Percentage Change for 2000 - 2005	Area	National
Population	0.89%	0.88%
Households	0.96%	1.04%
Families	1.01%	0.74%
Median Age	0.33%	0.55%
Per Capita Income	4.99%	4.57%
Household Size	-0.06%	-0.10%

	1990 Census		2000 Update		2005 Forecast	
Households By Income	**Number**	**%**	**Number**	**%**	**Number**	**%**
Less than $15,000	36,608	19.9	27,586	14.2	19,041	9.3
$15,000-$24,999	31,427	17.1	26,895	13.8	20,494	10.0
$25,000-$34,999	31,834	17.3	30,152	15.5	26,018	12.7
$35,000-$49,999	36,672	19.9	39,389	20.2	38,654	18.9
$50,000-$74,999	32,139	17.4	41,302	21.2	48,849	23.9
$75,000-$99,999	10,076	5.5	16,681	8.6	24,576	12.0
$100,000-$149,999	4,048	2.2	9,220	4.7	18,845	9.2
$150,000+	1,467	0.8	3,715	1.9	7,985	3.9

Population By Age	**Number**	**%**	**Number**	**%**	**Number**	**%**
0-4 yrs	62,414	9.8	61,177	9.1	62,558	8.9
5-14 yrs	106,605	16.7	124,203	18.5	125,004	17.8
15-19 yrs	53,452	8.4	55,327	8.2	58,897	8.4
20-24 yrs	59,033	9.2	51,710	7.7	56,868	8.1
25-34 yrs	120,206	18.8	103,105	15.3	102,523	14.6
35-44 yrs	85,343	13.4	100,305	14.9	96,056	13.7
45-64 yrs	96,283	15.1	117,380	17.5	138,684	19.7
65-74 yrs	34,559	5.4	33,070	4.9	34,054	4.8
75-84 yrs	16,578	2.6	19,919	3.0	21,094	3.0
85+ yrs	4,642	0.7	6,017	0.9	7,048	1.0

Race and Ethnicity	**Number**	**%**	**Number**	**%**	**Number**	**%**
White	332,117	52.0	310,500	46.2	308,674	43.9
Black	34,928	5.5	33,204	4.9	32,610	4.6
American Indian	4,728	0.7	4,201	0.6	3,999	0.6
Asian/Pacific	40,716	6.4	50,791	7.6	56,554	8.0
Other Race	226,626	35.5	273,517	40.7	300,949	42.8
Hispanic (any race)	374,855	58.7	451,959	67.2	496,653	70.7

Note: 1990 census income is in 1989 dollars. 2000 income is expressed in 1999 dollars, and 2005 income is expressed in 2004 dollars.

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CACI Demographic and Income Forecast

Stonewood Center
Site located at 33.9365, 118.1213 **Scan/US, Inc.**
10 Mi Ring

	1990 Census	2000 Update	2005 Forecast
Snapshot			
Population	2,485,513	2,630,068	2,755,978
Households	713,819	761,445	801,251
Families	557,445	596,899	628,173
Median Age	28.8	30.0	30.6
Per Capita Income	$11,190	$15,057	$19,491
Median Household Income	$33,371	$41,224	$51,474
Average Household Income	$38,500	$51,583	$66,597
Average Household Size	3.44	3.41	3.40

Trends: Annual Percentage Change for 2000 - 2005	Area	National
Population	0.94%	0.88%
Households	1.02%	1.04%
Families	1.03%	0.74%
Median Age	0.40%	0.55%
Per Capita Income	5.30%	4.57%
Household Size	-0.06%	-0.10%

	1990 Census		2000 Update		2005 Forecast	
Households By Income	**Number**	**%**	**Number**	**%**	**Number**	**%**
Less than $15,000	164,119	23.0	127,533	16.7	91,567	11.4
$15,000-$24,999	118,909	16.7	105,630	13.9	84,038	10.5
$25,000-$34,999	111,482	15.6	108,069	14.2	98,670	12.3
$35,000-$49,999	127,134	17.8	138,555	18.2	138,462	17.3
$50,000-$74,999	120,358	16.9	149,263	19.6	172,150	21.5
$75,000-$99,999	43,788	6.1	68,326	9.0	94,333	11.8
$100,000-$149,999	20,767	2.9	44,755	5.9	80,705	10.1
$150,000+	7,521	1.1	19,307	2.5	41,319	5.2

Population By Age	**Number**	**%**	**Number**	**%**	**Number**	**%**
0-4 yrs	238,767	9.6	236,016	9.0	241,547	8.8
5-14 yrs	413,237	16.6	482,686	18.4	486,225	17.6
15-19 yrs	205,545	8.3	214,009	8.1	228,010	8.3
20-24 yrs	232,480	9.4	203,261	7.7	223,649	8.1
25-34 yrs	457,879	18.4	394,247	15.0	392,521	14.2
35-44 yrs	332,334	13.4	390,975	14.9	374,704	13.6
45-64 yrs	387,980	15.6	475,487	18.1	562,678	20.4
65-74 yrs	133,708	5.4	129,919	4.9	134,083	4.9
75-84 yrs	64,617	2.6	78,744	3.0	83,527	3.0
85+ yrs	18,966	0.8	24,724	0.9	29,034	1.1

Race and Ethnicity	**Number**	**%**	**Number**	**%**	**Number**	**%**
White	1,148,550	46.2	1,112,646	42.3	1,121,721	40.7
Black	322,229	13.0	307,635	11.7	304,406	11.0
American Indian	13,347	0.5	12,269	0.5	11,908	0.4
Asian/Pacific	229,718	9.2	280,019	10.6	310,806	11.3
Other Race	771,669	31.0	917,499	34.9	1,007,137	36.5
Hispanic (any race)	1,311,749	52.8	1,557,160	59.2	1,708,251	62.0

Note: 1990 census income is in 1989 dollars. 2000 income is expressed in 1999 dollars, and 2005 income is expressed in 2004 dollars.

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CACI Demographic and Income Forecast

Stonewood Center
Site located at 33.9365, 118.1213 **Scan/US, Inc.**
15 Mi Ring

	1990 Census	2000 Update	2005 Forecast
Snapshot			
Population	5,652,651	6,034,301	6,340,611
Households	1,760,359	1,894,904	2,000,608
Families	1,265,545	1,361,318	1,434,526
Median Age	29.9	31.3	31.9
Per Capita Income	$12,457	$16,999	$22,205
Median Household Income	$33,649	$41,936	$52,341
Average Household Income	$39,416	$53,554	$69,771
Average Household Size	3.16	3.13	3.12

Trends: Annual Percentage Change for 2000 - 2005	Area	National
Population	1.00%	0.88%
Households	1.09%	1.04%
Families	1.05%	0.74%
Median Age	0.38%	0.55%
Per Capita Income	5.49%	4.57%
Household Size	-0.06%	-0.10%

	1990 Census		2000 Update		2005 Forecast	
Households By Income	**Number**	**%**	**Number**	**%**	**Number**	**%**
Less than $15,000	407,407	23.1	316,340	16.7	226,902	11.3
$15,000-$24,999	295,272	16.7	260,257	13.7	207,495	10.4
$25,000-$34,999	270,834	15.4	267,599	14.1	245,953	12.3
$35,000-$49,999	308,894	17.5	338,604	17.9	342,200	17.1
$50,000-$74,999	291,155	16.5	366,002	19.3	423,176	21.2
$75,000-$99,999	109,352	6.2	171,255	9.0	233,448	11.7
$100,000-$149,999	56,699	3.2	118,338	6.2	204,922	10.2
$150,000+	23,402	1.3	56,496	3.0	116,499	5.8

Population By Age	**Number**	**%**	**Number**	**%**	**Number**	**%**
0-4 yrs	508,689	9.0	507,245	8.4	520,269	8.2
5-14 yrs	850,910	15.1	1,002,120	16.6	1,011,225	15.9
15-19 yrs	439,885	7.8	465,070	7.7	496,386	7.8
20-24 yrs	542,852	9.6	479,123	7.9	528,267	8.3
25-34 yrs	1,100,348	19.5	956,099	15.8	954,248	15.0
35-44 yrs	791,309	14.0	938,908	15.6	901,366	14.2
45-64 yrs	905,353	16.0	1,119,345	18.5	1,327,556	20.9
65-74 yrs	306,253	5.4	303,670	5.0	314,088	5.0
75-84 yrs	157,352	2.8	196,254	3.3	208,946	3.3
85+ yrs	49,700	0.9	66,467	1.1	78,260	1.2

Race and Ethnicity	**Number**	**%**	**Number**	**%**	**Number**	**%**
White	2,695,645	47.7	2,631,735	43.6	2,657,646	41.9
Black	773,050	13.7	750,947	12.4	749,116	11.8
American Indian	30,079	0.5	28,018	0.5	27,284	0.4
Asian/Pacific	710,564	12.6	872,073	14.5	969,517	15.3
Other Race	1,443,313	25.5	1,751,528	29.0	1,937,048	30.5
Hispanic (any race)	2,576,415	45.6	3,132,872	51.9	3,466,706	54.7

Note: 1990 census income is in 1989 dollars. 2000 income is expressed in 1999 dollars, and 2005 income is expressed in 2004 dollars.

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Three Area Forecast

Stonewood Center
Site located at 33.9365, 118.1213

Scan/US, Inc.

2000 Snapshot	**5 MI RING**	**10 MI RING**	**15 MI RING**
Population	672,213	2,630,068	6,034,301
Households	194,943	761,445	1,894,904
Average Houshold Size	3.40	3.41	3.13
Families	153,508	596,899	1,361,318
Average Family Size	3.71	3.73	3.58
Per Capita Income	$14,558	$15,057	$16,999
2000 Households by Income *			
Household Income Base	194,940	761,438	1,894,891
< $15,000	27,586	127,533	316,340
$15,000 - $24,999	26,895	105,630	260,257
$25,000 - $34,999	30,152	108,069	267,599
$35,000 - $49,999	39,389	138,555	338,604
$50,000 - $74,999	41,302	149,263	366,002
$75,000 - $99,999	16,681	68,326	171,255
$100,000 - $124,999	6,839	31,526	81,444
$125,000 - $149,999	2,381	13,229	36,894
$150,000 +	3,715	19,307	56,496
Median Household Income	$40,567	$41,224	$41,936
Average Household Income	$49,726	$51,583	$53,554
2000 Population by Age			
Under 5	61,177	236,016	507,245
5 - 14	124,203	482,686	1,002,120
15 - 24	107,037	417,270	944,193
25 - 44	203,410	785,222	1,895,007
45 - 64	117,380	475,487	1,119,345
65 - 74	33,070	129,919	303,670
75 - 84	19,919	78,744	196,254
85+	6,017	24,724	66,467
18+	454,537	1,788,132	4,264,462
Median Age	29.7	30.0	31.3
2000 Population by Race			
White	310,500	1,112,646	2,631,735
Black	33,204	307,635	750,947
American Indian	4,201	12,269	28,018
Asian/ Pacific Islander	50,791	280,019	872,073
Other Races	273,517	917,499	1,751,528
Hispanic Origin*	451,959	1,557,160	3,132,872

* Income is expressed in current (1999) dollars.

* Persons of Hispanic Origin may be of any race.

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Three Area Forecast

Stonewood Center
Site located at 33.9365, 118.1213

2005 Snapshot	**5 MI RING**	**10 MI RING**	**15 MI RING**
Population	702,786	2,755,978	6,340,611
Households	204,465	801,251	2,000,608
Average Houshold Size	3.39	3.40	3.12
Families	161,408	628,173	1,434,526
Average Family Size	3.66	3.68	3.53
Per Capita Income	$18,568	$19,491	$22,205
2005 Households by Income *			
Household Income Base	204,462	801,244	2,000,595
< $15,000	19,041	91,567	226,902
$15,000 - $24,999	20,494	84,038	207,495
$25,000 - $34,999	26,018	98,670	245,953
$35,000 - $49,999	38,654	138,462	342,200
$50,000 - $74,999	48,849	172,150	423,176
$75,000 - $99,999	24,576	94,333	233,448
$100,000 - $124,999	12,856	53,064	133,485
$125,000 - $149,999	5,989	27,641	71,437
$150,000 +	7,985	41,319	116,499
Median Household Income	$50,395	$51,474	$52,341
Average Household Income	$63,327	$66,597	$69,771
2005 Population by Age			
Under 5	62,558	241,547	520,269
5 - 14	125,004	486,225	1,011,225
15 - 24	115,765	451,659	1,024,653
25 - 44	198,579	767,225	1,855,614
45 - 64	138,684	562,678	1,327,556
65 - 74	34,054	134,083	314,088
75 - 84	21,094	83,527	208,946
85+	7,048	29,034	78,260
18+	480,828	1,896,837	4,530,865
Median Age	30.2	30.6	31.9
2005 Population by Race			
White	308,674	1,121,721	2,657,646
Black	32,610	304,406	749,116
American Indian	3,999	11,908	27,284
Asian/ Pacific Islander	56,554	310,806	969,517
Other Races	300,949	1,007,137	1,937,048
Hispanic Origin*	496,653	1,708,251	3,466,706

* Income is expressed in current (2004) dollars.

* Persons of Hispanic Origin may be of any race.

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Stonewood Center
Site located at 33.9365, 118.1213
5 Mi Ring

Scan/US, Inc.

ACORN Description	2000 Households	
Totals	**194,943**	**100.0**
1 Affluent Families	7,745	4.0
1A Top One Percent	0	0.0
1B Wealthy Seaboard Suburbs	7,734	4.0
1C Upper Income Empty Nesters	0	0.0
1D Successful Suburbanites	11	0.0
1E Prosperous Baby Boomers	0	0.0
1F Semirural Lifestyle	0	0.0
2 Upscale Households	67,303	34.5
2A Urban Professional Couples	0	0.0
2B Baby Boomers with Children	0	0.0
2C Thriving Immigrants	61,619	31.6
2D Pacific Heights	899	0.5
2E Older Settled Married Couples	4,785	2.5
3 The Up & Coming Singles	819	0.4
3A High Rise Renters	0	0.0
3B Enterprising Young Singles	819	0.4
4 Retirement Styles	6,884	3.5
4A Retirement Communities	1,474	0.8
4B Active Senior Singles	2,792	1.4
4C Prosperous Older Couples	2,618	1.3
4D Wealthiest Seniors	0	0.0
4E Rural Resort Dwellers	0	0.0
4F Senior Sun Seekers	0	0.0
5 Young Mobile Adults	0	0.0
5A Twentysomethings	0	0.0
5B College Campuses	0	0.0
5C Military Proximity	0	0.0
6 City Dwellers	111,402	57.1
6A East Coast Immigrants	9,349	4.8
6B Working Class Families	0	0.0
6C Newly Formed Households	1,245	0.6
6D Southwestern Families	28,216	14.5
6E West Coast Immigrants	72,592	37.2
6F Low Income: Young & Old	0	0.0
7 Factory & Farm Communities	448	0.2
7A Middle America	0	0.0
7B Young Frequent Movers	19	0.0
7C Rural Industrial Workers	0	0.0
7D Prairie Farmers	0	0.0
7E Small Town Working Families	0	0.0
7F Rustbelt Neighborhoods	429	0.2
7G Heartland Communities	0	0.0
8 Downtown Residents	0	0.0
8A Young Immigrant Families	0	0.0
8B Social Security Dependents	0	0.0
8C Distressed Neighborhoods	0	0.0
8D Hard Times	0	0.0
8E Urban Working Families	0	0.0
9 Nonresidential Neighborhoods	342	0.2
9A Business Districts	9	0.0
9B Institutional Populations	333	0.2

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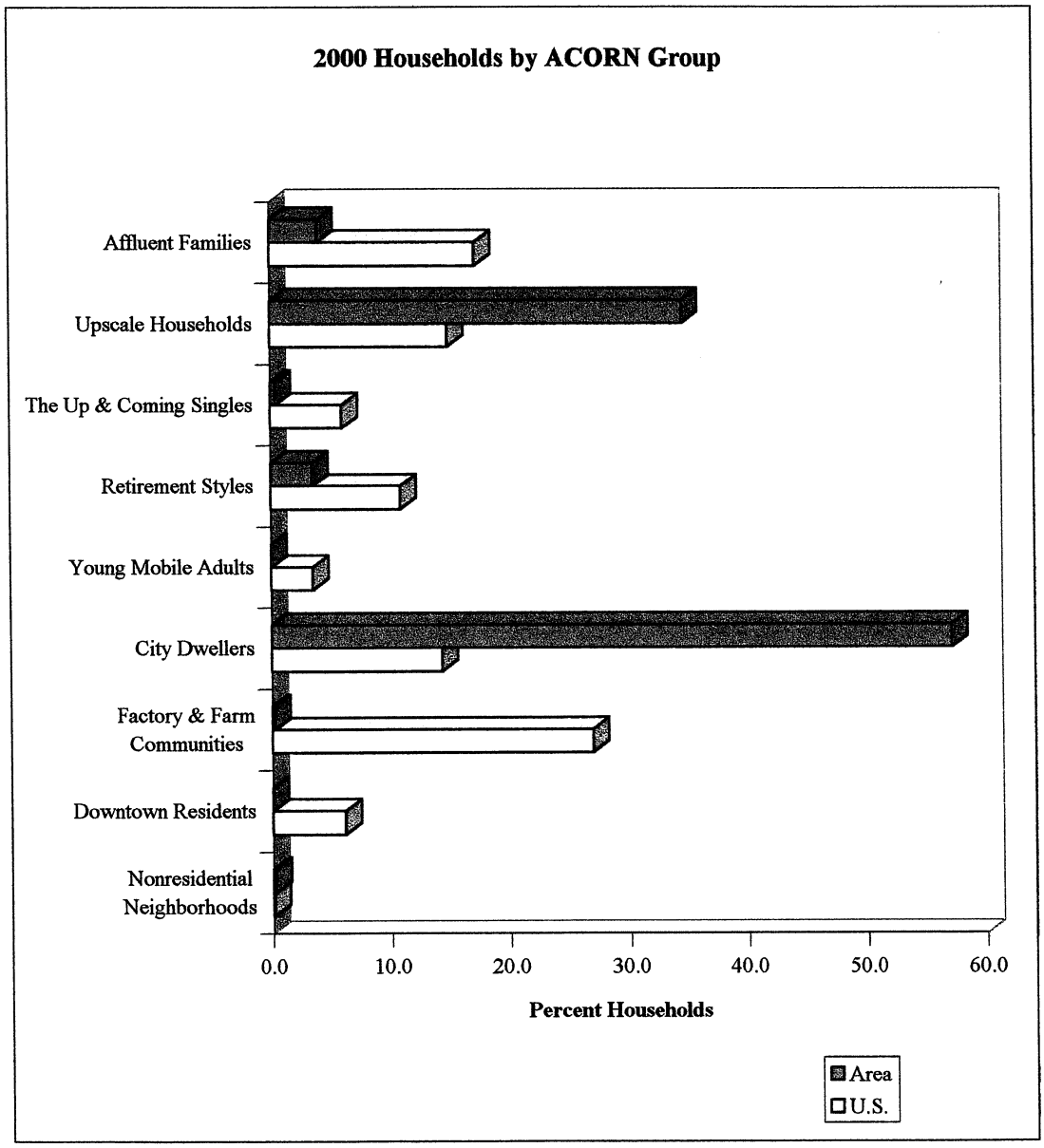
Household Index		Household % Site located at 33.9365, 118.1213	Household % United States
23	Affluent Families	4.0	17.2
232	Upscale Households	34.5	14.9
7	The Up & Coming Singles	0.4	6.0
32	Retirement Styles	3.5	10.9
0	Young Mobile Adults	0.0	3.5
399	City Dwellers	57.1	14.3
1	Factory & Farm Communities	0.2	26.9
0	Downtown Residents	0.0	6.1
200	Nonresidential Neighborhoods	0.2	0.1



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CACI ACORN Profile

Stonewood Center **Scan/US, Inc.**
Site located at 33.9365, 118.1213
10 Mi Ring

ACORN Description	2000 Households	
Totals	**761,445**	**100.0**
1 Affluent Families	56,110	7.4
1A Top One Percent	2,618	0.3
1B Wealthy Seaboard Suburbs	49,269	6.5
1C Upper Income Empty Nesters	1,626	0.2
1D Successful Suburbanites	2,268	0.3
1E Prosperous Baby Boomers	329	0.0
1F Semirural Lifestyle	0	0.0
2 Upscale Households	252,418	33.1
2A Urban Professional Couples	12,589	1.7
2B Baby Boomers with Children	233	0.0
2C Thriving Immigrants	157,628	20.7
2D Pacific Heights	44,956	5.9
2E Older Settled Married Couples	37,012	4.9
3 The Up & Coming Singles	12,946	1.7
3A High Rise Renters	1,693	0.2
3B Enterprising Young Singles	11,253	1.5
4 Retirement Styles	38,494	5.1
4A Retirement Communities	5,373	0.7
4B Active Senior Singles	12,846	1.7
4C Prosperous Older Couples	19,925	2.6
4D Wealthiest Seniors	0	0.0
4E Rural Resort Dwellers	0	0.0
4F Senior Sun Seekers	350	0.0
5 Young Mobile Adults	1,687	0.2
5A Twentysomethings	1,605	0.2
5B College Campuses	55	0.0
5C Military Proximity	27	0.0
6 City Dwellers	376,353	49.4
6A East Coast Immigrants	13,639	1.8
6B Working Class Families	14,616	1.9
6C Newly Formed Households	7,323	1.0
6D Southwestern Families	65,360	8.6
6E West Coast Immigrants	273,239	35.9
6F Low Income: Young & Old	2,176	0.3
7 Factory & Farm Communities	451	0.1
7A Middle America	0	0.0
7B Young Frequent Movers	19	0.0
7C Rural Industrial Workers	0	0.0
7D Prairie Farmers	0	0.0
7E Small Town Working Families	0	0.0
7F Rustbelt Neighborhoods	431	0.1
7G Heartland Communities	1	0.0
8 Downtown Residents	22,187	2.9
8A Young Immigrant Families	0	0.0
8B Social Security Dependents	93	0.0
8C Distressed Neighborhoods	6,353	0.8
8D Hard Times	5,194	0.7
8E Urban Working Families	10,547	1.4
9 Nonresidential Neighborhoods	799	0.1
9A Business Districts	274	0.0
9B Institutional Populations	525	0.1

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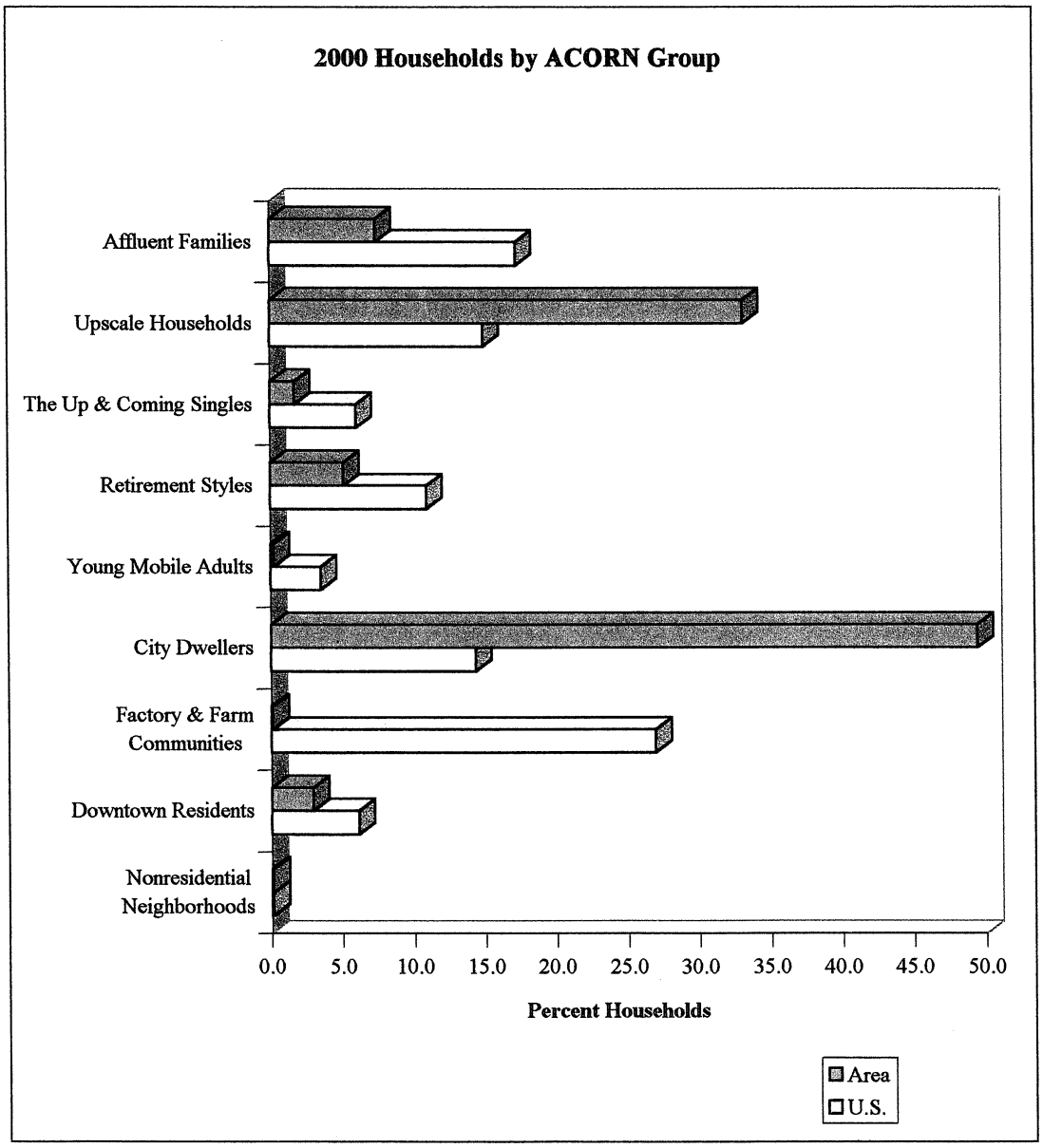
Household Index		Household % Site located at 33.9365, 118.1213	Household % United States
43	Affluent Families	7.4	17.2
222	Upscale Households	33.1	14.9
28	The Up & Coming Singles	1.7	6.0
47	Retirement Styles	5.1	10.9
6	Young Mobile Adults	0.2	3.5
345	City Dwellers	49.4	14.3
0	Factory & Farm Communities	0.1	26.9
48	Downtown Residents	2.9	6.1
100	Nonresidential Neighborhoods	0.1	0.1



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CACI ACORN Profile

Stonewood Center **Scan/US, Inc.**
Site located at 33.9365, 118.1213
15 Mi Ring

ACORN Description	2000 Households	
Totals	**1,894,904**	**100.0**
1 Affluent Families	157,621	8.3
1A Top One Percent	18,141	1.0
1B Wealthy Seaboard Suburbs	127,205	6.7
1C Upper Income Empty Nesters	3,882	0.2
1D Successful Suburbanites	6,252	0.3
1E Prosperous Baby Boomers	329	0.0
1F Semirural Lifestyle	1,812	0.1
2 Upscale Households	606,589	32.0
2A Urban Professional Couples	31,036	1.6
2B Baby Boomers with Children	1,393	0.1
2C Thriving Immigrants	412,869	21.8
2D Pacific Heights	115,884	6.1
2E Older Settled Married Couples	45,407	2.4
3 The Up & Coming Singles	118,275	6.2
3A High Rise Renters	61,006	3.2
3B Enterprising Young Singles	57,269	3.0
4 Retirement Styles	67,550	3.6
4A Retirement Communities	12,443	0.7
4B Active Senior Singles	24,004	1.3
4C Prosperous Older Couples	26,100	1.4
4D Wealthiest Seniors	320	0.0
4E Rural Resort Dwellers	0	0.0
4F Senior Sun Seekers	4,683	0.2
5 Young Mobile Adults	22,847	1.2
5A Twentysomethings	17,600	0.9
5B College Campuses	3,289	0.2
5C Military Proximity	1,958	0.1
6 City Dwellers	814,612	43.0
6A East Coast Immigrants	177,452	9.4
6B Working Class Families	52,763	2.8
6C Newly Formed Households	9,255	0.5
6D Southwestern Families	93,179	4.9
6E West Coast Immigrants	476,344	25.1
6F Low Income: Young & Old	5,619	0.3
7 Factory & Farm Communities	1,348	0.1
7A Middle America	0	0.0
7B Young Frequent Movers	594	0.0
7C Rural Industrial Workers	0	0.0
7D Prairie Farmers	0	0.0
7E Small Town Working Families	0	0.0
7F Rustbelt Neighborhoods	753	0.0
7G Heartland Communities	1	0.0
8 Downtown Residents	104,682	5.5
8A Young Immigrant Families	23,840	1.3
8B Social Security Dependents	20,772	1.1
8C Distressed Neighborhoods	12,707	0.7
8D Hard Times	10,378	0.5
8E Urban Working Families	36,985	2.0
9 Nonresidential Neighborhoods	1,380	0.1
9A Business Districts	428	0.0
9B Institutional Populations	952	0.1

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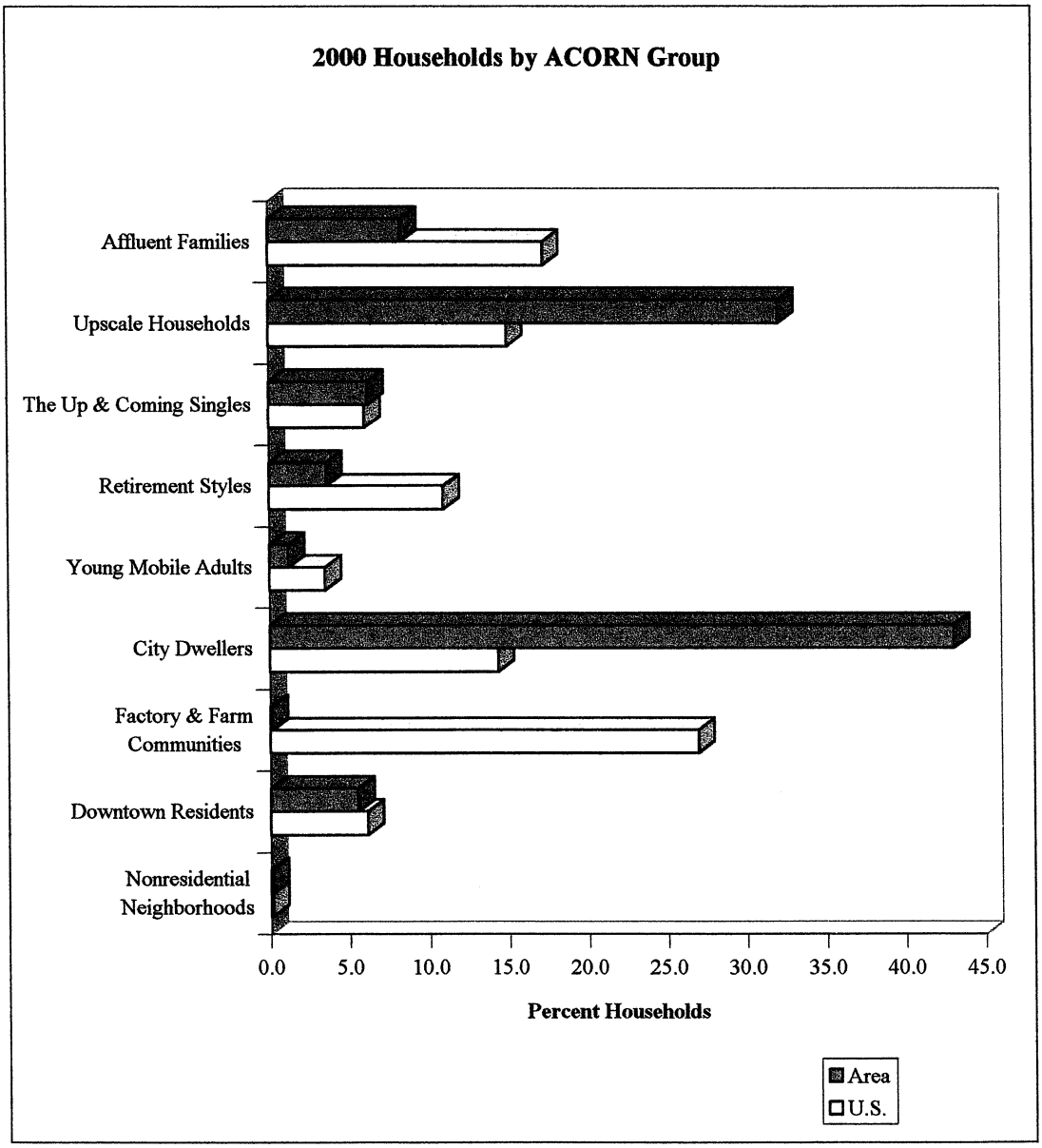
Household Index		Household % Site located at 33.9365, 118.1213	Household % United States
48	Affluent Families	8.3	17.2
215	Upscale Households	32.0	14.9
103	The Up & Coming Singles	6.2	6.0
33	Retirement Styles	3.6	10.9
34	Young Mobile Adults	1.2	3.5
301	City Dwellers	43.0	14.3
0	Factory & Farm Communities	0.1	26.9
90	Downtown Residents	5.5	6.1
100	Nonresidential Neighborhoods	0.1	0.1



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