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## Revised Attendance and Investment Parameters for the Relocated Marine World Africa USA at Vallejo

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### Recommended Citation

Harrison Price Company, "Revised Attendance and Investment Parameters for the Relocated Marine World Africa USA at Vallejo" (1985). *Harrison "Buzz" Price Papers*. 67.

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REVISED ATTENDANCE AND  
INVESTMENT PARAMETERS  
FOR THE RELOCATED  
MARINE WORLD AFRICA USA  
AT VALLEJO

Prepared for:

Marine World Africa U.S.A.

March 18, 1985

Prepared by:

Harrison Price Company  
876 South Bronson Avenue  
Los Angeles, California 90005

(213) 937-3457

# HARRISON PRICE COMPANY

March 18, 1985

Mr. Michael B. Demetrios  
President  
Marine World Africa U.S.A.  
Marine World Parkway  
Redwood City, California 94065

Dear Mr. Demetrios:

In accordance with your letter of February 2nd, we have reviewed our prior report dated September 1982 on the feasibility of relocating Marine World to Vallejo, California. You have asked us to restate the attendance parameters of that feasibility study based on our evaluation of changes in the project and the market makeup which have occurred in the last two and one and one half years since the original study was prepared. You also asked us to estimate a capital expenditure sustainable by our revised projections.

If you have any questions about our revised projections, please let me know.

## RESIDENT MARKET STUDY

We are submitting herewith new computerized runs on the demographics of market areas around Vallejo which are attached to this letter. They are summarized as follows:

	Radius	Population	
		1984	1989
Primary	50 Miles	4,393,400	4,730,000
Secondary	50-100 Miles	3,545,400	3,973,700
Secondary	100-150 Miles	879,300	994,513

In our original study, the primary market was defined as Alameda, Contra Costa, Marin, San Francisco, San Mateo, Santa Clara, and Solano Counties with the following population count:

1985	1990
5,058,000	5,320,000

This count was used as the measure of resident support for all seven Bay Area locations evaluated. This assumption led to some inaccuracy in placing the primary market perimeter around cities at the fringe of the above market area, for example, Vallejo and San Jose. This was empirically offset by adjusting primary market penetrations. The high penetrations taken were for relatively central Mountain View, 774.5/5,320 in 1990; or 14.6 percent and San Jose 799.5/5,320 or 15 percent (on the

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Mr. Michael Demetrios  
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fringe). Vallejo was discounted for its fringe location on the north and taken as 558.0/5,320 or 10.5 percent.

In the present revised computation, we have more accurately moved the location of the primary market to a 50-mile band around Vallejo and taken a basic market penetration based on an evaluation of comparables as follows:

## Sea life park primary 50-mile market penetration (1984):

	<u>Primary Market Attendance (000)</u>	<u>Primary Market (000)</u>	<u>Penetration (percent)</u>
1. Vancouver Aquarium	529	1,191	44.4
2. Sea World San Diego	880	2,036	43.2
3. Sea World Orlando	421	1,894	22.2
4. Sea World Ohio	526	3,992	13.2
5. Marine World	570	4,962	11.5

## Aquarium primary 50-mile market penetration (1984):

1. Monterey Aquarium	450	1,951	23.1
2. National Aquarium Baltimore	669	5,283	12.7
3. New England Aquarium	597	5,913	10.1
4. Seattle Aquarium	238	2,361	10.1

In our opinion, it is appropriate to adjust our former primary market attendance estimate for the Vallejo project to the following second year values:

	<u>Low</u>	<u>Medium</u>	<u>High</u>
Penetration	12.0%	13.5%	15.0%
Market Size		4,730,588	
Attendance (000)	567.7	638.6	709.6

The primary reasons for this upward adjustment are related to (1) changes in definition of the primary market and appropriate market penetration rates for that market, (2) acknowledging the importance of the Sacramento-East Bay corridor in that primary market, (3) review of the present design concept for the project, (4) evaluation of the declining competitive base in the Bay Area and, (5) the strength of the Monterey Aquarium performance at the other end of the market.

# HARRISON PRICE COMPANY

Mr. Michael Demetrios  
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To avoid overlap between the secondary and tourist markets, in this revised cut, we have used a 50- to 100-mile market perimeter for the secondary market which is more reflective of driving times and overnight stays expected in this operation. Over 100 miles (and two to two and one half hours driving time), an overnight or touristic classification of the market area is more accurate and less overlapped in this location. In our prior study, we used a secondary market perimeter of 50- to 150-miles containing a population of 5,473,000 and a mid-penetration rate of 2.9 percent in Vallejo. In this cut, we used a current 50- to 100-mile population of 3,973,681 and a mid-penetration of 6 percent. It is of interest that the 50-100 mile secondary market out of Vallejo is substantially greater than that from Redwood City because of the inclusion of larger Sacramento Valley populations. Comparatives are listed as follows as of 1984:

	<u>Secondary Attendance 50-100 Miles (000)</u>	<u>Market Size (000)</u>	<u>Penetration (percent)</u>
1. Sea World San Diego	336	2,782	12.1
2. Sea World Orlando	587	3,982	14.7
3. Sea World Ohio	168	2,654	6.3
4. Marine World	119	2,852	4.2

The revised secondary market population at Vallejo is estimated as follows in the second year:

	<u>Low</u>	<u>Medium</u>	<u>High</u>
<b>Penetration Percent</b>	5.5	6.0	6.5
<b>Market Size</b>		3,973,681	
<b>Attendance (000)</b>	218.6	238.4	258.3

This treatment in our opinion more accurately deals with the Vallejo market configuration. A six percent treatment of a 50- to 100-mile population results in a 49.6 percent increase in secondary attendance (238,400 instead of 158,700). The reasoning behind the increase is the five points previously mentioned and the fact that the 50- to 100-mile band out of Vallejo holds 73 percent of the 50- to 150-mile population ring previously used.

The final market segment, tourism, is projected at a higher penetration rate in this revision. Our prior study used a mid-

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Mr. Michael Demetrios

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point penetration of 0.8 percent on a tourist base of 12 million or 96,000 tourist attendance. It is our opinion that this value understates the Vallejo opportunity for tourist interception on the Sacramento corridor as it has developed. Comparatives are listed as follows:

<u>Sea Life Parks</u>	<u>Tourist Attendance (000)</u>	<u>Tourist Market (000)</u>	<u>Tourist Market Penetration (percent)</u>
1. Sea World Orlando	2,047	15,000	13.6
2. Sea World Ohio	426	4,500	9.5
3. Sea World San Diego	1,467	17,000	8.6
4. Vancouver Aquarium	151	5,000	3.0
5. Marine World	162	12,000	1.4
<u>Aquariums</u>			
1. Monterey Aquarium	1,350	6,000	22.5
2. National Aquarium	697	4,500	15.4
3. Seattle Aquarium	257	4,000	6.4
4. New England Aquarium	321	6,000	5.4

The thrust of the above figures is that this project has a high upside potential if the developer can develop a first class project within the available budget and increase the construction budget by heavy reinvestment. We have estimated the project's touristic penetration at the low end of the spectrum of the above penetrations, but on the basis of its present design at a substantially higher value than that currently being achieved in Redwood City (1.4 percent). We recommend these second year values:

	<u>Low</u>	<u>Mid</u>	<u>High</u>
Market Penetration (%)	2.0	2.4	2.8
Tourist Market Attendance (000)	200.0	12,000,000 288.0	345.6

Revised total second year attendance projections are summarized as follows:

	<u>Second Year Attendance Projections (000)</u>		
	<u>Low</u>	<u>Mid</u>	<u>High</u>
Primary Market	567.7	638.6	709.6
Secondary Market	218.6	238.4	258.3
Tourism	<u>200.0</u>	<u>288.0</u>	<u>345.6</u>
Total	986.3	1,165.0	1,313.5

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For pro forma purposes we would recommend the mid-point projection for the second year. Taking into account recent experience at Baltimore (second year performance is estimated at 87.5 percent of a first year high rate of success) we would use a 10 percent inflation for estimating first year attendance. We expect Monterey to experience a like drop-off in its second year. Thereafter we recommend a 3 percent per year trend rate of improved attendance recognizing that this is a trend, not an annual occurrence, and that it is projected in the expectation of a solid reinvestment strategy. Given large reinvestment in the Vallejo park, the building of attendance to levels on the order of 9 percent of the total market (1,863,000) is a rational long-term objective. This would put attendance at 1.8 million. The venture has a high rate of upside if large scale reinvestment in first class attractions can be accomplished.

A recommended pro forma is based on these revised attendances:

1st Year	1,282,000
2nd Year	1,165,000
3rd Year	1,200,000
4th Year	1,236,000
5th Year	1,272,000
10th Year	1,475,000

You have also asked us to comment on an allowable level of investment which we have dealt with based on the 3rd year attendance figure of 1,200,000. In approximate terms, these estimates are relevant to the question:

Attendance	1,200,000
Per Capita	\$22.37
Revenues	\$26,844,000
Total Pre-Depreciation and Pre-Interest Expense (68.5%)	<u>18,400,000</u>
Operating Profit	\$ 8,444,000
Desired Average Reinvestment	<u>2,000,000</u>
Cash Available for Debt Service Profit and Taxes	\$ 6,444,000

In the above estimates, per capita in the third year is estimated at 5 percent per year above current levels as are most costs. Annual reinvestment is higher than previously estimated reflecting the upside possibilities of the project. This would indicate to us that a total investment range in the third year of

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Mr. Michael Demetrios  
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\$50 to \$70 million is a justifiable objective for this project with total debt financing on the order of \$36 to \$50 million. We would be pleased to refine these values.

Very best regards,



Harrison A. Price  
President

HAP:em

Attachment



INCOME: 1980-84-89  
 VALLEJO, CA: CENTER OF TOWN  
 0.0 - 50.0 MILE BAND

URBAN DECISION SYSTEMS, INC.  
 03/04/85

	1980 Census		1984 Est.		1989 Est.	
POPULATION	4137430		4393367		4730588	
In Group Quarters	109369		115494		124167	
PER CAPITA INCOME	\$ 9297		\$ 12483		\$ 16308	
AGGREGATE INCOME (\$Mil)	38464.0		54840.5		77144.3	
HOUSEHOLDS	1601896	%	1707872	%	1873830	%
By Income						
Less than \$ 5,000	175651	11.0	120283	7.0	89753	4.8
\$ 5,000 - \$ 9,999	209601	13.1	189925	11.1	149826	8.0
\$ 10,000 - \$ 14,999	218674	13.7	182888	10.7	180793	9.6
\$ 15,000 - \$ 19,999	204265	12.8	164276	9.6	144684	7.7
\$ 20,000 - \$ 24,999	196097	12.2	190900	11.2	129464	6.9
\$ 25,000 - \$ 29,999	159254	9.9	179224	10.5	172208	9.2
\$ 30,000 - \$ 34,999	126118	7.9	136250	8.0	136752	7.3
\$ 35,000 - \$ 39,999	91209	5.7	118435	6.9	172384	9.2
\$ 40,000 - \$ 49,999	105243	6.6	168405	9.9	186774	10.0
\$ 50,000 - \$ 74,999	81139	5.1	170582	10.0	310341	16.6
\$ 75,000 +	34649	2.2	86704	5.1	200852	10.7
Median Household Income	\$ 19812		\$ 25158		\$ 32566	
Average Household Income	\$ 23710		\$ 31777		\$ 40802	
FAMILIES	1029035	%	1091342	%	1163838	%
By Income						
Less than \$ 5,000	59133	5.7	61783	5.7	57001	4.9
\$ 5,000 - \$ 9,999	98478	9.6	86549	7.9	70812	6.1
\$ 10,000 - \$ 14,999	117928	11.5	95267	8.7	73963	6.4
\$ 15,000 - \$ 19,999	125891	12.2	97264	8.9	77110	6.6
\$ 20,000 - \$ 24,999	137928	13.4	112894	10.3	77193	6.6
\$ 25,000 - \$ 29,999	123970	12.0	99974	9.2	89047	7.7
\$ 30,000 - \$ 34,999	102959	10.0	93240	8.5	85424	7.3
\$ 35,000 - \$ 39,999	76769	7.5	90508	8.3	78072	6.7
\$ 40,000 - \$ 49,999	88955	8.6	137507	12.6	134774	11.6
\$ 50,000 - \$ 74,999	67940	6.6	144125	13.2	252279	21.7
\$ 75,000 +	29083	2.8	72232	6.6	168163	14.4
Median Family Income	\$ 24029		\$ 29597		\$ 38290	
Average Family Income	\$ 27880		\$ 36283		\$ 45619	

Source: 1980 Census, Jan. 1, 1984 UDS Estimates

(INF)

Urban Decision Systems/PO Box 25953/Los Angeles, CA 90025/(213) 820-8931

DEMOGRAPHIC TRENDS: 1980-84-89  
 VALLEJO, CA: CENTER OF TOWN  
 0.0 - 50.0 MILE BAND

URBAN DECISION SYSTEMS, INC.  
 03/04/85

	1980 Census		1984 Est.		1989 Proj.	
POPULATION	4137430		4393367		4730588	
In Group Quarters	109369		115494		124167	
HOUSEHOLDS	1601896	%	1707872	%	1873830	%
1 Person	449214	28.0	479210	28.1	532163	28.4
2 Person	522220	32.6	558283	32.7	621468	33.2
3-4 Person	469708	29.3	510854	29.9	568986	30.4
5+ Person	160689	10.0	159525	9.3	151213	8.1
Avg Hshld Size	2.51		2.50		2.46	
FAMILIES	1029035		1091342		1163838	
		%		%		%
RACE: White	3067458	74.1	3170873	72.2	3311708	70.0
Black	442301	10.7	494596	11.3	564730	11.9
Other	627668	15.2	727898	16.6	854150	18.1
SPANISH/HISPANIC	437891	10.6	454403	10.3	456585	9.7
		%		%		%
AGE: 0 - 5	303692	7.3	332055	7.6	353548	7.5
6 - 13	436040	10.5	413494	9.4	429031	9.1
14 - 17	262413	6.3	238668	5.4	224556	4.7
18 - 20	218358	5.3	203474	4.6	186451	3.9
21 - 24	308571	7.5	312461	7.1	267941	5.7
25 - 34	791699	19.1	889894	20.3	969453	20.5
35 - 44	524900	12.7	644525	14.7	820831	17.4
45 - 54	427787	10.3	420871	9.6	467425	9.9
55 - 64	407168	9.8	429172	9.8	424174	9.0
65 +	456609	11.0	508755	11.6	587177	12.4
Median Age	31.8		32.8		34.3	
MALES	2028244	%	2161465	%	2332109	%
0 - 20	622175	30.7	607481	28.1	611160	26.2
21 - 44	817045	40.3	935793	43.3	1045412	44.8
45 - 64	404449	19.9	412733	19.1	439008	18.8
65 +	184575	9.1	205459	9.5	236531	10.1
FEMALES	2108988	%	2231899	%	2398474	%
0 - 20	598326	28.4	580209	26.0	582426	24.3
21 - 44	808125	38.3	911086	40.8	1012812	42.2
45 - 64	430506	20.4	437310	19.6	452592	18.9
65 +	272033	12.9	303296	13.6	350646	14.6
HOUSING UNITS	1681816	%				
Owner-Occupied	877221	52.2	967996		999983	
Renter-Occupied	724675	43.1	739876		873847	

Source: 1980 Census, Jan. 1, 1984 UDS Estimates

(DTF)

Urban Decision Systems/PO Box 25953/Los Angeles, CA 90025/(213) 820-8931

INCOME: 1980-84-89  
 VALLEJO, CA: CENTER OF TOWN  
 50.0 - 100.0 MILE BAND

URBAN DECISION SYSTEMS, INC.  
 03/04/85

	1980 Census		1984 Est.		1989 Est.	
POPULATION	3229028		3545435		3973681	
In Group Quarters	59986		63368		68379	
PER CAPITA INCOME	\$ 8165		\$ 11008		\$ 14414	
AGGREGATE INCOME (\$Mil)	26364.8		39029.6		57276.2	
HOUSEHOLDS	1174109	%	1306235	%	1505365	%
By Income						
Less than \$ 5,000	126788	10.8	92367	7.1	72377	4.8
\$ 5,000 - \$ 9,999	169258	14.4	155656	11.9	129787	8.6
\$ 10,000 - \$ 14,999	169726	14.5	154911	11.9	156456	10.4
\$ 15,000 - \$ 19,999	155718	13.3	135238	10.4	129734	8.6
\$ 20,000 - \$ 24,999	147298	12.5	151481	11.6	113792	7.6
\$ 25,000 - \$ 29,999	117568	10.0	133794	10.2	139481	9.3
\$ 30,000 - \$ 34,999	89432	7.6	100107	7.7	113512	7.5
\$ 35,000 - \$ 39,999	61188	5.2	88852	6.8	125672	8.3
\$ 40,000 - \$ 49,999	69519	5.9	122850	9.4	149763	9.9
\$ 50,000 - \$ 74,999	49626	4.2	118538	9.1	236147	15.7
\$ 75,000 +	17988	1.5	52442	4.0	138644	9.2
Median Household Income	\$ 18839		\$ 23794		\$ 30487	
Average Household Income	\$ 22256		\$ 29656		\$ 37811	
FAMILIES	839633	%	925418	%	1039354	%
By Income						
Less than \$ 5,000	49263	5.9	51025	5.5	48091	4.6
\$ 5,000 - \$ 9,999	99116	11.8	84062	9.1	71074	6.8
\$ 10,000 - \$ 14,999	112298	13.4	95795	10.4	78600	7.6
\$ 15,000 - \$ 19,999	113174	13.5	95794	10.4	82461	7.9
\$ 20,000 - \$ 24,999	115562	13.8	108254	11.7	80440	7.7
\$ 25,000 - \$ 29,999	98367	11.7	88565	9.6	89965	8.7
\$ 30,000 - \$ 34,999	77310	9.2	74845	8.1	83364	8.0
\$ 35,000 - \$ 39,999	53405	6.4	72853	7.9	69733	6.7
\$ 40,000 - \$ 49,999	61427	7.3	104665	11.3	114684	11.0
\$ 50,000 - \$ 74,999	43716	5.2	103890	11.2	200598	19.3
\$ 75,000 +	15995	1.9	45669	4.9	120345	11.6
Median Family Income	\$ 21851		\$ 26568		\$ 34141	
Average Family Income	\$ 25270		\$ 32922		\$ 41396	

Source: 1980 Census, Jan. 1, 1984 UDS Estimates

(INF)

Urban Decision Systems/PO Box 25953/Los Angeles, CA 90025/(213) 820-8931

DEMOGRAPHIC TRENDS: 1980-84-89  
 VALLEJO, CA: CENTER OF TOWN  
 50.0 - 100.0 MILE BAND

URBAN DECISION SYSTEMS, INC.  
 03/04/85

	1980 Census		1984 Est.		1989 Proj.	
POPULATION	3229028		3545435		3973681	
In Group Quarters	59986		63368		68379	
HOUSEHOLDS	1174109	%	1306235	%	1505365	%
1 Person	262548	22.4	300212	23.0	359662	23.9
2 Person	386004	32.9	431599	33.0	506306	33.6
3-4 Person	385584	32.8	432147	33.1	500115	33.2
5+ Person	139856	11.9	142276	10.9	139282	9.3
Avg Hshld Size	2.70		2.67		2.59	
FAMILIES	839633		925418		1039354	
	%		%		%	
RACE: White	2649506	82.1	2869770	80.9	3173974	79.9
Black	113924	3.5	135587	3.8	165847	4.2
Other	465597	14.4	540077	15.2	633859	16.0
SPANISH/HISPANIC	460636	14.9	528257	14.9	572188	14.4
	%		%		%	
AGE: 0 - 5	280188	8.7	324009	9.1	371248	9.3
6 - 13	389304	12.1	382122	10.8	415707	10.5
14 - 17	230099	7.1	216820	6.1	213427	5.4
18 - 20	181561	5.6	179714	5.1	176357	4.4
21 - 24	246132	7.6	268525	7.6	252499	6.4
25 - 34	572501	17.7	655749	18.5	731511	18.4
35 - 44	391880	12.1	489041	13.8	633978	16.0
45 - 54	325301	10.1	339247	9.6	404713	10.2
55 - 64	297269	9.2	328828	9.3	342249	8.6
65 +	314456	9.7	361381	10.2	431992	10.9
Median Age	29.8		31.1		32.6	
MALES	1591839	%	1753995	%	1968894	%
0 - 20	551732	34.7	564236	32.2	602091	30.6
21 - 44	604385	38.0	712419	40.6	817795	41.5
45 - 64	302400	19.0	324296	18.5	366483	18.6
65 +	133325	8.4	153045	8.7	182528	9.3
FEMALES	1636848	%	1791438	%	2004783	%
0 - 20	529419	32.3	538429	30.1	574648	28.7
21 - 44	606128	37.0	700896	39.1	800193	39.9
45 - 64	320170	19.6	343778	19.2	380479	19.0
65 +	181131	11.1	208336	11.6	249465	12.4
HOUSING UNITS	1268814	%				
Owner-Occupied	725767	57.2	826179		895990	
Renter-Occupied	448342	35.3	480056		609375	

Source: 1980 Census, Jan. 1, 1984 UDS Estimates

(DTF)

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INCOME: 1980-84-89  
 VALLEJO, CA: CENTER OF TOWN  
 100.0 - 150.0 MILE BAND

URBAN DECISION SYSTEMS, INC.  
 03/04/85

	1980 Census		1984 Est.		1989 Est.	
POPULATION	794142		879300		994513	
In Group Quarters	25990		27445		29509	
PER CAPITA INCOME	\$ 7128		\$ 9600		\$ 12563	
AGGREGATE INCOME (\$mil)	5660.6		8441.3		12494.5	
HOUSEHOLDS	285204	%	320397	%	373169	%
By Income						
Less than \$ 5,000	37222	13.1	27205	8.5	21172	5.7
\$ 5,000 - \$ 9,999	51896	18.2	47498	14.8	39812	10.7
\$ 10,000 - \$ 14,999	49302	17.3	46604	14.5	48333	13.0
\$ 15,000 - \$ 19,999	41895	14.7	41074	12.8	40873	11.0
\$ 20,000 - \$ 24,999	34224	12.0	41063	12.8	34428	9.2
\$ 25,000 - \$ 29,999	22824	8.0	30692	9.6	38966	10.4
\$ 30,000 - \$ 34,999	16047	5.6	20838	6.5	29459	7.9
\$ 35,000 - \$ 39,999	9135	3.2	16719	5.2	26859	7.2
\$ 40,000 - \$ 49,999	10639	3.7	20565	6.4	29912	8.0
\$ 50,000 - \$ 74,999	7672	2.7	18148	5.7	39441	10.6
\$ 75,000 +	4349	1.5	9993	3.1	23914	6.4
Median Household Income	\$ 15457		\$ 19734		\$ 25252	
Average Household Income	\$ 19426		\$ 25728		\$ 32661	
FAMILIES	204390	%	227448	%	258332	%
By Income						
Less than \$ 5,000	14596	7.1	14557	6.4	13699	5.3
\$ 5,000 - \$ 9,999	32732	16.0	26250	11.5	22247	8.6
\$ 10,000 - \$ 14,999	35287	17.3	30759	13.5	25561	9.9
\$ 15,000 - \$ 19,999	32682	16.0	30813	13.5	27089	10.5
\$ 20,000 - \$ 24,999	28209	13.8	31769	14.0	25976	10.1
\$ 25,000 - \$ 29,999	19458	9.5	21692	9.5	27857	10.8
\$ 30,000 - \$ 34,999	13747	6.7	16184	7.1	22230	8.6
\$ 35,000 - \$ 39,999	8061	3.9	13583	6.0	16645	6.4
\$ 40,000 - \$ 49,999	9334	4.6	17524	7.7	23001	8.9
\$ 50,000 - \$ 74,999	6569	3.2	15821	7.0	33324	12.9
\$ 75,000 +	3715	1.8	8497	3.7	20703	8.0
Median Family Income	\$ 17837		\$ 21785		\$ 27619	
Average Family Income	\$ 21957		\$ 28386		\$ 35612	

Source: 1980 Census, Jan. 1, 1984 UDS Estimates

(INF)

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 Urban Decision Systems/PO Box 25953/Los Angeles, CA 90025/(213) 820-8931

DEMOGRAPHIC TRENDS: 1980-84-89  
 VALLEJO, CA: CENTER OF TOWN  
 100.0 - 150.0 MILE BAND

URBAN DECISION SYSTEMS, INC.  
 03/04/85

	1980 Census		1984 Est.		1989 Proj.	
POPULATION	794142		879300		994513	
In Group Quarters	25990		27445		29509	
HOUSEHOLDS	285204	%	320397	%	373169	%
1 Person	62097	21.8	71868	22.4	87167	23.4
2 Person	99178	34.8	111715	34.9	132071	35.4
3-4 Person	90182	31.6	102296	31.9	119850	32.1
5+ Person	33691	11.8	34517	10.8	34079	9.1
Avg Hshld Size	2.69		2.66		2.59	
FAMILIES	204390		227448		258332	
RACE: White	646863	81.5	711963	81.0	802244	80.7
Black	29551	3.7	33340	3.8	38594	3.9
Other	117728	14.8	133997	15.2	153675	15.5
SPANISH/HISPANIC	135446	17.1	152608	17.4	170377	17.1
AGE:		%		%		%
0 - 5	73898	9.3	89899	10.2	109833	11.0
6 - 13	92401	11.6	93311	10.6	105826	10.6
14 - 17	51980	6.5	48894	5.6	48130	4.8
18 - 20	48038	6.1	45598	5.2	42851	4.3
21 - 24	65989	8.3	70696	8.0	65030	6.5
25 - 34	142783	18.0	167610	19.1	190783	19.2
35 - 44	84635	10.7	105969	12.1	137786	13.9
45 - 54	71960	9.1	74672	8.5	89188	9.0
55 - 64	75208	9.5	82330	9.4	85042	8.6
65 +	87047	11.0	100321	11.4	120044	12.1
Median Age	29.2		30.4		31.6	
MALES	399189	%	441760	%	497886	%
0 - 20	137518	34.4	142528	32.3	155992	31.3
21 - 44	152407	38.2	179550	40.6	204734	41.1
45 - 64	70373	17.6	74791	16.9	83512	16.8
65 +	38891	9.7	44891	10.2	53647	10.8
FEMALES	394750	%	437540	%	496626	%
0 - 20	128799	32.6	135174	30.9	150647	30.3
21 - 44	141000	35.7	164725	37.6	188865	38.0
45 - 64	76795	19.5	82211	18.8	90717	18.3
65 +	48156	12.2	55430	12.7	66397	13.4
HOUSING UNITS	344142	%				
Owner-Occupied	168419	48.9	194255		212410	
Renter-Occupied	116785	33.9	126143		160759	

Source: 1980 Census, Jan. 1, 1984 UDS Estimates

(DTF)

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