

# Demographic Summary Report

**1016 Skyway, Chico, CA 95928**

Building Type: **Class B Office**  
 Class: **B**  
 RBA: **4,782 SF**  
 Typical Floor: **4,782 SF**

Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: **-**



Radius	3 Mile	5 Mile	10 Mile
<b>Population</b>			
2020 Projection	38,186	90,368	120,326
2015 Estimate	37,823	89,416	118,838
2010 Census	37,675	88,724	117,058
Growth 2015 - 2020	0.96%	1.06%	1.25%
Growth 2010 - 2015	0.39%	0.78%	1.52%
<b>2015 Population by Hispanic Origin</b>	6,399	14,528	18,135
<b>2015 Population</b>	37,823	89,416	118,838
White	33,031 87.33%	77,734 86.94%	104,729 88.13%
Black	703 1.86%	1,971 2.20%	2,279 1.92%
Am. Indian & Alaskan	768 2.03%	1,641 1.84%	2,091 1.76%
Asian	1,673 4.42%	4,030 4.51%	4,688 3.94%
Hawaiian & Pacific Island	95 0.25%	258 0.29%	345 0.29%
Other	1,552 4.10%	3,783 4.23%	4,705 3.96%
U.S. Armed Forces	38	177	239
<b>Households</b>			
2020 Projection	15,203	36,412	48,734
2015 Estimate	15,051	36,018	48,119
2010 Census	15,017	35,821	47,493
Growth 2015 - 2020	1.01%	1.09%	1.28%
Growth 2010 - 2015	0.23%	0.55%	1.32%
Owner Occupied	6,854 45.54%	16,239 45.09%	24,184 50.26%
Renter Occupied	8,197 54.46%	19,779 54.91%	23,935 49.74%
<b>2015 Households by HH Income</b>	15,050	36,018	48,119
Income: <\$25,000	4,319 28.70%	11,160 30.98%	13,911 28.91%
Income: \$25,000 - \$50,000	3,887 25.83%	8,923 24.77%	11,139 23.15%
Income: \$50,000 - \$75,000	2,461 16.35%	5,557 15.43%	8,393 17.44%
Income: \$75,000 - \$100,000	1,649 10.96%	4,062 11.28%	5,533 11.50%
Income: \$100,000 - \$125,000	870 5.78%	2,220 6.16%	3,103 6.45%
Income: \$125,000 - \$150,000	564 3.75%	1,382 3.84%	2,055 4.27%
Income: \$150,000 - \$200,000	809 5.38%	1,552 4.31%	2,306 4.79%
Income: \$200,000+	491 3.26%	1,162 3.23%	1,679 3.49%
<b>2015 Avg Household Income</b>	\$63,980	\$62,308	\$65,473
<b>2015 Med Household Income</b>	\$43,513	\$42,214	\$46,617



# Demographic Detail Report

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<b>Population</b>						
2020 Projection	38,186		90,368		120,326	
2015 Estimate	37,823		89,416		118,838	
2010 Census	37,675		88,724		117,058	
Growth 2015 - 2020	0.96%		1.06%		1.25%	
Growth 2010 - 2015	0.39%		0.78%		1.52%	
<b>2015 Population by Age</b>	<b>37,823</b>		<b>89,416</b>		<b>118,838</b>	
Age 0 - 4	2,631	6.96%	6,292	7.04%	7,864	6.62%
Age 5 - 9	2,136	5.65%	5,148	5.76%	6,736	5.67%
Age 10 - 14	1,961	5.18%	4,643	5.19%	6,349	5.34%
Age 15 - 19	2,417	6.39%	5,877	6.57%	7,743	6.52%
Age 20 - 24	4,821	12.75%	11,593	12.97%	13,977	11.76%
Age 25 - 29	4,042	10.69%	9,668	10.81%	11,431	9.62%
Age 30 - 34	2,905	7.68%	6,972	7.80%	8,489	7.14%
Age 35 - 39	2,240	5.92%	5,348	5.98%	6,883	5.79%
Age 40 - 44	1,988	5.26%	4,647	5.20%	6,264	5.27%
Age 45 - 49	1,874	4.95%	4,313	4.82%	6,066	5.10%
Age 50 - 54	1,936	5.12%	4,418	4.94%	6,464	5.44%
Age 55 - 59	2,004	5.30%	4,581	5.12%	6,874	5.78%
Age 60 - 64	1,969	5.21%	4,484	5.01%	6,777	5.70%
Age 65 - 69	1,615	4.27%	3,720	4.16%	5,646	4.75%
Age 70 - 74	1,098	2.90%	2,605	2.91%	3,942	3.32%
Age 75 - 79	748	1.98%	1,790	2.00%	2,674	2.25%
Age 80 - 84	554	1.46%	1,329	1.49%	1,937	1.63%
Age 85+	883	2.33%	1,988	2.22%	2,724	2.29%
Age 65+	4,898	12.95%	11,432	12.79%	16,923	14.24%
<b>Median Age</b>	<b>31.60</b>		<b>31.10</b>		<b>33.10</b>	
<b>Average Age</b>	<b>35.80</b>		<b>35.50</b>		<b>36.90</b>	



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Radius	3 Mile	5 Mile	10 Mile
<b>2015 Population By Race</b>	<b>37,823</b>	<b>89,416</b>	<b>118,838</b>
White	33,031 87.33%	77,734 86.94%	104,729 88.13%
Black	703 1.86%	1,971 2.20%	2,279 1.92%
Am. Indian & Alaskan	768 2.03%	1,641 1.84%	2,091 1.76%
Asian	1,673 4.42%	4,030 4.51%	4,688 3.94%
Hawaiian & Pacific Island	95 0.25%	258 0.29%	345 0.29%
Other	1,552 4.10%	3,783 4.23%	4,705 3.96%
<b>Population by Hispanic Origin</b>	<b>37,823</b>	<b>89,416</b>	<b>118,838</b>
Non-Hispanic Origin	31,424 83.08%	74,888 83.75%	100,703 84.74%
Hispanic Origin	6,399 16.92%	14,527 16.25%	18,134 15.26%
<b>2015 Median Age, Male</b>	<b>30.60</b>	<b>30.00</b>	<b>31.90</b>
<b>2015 Average Age, Male</b>	<b>34.70</b>	<b>34.20</b>	<b>35.70</b>
<b>2015 Median Age, Female</b>	<b>32.50</b>	<b>32.20</b>	<b>34.40</b>
<b>2015 Average Age, Female</b>	<b>36.90</b>	<b>36.70</b>	<b>38.10</b>
<b>2015 Population by Occupation Classification</b>	<b>30,609</b>	<b>72,152</b>	<b>96,338</b>
Civilian Employed	17,719 57.89%	41,764 57.88%	54,990 57.08%
Civilian Unemployed	1,407 4.60%	3,485 4.83%	4,372 4.54%
Civilian Non-Labor Force	11,446 37.39%	26,726 37.04%	36,738 38.13%
Armed Forces	37 0.12%	177 0.25%	238 0.25%
<b>Households by Marital Status</b>			
Married	5,417	12,737	18,821
Married No Children	3,162	7,365	11,267
Married w/Children	2,254	5,371	7,553
<b>2015 Population by Education</b>	<b>26,189</b>	<b>61,374</b>	<b>82,799</b>
Some High School, No Diploma	2,482 9.48%	5,564 9.07%	7,060 8.53%
High School Grad (Incl Equivalency)	3,562 13.60%	9,152 14.91%	12,742 15.39%
Some College, No Degree	9,619 36.73%	22,465 36.60%	31,413 37.94%
Associate Degree	2,333 8.91%	5,513 8.98%	6,629 8.01%
Bachelor Degree	5,418 20.69%	12,310 20.06%	16,357 19.76%
Advanced Degree	2,775 10.60%	6,370 10.38%	8,598 10.38%

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Radius	3 Mile		5 Mile		10 Mile	
<b>2015 Population by Occupation</b>	<b>32,691</b>		<b>76,923</b>		<b>101,677</b>	
Real Estate & Finance	820	2.51%	2,134	2.77%	2,793	2.75%
Professional & Management	7,951	24.32%	19,561	25.43%	26,181	25.75%
Public Administration	649	1.99%	1,712	2.23%	2,409	2.37%
Education & Health	5,436	16.63%	12,641	16.43%	16,645	16.37%
Services	4,068	12.44%	9,862	12.82%	12,335	12.13%
Information	346	1.06%	897	1.17%	1,138	1.12%
Sales	5,127	15.68%	10,855	14.11%	13,731	13.50%
Transportation	304	0.93%	499	0.65%	628	0.62%
Retail	2,817	8.62%	6,085	7.91%	7,456	7.33%
Wholesale	385	1.18%	817	1.06%	1,170	1.15%
Manufacturing	945	2.89%	2,065	2.68%	2,924	2.88%
Production	1,208	3.70%	2,847	3.70%	4,227	4.16%
Construction	786	2.40%	2,237	2.91%	3,319	3.26%
Utilities	392	1.20%	909	1.18%	1,469	1.44%
Agriculture & Mining	486	1.49%	1,180	1.53%	1,698	1.67%
Farming, Fishing, Forestry	285	0.87%	676	0.88%	846	0.83%
Other Services	686	2.10%	1,946	2.53%	2,708	2.66%
<b>2015 Worker Travel Time to Job</b>	<b>16,786</b>		<b>39,597</b>		<b>52,334</b>	
<30 Minutes	13,957	83.15%	32,805	82.85%	43,041	82.24%
30-60 Minutes	2,032	12.11%	4,913	12.41%	6,905	13.19%
60+ Minutes	797	4.75%	1,879	4.75%	2,388	4.56%
<b>2010 Households by HH Size</b>	<b>15,018</b>		<b>35,821</b>		<b>47,493</b>	
1-Person Households	4,399	29.29%	10,606	29.61%	13,743	28.94%
2-Person Households	5,054	33.65%	12,103	33.79%	16,543	34.83%
3-Person Households	2,527	16.83%	5,972	16.67%	7,791	16.40%
4-Person Households	1,908	12.70%	4,544	12.69%	5,938	12.50%
5-Person Households	671	4.47%	1,607	4.49%	2,167	4.56%
6-Person Households	262	1.74%	570	1.59%	769	1.62%
7 or more Person Households	197	1.31%	419	1.17%	542	1.14%
<b>2015 Average Household Size</b>	<b>2.40</b>		<b>2.40</b>		<b>2.40</b>	
<b>Households</b>						
2020 Projection	15,203		36,412		48,734	
2015 Estimate	15,051		36,018		48,119	
2010 Census	15,017		35,821		47,493	
Growth 2015 - 2020	1.01%		1.09%		1.28%	
Growth 2010 - 2015	0.23%		0.55%		1.32%	



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Radius	3 Mile		5 Mile		10 Mile	
<b>2015 Households by HH Income</b>	<b>15,050</b>		<b>36,018</b>		<b>48,119</b>	
<\$25,000	4,319	28.70%	11,160	30.98%	13,911	28.91%
\$25,000 - \$50,000	3,887	25.83%	8,923	24.77%	11,139	23.15%
\$50,000 - \$75,000	2,461	16.35%	5,557	15.43%	8,393	17.44%
\$75,000 - \$100,000	1,649	10.96%	4,062	11.28%	5,533	11.50%
\$100,000 - \$125,000	870	5.78%	2,220	6.16%	3,103	6.45%
\$125,000 - \$150,000	564	3.75%	1,382	3.84%	2,055	4.27%
\$150,000 - \$200,000	809	5.38%	1,552	4.31%	2,306	4.79%
\$200,000+	491	3.26%	1,162	3.23%	1,679	3.49%
<b>2015 Avg Household Income</b>	<b>\$63,980</b>		<b>\$62,308</b>		<b>\$65,473</b>	
<b>2015 Med Household Income</b>	<b>\$43,513</b>		<b>\$42,214</b>		<b>\$46,617</b>	
<b>2015 Occupied Housing</b>	<b>15,051</b>		<b>36,018</b>		<b>48,119</b>	
Owner Occupied	6,854	45.54%	16,239	45.09%	24,184	50.26%
Renter Occupied	8,197	54.46%	19,779	54.91%	23,935	49.74%
<b>2010 Housing Units</b>	<b>15,566</b>		<b>36,810</b>		<b>48,436</b>	
1 Unit	10,126	65.05%	23,411	63.60%	32,707	67.53%
2 - 4 Units	2,194	14.09%	5,634	15.31%	7,067	14.59%
5 - 19 Units	2,137	13.73%	4,589	12.47%	5,149	10.63%
20+ Units	1,109	7.12%	3,176	8.63%	3,513	7.25%
<b>2015 Housing Value</b>	<b>6,855</b>		<b>16,240</b>		<b>24,183</b>	
<\$100,000	585	8.53%	1,699	10.46%	2,827	11.69%
\$100,000 - \$200,000	955	13.93%	2,290	14.10%	3,392	14.03%
\$200,000 - \$300,000	2,103	30.68%	4,949	30.47%	6,664	27.56%
\$300,000 - \$400,000	1,894	27.63%	4,325	26.63%	6,138	25.38%
\$400,000 - \$500,000	641	9.35%	1,682	10.36%	2,882	11.92%
\$500,000 - \$1,000,000	621	9.06%	1,168	7.19%	2,028	8.39%
\$1,000,000+	56	0.82%	127	0.78%	252	1.04%
<b>2015 Median Home Value</b>	<b>\$289,752</b>		<b>\$283,471</b>		<b>\$288,122</b>	
<b>2015 Housing Units by Yr Built</b>	<b>15,895</b>		<b>38,384</b>		<b>51,522</b>	
Built 2010+	341	2.15%	980	2.55%	1,723	3.34%
Built 2000 - 2010	2,065	12.99%	5,101	13.29%	6,722	13.05%
Built 1990 - 1999	3,148	19.80%	6,202	16.16%	8,259	16.03%
Built 1980 - 1989	1,962	12.34%	6,302	16.42%	8,469	16.44%
Built 1970 - 1979	2,472	15.55%	6,891	17.95%	9,796	19.01%
Built 1960 - 1969	1,380	8.68%	4,192	10.92%	5,602	10.87%
Built 1950 - 1959	1,656	10.42%	3,828	9.97%	4,951	9.61%
Built <1949	2,871	18.06%	4,888	12.73%	6,000	11.65%
<b>2015 Median Year Built</b>	<b>1977</b>		<b>1978</b>		<b>1978</b>	



# Traffic Count Report

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 RBA: **4,782 SF**  
 Typical Floor: **4,782 SF**  
 Total Available: **0 SF**  
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 Rent/SF/Yr: **-**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Skyway Rd	Notre Dame Blvd	0.07 W	2014	20,661	ADT	.04
2	Notre Dame Blvd	Skyway Rd	0.07 N	2010	16,147	ADT	.06
3	Skyway Rd	Notre Dame Blvd	0.06 E	2014	31,242	ADT	.09
4	Notre Dame Blvd	Forest Ave	0.04 N	2014	13,532	ADT	.21
5	Morrow Ln	Notre Dame Blvd	0.06 W	2010	23,460	ADT	.21
6	Forest Ave	Notre Dame Blvd	0.04 E	2014	11,527	ADT	.26
7	Morrow Ln	Zanella Way	0.10 W	2014	718	MPSI	.30
8	Notre Dame Blvd	Webster Dr	0.05 N	2014	4,545	ADT	.39
9	Bruce Rd	Bruce Ln	0.03 S	2014	8,058	ADT	.39
10	Skyway Rd	Dominic Dr	0.08 NW	2014	21,941	ADT	.43

