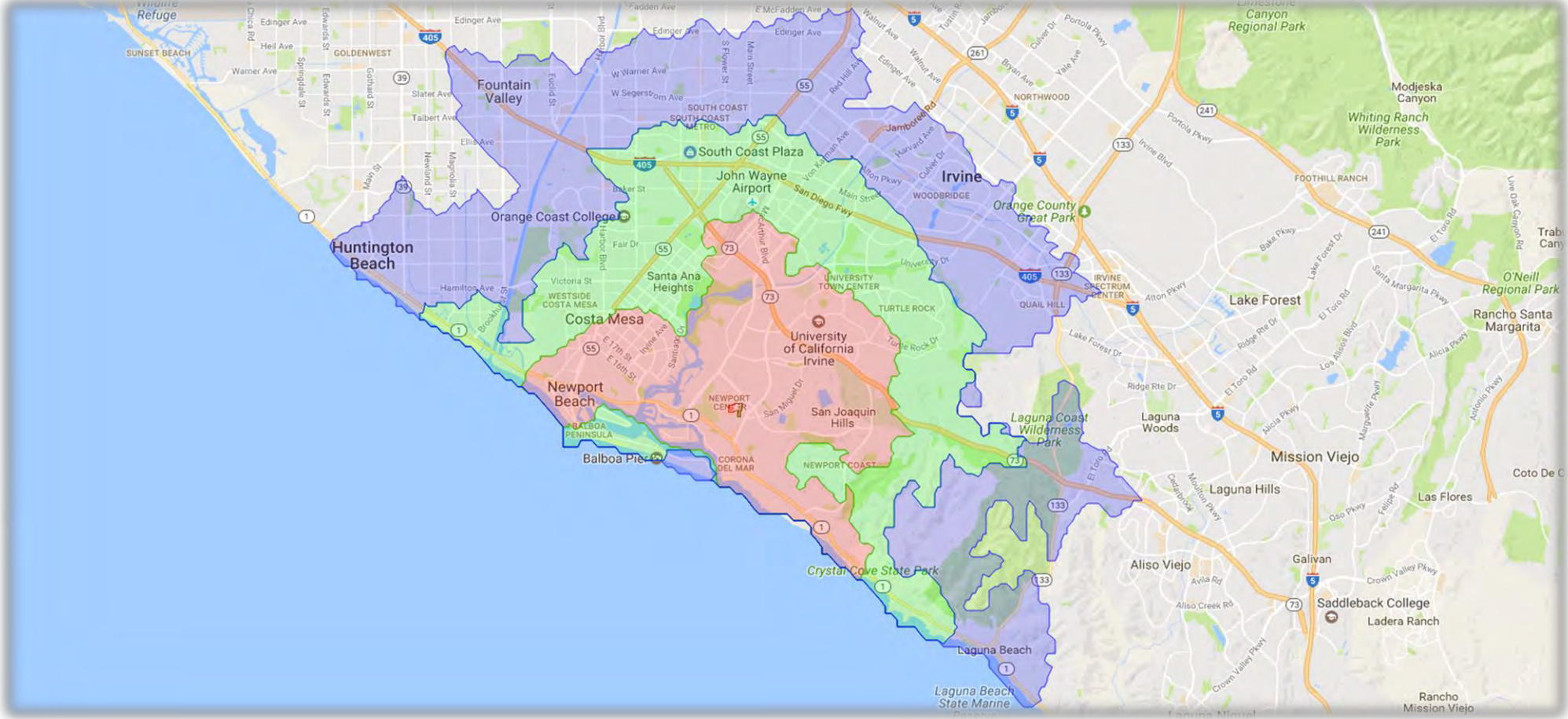


Newport Center
 401 Newport Center Dr
 June 2017



	10 Minutes	15 Minutes	20 Minutes
Population	104,856	266,971	539,106
Daytime Population	185,577	518,327	926,638
Households	44,770	105,282	199,582
Average Age	40.7	39	38.8
Average HH Income	\$161,060	\$131,003	\$121,119
White Collar (Residents)	86%	76%	73%
Some College or Degree	79%	72%	68%

Traffic Counts	
Pacific Coast Hwy	> 41,000
Jamboree Rd & Santa Barbara Dr	> 34,000
MacArthur Blvd & San Joaquin Hills Rd	> 64,000

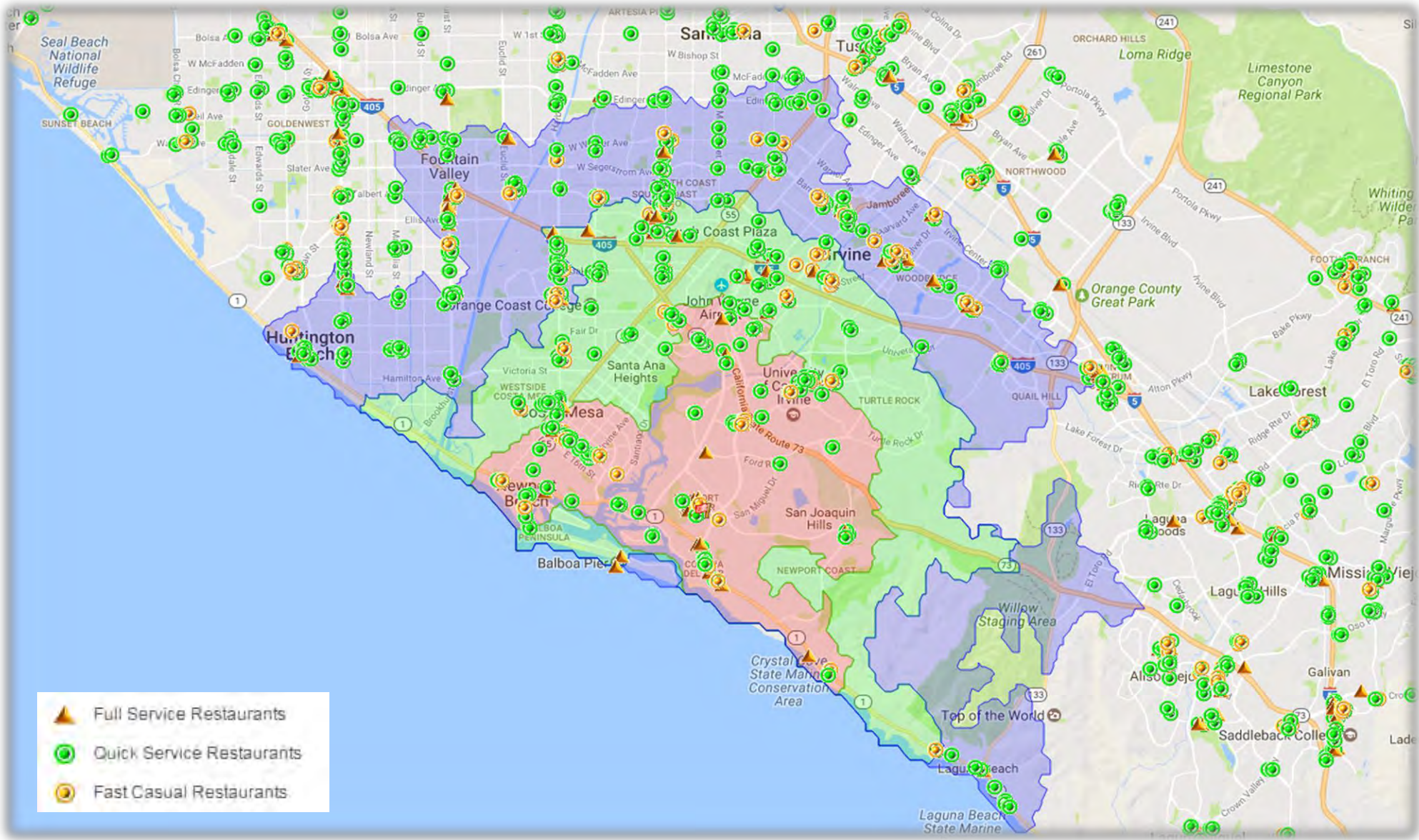


Newport Center

Restaurants

June 2017

10 Minutes 15 Minutes 20 Minutes



- ▲ Full Service Restaurants
- Quick Service Restaurants
- Fast Casual Restaurants

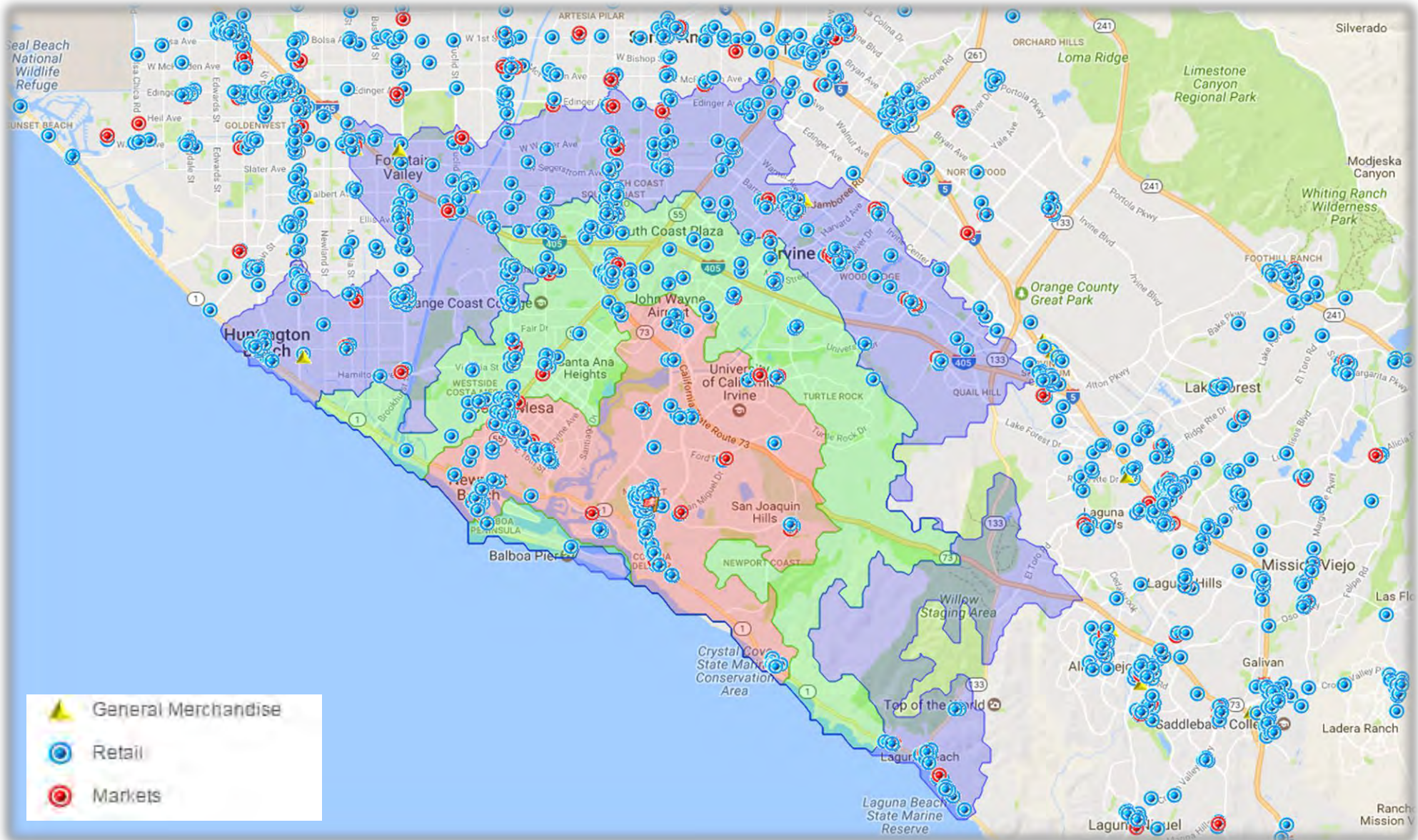


Newport Center

General Merchandise/Retail/Markets

June 2017

10 Minutes 15 Minutes 20 Minutes



- General Merchandise
- Retail
- Markets



Consumer Demographic Profile

For Market:

Newport Center

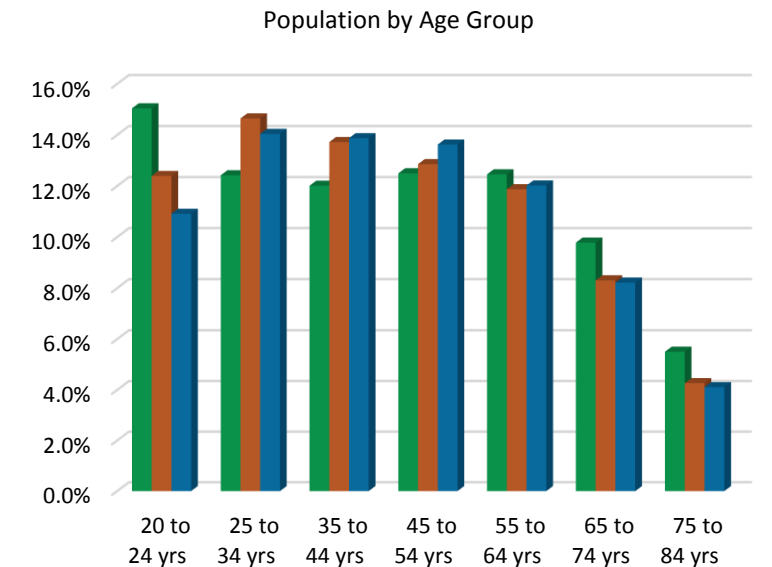
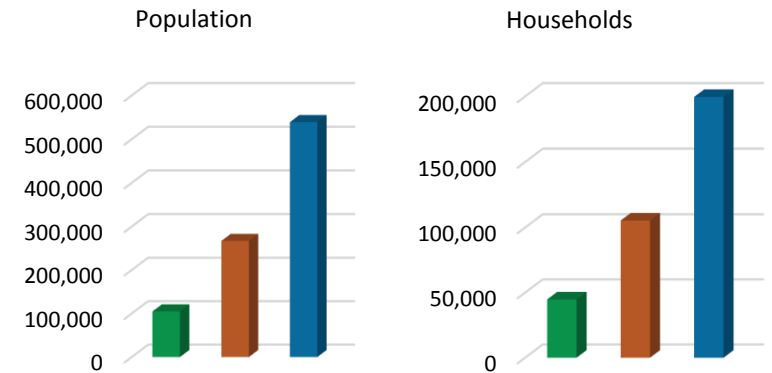
Market Definition:

401 Newport Center Dr

Date Report Created:

6/1/2017

	10 Minutes		15 Minutes		20 Minutes	
	#	%	#	%	#	%
Market Stats						
Population	104,856	---	266,971	---	539,106	---
5 Year Projected Pop	105,538	---	272,173	---	552,532	---
Pop Growth (%)	0.7%	---	1.9%	---	2.5%	---
Households	44,770	---	105,282	---	199,582	---
5 Year Projected HHs	45,053	---	107,251	---	204,903	---
HH Growth (%)	0.6%	---	1.9%	---	2.7%	---
Census Stats						
2000 Population	90,348	---	231,831	---	473,171	---
2010 Population	101,245	---	254,037	---	513,882	---
Pop Growth (%)	12.1%	---	9.6%	---	8.6%	---
2000 Households	38,650	---	90,613	---	172,839	---
2010 Households	43,151	---	100,126	---	189,658	---
HH Growth (%)	11.6%	---	10.5%	---	9.7%	---
Total Population by Age						
Average Age	40.7		39.0		38.8	
19 yrs & under	18,850	18.0%	53,857	20.2%	116,525	21.6%
20 to 24 yrs	15,773	15.0%	33,086	12.4%	58,829	10.9%
25 to 34 yrs	13,025	12.4%	39,105	14.6%	75,701	14.0%
35 to 44 yrs	12,596	12.0%	36,638	13.7%	74,802	13.9%
45 to 54 yrs	13,105	12.5%	34,326	12.9%	73,455	13.6%
55 to 64 yrs	13,065	12.5%	31,697	11.9%	64,809	12.0%
65 to 74 yrs	10,256	9.8%	22,166	8.3%	44,283	8.2%
75 to 84 yrs	5,774	5.5%	11,393	4.3%	22,140	4.1%
85 + yrs	2,413	2.3%	4,704	1.8%	8,561	1.6%
Population Bases						
20-34 yrs	28,798	27.5%	72,190	27.0%	134,530	25.0%
45-64 yrs	26,170	25.0%	66,024	24.7%	138,264	25.6%
16 yrs +	87,918	83.8%	218,236	81.7%	434,271	80.6%
25 yrs +	70,233	67.0%	180,029	67.4%	363,751	67.5%
65 yrs +	18,443	17.6%	38,263	14.3%	74,984	13.9%
75 yrs +	8,187	7.8%	16,096	6.0%	30,701	5.7%
85 yrs +	2,413	2.3%	4,704	1.8%	8,561	1.6%



Consumer Demographic Profile

For Market:

Newport Center

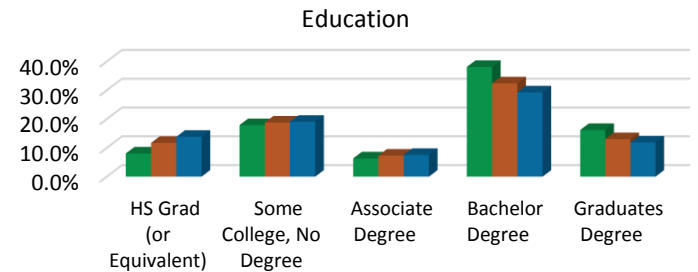
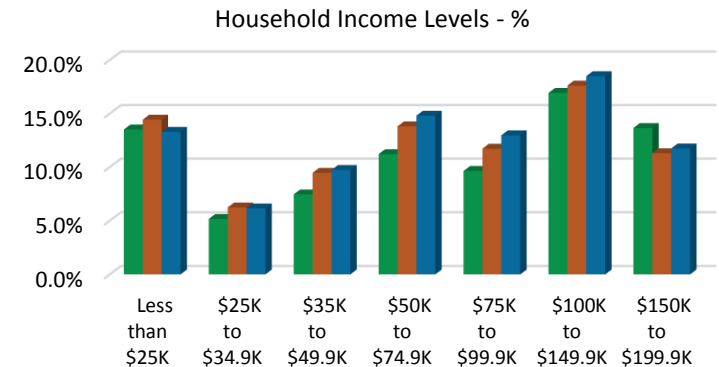
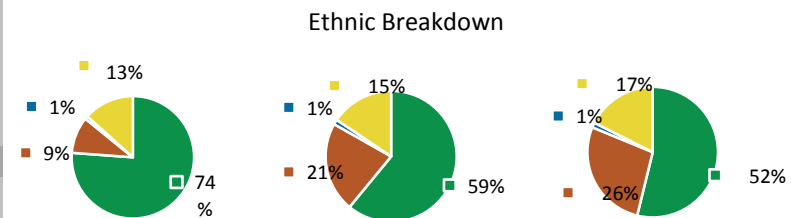
Market Definition:

401 Newport Center Dr

Date Report Created:

6/1/2017

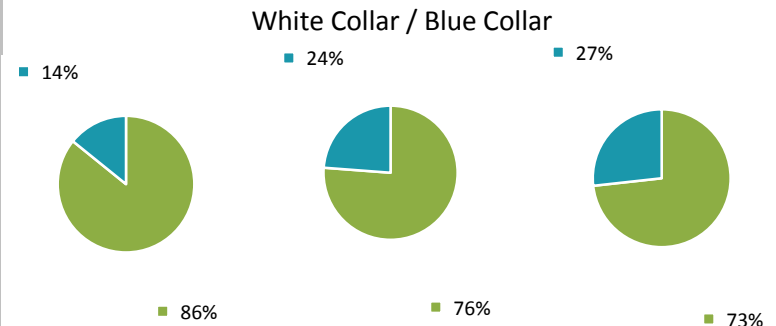
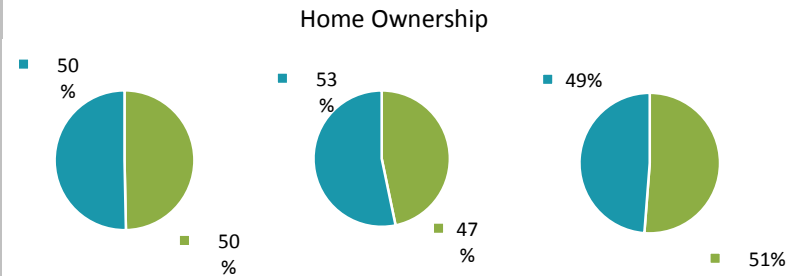
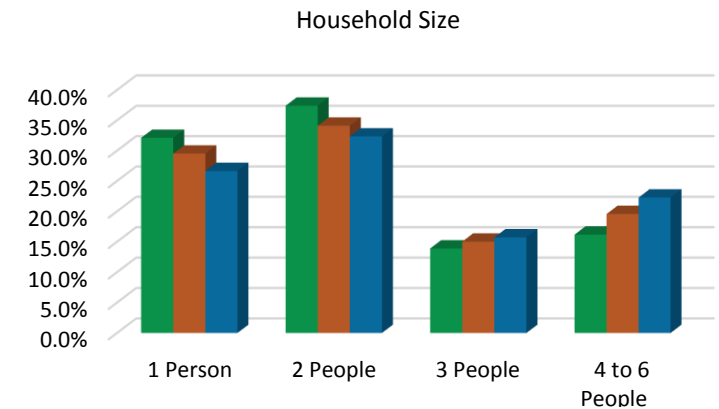
	10 Minutes		15 Minutes		20 Minutes	
	#	%	#	%	#	%
Population by Race						
White	77,255	73.7%	157,037	58.8%	280,211	52.0%
Hispanic	9,815	9.4%	57,284	21.5%	142,544	26.4%
African American	803	0.8%	3,156	1.2%	6,346	1.2%
Asian	13,541	12.9%	40,135	15.0%	91,441	17.0%
Ancestry						
American Indian (ancestry)	168	0.2%	462	0.2%	961	0.2%
Hawaiian (ancestry)	113	0.1%	673	0.3%	1,324	0.2%
Household Income						
Per Capita Income	\$68,766	---	\$51,662	---	\$44,839	---
Average HH Income	\$161,060	---	\$131,003	---	\$121,119	---
Median HH Income	\$108,078	---	\$86,912	---	\$85,577	---
Less than \$25K	6,054	13.5%	15,203	14.4%	26,536	13.3%
\$25K to \$34.9K	2,317	5.2%	6,569	6.2%	12,291	6.2%
\$35K to \$49.9K	3,341	7.5%	9,974	9.5%	19,446	9.7%
\$50K to \$74.9K	5,021	11.2%	14,539	13.8%	29,559	14.8%
\$75K to \$99.9K	4,318	9.6%	12,345	11.7%	25,899	13.0%
\$100K to \$149.9K	7,582	16.9%	18,553	17.6%	36,928	18.5%
\$150K to \$199.9K	6,115	13.7%	11,900	11.3%	23,438	11.7%
\$200K +	10,020	22.4%	16,198	15.4%	25,484	12.8%
Education						
Less than 9th Grade	70,233		180,029		363,751	
Some HS, No Diploma	682	1.0%	8,860	4.9%	24,699	6.8%
HS Grad (or Equivalent)	1,272	1.8%	7,138	4.0%	17,870	4.9%
Some College, No Degree	5,646	8.0%	21,111	11.7%	50,287	13.8%
Associate Degree	12,567	17.9%	33,803	18.8%	69,241	19.0%
Associate Degree	4,446	6.3%	13,135	7.3%	27,462	7.5%
Bachelor Degree	26,726	38.1%	58,244	32.4%	106,380	29.2%
Graduates Degree	11,386	16.2%	23,433	13.0%	43,108	11.9%



For Market:
Market Definition:
Date Report Created:

Consumer Demographic Profile
 Newport Center
 401 Newport Center Dr
 6/1/2017

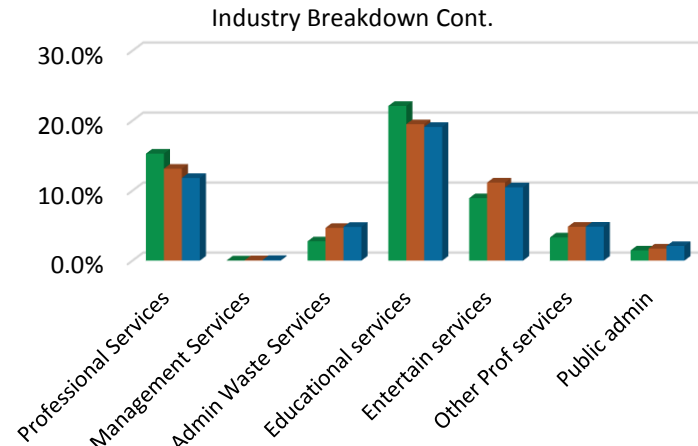
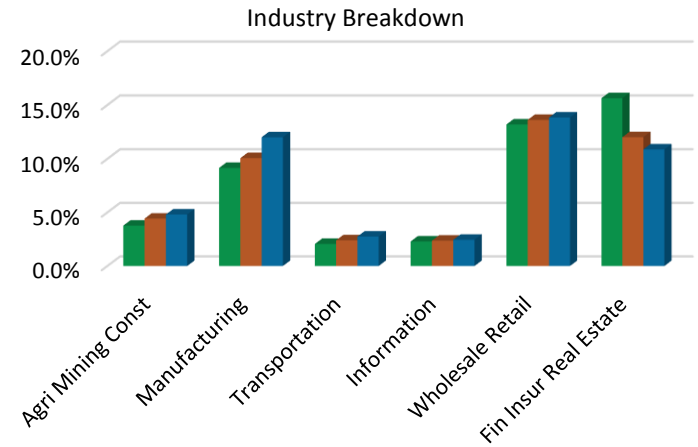
	10 Minutes		15 Minutes		20 Minutes	
	#	%	#	%	#	%
Family Structure	24,787		60,527		124,835	
Single - Male	718	2.9%	2,475	4.1%	5,580	4.5%
Single - Female	1,636	6.6%	4,837	8.0%	10,336	8.3%
Single Parent - Male	627	2.5%	1,991	3.3%	3,953	3.2%
Single Parent - Female	1,560	6.3%	4,830	8.0%	9,672	7.7%
Married w/ Children	7,746	31.3%	19,057	31.5%	41,274	33.1%
Married w/out Children	12,500	50.4%	27,337	45.2%	54,020	43.3%
Household Size	24,787		60,527		124,835	
1 Person	14,375	32.1%	31,075	29.5%	53,184	26.6%
2 People	16,749	37.4%	35,914	34.1%	64,565	32.4%
3 People	6,220	13.9%	15,807	15.0%	31,375	15.7%
4 to 6 People	7,243	16.2%	20,594	19.6%	44,452	22.3%
7+ People	183	0.4%	1,891	1.8%	6,005	3.0%
Home Ownership	44,770		105,282		199,582	
Owners	22,239	49.7%	49,205	46.7%	102,235	51.2%
Renters	22,531	50.3%	56,077	53.3%	97,347	48.8%
Components of Change	24,787		60,527		124,835	
Births	1,304	1.2%	3,531	1.3%	6,976	1.3%
Deaths	938	0.9%	1,977	0.7%	3,854	0.7%
Migration	329	0.3%	-228	-0.1%	-62	0.0%
Employment (Pop 16+)	87,918		218,236		434,271	
Armed Services	49	0.1%	109	0.0%	268	0.1%
Civilian	53,592	61.0%	143,433	65.7%	289,037	66.6%
Employed	51,440	58.5%	136,666	62.6%	275,869	63.5%
Unemployed	2,152	2.4%	6,767	3.1%	13,168	3.0%
Not in Labor Force	34,277	39.0%	74,694	34.2%	144,966	33.4%
Employed Population	51,440		136,666		275,869	
White Collar	44,144	85.8%	104,138	76.2%	202,058	73.2%
Blue Collar	7,296	14.2%	32,528	23.8%	73,811	26.8%



For Market:
Market Definition:
Date Report Created:

Consumer Demographic Profile
 Newport Center
 401 Newport Center Dr
 6/1/2017

	10 Minutes		15 Minutes		20 Minutes	
	#	%	#	%	#	%
Employment By Occupation	51,440		136,666		275,869	
White Collar	44,144	85.8%	104,138	76.2%	202,058	73.2%
Managerial executive	16,264	31.6%	33,842	24.8%	60,184	21.8%
Prof specialty	14,594	28.4%	34,915	25.5%	69,520	25.2%
Healthcare support	366	0.7%	1,819	1.3%	3,767	1.4%
Sales	8,434	16.4%	19,041	13.9%	37,163	13.5%
Office Admin	4,485	8.7%	14,521	10.6%	31,425	11.4%
Blue Collar	7,296	14.2%	32,528	23.8%	73,811	26.8%
Protective	386	0.7%	1,289	0.9%	3,335	1.2%
Food Prep Serving	1,882	3.7%	7,992	5.8%	15,478	5.6%
Bldg Maint/Cleaning	539	1.0%	4,641	3.4%	10,193	3.7%
Personal Care	1,520	3.0%	5,162	3.8%	10,383	3.8%
Farming/Fishing/Forestry	83	0.2%	325	0.2%	729	0.3%
Construction	1,180	2.3%	5,315	3.9%	13,002	4.7%
Production Transp	1,707	3.3%	7,803	5.7%	20,691	7.5%
Employment By Industry	51,440		136,666		275,869	
Agri Mining Const	1,940	3.8%	6,048	4.4%	13,263	4.8%
Manufacturing	4,711	9.2%	13,766	10.1%	33,134	12.0%
Transportation	1,061	2.1%	3,285	2.4%	7,590	2.8%
Information	1,180	2.3%	3,242	2.4%	6,752	2.4%
Wholesale Retail	6,789	13.2%	18,617	13.6%	38,181	13.8%
Fin Insur Real Estate	8,045	15.6%	16,430	12.0%	30,025	10.9%
Professional Services	7,863	15.3%	17,946	13.1%	32,575	11.8%
Management Services	16	0.0%	80	0.1%	273	0.1%
Admin Waste Services	1,420	2.8%	6,391	4.7%	13,308	4.8%
Educational services	11,370	22.1%	26,642	19.5%	52,713	19.1%
Entertain services	4,590	8.9%	15,245	11.2%	28,883	10.5%
Other Prof services	1,707	3.3%	6,617	4.8%	13,404	4.9%
Public admin	748	1.5%	2,356	1.7%	5,770	2.1%



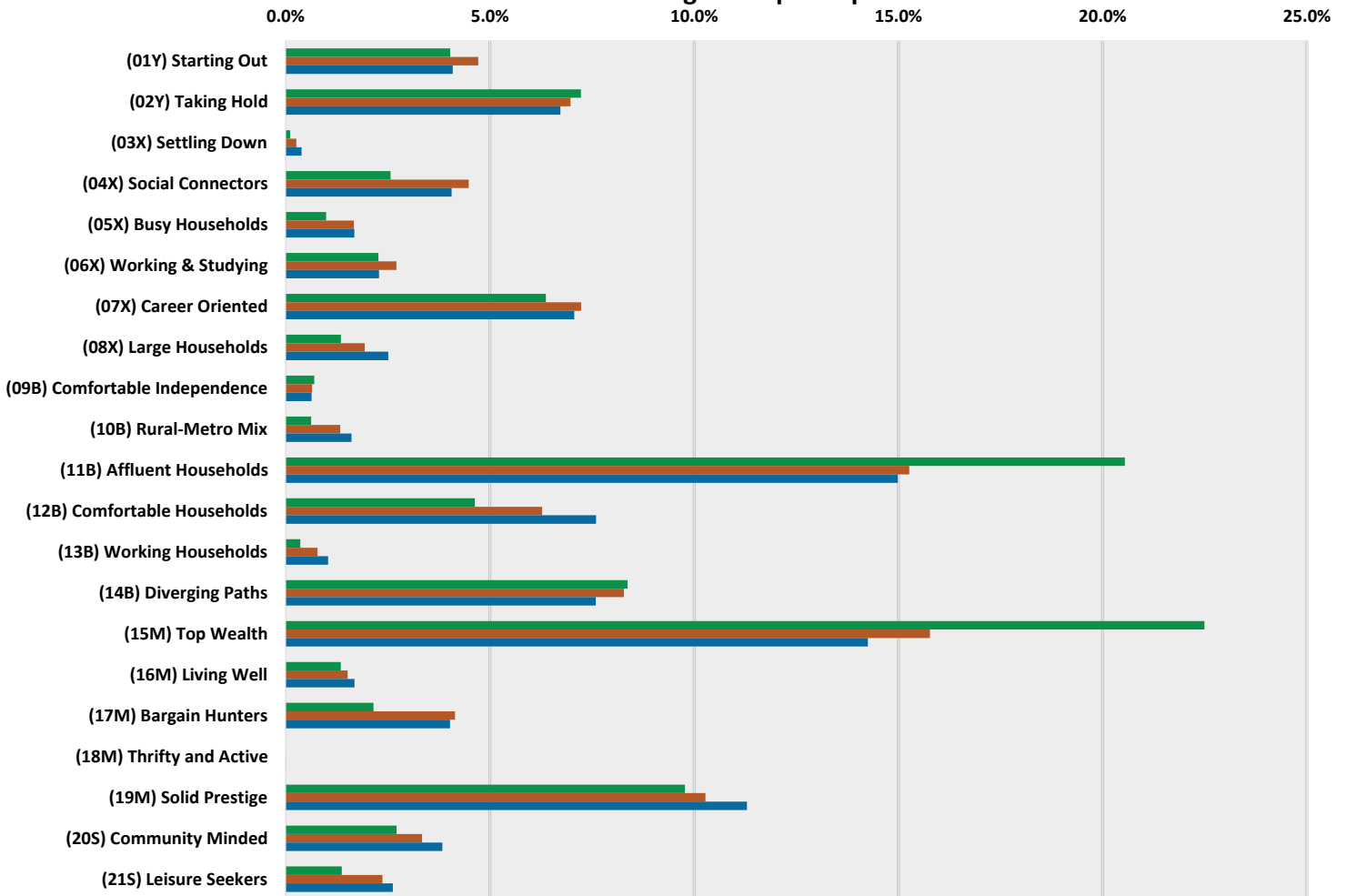
Household Segmentation Profile

For Market: Newport Center

Date: 6/1/2017

	Trade Area 1:	Trade Area 2:	Trade Area 3:
	10 Minute Drive Time	15 Minute Drive Time	20 Minute Drive Time
	401 Newport Center Dr	401 Newport Center Dr	401 Newport Center Dr

Household Lifestage Group Comparison



	Trade Area 1:	Trade Area 2:	Trade Area 3:
	10 Minute Drive Time	15 Minute Drive Time	20 Minute Drive Time
	401 Newport Center Dr	401 Newport Center Dr	401 Newport Center Dr
Total Households	43,348	100%	101,910
			100%
			192,698
			100%

Rank *	Cluster	Lifestage Group	Households	%	Households	%	Households	%
1	02- Established Elite	(15M) Top Wealth	6,922	16.0%	10,335	10.1%	15,165	7.9%
2	01- Summit Estates	(11B) Affluent Households	5,277	12.2%	7,693	7.5%	11,283	5.9%
3	33- Urban Diversity	(14B) Diverging Paths	3,460	8.0%	7,682	7.5%	13,009	6.8%
4	24- Career Building	(02Y) Taking Hold	2,875	6.6%	6,176	6.1%	10,934	5.7%
5	03- Corporate Connected	(15M) Top Wealth	2,828	6.5%	5,736	5.6%	12,298	6.4%
6	04- Top Professionals	(11B) Affluent Households	2,374	5.5%	5,452	5.4%	13,138	6.8%
7	09- Busy Schedules	(19M) Solid Prestige	1,641	3.8%	4,068	4.0%	8,754	4.5%
8	05- Active & Involved	(19M) Solid Prestige	1,559	3.6%	3,123	3.1%	5,789	3.0%
9	26- Getting Established	(07X) Career Oriented	1,483	3.4%	4,061	4.0%	7,395	3.8%
10	13- Work & Play	(12B) Comfortable Households	1,266	2.9%	3,883	3.8%	8,251	4.3%

* Rank is based on Trade Area 1 cluster size

Uses the Personix household segmentation system. More information about each cluster and lifestage group is available by clicking on the respective category.



Household Segmentation Profile

Market: Newport Center
Date: 6/1/2017

		10 Minute Drive Time		15 Minute Drive Time		20 Minute Drive Time	
		401 Newport Center Dr		401 Newport Center Dr		401 Newport Center Dr	
TOTAL HOUSEHOLDS		43,348	100%	101,910	100%	192,698	100%
Lifestage Group	Cluster Name	10 Minute Drive Time		15 Minute Drive Time		20 Minute Drive Time	
		401 Newport Center Dr		401 Newport Center Dr		401 Newport Center Dr	
(01Y) Starting Out		1,746	4.0%	4,807	4.7%	7,880	4.1%
39- Setting Goals		84	0.2%	364	0.4%	745	0.4%
45- Offices & Entertainment		472	1.1%	1,362	1.3%	2,281	1.2%
57- Collegiate Crowd		900	2.1%	2,173	2.1%	3,411	1.8%
58- Outdoor Fervor		0	0.0%	2	0.0%	2	0.0%
67- First Steps		291	0.7%	906	0.9%	1,441	0.7%
(02Y) Taking Hold		3,134	7.2%	7,107	7.0%	12,963	6.7%
18- Climbing the Ladder		58	0.1%	219	0.2%	490	0.3%
21- Children First		185	0.4%	610	0.6%	1,258	0.7%
24- Career Building		2,875	6.6%	6,176	6.1%	10,934	5.7%
30- Out & About		16	0.0%	103	0.1%	282	0.1%
(03X) Settling Down		48	0.1%	266	0.3%	752	0.4%
34- Outward Bound		0	0.0%	0	0.0%	0	0.0%
41- Rural Adventure		1	0.0%	27	0.0%	72	0.0%
46- Rural & Active		47	0.1%	239	0.2%	679	0.4%
(04X) Social Connectors		1,113	2.6%	4,568	4.5%	7,828	4.1%
42- Creative Variety		82	0.2%	450	0.4%	1,062	0.6%
52- Stylish & Striving		440	1.0%	1,583	1.6%	2,780	1.4%
59- Mobile Mixers		591	1.4%	2,535	2.5%	3,986	2.1%
(05X) Busy Households		429	1.0%	1,703	1.7%	3,241	1.7%
37- Firm Foundations		69	0.2%	359	0.4%	885	0.5%
62- Movies & Sports		360	0.8%	1,344	1.3%	2,356	1.2%
(06X) Working & Studying		985	2.3%	2,763	2.7%	4,402	2.3%
61- City Life		819	1.9%	1,881	1.8%	2,962	1.5%
69- Productive Havens		42	0.1%	217	0.2%	375	0.2%
70- Favorably Frugal		123	0.3%	665	0.7%	1,065	0.6%
(07X) Career Oriented		2,761	6.4%	7,371	7.2%	13,616	7.1%
06- Casual Comfort		761	1.8%	1,936	1.9%	3,698	1.9%
10- Careers & Travel		475	1.1%	1,193	1.2%	2,083	1.1%
20- Carving Out Time		42	0.1%	181	0.2%	440	0.2%
26- Getting Established		1,483	3.4%	4,061	4.0%	7,395	3.8%
(08X) Large Households		586	1.4%	1,973	1.9%	4,845	2.5%
11- Schools & Shopping		251	0.6%	772	0.8%	1,931	1.0%
12- On the Go		193	0.4%	574	0.6%	1,262	0.7%
19- Country Comfort		1	0.0%	1	0.0%	3	0.0%
27- Tenured Proprietors		141	0.3%	626	0.6%	1,648	0.9%
(09B) Comfortable Independence		303	0.7%	660	0.6%	1,222	0.6%
29- City Mixers		203	0.5%	218	0.2%	236	0.1%
35- Working & Active		45	0.1%	214	0.2%	479	0.2%
56- Metro Active		55	0.1%	228	0.2%	508	0.3%
(10B) Rural-Metro Mix		270	0.6%	1,362	1.3%	3,108	1.6%
47- Rural Parents		0	0.0%	1	0.0%	2	0.0%
53- Metro Strivers		270	0.6%	1,359	1.3%	3,105	1.6%
60- Rural & Mobile		0	0.0%	2	0.0%	2	0.0%

Uses the Personix household life stage segmentation system. More information about each cluster and lifestage group is available by clicking on the respective category.



Lifestage Group	Cluster Name	10 Minute Drive Time		15 Minute Drive Time		20 Minute Drive Time	
		401 Newport Center Dr		401 Newport Center Dr		401 Newport Center Dr	
(11B) Affluent Households		8,905	20.5%	15,557	15.3%	28,880	15.0%
	01- Summit Estates	5,277	12.2%	7,693	7.5%	11,283	5.9%
	04- Top Professionals	2,374	5.5%	5,452	5.4%	13,138	6.8%
	07- Active Lifestyles	1,254	2.9%	2,412	2.4%	4,459	2.3%
(12B) Comfortable Households		2,008	4.6%	6,399	6.3%	14,643	7.6%
	13- Work & Play	1,266	2.9%	3,883	3.8%	8,251	4.3%
	17- Firmly Established	742	1.7%	2,516	2.5%	6,391	3.3%
(13B) Working Households		155	0.4%	798	0.8%	2,004	1.0%
	38- Occupational Mix	155	0.4%	798	0.8%	2,004	1.0%
	48- Farm & Home	0	0.0%	0	0.0%	0	0.0%
(14B) Diverging Paths		3,628	8.4%	8,438	8.3%	14,633	7.6%
	16- Country Enthusiasts	0	0.0%	0	0.0%	0	0.0%
	22- Comfortable Cornerstones	39	0.1%	131	0.1%	400	0.2%
	31- Mid-Americana	39	0.1%	237	0.2%	567	0.3%
	32- Metro Mix	90	0.2%	388	0.4%	656	0.3%
	33- Urban Diversity	3,460	8.0%	7,682	7.5%	13,009	6.8%
(15M) Top Wealth		9,749	22.5%	16,072	15.8%	27,463	14.3%
	02- Established Elite	6,922	16.0%	10,335	10.1%	15,165	7.9%
	03- Corporate Connected	2,828	6.5%	5,736	5.6%	12,298	6.4%
(16M) Living Well		586	1.4%	1,546	1.5%	3,246	1.7%
	14- Career Centered	529	1.2%	1,355	1.3%	2,676	1.4%
	15- Country Ways	0	0.0%	0	0.0%	1	0.0%
	23- Good Neighbors	57	0.1%	190	0.2%	569	0.3%
(17M) Bargain Hunters		931	2.1%	4,225	4.1%	7,756	4.0%
	43- Work & Causes	90	0.2%	401	0.4%	947	0.5%
	44- Open Houses	92	0.2%	439	0.4%	932	0.5%
	55- Community Life	48	0.1%	247	0.2%	734	0.4%
	63- Staying Home	669	1.5%	2,923	2.9%	4,746	2.5%
	68- Staying Healthy	33	0.1%	216	0.2%	398	0.2%
(18M) Thrifty & Active		0	0.0%	0	0.0%	2	0.0%
	40- Great Outdoors	0	0.0%	0	0.0%	0	0.0%
	50- Rural Community	0	0.0%	0	0.0%	2	0.0%
	54- Work & Outdoors	0	0.0%	0	0.0%	0	0.0%
(19M) Solid Prestige		4,236	9.8%	10,474	10.3%	21,763	11.3%
	05- Active & Involved	1,559	3.6%	3,123	3.1%	5,789	3.0%
	08- Solid Surroundings	1,036	2.4%	3,283	3.2%	7,221	3.7%
	09- Busy Schedules	1,641	3.8%	4,068	4.0%	8,754	4.5%
(20S) Community Minded		1,177	2.7%	3,403	3.3%	7,395	3.8%
	25- Clubs & Causes	189	0.4%	540	0.5%	1,153	0.6%
	28- Community Pillars	364	0.8%	925	0.9%	1,867	1.0%
	36- Persistent & Productive	624	1.4%	1,938	1.9%	4,375	2.3%
(21S) Leisure Seekers		597	1.4%	2,417	2.4%	5,056	2.6%
	49- Home & Garden	83	0.2%	349	0.3%	898	0.5%
	51- Role Models	64	0.1%	305	0.3%	749	0.4%
	64- Practical & Careful	179	0.4%	518	0.5%	949	0.5%
	65- Hobbies & Shopping	134	0.3%	564	0.6%	1,138	0.6%
	66- Helping Hands	136	0.3%	681	0.7%	1,322	0.7%

Uses the Personix household life stage segmentation system. More information about each cluster and lifestage group is available by clicking on the respective category.



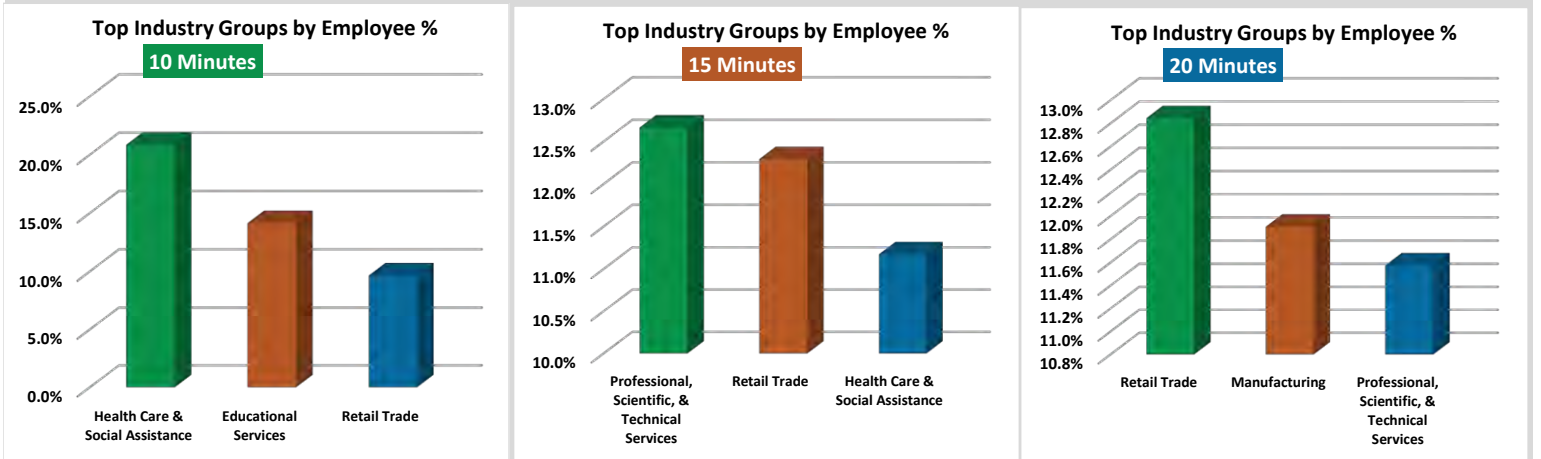
Employment Profile

For Market: Newport Center
Market Definition: 401 Newport Center Dr
Date Report Created: 6/1/2017

	10 Minutes	15 Minutes	20 Minutes
Daytime Population	185,577	518,327	926,638
Student Population	51,252	115,179	238,453
Median Employee Salary	48,162	45,122	44,435
Average Employee Salary	59,721	57,348	56,351

Wages	#		#		#	
Salary/Wage per Employee per Annum						
Under \$15,000 CrYr	1,911	2.1%	9,439	3.1%	15,248	3.1%
15,000 to 30,000 CrYr	9,220	10.2%	32,053	10.5%	55,398	11.2%
30,000 to 45,000 CrYr	31,669	34.9%	113,289	37.3%	186,255	37.6%
45,000 to 60,000 CrYr	13,806	15.2%	46,754	15.4%	75,068	15.2%
60,000 to 75,000 CrYr	9,358	10.3%	26,477	8.7%	44,876	9.1%
75,000 to 90,000 CrYr	7,760	8.6%	23,835	7.8%	38,796	7.8%
90,000 to 100,000 CrYr	3,851	4.2%	13,300	4.4%	19,026	3.8%
Over 100,000 CrYr	13,066	14.4%	38,889	12.8%	60,567	12.2%

Industry Groups



	Establishments		Employee's		Establishments		Employee's		Establishments		Employee's	
	#	%	#	%	#	%	#	%	#	%	#	%
Total	5,595	100%	90,640	100%	16,092	100%	304,034	100%	26,649	100%	495,235	100%
Accommodation & Food Services	275	4.9%	7,308	8.1%	720	4.5%	18,167	6.0%	1,233	4.6%	28,053	5.7%
Administration & Support Services	175	3.1%	4,201	4.6%	573	3.6%	21,903	7.2%	1,004	3.8%	35,980	7.3%
Agriculture, Forestry, Fishing, Hunting	14	0.3%	74	0.1%	28	0.2%	162	0.1%	50	0.2%	350	0.1%
Arts, Entertainment, & Recreation	136	2.4%	2,324	2.6%	365	2.3%	10,746	3.5%	590	2.2%	18,061	3.6%
Construction	226	4.0%	3,387	3.7%	752	4.7%	12,823	4.2%	1,340	5.0%	22,078	4.5%
Educational Services	131	2.3%	12,801	14.1%	330	2.1%	19,630	6.5%	560	2.1%	29,578	6.0%
Finance & Insurance	511	9.1%	6,301	7.0%	1,607	10.0%	25,150	8.3%	2,272	8.5%	34,565	7.0%
Health Care & Social Assistance	1,202	21.5%	18,898	20.8%	2,166	13.5%	33,969	11.2%	3,826	14.4%	55,237	11.2%
Information	111	2.0%	1,705	1.9%	355	2.2%	9,426	3.1%	601	2.3%	16,902	3.4%
Management of Companies & Enterprises	8	0.1%	432	0.5%	23	0.1%	1,542	0.5%	33	0.1%	1,966	0.4%
Manufacturing	156	2.8%	4,663	5.1%	702	4.4%	29,985	9.9%	1,510	5.7%	58,971	11.9%
Mining	2	0.0%	28	0.0%	10	0.1%	187	0.1%	16	0.1%	272	0.1%
Professional, Scientific, & Technical Services	946	16.9%	8,600	9.5%	3,362	20.9%	38,501	12.7%	4,885	18.3%	57,315	11.6%
Real Estate, Rental, Leasing	318	5.7%	2,804	3.1%	920	5.7%	10,124	3.3%	1,362	5.1%	15,892	3.2%
Retail Trade	733	13.1%	8,739	9.6%	2,119	13.2%	37,372	12.3%	3,708	13.9%	63,607	12.8%
Transportation & Storage	39	0.7%	1,295	1.4%	159	1.0%	9,024	3.0%	271	1.0%	11,548	2.3%
Utilities	10	0.2%	763	0.8%	27	0.2%	2,575	0.8%	35	0.1%	2,895	0.6%
Wholesale Trade	87	1.5%	703	0.8%	417	2.6%	4,562	1.5%	887	3.3%	9,188	1.9%
Other Services	515	9.2%	5,615	6.2%	1,459	9.1%	18,187	6.0%	2,467	9.3%	32,778	6.6%



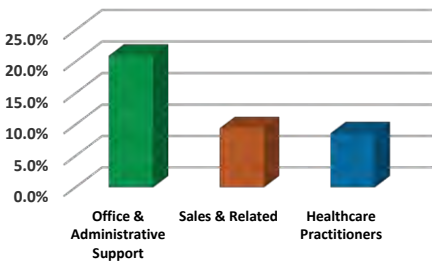
Employment Profile

For Market: Newport Center
Market Definition: 401 Newport Center Dr
Date Report Created: 6/1/2017

Occupations	10 Minutes		15 Minutes		20 Minutes	
	# of Employee's	%	# of Employee's	%	# of Employee's	%
White Collar	55,726	61.5%	168,225	55.3%	265,783	53.7%
Architecture & Engineering	1,922	2.1%	9,043	3.0%	15,199	3.1%
Community & Social Science	2,648	2.9%	5,199	1.7%	7,698	1.6%
Computer/Mathematical Science	2,151	2.4%	8,063	2.7%	13,033	2.6%
Education, Training, & Library	6,120	6.8%	11,300	3.7%	18,607	3.8%
Entertainment & Media	1,475	1.6%	7,292	2.4%	12,501	2.5%
Healthcare Practitioners	7,806	8.6%	13,950	4.6%	23,062	4.7%
Healthcare Support	2,814	3.1%	5,843	1.9%	10,026	2.0%
Legal	1,251	1.4%	6,131	2.0%	7,726	1.6%
Life, Physical, & Social Science	916	1.0%	2,890	1.0%	4,442	0.9%
Management	5,972	6.6%	20,062	6.6%	31,831	6.4%
Office & Administrative Support	18,967	20.9%	64,214	21.1%	99,773	20.1%
Blue Collar	34,511	38.1%	134,598	44.3%	227,541	45.9%
Building & Grounds Cleaning & Maintenance	3,175	3.5%	11,047	3.6%	19,896	4.0%
Construction	2,564	2.8%	10,083	3.3%	17,887	3.6%
Farming, Fishing, & Forestry	77	0.1%	258	0.1%	430	0.1%
Food Service	6,633	7.3%	16,845	5.5%	26,701	5.4%
Installation & Maintenance	3,031	3.3%	12,846	4.2%	20,785	4.2%
Personal Care & Service	2,180	2.4%	7,017	2.3%	11,441	2.3%
Production	4,034	4.5%	21,140	7.0%	39,072	7.9%
Protective Service	916	1.0%	3,256	1.1%	5,235	1.1%
Sales & Related	8,541	9.4%	35,814	11.8%	59,818	12.1%
Transportation & Material Moving	3,360	3.7%	16,290	5.4%	26,276	5.3%
Military Services	403	0.4%	1,211	0.4%	1,911	0.4%

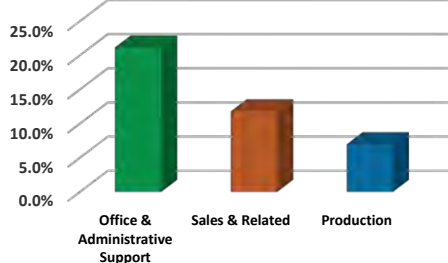
Top Occupations by Employee %

10 Minutes



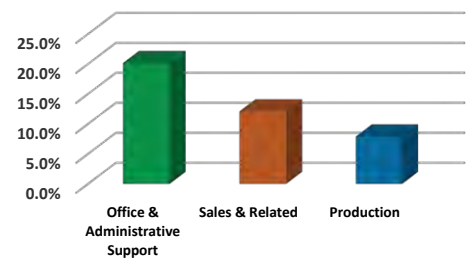
Top Occupations by Employee %

15 Minutes



Top Occupations by Employee %

20 Minutes



Employee Totals and History

	#	#	#
Current	90,640	304,034	495,235
3rd Quarter 2016	83,918	293,623	479,940
2nd Quarter 2016	87,687	294,154	479,564
1st Quarter 2016	87,539	294,254	478,973
4th Quarter 2015	87,708	295,428	481,473
3rd Quarter 2015	81,740	286,660	466,228
2nd Quarter 2015	88,032	294,314	470,687
1st Quarter 2015	87,844	294,081	471,324
4th Quarter 2014	87,832	295,034	472,932



Consumer Demand & Market Supply Assessment

For Market: Newport Center
Market Definition: 401 Newport Center Dr
Date Report Created: 6/1/2017

	10 Minutes			15 Minutes			20 Minutes		
Demographics									
Population	104,856			266,971			539,106		
5-Year Population estimate	100,236			263,084			542,064		
Population Households	99,550			257,874			528,629		
Group Quarters Population	5,306			9,097			10,477		
Households	44,770			105,282			199,582		
5-Year Households estimate	45,053			107,251			204,903		
WorkPlace Establishments	5,790			16,634			27,494		
Workplace Employees	90,640			304,034			495,235		
Median Household Income	\$108,078			\$86,912			\$85,577		
By Establishments									
	Consumer Demand	Market Supply	Opportunity Gap/Surplus	Consumer Demand	Market Supply	Opportunity Gap/Surplus	Consumer Demand	Market Supply	Opportunity Gap/Surplus
Electronic Shopping/Mail Order Houses	\$235,298,384	\$108,024,145	(\$127,274,239)	\$640,120,806	\$896,697,077	\$256,576,271	\$1,252,698,546	\$1,968,862,737	\$716,164,191
Other General Merchandise Stores	\$189,281,781	\$130,265,588	(\$59,016,194)	\$489,873,005	\$600,068,757	\$110,195,752	\$996,113,693	\$1,692,270,136	\$696,156,443
Grocery Stores	\$186,056,982	\$149,168,981	(\$36,888,001)	\$479,562,624	\$473,444,887	(\$6,117,736)	\$976,096,211	\$808,783,918	(\$167,312,293)
Building Material/Supplies Dealers	\$94,221,650	\$73,125,381	(\$21,096,269)	\$242,728,795	\$367,790,396	\$125,061,600	\$497,123,552	\$694,369,924	\$197,246,373
Department Stores	\$50,961,128	\$32,084,019	(\$18,877,109)	\$131,199,897	\$208,169,163	\$76,969,266	\$267,670,356	\$398,845,417	\$131,175,061
Automotive Parts/Accessories/Tire	\$28,641,524	\$16,065,843	(\$12,575,680)	\$74,163,964	\$118,101,487	\$43,937,523	\$151,912,041	\$216,524,737	\$64,612,697
Vending Machine Operators (Non-Store)	\$10,568,377	\$2,942,666	(\$7,625,711)	\$27,902,554	\$17,269,670	(\$10,632,884)	\$55,702,542	\$38,361,910	(\$17,340,632)
Direct Selling Establishments	\$10,490,733	\$8,434,157	(\$2,056,576)	\$27,055,422	\$36,355,471	\$9,300,049	\$55,020,744	\$53,827,482	(\$1,193,262)
Other Misc. Store Retailers	\$24,912,781	\$23,421,749	(\$1,491,031)	\$63,652,286	\$94,249,641	\$30,597,354	\$130,412,863	\$203,619,392	\$73,206,529
Lawn/Garden Equipment/Supplies Stores	\$11,174,013	\$10,000,486	(\$1,173,527)	\$28,421,942	\$20,478,997	(\$7,942,945)	\$58,130,752	\$51,529,464	(\$6,601,288)
Bar/Drinking Places (Alcoholic Beverages)	\$8,646,316	\$8,482,369	(\$163,947)	\$28,702,209	\$22,337,511	(\$6,364,699)	\$48,421,165	\$30,292,727	(\$18,128,438)
Used Merchandise Stores	\$5,774,522	\$6,110,492	\$335,970	\$14,704,210	\$13,893,059	(\$811,150)	\$30,026,210	\$24,732,766	(\$5,293,444)
Office Supplies/Stationary/Gift	\$12,684,542	\$13,927,802	\$1,243,260	\$34,013,659	\$46,969,263	\$12,955,604	\$66,943,664	\$86,911,964	\$19,968,300
Florists/Misc. Store Retailers	\$2,425,884	\$4,172,204	\$1,746,320	\$6,166,875	\$10,529,082	\$4,362,206	\$12,608,866	\$20,834,645	\$8,225,779
Home Furnishing Stores	\$16,769,628	\$19,120,118	\$2,350,490	\$42,964,202	\$97,160,306	\$54,196,104	\$87,873,321	\$156,081,280	\$68,207,959
Beer/Wine/Liquor Stores	\$15,356,245	\$18,160,458	\$2,804,214	\$39,392,138	\$51,722,682	\$12,330,544	\$79,841,325	\$79,500,952	(\$340,374)
Specialty Food Stores	\$10,742,081	\$15,548,853	\$4,806,772	\$27,696,083	\$52,134,906	\$24,438,822	\$56,328,358	\$89,703,566	\$33,375,208
Sporting Goods/Hobby/Musical Instrument	\$22,037,958	\$26,895,468	\$4,857,510	\$56,632,383	\$108,780,885	\$52,148,502	\$116,062,826	\$202,551,490	\$86,488,664
Book/Periodical/Music Stores	\$7,871,412	\$13,095,081	\$5,223,669	\$20,265,960	\$62,164,396	\$41,898,436	\$40,791,480	\$92,474,176	\$51,682,696
Shoe Stores	\$11,048,791	\$16,746,915	\$5,698,124	\$28,501,273	\$59,510,943	\$31,009,671	\$58,424,089	\$84,218,638	\$25,794,549
Furniture Stores	\$19,768,211	\$26,172,122	\$6,403,911	\$50,443,226	\$117,736,339	\$67,293,114	\$103,182,937	\$195,480,952	\$92,298,015
Jewelry/Luggage/Leather Goods	\$11,236,226	\$23,309,513	\$12,073,287	\$28,616,145	\$72,889,145	\$44,273,001	\$58,467,574	\$114,040,669	\$55,573,095
Full-Service Restaurants	\$145,552,205	\$161,268,462	\$15,716,257	\$462,431,425	\$523,746,735	\$61,315,310	\$803,519,132	\$945,779,674	\$142,260,542
Other Motor Vehicle Dealers	\$18,660,703	\$57,909,839	\$39,249,136	\$47,577,582	\$166,554,928	\$118,977,346	\$97,627,470	\$260,861,928	\$163,234,458
Special Food Services	\$27,173,761	\$70,549,596	\$43,375,835	\$83,049,864	\$135,353,028	\$52,303,164	\$148,173,228	\$192,050,482	\$43,877,254
Limited-Service Eating Places	\$124,781,889	\$172,979,537	\$48,197,648	\$381,364,775	\$428,446,152	\$47,081,376	\$680,451,157	\$681,056,035	\$604,878
Health/Personal Care Stores	\$95,887,687	\$148,139,901	\$52,252,214	\$247,684,857	\$463,485,841	\$215,800,984	\$506,818,417	\$849,180,865	\$342,362,448
Electronics/Appliance	\$45,774,277	\$102,915,329	\$57,141,052	\$133,207,262	\$551,733,163	\$418,525,901	\$246,971,405	\$869,059,859	\$622,088,454
Gasoline Stations	\$138,132,458	\$235,842,477	\$97,710,019	\$357,646,428	\$533,737,852	\$176,091,425	\$733,510,087	\$850,522,260	\$117,012,173
Clothing Stores	\$85,700,176	\$198,911,460	\$113,211,285	\$219,121,801	\$709,091,656	\$489,969,855	\$448,315,410	\$937,245,558	\$488,930,148
Automotive Dealers	\$327,136,098	\$538,453,563	\$211,317,465	\$838,185,921	\$1,977,856,426	\$1,139,670,505	\$1,722,890,622	\$2,512,667,041	\$789,776,419



Consumer Demand & Market Supply Assessment

For Market: Newport Center
Market Definition: 401 Newport Center Dr
Date Report Created: 6/1/2017

By Major Product Lines	10 Minutes			15 Minutes			20 Minutes		
	Consumer Demand	Market Supply	Opportunity Gap/Surplus	Consumer Demand	Market Supply	Opportunity Gap/Surplus	Consumer Demand	Market Supply	Opportunity Gap/Surplus
Groceries/Other Food Items (Off Premises)	\$283,225,431	\$221,475,343	(\$61,750,088)	\$725,361,890	\$806,348,602	\$80,986,712	\$1,483,089,140	\$1,684,006,466	\$200,917,327
Computer Hardware/Software/Supplies	\$72,794,473	\$49,528,208	(\$23,266,266)	\$243,003,836	\$309,813,164	\$66,809,328	\$409,000,585	\$577,570,995	\$168,570,410
Alcoholic Drinks Served at the Establishment	\$76,245,413	\$64,854,559	(\$11,390,854)	\$254,865,707	\$201,142,679	(\$53,723,028)	\$427,968,931	\$351,105,368	(\$76,863,563)
Drugs/Health Aids/Beauty Aids/Cosmetics	\$203,975,523	\$195,173,919	(\$8,801,604)	\$527,740,439	\$815,996,068	\$288,255,628	\$1,080,023,672	\$1,641,057,320	\$561,033,649
Dimensional Lumber/Other Building Materials	\$37,645,530	\$30,959,158	(\$6,686,372)	\$97,531,682	\$155,397,156	\$57,865,474	\$199,856,701	\$293,236,330	\$93,379,628
Pets/Pet Foods/Pet Supplies	\$15,154,786	\$8,515,781	(\$6,639,005)	\$38,344,587	\$36,410,807	(\$1,933,780)	\$78,837,573	\$81,497,384	\$2,659,811
Furniture/Sleep/Outdoor/Patio Furniture	\$49,026,905	\$43,104,925	(\$5,921,980)	\$125,097,092	\$216,195,482	\$91,098,389	\$255,948,780	\$396,646,763	\$140,697,983
Hardware/Tools/Plumbing/Electrical Supplies	\$26,338,538	\$21,487,147	(\$4,851,391)	\$68,019,484	\$110,734,287	\$42,714,803	\$139,363,034	\$216,505,599	\$77,142,565
Automotive Tires/Tubes/Batteries/Parts	\$54,336,235	\$50,616,225	(\$3,720,010)	\$141,040,968	\$250,364,041	\$109,323,073	\$288,905,606	\$410,771,618	\$121,866,013
Lawn/Garden/Farm Equipment/Supplies	\$28,660,832	\$25,360,731	(\$3,300,102)	\$72,921,396	\$94,489,305	\$21,567,909	\$149,085,430	\$199,413,751	\$50,328,321
Paints/Sundries/Wallpaper/Wall Coverings	\$6,830,339	\$5,657,465	(\$1,172,874)	\$17,720,629	\$28,406,666	\$10,686,037	\$36,287,702	\$54,103,355	\$17,815,653
Floor/Floor Coverings	\$13,193,647	\$12,423,065	(\$770,582)	\$34,153,721	\$64,080,287	\$29,926,566	\$69,868,344	\$112,302,206	\$42,433,863
Small Electric Appliances	\$3,802,926	\$3,344,452	(\$458,474)	\$9,703,885	\$19,555,001	\$9,851,115	\$19,819,547	\$41,584,617	\$21,765,070
Soaps/Detergents/Household Cleaners	\$8,837,987	\$8,414,327	(\$423,660)	\$22,759,178	\$35,991,276	\$13,232,098	\$46,557,641	\$81,285,600	\$34,727,959
Paper/Related Products	\$7,899,774	\$7,724,479	(\$175,295)	\$20,345,442	\$32,649,917	\$12,304,475	\$41,640,843	\$77,928,993	\$36,288,150
Curtains/Draperies/Slipcovers/Bed/Coverings	\$8,394,602	\$8,699,420	\$304,819	\$21,040,166	\$46,863,933	\$25,823,767	\$42,913,098	\$92,717,639	\$49,804,541
Sewing/Knitting Materials/Supplies	\$831,736	\$1,148,148	\$316,412	\$2,138,936	\$5,093,872	\$2,954,936	\$4,409,985	\$10,111,693	\$5,701,708
Kitchenware/Home Furnishings	\$21,190,799	\$22,039,215	\$848,416	\$54,304,485	\$109,382,138	\$55,077,653	\$111,115,394	\$204,114,337	\$92,998,943
Household Fuels (incl Oil, LP gas, Wood, Coal)	\$3,883,408	\$4,858,664	\$975,255	\$9,921,208	\$19,533,188	\$9,611,980	\$20,273,896	\$29,781,069	\$9,507,173
Packaged Liquor/Wine/Beer	\$33,757,613	\$35,338,795	\$1,581,181	\$85,522,638	\$115,324,305	\$29,801,667	\$174,426,843	\$213,189,573	\$38,762,730
Optical Goods (incl Eyeglasses, Sunglasses)	\$4,217,770	\$5,918,374	\$1,700,604	\$10,600,365	\$21,020,279	\$10,419,914	\$21,748,927	\$41,412,874	\$19,663,947
Toys/Hobby Goods/Games	\$9,238,917	\$11,516,276	\$2,277,359	\$23,941,663	\$56,715,929	\$32,774,266	\$49,014,734	\$113,463,341	\$64,448,607
Sporting Goods (incl Bicycles/Sports Vehicles)	\$16,629,363	\$19,145,183	\$2,515,820	\$42,856,580	\$91,408,214	\$48,551,634	\$88,004,084	\$182,404,456	\$94,400,372
Books/Periodicals	\$8,818,018	\$11,903,712	\$3,085,694	\$22,299,739	\$60,917,968	\$38,618,229	\$45,224,516	\$102,932,754	\$57,708,238
Photographic Equipment/Supplies	\$2,163,159	\$5,326,590	\$3,163,431	\$5,541,571	\$29,039,874	\$23,498,303	\$11,365,395	\$50,096,138	\$38,730,743
Cigars/Cigarettes/Tobacco/Accessories	\$19,952,175	\$24,508,639	\$4,556,464	\$52,747,660	\$78,154,534	\$25,406,874	\$108,168,932	\$161,316,315	\$53,147,383
Audio Equipment/Musical Instruments	\$10,640,336	\$15,600,202	\$4,959,866	\$27,236,121	\$88,115,509	\$60,879,388	\$55,732,197	\$159,335,591	\$103,603,395
Major Household Appliances	\$7,108,004	\$14,082,837	\$6,974,833	\$17,600,788	\$75,630,573	\$58,029,785	\$36,159,621	\$127,392,519	\$91,232,898
Automotive Lubricants (incl Oil, Greases)	\$7,108,004	\$14,082,837	\$6,974,833	\$17,600,788	\$75,630,573	\$58,029,785	\$36,159,621	\$127,392,519	\$91,232,898
All Other Merchandise	\$71,865,683	\$79,710,088	\$7,844,406	\$182,772,371	\$369,017,030	\$186,244,660	\$373,515,231	\$697,155,562	\$323,640,331
Footwear, including Accessories	\$27,094,478	\$35,595,772	\$8,501,294	\$69,961,601	\$140,952,140	\$70,990,539	\$143,442,044	\$218,595,398	\$75,153,354
Jewelry (including Watches)	\$16,732,084	\$27,305,036	\$10,572,952	\$42,633,277	\$97,067,277	\$54,434,000	\$87,092,463	\$158,649,388	\$71,556,924
Childrens Wear/Infants/Toddlers Clothing	\$11,653,246	\$23,220,835	\$11,567,588	\$30,574,931	\$92,975,446	\$62,400,515	\$62,832,074	\$143,825,369	\$80,993,295
Televisions/VCR/Video Cameras/DVD etc	\$12,228,501	\$26,592,074	\$14,363,573	\$31,652,816	\$146,974,287	\$115,321,471	\$64,803,164	\$264,767,691	\$199,964,527
Mens Wear	\$27,812,532	\$46,547,775	\$18,735,244	\$71,193,550	\$187,448,710	\$116,255,159	\$145,656,298	\$291,413,095	\$145,756,797
Retailer Services	\$58,466,661	\$93,275,542	\$34,808,882	\$146,602,881	\$358,991,509	\$212,388,628	\$300,039,415	\$533,576,524	\$233,537,109
Womens/Juniors/Misses Wear	\$72,430,177	\$114,591,245	\$42,161,068	\$184,096,622	\$451,283,535	\$267,186,913	\$376,322,342	\$672,757,144	\$296,434,802
Automotive Fuels	\$127,224,057	\$215,149,573	\$87,925,517	\$328,314,444	\$514,774,329	\$186,459,885	\$676,029,734	\$879,153,207	\$203,123,472
Meats/Nonalcoholic Beverages	\$245,015,390	\$352,299,533	\$107,284,143	\$748,032,411	\$928,278,776	\$180,246,365	\$1,335,590,344	\$1,544,852,623	\$209,262,279
Autos/Cars/Vans/Trucks/Motorcycles	\$286,336,109	\$485,515,772	\$199,179,663	\$734,735,903	\$1,760,082,800	\$1,025,346,897	\$1,511,352,302	\$2,263,843,450	\$752,491,148



Data for this report is provided via the Market Outlook database from Synergos Technologies, Inc (STI).

Market Outlook is based on the following -

- the Consumer Expenditure Survey (CE), a program of the Bureau of Labor Statistics (BLS);
- the U.S. Census Bureau's monthly and annual Retail Trade (CRT) reports;
- the Census Bureau's Economic Census; with supporting demographic data from STI: PopStats data and STI: WorkPlace.

Market Outlook data covers 31 leading retail segments and 40 major product and service lines.

The difference between demand and supply represents the opportunity gap or surplus available for each retail outlet cited on the Market Outlook report for the specified trade area or reporting geography. When the demand is greater than (or less than) the supply, there is an opportunity gap (or surplus) for that retail outlet. In other words, a negative value signifies an opportunity gap where the Consumer Demand is higher than the Market Supply, while a positive value signifies a surplus.