

**Howe Avenue & Wyda Road, Sacramento  
Demographic Report**

Population	Howe Ave/Wyda Rd, Sacramento 0.00 - 1.00 mi		Howe Ave/Wyda Rd, Sacramento 0.00 - 3.00 mi		Howe Ave/Wyda Rd, Sacramento 0.00 - 5.00 mi	
<b>Total Population</b>	17,860		127,814		344,386	
Population/square mile	6,330.6		4,631.3		4,479.5	
<b>Average Age</b>	32.6		36.9		36.4	
White	10,510	59%	87,473	68%	225,686	66%
Black or African American	2,114	12%	11,233	9%	34,837	10%
American Indian & Alaska Native	184	1%	1,474	1%	4,303	1%
Asian	1,266	7%	9,383	7%	27,698	8%
Native Hawaiian & Other Pacific Islander	38	0%	447	0%	1,906	1%
Other race	2,131	12%	9,957	8%	28,872	8%
Hispanic or Latino (any race)	4,160	23%	21,432	17%	60,707	18%
<b>Persons 25 years and over by educational attainment</b>	10,321		83,284		225,269	
Less than complete high school	1,943	19%	14,506	17%	39,920	18%
High school graduate (includes equivalency)	2,786	27%	17,644	21%	49,279	22%
Some college or college degree	5,592	54%	51,134	61%	136,070	60%
<b>Population 16 yrs and over By Employment Status</b>	13,958		100,930		271,006	
In Armed Forces	6	0%	143	0%	360	0%
Employed	8,333	60%	57,103	57%	155,320	57%
Unemployed	749	5%	4,905	5%	12,355	5%
Unemployment rate	8.2%		7.9%		7.4%	
<b>Population by Age</b>	17,860		127,814		344,386	
Under 5 years	1,466	8%	8,631	7%	22,065	6%
5 to 9 years	1,191	7%	8,875	7%	24,422	7%
10 to 14 years	1,085		7,802		22,675	
15 to 19 years	1,188	7%	7,860	6%	21,768	6%
20 to 24 years	2,610	15%	11,362	9%	28,187	8%
25 to 34 years	3,399	19%	20,109	16%	54,787	16%
35 to 44 years	2,705	15%	19,059	15%	54,308	16%
45 to 54 years	1,608	9%	16,227	13%	45,248	13%
55 to 59 years	374	2%	5,380	4%	14,652	4%
60 to 64 years	427	2%	4,263	3%	11,914	3%
65 to 74 years	849	5%	8,277	6%	21,084	6%
75 to 84 years	635	4%	7,290	6%	17,084	5%
85 years and over	325	2%	2,679	2%	6,192	2%
<b>Median Age</b>	28.6		34.6		34.7	
<b>Average Age</b>	32.6		36.9		36.4	
<b>Dominant Age Group</b>	25 to 34 years		25 to 34 years		25 to 34 years	

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Households	Howe Ave/Wyda Rd, Sacramento 0.00 - 1.00 mi		Howe Ave/Wyda Rd, Sacramento 0.00 - 3.00 mi		Howe Ave/Wyda Rd, Sacramento 0.00 - 5.00 mi	
<b>Total Households</b>	7,369		55,430		144,295	
<b>Population 5 years or older by Ability to Speak English</b>	16,394		119,183		322,321	
Only English	11,518	70%	91,790	77%	245,073	76%
English "very well"	2,433	15%	13,705	11%	39,211	12%
English "well"	1,227	7%	6,490	5%	18,403	6%
English "not well"	762	5%	5,190	4%	13,963	4%
No English or "not at all"	455	3%	2,008	2%	5,671	2%
Family households	3,792	23%	29,381	25%	78,065	24%
Married-couple households	2,096	13%	19,337	16%	52,369	16%
With own children under 18 yrs	1,063	6%	8,517	7%	23,188	7%
Other households	1,696	10%	10,044	8%	25,696	8%
Nonfamily households	3,577	22%	26,049	22%	66,230	21%
Householder living alone	2,580	16%	20,450	17%	51,885	16%
<b>Persons per household</b>	2.4		2.3		2.3	
<b>Average Income</b>						
Household	\$	41,958	\$	51,618	\$	50,107
Family	\$	46,281	\$	61,256	\$	59,178
Non-family	\$	34,766	\$	38,894	\$	37,436
<b>Percent of persons below the poverty level</b>	23.2%		19.2%		18.5%	
<b>Total Housing Units</b>	7,889		58,392		152,086	
Vacant	495	6%	3,130	5%	8,039	5%
Occupied	7,393	94%	55,261	95%	144,047	95%
Owner occupied	1,881	24%	24,486	42%	66,362	44%
Renter occupied	5,512	70%	30,775	53%	77,685	51%
<b>Median value of owned homes</b>	\$	108,103	\$	153,547	\$	139,674
Percentage of owners paying more than 30% of income on home costs	19.4%		23.1%		24.7%	
<b>Renter occupied units</b>	5,512		30,775		77,685	
Average monthly gross rent	\$	623	\$	644	\$	635
Percentage of renters paying more than 30% of income on rent	43.2%		42.6%		41.8%	
<b>Households by Number of Persons</b>	7,369		55,430		144,295	
<b>Persons per household</b>	2.4		2.3		2.3	
<b>Median Persons per household</b>	2.5		2.4		2.4	
Family households	3,792	51%	29,381	53%	78,065	54%
Nonfamily households	3,577	49%	26,049	47%	66,230	46%

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Income/Work Travel	Howe Ave/Wyda Rd, Sacramento 0.00 - 1.00 mi		Howe Ave/Wyda Rd, Sacramento 0.00 - 3.00 mi		Howe Ave/Wyda Rd, Sacramento 0.00 - 5.00 mi	
<b>Households by 1999 Income Level</b>	7,369		55,430		144,295	
Less than \$20,000	2,211	30%	14,665	26%	37,792	26%
\$20,000 to \$34,999	1,936	26%	11,814	21%	30,452	21%
\$35,000 to \$49,999	1,360	18%	9,226	17%	24,130	17%
\$50,000 to \$74,999	1,163	16%	9,413	17%	25,904	18%
\$75,000 to \$99,999	361	5%	4,375	8%	11,626	8%
\$100,000 to \$149,999	277	4%	3,719	7%	9,474	7%
\$150,000 or more	60	1%	2,218	4%	4,916	3%
<b>Average household income</b>	\$ 41,958		\$ 51,618		\$ 50,107	
<b>Median household income</b>	\$ 30,995		\$ 36,772		\$ 37,192	
<b>Median Household Income by Race of Householder</b>						
White	\$ 32,923		\$ 40,077		\$ 40,272	
Black or African American	\$ 28,270		\$ 24,516		\$ 26,086	
American Indian and Alaska Native	\$ 29,687		\$ 40,619		\$ 34,196	
Asian	\$ 25,973		\$ 29,638		\$ 32,421	
Native Hawaiian and Other Pacific Islander	\$ 75,000		\$ 25,795		\$ 31,440	
Other Race	\$ 28,928		\$ 29,440		\$ 31,352	
Hispanic or Latino (any race)	\$ 29,930		\$ 31,938		\$ 33,122	
<b>Workers 16 years or older by Travel Time To Work</b>	8,134		56,129		152,460	
Less than 10 minutes	1,033	13%	7,300	13%	19,309	13%
10 to 19 minutes	2,997	37%	20,140	36%	55,645	36%
20 to 29 minutes	1,964	24%	14,120	25%	36,433	24%
30 to 59 minutes	1,553	19%	10,365	18%	29,123	19%
60 or more minutes	453	6%	2,460	4%	6,947	5%
Worked at home	134	2%	1,742	3%	5,004	3%
<b>Average travel time to work</b>	22.2		21.4		22.0	
<b>Median travel time</b>	19.9		19.9		19.8	

Prepared September 29, 2004 Prepared by Prudential Commercial Real Estate, Judi Becker  
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<b>1999 Household Income by Race</b>	<b>Howe Ave/Wyda Rd, Sacramento 0.00 - 1.00 mi</b>		<b>Howe Ave/Wyda Rd, Sacramento 0.00 - 3.00 mi</b>		<b>Howe Ave/Wyda Rd, Sacramento 0.00 - 5.00 mi</b>	
<b>White householder</b>	4,771		41,960		104,998	
Less than \$10,000	511	11%	3,921	9%	10,154	10%
\$ 10,000 to \$24,999	1,268	27%	8,886	21%	21,389	20%
\$ 25,000 to \$49,999	1,657	35%	12,482	30%	31,802	30%
\$ 50,000 to \$99,999	1,105	23%	11,307	27%	29,196	28%
\$100,000 to \$199,999	217	5%	4,325	10%	10,331	10%
\$200,000 or more	14	0%	1,039	2%	2,127	2%
<b>Average household income</b>	\$ 41,057		\$ 56,008		\$ 54,151	
<b>Median household income</b>	\$ 32,923		\$ 40,077		\$ 40,272	
<b>Black or African American householder</b>	871		4,382		13,276	
Less than \$10,000	180	21%	919	21%	2,656	20%
\$ 10,000 to \$24,999	232	27%	1,319	30%	3,719	28%
\$ 25,000 to \$49,999	300	34%	1,506	34%	4,141	31%
\$ 50,000 to \$99,999	142	16%	551	13%	2,302	17%
\$100,000 to \$199,999	16	2%	68	2%	396	3%
\$200,000 or more	0	0%	20	0%	62	0%
<b>Average household income</b>	\$ 30,540		\$ 30,086		\$ 34,822	
<b>Median household income</b>	\$ 28,270		\$ 24,516		\$ 26,086	
<b>American Indian and Alaska Native householder</b>	92		582		1,646	
Less than \$10,000	22	24%	72	12%	293	18%
\$ 10,000 to \$24,999	11	12%	110	19%	338	21%
\$ 25,000 to \$49,999	35	38%	190	33%	496	30%
\$ 50,000 to \$99,999	22	24%	181	31%	420	26%
\$100,000 to \$199,999	2	2%	16	3%	85	5%
\$200,000 or more	0	0%	13	2%	13	1%
<b>Average household income</b>	\$ 36,009		\$ 46,071		\$ 41,719	
<b>Median household income</b>	\$ 29,687		\$ 40,619		\$ 34,196	
<b>Asian householder</b>	592		3,052		8,988	
Less than \$10,000	121	20%	530	17%	1,535	17%
\$ 10,000 to \$24,999	163	28%	754	25%	2,073	23%
\$ 25,000 to \$49,999	190	32%	802	26%	2,516	28%
\$ 50,000 to \$99,999	101	17%	721	24%	2,152	24%
\$100,000 to \$199,999	16	3%	205	7%	605	7%
\$200,000 or more	0	0%	40	1%	107	1%
<b>Average household income</b>	\$ 29,731		\$ 42,784		\$ 43,577	
<b>Median household income</b>	\$ 25,973		\$ 29,638		\$ 32,421	

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<b>1999 Household Income by Race</b>	<b>Howe Ave/Wyda Rd, Sacramento 0.00 - 1.00 mi</b>		<b>Howe Ave/Wyda Rd, Sacramento 0.00 - 3.00 mi</b>		<b>Howe Ave/Wyda Rd, Sacramento 0.00 - 5.00 mi</b>	
<b>Native Hawaiian and Other Pacific Islander householder</b>	6		138		566	
Less than \$10,000	0	0%	23	17%	74	13%
\$ 10,000 to \$24,999	0	0%	40	29%	132	23%
\$ 25,000 to \$49,999	0	0%	45	32%	172	30%
\$ 50,000 to \$99,999	6	100%	30	22%	156	28%
\$100,000 to \$199,999	0	0%	0	0%	32	6%
\$200,000 or more	0	0%	0	0%	0	0%
<b>Average household income</b>	\$ 76,667		\$ 33,210		\$ 40,476	
<b>Median household income</b>	\$ 75,000		\$ 25,795		\$ 31,440	
<b>Other Race householder</b>	616		2,997		8,721	
Less than \$10,000	30	5%	375	13%	1,037	12%
\$ 10,000 to \$24,999	244	40%	925	31%	2,383	27%
\$ 25,000 to \$49,999	206	33%	1,054	35%	3,033	35%
\$ 50,000 to \$99,999	93	15%	543	18%	2,003	23%
\$100,000 to \$199,999	21	3%	76	3%	228	3%
\$200,000 or more	22	4%	22	1%	37	0%
<b>Average household income</b>	\$ 83,355		\$ 43,953		\$ 40,529	
<b>Median household income</b>	\$ 28,928		\$ 29,440		\$ 31,352	
<b>Hispanic or Latino householder</b>	1,276		6,522		18,708	
Less than \$10,000	119	9%	683	10%	2,127	11%
\$ 10,000 to \$24,999	415	32%	1,952	30%	4,868	26%
\$ 25,000 to \$49,999	456	36%	2,119	32%	6,231	33%
\$ 50,000 to \$99,999	203	16%	1,405	22%	4,464	24%
\$100,000 to \$199,999	61	5%	297	5%	910	5%
\$200,000 or more	22	2%	65	1%	108	1%
<b>Average household income</b>	\$ 59,133		\$ 44,255		\$ 42,764	
<b>Median household income</b>	\$ 29,930		\$ 31,938		\$ 33,122	

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