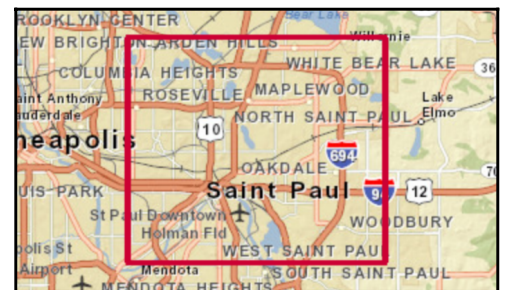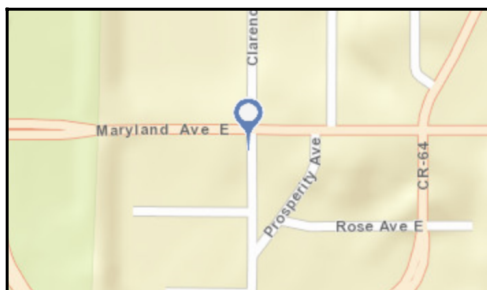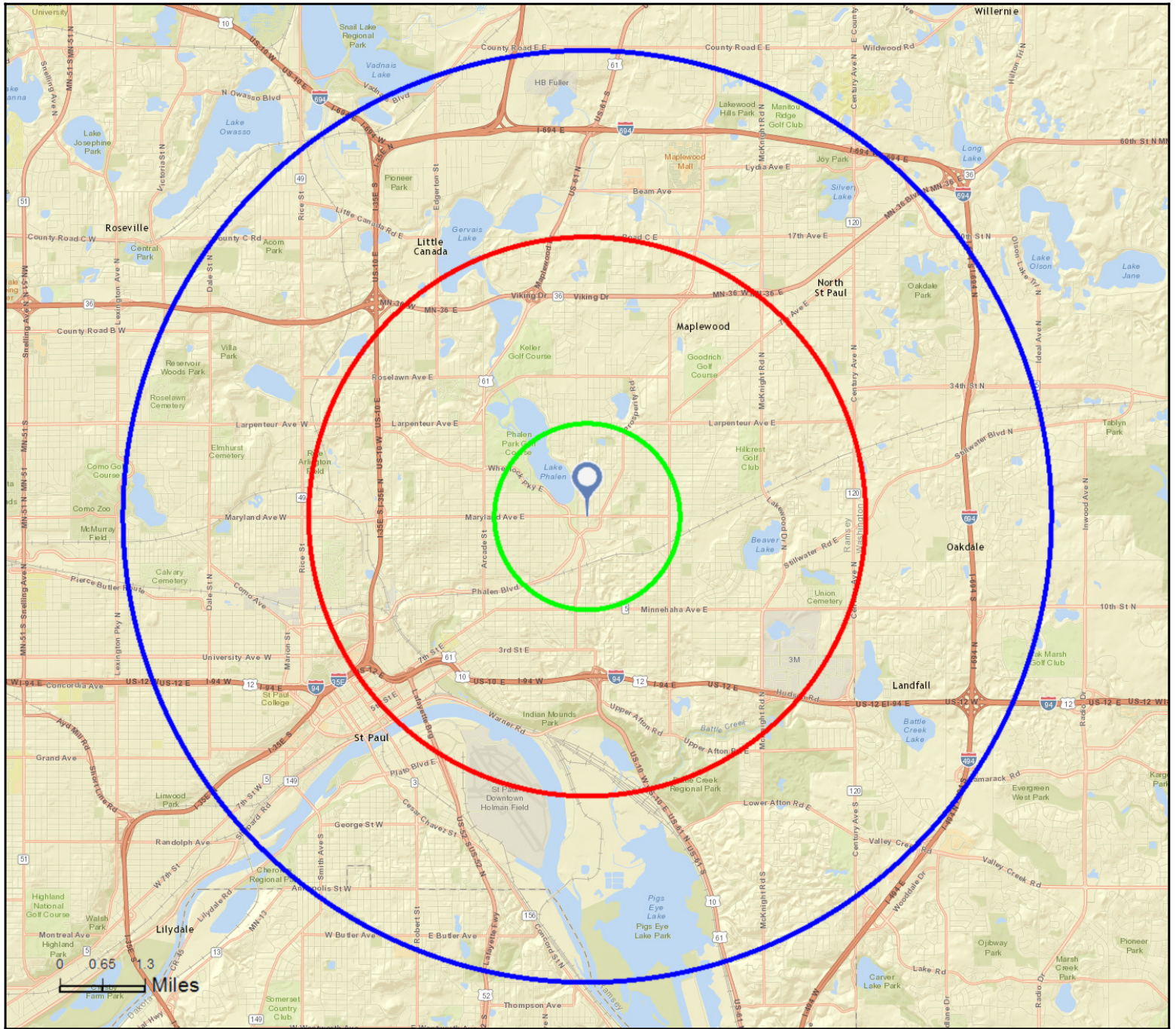# Site Map

1177 Clarence St, St Paul, Minnesota, 55106
Rings: 1, 3, 5 mile radii

Prepared by Candis Nord-Sheptak
Latitude: 44.97730
Longitude: -93.04316

Executive Summary

1177 Clarence St, St Paul, Minnesota, 55106
Rings: 1, 3, 5 mile radii

Prepared by Candis Nord-Sheptak
Latitude: 44.97730
Longitude: -93.04316

	1 mile	3 miles	5 miles
Population			
2000 Population	23,415	128,104	288,907
2010 Population	23,626	129,247	290,250
2015 Population	24,215	133,075	297,059
2020 Population	25,223	139,104	309,065
2000-2010 Annual Rate	0.09%	0.09%	0.05%
2010-2015 Annual Rate	0.47%	0.56%	0.44%
2015-2020 Annual Rate	0.82%	0.89%	0.80%
2015 Male Population	49.4%	49.6%	49.1%
2015 Female Population	50.6%	50.4%	50.9%
2015 Median Age	27.9	31.0	33.3

In the identified area, the current year population is 297,059. In 2010, the Census count in the area was 290,250. The rate of change since 2010 was 0.44% annually. The five-year projection for the population in the area is 309,065 representing a change of 0.80% annually from 2015 to 2020. Currently, the population is 49.1% male and 50.9% female.

Median Age			

The median age in this area is 27.9, compared to U.S. median age of 37.9.

	1 mile	3 miles	5 miles
Race and Ethnicity			
2015 White Alone	37.4%	47.3%	55.6%
2015 Black Alone	15.9%	15.1%	15.3%
2015 American Indian/Alaska Native Alone	1.3%	1.1%	1.0%
2015 Asian Alone	33.8%	26.7%	19.3%
2015 Pacific Islander Alone	0.1%	0.1%	0.1%
2015 Other Race	6.6%	5.1%	4.4%
2015 Two or More Races	4.9%	4.7%	4.5%
2015 Hispanic Origin (Any Race)	14.0%	11.6%	10.5%

Persons of Hispanic origin represent 10.5% of the population in the identified area compared to 17.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 70.0 in the identified area, compared to 63.0 for the U.S. as a whole.

	1 mile	3 miles	5 miles
Households			
2000 Households	8,192	46,892	111,257
2010 Households	7,818	46,357	111,786
2015 Total Households	7,962	47,740	115,026
2020 Total Households	8,266	49,929	119,995
2000-2010 Annual Rate	-0.47%	-0.11%	0.05%
2010-2015 Annual Rate	0.35%	0.56%	0.55%
2015-2020 Annual Rate	0.75%	0.90%	0.85%
2015 Average Household Size	3.03	2.74	2.54

The household count in this area has changed from 111,786 in 2010 to 115,026 in the current year, a change of 0.55% annually. The five-year projection of households is 119,995, a change of 0.85% annually from the current year total. Average household size is currently 2.54, compared to 2.55 in the year 2010. The number of families in the current year is 66,990 in the specified area.

March 15, 2016

![Colliers International]

Executive Summary

1177 Clarence St, St Paul, Minnesota, 55106
Rings: 1, 3, 5 mile radii

Prepared by Candis Nord-Sheptak
Latitude: 44.97730
Longitude: -93.04316

	1 mile	3 miles	5 miles
Median Household Income			
2015 Median Household Income	$38,675	$43,980	$47,138
2020 Median Household Income	$43,547	$50,721	$54,269
2015-2020 Annual Rate	2.40%	2.89%	2.86%
Average Household Income			
2015 Average Household Income	$48,096	$54,972	$61,196
2020 Average Household Income	$54,315	$62,261	$69,619
2015-2020 Annual Rate	2.46%	2.52%	2.61%
Per Capita Income			
2015 Per Capita Income	$15,941	$19,862	$23,870
2020 Per Capita Income	$17,936	$22,479	$27,201
2015-2020 Annual Rate	2.39%	2.51%	2.65%

Households by Income

Current median household income is $47,138 in the area, compared to $53,217 for all U.S. households. Median household income is projected to be $54,269 in five years, compared to $60,683 for all U.S. households

Current average household income is $61,196 in this area, compared to $74,699 for all U.S. households. Average household income is projected to be $69,619 in five years, compared to $84,910 for all U.S. households

Current per capita income is $23,870 in the area, compared to the U.S. per capita income of $28,597. The per capita income is projected to be $27,201 in five years, compared to $32,501 for all U.S. households

Housing			
2000 Total Housing Units	8,407	48,147	114,406
2000 Owner Occupied Housing Units	4,754	28,011	67,079
2000 Renter Occupied Housing Units	3,438	18,881	44,178
2000 Vacant Housing Units	215	1,255	3,149
2010 Total Housing Units	8,599	50,507	120,875
2010 Owner Occupied Housing Units	4,162	25,498	63,771
2010 Renter Occupied Housing Units	3,656	20,859	48,015
2010 Vacant Housing Units	781	4,150	9,089
2015 Total Housing Units	8,787	51,990	124,343
2015 Owner Occupied Housing Units	4,235	26,135	65,351
2015 Renter Occupied Housing Units	3,728	21,605	49,675
2015 Vacant Housing Units	825	4,250	9,317
2020 Total Housing Units	9,130	54,223	129,562
2020 Owner Occupied Housing Units	4,366	27,204	68,049
2020 Renter Occupied Housing Units	3,900	22,725	51,946
2020 Vacant Housing Units	864	4,294	9,567

Currently, 52.6% of the 124,343 housing units in the area are owner occupied; 39.9%, renter occupied; and 7.5% are vacant. Currently, in the U.S., 55.7% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.6% are vacant. In 2010, there were 120,875 housing units in the area - 52.8% owner occupied, 39.7% renter occupied, and 7.5% vacant. The annual rate of change in housing units since 2010 is 1.27%. Median home value in the area is $174,603, compared to a median home value of $200,006 for the U.S. In five years, median value is projected to change by 3.58% annually to $208,190.

March 15, 2016

2010 Census Profile

1177 Clarence St, St Paul, Minnesota, 55106
Ring: 1 mile radius

Prepared by Candis Nord-Sheptak
Latitude: 44.97730
Longitude: -93.04316

	2000	2010	2000-2010 Annual Rate
Population	23,415	23,626	0.09%
Households	8,192	7,818	-0.47%
Housing Units	8,407	8,599	0.23%

Population by Race	Number	Percent
Total	23,626	100.0%
Population Reporting One Race	22,519	95.3%
White	9,915	42.0%
Black	3,719	15.7%
American Indian	342	1.4%
Asian	6,961	29.5%
Pacific Islander	17	0.1%
Some Other Race	1,565	6.6%
Population Reporting Two or More Races	1,107	4.7%
Total Hispanic Population	3,349	14.2%

Population by Sex		
Male	11,598	49.1%
Female	12,028	50.9%

Population by Age		
Total	23,627	100.0%
Age 0 - 4	2,511	10.6%
Age 5 - 9	2,120	9.0%
Age 10 - 14	2,010	8.5%
Age 15 - 19	2,089	8.8%
Age 20 - 24	1,939	8.2%
Age 25 - 29	2,211	9.4%
Age 30 - 34	1,774	7.5%
Age 35 - 39	1,500	6.3%
Age 40 - 44	1,387	5.9%
Age 45 - 49	1,356	5.7%
Age 50 - 54	1,254	5.3%
Age 55 - 59	1,010	4.3%
Age 60 - 64	754	3.2%
Age 65 - 69	499	2.1%
Age 70 - 74	360	1.5%
Age 75 - 79	318	1.3%
Age 80 - 84	267	1.1%
Age 85+	268	1.1%
Age 18+	15,712	66.5%
Age 65+	1,712	7.2%

Median Age by Sex and Race/Hispanic Origin	
Total Population	27.6
Male	26.7
Female	28.4
White Alone	38.0
Black Alone	22.1
American Indian Alone	29.9
Asian Alone	20.5
Pacific Islander Alone	31.7
Some Other Race Alone	24.3
Two or More Races	13.4
Hispanic Population	22.6

Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.

March 15, 2016

2010 Census Profile

1177 Clarence St, St Paul, Minnesota, 55106
Ring: 1 mile radius

Prepared by Candis Nord-Sheptak
Latitude: 44.97730
Longitude: -93.04316

Households by Type

Total	7,819	100.0%
Households with 1 Person	2,091	26.7%
Households with 2+ People	5,728	73.3%
Family Households	5,181	66.3%
Husband-wife Families	2,884	36.9%
With Own Children	1,588	20.3%
Other Family (No Spouse Present)	2,297	29.4%
With Own Children	1,496	19.1%
Nonfamily Households	547	7.0%
All Households with Children	3,398	43.5%
Multigenerational Households	478	6.1%
Unmarried Partner Households	769	9.8%
Male-female	706	9.0%
Same-sex	63	0.8%
Average Household Size	3.02	

Family Households by Size

Total	5,181	100.0%
2 People	1,603	30.9%
3 People	1,112	21.5%
4 People	948	18.3%
5 People	608	11.7%
6 People	370	7.1%
7+ People	540	10.4%
Average Family Size	3.73	

Nonfamily Households by Size

Total	2,637	100.0%
1 Person	2,091	79.3%
2 People	458	17.4%
3 People	50	1.9%
4 People	23	0.9%
5 People	6	0.2%
6 People	6	0.2%
7+ People	3	0.1%
Average Nonfamily Size	1.28	

Population by Relationship and Household Type

Total	23,626	100.0%
In Households	23,574	99.8%
In Family Households	20,208	85.5%
Householder	5,203	22.0%
Spouse	2,899	12.3%
Child	9,522	40.3%
Other relative	1,687	7.1%
Nonrelative	896	3.8%
In Nonfamily Households	3,366	14.2%
In Group Quarters	52	0.2%
Institutionalized Population	1	0.0%
Noninstitutionalized Population	52	0.2%

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. **Average family size** excludes nonrelatives.
Source: U.S. Census Bureau, Census 2010 Summary File 1.

2010 Census Profile

1177 Clarence St, St Paul, Minnesota, 55106
Ring: 1 mile radius

Prepared by Candis Nord-Sheptak
Latitude: 44.97730
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Family Households by Age of Householder

Total	5,181	100.0%
Householder Age 15 - 44	2,992	57.7%
Householder Age 45 - 54	1,012	19.5%
Householder Age 55 - 64	617	11.9%
Householder Age 65 - 74	295	5.7%
Householder Age 75+	265	5.1%

Nonfamily Households by Age of Householder

Total	2,637	100.0%
Householder Age 15 - 44	1,038	39.4%
Householder Age 45 - 54	580	22.0%
Householder Age 55 - 64	454	17.2%
Householder Age 65 - 74	243	9.2%
Householder Age 75+	322	12.2%

Households by Race of Householder

Total	7,818	100.0%
Householder is White Alone	4,443	56.8%
Householder is Black Alone	1,246	15.9%
Householder is American Indian Alone	137	1.8%
Householder is Asian Alone	1,398	17.9%
Householder is Pacific Islander Alone	7	0.1%
Householder is Some Other Race Alone	377	4.8%
Householder is Two or More Races	210	2.7%
Households with Hispanic Householder	785	10.0%

Husband-wife Families by Race of Householder

Total	2,885	100.0%
Householder is White Alone	1,609	55.8%
Householder is Black Alone	233	8.1%
Householder is American Indian Alone	22	0.8%
Householder is Asian Alone	771	26.7%
Householder is Pacific Islander Alone	3	0.1%
Householder is Some Other Race Alone	181	6.3%
Householder is Two or More Races	66	2.3%
Husband-wife Families with Hispanic Householder	357	12.4%

Other Families (No Spouse) by Race of Householder

Total	2,297	100.0%
Householder is White Alone	923	40.2%
Householder is Black Alone	651	28.3%
Householder is American Indian Alone	57	2.5%
Householder is Asian Alone	446	19.4%
Householder is Pacific Islander Alone	1	0.0%
Householder is Some Other Race Alone	127	5.5%
Householder is Two or More Races	92	4.0%
Other Families with Hispanic Householder	274	11.9%

Nonfamily Households by Race of Householder

Total	2,638	100.0%
Householder is White Alone	1,911	72.4%
Householder is Black Alone	362	13.7%
Householder is American Indian Alone	58	2.2%
Householder is Asian Alone	182	6.9%
Householder is Pacific Islander Alone	3	0.1%
Householder is Some Other Race Alone	70	2.7%
Householder is Two or More Races	52	2.0%
Nonfamily Households with Hispanic Householder	154	5.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1.

March 15, 2016

2010 Census Profile

1177 Clarence St, St Paul, Minnesota, 55106
Ring: 1 mile radius

Prepared by Candis Nord-Sheptak
Latitude: 44.97730
Longitude: -93.04316

Total Housing Units by Occupancy

Total	8,594	100.0%
Occupied Housing Units	7,818	91.0%
Vacant Housing Units		
For Rent	319	3.7%
Rented, not Occupied	12	0.1%
For Sale Only	191	2.2%
Sold, not Occupied	30	0.3%
For Seasonal/Recreational/Occasional Use	7	0.1%
For Migrant Workers	0	0.0%
Other Vacant	217	2.5%
Total Vacancy Rate	9.1%	

Households by Tenure and Mortgage Status

Total	7,818	100.0%
Owner Occupied	4,162	53.2%
Owned with a Mortgage/Loan	3,326	42.5%
Owned Free and Clear	836	10.7%
Average Household Size	3.05	
Renter Occupied	3,656	46.8%
Average Household Size	2.97	

Owner-occupied Housing Units by Race of Householder

Total	4,162	100.0%
Householder is White Alone	3,105	74.6%
Householder is Black Alone	222	5.3%
Householder is American Indian Alone	32	0.8%
Householder is Asian Alone	610	14.7%
Householder is Pacific Islander Alone	4	0.1%
Householder is Some Other Race Alone	110	2.6%
Householder is Two or More Races	79	1.9%
Owner-occupied Housing Units with Hispanic Householder	249	6.0%

Renter-occupied Housing Units by Race of Householder

Total	3,656	100.0%
Householder is White Alone	1,338	36.6%
Householder is Black Alone	1,024	28.0%
Householder is American Indian Alone	105	2.9%
Householder is Asian Alone	788	21.6%
Householder is Pacific Islander Alone	3	0.1%
Householder is Some Other Race Alone	268	7.3%
Householder is Two or More Races	130	3.6%
Renter-occupied Housing Units with Hispanic Householder	536	14.7%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.34
Householder is Black Alone	2.90
Householder is American Indian Alone	2.75
Householder is Asian Alone	4.95
Householder is Pacific Islander Alone	2.71
Householder is Some Other Race Alone	4.16
Householder is Two or More Races	3.14
Householder is Hispanic	3.93

Source: U.S. Census Bureau, Census 2010 Summary File 1.

March 15, 2016

2010 Census Profile

1177 Clarence St, St Paul, Minnesota, 55106
Ring: 3 mile radius

Prepared by Candis Nord-Sheptak
Latitude: 44.97730
Longitude: -93.04316

	2000	2010	2000-2010 Annual Rate
Population	128,104	129,247	0.09%
Households	46,892	46,357	-0.12%
Housing Units	48,147	50,507	0.48%

Population by Race	Number	Percent
Total	129,248	100.0%
Population Reporting One Race	123,633	95.7%
White	66,908	51.8%
Black	18,898	14.6%
American Indian	1,558	1.2%
Asian	29,629	22.9%
Pacific Islander	90	0.1%
Some Other Race	6,550	5.1%
Population Reporting Two or More Races	5,615	4.3%
Total Hispanic Population	14,952	11.6%

Population by Sex		
Male	63,968	49.5%
Female	65,279	50.5%

Population by Age		
Total	129,248	100.0%
Age 0 - 4	11,808	9.1%
Age 5 - 9	10,180	7.9%
Age 10 - 14	9,793	7.6%
Age 15 - 19	10,438	8.1%
Age 20 - 24	10,413	8.1%
Age 25 - 29	11,675	9.0%
Age 30 - 34	9,255	7.2%
Age 35 - 39	8,075	6.2%
Age 40 - 44	7,692	6.0%
Age 45 - 49	7,982	6.2%
Age 50 - 54	7,862	6.1%
Age 55 - 59	6,783	5.2%
Age 60 - 64	5,104	3.9%
Age 65 - 69	3,404	2.6%
Age 70 - 74	2,539	2.0%
Age 75 - 79	2,204	1.7%
Age 80 - 84	1,869	1.4%
Age 85+	2,170	1.7%
Age 18+	91,165	70.5%
Age 65+	12,186	9.4%

Median Age by Sex and Race/Hispanic Origin	
Total Population	30.2
Male	29.3
Female	31.2
White Alone	41.0
Black Alone	23.6
American Indian Alone	27.7
Asian Alone	21.0
Pacific Islander Alone	28.8
Some Other Race Alone	24.8
Two or More Races	14.3
Hispanic Population	23.6

Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.

March 15, 2016

2010 Census Profile

1177 Clarence St, St Paul, Minnesota, 55106
Ring: 3 mile radius

Prepared by Candis Nord-Sheptak
Latitude: 44.97730
Longitude: -93.04316

Households by Type

Total	46,357	100.0%
Households with 1 Person	14,425	31.1%
Households with 2+ People	31,932	68.9%
Family Households	28,463	61.4%
Husband-wife Families	17,031	36.7%
With Own Children	8,171	17.6%
Other Family (No Spouse Present)	11,433	24.7%
With Own Children	7,080	15.3%
Nonfamily Households	3,469	7.5%
All Households with Children	16,892	36.4%
Multigenerational Households	2,395	5.2%
Unmarried Partner Households	4,239	9.1%
Male-female	3,866	8.3%
Same-sex	373	0.8%
Average Household Size	2.74	

Family Households by Size

Total	28,464	100.0%
2 People	9,944	34.9%
3 People	6,262	22.0%
4 People	5,130	18.0%
5 People	2,988	10.5%
6 People	1,753	6.2%
7+ People	2,387	8.4%
Average Family Size	3.53	

Nonfamily Households by Size

Total	17,894	100.0%
1 Person	14,425	80.6%
2 People	2,898	16.2%
3 People	357	2.0%
4 People	142	0.8%
5 People	40	0.2%
6 People	20	0.1%
7+ People	12	0.1%
Average Nonfamily Size	1.25	

Population by Relationship and Household Type

Total	129,247	100.0%
In Households	126,982	98.2%
In Family Households	104,702	81.0%
Householder	28,454	22.0%
Spouse	17,022	13.2%
Child	46,908	36.3%
Other relative	7,953	6.2%
Nonrelative	4,365	3.4%
In Nonfamily Households	22,281	17.2%
In Group Quarters	2,265	1.8%
Institutionalized Population	1,160	0.9%
Noninstitutionalized Population	1,104	0.9%

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. **Average family size** excludes nonrelatives.
Source: U.S. Census Bureau, Census 2010 Summary File 1.

March 15, 2016

2010 Census Profile

1177 Clarence St, St Paul, Minnesota, 55106
Ring: 3 mile radius

Prepared by Candis Nord-Sheptak
Latitude: 44.97730
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Family Households by Age of Householder

Total	28,464	100.0%
Householder Age 15 - 44	14,829	52.1%
Householder Age 45 - 54	5,883	20.7%
Householder Age 55 - 64	4,119	14.5%
Householder Age 65 - 74	1,970	6.9%
Householder Age 75+	1,663	5.8%

Nonfamily Households by Age of Householder

Total	17,893	100.0%
Householder Age 15 - 44	6,824	38.1%
Householder Age 45 - 54	3,478	19.4%
Householder Age 55 - 64	3,317	18.5%
Householder Age 65 - 74	1,782	10.0%
Householder Age 75+	2,492	13.9%

Households by Race of Householder

Total	46,356	100.0%
Householder is White Alone	30,673	66.2%
Householder is Black Alone	6,303	13.6%
Householder is American Indian Alone	521	1.1%
Householder is Asian Alone	6,122	13.2%
Householder is Pacific Islander Alone	29	0.1%
Householder is Some Other Race Alone	1,643	3.5%
Householder is Two or More Races	1,065	2.3%
Households with Hispanic Householder	3,634	7.8%

Husband-wife Families by Race of Householder

Total	17,031	100.0%
Householder is White Alone	11,247	66.0%
Householder is Black Alone	1,273	7.5%
Householder is American Indian Alone	108	0.6%
Householder is Asian Alone	3,339	19.6%
Householder is Pacific Islander Alone	9	0.1%
Householder is Some Other Race Alone	759	4.5%
Householder is Two or More Races	296	1.7%
Husband-wife Families with Hispanic Householder	1,584	9.3%

Other Families (No Spouse) by Race of Householder

Total	11,432	100.0%
Householder is White Alone	5,335	46.7%
Householder is Black Alone	2,985	26.1%
Householder is American Indian Alone	221	1.9%
Householder is Asian Alone	1,874	16.4%
Householder is Pacific Islander Alone	8	0.1%
Householder is Some Other Race Alone	550	4.8%
Householder is Two or More Races	459	4.0%
Other Families with Hispanic Householder	1,238	10.8%

Nonfamily Households by Race of Householder

Total	17,894	100.0%
Householder is White Alone	14,091	78.7%
Householder is Black Alone	2,045	11.4%
Householder is American Indian Alone	193	1.1%
Householder is Asian Alone	909	5.1%
Householder is Pacific Islander Alone	12	0.1%
Householder is Some Other Race Alone	334	1.9%
Householder is Two or More Races	310	1.7%
Nonfamily Households with Hispanic Householder	812	4.5%

Source: U.S. Census Bureau, Census 2010 Summary File 1.

March 15, 2016

2010 Census Profile

1177 Clarence St, St Paul, Minnesota, 55106
Ring: 3 mile radius

Prepared by Candis Nord-Sheptak
Latitude: 44.97730
Longitude: -93.04316

Total Housing Units by Occupancy

Total	50,619	100.0%
Occupied Housing Units	46,357	91.6%
Vacant Housing Units		
For Rent	1,654	3.3%
Rented, not Occupied	69	0.1%
For Sale Only	845	1.7%
Sold, not Occupied	155	0.3%
For Seasonal/Recreational/Occasional Use	123	0.2%
For Migrant Workers	0	0.0%
Other Vacant	1,416	2.8%
Total Vacancy Rate	8.2%	

Households by Tenure and Mortgage Status

Total	46,357	100.0%
Owner Occupied	25,498	55.0%
Owned with a Mortgage/Loan	19,563	42.2%
Owned Free and Clear	5,935	12.8%
Average Household Size	2.80	
Renter Occupied	20,859	45.0%
Average Household Size	2.67	

Owner-occupied Housing Units by Race of Householder

Total	25,498	100.0%
Householder is White Alone	20,588	80.7%
Householder is Black Alone	1,233	4.8%
Householder is American Indian Alone	143	0.6%
Householder is Asian Alone	2,606	10.2%
Householder is Pacific Islander Alone	15	0.1%
Householder is Some Other Race Alone	532	2.1%
Householder is Two or More Races	381	1.5%
Owner-occupied Housing Units with Hispanic Householder	1,250	4.9%

Renter-occupied Housing Units by Race of Householder

Total	20,859	100.0%
Householder is White Alone	10,085	48.3%
Householder is Black Alone	5,070	24.3%
Householder is American Indian Alone	378	1.8%
Householder is Asian Alone	3,516	16.9%
Householder is Pacific Islander Alone	14	0.1%
Householder is Some Other Race Alone	1,112	5.3%
Householder is Two or More Races	684	3.3%
Renter-occupied Housing Units with Hispanic Householder	2,384	11.4%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.21
Householder is Black Alone	2.87
Householder is American Indian Alone	3.06
Householder is Asian Alone	4.82
Householder is Pacific Islander Alone	3.00
Householder is Some Other Race Alone	3.96
Householder is Two or More Races	3.08
Householder is Hispanic	3.77

Source: U.S. Census Bureau, Census 2010 Summary File 1.

March 15, 2016

2010 Census Profile

1177 Clarence St, St Paul, Minnesota, 55106
Ring: 5 mile radius

Prepared by Candis Nord-Sheptak
Latitude: 44.97730
Longitude: -93.04316

	2000	2010	2000-2010 Annual Rate
Population	288,907	290,250	0.05%
Households	111,257	111,786	0.05%
Housing Units	114,406	120,875	0.55%

Population by Race	Number	Percent
Total	290,250	100.0%
Population Reporting One Race	278,345	95.9%
White	172,501	59.4%
Black	42,391	14.6%
American Indian	3,053	1.1%
Asian	47,923	16.5%
Pacific Islander	155	0.1%
Some Other Race	12,322	4.2%
Population Reporting Two or More Races	11,905	4.1%
Total Hispanic Population	29,716	10.2%

Population by Sex		
Male	142,078	49.0%
Female	148,172	51.1%

Population by Age		
Total	290,250	100.0%
Age 0 - 4	23,638	8.1%
Age 5 - 9	20,615	7.1%
Age 10 - 14	19,861	6.8%
Age 15 - 19	21,487	7.4%
Age 20 - 24	22,847	7.9%
Age 25 - 29	26,176	9.0%
Age 30 - 34	20,752	7.2%
Age 35 - 39	17,970	6.2%
Age 40 - 44	17,844	6.1%
Age 45 - 49	19,620	6.8%
Age 50 - 54	19,459	6.7%
Age 55 - 59	16,927	5.8%
Age 60 - 64	13,099	4.5%
Age 65 - 69	8,697	3.0%
Age 70 - 74	6,533	2.3%
Age 75 - 79	5,508	1.9%
Age 80 - 84	4,511	1.6%
Age 85+	4,705	1.6%
Age 18+	213,058	73.4%
Age 65+	29,954	10.3%

Median Age by Sex and Race/Hispanic Origin	
Total Population	32.5
Male	31.5
Female	33.6
White Alone	41.4
Black Alone	25.1
American Indian Alone	28.8
Asian Alone	22.0
Pacific Islander Alone	28.3
Some Other Race Alone	25.3
Two or More Races	14.9
Hispanic Population	24.2

Data Note: Hispanic population can be of any race. Census 2010 medians are computed from reported data distributions.
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri converted Census 2000 data into 2010 geography.

March 15, 2016

1177 Clarence St, St Paul, Minnesota, 55106
Ring: 5 mile radius

Prepared by Candis Nord-Sheptak
Latitude: 44.97730
Longitude: -93.04316

Households by Type

Total	111,786	100.0%
Households with 1 Person	37,144	33.2%
Households with 2+ People	74,642	66.8%
Family Households	65,749	58.8%
Husband-wife Families	41,737	37.3%
With Own Children	18,483	16.5%
Other Family (No Spouse Present)	24,012	21.5%
With Own Children	14,529	13.0%
Nonfamily Households	8,893	8.0%
All Households with Children	36,450	32.6%
Multigenerational Households	4,603	4.1%
Unmarried Partner Households	9,444	8.4%
Male-female	8,542	7.6%
Same-sex	902	0.8%
Average Household Size	2.55	

Family Households by Size

Total	65,748	100.0%
2 People	25,399	38.6%
3 People	14,859	22.6%
4 People	11,912	18.1%
5 People	6,292	9.6%
6 People	3,243	4.9%
7+ People	4,043	6.1%
Average Family Size	3.33	

Nonfamily Households by Size

Total	46,036	100.0%
1 Person	37,144	80.7%
2 People	7,414	16.1%
3 People	929	2.0%
4 People	368	0.8%
5 People	110	0.2%
6 People	37	0.1%
7+ People	34	0.1%
Average Nonfamily Size	1.24	

Population by Relationship and Household Type

Total	290,250	100.0%
In Households	284,878	98.1%
In Family Households	227,599	78.4%
Householder	65,744	22.7%
Spouse	41,734	14.4%
Child	96,871	33.4%
Other relative	14,583	5.0%
Nonrelative	8,668	3.0%
In Nonfamily Households	57,278	19.7%
In Group Quarters	5,372	1.9%
Institutionalized Population	2,426	0.8%
Noninstitutionalized Population	2,947	1.0%

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. **Average family size** excludes nonrelatives.
Source: U.S. Census Bureau, Census 2010 Summary File 1.

March 15, 2016

2010 Census Profile

1177 Clarence St, St Paul, Minnesota, 55106
Ring: 5 mile radius

Prepared by Candis Nord-Sheptak
Latitude: 44.97730
Longitude: -93.04316

Family Households by Age of Householder

Total	65,749	100.0%
Householder Age 15 - 44	31,654	48.1%
Householder Age 45 - 54	14,490	22.0%
Householder Age 55 - 64	10,432	15.9%
Householder Age 65 - 74	5,189	7.9%
Householder Age 75+	3,984	6.1%

Nonfamily Households by Age of Householder

Total	46,035	100.0%
Householder Age 15 - 44	18,141	39.4%
Householder Age 45 - 54	8,578	18.6%
Householder Age 55 - 64	8,438	18.3%
Householder Age 65 - 74	4,660	10.1%
Householder Age 75+	6,218	13.5%

Households by Race of Householder

Total	111,787	100.0%
Householder is White Alone	80,155	71.7%
Householder is Black Alone	14,536	13.0%
Householder is American Indian Alone	1,039	0.9%
Householder is Asian Alone	10,438	9.3%
Householder is Pacific Islander Alone	49	0.0%
Householder is Some Other Race Alone	3,160	2.8%
Householder is Two or More Races	2,410	2.2%
Households with Hispanic Householder	7,511	6.7%

Husband-wife Families by Race of Householder

Total	41,738	100.0%
Householder is White Alone	30,791	73.8%
Householder is Black Alone	2,996	7.2%
Householder is American Indian Alone	215	0.5%
Householder is Asian Alone	5,659	13.6%
Householder is Pacific Islander Alone	16	0.0%
Householder is Some Other Race Alone	1,410	3.4%
Householder is Two or More Races	651	1.6%
Husband-wife Families with Hispanic Householder	3,094	7.4%

Other Families (No Spouse) by Race of Householder

Total	24,012	100.0%
Householder is White Alone	12,174	50.7%
Householder is Black Alone	6,392	26.6%
Householder is American Indian Alone	430	1.8%
Householder is Asian Alone	2,989	12.4%
Householder is Pacific Islander Alone	13	0.1%
Householder is Some Other Race Alone	1,059	4.4%
Householder is Two or More Races	955	4.0%
Other Families with Hispanic Householder	2,523	10.5%

Nonfamily Households by Race of Householder

Total	46,038	100.0%
Householder is White Alone	37,189	80.8%
Householder is Black Alone	5,148	11.2%
Householder is American Indian Alone	394	0.9%
Householder is Asian Alone	1,791	3.9%
Householder is Pacific Islander Alone	20	0.0%
Householder is Some Other Race Alone	692	1.5%
Householder is Two or More Races	804	1.7%
Nonfamily Households with Hispanic Householder	1,893	4.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1.

2010 Census Profile

1177 Clarence St, St Paul, Minnesota, 55106
Ring: 5 mile radius

Prepared by Candis Nord-Sheptak
Latitude: 44.97730
Longitude: -93.04316

Total Housing Units by Occupancy

Total	120,873	100.0%
Occupied Housing Units	111,786	92.5%
Vacant Housing Units		
For Rent	3,664	3.0%
Rented, not Occupied	201	0.2%
For Sale Only	1,695	1.4%
Sold, not Occupied	298	0.2%
For Seasonal/Recreational/Occasional Use	467	0.4%
For Migrant Workers	1	0.0%
Other Vacant	2,761	2.3%
Total Vacancy Rate	7.5%	

Households by Tenure and Mortgage Status

Total	111,786	100.0%
Owner Occupied	63,771	57.0%
Owned with a Mortgage/Loan	48,674	43.5%
Owned Free and Clear	15,097	13.5%
Average Household Size	2.64	
Renter Occupied	48,015	43.0%
Average Household Size	2.43	

Owner-occupied Housing Units by Race of Householder

Total	63,770	100.0%
Householder is White Alone	53,887	84.5%
Householder is Black Alone	2,949	4.6%
Householder is American Indian Alone	306	0.5%
Householder is Asian Alone	4,580	7.2%
Householder is Pacific Islander Alone	20	0.0%
Householder is Some Other Race Alone	1,162	1.8%
Householder is Two or More Races	866	1.4%
Owner-occupied Housing Units with Hispanic Householder	2,926	4.6%

Renter-occupied Housing Units by Race of Householder

Total	48,015	100.0%
Householder is White Alone	26,267	54.7%
Householder is Black Alone	11,586	24.1%
Householder is American Indian Alone	733	1.5%
Householder is Asian Alone	5,859	12.2%
Householder is Pacific Islander Alone	29	0.1%
Householder is Some Other Race Alone	1,998	4.2%
Householder is Two or More Races	1,543	3.2%
Renter-occupied Housing Units with Hispanic Householder	4,585	9.5%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.18
Householder is Black Alone	2.78
Householder is American Indian Alone	2.90
Householder is Asian Alone	4.54
Householder is Pacific Islander Alone	2.90
Householder is Some Other Race Alone	3.83
Householder is Two or More Races	2.92
Householder is Hispanic	3.55

Source: U.S. Census Bureau, Census 2010 Summary File 1.

March 15, 2016

Demographic and Income Profile

1177 Clarence St, St Paul, Minnesota, 55106
Ring: 1 mile radius

Prepared by Candis Nord-Sheptak
Latitude: 44.97730
Longitude: -93.04316

Summary	Census 2010	2015	2020
Population	23,626	24,215	25,223
Households	7,818	7,962	8,266
Families	5,181	5,244	5,424
Average Household Size	3.02	3.03	3.05
Owner Occupied Housing Units	4,162	4,235	4,366
Renter Occupied Housing Units	3,656	3,728	3,900
Median Age	27.6	27.9	28.3

Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	0.82%	0.67%	0.75%
Households	0.75%	0.73%	0.77%
Families	0.68%	0.65%	0.69%
Owner HHs	0.61%	0.71%	0.70%
Median Household Income	2.40%	3.18%	2.66%

Households by Income		2015 Number	2015 Percent	2020 Number	2020 Percent
<$15,000		1,636	20.5%	1,656	20.0%
$15,000 - $24,999		1,034	13.0%	843	10.2%
$25,000 - $34,999		885	11.1%	791	9.6%
$35,000 - $49,999		1,342	16.9%	1,300	15.7%
$50,000 - $74,999		1,501	18.9%	1,592	19.3%
$75,000 - $99,999		819	10.3%	1,051	12.7%
$100,000 - $149,999		581	7.3%	822	9.9%
$150,000 - $199,999		128	1.6%	164	2.0%
$200,000+		36	0.5%	46	0.6%
Median Household Income		$38,675		$43,547	
Average Household Income		$48,096		$54,315	
Per Capita Income		$15,941		$17,936	

Population by Age	Census 2010 Number	Census 2010 Percent	2015 Number	2015 Percent	2020 Number	2020 Percent
0 - 4	2,511	10.6%	2,549	10.5%	2,657	10.5%
5 - 9	2,120	9.0%	2,234	9.2%	2,354	9.3%
10 - 14	2,010	8.5%	1,932	8.0%	2,136	8.5%
15 - 19	2,089	8.8%	1,866	7.7%	1,800	7.1%
20 - 24	1,939	8.2%	2,319	9.6%	1,984	7.9%
25 - 34	3,985	16.9%	4,057	16.8%	4,464	17.7%
35 - 44	2,887	12.2%	2,931	12.1%	3,278	13.0%
45 - 54	2,610	11.0%	2,495	10.3%	2,441	9.7%
55 - 64	1,764	7.5%	2,030	8.4%	2,110	8.4%
65 - 74	859	3.6%	1,051	4.3%	1,269	5.0%
75 - 84	585	2.5%	497	2.1%	514	2.0%
85+	268	1.1%	255	1.1%	216	0.9%

Race and Ethnicity	Census 2010 Number	Census 2010 Percent	2015 Number	2015 Percent	2020 Number	2020 Percent
White Alone	9,915	42.0%	9,051	37.4%	8,335	33.0%
Black Alone	3,719	15.7%	3,854	15.9%	4,096	16.2%
American Indian Alone	342	1.4%	316	1.3%	296	1.2%
Asian Alone	6,961	29.5%	8,195	33.8%	9,556	37.9%
Pacific Islander Alone	17	0.1%	14	0.1%	14	0.1%
Some Other Race Alone	1,565	6.6%	1,593	6.6%	1,645	6.5%
Two or More Races	1,107	4.7%	1,193	4.9%	1,279	5.1%
Hispanic Origin (Any Race)	3,349	14.2%	3,388	14.0%	3,514	13.9%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.
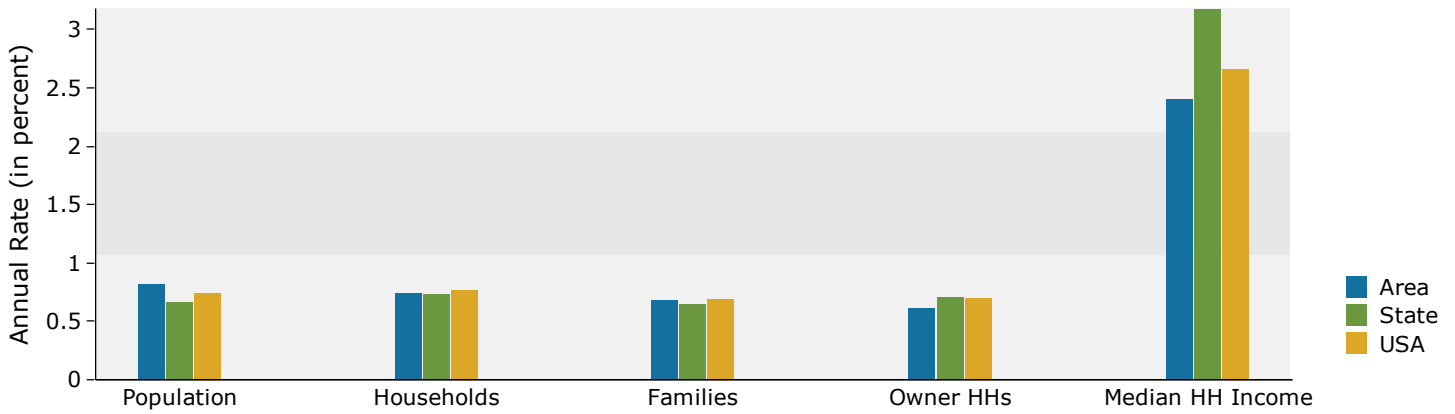
March 15, 2016

Colliers
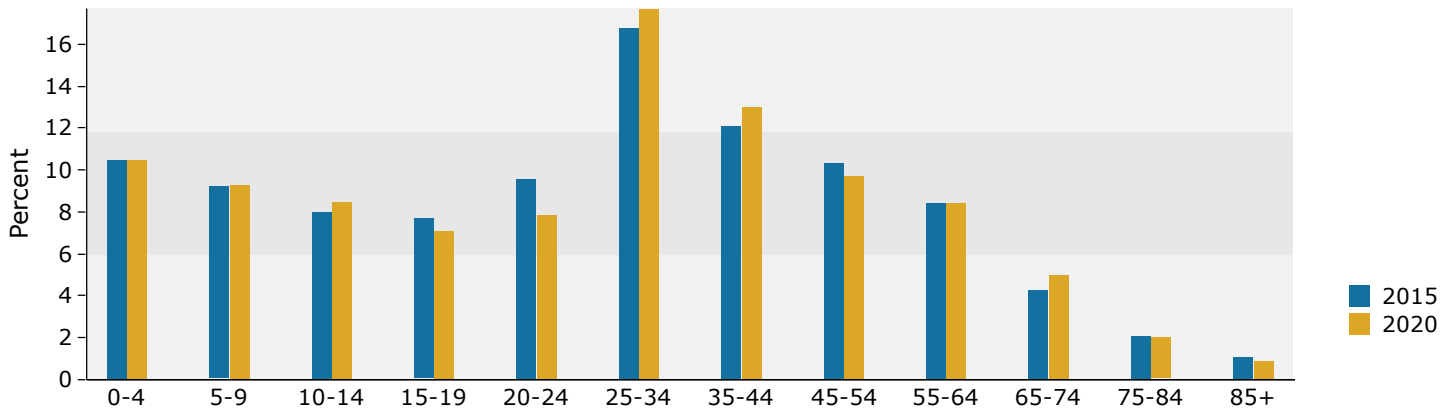INTERNATIONAL

Demographic and Income Profile

1177 Clarence St, St Paul, Minnesota, 55106
Ring: 1 mile radius

Prepared by Candis Nord-Sheptak
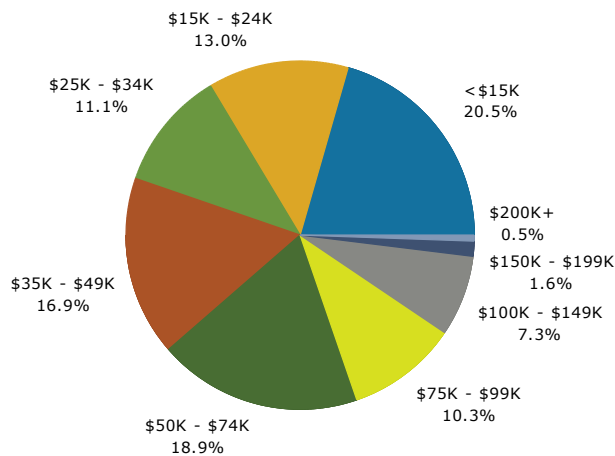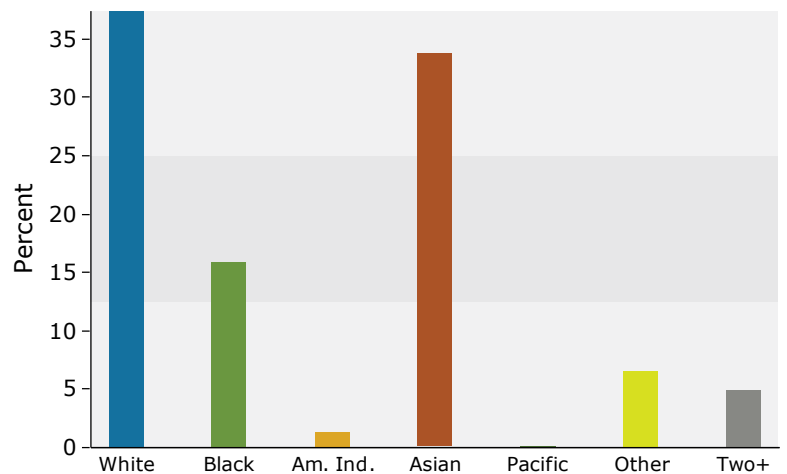Latitude: 44.97730
Longitude: -93.04316

Trends 2015-2020

Legend: Area, State, USA

Population by Age

Legend: 2015, 2020

2015 Household Income

- <$15K: 20.5%
- $15K - $24K: 13.0%
- $25K - $34K: 11.1%
- $35K - $49K: 16.9%
- $50K - $74K: 18.9%
- $75K - $99K: 10.3%
- $100K - $149K: 7.3%
- $150K - $199K: 1.6%
- $200K+: 0.5%

2015 Population by Race

2015 Percent Hispanic Origin: 14.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

Demographic and Income Profile

1177 Clarence St, St Paul, Minnesota, 55106
Ring: 3 mile radius

Prepared by Candis Nord-Sheptak
Latitude: 44.97730
Longitude: -93.04316

Summary	Census 2010	2015	2020
Population	129,247	133,075	139,104
Households	46,357	47,740	49,929
Families	28,463	29,069	30,239
Average Household Size	2.74	2.74	2.74
Owner Occupied Housing Units	25,498	26,135	27,204
Renter Occupied Housing Units	20,859	21,605	22,725
Median Age	30.2	31.0	31.5
Trends: 2015 - 2020 Annual Rate	**Area**	**State**	**National**
Population	0.89%	0.67%	0.75%
Households	0.90%	0.73%	0.77%
Families	0.79%	0.65%	0.69%
Owner HHs	0.80%	0.71%	0.70%
Median Household Income	2.89%	3.18%	2.66%

Households by Income	2015 Number	2015 Percent	2020 Number	2020 Percent
<$15,000	7,477	15.7%	7,516	15.1%
$15,000 - $24,999	5,404	11.3%	4,350	8.7%
$25,000 - $34,999	5,517	11.6%	4,916	9.8%
$35,000 - $49,999	8,086	16.9%	7,752	15.5%
$50,000 - $74,999	9,303	19.5%	9,753	19.5%
$75,000 - $99,999	5,887	12.3%	7,524	15.1%
$100,000 - $149,999	4,532	9.5%	6,142	12.3%
$150,000 - $199,999	1,087	2.3%	1,398	2.8%
$200,000+	448	0.9%	579	1.2%
Median Household Income	$43,980		$50,721	
Average Household Income	$54,972		$62,261	
Per Capita Income	$19,862		$22,479	

Population by Age	Census 2010 Number	Census 2010 Percent	2015 Number	2015 Percent	2020 Number	2020 Percent
0 - 4	11,808	9.1%	11,908	8.9%	12,447	8.9%
5 - 9	10,180	7.9%	10,644	8.0%	10,977	7.9%
10 - 14	9,793	7.6%	9,543	7.2%	10,360	7.4%
15 - 19	10,438	8.1%	9,220	6.9%	9,082	6.5%
20 - 24	10,413	8.1%	11,700	8.8%	10,264	7.4%
25 - 34	20,930	16.2%	22,163	16.7%	23,919	17.2%
35 - 44	15,767	12.2%	15,908	12.0%	18,094	13.0%
45 - 54	15,844	12.3%	14,809	11.1%	14,201	10.2%
55 - 64	11,887	9.2%	13,501	10.1%	13,949	10.0%
65 - 74	5,943	4.6%	7,583	5.7%	9,412	6.8%
75 - 84	4,073	3.2%	3,861	2.9%	4,235	3.0%
85+	2,170	1.7%	2,235	1.7%	2,163	1.6%

Race and Ethnicity	Census 2010 Number	Census 2010 Percent	2015 Number	2015 Percent	2020 Number	2020 Percent
White Alone	66,908	51.8%	62,923	47.3%	59,728	42.9%
Black Alone	18,898	14.6%	20,061	15.1%	21,894	15.7%
American Indian Alone	1,558	1.2%	1,474	1.1%	1,415	1.0%
Asian Alone	29,629	22.9%	35,514	26.7%	41,994	30.2%
Pacific Islander Alone	90	0.1%	89	0.1%	99	0.1%
Some Other Race Alone	6,550	5.1%	6,804	5.1%	7,153	5.1%
Two or More Races	5,615	4.3%	6,211	4.7%	6,821	4.9%
Hispanic Origin (Any Race)	14,952	11.6%	15,494	11.6%	16,444	11.8%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.
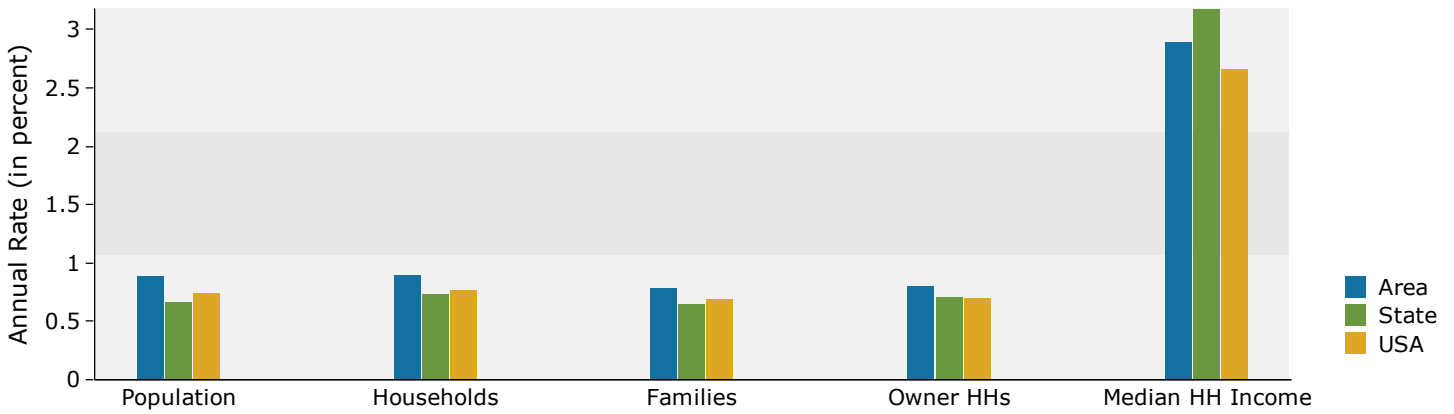
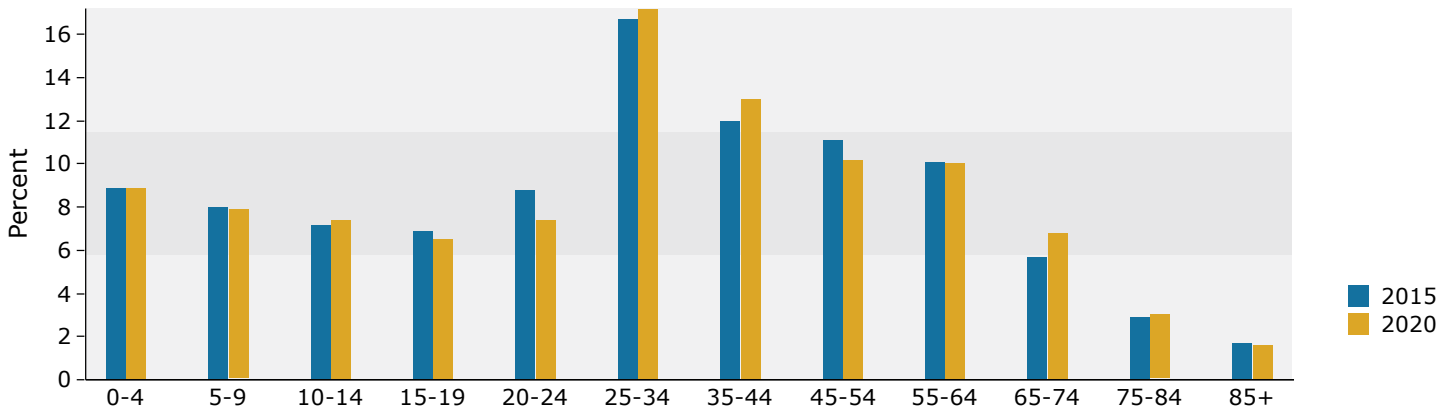March 15, 2016

Demographic and Income Profile

1177 Clarence St, St Paul, Minnesota, 55106
Ring: 3 mile radius

Prepared by Candis Nord-Sheptak
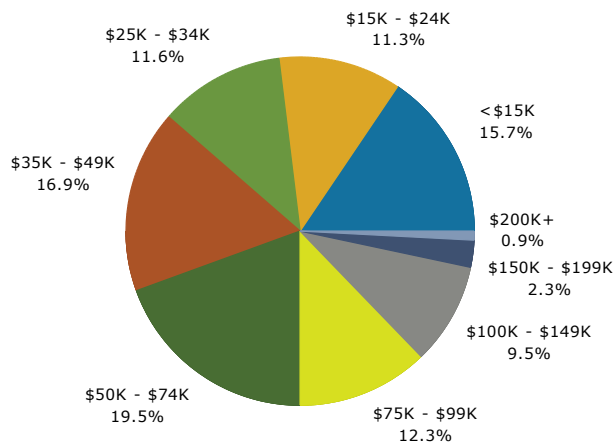Latitude: 44.97730
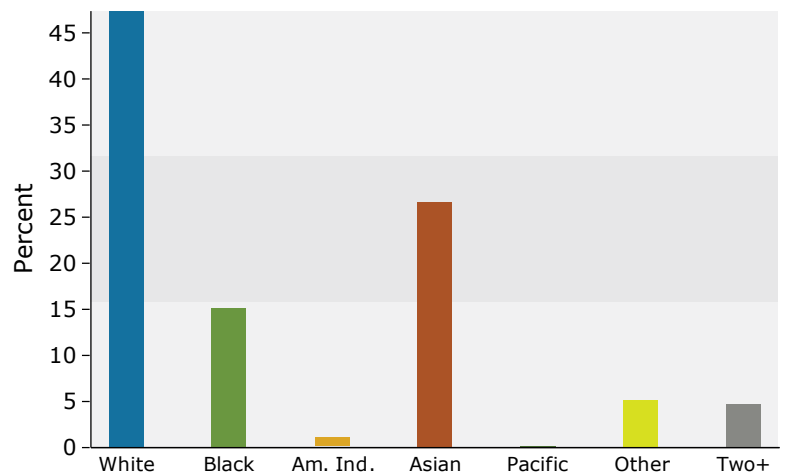Longitude: -93.04316

Trends 2015-2020

Annual Rate (in percent)

Population | Households | Families | Owner HHs | Median HH Income

Legend: Area, State, USA

Population by Age

Percent

0-4 | 5-9 | 10-14 | 15-19 | 20-24 | 25-34 | 35-44 | 45-54 | 55-64 | 65-74 | 75-84 | 85+

Legend: 2015, 2020

2015 Household Income

- $15K - $24K: 11.3%
- $25K - $34K: 11.6%
- $35K - $49K: 16.9%
- $50K - $74K: 19.5%
- $75K - $99K: 12.3%
- $100K - $149K: 9.5%
- $150K - $199K: 2.3%
- $200K+: 0.9%
- < $15K: 15.7%

2015 Population by Race

Percent

White | Black | Am. Ind. | Asian | Pacific | Other | Two+

2015 Percent Hispanic Origin: 11.6%

March 15, 2016

Demographic and Income Profile

1177 Clarence St, St Paul, Minnesota, 55106
Ring: 5 mile radius

Prepared by Candis Nord-Sheptak
Latitude: 44.97730
Longitude: -93.04316

Summary	Census 2010	2015	2020
Population	290,250	297,059	309,065
Households	111,786	115,026	119,995
Families	65,749	66,990	69,470
Average Household Size	2.55	2.54	2.53
Owner Occupied Housing Units	63,771	65,351	68,049
Renter Occupied Housing Units	48,015	49,675	51,946
Median Age	32.5	33.3	34.1

Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	0.80%	0.67%	0.75%
Households	0.85%	0.73%	0.77%
Families	0.73%	0.65%	0.69%
Owner HHs	0.81%	0.71%	0.70%
Median Household Income	2.86%	3.18%	2.66%

		2015		2020	
Households by Income		Number	Percent	Number	Percent
<$15,000		16,452	14.3%	16,330	13.6%
$15,000 - $24,999		12,164	10.6%	9,646	8.0%
$25,000 - $34,999		13,318	11.6%	11,744	9.8%
$35,000 - $49,999		18,245	15.9%	17,240	14.4%
$50,000 - $74,999		20,875	18.1%	21,400	17.8%
$75,000 - $99,999		14,681	12.8%	18,549	15.5%
$100,000 - $149,999		13,101	11.4%	17,207	14.3%
$150,000 - $199,999		3,995	3.5%	5,124	4.3%
$200,000+		2,195	1.9%	2,756	2.3%
Median Household Income		$47,138		$54,269	
Average Household Income		$61,196		$69,619	
Per Capita Income		$23,870		$27,201	

	Census 2010		2015		2020	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	23,638	8.1%	23,289	7.8%	24,168	7.8%
5 - 9	20,615	7.1%	21,552	7.3%	21,743	7.0%
10 - 14	19,861	6.8%	19,537	6.6%	21,171	6.9%
15 - 19	21,487	7.4%	18,930	6.4%	18,843	6.1%
20 - 24	22,847	7.9%	24,074	8.1%	21,368	6.9%
25 - 34	46,928	16.2%	49,460	16.6%	51,620	16.7%
35 - 44	35,814	12.3%	36,005	12.1%	41,430	13.4%
45 - 54	39,079	13.5%	35,744	12.0%	33,151	10.7%
55 - 64	30,026	10.3%	33,983	11.4%	35,066	11.3%
65 - 74	15,230	5.2%	19,639	6.6%	24,454	7.9%
75 - 84	10,019	3.5%	9,804	3.3%	10,977	3.6%
85+	4,705	1.6%	5,041	1.7%	5,074	1.6%

	Census 2010		2015		2020	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	172,501	59.4%	165,054	55.6%	159,396	51.6%
Black Alone	42,391	14.6%	45,469	15.3%	50,343	16.3%
American Indian Alone	3,053	1.1%	2,932	1.0%	2,865	0.9%
Asian Alone	47,923	16.5%	57,245	19.3%	67,702	21.9%
Pacific Islander Alone	155	0.1%	171	0.1%	199	0.1%
Some Other Race Alone	12,322	4.2%	12,936	4.4%	13,822	4.5%
Two or More Races	11,905	4.1%	13,252	4.5%	14,737	4.8%
Hispanic Origin (Any Race)	29,716	10.2%	31,262	10.5%	33,843	11.0%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.
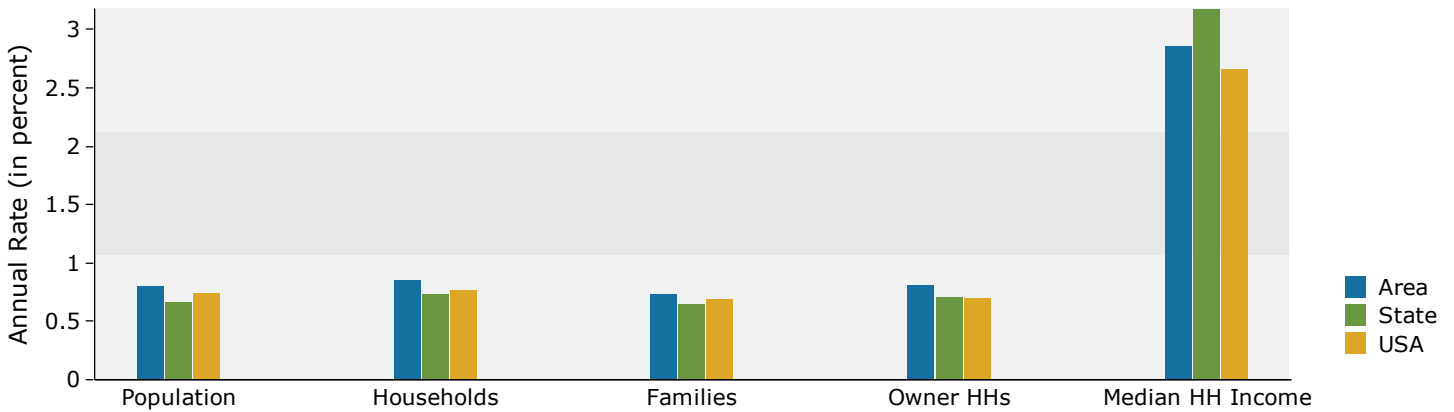
March 15, 2016

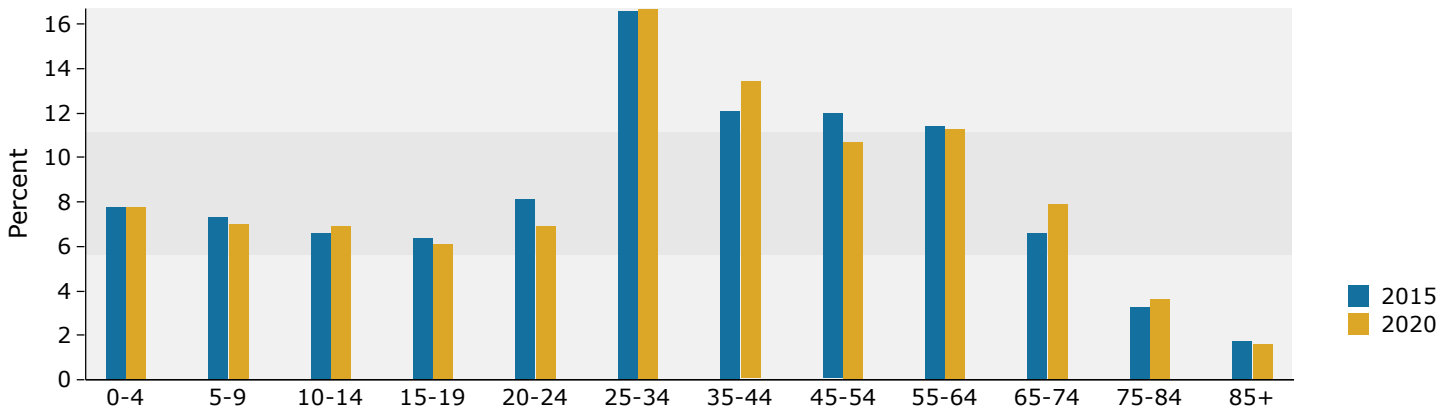# Demographic and Income Profile

1177 Clarence St, St Paul, Minnesota, 55106

Ring: 5 mile radius

Prepared by Candis Nord-Sheptak
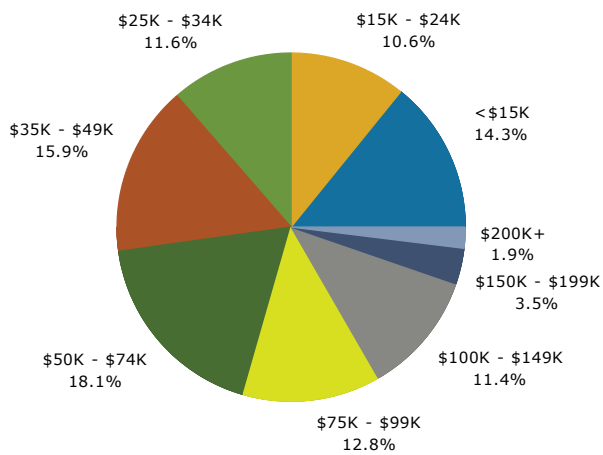
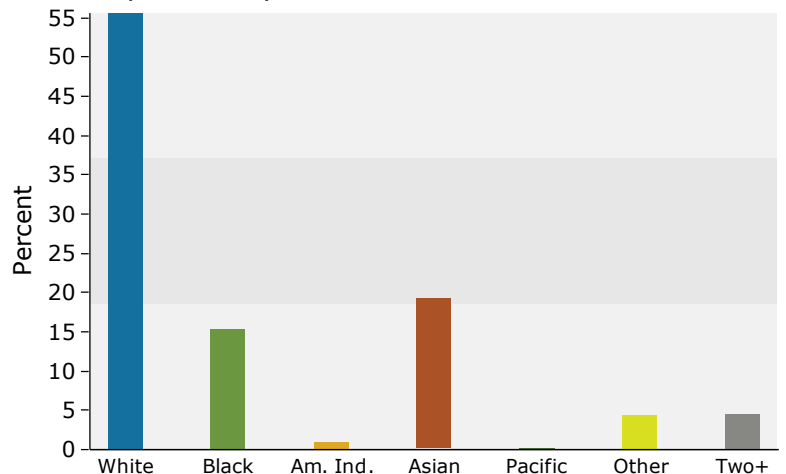Latitude: 44.97730

Longitude: -93.04316

Trends 2015-2020

Legend: Area, State, USA

Population by Age

Legend: 2015, 2020

2015 Household Income

- $15K - $24K 10.6%
- $25K - $34K 11.6%
- $35K - $49K 15.9%
- $50K - $74K 18.1%
- $75K - $99K 12.8%
- $100K - $149K 11.4%
- $150K - $199K 3.5%
- $200K+ 1.9%
- <$15K 14.3%

2015 Population by Race

White, Black, Am. Ind., Asian, Pacific, Other, Two+

2015 Percent Hispanic Origin: 10.5%

March 15, 2016

Market Profile

1177 Clarence St, St Paul, Minnesota, 55106
Rings: 1, 3, 5 mile radii

Prepared by Candis Nord-Sheptak
Latitude: 44.97730
Longitude: -93.04316

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	23,415	128,104	288,907
2010 Total Population	23,626	129,247	290,250
2015 Total Population	24,215	133,075	297,059
2015 Group Quarters	52	2,206	5,247
2020 Total Population	25,223	139,104	309,065
2015-2020 Annual Rate	0.82%	0.89%	0.80%
Household Summary			
2000 Households	8,192	46,892	111,257
2000 Average Household Size	2.85	2.69	2.55
2010 Households	7,818	46,357	111,786
2010 Average Household Size	3.02	2.74	2.55
2015 Households	7,962	47,740	115,026
2015 Average Household Size	3.03	2.74	2.54
2020 Households	8,266	49,929	119,995
2020 Average Household Size	3.05	2.74	2.53
2015-2020 Annual Rate	0.75%	0.90%	0.85%
2010 Families	5,181	28,463	65,749
2010 Average Family Size	3.73	3.53	3.33
2015 Families	5,244	29,069	66,990
2015 Average Family Size	3.76	3.54	3.33
2020 Families	5,424	30,239	69,470
2020 Average Family Size	3.78	3.55	3.33
2015-2020 Annual Rate	0.68%	0.79%	0.73%
Housing Unit Summary			
2000 Housing Units	8,407	48,147	114,406
Owner Occupied Housing Units	56.5%	58.2%	58.6%
Renter Occupied Housing Units	40.9%	39.2%	38.6%
Vacant Housing Units	2.6%	2.6%	2.8%
2010 Housing Units	8,599	50,507	120,875
Owner Occupied Housing Units	48.4%	50.5%	52.8%
Renter Occupied Housing Units	42.5%	41.3%	39.7%
Vacant Housing Units	9.1%	8.2%	7.5%
2015 Housing Units	8,787	51,990	124,343
Owner Occupied Housing Units	48.2%	50.3%	52.6%
Renter Occupied Housing Units	42.4%	41.6%	39.9%
Vacant Housing Units	9.4%	8.2%	7.5%
2020 Housing Units	9,130	54,223	129,562
Owner Occupied Housing Units	47.8%	50.2%	52.5%
Renter Occupied Housing Units	42.7%	41.9%	40.1%
Vacant Housing Units	9.5%	7.9%	7.4%
Median Household Income			
2015	$38,675	$43,980	$47,138
2020	$43,547	$50,721	$54,269
Median Home Value			
2015	$144,368	$154,238	$174,603
2020	$166,896	$178,273	$208,190
Per Capita Income			
2015	$15,941	$19,862	$23,870
2020	$17,936	$22,479	$27,201
Median Age			
2010	27.6	30.2	32.5
2015	27.9	31.0	33.3
2020	28.3	31.5	34.1

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.

March 15, 2016

Market Profile

1177 Clarence St, St Paul, Minnesota, 55106
Rings: 1, 3, 5 mile radii

Prepared by Candis Nord-Sheptak
Latitude: 44.97730
Longitude: -93.04316

	1 mile	3 miles	5 miles
2015 Households by Income			
Household Income Base	7,962	47,740	115,026
<$15,000	20.5%	15.7%	14.3%
$15,000 - $24,999	13.0%	11.3%	10.6%
$25,000 - $34,999	11.1%	11.6%	11.6%
$35,000 - $49,999	16.9%	16.9%	15.9%
$50,000 - $74,999	18.9%	19.5%	18.1%
$75,000 - $99,999	10.3%	12.3%	12.8%
$100,000 - $149,999	7.3%	9.5%	11.4%
$150,000 - $199,999	1.6%	2.3%	3.5%
$200,000+	0.5%	0.9%	1.9%
Average Household Income	$48,096	$54,972	$61,196
2020 Households by Income			
Household Income Base	8,266	49,929	119,995
<$15,000	20.0%	15.1%	13.6%
$15,000 - $24,999	10.2%	8.7%	8.0%
$25,000 - $34,999	9.6%	9.8%	9.8%
$35,000 - $49,999	15.7%	15.5%	14.4%
$50,000 - $74,999	19.3%	19.5%	17.8%
$75,000 - $99,999	12.7%	15.1%	15.5%
$100,000 - $149,999	9.9%	12.3%	14.3%
$150,000 - $199,999	2.0%	2.8%	4.3%
$200,000+	0.6%	1.2%	2.3%
Average Household Income	$54,315	$62,261	$69,619
2015 Owner Occupied Housing Units by Value			
Total	4,235	26,131	65,347
<$50,000	1.3%	3.3%	2.7%
$50,000 - $99,999	11.6%	10.7%	8.7%
$100,000 - $149,999	41.8%	33.2%	23.6%
$150,000 - $199,999	33.6%	32.4%	30.5%
$200,000 - $249,999	6.4%	11.1%	17.8%
$250,000 - $299,999	1.8%	4.0%	8.0%
$300,000 - $399,999	1.2%	2.5%	4.5%
$400,000 - $499,999	0.2%	0.6%	1.4%
$500,000 - $749,999	1.4%	0.9%	1.3%
$750,000 - $999,999	0.2%	0.2%	0.3%
$1,000,000 +	0.6%	1.0%	1.2%
Average Home Value	$161,954	$173,928	$199,786
2020 Owner Occupied Housing Units by Value			
Total	4,366	27,200	68,045
<$50,000	1.4%	3.2%	2.3%
$50,000 - $99,999	11.4%	10.5%	7.8%
$100,000 - $149,999	26.2%	20.1%	13.0%
$150,000 - $199,999	32.5%	28.6%	23.7%
$200,000 - $249,999	10.1%	14.7%	19.9%
$250,000 - $299,999	4.4%	7.3%	12.6%
$300,000 - $399,999	4.1%	6.3%	9.7%
$400,000 - $499,999	1.9%	2.9%	4.4%
$500,000 - $749,999	6.7%	4.1%	4.1%
$750,000 - $999,999	0.7%	1.1%	1.2%
$1,000,000 +	0.6%	1.1%	1.4%
Average Home Value	$212,085	$221,512	$250,909

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.

March 15, 2016

Market Profile

1177 Clarence St, St Paul, Minnesota, 55106
Rings: 1, 3, 5 mile radii

Prepared by Candis Nord-Sheptak
Latitude: 44.97730
Longitude: -93.04316

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	23,627	129,248	290,250
0 - 4	10.6%	9.1%	8.1%
5 - 9	9.0%	7.9%	7.1%
10 - 14	8.5%	7.6%	6.8%
15 - 24	17.0%	16.1%	15.3%
25 - 34	16.9%	16.2%	16.2%
35 - 44	12.2%	12.2%	12.3%
45 - 54	11.0%	12.3%	13.5%
55 - 64	7.5%	9.2%	10.3%
65 - 74	3.6%	4.6%	5.2%
75 - 84	2.5%	3.2%	3.5%
85 +	1.1%	1.7%	1.6%
18 +	66.5%	70.5%	73.4%
2015 Population by Age			
Total	24,216	133,075	297,058
0 - 4	10.5%	8.9%	7.8%
5 - 9	9.2%	8.0%	7.3%
10 - 14	8.0%	7.2%	6.6%
15 - 24	17.3%	15.7%	14.5%
25 - 34	16.8%	16.7%	16.6%
35 - 44	12.1%	12.0%	12.1%
45 - 54	10.3%	11.1%	12.0%
55 - 64	8.4%	10.1%	11.4%
65 - 74	4.3%	5.7%	6.6%
75 - 84	2.1%	2.9%	3.3%
85 +	1.1%	1.7%	1.7%
18 +	67.6%	71.7%	74.5%
2020 Population by Age			
Total	25,223	139,103	309,065
0 - 4	10.5%	8.9%	7.8%
5 - 9	9.3%	7.9%	7.0%
10 - 14	8.5%	7.4%	6.9%
15 - 24	15.0%	13.9%	13.0%
25 - 34	17.7%	17.2%	16.7%
35 - 44	13.0%	13.0%	13.4%
45 - 54	9.7%	10.2%	10.7%
55 - 64	8.4%	10.0%	11.3%
65 - 74	5.0%	6.8%	7.9%
75 - 84	2.0%	3.0%	3.6%
85 +	0.9%	1.6%	1.6%
18 +	67.4%	71.8%	74.6%
2010 Population by Sex			
Males	11,598	63,968	142,078
Females	12,028	65,279	148,172
2015 Population by Sex			
Males	11,956	66,063	145,838
Females	12,259	67,012	151,221
2020 Population by Sex			
Males	12,480	69,131	152,026
Females	12,743	69,973	157,039

Market Profile

1177 Clarence St, St Paul, Minnesota, 55106
Rings: 1, 3, 5 mile radii

Prepared by Candis Nord-Sheptak
Latitude: 44.97730
Longitude: -93.04316

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	23,626	129,248	290,250
White Alone	42.0%	51.8%	59.4%
Black Alone	15.7%	14.6%	14.6%
American Indian Alone	1.4%	1.2%	1.1%
Asian Alone	29.5%	22.9%	16.5%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	6.6%	5.1%	4.2%
Two or More Races	4.7%	4.3%	4.1%
Hispanic Origin	14.2%	11.6%	10.2%
Diversity Index	78.2	72.8	67.2
2015 Population by Race/Ethnicity			
Total	24,216	133,076	297,059
White Alone	37.4%	47.3%	55.6%
Black Alone	15.9%	15.1%	15.3%
American Indian Alone	1.3%	1.1%	1.0%
Asian Alone	33.8%	26.7%	19.3%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	6.6%	5.1%	4.4%
Two or More Races	4.9%	4.7%	4.5%
Hispanic Origin	14.0%	11.6%	10.5%
Diversity Index	78.8	74.8	70.0
2020 Population by Race/Ethnicity			
Total	25,221	139,104	309,064
White Alone	33.0%	42.9%	51.6%
Black Alone	16.2%	15.7%	16.3%
American Indian Alone	1.2%	1.0%	0.9%
Asian Alone	37.9%	30.2%	21.9%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	6.5%	5.1%	4.5%
Two or More Races	5.1%	4.9%	4.8%
Hispanic Origin	13.9%	11.8%	10.9%
Diversity Index	78.8	76.2	72.6
2010 Population by Relationship and Household Type			
Total	23,626	129,247	290,250
In Households	99.8%	98.2%	98.1%
In Family Households	85.5%	81.0%	78.4%
Householder	22.0%	22.0%	22.7%
Spouse	12.3%	13.2%	14.4%
Child	40.3%	36.3%	33.4%
Other relative	7.1%	6.2%	5.0%
Nonrelative	3.8%	3.4%	3.0%
In Nonfamily Households	14.2%	17.2%	19.7%
In Group Quarters	0.2%	1.8%	1.9%
Institutionalized Population	0.0%	0.9%	0.8%
Noninstitutionalized Population	0.2%	0.9%	1.0%

March 15, 2016

Market Profile

1177 Clarence St, St Paul, Minnesota, 55106
Rings: 1, 3, 5 mile radii

Prepared by Candis Nord-Sheptak
Latitude: 44.97730
Longitude: -93.04316

	1 mile	3 miles	5 miles
2015 Population 25+ by Educational Attainment			
Total	13,316	80,060	189,679
Less than 9th Grade	12.4%	9.8%	7.4%
9th - 12th Grade, No Diploma	9.2%	8.2%	6.5%
High School Graduate	25.2%	24.9%	23.0%
GED/Alternative Credential	3.9%	4.5%	3.9%
Some College, No Degree	19.5%	20.9%	21.2%
Associate Degree	8.5%	8.3%	8.7%
Bachelor's Degree	14.6%	16.3%	19.8%
Graduate/Professional Degree	6.7%	7.1%	9.5%
2015 Population 15+ by Marital Status			
Total	17,501	100,980	232,680
Never Married	41.7%	41.6%	40.7%
Married	43.7%	42.4%	42.6%
Widowed	3.8%	4.9%	5.1%
Divorced	10.8%	11.2%	11.6%
2015 Civilian Population 16+ in Labor Force			
Civilian Employed	92.7%	93.3%	94.0%
Civilian Unemployed	7.4%	6.7%	6.0%
2015 Employed Population 16+ by Industry			
Total	10,183	59,755	142,293
Agriculture/Mining	1.9%	1.2%	0.9%
Construction	2.6%	4.5%	4.1%
Manufacturing	15.7%	14.1%	12.6%
Wholesale Trade	3.2%	2.3%	2.3%
Retail Trade	11.4%	11.3%	11.8%
Transportation/Utilities	3.3%	4.4%	4.6%
Information	2.3%	2.6%	2.5%
Finance/Insurance/Real Estate	5.6%	7.3%	8.2%
Services	50.4%	47.6%	48.3%
Public Administration	3.7%	4.9%	4.8%
2015 Employed Population 16+ by Occupation			
Total	10,183	59,755	142,292
White Collar	45.1%	53.3%	59.4%
Management/Business/Financial	7.7%	10.2%	12.9%
Professional	16.2%	18.6%	21.2%
Sales	9.4%	9.6%	10.3%
Administrative Support	11.8%	14.9%	15.1%
Services	25.3%	21.9%	19.9%
Blue Collar	29.5%	24.8%	20.7%
Farming/Forestry/Fishing	1.3%	0.9%	0.6%
Construction/Extraction	2.6%	4.2%	3.8%
Installation/Maintenance/Repair	4.5%	3.1%	2.7%
Production	13.4%	10.1%	7.9%
Transportation/Material Moving	7.8%	6.4%	5.7%

1177 Clarence St, St Paul, Minnesota, 55106
Rings: 1, 3, 5 mile radii

Prepared by Candis Nord-Sheptak
Latitude: 44.97730
Longitude: -93.04316

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	7,819	46,357	111,786
Households with 1 Person	26.7%	31.1%	33.2%
Households with 2+ People	73.3%	68.9%	66.8%
Family Households	66.3%	61.4%	58.8%
Husband-wife Families	36.9%	36.7%	37.3%
With Related Children	21.5%	18.6%	17.5%
Other Family (No Spouse Present)	29.4%	24.7%	21.5%
Other Family with Male Householder	6.8%	6.4%	5.4%
With Related Children	4.4%	3.9%	3.2%
Other Family with Female Householder	22.6%	18.3%	16.1%
With Related Children	17.2%	13.5%	11.5%
Nonfamily Households	7.0%	7.5%	8.0%
All Households with Children	43.5%	36.4%	32.6%
Multigenerational Households	6.1%	5.2%	4.1%
Unmarried Partner Households	9.8%	9.1%	8.4%
Male-female	9.0%	8.3%	7.6%
Same-sex	0.8%	0.8%	0.8%
2010 Households by Size			
Total	7,818	46,358	111,784
1 Person Household	26.7%	31.1%	33.2%
2 Person Household	26.4%	27.7%	29.4%
3 Person Household	14.9%	14.3%	14.1%
4 Person Household	12.4%	11.4%	11.0%
5 Person Household	7.9%	6.5%	5.7%
6 Person Household	4.8%	3.8%	2.9%
7 + Person Household	6.9%	5.2%	3.6%
2010 Households by Tenure and Mortgage Status			
Total	7,818	46,357	111,786
Owner Occupied	53.2%	55.0%	57.0%
Owned with a Mortgage/Loan	42.5%	42.2%	43.5%
Owned Free and Clear	10.7%	12.8%	13.5%
Renter Occupied	46.8%	45.0%	43.0%

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.

March 15, 2016

Market Profile

1177 Clarence St, St Paul, Minnesota, 55106
Rings: 1, 3, 5 mile radii

Prepared by Candis Nord-Sheptak
Latitude: 44.97730
Longitude: -93.04316

		1 mile	3 miles	5 miles
Top 3 Tapestry Segments				
	1.	Metro Fusion (11C)	Metro Fusion (11C)	Parks and Rec (5C)
	2.	Front Porches (8E)	Parks and Rec (5C)	Front Porches (8E)
	3.	Rustbelt Traditions (5D)	Front Porches (8E)	Bright Young Professionals
2015 Consumer Spending				
Apparel & Services: Total $		$12,458,728	$84,424,456	$224,427,836
Average Spent		$1,564.77	$1,768.42	$1,951.11
Spending Potential Index		68	76	84
Computers & Accessories: Total $		$1,388,744	$9,376,575	$25,168,274
Average Spent		$174.42	$196.41	$218.81
Spending Potential Index		67	75	84
Education: Total $		$7,984,781	$55,617,735	$149,514,408
Average Spent		$1,002.86	$1,165.01	$1,299.83
Spending Potential Index		66	76	85
Entertainment/Recreation: Total $		$16,507,761	$113,538,963	$305,816,185
Average Spent		$2,073.32	$2,378.28	$2,658.67
Spending Potential Index		63	72	80
Food at Home: Total $		$27,670,340	$188,423,509	$500,141,590
Average Spent		$3,475.30	$3,946.87	$4,348.07
Spending Potential Index		67	76	83
Food Away from Home: Total $		$17,361,466	$118,064,047	$315,279,897
Average Spent		$2,180.54	$2,473.06	$2,740.94
Spending Potential Index		66	75	83
Health Care: Total $		$22,683,084	$158,162,034	$427,164,143
Average Spent		$2,848.92	$3,312.99	$3,713.63
Spending Potential Index		60	70	78
HH Furnishings & Equipment: Total $		$9,384,077	$63,887,472	$171,710,476
Average Spent		$1,178.61	$1,338.24	$1,492.80
Spending Potential Index		64	73	81
Investments: Total $		$12,094,812	$80,306,611	$223,678,229
Average Spent		$1,519.07	$1,682.17	$1,944.59
Spending Potential Index		55	61	71
Retail Goods: Total $		$128,990,821	$881,020,975	$2,361,457,595
Average Spent		$16,200.81	$18,454.57	$20,529.77
Spending Potential Index		64	72	81
Shelter: Total $		$89,214,199	$608,538,886	$1,622,143,153
Average Spent		$11,205.00	$12,746.94	$14,102.40
Spending Potential Index		68	77	86
TV/Video/Audio: Total $		$6,899,998	$47,166,716	$125,615,446
Average Spent		$866.62	$987.99	$1,092.06
Spending Potential Index		66	76	83
Travel: Total $		$9,452,244	$65,490,946	$178,367,395
Average Spent		$1,187.17	$1,371.83	$1,550.67
Spending Potential Index		61	70	79
Vehicle Maintenance & Repairs: Total $		$5,762,305	$39,150,816	$105,054,087
Average Spent		$723.73	$820.08	$913.31
Spending Potential Index		65	73	82

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.

March 15, 2016