

SUNRISE FESTIVAL II

Citrus Heights, California



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INTER-CAL REAL ESTATE CORPORATION





Sunrise Festival 1
7905 Greenback Ln
Citrus Heights, CA 95610-690...

Latitude: 38.67935
Longitude: -121.27027
Site Type: Rings

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
2009 Population			
Total Population	19,473	136,421	317,537
Male Population	49.5%	48.4%	48.3%
Female Population	50.5%	51.6%	51.7%
Median Age	33.4	38.6	37.9
2009 Income			
Median Household Income	\$49,678	\$60,143	\$60,766
Per Capita Income	\$25,000	\$27,793	\$29,682
Average Household Income	\$59,565	\$70,606	\$76,031
2009 Households			
Total Households	8,095	53,078	123,071
Average Household Size	2.38	2.54	2.55
2009 Housing			
Owner Occupied Housing Units	33.2%	55.6%	55.7%
Renter Occupied Housing Units	57.4%	39.2%	39.2%
Vacant Housing Units	9.5%	5.2%	5.1%
Population			
1990 Population	18,126	129,988	279,047
2000 Population	18,590	133,218	305,961
2009 Population	19,473	136,421	317,537
2014 Population	20,263	139,722	326,573
1990-2000 Annual Rate	0.25%	0.25%	0.93%
2000-2009 Annual Rate	0.5%	0.26%	0.4%
2009-2014 Annual Rate	0.8%	0.48%	0.56%

In the identified market area, the current year population is 317,537. In 2000, the Census count in the market area was 305,961. The rate of change since 2000 was 0.4 percent annually. The five-year projection for the population in the market area is 326,573, representing a change of 0.56 percent annually from 2009 to 2014. Currently, the population is 48.3 percent male and 51.7 percent female.

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
Households			
1990 Households	7,633	48,936	106,322
2000 Households	7,743	51,879	118,605
2009 Households	8,095	53,078	123,071
2014 Households	8,409	54,345	126,508
1990-2000 Annual Rate	0.14%	0.59%	1.1%
2000-2009 Annual Rate	0.48%	0.25%	0.4%
2009-2014 Annual Rate	0.76%	0.47%	0.55%

The household count in this market area has changed from 118,605 in 2000 to 123,071 in the current year, a change of 0.4 percent annually. The five-year projection of households is 126,508, a change of 0.55 percent annually from the current year total. Average household size is currently 2.55, compared to 2.55 in the year 2000. The number of families in the current year is 82,645 in the market area.

Housing

Currently, 55.7 percent of the 129,674 housing units in the market area are owner occupied; 39.2 percent, renter occupied; and 5.1 percent are vacant. In 2000, there were 122,633 housing units—60.1 percent owner occupied, 36.5 percent renter occupied and 3.3 percent vacant. The rate of change in housing units since 2000 is 0.61 percent. Median home value in the market area is \$219,098, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 2.01 percent annually to \$241,987. From 2000 to the current year, median home value changed by 4 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography.



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Median Household Income			
1990 Median Household Income	\$32,774	\$38,453	\$37,031
2000 Median Household Income	\$41,093	\$48,650	\$49,199
2009 Median Household Income	\$49,678	\$60,143	\$60,766
2014 Median Household Income	\$51,826	\$61,729	\$62,389
1990-2000 Annual Rate	2.29%	2.38%	2.88%
2000-2009 Annual Rate	2.07%	2.32%	2.31%
2009-2014 Annual Rate	0.85%	0.52%	0.53%
Per Capita Income			
1990 Per Capita Income	\$16,219	\$17,045	\$17,018
2000 Per Capita Income	\$21,498	\$23,815	\$24,791
2009 Per Capita Income	\$25,000	\$27,793	\$29,682
2014 Per Capita Income	\$25,397	\$28,149	\$30,402
1990-2000 Annual Rate	2.86%	3.4%	3.83%
2000-2009 Annual Rate	1.64%	1.68%	1.97%
2009-2014 Annual Rate	0.32%	0.25%	0.48%
Average Household Income			
1990 Average Household Income	\$38,389	\$44,816	\$44,350
2000 Average Household Income	\$50,411	\$59,999	\$63,282
2009 Average Household Income	\$59,565	\$70,606	\$76,031
2014 Average Household Income	\$60,578	\$71,474	\$77,884
1990-2000 Annual Rate	2.76%	2.96%	3.62%
2000-2009 Annual Rate	1.82%	1.78%	2%
2009-2014 Annual Rate	0.34%	0.24%	0.48%

Households by Income

Current median household income is \$60,766 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$62,389 in five years. In 2000, median household income was \$49,199, compared to \$37,031 in 1990.

Current average household income is \$76,031 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$77,884 in five years. In 2000, average household income was \$63,282, compared to \$44,350 in 1990.

Current per capita income is \$29,682 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$30,402 in five years. In 2000, the per capita income was \$24,791, compared to \$17,018 in 1990.

Population by Employment

Total Businesses	765	5,069	13,913
Total Employees	7,910	30,637	101,936

Currently, 88.0 percent of the civilian labor force in the identified market area is employed and 12.0 percent are unemployed. In comparison, 89.4 percent of the U.S. civilian labor force is employed, and 10.6 percent are unemployed. In five years the rate of employment in the market area will be 91.9 percent of the civilian labor force, and unemployment will be 8.1 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 92.9 percent, and 7.1 percent will be unemployed. In 2000, 66.5 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.2 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 68.6 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 14.7 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 16.7 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 79.3 percent of the market area population drove alone to work, and 3.8 percent worked at home. The average travel time to work in 2000 was 26.4 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2009, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 9.6 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 24.2 percent were high school graduates only (29.8 percent in the U.S.)
- 9.7 percent had completed an Associate degree (7.2 percent in the U.S.)
- 19.3 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 9.1 percent had earned a Master's/Professional/Doctorate Degree (9.8 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography. Business data provided by InfoUSA, Omaha NE Copyright 2009, all rights reserved.