

# NEW SHOPS AVAILABLE

## SANTAN VILLAGE COSTCO

SWC Loop 202 Fwy & Santan Village Pkwy  
Gilbert, AZ



## PROPERTY OVERVIEW



**PROPERTY TYPE:** Power Center within a major retail commercial core master-planned for a Regional Shopping Center at the northwest corner of the same intersection.



**AVAILABLE:**  
New shop space



**ANCHORED BY:**  
**COSTCO**  
WHOLESALE

### COMMENTS:

The center is anchored by the largest Costco in the state. SanTan Village is a four-phase development portion of the SanTan Village Master Plan. This urban village includes a

regional shopping center developed on the northwest corner of Loop 202 and Williams Field Road. The SanTan Village Master Plan will serve as the hub for retail activity for the

Gilbert, Queen Creek, and Pinal County trade areas. SanTan Village is strategically located nine miles east of Chandler Fashion Center and approximately nine miles southwest of Superstition Springs.



### POPULATION GROWTH

	1 Mile	3 Mile	5 Mile
2016	13,358	100,346	266,151
2021	14,861	111,282	291,087



### MEDIAN HH INCOME

	1 Mile	2 Mile	5 Mile
2016	\$86,683	\$89,855	\$83,733



### TRAFFIC COUNT E Pecos Rd

	E	W
	±9,522 VPD EB	±10,619 VPD WB

2014 ADOT Transport data management system

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# PROPERTY OVERVIEW

## SITE PLAN





AERIAL

GATEWAY RANCH

VINCENZ  
621 UNITS

WILLIAMS FIELD RD

PECOS RD

GRENFIELD

SANTAN VILLAGE PKWY

202

**BURGER KING**  
**Canes**  
**VALERO**  
**SONIC**  
**CVS pharmacy**  
**KOHL'S**  
**DOLLAR TREE**  
**Tuesday Morning**  
**SPROUTS**  
**elements massage**

**NATURAL GROCERS**  
**First Watch** PLANNED  
**Bush's CHICKEN** IN CONST  
**Blake's LOTABURGER** PLANNED  
**at home** PLANNED  
**MAJOR** SHOPS  
**MAJOR** SHOPS  
**MAJOR** SHOPS

**PROPOSED**  
**Bank of America**  
**IN-N-OUT BURGER**  
**SUPER CUTS**  
**Sprint**  
**Walmart**  
**Chick-fil-A**  
**DISCOUNT TIRE**  
**SAM'S CLUB**  
**SANTAN VILLAGE MARKETPLACE**

**OUTBACK STEAKHOUSE**  
**lash**  
**CARRABBA'S ITALIAN GRILL**  
**Massage Envy SPA**  
**T-Mobile**  
**SALLY BEAUTY**  
**hi-health**  
**US bank**  
**MATTRESS FIRM**  
**GameStop**

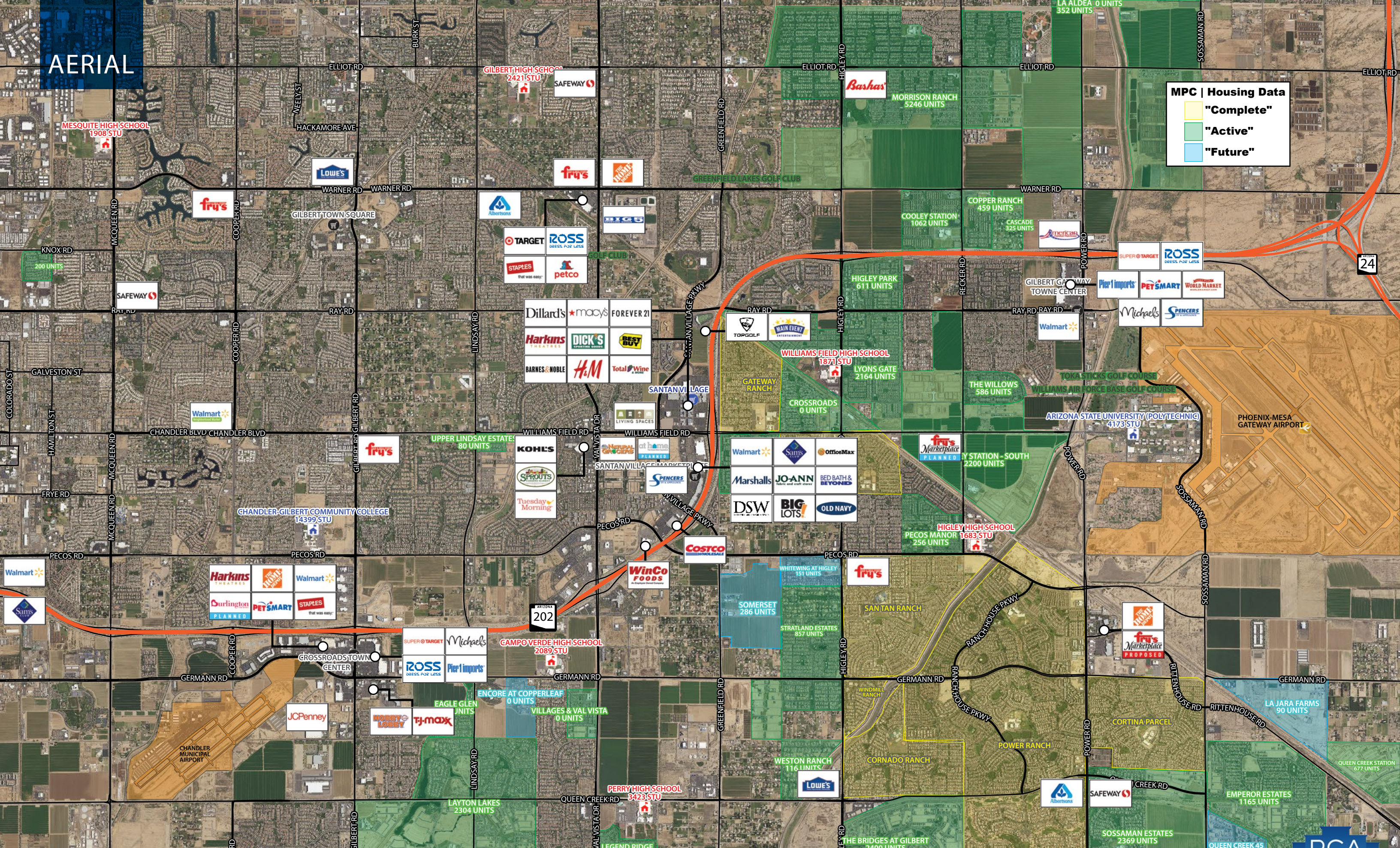
**Van's GOLF SHOPS**  
**SPENCERS TV & APPLIANCE**  
**Arizona STATE**  
**MATTRESS FIRM**  
**TERIYAKI MADNESS** IN CONST  
**EGG N JOE**  
**POIBELLY**  
**menchie's** PLANNED  
**Desert Schools**  
**LONG JOHN SILVER'S**  
**TACO BELL**  
**Arbys**  
**noodles & company**  
**the Habit BURGER GRILL**  
**PET DEPOT**

**Jacksons CAR WASH**  
**MIDFIRST BANK**  
**OfficeMax**  
**OLD NAVY**  
**Marshall's**  
**JO-ANN**  
**KIRKLAND'S**  
**ULTA**  
**BED BATH & BEYOND**  
**DSW**  
**BIG LOTS!**  
**COSTCO WHOLESALE**

**Great Clips**  
**POPEYES LOUISIANA KITCHEN**  
**WinCo FOODS**

**Cafe Rio**  
**ARRIBA**  
**MOD**  
**KNEADERS BAKERY & CAFE**  
**Starbucks**  
**FIREHOUSE SUBS**

# AERIAL





# Market Profile

Loop 202 & San Tan Village Pkwy, Gilbert  
 -111.741842 33.297215  
 Rings: 1, 3, 5 mile radii

Prepared By Business Analyst Desktop  
 Latitude: 33.297215  
 Longitude: -111.741842

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	1,081	22,164	96,255
2010 Total Population	7,246	78,767	203,657
2015 Total Population	9,008	93,690	232,595
2015 Group Quarters	1	69	645
2020 Total Population	10,638	106,951	258,404
2015-2020 Annual Rate	3.38%	2.68%	2.13%
<b>Household Summary</b>			
2000 Households	327	6,943	30,306
2000 Average Household Size	3.31	3.19	3.17
2010 Households	2,933	25,305	66,075
2010 Average Household Size	2.47	3.11	3.07
2015 Households	3,617	29,937	75,115
2015 Average Household Size	2.49	3.13	3.09
2020 Households	4,233	34,209	83,492
2020 Average Household Size	2.51	3.12	3.09
2015-2020 Annual Rate	3.20%	2.70%	2.14%
2010 Families	1,855	19,790	52,205
2010 Average Family Size	3.10	3.51	3.45
2015 Families	2,242	23,180	59,013
2015 Average Family Size	3.15	3.54	3.47
2020 Families	2,601	26,318	65,337
2020 Average Family Size	3.19	3.55	3.48
2015-2020 Annual Rate	3.02%	2.57%	2.06%
<b>Housing Unit Summary</b>			
2000 Housing Units	353	7,537	32,155
Owner Occupied Housing Units	79.6%	85.9%	84.6%
Renter Occupied Housing Units	13.0%	6.2%	9.7%
Vacant Housing Units	7.4%	7.9%	5.8%
2010 Housing Units	3,404	27,437	71,468
Owner Occupied Housing Units	42.2%	69.5%	72.4%
Renter Occupied Housing Units	43.9%	22.7%	20.0%
Vacant Housing Units	13.8%	7.8%	7.5%
2015 Housing Units	4,125	32,069	80,250
Owner Occupied Housing Units	40.9%	66.9%	70.2%
Renter Occupied Housing Units	46.7%	26.4%	23.4%
Vacant Housing Units	12.3%	6.6%	6.4%
2020 Housing Units	4,726	36,185	88,230
Owner Occupied Housing Units	43.1%	68.0%	71.2%
Renter Occupied Housing Units	46.5%	26.5%	23.4%
Vacant Housing Units	10.4%	5.5%	5.4%
<b>Median Household Income</b>			
2015	\$85,510	\$86,611	\$85,913
2020	\$93,321	\$95,543	\$95,558
<b>Median Home Value</b>			
2015	\$295,192	\$252,523	\$259,518
2020	\$324,841	\$276,341	\$281,642
<b>Per Capita Income</b>			
2015	\$41,521	\$32,993	\$33,004
2020	\$48,049	\$37,733	\$37,570
<b>Median Age</b>			
2010	29.3	30.1	31.9
2015	31.2	31.4	32.7
2020	32.1	31.6	33.1

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



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<b>2015 Households by Income</b>			
Household Income Base	3,617	29,937	75,115
<\$15,000	3.2%	3.4%	4.6%
\$15,000 - \$24,999	4.2%	3.3%	3.7%
\$25,000 - \$34,999	5.8%	6.1%	5.7%
\$35,000 - \$49,999	9.1%	10.4%	9.9%
\$50,000 - \$74,999	18.3%	16.1%	16.8%
\$75,000 - \$99,999	18.7%	19.6%	18.0%
\$100,000 - \$149,999	19.8%	23.6%	24.2%
\$150,000 - \$199,999	10.1%	10.2%	9.8%
\$200,000+	10.8%	7.3%	7.3%
Average Household Income	\$108,798	\$102,720	\$101,911
<b>2020 Households by Income</b>			
Household Income Base	4,233	34,209	83,492
<\$15,000	2.4%	2.7%	3.7%
\$15,000 - \$24,999	2.5%	2.0%	2.3%
\$25,000 - \$34,999	4.0%	4.3%	4.2%
\$35,000 - \$49,999	7.1%	8.3%	8.0%
\$50,000 - \$74,999	18.7%	15.4%	15.7%
\$75,000 - \$99,999	19.6%	20.0%	18.7%
\$100,000 - \$149,999	18.4%	24.1%	24.8%
\$150,000 - \$199,999	12.5%	13.6%	13.6%
\$200,000+	15.0%	9.5%	9.1%
Average Household Income	\$127,104	\$117,329	\$115,980
<b>2015 Owner Occupied Housing Units by Value</b>			
Total	1,689	21,459	56,334
<\$50,000	0.1%	0.1%	0.1%
\$50,000 - \$99,999	0.4%	0.3%	0.8%
\$100,000 - \$149,999	3.3%	3.4%	4.1%
\$150,000 - \$199,999	12.7%	20.0%	18.0%
\$200,000 - \$249,999	18.2%	25.3%	23.4%
\$250,000 - \$299,999	16.9%	18.0%	18.5%
\$300,000 - \$399,999	23.5%	20.1%	21.3%
\$400,000 - \$499,999	12.5%	7.4%	7.9%
\$500,000 - \$749,999	9.2%	4.2%	4.4%
\$750,000 - \$999,999	2.2%	0.7%	0.9%
\$1,000,000 +	1.0%	0.5%	0.6%
Average Home Value	\$341,770	\$288,282	\$292,949
<b>2020 Owner Occupied Housing Units by Value</b>			
Total	2,037	24,602	62,812
<\$50,000	0.0%	0.0%	0.0%
\$50,000 - \$99,999	0.1%	0.1%	0.3%
\$100,000 - \$149,999	0.8%	0.9%	1.3%
\$150,000 - \$199,999	6.6%	10.7%	10.1%
\$200,000 - \$249,999	17.7%	26.3%	23.8%
\$250,000 - \$299,999	18.9%	22.9%	22.8%
\$300,000 - \$399,999	23.2%	22.5%	23.7%
\$400,000 - \$499,999	12.2%	7.9%	8.6%
\$500,000 - \$749,999	12.7%	6.2%	6.4%
\$750,000 - \$999,999	6.0%	1.8%	2.1%
\$1,000,000 +	1.7%	0.7%	0.8%
Average Home Value	\$393,753	\$319,691	\$326,185

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



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<b>2010 Population by Age</b>			
Total	7,247	78,767	203,659
0 - 4	9.2%	10.0%	9.0%
5 - 9	9.0%	10.4%	9.7%
10 - 14	7.1%	9.3%	9.2%
15 - 24	15.0%	12.0%	12.4%
25 - 34	21.5%	17.2%	14.8%
35 - 44	17.1%	18.9%	17.8%
45 - 54	11.1%	11.6%	13.0%
55 - 64	6.2%	6.5%	8.2%
65 - 74	2.5%	2.8%	4.0%
75 - 84	1.0%	1.0%	1.5%
85 +	0.3%	0.3%	0.5%
18 +	71.0%	65.7%	67.3%
<b>2015 Population by Age</b>			
Total	9,009	93,691	232,596
0 - 4	8.7%	9.5%	8.7%
5 - 9	8.6%	9.9%	9.3%
10 - 14	8.2%	9.2%	8.8%
15 - 24	12.4%	12.1%	12.4%
25 - 34	19.9%	15.8%	14.5%
35 - 44	17.5%	18.4%	16.8%
45 - 54	12.3%	12.5%	13.1%
55 - 64	7.2%	7.3%	9.1%
65 - 74	3.7%	3.8%	5.2%
75 - 84	1.0%	1.1%	1.6%
85 +	0.3%	0.3%	0.5%
18 +	70.9%	66.9%	68.7%
<b>2020 Population by Age</b>			
Total	10,638	106,953	258,406
0 - 4	8.8%	9.5%	8.7%
5 - 9	8.6%	9.8%	9.1%
10 - 14	7.9%	9.3%	8.7%
15 - 24	12.0%	11.9%	11.6%
25 - 34	19.6%	15.8%	15.2%
35 - 44	18.6%	18.7%	17.1%
45 - 54	11.7%	12.1%	12.1%
55 - 64	7.3%	7.3%	9.3%
65 - 74	3.9%	4.0%	5.8%
75 - 84	1.3%	1.4%	2.0%
85 +	0.3%	0.3%	0.5%
18 +	70.7%	66.8%	69.0%
<b>2010 Population by Sex</b>			
Males	3,598	39,078	100,616
Females	3,648	39,689	103,041
<b>2015 Population by Sex</b>			
Males	4,477	46,352	114,709
Females	4,531	47,339	117,886
<b>2020 Population by Sex</b>			
Males	5,258	52,705	127,216
Females	5,381	54,247	131,188

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

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<b>2010 Population by Race/Ethnicity</b>			
Total	7,247	78,767	203,657
White Alone	79.6%	80.7%	80.3%
Black Alone	4.6%	3.7%	3.6%
American Indian Alone	1.0%	0.8%	0.9%
Asian Alone	7.6%	6.7%	6.5%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	3.3%	4.1%	4.9%
Two or More Races	3.6%	3.8%	3.5%
Hispanic Origin	13.3%	15.4%	16.0%
Diversity Index	50.6	51.4	52.5
<b>2015 Population by Race/Ethnicity</b>			
Total	9,008	93,690	232,595
White Alone	76.9%	78.2%	78.0%
Black Alone	5.1%	4.1%	4.0%
American Indian Alone	1.1%	0.9%	1.0%
Asian Alone	9.1%	7.9%	7.7%
Pacific Islander Alone	0.3%	0.2%	0.2%
Some Other Race Alone	3.5%	4.4%	5.1%
Two or More Races	4.0%	4.4%	4.0%
Hispanic Origin	14.1%	16.3%	16.8%
Diversity Index	54.3	55.0	55.6
<b>2020 Population by Race/Ethnicity</b>			
Total	10,639	106,952	258,404
White Alone	74.2%	75.4%	75.4%
Black Alone	5.6%	4.6%	4.4%
American Indian Alone	1.2%	1.0%	1.1%
Asian Alone	10.6%	9.3%	9.0%
Pacific Islander Alone	0.3%	0.2%	0.2%
Some Other Race Alone	3.7%	4.6%	5.3%
Two or More Races	4.4%	4.9%	4.5%
Hispanic Origin	15.1%	17.4%	17.9%
Diversity Index	58.0	58.8	59.1
<b>2010 Population by Relationship and Household Type</b>			
Total	7,246	78,767	203,657
In Households	100.0%	99.9%	99.7%
In Family Households	81.1%	90.1%	90.3%
Householder	24.4%	25.3%	25.7%
Spouse	18.2%	20.3%	20.8%
Child	33.1%	39.0%	38.4%
Other relative	3.6%	3.5%	3.5%
Nonrelative	1.9%	2.0%	2.0%
In Nonfamily Households	18.9%	9.8%	9.4%
In Group Quarters	0.0%	0.1%	0.3%
Institutionalized Population	0.0%	0.0%	0.0%
Noninstitutionalized Population	0.0%	0.1%	0.3%

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



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<b>2015 Population 25+ by Educational Attainment</b>			
Total	5,589	55,507	141,285
Less than 9th Grade	0.9%	1.7%	1.8%
9th - 12th Grade, No Diploma	1.5%	2.6%	2.6%
High School Graduate	14.8%	13.7%	14.8%
GED/Alternative Credential	1.3%	1.7%	2.1%
Some College, No Degree	16.8%	27.2%	26.2%
Associate Degree	13.3%	11.8%	11.7%
Bachelor's Degree	34.7%	28.5%	27.1%
Graduate/Professional Degree	16.6%	12.8%	13.8%
<b>2015 Population 15+ by Marital Status</b>			
Total	6,702	66,865	170,171
Never Married	34.3%	28.3%	27.3%
Married	55.7%	60.4%	60.3%
Widowed	0.9%	1.6%	2.5%
Divorced	9.0%	9.7%	9.9%
<b>2015 Civilian Population 16+ in Labor Force</b>			
Civilian Employed	94.5%	94.4%	93.7%
Civilian Unemployed	5.5%	5.6%	6.3%
<b>2015 Employed Population 16+ by Industry</b>			
Total	4,780	45,708	110,812
Agriculture/Mining	0.0%	0.5%	0.8%
Construction	2.8%	4.9%	5.2%
Manufacturing	10.6%	11.5%	11.5%
Wholesale Trade	1.8%	2.3%	2.7%
Retail Trade	17.3%	12.1%	11.3%
Transportation/Utilities	13.4%	5.8%	5.2%
Information	1.1%	1.7%	1.7%
Finance/Insurance/Real Estate	14.1%	9.7%	10.2%
Services	37.5%	47.1%	47.1%
Public Administration	1.3%	4.4%	4.4%
<b>2015 Employed Population 16+ by Occupation</b>			
Total	4,777	45,709	110,813
White Collar	78.7%	70.8%	70.6%
Management/Business/Financial	16.5%	16.7%	17.8%
Professional	24.1%	26.9%	26.1%
Sales	14.3%	11.5%	12.1%
Administrative Support	23.8%	15.7%	14.5%
Services	9.2%	15.5%	15.5%
Blue Collar	11.9%	13.7%	13.9%
Farming/Forestry/Fishing	0.7%	0.1%	0.1%
Construction/Extraction	2.3%	3.1%	3.1%
Installation/Maintenance/Repair	1.5%	3.3%	3.3%
Production	1.3%	3.1%	3.1%
Transportation/Material Moving	6.1%	4.2%	4.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.

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<b>2010 Households by Type</b>			
Total	2,933	25,305	66,075
Households with 1 Person	27.4%	15.2%	15.0%
Households with 2+ People	72.6%	84.8%	85.0%
Family Households	63.2%	78.2%	79.0%
Husband-wife Families	47.4%	63.0%	64.0%
With Related Children	27.0%	40.3%	38.2%
Other Family (No Spouse Present)	15.8%	15.2%	15.0%
Other Family with Male Householder	5.6%	4.9%	4.8%
With Related Children	4.2%	3.5%	3.3%
Other Family with Female Householder	10.2%	10.3%	10.2%
With Related Children	7.7%	7.6%	7.3%
Nonfamily Households	9.3%	6.6%	6.0%
All Households with Children	39.2%	52.0%	49.5%
Multigenerational Households	3.0%	4.3%	4.4%
Unmarried Partner Households	7.7%	6.7%	6.3%
Male-female	6.9%	6.0%	5.6%
Same-sex	0.8%	0.7%	0.7%
<b>2010 Households by Size</b>			
Total	2,932	25,304	66,074
1 Person Household	27.5%	15.2%	15.0%
2 Person Household	31.2%	27.6%	29.2%
3 Person Household	15.5%	18.4%	18.2%
4 Person Household	14.4%	21.2%	20.4%
5 Person Household	6.9%	10.5%	10.1%
6 Person Household	2.6%	4.5%	4.5%
7 + Person Household	2.0%	2.5%	2.6%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	2,933	25,305	66,075
Owner Occupied	49.0%	75.3%	78.4%
Owned with a Mortgage/Loan	45.8%	70.3%	71.1%
Owned Free and Clear	3.2%	5.0%	7.2%
Renter Occupied	51.0%	24.7%	21.6%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.



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	1 mile	3 miles	5 miles
<b>Top 3 Tapestry Segments</b>			
1.	Boomburbs (1C)	Up and Coming Families	Up and Coming Families
2.	Bright Young Professionals	Boomburbs (1C)	Boomburbs (1C)
3.	Up and Coming Families	Soccer Moms (4A)	Soccer Moms (4A)
<b>2015 Consumer Spending</b>			
Apparel & Services: Total \$	\$12,737,725	\$97,154,143	\$239,592,973
Average Spent	\$3,521.63	\$3,245.29	\$3,189.68
Spending Potential Index	152	140	138
Computers & Accessories: Total \$	\$1,459,756	\$11,193,279	\$27,573,165
Average Spent	\$403.58	\$373.89	\$367.08
Spending Potential Index	159	147	144
Education: Total \$	\$8,004,568	\$61,080,247	\$153,586,817
Average Spent	\$2,213.04	\$2,040.29	\$2,044.69
Spending Potential Index	145	134	134
Entertainment/Recreation: Total \$	\$17,276,393	\$136,488,768	\$340,152,211
Average Spent	\$4,776.44	\$4,559.20	\$4,528.42
Spending Potential Index	144	138	137
Food at Home: Total \$	\$26,941,018	\$205,417,654	\$510,926,619
Average Spent	\$7,448.44	\$6,861.66	\$6,801.93
Spending Potential Index	143	131	130
Food Away from Home: Total \$	\$17,985,985	\$138,513,109	\$342,061,634
Average Spent	\$4,972.63	\$4,626.82	\$4,553.84
Spending Potential Index	151	141	139
Health Care: Total \$	\$22,513,022	\$180,137,207	\$458,135,752
Average Spent	\$6,224.23	\$6,017.21	\$6,099.12
Spending Potential Index	131	127	129
HH Furnishings & Equipment: Total \$	\$10,047,009	\$78,812,663	\$194,959,497
Average Spent	\$2,777.72	\$2,632.62	\$2,595.48
Spending Potential Index	151	143	141
Investments: Total \$	\$13,835,622	\$116,378,116	\$287,598,032
Average Spent	\$3,825.17	\$3,887.43	\$3,828.77
Spending Potential Index	139	141	139
Retail Goods: Total \$	\$132,429,800	\$1,035,406,482	\$2,575,855,048
Average Spent	\$36,613.16	\$34,586.18	\$34,292.15
Spending Potential Index	144	136	134
Shelter: Total \$	\$88,570,384	\$679,688,031	\$1,683,890,408
Average Spent	\$24,487.25	\$22,703.95	\$22,417.50
Spending Potential Index	149	138	136
TV/Video/Audio: Total \$	\$6,707,110	\$51,180,617	\$127,528,284
Average Spent	\$1,854.33	\$1,709.61	\$1,697.77
Spending Potential Index	142	131	130
Travel: Total \$	\$10,424,276	\$84,196,651	\$210,800,437
Average Spent	\$2,882.02	\$2,812.46	\$2,806.37
Spending Potential Index	148	144	144
Vehicle Maintenance & Repairs: Total \$	\$5,920,820	\$46,379,572	\$115,177,468
Average Spent	\$1,636.94	\$1,549.24	\$1,533.35
Spending Potential Index	147	139	137

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2011 and 2012 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020. Esri converted Census 2000 data into 2010 geography.