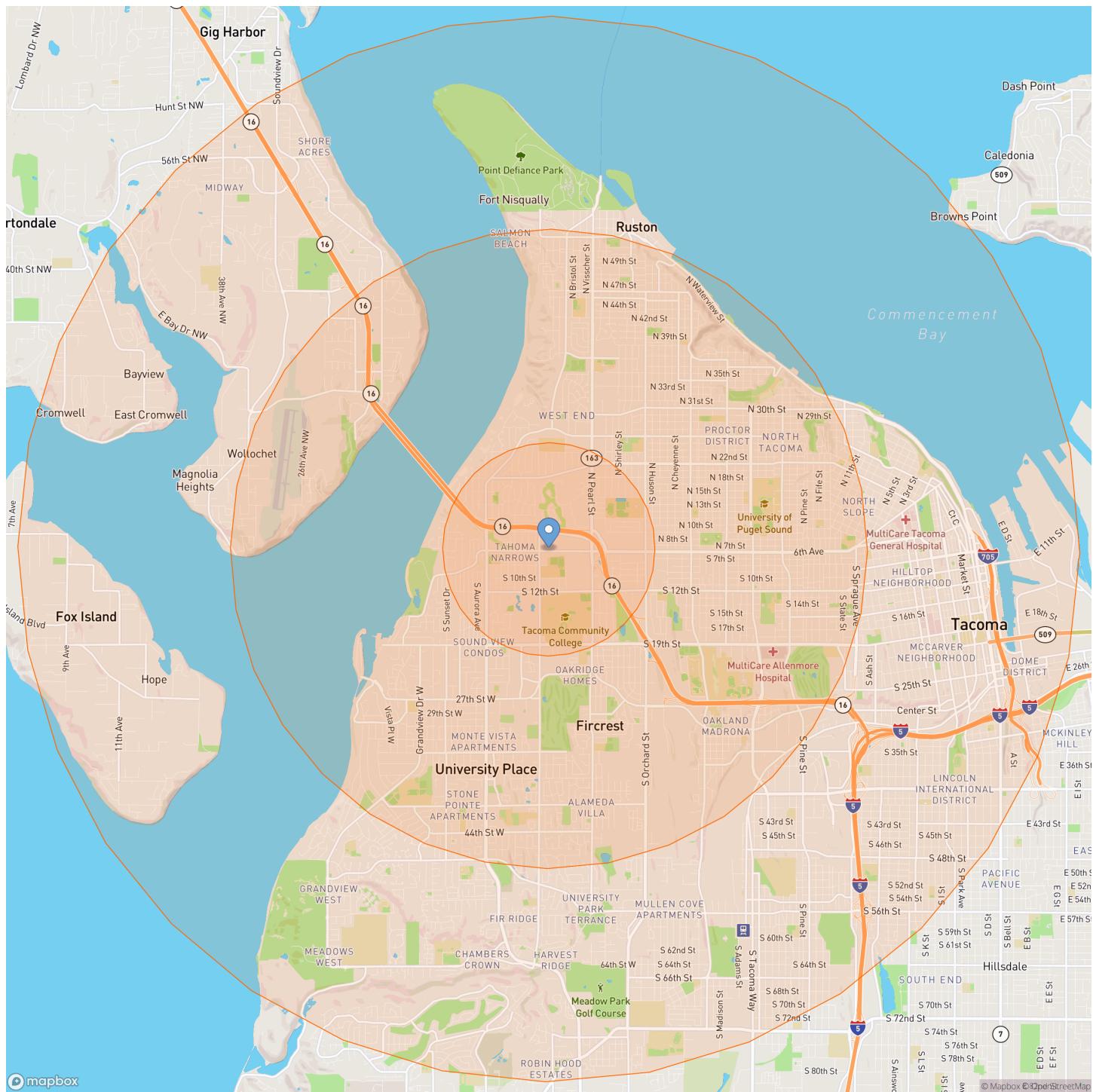


RADIUS REPORT FOR 1, 3, and 5 miles around 6501 6th Street Tacoma, Wa. 98406

PREPARED FOR: Jeffery Coombe

DATE: March 19, 2025

MAP



1, 3, and 5 miles around 6501 6th Street Tacoma, Wa.
98406

CITY
Tacoma

COUNTY
Pierce County

How many people live here?

1 MI 3 MI 5 MI
15K **103K** **201K**

CITY: **220K** COUNTY: **924K**

How much money do they make?

1 MI 3 MI 5 MI
\$69K **\$97K** **\$88K**

CITY: **\$84K** COUNTY: **\$97K**

median household income

How old are they?

1 MI 3 MI 5 MI
45 **40** **39**

CITY: **37** COUNTY: **37**

median age in years



DEMOGRAPHICS

Population

	1 mile	3 miles	5 miles
Population	14,663	103,213	200,671
Population Density (people per sq mi)	4,694	4,569	3,794

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B01003

Income

	1 mile		3 miles		5 miles	
Median Household Income (in 2023 inflation adjusted dollars)	\$69,076		\$96,675		\$88,264	
Average Household Income (in 2023 inflation adjusted dollars)	\$102,365		\$123,204		\$113,945	
Families in Poverty	229	6%	987	4%	2,711	5%
Households	7,242		44,749		87,685	
Less than \$25,000	1,025	14%	4,645	10%	11,395	13%
\$25,000 to \$49,999	1,767	24%	6,840	15%	13,132	15%
\$50,000 to \$74,999	1,062	15%	6,099	14%	13,379	15%
\$75,000 to \$99,999	701	10%	5,525	12%	11,189	13%
\$100,000 to \$199,999	1,887	26%	14,906	33%	27,503	31%
Over \$200,000	799	11%	6,734	15%	11,087	13%

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B19001, B19013, B19025, B17010

Age

	1 mile		3 miles		5 miles	
Median Age	45		40		39	
Population	14,663		103,213		200,671	
Ages 9 & under	1,195	8%	10,185	10%	20,927	10%
Ages 10 to 19	1,006	7%	10,776	10%	20,836	10%
Ages 20 to 29	2,188	15%	14,214	14%	29,804	15%
Ages 30 to 39	1,864	13%	15,715	15%	31,696	16%
Ages 40 to 49	1,750	12%	13,861	13%	25,569	13%
Ages 50 to 59	1,849	13%	12,467	12%	23,253	12%
Ages 60 to 69	2,147	15%	13,623	13%	25,250	13%
Ages 70 & over	2,665	18%	12,370	12%	23,336	12%

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B01001

Race & Ethnicity

	1 mile		3 miles		5 miles	
Population	14,663		103,213		200,671	
White	10,479	71%	71,510	69%	129,541	65%
Black	1,503	10%	6,534	6%	16,165	8%
American Indian	74	1%	279	0%	873	0%
Asian	523	4%	5,600	5%	12,702	6%
Pacific Islander	12	0%	383	0%	1,069	1%
Other race	162	1%	582	1%	1,199	1%
Two or more races	991	7%	10,099	10%	18,995	9%
Hispanic or Latino	920	6%	8,225	8%	20,127	10%

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B03002

Educational Attainment

	1 mile		3 miles		5 miles	
Population Aged 25 & Over	11,660		75,343		144,943	
No high school diploma	552	5%	3,389	4%	8,327	6%
High school graduate or equal	3,012	26%	16,092	21%	32,049	22%
Some college	2,563	22%	16,530	22%	32,338	22%
Associate's degree	1,318	11%	6,599	9%	14,201	10%
Bachelor's degree	2,792	24%	19,375	26%	34,394	24%
Advanced degree	1,423	12%	13,359	18%	23,635	16%

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B15002

Employment Status

	1 mile		3 miles		5 miles	
Population Aged 16 & Over	12,879		86,333		166,839	
In labor force	7,564	59%	57,715	67%	109,739	66%
Civilian labor force	7,484	58%	56,964	66%	107,284	64%
Employed	7,094	55%	54,373	63%	102,235	61%
Unemployed	391	3%	2,591	3%	5,049	3%
In armed forces	80	1%	751	1%	2,455	1%
Not in labor force	5,315	41%	28,617	33%	57,100	34%

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B23025

Households

Households	1 mile		3 miles		5 miles	
Households	7,242		44,749		87,685	
Family households	3,525	49%	25,678	57%	49,331	56%
Married couples	2,324	32%	18,799	42%	35,674	41%
With kids under 18	867	12%	7,279	16%	13,094	15%
Other family types	1,200	17%	6,879	15%	13,657	16%
Single dad households with kids	138	2%	1,138	3%	2,250	3%
Single mom households with kids	214	3%	1,714	4%	4,480	5%
Non-family households	3,717	51%	19,071	43%	38,354	44%

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B11001, B11003

Homes

Homes	1 mile		3 miles		5 miles	
Homes	7,505		46,665		92,057	
Occupied Homes	7,242		44,749		87,685	
Owner occupied units	3,562	49%	26,011	58%	47,892	55%
Renter occupied units	3,680	51%	18,738	42%	39,793	45%

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B25024, B25003

Housing Unit Value

Median Home Value	1 mile		3 miles		5 miles	
Median Home Value	\$488,325		\$560,338		\$520,106	
Owner Occupied Homes	3,562		26,011		47,892	
Under \$100,000	92	3%	532	2%	1,243	3%
\$100,000 to \$199,999	88	2%	383	1%	991	2%
\$200,000 to \$299,999	291	8%	1,046	4%	3,107	6%
\$300,000 to \$399,999	541	15%	3,087	12%	7,265	15%
\$400,000 to \$499,999	872	24%	5,547	21%	10,061	21%
\$500,000 to \$749,999	1,140	32%	9,988	38%	15,892	33%
\$750,000 to \$999,999	363	10%	3,662	14%	5,998	13%
\$1,000,000 to \$1,499,999	159	4%	1,407	5%	2,435	5%
\$1,500,000 to \$1,999,999	6	0%	231	1%	442	1%
Over \$2,000,000	11	0%	129	0%	457	1%

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B25075

Detailed Age

Population	1 mile		3 miles		5 miles	
	14,663		103,213		200,671	
Male:	7,341	50%	50,284	49%	98,103	49%
Under 5 years	408	3%	2,420	2%	5,159	3%
5 to 9 years	333	2%	2,865	3%	5,314	3%
10 to 14 years	253	2%	2,988	3%	5,433	3%
15 to 17 years	154	1%	1,574	2%	3,225	2%
18 and 19 years	119	1%	927	1%	1,823	1%
20 years	21	0%	563	1%	925	0%
21 years	64	0%	496	0%	890	0%
22 to 24 years	263	2%	2,065	2%	4,874	2%
25 to 29 years	792	5%	3,605	3%	7,904	4%
30 to 34 years	669	5%	4,220	4%	8,596	4%
35 to 39 years	413	3%	3,871	4%	7,836	4%
40 to 44 years	484	3%	3,727	4%	6,586	3%
45 to 49 years	399	3%	3,220	3%	6,225	3%
50 to 54 years	519	4%	3,575	3%	6,073	3%
55 to 59 years	470	3%	2,875	3%	5,522	3%
60 and 61 years	222	2%	1,334	1%	2,667	1%
62 to 64 years	315	2%	2,184	2%	3,980	2%
65 and 66 years	288	2%	1,434	1%	2,509	1%
67 to 69 years	187	1%	1,380	1%	2,767	1%
70 to 74 years	345	2%	1,972	2%	4,216	2%
75 to 79 years	181	1%	1,456	1%	2,731	1%
80 to 84 years	233	2%	755	1%	1,626	1%
85 years and over	208	1%	777	1%	1,222	1%
Female:	7,323	50%	52,929	51%	102,568	51%
Under 5 years	372	3%	2,484	2%	5,127	3%
5 to 9 years	83	1%	2,415	2%	5,328	3%
10 to 14 years	289	2%	2,725	3%	5,205	3%
15 to 17 years	133	1%	1,563	2%	3,270	2%
18 and 19 years	57	0%	999	1%	1,880	1%
20 years	80	1%	538	1%	1,226	1%
21 years	77	1%	1,087	1%	1,755	1%
22 to 24 years	297	2%	2,159	2%	4,295	2%
25 to 29 years	593	4%	3,701	4%	7,935	4%
30 to 34 years	570	4%	3,955	4%	7,870	4%
35 to 39 years	212	1%	3,669	4%	7,394	4%
40 to 44 years	546	4%	3,940	4%	7,231	4%
45 to 49 years	320	2%	2,974	3%	5,527	3%
50 to 54 years	408	3%	3,085	3%	5,972	3%
55 to 59 years	453	3%	2,932	3%	5,686	3%
60 and 61 years	179	1%	1,745	2%	3,178	2%
62 to 64 years	487	3%	2,237	2%	3,940	2%
65 and 66 years	218	1%	1,551	2%	2,761	1%
67 to 69 years	250	2%	1,758	2%	3,447	2%
70 to 74 years	435	3%	2,565	2%	4,666	2%
75 to 79 years	394	3%	2,082	2%	3,851	2%
80 to 84 years	328	2%	1,173	1%	2,239	1%
85 years and over	540	4%	1,590	2%	2,786	1%

Source: U.S. Census Bureau, 2023 American Community Survey, Tables B01001, B01003. The numbers in the above table may not total up due to rounding.

POPULATION PROJECTIONS

State and county population projections.

Geography	2010 - 2020	2020 - 2030 Projected	Is Projected To:
Washington	15% 6,724,540 - 7,705,281	10% 7,705,281 - 8,502,764	Grow
King County	18% 1,931,249 - 2,269,675	10% 2,269,675 - 2,487,380	Grow
Pierce County	16% 795,225 - 921,130	10% 921,130 - 1,015,395	Grow

Source: Washington Office of Financial Management, Washington State Growth Management Act population projections for counties: 2020 to 2050, 2022. U.S. Census Bureau, Decennial Censuses 2010, and 2020.

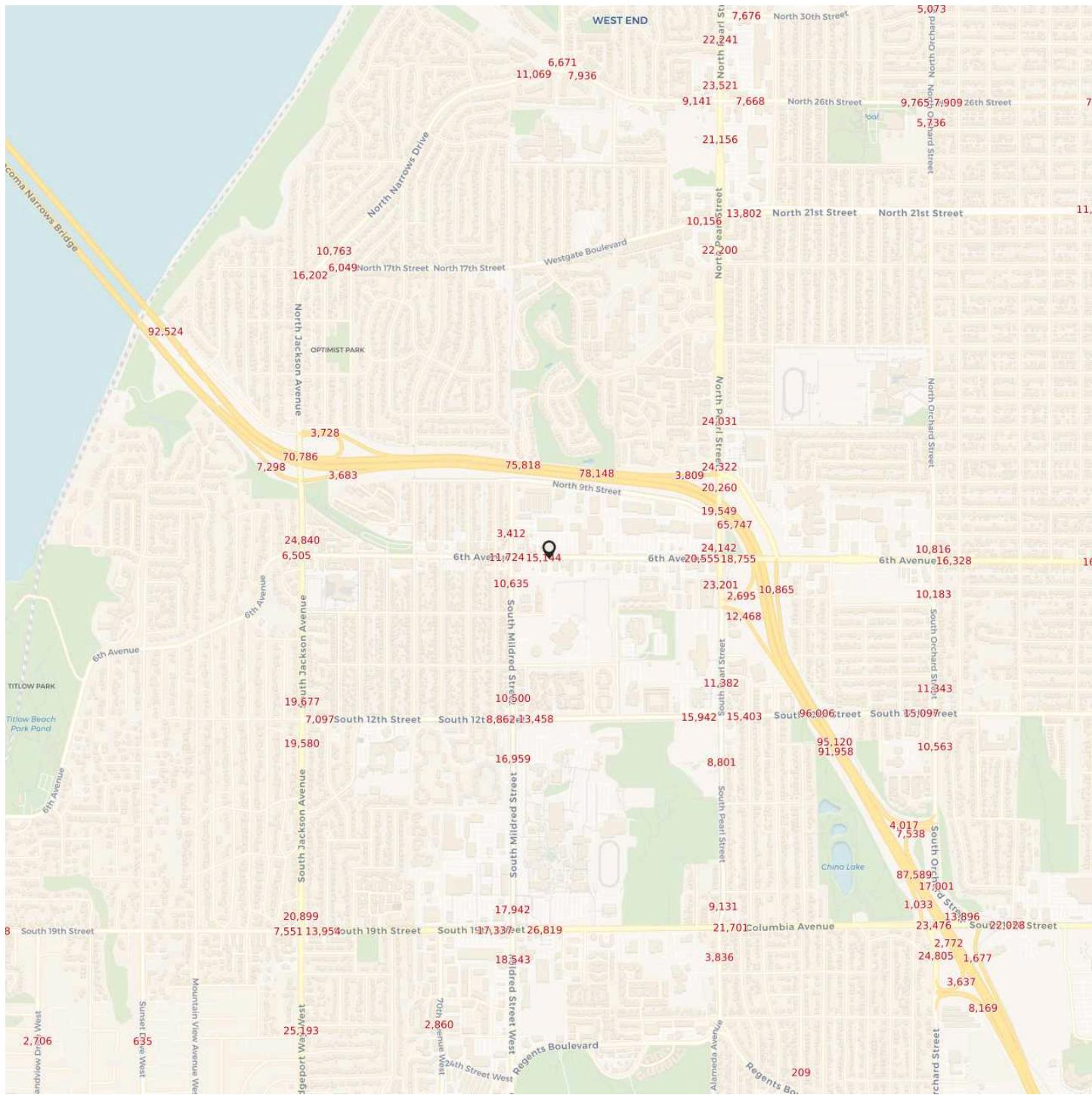
POPULATION PROJECTIONS & HISTORICAL ESTIMATES

Radius	2018 - 2023	2024 - 2029 Projected	Your Radius is Projected To:
1 mile	-2% 15,022 - 14,663	1% 14,913 - 15,010	Grow
3 miles	5% 98,524 - 103,213	1% 102,375 - 103,521	Grow
5 miles	4% 192,295 - 200,671	2% 206,266 - 211,202	Grow

Source: US Census Bureau. 2018 American Community Survey 5-Year Estimates. B01003 TOTAL POPULATION. US Census Bureau. 2023 American Community Survey 5-Year Estimates. B01003 TOTAL POPULATION. Applied Geographic Solutions. Estimates and Projections. 2024A.

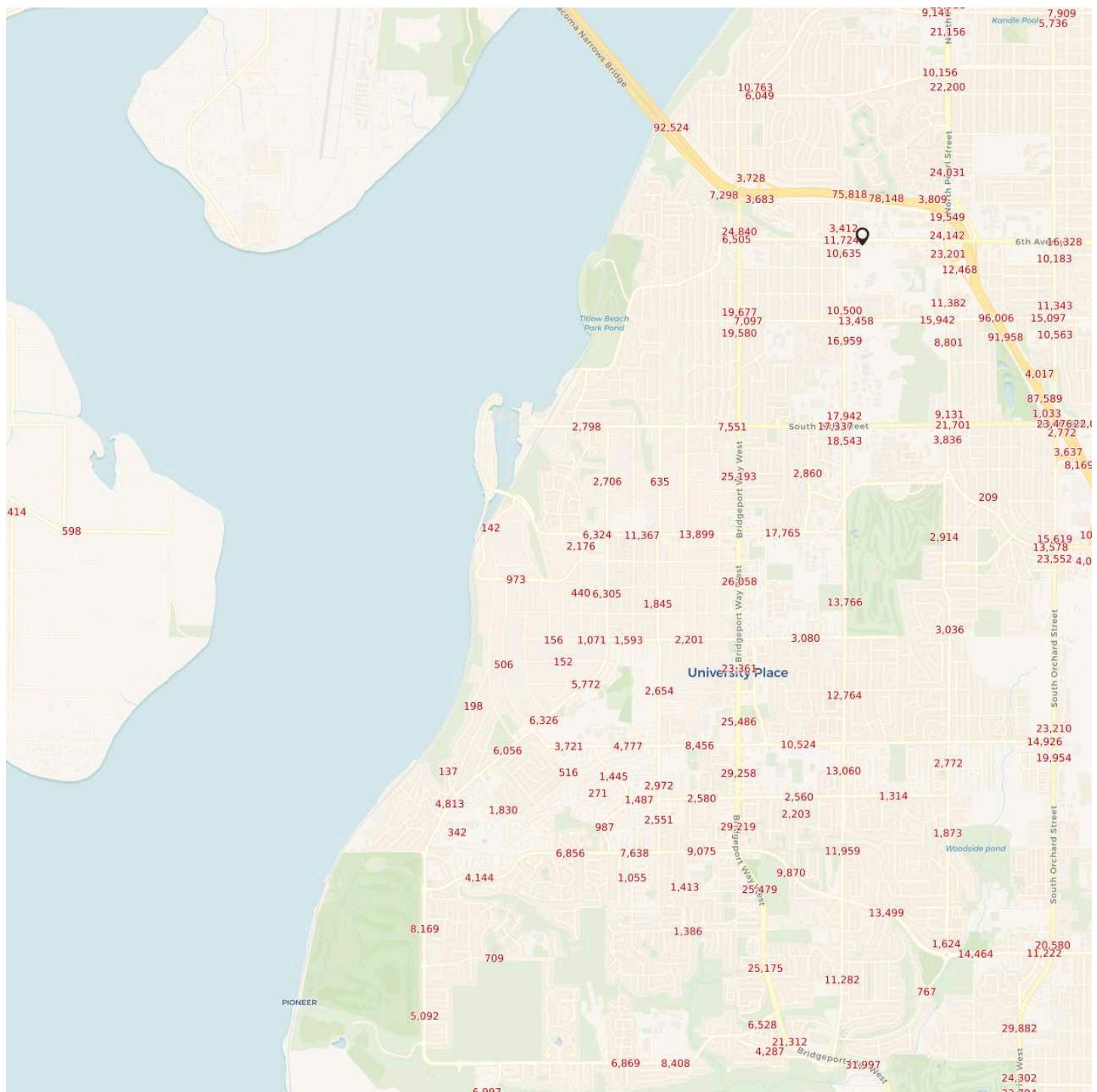
TRAFFIC

2024 24-hour average daily traffic count estimates - both ways



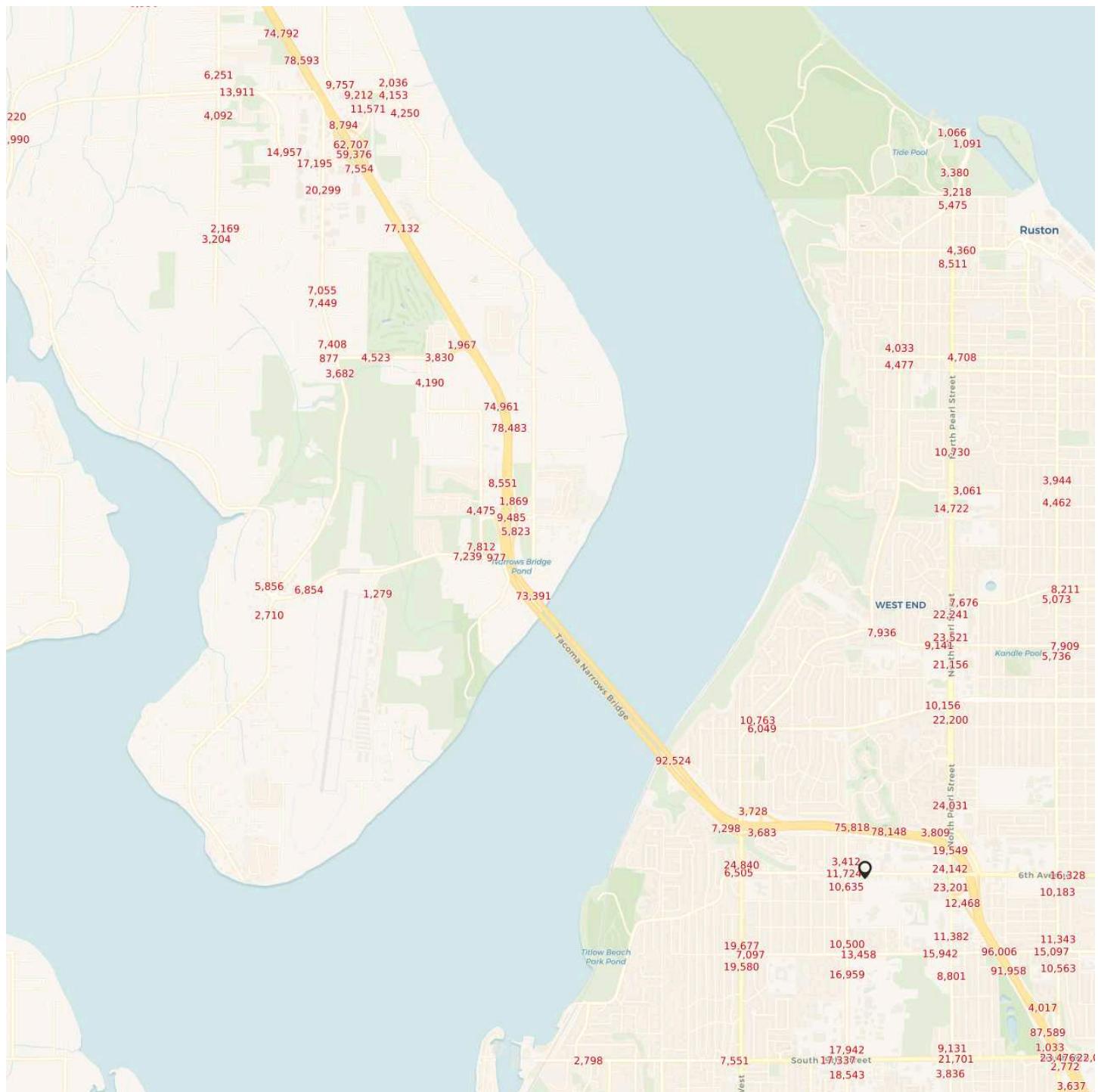
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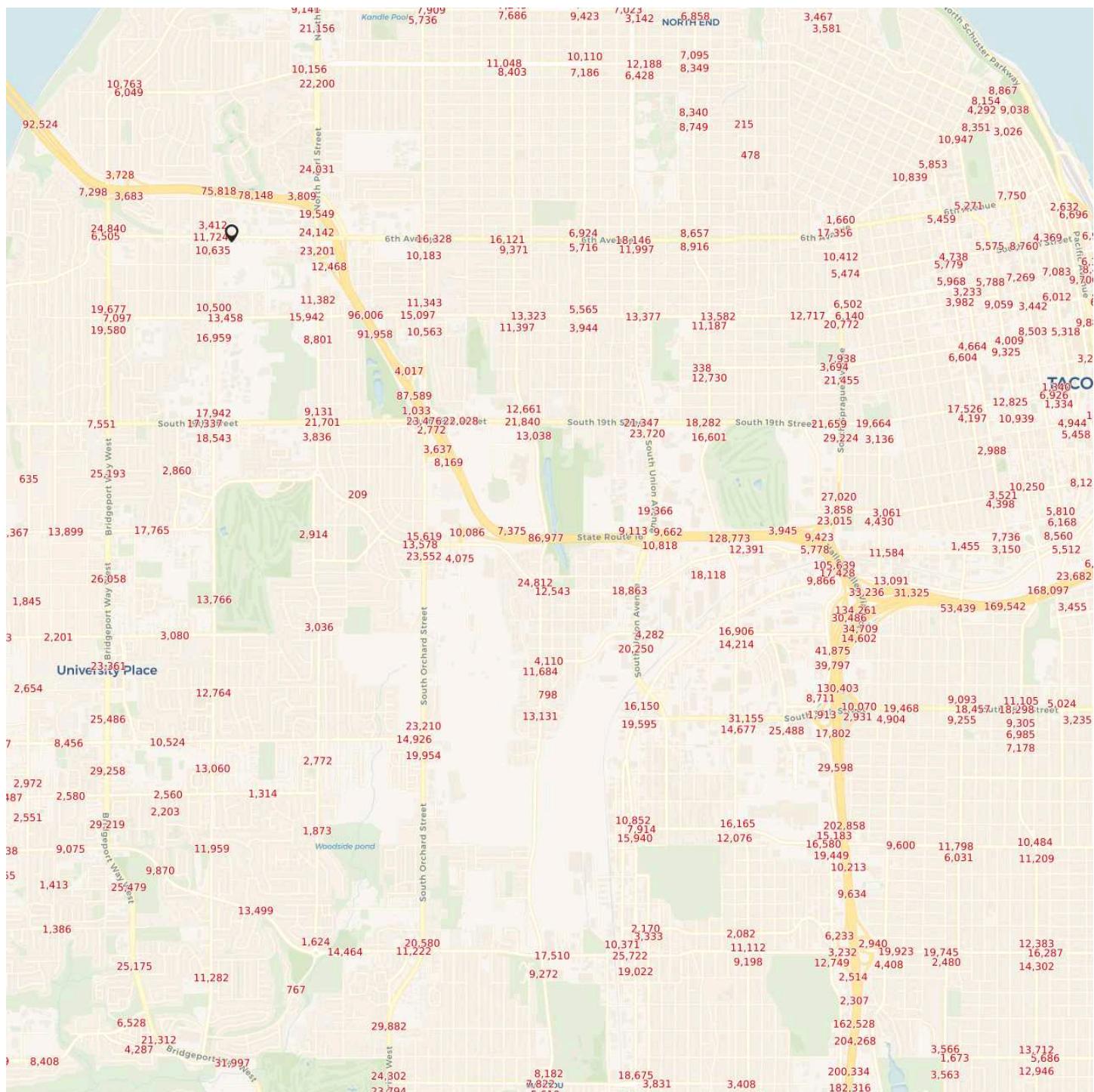
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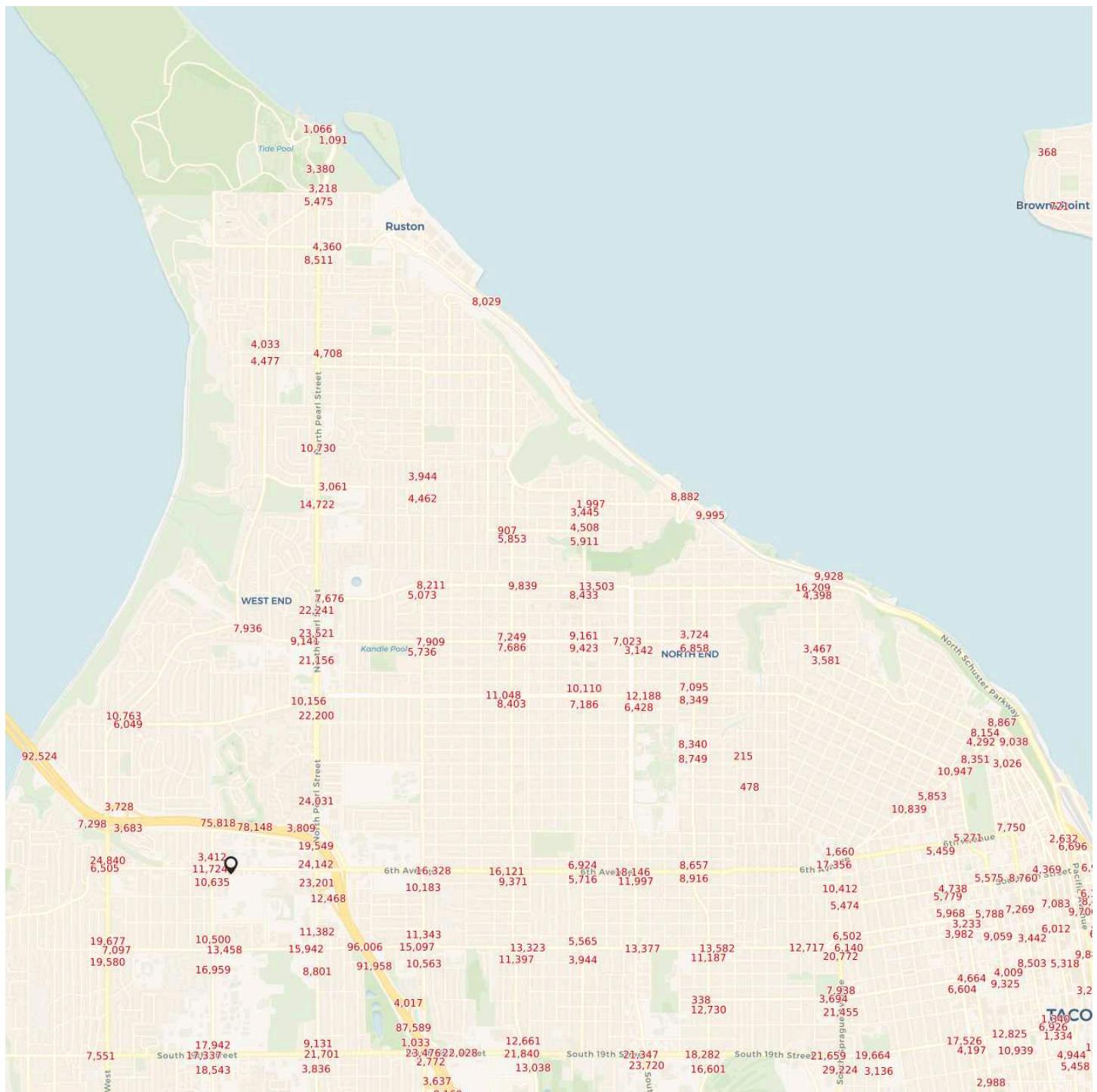
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Methodology

RADIUS ESTIMATES

First, we subtract the 2023 US Census Bureau's water areas from the 2023 block groups. Then we calculate the project's radii, the block groups minus water areas that intersect the radii, and the percent of each block group's area that's in the radii (overlap). Next, the overlap percent is multiplied by the Census demographics for each block group. Finally, we sum the overlap times the demographics for all block groups that intersect a radius to produce the demographic estimate for the radius.

The benefits of this methodology are that it allows for:

1. the use of the **most current data** for small area geographies from the US Census Bureau;
2. the estimation of demographics for radius distances using dissimilar shaped Census block groups;
3. **data comparability** (because estimates for small radii and large radii use the same methodology, geographies and datasets); and
4. improved estimates along coastlines and large water bodies by removing water areas.

This methodology assumes that the **population is equally distributed** throughout a block group. This assumption can result in unlikely estimates for small radii (i.e. 1 mile) in rural areas with low population densities and thus, large geographic area block groups.

MEDIAN ESTIMATES

To estimate median values, we use a simple method explained in the book "Beginning Statistics: An Introduction for Social Scientists" by Diamond I and Jefferies J. Here's how it works:

1. We pull grouped data for your area of interest and order the groups from smallest to largest. This helps us see which group the middle value, or median, is in.
2. We figure out exactly where the middle value sits within its group. We look at how far into the group it is, as a percentage, starting from the bottom end.
3. Then, we check how big the gap is between the smallest and largest numbers in that group.
4. We use the percentage to find a part of that gap. This percentage tells us how much to add to the smallest number in the group to get the median.

If you have any questions, you can reach Cubit at 1.800.939.2130 or at www.cubitplanning.com.

CUBIT

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