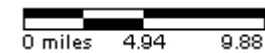
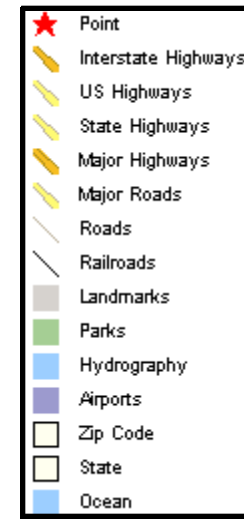
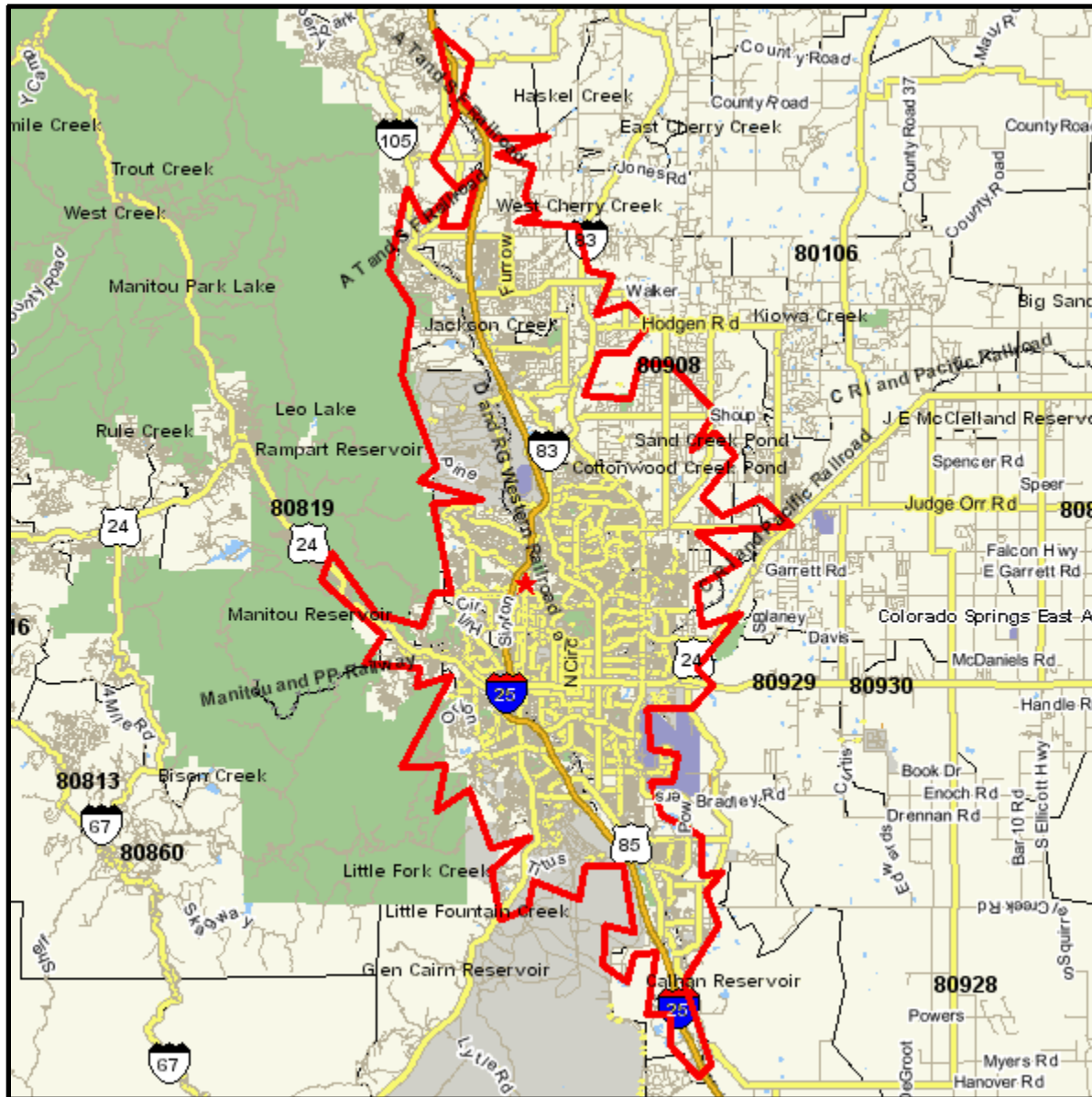


Area Map

Prepared For: The Retail Group

Order #: 969720097
Site: 01

N NEVADA AVE AT EAGLE ROCK RD
COLORADO SPRINGS, CO 80918
Coord: 38.903054, -104.817314
Polygon - See Appendix for Points



Pop-Facts: Demographic Snapshot 2010 Report

University Village Colorado

DrvTim 1: N NEVADA AVE AT EAGLE ROCK RD, COLORADO SPRINGS, CO 80918, aggregate

Description	25 Minute(s) DrvTim 1	%
Population		
2015 Projection	596,145	
2010 Estimate	559,170	
2000 Census	483,840	
1990 Census	380,454	
Growth 2010-2015	6.61%	
Growth 2000-2010	15.57%	
Growth 1990-2000	27.17%	
2010 Est. Pop by Single Race Class		
	559,170	
White Alone	437,881	78.31
Black or African American Alone	37,323	6.67
Amer. Indian and Alaska Native Alone	6,006	1.07
Asian Alone	17,375	3.11
Native Hawaiian and Other Pac. Isl. Alone	1,350	0.24
Some Other Race Alone	33,192	5.94
Two or More Races	26,044	4.66
2010 Est. Pop Hisp or Latino by Origin		
	559,170	
Not Hispanic or Latino	478,793	85.63
Hispanic or Latino:	80,377	14.37
Mexican	53,446	66.49
Puerto Rican	6,240	7.76
Cuban	444	0.55
All Other Hispanic or Latino	20,247	25.19
2010 Est. Hisp or Latino by Single Race Class		
	80,377	
White Alone	35,593	44.28
Black or African American Alone	1,753	2.18
American Indian and Alaska Native Alone	1,895	2.36
Asian Alone	408	0.51
Native Hawaiian and Other Pacific Islander Alone	122	0.15
Some Other Race Alone	32,217	40.08
Two or More Races	8,390	10.44

Pop-Facts: Demographic Snapshot 2010 Report

University Village Colorado

DrvTim 1: N NEVADA AVE AT EAGLE ROCK RD, COLORADO SPRINGS, CO 80918, aggregate

Description	25 Minute(s) DrvTim 1	%
2010 Est. Pop. Asian Alone Race by Cat	17,375	
Chinese, except Taiwanese	1,805	10.39
Filipino	3,278	18.87
Japanese	1,776	10.22
Asian Indian	2,598	14.95
Korean	5,003	28.79
Vietnamese	1,254	7.22
Cambodian	143	0.82
Hmong	23	0.13
Laotian	99	0.57
Thai	356	2.05
All Other Asian Races Including 2+ Category	1,041	5.99
2010 Est. Population by Ancestry	559,170	
Pop, Arab	1,079	0.19
Pop, Czech	2,773	0.50
Pop, Danish	2,870	0.51
Pop, Dutch	6,678	1.19
Pop, English	43,714	7.82
Pop, French (except Basque)	9,785	1.75
Pop, French Canadian	2,773	0.50
Pop, German	87,454	15.64
Pop, Greek	1,265	0.23
Pop, Hungarian	1,888	0.34
Pop, Irish	46,271	8.27
Pop, Italian	20,353	3.64
Pop, Lithuanian	486	0.09
Pop, United States or American	22,475	4.02
Pop, Norwegian	9,574	1.71
Pop, Polish	10,554	1.89
Pop, Portuguese	1,097	0.20
Pop, Russian	2,161	0.39
Pop, Scottish	10,046	1.80
Pop, Scotch-Irish	7,420	1.33
Pop, Slovak	1,598	0.29
Pop, Sub-Saharan African	2,833	0.51
Pop, Swedish	8,457	1.51
Pop, Swiss	941	0.17
Pop, Ukrainian	680	0.12
Pop, Welsh	2,675	0.48
Pop, West Indian (exc Hisp groups)	1,292	0.23
Pop, Other ancestries	191,873	34.31



Pop-Facts: Demographic Snapshot 2010 Report

University Village Colorado

DrvTim 1: N NEVADA AVE AT EAGLE ROCK RD, COLORADO SPRINGS, CO 80918, aggregate

Description	25 Minute(s) DrvTim 1	%
2010 Est. Population by Ancestry		
Pop, Ancestry Unclassified	58,104	10.39
2010 Est. Pop Age 5+ by Language Spoken At Home		
Speak Only English at Home	458,874	88.66
Speak Asian/Pac. Isl. Lang. at Home	10,902	2.11
Speak IndoEuropean Language at Home	14,159	2.74
Speak Spanish at Home	31,933	6.17
Speak Other Language at Home	1,677	0.32
2010 Est. Population by Sex		
Male	277,761	49.67
Female	281,409	50.33
2010 Est. Population by Age		
Age 0 - 4	41,626	7.44
Age 5 - 9	40,368	7.22
Age 10 - 14	38,900	6.96
Age 15 - 17	23,520	4.21
Age 18 - 20	24,255	4.34
Age 21 - 24	30,424	5.44
Age 25 - 34	83,222	14.88
Age 35 - 44	79,366	14.19
Age 45 - 54	81,376	14.55
Age 55 - 64	59,586	10.66
Age 65 - 74	31,838	5.69
Age 75 - 84	17,807	3.18
Age 85 and over	6,883	1.23
Age 16 and over	430,219	76.94
Age 18 and over	414,757	74.17
Age 21 and over	390,501	69.84
Age 65 and over	56,528	10.11
2010 Est. Median Age		
	34.67	
2010 Est. Average Age		
	35.80	

Pop-Facts: Demographic Snapshot 2010 Report

University Village Colorado

DrvTim 1: N NEVADA AVE AT EAGLE ROCK RD, COLORADO SPRINGS, CO 80918, aggregate

Description	25 Minute(s) DrvTim 1	%
2010 Est. Male Population by Age	277,761	
Age 0 - 4	21,341	7.68
Age 5 - 9	20,578	7.41
Age 10 - 14	19,996	7.20
Age 15 - 17	12,142	4.37
Age 18 - 20	13,549	4.88
Age 21 - 24	16,718	6.02
Age 25 - 34	41,343	14.88
Age 35 - 44	40,134	14.45
Age 45 - 54	39,461	14.21
Age 55 - 64	28,636	10.31
Age 65 - 74	14,472	5.21
Age 75 - 84	7,210	2.60
Age 85 and over	2,180	0.78
2010 Est. Median Age, Male	33.36	
2010 Est. Average Age, Male	34.60	
2010 Est. Female Population by Age	281,409	
Age 0 - 4	20,285	7.21
Age 5 - 9	19,790	7.03
Age 10 - 14	18,904	6.72
Age 15 - 17	11,377	4.04
Age 18 - 20	10,706	3.80
Age 21 - 24	13,706	4.87
Age 25 - 34	41,879	14.88
Age 35 - 44	39,232	13.94
Age 45 - 54	41,915	14.89
Age 55 - 64	30,950	11.00
Age 65 - 74	17,365	6.17
Age 75 - 84	10,596	3.77
Age 85 and over	4,703	1.67
2010 Est. Median Age, Female	36.03	
2010 Est. Average Age, Female	36.90	

Pop-Facts: Demographic Snapshot 2010 Report

University Village Colorado

DrvTim 1: N NEVADA AVE AT EAGLE ROCK RD, COLORADO SPRINGS, CO 80918, aggregate

Description	25 Minute(s) DrvTim 1	%
2010 Est. Pop Age 15+ by Marital Status	438,276	
Total, Never Married	123,531	28.19
Males, Never Married	70,686	16.13
Females, Never Married	52,845	12.06
Married, Spouse present	220,486	50.31
Married, Spouse absent	20,350	4.64
Widowed	19,871	4.53
Males Widowed	4,653	1.06
Females Widowed	15,219	3.47
Divorced	54,037	12.33
Males Divorced	23,048	5.26
Females Divorced	30,989	7.07
2010 Est. Pop. Age 25+ by Edu. Attainment	360,077	
Less than 9th grade	10,198	2.83
Some High School, no diploma	18,144	5.04
High School Graduate (or GED)	81,074	22.52
Some College, no degree	89,815	24.94
Associate Degree	32,938	9.15
Bachelor's Degree	78,656	21.84
Master's Degree	38,665	10.74
Professional School Degree	6,504	1.81
Doctorate Degree	4,083	1.13
2010 Est Pop Age 25+ by Edu. Attain, Hisp. or Lat	42,996	
Less than 9th grade	5,487	12.76
Some High School, no diploma	5,138	11.95
High School Graduate (or GED)	11,862	27.59
Some College, no degree	10,316	23.99
Associate Degree	3,414	7.94
Bachelor's Degree	4,600	10.70
Graduate or Professional Degree	2,180	5.07

Pop-Facts: Demographic Snapshot 2010 Report

University Village Colorado

DrvTim 1: N NEVADA AVE AT EAGLE ROCK RD, COLORADO SPRINGS, CO 80918, aggregate

Description	25 Minute(s) DrvTim 1	%
Households		
2015 Projection	223,920	
2010 Estimate	209,236	
2000 Census	180,989	
1990 Census	141,133	
Growth 2010-2015	7.02%	
Growth 2000-2010	15.61%	
Growth 1990-2000	28.24%	
2010 Est. Households by Household Type	209,236	
Family Households	143,888	68.77
Nonfamily Households	65,348	31.23
2010 Est. Group Quarters Population	15,777	
2010 HHs by Ethnicity, Hispanic/Latino	23,502	11.23
2010 Est. HHs by HH Income	209,236	
Income Less than \$15,000	17,175	8.21
Income \$15,000 - \$24,999	17,931	8.57
Income \$25,000 - \$34,999	22,864	10.93
Income \$35,000 - \$49,999	33,101	15.82
Income \$50,000 - \$74,999	47,489	22.70
Income \$75,000 - \$99,999	28,681	13.71
Income \$100,000 - \$124,999	18,501	8.84
Income \$125,000 - \$149,999	9,079	4.34
Income \$150,000 - \$199,999	7,558	3.61
Income \$200,000 - \$499,999	5,887	2.81
Income \$500,000 and more	971	0.46
2010 Est. Average Household Income	\$71,555	
2010 Est. Median Household Income	\$57,132	
2010 Est. Per Capita Income	\$27,160	

Pop-Facts: Demographic Snapshot 2010 Report

University Village Colorado

DrvTim 1: N NEVADA AVE AT EAGLE ROCK RD, COLORADO SPRINGS, CO 80918, aggregate

Description	25 Minute(s) DrvTim 1	%
2010 Median HH Inc by Single Race Class. or Ethn		
White Alone	59,588	
Black or African American Alone	49,230	
American Indian and Alaska Native Alone	46,441	
Asian Alone	56,512	
Native Hawaiian and Other Pacific Islander Alone	57,237	
Some Other Race Alone	41,447	
Two or More Races	45,138	
Hispanic or Latino	43,227	
Not Hispanic or Latino	59,132	
2010 Est. Family HH Type, Presence Own Children		
	143,888	
Married-Couple Family, own children	51,382	35.71
Married-Couple Family, no own children	59,370	41.26
Male Householder, own children	5,710	3.97
Male Householder, no own children	3,361	2.34
Female Householder, own children	15,727	10.93
Female Householder, no own children	8,339	5.80
2010 Est. Households by Household Size		
	209,236	
1-person household	50,755	24.26
2-person household	67,985	32.49
3-person household	37,013	17.69
4-person household	32,515	15.54
5-person household	13,848	6.62
6-person household	4,949	2.37
7 or more person household	2,171	1.04
2010 Est. Average Household Size		
	2.60	

Pop-Facts: Demographic Snapshot 2010 Report

University Village Colorado

DrvTim 1: N NEVADA AVE AT EAGLE ROCK RD, COLORADO SPRINGS, CO 80918, aggregate

Description	25 Minute(s) DrvTim 1	%
2010 Est. Households by Presence of People	209,236	
Households with 1 or more People under Age 18:	76,420	36.52
Married-Couple Family	52,662	68.91
Other Family, Male Householder	5,846	7.65
Other Family, Female Householder	17,349	22.70
Nonfamily, Male Householder	486	0.64
Nonfamily, Female Householder	76	0.10
Households no People under Age 18:	132,816	63.48
Married-Couple Family	55,944	42.12
Other Family, Male Householder	3,066	2.31
Other Family, Female Householder	6,212	4.68
Nonfamily, Male Householder	33,331	25.10
Nonfamily, Female Householder	34,263	25.80
2010 Est. Households by Number of Vehicles	209,236	
No Vehicles	11,129	5.32
1 Vehicle	64,367	30.76
2 Vehicles	90,969	43.48
3 Vehicles	30,749	14.70
4 Vehicles	9,144	4.37
5 or more Vehicles	2,879	1.38
2010 Est. Average Number of Vehicles	1.88	
Family Households		
2015 Projection	155,206	
2010 Estimate	143,888	
2000 Census	124,632	
1990 Census	99,444	
Growth 2010-2015	7.87%	
Growth 2000-2010	15.45%	
Growth 1990-2000	25.33%	
2010 Est. Families by Poverty Status	143,888	
2010 Families at or Above Poverty	133,189	92.56
2010 Families at or Above Poverty with Children	68,103	47.33
2010 Families Below Poverty	10,699	7.44
2010 Families Below Poverty with Children	9,140	6.35

Pop-Facts: Demographic Snapshot 2010 Report

University Village Colorado

DrvTim 1: N NEVADA AVE AT EAGLE ROCK RD, COLORADO SPRINGS, CO 80918, aggregate

Description	25 Minute(s) DrvTim 1	%
2010 Est. Pop Age 16+ by Employment Status	430,219	
In Armed Forces	22,498	5.23
Civilian - Employed	264,272	61.43
Civilian - Unemployed	17,223	4.00
Not in Labor Force	126,226	29.34
2010 Est. Civ Employed Pop 16+ Class of Worker	270,899	
For-Profit Private Workers	191,696	70.76
Non-Profit Private Workers	21,398	7.90
Local Government Workers	21,420	7.91
State Government Workers	5,757	2.13
Federal Government Workers	14,600	5.39
Self-Emp Workers	15,783	5.83
Unpaid Family Workers	244	0.09
2010 Est. Civ Employed Pop 16+ by Occupation	270,899	
Architect/Engineer	7,434	2.74
Arts/Entertain/Sports	6,277	2.32
Building Grounds Maint	8,901	3.29
Business/Financial Ops	14,165	5.23
Community/Soc Svcs	4,875	1.80
Computer/Mathematical	12,974	4.79
Construction/Extraction	14,688	5.42
Edu/Training/Library	15,216	5.62
Farm/Fish/Forestry	238	0.09
Food Prep/Serving	17,379	6.42
Health Practitioner/Tec	13,783	5.09
Healthcare Support	5,027	1.86
Maintenance Repair	8,361	3.09
Legal	2,352	0.87
Life/Phys/Soc Science	2,355	0.87
Management	30,315	11.19
Office/Admin Support	38,439	14.19
Production	10,917	4.03
Protective Svcs	6,766	2.50
Sales/Related	30,017	11.08
Personal Care/Svc	9,262	3.42
Transportation/Moving	11,157	4.12

Pop-Facts: Demographic Snapshot 2010 Report

University Village Colorado

DrvTim 1: N NEVADA AVE AT EAGLE ROCK RD, COLORADO SPRINGS, CO 80918, aggregate

Description	25 Minute(s) DrvTim 1	%
2010 Est. Pop 16+ by Occupation Classification	270,899	
Blue Collar	45,123	16.66
White Collar	178,203	65.78
Service and Farm	47,573	17.56
2010 Est. Workers Age 16+, Transp. To Work	294,358	
Drove Alone	227,241	77.20
Car Pooled	29,817	10.13
Public Transportation	5,018	1.70
Walked	11,825	4.02
Bicycle	833	0.28
Other Means	3,244	1.10
Worked at Home	16,379	5.56
2010 Est. Workers Age 16+ by Travel Time to Work *		
Less than 15 Minutes	89,166	
15 - 29 Minutes	128,512	
30 - 44 Minutes	43,617	
45 - 59 Minutes	8,689	
60 or more Minutes	12,106	
2010 Est. Avg Travel Time to Work in Minutes	22.16	
2010 Est. Tenure of Occupied Housing Units	209,236	
Owner Occupied	137,968	65.94
Renter Occupied	71,269	34.06
2010 Owner Occ. HUs: Avg. Length of Residence	12	
2010 Renter Occ. HUs: Avg. Length of Residence	6	

Pop-Facts: Demographic Snapshot 2010 Report

University Village Colorado

DrvTim 1: N NEVADA AVE AT EAGLE ROCK RD, COLORADO SPRINGS, CO 80918, aggregate

Description	25 Minute(s) DrvTim 1	%
2010 Est. All Owner-Occupied Housing Values	137,968	
Value Less than \$20,000	2,272	1.65
Value \$20,000 - \$39,999	1,753	1.27
Value \$40,000 - \$59,999	1,454	1.05
Value \$60,000 - \$79,999	1,440	1.04
Value \$80,000 - \$99,999	3,082	2.23
Value \$100,000 - \$149,999	26,566	19.26
Value \$150,000 - \$199,999	39,112	28.35
Value \$200,000 - \$299,999	36,938	26.77
Value \$300,000 - \$399,999	14,141	10.25
Value \$400,000 - \$499,999	4,796	3.48
Value \$500,000 - \$749,999	4,634	3.36
Value \$750,000 - \$999,999	1,213	0.88
Value \$1,000,000 or more	567	0.41
2010 Est. Median All Owner-Occupied Housing Value	\$191,441	
2010 Est. Housing Units by Units in Structure	226,422	
1 Unit Attached	20,366	8.99
1 Unit Detached	145,068	64.07
2 Units	3,116	1.38
3 or 4 Units	10,473	4.63
5 to 19 Units	20,818	9.19
20 to 49 Units	12,586	5.56
50 or More Units	7,047	3.11
Mobile Home or Trailer	6,844	3.02
Boat, RV, Van, etc.	103	0.05
2010 Est. Housing Units by Year Structure Built	226,422	
Housing Unit Built 2000 or later	43,565	19.24
Housing Unit Built 1990 to 1999	37,076	16.37
Housing Unit Built 1980 to 1989	41,705	18.42
Housing Unit Built 1970 to 1979	44,670	19.73
Housing Unit Built 1960 to 1969	25,238	11.15
Housing Unit Built 1950 to 1959	17,910	7.91
Housing Unit Built 1940 to 1949	3,258	1.44
Housing Unit Built 1939 or Earlier	12,999	5.74
2010 Est. Median Year Structure Built **	1982	

*This row intentionally left blank. No total category data is available.

**1939 will appear when at least half of the Housing Units in this reports area were built in 1939 or earlier.



Prepared On: Thurs Mar 31, 2011 Page 11 Of 12

Prepared By:

Nielsen Solution Center 1 800 866 6511



Prepared For: The Retail Group

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Pop-Facts: Demographic Snapshot 2010 Report

University Village Colorado

Appendix: Area Listing

Area Name:

Type: Drive Time 1: 25 Minute(s) Reporting Detail: Aggregate Reporting Level: Block Group
N NEVADA AVE AT EAGLE ROCK RD, COLORADO SPR

Polygon Points:

38.583397 -104.673409	38.603111 -104.696709	38.622826 -104.696709	38.622826 -104.716423
38.664047 -104.707458	38.662254 -104.727173	38.644333 -104.732552	38.655087 -104.752266
38.681969 -104.750473	38.676590 -104.727173	38.719604 -104.736137	38.719604 -104.768394
38.698097 -104.771980	38.710644 -104.811409	38.692722 -104.814995	38.685555 -104.838287
38.717812 -104.845459	38.739319 -104.813202	38.732151 -104.845459	38.769787 -104.865173
38.755447 -104.892059	38.785915 -104.884888	38.784122 -104.920731	38.843266 -104.879509
38.836098 -104.908188	38.848640 -104.906395	38.852226 -104.951195	38.870148 -104.936859
38.905991 -104.988831	38.923912 -104.979874	38.884487 -104.942238	38.875526 -104.904602
38.897030 -104.895638	38.897030 -104.879509	38.956173 -104.895638	38.957966 -104.854424
38.970512 -104.906395	38.979473 -104.892059	39.038612 -104.920731	39.083420 -104.911766
39.106716 -104.931480	39.160484 -104.917145	39.138977 -104.902809	39.156898 -104.881302
39.135391 -104.886681	39.135391 -104.868759	39.171234 -104.856209	39.160484 -104.875923
39.178406 -104.895638	39.208870 -104.875923	39.262638 -104.892059	39.244717 -104.863380
39.219624 -104.870552	39.192741 -104.843666	39.194534 -104.798859	39.181988 -104.841873
39.174820 -104.811409	39.155106 -104.818573	39.144352 -104.806030	39.138977 -104.823952
39.135391 -104.773773	39.106716 -104.764809	39.103134 -104.745094	39.078041 -104.759438
39.085209 -104.730759	39.072666 -104.714630	39.052952 -104.732552	39.052952 -104.755852
39.026070 -104.768394	39.024277 -104.728966	39.047573 -104.721794	39.045784 -104.696709
39.015316 -104.659073	38.990223 -104.678787	39.002769 -104.659073	38.986641 -104.642944
38.959759 -104.669823	38.947212 -104.653694	38.959759 -104.621437	38.941837 -104.594551
38.936459 -104.675201	38.916744 -104.639359	38.902409 -104.675201	38.875526 -104.669823
38.884487 -104.637566	38.848640 -104.675201	38.837887 -104.660866	38.821758 -104.678787
38.821758 -104.716423	38.796669 -104.712837	38.793083 -104.689537	38.775162 -104.694916
38.775162 -104.712837	38.753654 -104.703873	38.739319 -104.669823	38.714230 -104.669823
38.716019 -104.653694	38.703476 -104.666237	38.681969 -104.655487	38.644333 -104.685951
38.590569 -104.662659	38.583397 -104.673409	38.681969 -104.655487	38.644333 -104.685951

Project Information:

Site: 1

Order Number: 969720097



Prepared On: Thurs Mar 31, 2011 Page 12 Of 12

Prepared By:

Nielsen Solution Center 1 800 866 6511



Prepared For: The Retail Group

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