

Site Map

678 Snelling Ave N, St Paul, Minnesota, 55104 2

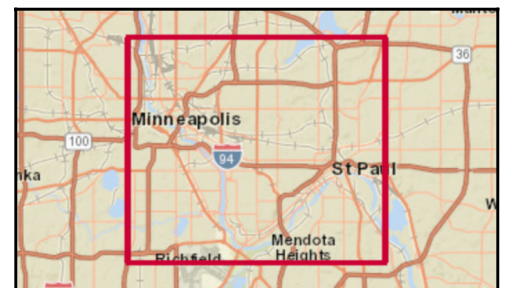
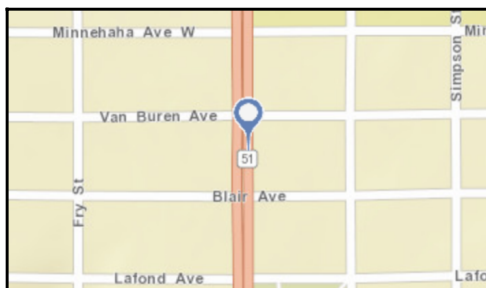
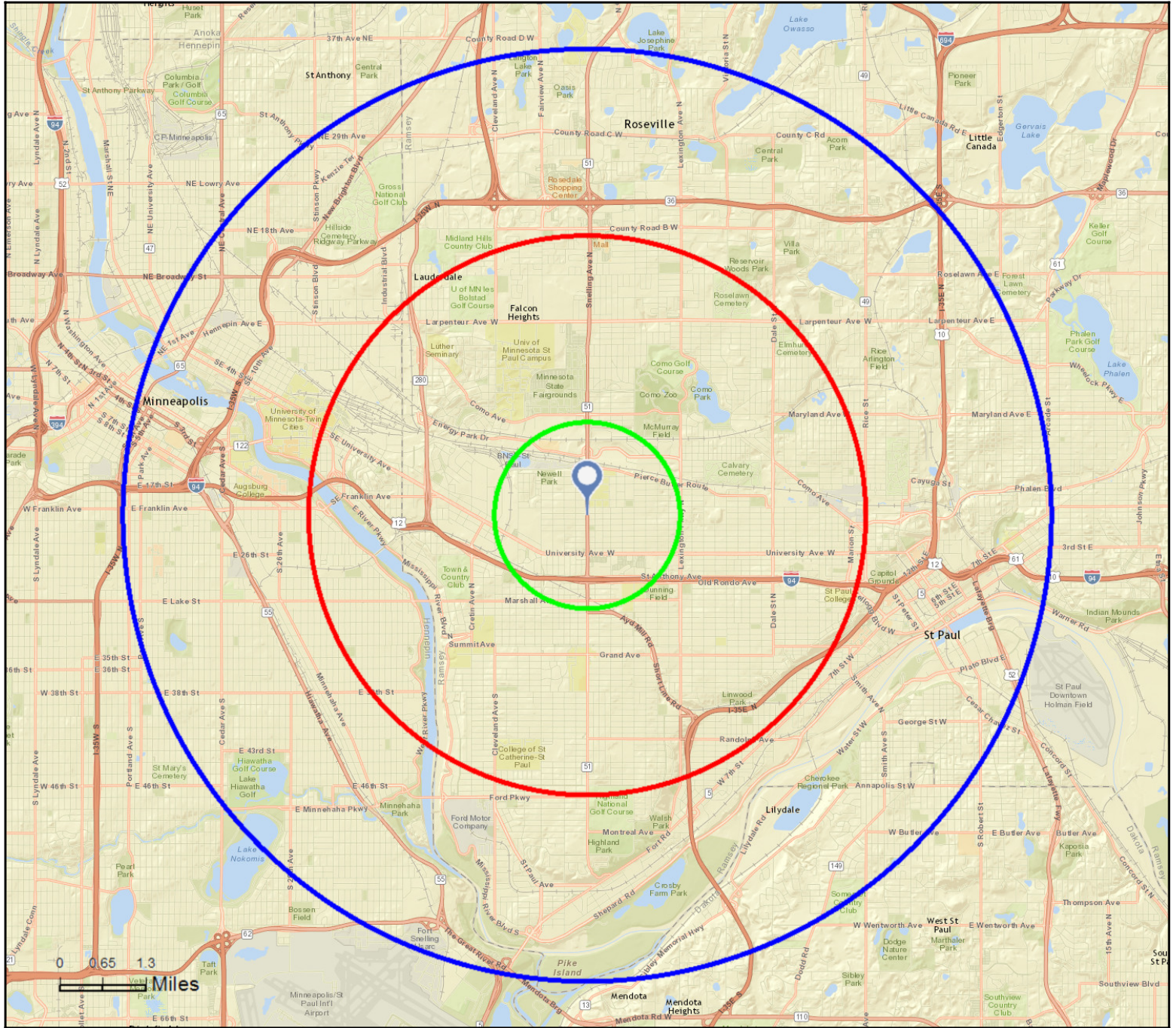
678 Snelling Ave N, St Paul, Minnesota, 55104

Rings: 1, 3, 5 mile radii

Colliers International

Latitude: 44.96156

Longitude: -93.16692



Executive Summary

678 Snelling Ave N, St Paul, Minnesota, 55104 2
678 Snelling Ave N, St Paul, Minnesota, 55104
Rings: 1, 3, 5 mile radii

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Latitude: 44.96156
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	1 mile	3 miles	5 miles
Population			
2000 Population	17,930	162,778	400,508
2010 Population	17,287	160,335	404,485
2016 Population	17,707	165,951	425,872
2021 Population	18,373	173,052	446,990
2000-2010 Annual Rate	-0.36%	-0.15%	0.10%
2010-2016 Annual Rate	0.38%	0.55%	0.83%
2016-2021 Annual Rate	0.74%	0.84%	0.97%
2016 Male Population	49.3%	48.5%	49.4%
2016 Female Population	50.7%	51.5%	50.6%
2016 Median Age	31.4	32.9	32.6

In the identified area, the current year population is 425,872. In 2010, the Census count in the area was 404,485. The rate of change since 2010 was 0.83% annually. The five-year projection for the population in the area is 446,990 representing a change of 0.97% annually from 2016 to 2021. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 31.4, compared to U.S. median age of 38.0.

Race and Ethnicity

2016 White Alone	63.4%	68.0%	62.4%
2016 Black Alone	20.7%	13.7%	15.9%
2016 American Indian/Alaska Native Alone	1.1%	0.8%	1.6%
2016 Asian Alone	7.1%	11.5%	11.5%
2016 Pacific Islander Alone	0.1%	0.0%	0.0%
2016 Other Race	2.7%	2.0%	4.4%
2016 Two or More Races	5.0%	4.0%	4.3%
2016 Hispanic Origin (Any Race)	6.8%	5.3%	9.5%

Persons of Hispanic origin represent 9.5% of the population in the identified area compared to 17.9% 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 64.6 in the identified area, compared to 63.5 for the U.S. as a whole.

Households

2000 Households	7,465	66,027	162,600
2010 Households	7,307	65,649	164,866
2016 Total Households	7,491	67,810	173,193
2021 Total Households	7,780	70,679	181,931
2000-2010 Annual Rate	-0.21%	-0.06%	0.14%
2010-2016 Annual Rate	0.40%	0.52%	0.79%
2016-2021 Annual Rate	0.76%	0.83%	0.99%
2016 Average Household Size	2.17	2.31	2.31

The household count in this area has changed from 164,866 in 2010 to 173,193 in the current year, a change of 0.79% annually. The five-year projection of households is 181,931, a change of 0.99% annually from the current year total. Average household size is currently 2.31, compared to 2.30 in the year 2010. The number of families in the current year is 82,990 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

September 20, 2016



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Median Household Income			
2016 Median Household Income	\$42,579	\$54,599	\$48,209
2021 Median Household Income	\$41,905	\$56,342	\$47,278
2016-2021 Annual Rate	-0.32%	0.63%	-0.39%
Average Household Income			
2016 Average Household Income	\$56,884	\$80,703	\$71,397
2021 Average Household Income	\$60,802	\$87,745	\$77,134
2016-2021 Annual Rate	1.34%	1.69%	1.56%
Per Capita Income			
2016 Per Capita Income	\$25,129	\$33,854	\$29,881
2021 Per Capita Income	\$26,767	\$36,681	\$32,197
2016-2021 Annual Rate	1.27%	1.62%	1.50%

Households by Income

Current median household income is \$48,209 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$47,278 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$71,397 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$77,134 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$29,881 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$32,197 in five years, compared to \$32,025 for all U.S. households

Housing			
2000 Total Housing Units	7,759	67,863	167,986
2000 Owner Occupied Housing Units	3,678	38,082	86,057
2000 Renter Occupied Housing Units	3,786	27,945	76,543
2000 Vacant Housing Units	295	1,836	5,386
2010 Total Housing Units	7,815	70,002	178,323
2010 Owner Occupied Housing Units	3,235	35,942	83,366
2010 Renter Occupied Housing Units	4,072	29,707	81,500
2010 Vacant Housing Units	508	4,353	13,457
2016 Total Housing Units	8,102	72,721	187,468
2016 Owner Occupied Housing Units	3,272	36,403	85,427
2016 Renter Occupied Housing Units	4,219	31,406	87,766
2016 Vacant Housing Units	611	4,911	14,275
2021 Total Housing Units	8,425	75,826	196,744
2021 Owner Occupied Housing Units	3,412	37,827	89,247
2021 Renter Occupied Housing Units	4,368	32,852	92,684
2021 Vacant Housing Units	645	5,147	14,813

Currently, 45.6% of the 187,468 housing units in the area are owner occupied; 46.8%, renter occupied; and 7.6% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 178,323 housing units in the area - 46.7% owner occupied, 45.7% renter occupied, and 7.5% vacant. The annual rate of change in housing units since 2010 is 2.25%. Median home value in the area is \$218,285, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 2.63% annually to \$248,575.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

September 20, 2016



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	2000	2010	2000-2010 Annual Rate
Population	17,930	17,287	-0.36%
Households	7,465	7,307	-0.21%
Housing Units	7,759	7,815	0.07%
Population by Race			
Total		17,287	100.0%
Population Reporting One Race		16,540	95.7%
White		11,752	68.0%
Black		3,261	18.9%
American Indian		182	1.1%
Asian		913	5.3%
Pacific Islander		19	0.1%
Some Other Race		413	2.4%
Population Reporting Two or More Races		747	4.3%
Total Hispanic Population		1,066	6.2%
Population by Sex			
Male		8,511	49.2%
Female		8,776	50.8%
Population by Age			
Total		17,286	100.0%
Age 0 - 4		1,124	6.5%
Age 5 - 9		862	5.0%
Age 10 - 14		738	4.3%
Age 15 - 19		1,410	8.2%
Age 20 - 24		2,605	15.1%
Age 25 - 29		1,880	10.9%
Age 30 - 34		1,396	8.1%
Age 35 - 39		1,161	6.7%
Age 40 - 44		1,044	6.0%
Age 45 - 49		1,055	6.1%
Age 50 - 54		1,042	6.0%
Age 55 - 59		888	5.1%
Age 60 - 64		644	3.7%
Age 65 - 69		397	2.3%
Age 70 - 74		314	1.8%
Age 75 - 79		236	1.4%
Age 80 - 84		208	1.2%
Age 85+		284	1.6%
Age 18+		14,115	81.7%
Age 65+		1,439	8.3%

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.



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Households by Type

Total	7,307	100.0%
Households with 1 Person	2,965	40.6%
Households with 2+ People	4,342	59.4%
Family Households	3,278	44.9%
Husband-wife Families	2,038	27.9%
With Own Children	938	12.8%
Other Family (No Spouse Present)	1,240	17.0%
With Own Children	685	9.4%
Nonfamily Households	1,064	14.6%
All Households with Children	1,760	24.1%
Multigenerational Households	131	1.8%
Unmarried Partner Households	602	8.2%
Male-female	509	7.0%
Same-sex	93	1.3%
Average Household Size	2.17	

Family Households by Size

Total	3,278	100.0%
2 People	1,403	42.8%
3 People	865	26.4%
4 People	594	18.1%
5 People	257	7.8%
6 People	86	2.6%
7+ People	73	2.2%
Average Family Size	2.99	

Nonfamily Households by Size

Total	4,028	100.0%
1 Person	2,965	73.6%
2 People	747	18.5%
3 People	173	4.3%
4 People	94	2.3%
5 People	30	0.7%
6 People	13	0.3%
7+ People	6	0.1%
Average Nonfamily Size	1.40	

Population by Relationship and Household Type

Total	17,287	100.0%
In Households	15,829	91.6%
In Family Households	10,189	58.9%
Householder	3,286	19.0%
Spouse	2,039	11.8%
Child	3,919	22.7%
Other relative	563	3.3%
Nonrelative	381	2.2%
In Nonfamily Households	5,640	32.6%
In Group Quarters	1,458	8.4%
Institutionalized Population	228	1.3%
Noninstitutionalized Population	1,230	7.1%

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.



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Family Households by Age of Householder

Total	3,278	100.0%
Householder Age 15 - 44	1,796	54.8%
Householder Age 45 - 54	704	21.5%
Householder Age 55 - 64	452	13.8%
Householder Age 65 - 74	168	5.1%
Householder Age 75+	158	4.8%

Nonfamily Households by Age of Householder

Total	4,029	100.0%
Householder Age 15 - 44	2,055	51.0%
Householder Age 45 - 54	650	16.1%
Householder Age 55 - 64	618	15.3%
Householder Age 65 - 74	358	8.9%
Householder Age 75+	348	8.6%

Households by Race of Householder

Total	7,307	100.0%
Householder is White Alone	5,243	71.8%
Householder is Black Alone	1,399	19.1%
Householder is American Indian Alone	64	0.9%
Householder is Asian Alone	319	4.4%
Householder is Pacific Islander Alone	5	0.1%
Householder is Some Other Race Alone	100	1.4%
Householder is Two or More Races	177	2.4%
Households with Hispanic Householder	276	3.8%

Husband-wife Families by Race of Householder

Total	2,038	100.0%
Householder is White Alone	1,607	78.9%
Householder is Black Alone	234	11.5%
Householder is American Indian Alone	14	0.7%
Householder is Asian Alone	107	5.3%
Householder is Pacific Islander Alone	1	0.0%
Householder is Some Other Race Alone	38	1.9%
Householder is Two or More Races	37	1.8%
Husband-wife Families with Hispanic Householder	91	4.5%

Other Families (No Spouse) by Race of Householder

Total	1,240	100.0%
Householder is White Alone	653	52.7%
Householder is Black Alone	436	35.2%
Householder is American Indian Alone	21	1.7%
Householder is Asian Alone	47	3.8%
Householder is Pacific Islander Alone	1	0.1%
Householder is Some Other Race Alone	30	2.4%
Householder is Two or More Races	52	4.2%
Other Families with Hispanic Householder	70	5.6%

Nonfamily Households by Race of Householder

Total	4,028	100.0%
Householder is White Alone	2,982	74.0%
Householder is Black Alone	729	18.1%
Householder is American Indian Alone	29	0.7%
Householder is Asian Alone	164	4.1%
Householder is Pacific Islander Alone	3	0.1%
Householder is Some Other Race Alone	33	0.8%
Householder is Two or More Races	88	2.2%
Nonfamily Households with Hispanic Householder	115	2.9%

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



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Total Housing Units by Occupancy

Total	7,817	100.0%
Occupied Housing Units	7,307	93.5%
Vacant Housing Units		
For Rent	251	3.2%
Rented, not Occupied	18	0.2%
For Sale Only	57	0.7%
Sold, not Occupied	17	0.2%
For Seasonal/Recreational/Occasional Use	13	0.2%
For Migrant Workers	0	0.0%
Other Vacant	154	2.0%
Total Vacancy Rate	6.5%	

Households by Tenure and Mortgage Status

Total	7,307	100.0%
Owner Occupied	3,235	44.3%
Owned with a Mortgage/Loan	2,645	36.2%
Owned Free and Clear	589	8.1%
Average Household Size	2.42	
Renter Occupied	4,072	55.7%
Average Household Size	1.97	

Owner-occupied Housing Units by Race of Householder

Total	3,235	100.0%
Householder is White Alone	2,873	88.8%
Householder is Black Alone	176	5.4%
Householder is American Indian Alone	20	0.6%
Householder is Asian Alone	81	2.5%
Householder is Pacific Islander Alone	2	0.1%
Householder is Some Other Race Alone	28	0.9%
Householder is Two or More Races	55	1.7%
Owner-occupied Housing Units with Hispanic Householder	83	2.6%

Renter-occupied Housing Units by Race of Householder

Total	4,071	100.0%
Householder is White Alone	2,370	58.2%
Householder is Black Alone	1,223	30.0%
Householder is American Indian Alone	44	1.1%
Householder is Asian Alone	237	5.8%
Householder is Pacific Islander Alone	3	0.1%
Householder is Some Other Race Alone	72	1.8%
Householder is Two or More Races	122	3.0%
Renter-occupied Housing Units with Hispanic Householder	193	4.7%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.11
Householder is Black Alone	2.19
Householder is American Indian Alone	2.44
Householder is Asian Alone	2.50
Householder is Pacific Islander Alone	2.20
Householder is Some Other Race Alone	3.47
Householder is Two or More Races	2.28
Householder is Hispanic	2.88

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



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	2000	2010	2000-2010 Annual Rate
Population	162,778	160,335	-0.15%
Households	66,027	65,649	-0.06%
Housing Units	67,863	70,002	0.31%
Population by Race			
Total		160,334	100.0%
Population Reporting One Race		154,684	96.5%
White		114,965	71.7%
Black		20,505	12.8%
American Indian		1,272	0.8%
Asian		14,892	9.3%
Pacific Islander		73	0.0%
Some Other Race		2,977	1.9%
Population Reporting Two or More Races		5,650	3.5%
Total Hispanic Population		8,017	5.0%
Population by Sex			
Male		77,466	48.3%
Female		82,869	51.7%
Population by Age			
Total		160,334	100.0%
Age 0 - 4		9,863	6.2%
Age 5 - 9		8,959	5.6%
Age 10 - 14		8,269	5.2%
Age 15 - 19		12,909	8.1%
Age 20 - 24		20,849	13.0%
Age 25 - 29		15,445	9.6%
Age 30 - 34		11,437	7.1%
Age 35 - 39		9,834	6.1%
Age 40 - 44		9,786	6.1%
Age 45 - 49		10,156	6.3%
Age 50 - 54		10,539	6.6%
Age 55 - 59		10,005	6.2%
Age 60 - 64		7,746	4.8%
Age 65 - 69		4,566	2.8%
Age 70 - 74		3,137	2.0%
Age 75 - 79		2,460	1.5%
Age 80 - 84		2,062	1.3%
Age 85+		2,311	1.4%
Age 18+		128,097	79.9%
Age 65+		14,536	9.1%

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.

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Households by Type		
Total	65,649	100.0%
Households with 1 Person	23,432	35.7%
Households with 2+ People	42,217	64.3%
Family Households	33,120	50.5%
Husband-wife Families	23,478	35.8%
With Own Children	10,321	15.7%
Other Family (No Spouse Present)	9,641	14.7%
With Own Children	5,259	8.0%
Nonfamily Households	9,097	13.9%
All Households with Children	16,789	25.6%
Multigenerational Households	1,343	2.0%
Unmarried Partner Households	4,911	7.5%
Male-female	4,012	6.1%
Same-sex	899	1.4%
Average Household Size	2.30	
Family Households by Size		
Total	33,120	100.0%
2 People	14,449	43.6%
3 People	7,783	23.5%
4 People	6,170	18.6%
5 People	2,662	8.0%
6 People	989	3.0%
7+ People	1,067	3.2%
Average Family Size	3.07	
Nonfamily Households by Size		
Total	32,530	100.0%
1 Person	23,432	72.0%
2 People	6,436	19.8%
3 People	1,247	3.8%
4 People	1,028	3.2%
5 People	270	0.8%
6 People	67	0.2%
7+ People	50	0.2%
Average Nonfamily Size	1.42	
Population by Relationship and Household Type		
Total	160,335	100.0%
In Households	151,089	94.2%
In Family Households	104,782	65.4%
Householder	33,082	20.6%
Spouse	23,460	14.6%
Child	40,316	25.1%
Other relative	4,724	2.9%
Nonrelative	3,200	2.0%
In Nonfamily Households	46,307	28.9%
In Group Quarters	9,246	5.8%
Institutionalized Population	1,127	0.7%
Noninstitutionalized Population	8,119	5.1%

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.

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Family Households by Age of Householder		
Total	33,120	100.0%
Householder Age 15 - 44	15,065	45.5%
Householder Age 45 - 54	7,533	22.7%
Householder Age 55 - 64	6,088	18.4%
Householder Age 65 - 74	2,572	7.8%
Householder Age 75+	1,862	5.6%
Nonfamily Households by Age of Householder		
Total	32,530	100.0%
Householder Age 15 - 44	16,926	52.0%
Householder Age 45 - 54	5,021	15.4%
Householder Age 55 - 64	5,267	16.2%
Householder Age 65 - 74	2,525	7.8%
Householder Age 75+	2,791	8.6%
Households by Race of Householder		
Total	65,648	100.0%
Householder is White Alone	51,387	78.3%
Householder is Black Alone	7,636	11.6%
Householder is American Indian Alone	448	0.7%
Householder is Asian Alone	4,089	6.2%
Householder is Pacific Islander Alone	19	0.0%
Householder is Some Other Race Alone	760	1.2%
Householder is Two or More Races	1,309	2.0%
Households with Hispanic Householder	2,097	3.2%
Husband-wife Families by Race of Householder		
Total	23,478	100.0%
Householder is White Alone	19,490	83.0%
Householder is Black Alone	1,502	6.4%
Householder is American Indian Alone	88	0.4%
Householder is Asian Alone	1,781	7.6%
Householder is Pacific Islander Alone	4	0.0%
Householder is Some Other Race Alone	279	1.2%
Householder is Two or More Races	334	1.4%
Husband-wife Families with Hispanic Householder	729	3.1%
Other Families (No Spouse) by Race of Householder		
Total	9,642	100.0%
Householder is White Alone	5,238	54.3%
Householder is Black Alone	2,869	29.8%
Householder is American Indian Alone	159	1.6%
Householder is Asian Alone	776	8.0%
Householder is Pacific Islander Alone	5	0.1%
Householder is Some Other Race Alone	227	2.4%
Householder is Two or More Races	368	3.8%
Other Families with Hispanic Householder	554	5.7%
Nonfamily Households by Race of Householder		
Total	32,528	100.0%
Householder is White Alone	26,659	82.0%
Householder is Black Alone	3,265	10.0%
Householder is American Indian Alone	201	0.6%
Householder is Asian Alone	1,532	4.7%
Householder is Pacific Islander Alone	10	0.0%
Householder is Some Other Race Alone	254	0.8%
Householder is Two or More Races	607	1.9%
Nonfamily Households with Hispanic Householder	813	2.5%

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



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Total Housing Units by Occupancy

Total	70,061	100.0%
Occupied Housing Units	65,649	93.7%
Vacant Housing Units		
For Rent	1,959	2.8%
Rented, not Occupied	115	0.2%
For Sale Only	643	0.9%
Sold, not Occupied	157	0.2%
For Seasonal/Recreational/Occasional Use	254	0.4%
For Migrant Workers	0	0.0%
Other Vacant	1,284	1.8%
Total Vacancy Rate	6.2%	

Households by Tenure and Mortgage Status

Total	65,649	100.0%
Owner Occupied	35,942	54.7%
Owned with a Mortgage/Loan	27,473	41.8%
Owned Free and Clear	8,470	12.9%
Average Household Size	2.46	
Renter Occupied	29,707	45.3%
Average Household Size	2.11	

Owner-occupied Housing Units by Race of Householder

Total	35,942	100.0%
Householder is White Alone	32,125	89.4%
Householder is Black Alone	1,704	4.7%
Householder is American Indian Alone	146	0.4%
Householder is Asian Alone	1,231	3.4%
Householder is Pacific Islander Alone	6	0.0%
Householder is Some Other Race Alone	259	0.7%
Householder is Two or More Races	471	1.3%
Owner-occupied Housing Units with Hispanic Householder	802	2.2%

Renter-occupied Housing Units by Race of Householder

Total	29,706	100.0%
Householder is White Alone	19,262	64.8%
Householder is Black Alone	5,932	20.0%
Householder is American Indian Alone	302	1.0%
Householder is Asian Alone	2,857	9.6%
Householder is Pacific Islander Alone	13	0.0%
Householder is Some Other Race Alone	502	1.7%
Householder is Two or More Races	838	2.8%
Renter-occupied Housing Units with Hispanic Householder	1,294	4.4%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.16
Householder is Black Alone	2.52
Householder is American Indian Alone	2.61
Householder is Asian Alone	3.33
Householder is Pacific Islander Alone	2.58
Householder is Some Other Race Alone	3.50
Householder is Two or More Races	2.51
Householder is Hispanic	3.05

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



2010 Census Profile

678 Snelling Ave N, St Paul, Minnesota, 55104 2
678 Snelling Ave N, St Paul, Minnesota, 55104
Ring: 5 mile radius

Colliers International
Latitude: 44.96156
Longitude: -93.16692

	2000	2010	2000-2010 Annual Rate
Population	400,508	404,485	0.10%
Households	162,600	164,866	0.14%
Housing Units	167,986	178,323	0.60%
Population by Race			
Total		404,485	100.0%
Population Reporting One Race		388,844	96.1%
White		267,038	66.0%
Black		59,986	14.8%
American Indian		6,753	1.7%
Asian		37,776	9.3%
Pacific Islander		182	0.0%
Some Other Race		17,109	4.2%
Population Reporting Two or More Races		15,641	3.9%
Total Hispanic Population		36,796	9.1%
Population by Sex			
Male		199,569	49.3%
Female		204,916	50.7%
Population by Age			
Total		404,486	100.0%
Age 0 - 4		27,164	6.7%
Age 5 - 9		22,932	5.7%
Age 10 - 14		20,338	5.0%
Age 15 - 19		31,945	7.9%
Age 20 - 24		50,663	12.5%
Age 25 - 29		40,225	9.9%
Age 30 - 34		30,988	7.7%
Age 35 - 39		25,172	6.2%
Age 40 - 44		23,947	5.9%
Age 45 - 49		24,598	6.1%
Age 50 - 54		24,967	6.2%
Age 55 - 59		23,309	5.8%
Age 60 - 64		18,420	4.6%
Age 65 - 69		11,611	2.9%
Age 70 - 74		8,414	2.1%
Age 75 - 79		6,780	1.7%
Age 80 - 84		5,928	1.5%
Age 85+		7,083	1.8%
Age 18+		321,238	79.4%
Age 65+		39,816	9.8%

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.

2010 Census Profile

678 Snelling Ave N, St Paul, Minnesota, 55104 2
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Households by Type		
Total	164,866	100.0%
Households with 1 Person	62,707	38.0%
Households with 2+ People	102,159	62.0%
Family Households	80,175	48.6%
Husband-wife Families	53,665	32.6%
With Own Children	23,076	14.0%
Other Family (No Spouse Present)	26,510	16.1%
With Own Children	14,973	9.1%
Nonfamily Households	21,984	13.3%
All Households with Children	41,458	25.1%
Multigenerational Households	3,925	2.4%
Unmarried Partner Households	13,182	8.0%
Male-female	10,933	6.6%
Same-sex	2,249	1.4%
Average Household Size	2.30	
Family Households by Size		
Total	80,175	100.0%
2 People	34,500	43.0%
3 People	18,361	22.9%
4 People	14,124	17.6%
5 People	6,671	8.3%
6 People	2,983	3.7%
7+ People	3,536	4.4%
Average Family Size	3.13	
Nonfamily Households by Size		
Total	84,691	100.0%
1 Person	62,707	74.0%
2 People	15,761	18.6%
3 People	3,076	3.6%
4 People	2,039	2.4%
5 People	733	0.9%
6 People	205	0.2%
7+ People	170	0.2%
Average Nonfamily Size	1.39	
Population by Relationship and Household Type		
Total	404,485	100.0%
In Households	378,887	93.7%
In Family Households	260,844	64.5%
Householder	80,104	19.8%
Spouse	53,625	13.3%
Child	101,751	25.2%
Other relative	15,436	3.8%
Nonrelative	9,928	2.5%
In Nonfamily Households	118,043	29.2%
In Group Quarters	25,598	6.3%
Institutionalized Population	4,292	1.1%
Noninstitutionalized Population	21,306	5.3%

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

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Family Households by Age of Householder		
Total	80,175	100.0%
Householder Age 15 - 44	38,968	48.6%
Householder Age 45 - 54	16,706	20.8%
Householder Age 55 - 64	13,369	16.7%
Householder Age 65 - 74	6,231	7.8%
Householder Age 75+	4,901	6.1%
Nonfamily Households by Age of Householder		
Total	84,693	100.0%
Householder Age 15 - 44	41,805	49.4%
Householder Age 45 - 54	13,365	15.8%
Householder Age 55 - 64	13,607	16.1%
Householder Age 65 - 74	7,226	8.5%
Householder Age 75+	8,690	10.3%
Households by Race of Householder		
Total	164,866	100.0%
Householder is White Alone	121,950	74.0%
Householder is Black Alone	22,504	13.6%
Householder is American Indian Alone	2,066	1.3%
Householder is Asian Alone	10,399	6.3%
Householder is Pacific Islander Alone	51	0.0%
Householder is Some Other Race Alone	4,150	2.5%
Householder is Two or More Races	3,746	2.3%
Households with Hispanic Householder	9,292	5.6%
Husband-wife Families by Race of Householder		
Total	53,666	100.0%
Householder is White Alone	42,140	78.5%
Householder is Black Alone	4,201	7.8%
Householder is American Indian Alone	342	0.6%
Householder is Asian Alone	4,364	8.1%
Householder is Pacific Islander Alone	15	0.0%
Householder is Some Other Race Alone	1,733	3.2%
Householder is Two or More Races	871	1.6%
Husband-wife Families with Hispanic Householder	3,557	6.6%
Other Families (No Spouse) by Race of Householder		
Total	26,509	100.0%
Householder is White Alone	13,103	49.4%
Householder is Black Alone	7,885	29.7%
Householder is American Indian Alone	941	3.5%
Householder is Asian Alone	2,037	7.7%
Householder is Pacific Islander Alone	10	0.0%
Householder is Some Other Race Alone	1,394	5.3%
Householder is Two or More Races	1,139	4.3%
Other Families with Hispanic Householder	2,911	11.0%
Nonfamily Households by Race of Householder		
Total	84,690	100.0%
Householder is White Alone	66,706	78.8%
Householder is Black Alone	10,418	12.3%
Householder is American Indian Alone	783	0.9%
Householder is Asian Alone	3,997	4.7%
Householder is Pacific Islander Alone	27	0.0%
Householder is Some Other Race Alone	1,023	1.2%
Householder is Two or More Races	1,736	2.0%
Nonfamily Households with Hispanic Householder	2,824	3.3%

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



2010 Census Profile

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Total Housing Units by Occupancy

Total	178,320	100.0%
Occupied Housing Units	164,866	92.5%
Vacant Housing Units		
For Rent	6,168	3.5%
Rented, not Occupied	372	0.2%
For Sale Only	2,052	1.2%
Sold, not Occupied	407	0.2%
For Seasonal/Recreational/Occasional Use	1,039	0.6%
For Migrant Workers	4	0.0%
Other Vacant	3,412	1.9%
Total Vacancy Rate	7.5%	

Households by Tenure and Mortgage Status

Total	164,866	100.0%
Owner Occupied	83,366	50.6%
Owned with a Mortgage/Loan	63,384	38.4%
Owned Free and Clear	19,982	12.1%
Average Household Size	2.40	
Renter Occupied	81,500	49.4%
Average Household Size	2.19	

Owner-occupied Housing Units by Race of Householder

Total	83,365	100.0%
Householder is White Alone	73,928	88.7%
Householder is Black Alone	3,434	4.1%
Householder is American Indian Alone	478	0.6%
Householder is Asian Alone	3,101	3.7%
Householder is Pacific Islander Alone	18	0.0%
Householder is Some Other Race Alone	1,160	1.4%
Householder is Two or More Races	1,246	1.5%
Owner-occupied Housing Units with Hispanic Householder	2,929	3.5%

Renter-occupied Housing Units by Race of Householder

Total	81,500	100.0%
Householder is White Alone	48,022	58.9%
Householder is Black Alone	19,070	23.4%
Householder is American Indian Alone	1,587	1.9%
Householder is Asian Alone	7,298	9.0%
Householder is Pacific Islander Alone	33	0.0%
Householder is Some Other Race Alone	2,991	3.7%
Householder is Two or More Races	2,499	3.1%
Renter-occupied Housing Units with Hispanic Householder	6,362	7.8%

Average Household Size by Race/Hispanic Origin of Householder

Householder is White Alone	2.10
Householder is Black Alone	2.47
Householder is American Indian Alone	3.02
Householder is Asian Alone	3.37
Householder is Pacific Islander Alone	2.47
Householder is Some Other Race Alone	3.93
Householder is Two or More Races	2.64
Householder is Hispanic	3.51

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



Demographic and Income Comparison Profile

678 Snelling Ave N, St Paul, Minnesota, 55104 2
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Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	17,287	160,335	404,485
Households	7,307	65,649	164,866
Families	3,278	33,120	80,175
Average Household Size	2.17	2.30	2.30
Owner Occupied Housing Units	3,235	35,942	83,366
Renter Occupied Housing Units	4,072	29,707	81,500
Median Age	30.1	31.7	31.4
2016 Summary			
Population	17,707	165,951	425,872
Households	7,491	67,810	173,193
Families	3,327	33,829	82,990
Average Household Size	2.17	2.31	2.31
Owner Occupied Housing Units	3,272	36,403	85,427
Renter Occupied Housing Units	4,219	31,406	87,766
Median Age	31.4	32.9	32.6
Median Household Income	\$42,579	\$54,599	\$48,209
Average Household Income	\$56,884	\$80,703	\$71,397
2021 Summary			
Population	18,373	173,052	446,990
Households	7,780	70,679	181,931
Families	3,439	35,069	86,506
Average Household Size	2.18	2.32	2.32
Owner Occupied Housing Units	3,412	37,827	89,247
Renter Occupied Housing Units	4,368	32,852	92,684
Median Age	32.1	33.6	33.3
Median Household Income	\$41,905	\$56,342	\$47,278
Average Household Income	\$60,802	\$87,745	\$77,134
Trends: 2016-2021 Annual Rate			
Population	0.74%	0.84%	0.97%
Households	0.76%	0.83%	0.99%
Families	0.66%	0.72%	0.83%
Owner Households	0.84%	0.77%	0.88%
Median Household Income	-0.32%	0.63%	-0.39%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

September 20, 2016



Demographic and Income Comparison Profile

678 Snelling Ave N, St Paul, Minnesota, 55104 2
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2016 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,347	18.0%	9,514	14.0%	29,946	17.3%
\$15,000 - \$24,999	872	11.6%	6,018	8.9%	17,759	10.3%
\$25,000 - \$34,999	974	13.0%	6,783	10.0%	18,332	10.6%
\$35,000 - \$49,999	952	12.7%	8,847	13.0%	22,636	13.1%
\$50,000 - \$74,999	1,307	17.4%	11,039	16.3%	28,318	16.4%
\$75,000 - \$99,999	912	12.2%	7,668	11.3%	18,696	10.8%
\$100,000 - \$149,999	798	10.7%	9,624	14.2%	20,906	12.1%
\$150,000 - \$199,999	248	3.3%	4,210	6.2%	8,433	4.9%
\$200,000+	81	1.1%	4,106	6.1%	8,168	4.7%
Median Household Income	\$42,579		\$54,599		\$48,209	
Average Household Income	\$56,884		\$80,703		\$71,397	
Per Capita Income	\$25,129		\$33,854		\$29,881	

2021 Households by Income	Number		Percent		Number	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,479	19.0%	10,335	14.6%	32,984	18.1%
\$15,000 - \$24,999	861	11.1%	5,838	8.3%	17,613	9.7%
\$25,000 - \$34,999	918	11.8%	6,281	8.9%	17,145	9.4%
\$35,000 - \$49,999	1,166	15.0%	10,380	14.7%	26,994	14.8%
\$50,000 - \$74,999	890	11.4%	7,853	11.1%	20,318	11.2%
\$75,000 - \$99,999	1,050	13.5%	8,365	11.8%	21,168	11.6%
\$100,000 - \$149,999	984	12.6%	11,354	16.1%	25,120	13.8%
\$150,000 - \$199,999	343	4.4%	5,495	7.8%	11,032	6.1%
\$200,000+	89	1.1%	4,778	6.8%	9,558	5.3%
Median Household Income	\$41,905		\$56,342		\$47,278	
Average Household Income	\$60,802		\$87,745		\$77,134	
Per Capita Income	\$26,767		\$36,681		\$32,197	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

September 20, 2016

Demographic and Income Comparison Profile

678 Snelling Ave N, St Paul, Minnesota, 55104 2
 678 Snelling Ave N, St Paul, Minnesota, 55104
 Rings: 1, 3, 5 mile radii

Colliers International
 Latitude: 44.96156
 Longitude: -93.16692

2010 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	1,124	6.5%	9,863	6.2%	27,164	6.7%
Age 5 - 9	862	5.0%	8,959	5.6%	22,932	5.7%
Age 10 - 14	738	4.3%	8,269	5.2%	20,338	5.0%
Age 15 - 19	1,410	8.2%	12,909	8.1%	31,945	7.9%
Age 20 - 24	2,605	15.1%	20,849	13.0%	50,663	12.5%
Age 25 - 34	3,276	19.0%	26,882	16.8%	71,213	17.6%
Age 35 - 44	2,205	12.8%	19,620	12.2%	49,119	12.1%
Age 45 - 54	2,097	12.1%	20,695	12.9%	49,565	12.3%
Age 55 - 64	1,532	8.9%	17,751	11.1%	41,729	10.3%
Age 65 - 74	711	4.1%	7,703	4.8%	20,025	5.0%
Age 75 - 84	444	2.6%	4,522	2.8%	12,708	3.1%
Age 85+	284	1.6%	2,311	1.4%	7,083	1.8%

2016 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	1,062	6.0%	9,581	5.8%	26,755	6.3%
Age 5 - 9	910	5.1%	8,949	5.4%	24,260	5.7%
Age 10 - 14	765	4.3%	8,622	5.2%	22,079	5.2%
Age 15 - 19	1,353	7.6%	12,817	7.7%	31,964	7.5%
Age 20 - 24	2,425	13.7%	19,922	12.0%	51,221	12.0%
Age 25 - 34	3,374	19.1%	28,803	17.4%	73,742	17.3%
Age 35 - 44	2,286	12.9%	19,899	12.0%	51,886	12.2%
Age 45 - 54	2,015	11.4%	19,246	11.6%	47,424	11.1%
Age 55 - 64	1,799	10.2%	19,552	11.8%	46,651	11.0%
Age 65 - 74	969	5.5%	11,347	6.8%	28,515	6.7%
Age 75 - 84	457	2.6%	4,754	2.9%	13,625	3.2%
Age 85+	290	1.6%	2,458	1.5%	7,751	1.8%

2021 Population by Age	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
Age 0 - 4	1,086	5.9%	10,038	5.8%	27,907	6.2%
Age 5 - 9	877	4.8%	8,945	5.2%	24,372	5.5%
Age 10 - 14	829	4.5%	8,630	5.0%	22,988	5.1%
Age 15 - 19	1,348	7.3%	12,707	7.3%	32,646	7.3%
Age 20 - 24	2,310	12.6%	19,627	11.3%	50,903	11.4%
Age 25 - 34	3,640	19.8%	30,583	17.7%	76,884	17.2%
Age 35 - 44	2,331	12.7%	22,071	12.8%	57,298	12.8%
Age 45 - 54	2,000	10.9%	18,362	10.6%	46,411	10.4%
Age 55 - 64	1,921	10.5%	19,368	11.2%	47,077	10.5%
Age 65 - 74	1,231	6.7%	14,328	8.3%	35,884	8.0%
Age 75 - 84	538	2.9%	5,895	3.4%	16,590	3.7%
Age 85+	262	1.4%	2,499	1.4%	8,030	1.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

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Demographic and Income Comparison Profile

678 Snelling Ave N, St Paul, Minnesota, 55104 2
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Rings: 1, 3, 5 mile radii

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2010 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	11,752	68.0%	114,965	71.7%	267,038	66.0%
Black Alone	3,261	18.9%	20,505	12.8%	59,986	14.8%
American Indian Alone	182	1.1%	1,272	0.8%	6,753	1.7%
Asian Alone	913	5.3%	14,892	9.3%	37,776	9.3%
Pacific Islander Alone	19	0.1%	73	0.0%	182	0.0%
Some Other Race Alone	413	2.4%	2,977	1.9%	17,109	4.2%
Two or More Races	747	4.3%	5,650	3.5%	15,641	3.9%
Hispanic Origin (Any Race)	1,066	6.2%	8,017	5.0%	36,796	9.1%

2016 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	11,232	63.4%	112,816	68.0%	265,701	62.4%
Black Alone	3,666	20.7%	22,730	13.7%	67,630	15.9%
American Indian Alone	187	1.1%	1,269	0.8%	6,635	1.6%
Asian Alone	1,250	7.1%	19,161	11.5%	48,777	11.5%
Pacific Islander Alone	19	0.1%	79	0.0%	193	0.0%
Some Other Race Alone	474	2.7%	3,268	2.0%	18,750	4.4%
Two or More Races	878	5.0%	6,627	4.0%	18,186	4.3%
Hispanic Origin (Any Race)	1,208	6.8%	8,868	5.3%	40,349	9.5%

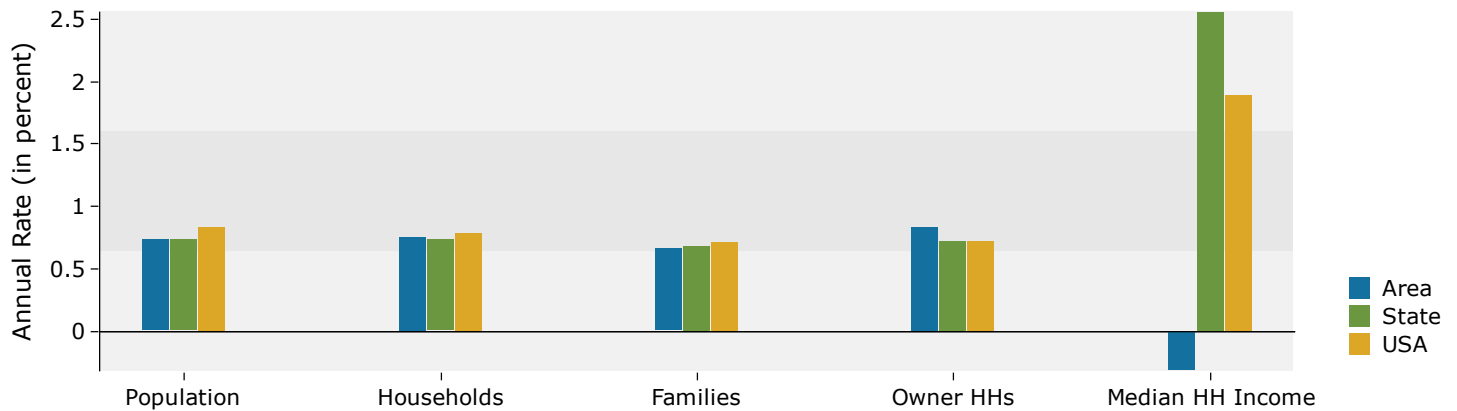
2021 Race and Ethnicity	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
White Alone	10,866	59.1%	111,781	64.6%	264,074	59.1%
Black Alone	4,163	22.7%	25,437	14.7%	75,821	17.0%
American Indian Alone	190	1.0%	1,283	0.7%	6,571	1.5%
Asian Alone	1,599	8.7%	23,308	13.5%	59,086	13.2%
Pacific Islander Alone	19	0.1%	81	0.0%	195	0.0%
Some Other Race Alone	535	2.9%	3,589	2.1%	20,710	4.6%
Two or More Races	1,002	5.5%	7,573	4.4%	20,532	4.6%
Hispanic Origin (Any Race)	1,368	7.4%	9,968	5.8%	44,817	10.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

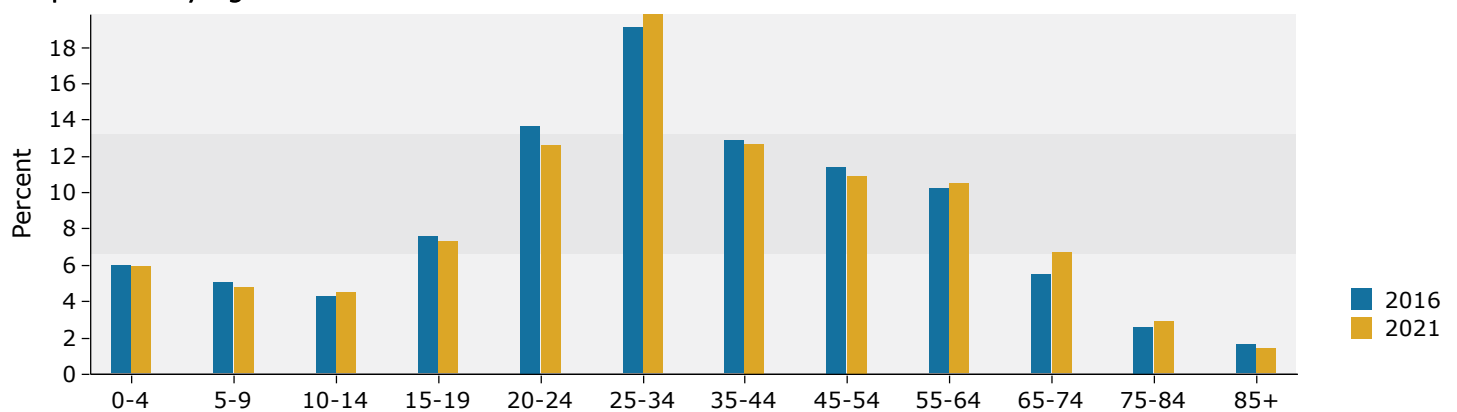
September 20, 2016

1 mile

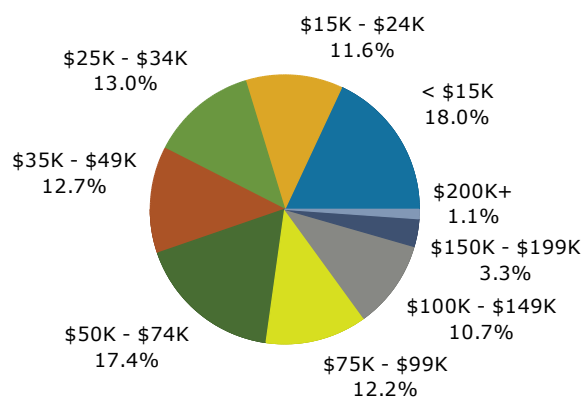
Trends 2016-2021



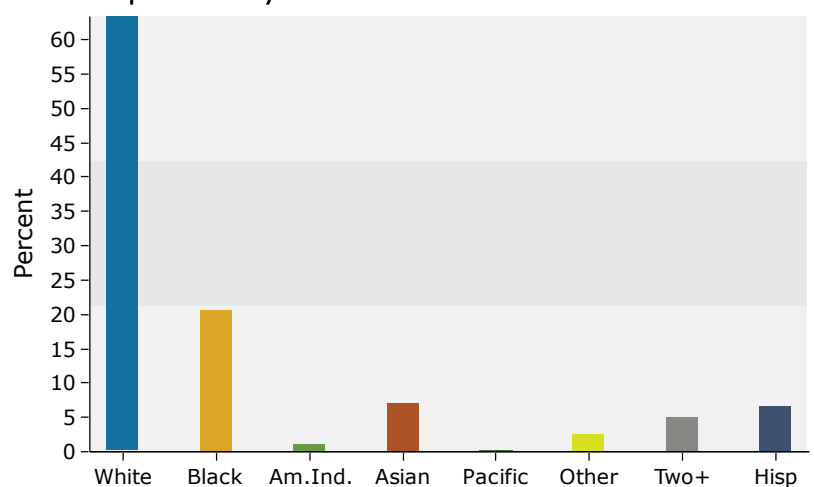
Population by Age



2016 Household Income

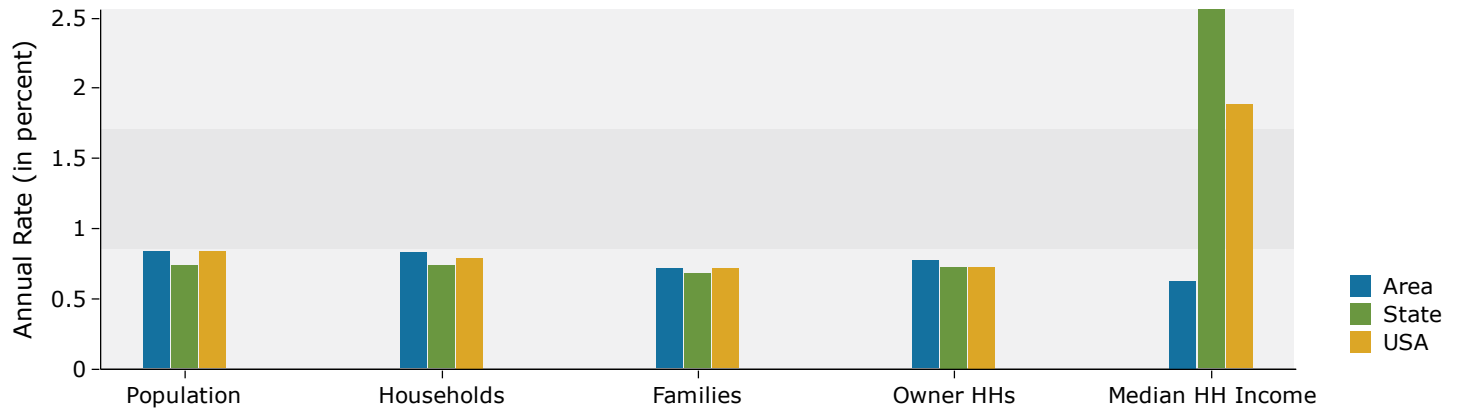


2016 Population by Race

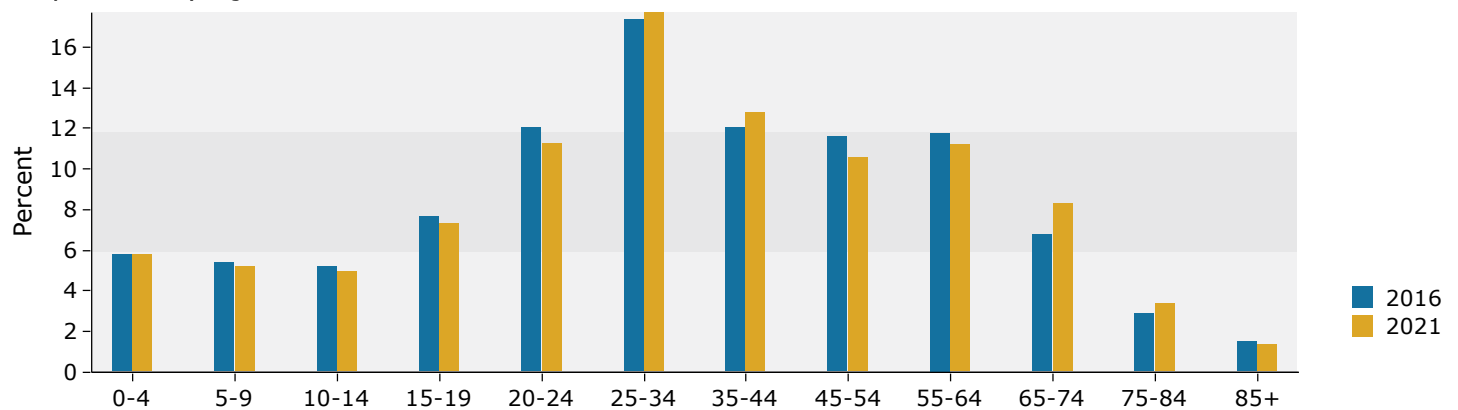


3 miles

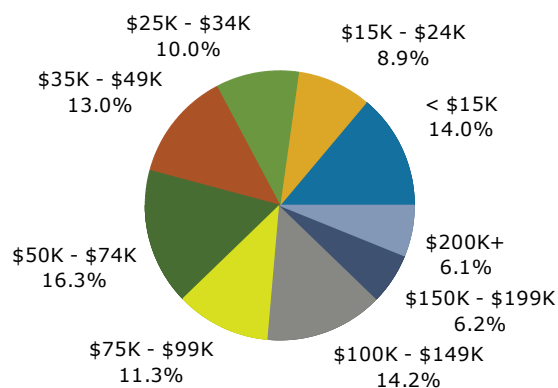
Trends 2016-2021



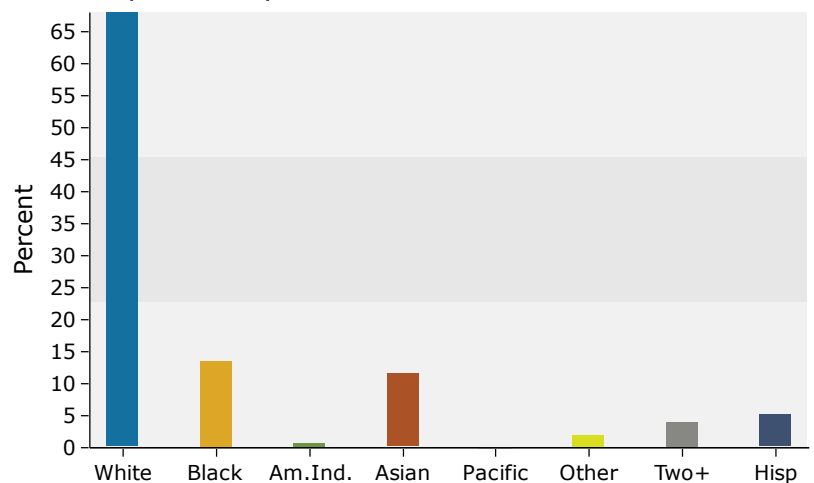
Population by Age



2016 Household Income

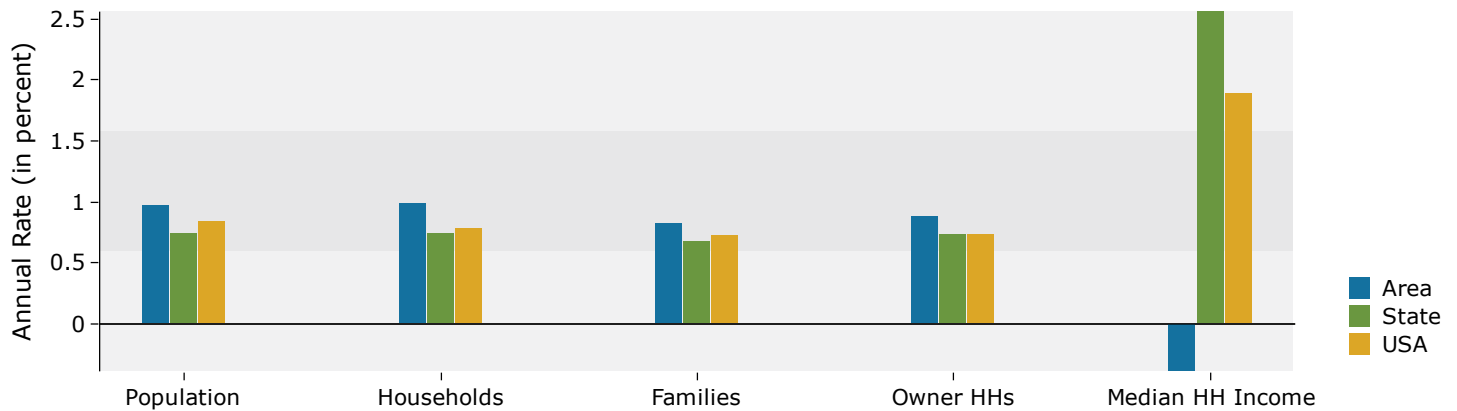


2016 Population by Race

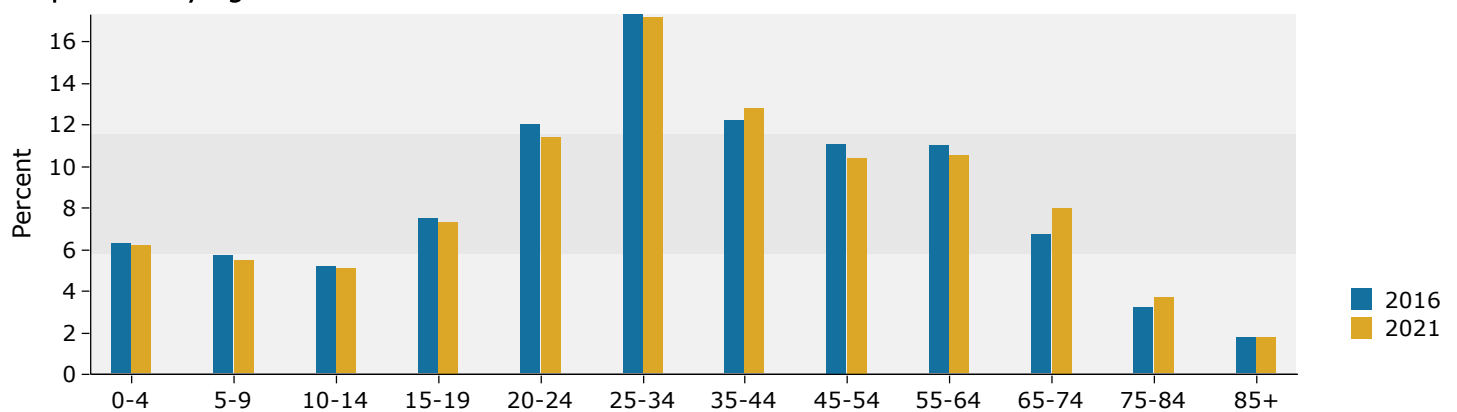


5 miles

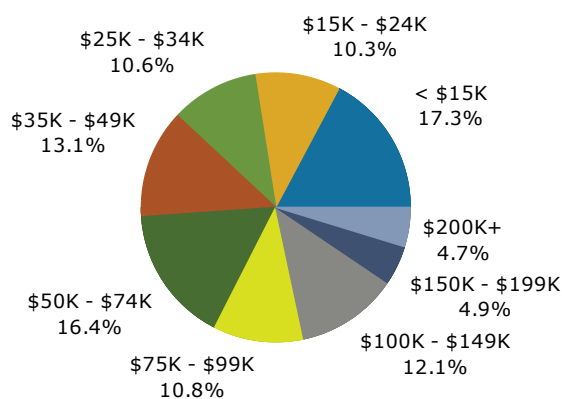
Trends 2016-2021



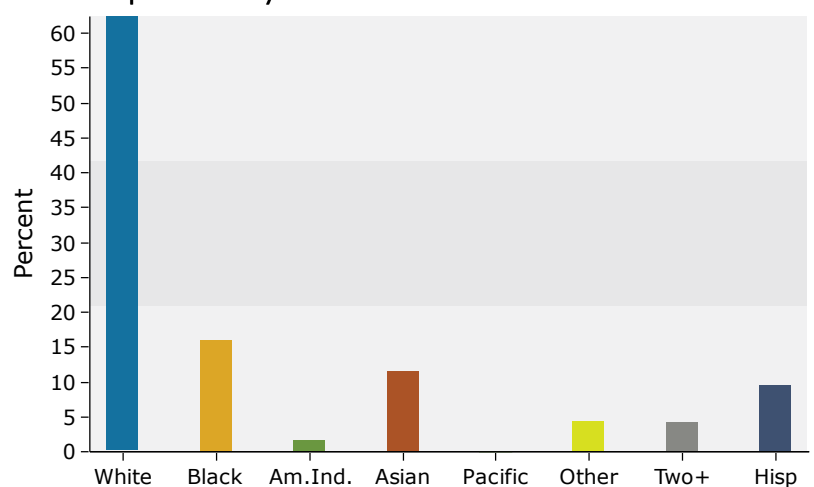
Population by Age



2016 Household Income



2016 Population by Race



Market Profile

678 Snelling Ave N, St Paul, Minnesota, 55104 2
 678 Snelling Ave N, St Paul, Minnesota, 55104
 Rings: 1, 3, 5 mile radii

Colliers International
 Latitude: 44.96156
 Longitude: -93.16692

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	17,930	162,778	400,508
2010 Total Population	17,287	160,335	404,485
2016 Total Population	17,707	165,951	425,872
2016 Group Quarters	1,426	9,075	25,735
2021 Total Population	18,373	173,052	446,990
2016-2021 Annual Rate	0.74%	0.84%	0.97%
Household Summary			
2000 Households	7,465	66,027	162,600
2000 Average Household Size	2.19	2.33	2.31
2010 Households	7,307	65,649	164,866
2010 Average Household Size	2.17	2.30	2.30
2016 Households	7,491	67,810	173,193
2016 Average Household Size	2.17	2.31	2.31
2021 Households	7,780	70,679	181,931
2021 Average Household Size	2.18	2.32	2.32
2016-2021 Annual Rate	0.76%	0.83%	0.99%
2010 Families	3,278	33,120	80,175
2010 Average Family Size	2.99	3.07	3.13
2016 Families	3,327	33,829	82,990
2016 Average Family Size	2.99	3.08	3.14
2021 Families	3,439	35,069	86,506
2021 Average Family Size	3.00	3.08	3.15
2016-2021 Annual Rate	0.66%	0.72%	0.83%
Housing Unit Summary			
2000 Housing Units	7,759	67,863	167,986
Owner Occupied Housing Units	47.4%	56.1%	51.2%
Renter Occupied Housing Units	48.8%	41.2%	45.6%
Vacant Housing Units	3.8%	2.7%	3.2%
2010 Housing Units	7,815	70,002	178,323
Owner Occupied Housing Units	41.4%	51.3%	46.7%
Renter Occupied Housing Units	52.1%	42.4%	45.7%
Vacant Housing Units	6.5%	6.2%	7.5%
2016 Housing Units	8,102	72,721	187,468
Owner Occupied Housing Units	40.4%	50.1%	45.6%
Renter Occupied Housing Units	52.1%	43.2%	46.8%
Vacant Housing Units	7.5%	6.8%	7.6%
2021 Housing Units	8,425	75,826	196,744
Owner Occupied Housing Units	40.5%	49.9%	45.4%
Renter Occupied Housing Units	51.8%	43.3%	47.1%
Vacant Housing Units	7.7%	6.8%	7.5%
Median Household Income			
2016	\$42,579	\$54,599	\$48,209
2021	\$41,905	\$56,342	\$47,278
Median Home Value			
2016	\$180,031	\$240,250	\$218,285
2021	\$202,668	\$272,805	\$248,575
Per Capita Income			
2016	\$25,129	\$33,854	\$29,881
2021	\$26,767	\$36,681	\$32,197
Median Age			
2010	30.1	31.7	31.4
2016	31.4	32.9	32.6
2021	32.1	33.6	33.3

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 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

September 20, 2016



Market Profile

678 Snelling Ave N, St Paul, Minnesota, 55104 2
678 Snelling Ave N, St Paul, Minnesota, 55104
Rings: 1, 3, 5 mile radii

Colliers International
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	1 mile	3 miles	5 miles
2016 Households by Income			
Household Income Base	7,491	67,810	173,193
<\$15,000	18.0%	14.0%	17.3%
\$15,000 - \$24,999	11.6%	8.9%	10.3%
\$25,000 - \$34,999	13.0%	10.0%	10.6%
\$35,000 - \$49,999	12.7%	13.0%	13.1%
\$50,000 - \$74,999	17.4%	16.3%	16.4%
\$75,000 - \$99,999	12.2%	11.3%	10.8%
\$100,000 - \$149,999	10.7%	14.2%	12.1%
\$150,000 - \$199,999	3.3%	6.2%	4.9%
\$200,000+	1.1%	6.1%	4.7%
Average Household Income	\$56,884	\$80,703	\$71,397
2021 Households by Income			
Household Income Base	7,780	70,679	181,931
<\$15,000	19.0%	14.6%	18.1%
\$15,000 - \$24,999	11.1%	8.3%	9.7%
\$25,000 - \$34,999	11.8%	8.9%	9.4%
\$35,000 - \$49,999	15.0%	14.7%	14.8%
\$50,000 - \$74,999	11.4%	11.1%	11.2%
\$75,000 - \$99,999	13.5%	11.8%	11.6%
\$100,000 - \$149,999	12.6%	16.1%	13.8%
\$150,000 - \$199,999	4.4%	7.8%	6.1%
\$200,000+	1.1%	6.8%	5.3%
Average Household Income	\$60,802	\$87,745	\$77,134
2016 Owner Occupied Housing Units by Value			
Total	3,264	36,393	85,389
<\$50,000	2.7%	2.3%	3.1%
\$50,000 - \$99,999	4.9%	5.1%	6.3%
\$100,000 - \$149,999	21.4%	9.6%	12.6%
\$150,000 - \$199,999	34.9%	17.7%	20.8%
\$200,000 - \$249,999	23.1%	19.0%	19.5%
\$250,000 - \$299,999	6.4%	12.5%	11.3%
\$300,000 - \$399,999	4.3%	15.8%	12.0%
\$400,000 - \$499,999	0.6%	8.2%	6.3%
\$500,000 - \$749,999	0.4%	5.9%	4.9%
\$750,000 - \$999,999	0.4%	2.6%	2.1%
\$1,000,000 +	0.9%	1.2%	1.0%
Average Home Value	\$196,455	\$291,837	\$264,363
2021 Owner Occupied Housing Units by Value			
Total	3,405	37,817	89,207
<\$50,000	2.1%	1.7%	2.4%
\$50,000 - \$99,999	4.5%	4.5%	5.7%
\$100,000 - \$149,999	15.6%	6.6%	8.7%
\$150,000 - \$199,999	26.3%	11.9%	14.4%
\$200,000 - \$249,999	28.3%	18.0%	19.4%
\$250,000 - \$299,999	10.6%	16.0%	15.5%
\$300,000 - \$399,999	8.5%	22.3%	18.0%
\$400,000 - \$499,999	1.4%	8.6%	7.0%
\$500,000 - \$749,999	0.9%	5.4%	4.7%
\$750,000 - \$999,999	0.8%	3.7%	3.0%
\$1,000,000 +	1.1%	1.4%	1.2%
Average Home Value	\$224,186	\$317,071	\$292,413

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 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

September 20, 2016

Market Profile

678 Snelling Ave N, St Paul, Minnesota, 55104 2
 678 Snelling Ave N, St Paul, Minnesota, 55104
 Rings: 1, 3, 5 mile radii

Colliers International
 Latitude: 44.96156
 Longitude: -93.16692

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	17,286	160,334	404,486
0 - 4	6.5%	6.2%	6.7%
5 - 9	5.0%	5.6%	5.7%
10 - 14	4.3%	5.2%	5.0%
15 - 24	23.2%	21.1%	20.4%
25 - 34	19.0%	16.8%	17.6%
35 - 44	12.8%	12.2%	12.1%
45 - 54	12.1%	12.9%	12.3%
55 - 64	8.9%	11.1%	10.3%
65 - 74	4.1%	4.8%	5.0%
75 - 84	2.6%	2.8%	3.1%
85 +	1.6%	1.4%	1.8%
18 +	81.7%	79.9%	79.4%
2016 Population by Age			
Total	17,705	165,950	425,873
0 - 4	6.0%	5.8%	6.3%
5 - 9	5.1%	5.4%	5.7%
10 - 14	4.3%	5.2%	5.2%
15 - 24	21.3%	19.7%	19.5%
25 - 34	19.1%	17.4%	17.3%
35 - 44	12.9%	12.0%	12.2%
45 - 54	11.4%	11.6%	11.1%
55 - 64	10.2%	11.8%	11.0%
65 - 74	5.5%	6.8%	6.7%
75 - 84	2.6%	2.9%	3.2%
85 +	1.6%	1.5%	1.8%
18 +	82.1%	80.6%	79.8%
2021 Population by Age			
Total	18,373	173,053	446,990
0 - 4	5.9%	5.8%	6.2%
5 - 9	4.8%	5.2%	5.5%
10 - 14	4.5%	5.0%	5.1%
15 - 24	19.9%	18.7%	18.7%
25 - 34	19.8%	17.7%	17.2%
35 - 44	12.7%	12.8%	12.8%
45 - 54	10.9%	10.6%	10.4%
55 - 64	10.5%	11.2%	10.5%
65 - 74	6.7%	8.3%	8.0%
75 - 84	2.9%	3.4%	3.7%
85 +	1.4%	1.4%	1.8%
18 +	82.4%	81.2%	80.2%
2010 Population by Sex			
Males	8,511	77,466	199,569
Females	8,776	82,869	204,916
2016 Population by Sex			
Males	8,728	80,411	210,432
Females	8,979	85,540	215,440
2021 Population by Sex			
Males	9,091	84,091	221,031
Females	9,282	88,961	225,959

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

September 20, 2016



Market Profile

678 Snelling Ave N, St Paul, Minnesota, 55104 2
678 Snelling Ave N, St Paul, Minnesota, 55104
Rings: 1, 3, 5 mile radii

Colliers International
Latitude: 44.96156
Longitude: -93.16692

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	17,287	160,334	404,485
White Alone	68.0%	71.7%	66.0%
Black Alone	18.9%	12.8%	14.8%
American Indian Alone	1.1%	0.8%	1.7%
Asian Alone	5.3%	9.3%	9.3%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	2.4%	1.9%	4.2%
Two or More Races	4.3%	3.5%	3.9%
Hispanic Origin	6.2%	5.0%	9.1%
Diversity Index	55.7	51.2	61.0
2016 Population by Race/Ethnicity			
Total	17,706	165,950	425,872
White Alone	63.4%	68.0%	62.4%
Black Alone	20.7%	13.7%	15.9%
American Indian Alone	1.1%	0.8%	1.6%
Asian Alone	7.1%	11.5%	11.5%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	2.7%	2.0%	4.4%
Two or More Races	5.0%	4.0%	4.3%
Hispanic Origin	6.8%	5.3%	9.5%
Diversity Index	60.7	55.6	64.6
2021 Population by Race/Ethnicity			
Total	18,374	173,052	446,989
White Alone	59.1%	64.6%	59.1%
Black Alone	22.7%	14.7%	17.0%
American Indian Alone	1.0%	0.7%	1.5%
Asian Alone	8.7%	13.5%	13.2%
Pacific Islander Alone	0.1%	0.0%	0.0%
Some Other Race Alone	2.9%	2.1%	4.6%
Two or More Races	5.5%	4.4%	4.6%
Hispanic Origin	7.4%	5.8%	10.0%
Diversity Index	64.8	59.3	67.6
2010 Population by Relationship and Household Type			
Total	17,287	160,335	404,485
In Households	91.6%	94.2%	93.7%
In Family Households	58.9%	65.4%	64.5%
Householder	19.0%	20.6%	19.8%
Spouse	11.8%	14.6%	13.3%
Child	22.7%	25.1%	25.2%
Other relative	3.3%	2.9%	3.8%
Nonrelative	2.2%	2.0%	2.5%
In Nonfamily Households	32.6%	28.9%	29.2%
In Group Quarters	8.4%	5.8%	6.3%
Institutionalized Population	1.3%	0.7%	1.1%
Noninstitutionalized Population	7.1%	5.1%	5.3%

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

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

September 20, 2016



Market Profile

678 Snelling Ave N, St Paul, Minnesota, 55104 2
678 Snelling Ave N, St Paul, Minnesota, 55104
Rings: 1, 3, 5 mile radii

Colliers International
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	1 mile	3 miles	5 miles
2016 Population 25+ by Educational Attainment			
Total	11,190	106,058	269,592
Less than 9th Grade	3.9%	3.9%	5.9%
9th - 12th Grade, No Diploma	4.6%	3.6%	5.2%
High School Graduate	17.6%	13.2%	15.1%
GED/Alternative Credential	3.2%	2.3%	3.0%
Some College, No Degree	20.7%	15.7%	17.3%
Associate Degree	7.3%	6.4%	6.9%
Bachelor's Degree	24.1%	28.6%	26.4%
Graduate/Professional Degree	18.5%	26.4%	20.2%
2016 Population 15+ by Marital Status			
Total	14,969	138,798	352,777
Never Married	51.8%	48.4%	49.2%
Married	31.3%	38.4%	36.7%
Widowed	4.4%	3.4%	4.0%
Divorced	12.5%	9.8%	10.1%
2016 Civilian Population 16+ in Labor Force			
Civilian Employed	94.5%	95.4%	94.3%
Civilian Unemployed	5.5%	4.6%	5.7%
2016 Employed Population 16+ by Industry			
Total	10,348	93,618	225,899
Agriculture/Mining	0.1%	0.4%	0.5%
Construction	2.9%	2.7%	2.9%
Manufacturing	6.7%	8.1%	8.7%
Wholesale Trade	1.2%	1.6%	1.9%
Retail Trade	9.4%	8.6%	8.9%
Transportation/Utilities	5.3%	3.1%	3.6%
Information	1.2%	2.1%	2.0%
Finance/Insurance/Real Estate	5.5%	6.6%	6.6%
Services	63.7%	62.6%	60.9%
Public Administration	4.0%	4.1%	3.8%
2016 Employed Population 16+ by Occupation			
Total	10,347	93,617	225,899
White Collar	64.6%	73.4%	68.1%
Management/Business/Financial	12.5%	16.1%	15.4%
Professional	28.6%	36.4%	32.0%
Sales	10.1%	8.5%	8.5%
Administrative Support	13.3%	12.3%	12.1%
Services	20.8%	15.6%	18.3%
Blue Collar	14.6%	11.0%	13.6%
Farming/Forestry/Fishing	0.1%	0.2%	0.4%
Construction/Extraction	2.4%	2.0%	2.5%
Installation/Maintenance/Repair	0.9%	1.3%	1.4%
Production	5.2%	4.1%	5.0%
Transportation/Material Moving	6.1%	3.5%	4.4%
2010 Population By Urban/ Rural Status			
Total Population	17,287	160,335	404,485
Population Inside Urbanized Area	100.0%	100.0%	100.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.0%	0.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

September 20, 2016

Market Profile

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 678 Snelling Ave N, St Paul, Minnesota, 55104
 Rings: 1, 3, 5 mile radii

Colliers International
 Latitude: 44.96156
 Longitude: -93.16692

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	7,307	65,649	164,866
Households with 1 Person	40.6%	35.7%	38.0%
Households with 2+ People	59.4%	64.3%	62.0%
Family Households	44.9%	50.5%	48.6%
Husband-wife Families	27.9%	35.8%	32.6%
With Related Children	13.3%	16.2%	14.5%
Other Family (No Spouse Present)	17.0%	14.7%	16.1%
Other Family with Male Householder	4.6%	3.7%	4.1%
With Related Children	2.2%	1.8%	2.1%
Other Family with Female Householder	12.4%	11.0%	12.0%
With Related Children	8.3%	7.3%	8.2%
Nonfamily Households	14.6%	13.9%	13.3%
All Households with Children	24.1%	25.6%	25.1%
Multigenerational Households	1.8%	2.0%	2.4%
Unmarried Partner Households	8.2%	7.5%	8.0%
Male-female	7.0%	6.1%	6.6%
Same-sex	1.3%	1.4%	1.4%
2010 Households by Size			
Total	7,306	65,650	164,866
1 Person Household	40.6%	35.7%	38.0%
2 Person Household	29.4%	31.8%	30.5%
3 Person Household	14.2%	13.8%	13.0%
4 Person Household	9.4%	11.0%	9.8%
5 Person Household	3.9%	4.5%	4.5%
6 Person Household	1.4%	1.6%	1.9%
7 + Person Household	1.1%	1.7%	2.2%
2010 Households by Tenure and Mortgage Status			
Total	7,307	65,649	164,866
Owner Occupied	44.3%	54.7%	50.6%
Owned with a Mortgage/Loan	36.2%	41.8%	38.4%
Owned Free and Clear	8.1%	12.9%	12.1%
Renter Occupied	55.7%	45.3%	49.4%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	7,815	70,002	178,323
Housing Units Inside Urbanized Area	100.0%	100.0%	100.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.0%	0.0%

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 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

September 20, 2016



Market Profile

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678 Snelling Ave N, St Paul, Minnesota, 55104
Rings: 1, 3, 5 mile radii

Colliers International
Latitude: 44.96156
Longitude: -93.16692

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Emerald City (8B)	Emerald City (8B)	Emerald City (8B)
2.	College Towns (14B)	In Style (5B)	In Style (5B)
3.	Set to Impress (11D)	Urban Chic (2A)	College Towns (14B)
2016 Consumer Spending			
Apparel & Services: Total \$	\$11,781,164	\$148,551,478	\$340,037,321
Average Spent	\$1,572.71	\$2,190.70	\$1,963.34
Spending Potential Index	78	109	98
Education: Total \$	\$8,674,854	\$111,884,495	\$254,618,564
Average Spent	\$1,158.04	\$1,649.97	\$1,470.14
Spending Potential Index	82	117	104
Entertainment/Recreation: Total \$	\$16,090,408	\$205,286,165	\$463,767,484
Average Spent	\$2,147.97	\$3,027.37	\$2,677.75
Spending Potential Index	74	104	92
Food at Home: Total \$	\$29,125,126	\$358,972,048	\$826,286,713
Average Spent	\$3,888.02	\$5,293.79	\$4,770.90
Spending Potential Index	78	106	96
Food Away from Home: Total \$	\$18,138,823	\$227,157,416	\$519,210,800
Average Spent	\$2,421.42	\$3,349.91	\$2,997.87
Spending Potential Index	78	108	97
Health Care: Total \$	\$27,702,528	\$354,973,467	\$800,646,712
Average Spent	\$3,698.11	\$5,234.82	\$4,622.86
Spending Potential Index	70	99	87
HH Furnishings & Equipment: Total \$	\$9,804,634	\$125,604,390	\$283,175,303
Average Spent	\$1,308.86	\$1,852.30	\$1,635.03
Spending Potential Index	74	105	93
Personal Care Products & Services: Total \$	\$4,094,689	\$52,099,738	\$118,230,203
Average Spent	\$546.61	\$768.32	\$682.65
Spending Potential Index	75	105	93
Shelter: Total \$	\$92,854,947	\$1,165,188,774	\$2,669,551,421
Average Spent	\$12,395.53	\$17,183.14	\$15,413.74
Spending Potential Index	80	110	99
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$12,096,360	\$157,551,142	\$352,048,584
Average Spent	\$1,614.79	\$2,323.42	\$2,032.70
Spending Potential Index	70	100	88
Travel: Total \$	\$9,618,506	\$129,065,087	\$286,024,578
Average Spent	\$1,284.01	\$1,903.33	\$1,651.48
Spending Potential Index	69	102	89
Vehicle Maintenance & Repairs: Total \$	\$5,752,753	\$72,640,296	\$164,547,089
Average Spent	\$767.96	\$1,071.23	\$950.08
Spending Potential Index	74	103	92

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 2013 and 2014 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021 Esri converted Census 2000 data into 2010 geography.

September 20, 2016