

OFFERING MEMORANDUM



**24 HOUR FITNESS**

2893 N Green Valley Pkwy | Henderson, NV 89014

Marcus & Millichap



# DUSTIN R. ALVINO

REAL ESTATE SERVICES

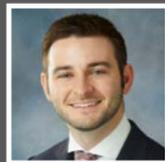
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**Marcus & Millichap**  
**Team in Nevada**



**Net Leased Team**  
**in Nevada**



**Retail Team in**  
**Nevada**

## NOTABLE TRANSACTIONS

**Enterprise Rent-A-Car**  
Las Vegas, NV

**Wendy's Portfolio**  
Las Vegas, NV

**Holiday Motel Portfolio**  
Las Vegas, NV

**Big O' Tires**  
Henderson, NV

**Shops at Village Square**  
Las Vegas, NV

**Starbucks**  
Columbus, IN

**UCLA Student Housing**  
Los Angeles, CA

**Durango-Teton Center**  
Las Vegas, NV

**DaVita Dialysis**  
Fallon, NV

**Sherwin Williams**  
Omaha, NE

**Dollar General**  
Gettysburg, SD

**O'Reilly Auto Parts**  
Milwaukee, WI

**Arby's Portfolio**  
Las Vegas, NV

**Jack in the Box**  
Henderson, NV

**Meineke**  
Las Vegas, NV

**Smith's Food & Drug**  
Tampa, FL

**Fatburger**  
Las Vegas, NV

**Cummin's Inc.**  
Sparks, NV

**Family Dollar Portfolio**  
Las Vegas, NV

**Masco II Industrial Park**  
Las Vegas, NV

**Las Vegas Blvd Land**  
Las Vegas, NV

**Plaza Storage**  
Las Vegas, NV

**O'Reilly Auto Parts**  
Las Vegas, NV

**Jack in the Box**  
Las Vegas, NV

**7-Eleven**  
Irwin, PA

**Jiffy Lube**  
Las Vegas, NV

**24 Hour Fitness**  
Henderson, NV

**Chase Bank**  
Humble, TX

**Taco Bell Portfolio**  
Fernley, NV

**Service King**  
Memphis, TN

**La Bonita Markets**  
Henderson, NV

**W Flamingo Shopping Strip**  
Las Vegas, NV

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## INVESTMENT HIGHLIGHTS

- 10-Year NNN Lease Signed in 2016
- 10% Increases Every 5 Years | 2, 5-Year Renewal Options
- Strong Corporate Guarantee | 448 Locations in 13 States
- In 2018 24 Hour Fitness Generated \$1.44 billion in Revenue (3rd in US)
- 2nd Highest Number of Fitness Memberships in the World (+4 million)
- Health Club Industry Revenue Grew by 7.8% in 2018 (\$32.3 billion)
- Between 2008 and 2018, membership has grown by 37.1%, while the total number of club-goers has increased by 34%

## OFFERING SUMMARY

<b>PROPERTY</b>	24 Hour Fitness
<b>ADDRESS</b>	2893 N Green Valley Pkwy Henderson, NV 89014
<b>PARCEL NUMBER</b>	161-31-802-026/16
<b>PRICE</b>	\$5,500,000
<b>NET OPERATING INCOME</b>	\$316,440
<b>CAP RATE</b>	5.75%
<b>PRICE PER SF</b>	\$208.52

## TENANT SUMMARY

<b>TENANT TRADE NAME</b>	24 Hour Fitness
<b>OWNERSHIP</b>	Private
<b>LEASE GUARANTEE</b>	Corporate Guarantee
<b>LEASE TYPE</b>	Modified Triple-Net
<b>ROOF &amp; STRUCTURE</b>	Landlord Can bill back for Op Exp.
<b>LEASE TERM</b>	10 Years
<b>LEASE START DATE</b>	9/1/2016
<b>RENT START DATE</b>	9/1/2016
<b>LEASE EXPIRATION DATE</b>	8/31/2026
<b>TERM REMAINING ON LEASE</b>	7 Years
<b>INCREASES</b>	10% x 5 Years
<b>OPTIONS</b>	Two, 5-Year

## PROPERTY SPECS

<b>RENTABLE AREA</b>	26,376 SF
<b>LOT SIZE</b>	3.07 Acres
<b>YEAR BUILT/RENOVATED</b>	1996
<b>PARKING SPACES</b>	+/- 175 Spaces
<b>ZONING</b>	Design Manufacturing (M-D)
<b>OWNERSHIP</b>	Fee Simple

## CASH FLOW ANALYSIS

LEASE TERM	MONTHLY RENT	YEARLY RENT	INCREASES	YEARLY RENT/SF	RETURN (LIST PRICE)
8/20/2016 - 8/31/2021	\$26,370.00	\$316,440	-	\$12.00	6.46%
9/1/2021 - 8/31/2026	\$29,007.00	\$348,084	10.0%	\$13.20	7.10%
9/1/2026 - 8/31/2031	\$31,907.67	\$382,892.40	10.0%	\$14.52	7.81%
9/1/2031 - 8/31/2036	\$35,094.08	\$421,181.64	10.0%	\$15.97	8.60%
<b>AVERAGE RETURN</b>					<b>7.49%</b>



# FINANCIAL ANALYSIS

## LEVERAGED RETURN ANALYSIS

NET OPERATING INCOME	\$316,440
DEBT SERVICE	\$238,452
NET CASHFLOW AFTER DEBT SERVICE	\$77,988
PRINCIPLE REDUCTION	\$79,197
<b>TOTAL RETURN</b>	<b>8.17%</b> <b>\$157,185</b>

## FINANCING 1ST LOAN

LOAN AMOUNT	\$3,575,000
INTEREST RATE	4.5%
YEAR DUE	5
AMORTIZATION	25

## SUMMARY

PRICE	\$5,500,000
DOWN PAYMENT	\$1,925,000
PRICE PER SF	\$208.52
GROSS LEASABLE AREA (GLA)	26,376 SF
LOT SIZE	3.07 AC
YEAR BUILT	1996/2016
OCCUPANCY	100%

## NICK GRAY | DIRECTOR



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 Licenses: NMLS 1152363  
 NV License: 4096



**5.01 TAXES**

Tenant shall reimburse Landlord its pro-rata share of property taxes.

**5.02 COMMON AREA EXPENSES**

Tenant shall pay to Landlord its share of Center's Operating Cost. Center's Operating Costs means the total cost incurred in operating and maintaining the Common Areas, excluding only items of expense commonly known as capital costs, but specifically including, (i) the costs incurred in operating and maintaining Building and the Center, including all costs of operating, maintaining, repairing, lighting, signing, cleaning, painting, striping, policing, and security of center; trash service, water, sewer and utility charges incurred by Landlord, alarm systems, insurance, removal of snow, ice, trash and debris; regulation of traffic; costs of repair and replacement of paving, curbs, walkways, landscaping, drainage, pipes, ducts, conduits and lighting facilities; costs of planting, replanting, replacing and watering flowers and planters; costs of providing energy to light the Common Areas; cost of water services; and administrative costs equal to 10% of the total costs and expenses of operating and maintaining the Center.

"Common Areas" means all areas, space, equipment, and special services provided for the common or joint use and benefit of the tenant of the center or their employees, agents, servants, customers, and other invitees, including without limitation, roof, foundation, walls and floors surrounding the Premises, parking areas, access roads, driveways, retaining walls, landscaped areas, truck service ways or tunnels, loading

docks, pedestrian malls, courts, stairs, ramps and sidewalks, comfort and first-aid stations, washrooms and parcel pickup stations.

**18. INSURANCE**

Tenant shall reimburse Landlord its pro-rata share of the costs to maintain Landlord insurance.

**11.01 MAINTENANCE BY TENANT**

Maintenance by Tenant. Tenant, at its sole cost and expense, shall keep the Premises, including interior entrances, all glass and show window moldings, and all partitions, doors, fixtures, floor coverings, equipment, and appurtenances thereof, including lighting, heating and plumbing fixtures, electronic motors, and any air-conditioning system, in good order, condition, and repair, including the replacement thereof when necessary.

**11.02 MAINTENANCE BY LANDLORD**

Maintenance by Landlord. Landlord shall maintain the exterior of the Building and the structural components of the Building, including the roof, foundation and outer walls thereof at its own cost, but subject to Landlord's right to include non capital costs within the Center's Operating Cost and to recover costs of items which have been reserved against pursuant to Section 5.02 (a).

**14. UTILITIES**

Tenant shall be responsible for all charges for use or consumption for heat, sewer, water, gas, electricity or any other utility service.

**PREMISES/TERM**

Square Feet . . . . . 26,376 SF  
 Lease Type . . . . . NNN  
 Lease Date . . . . . 09/07/1994  
 Current Expiration . . . . . 08/31/2026  
 Options . . . . . Two 5-Year Options

BASE RENT		
Date	Monthly Payment	Annual Payment
09/01/2016 – 08/31/2021	\$26,370	\$316,440
09/01/2021 – 08/31/2026	\$29,370	\$348,084

OPTION PERIODS: 2, 5-Year Option Periods		
Date	Monthly Payment	Annual Payment
09/01/2026 – 08/31/2031	\$31,908	\$382,892
09/01/2031 – 08/31/2036	\$35,094	\$421,129



**ACCESS**

There are three (3) access points from Green Valley Parkway



**YEAR BUILT**

1996



**TRAFFIC COUNTS**

N. Green Valley Parkway: 14,200 VPD  
 E. Sunset Road: 29,100 VPD



**PARCEL**

#1) 161-31-802-026; Acres: 1.65; SF: 71,874  
 #2) 161-31-802-016; Acres: 1.42; SF: 61,855



**IMPROVEMENTS**

There is roughly 26,376 square feet of building area



**ZONING**

Designed Manufacturing (M-D)



**PARKING**

There are approximately 175 parking spaces on the subject parcel

# THE HEALTH CLUB INDUSTRY ADVANTAGE

- In 2018, U.S. health club industry revenue increased to \$32.3 billion, up from \$30 billion in 2017, a 7.8% growth [IHRSA 2019].
- The health club market is worth \$87.2 billion globally and has grown every year since 2008 [IHRSA 2018].
- In the USA, there were more than 6 billion gym visits to 39,570 facilities in 2018 (this excludes hotel gyms) [IHRSA 2019].
- At 39,570, the number of US health club facilities increased by 2.8% over the previous year, up from 38,477 locations [IHRSA 2019].
- The U.S. health club industry serves 71.5 million consumers [IHRSA 2019].
- Boutique studios and budget clubs (high volume low cost) are continuing to perform well, although some are predicting a resurgence of mid-market clubs [Wellness Creative Co. 2019]
- One gym member is worth an average of \$517 to a facility each year [Wellness Creative Co. 2019].
- Over 1 in 5 Americans belong to at least one U.S. health club or studio [IHRSA 2019].
- There were 62.5 US million gym members in 2018, up 2.6% from 60.9 million in 2017 [IHRSA 2019].
- Gym attendance statistics show that these 62.5 million health club members use a club or studio for an average of 104 days a year [IHRSA 2019].
- There are also 9 million non-members who attend a club or studio for an average of 24 days a year [IHRSA 2019].
- Between 2008 and 2018, membership has grown by 37.1%, while the total number of club-goers has increased by 34% [IHRSA 2019].
- The total number of health club visits has also increased, amounting to 6.1 billion visits in 2018, up from 4.3 billion in 2008 [IHRSA 2019].



## 24 HOUR FITNESS IS THE WORLD'S 2ND LARGEST PRIVATELY OWNED AND OPERATED FITNESS CENTER CHAIN.

24 Hour Fitness has been in operation for more than 30 years and is the world's 2nd largest (by membership numbers) privately owned and operated fitness center chain. The company is headquartered in San Ramon, California and is a leading health club industry pioneer, serving nearly four million members in more than 420 clubs in 17 US states.

Since the beginning, the company has been dedicated to helping members change their lives and reach their individual fitness goals. With convenient club locations, personal training services, innovative group exercise classes, and a variety of strength, cardio, and functional training equipment, 24 Hour Fitness offers fitness solutions for everyone.

24 Hour Fitness was acquired from the Company from Forstmann Little & Co in May, 2014. It is currently owned by AEA Investors (leader in the private equity industry), Ontario Teachers' Pension Plan (Canada's largest single-profession pension plan), and Fitness Capital Partners (fund organized by Dean Bradley Osborne and Global Leisure Partners).



**420+ LOCATIONS**

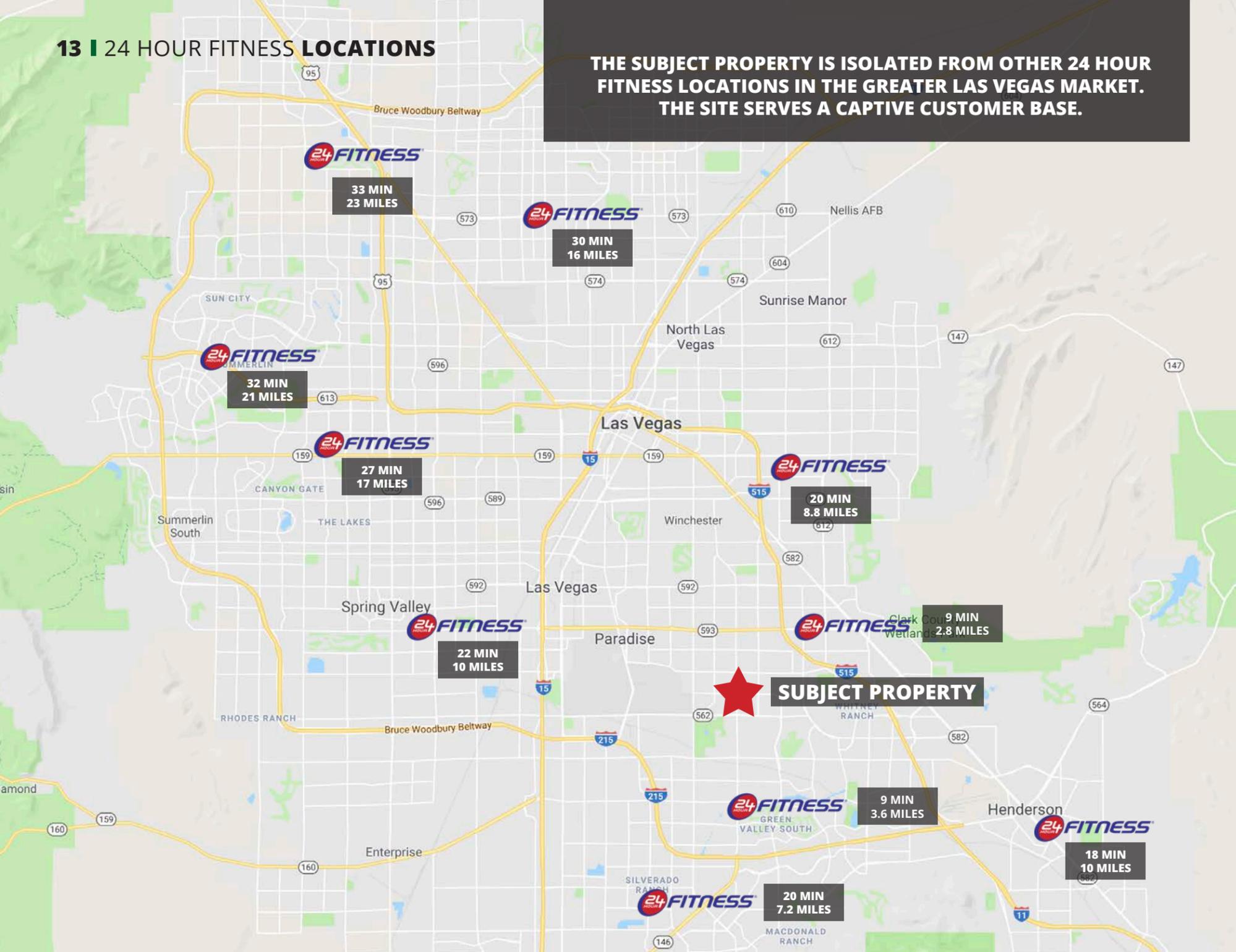
**4 MILLION MEMBERSHIPS**

**20,000 EMPLOYEES**

**13 STATES**

**13 | 24 HOUR FITNESS LOCATIONS**

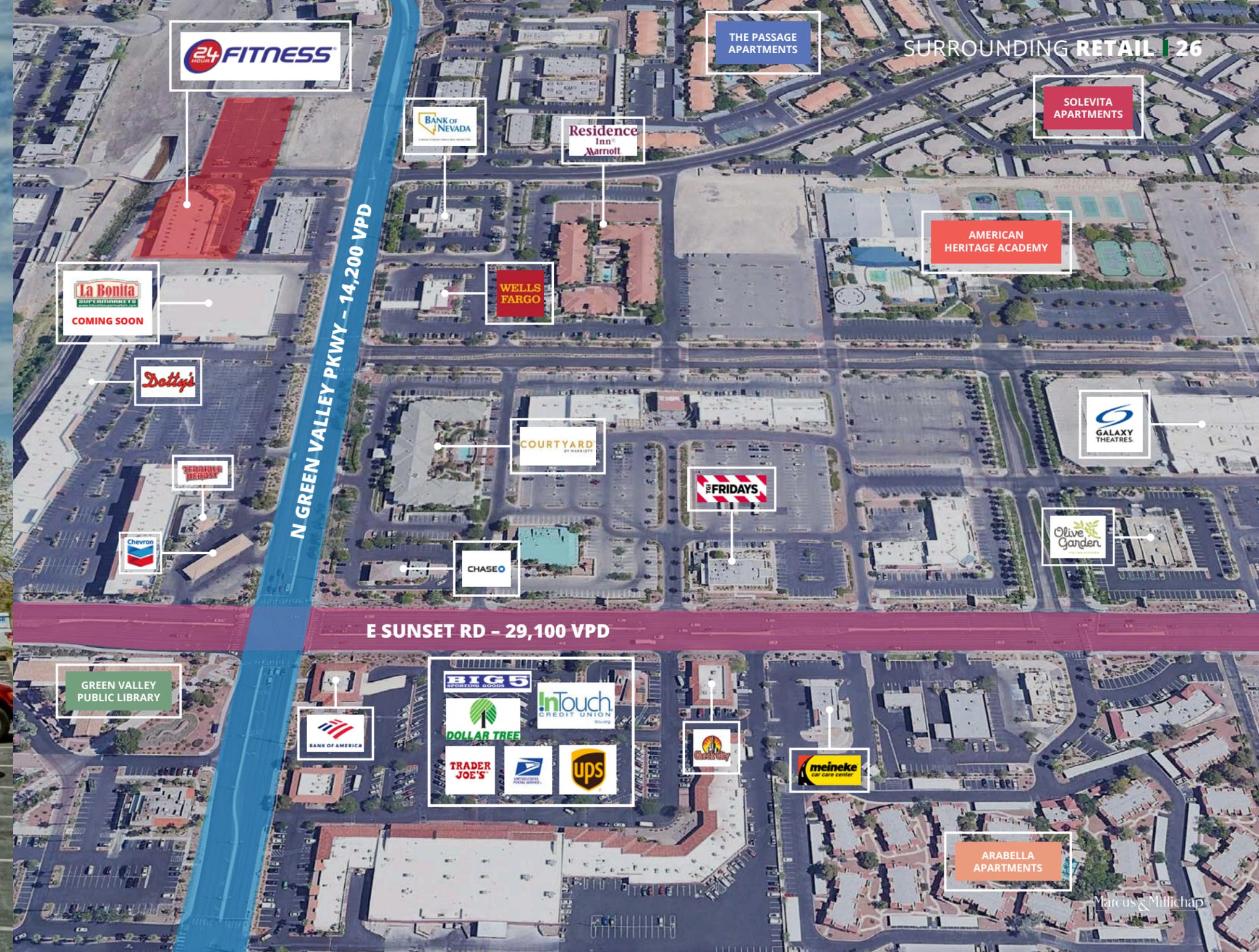
**THE SUBJECT PROPERTY IS ISOLATED FROM OTHER 24 HOUR FITNESS LOCATIONS IN THE GREATER LAS VEGAS MARKET. THE SITE SERVES A CAPTIVE CUSTOMER BASE.**











## LAS VEGAS INVESTORS

**TIAA Financial Services:** TIAA (Teachers Insurance and Annuity Association) is a Fortune 100 financial services organization that is leading retirement provider for people who work in the academic, research, medical, and cultural fields. In 2016, the company recently jointly bought foreclosed, 100-care commercial property south of the Las Vegas Strip with Fairbourne Properties.

• **Volume Invested: \$1.25 Billion • Properties in Las Vegas: 1**

**CalPERS:** In 2016, California's giant public pension fund recently jointly bought Las Vegas' high-profile Miracle Mile Shops for a reported \$1.1 billion with Miller Capital Advisory Inc.

• **Volume Invested: \$1.1 Billion • Properties in Las Vegas: 1**

**Invesco Ltd.:** MGM Resorts International and Dubai World's Infinity World Development Corp. sold The Shops at Crystals, a Las Vegas luxury shopping center to mall operator Simon Property Group Inc. and Invesco Ltd. for about \$1.1 billion in 2016.

• **Volume Invested: \$1.1 Billion • Properties in Las Vegas: 1**

**Vestar:** Vestar, one of the largest privately held retail real estate companies in the western United States, completed a buyout of The District at Green Valley Ranch, in Las Vegas, Nevada. Vestar paid its joint venture partner, Rockwood Capital, \$120 million to take full ownership of the 37-acre, 384,107-square-foot landmark retail property minutes from Las Vegas in 2015.

• **Volume Invested: \$194.55 Million • Properties in Las Vegas: 1**

## OTHER INVESTORS

**Jordache Enterprises:** The company designs and manufactures a wide variety of denim. In 2015, the Jordache Enterprises, the Nakash family, and a real estate investory, Eli Gindi, recently paid \$82.85 million for a roughly 42,000-square-foot section of Showcase, which is known for its Giant Coke bottle and M&M's out front. In addition, the enterprises owns the Strip House on the Las Vegas Strip.

• **Volume Invested: \$100+ Million • Properties in Las Vegas: 2**

**IKEA:** Opened in 2016, the building is a 351,000-square-foot two-level superstore which employs 300 people and includes a 450-seat restaurant.

**Panattoni Development:** One of the full-service development companies in the world is building a 482,300-square-foot industrial building on a 28-acre parcel located on Executive Airport Drive in Las Vegas, NV.

**Stations Casino:** The undeveloped land kitty corner to Durango Arby Plaza is planned to be have a 120,000-square foot casino with a 1,000-room hotel.

**Restoration Hardware:** At more than 70,000 square feet, the store is Restoration Hardware's first Nevada location, and only its fifth RH Gallery worldwide.

**KB Homes:** Within a few years, the development company will built up to 4,000 single-story planned units with prices beginning at \$190,000 and square footage up to 4,343 square feet.

• **Volume Invested: \$100+ Million • Properties in Las Vegas: 2**

LAS VEGAS

# RAIDERS

The stadium project is estimated to come at a cost of around \$1.9 billion.

It's a state-of-the-art facility that neighbors the Las Vegas Strip and is being designed by Kansas City-based MANIAC Architecture. The site it'd be located on is a 63-acre piece of land on Russell Road, on the west side of Interstate 15.

The plan is for it to be a domed, air-conditioned stadium with a capacity of 65,000 spectators. If a Super Bowl were to come to Las Vegas — which seems highly likely — the stadium can increase its capacity to 72,000 seats.

The design of the stadium currently includes a retractable, natural turf field and giant glass walls that open for a better view of the strip.





## NHL HOCKEY HAS ARRIVED IN LAS VEGAS

Our story began with a goal ... to bring NHL hockey to Las Vegas. Our goal has been realized and Las Vegas has shown that we are ready - ready for the energy, excitement and thrill that only NHL hockey can deliver. We've done the research, polled the community and rallied our local businesses. ALL are eager to support an NHL team. Las Vegas is proud to have joined the elite list of NHL cities.

### FOR OUR COMMUNITY

We want friends and families to attend games together — and look forward to those outings, where memories will be created. We want coworkers to gather around the water cooler the day after an exciting hockey game to talk about the plays, the hat tricks and who got iced. And, we want to add to the quality of life in Las Vegas. We believe an NHL® team in Las Vegas will make all of this a reality.

### FOR OUR YOUTH

Hockey is an excellent motivator for our youth, teaching the value of team skills, hard work and determination. If we are able to secure a team in Las Vegas, we are committed to supporting youth hockey in Las Vegas through the development of youth hockey rinks, programs and other activities.



## LAS VEGAS OVERVIEW

Las Vegas is considered one of the premier entertainment cities of the world, with more than 42.1 million visitors recorded in 2018. It has evolved into a world-class destination for resorts, restaurants, shopping and diversified entertainment options.

The Las Vegas-Henderson-Paradise MSA is also one of the fastest-growing metros in the nation. The population of nearly 2.2 million people ranks it among the top 50 most populous metros in the U.S. In conjunction with rising wages, the metro's median household income recently surpassed the national average by 1.4 percent as it climbed 5.1 percent. This increase allows residents to make more discretionary spending.

## METRO HIGHLIGHTS



### ROBUST EMPLOYMENT GROWTH

A diversifying employment base will support job growth, which is expected to outpace the U.S. growth rate over the next five years.



### STRONG POPULATION GAINS

The metro's population is forecast to increase dramatically in the coming years, exceeding national gains.



### VAST TOURISM INDUSTRY

Visitor volume reached 42 million in 2018, ranking Las Vegas among the top tourist destinations in the country.



## ECONOMY

• With all 10 of the nation's largest hotels located in Las Vegas, tourism and entertainment are the most significant drivers of the Las Vegas economy; however, the economy is diversifying into distribution, back-office operations and manufacturing.

• The metro's business-friendly environment, access to Western markets, large labor force, and availability of high-speed data attract companies such as Switch, Amazon, K2 Energy, Scientific Games, Sunprime, Tectonics, Virtual Guard, VadaTech and Zappos.

• The 2.3 million-square-foot Las Vegas Convention Center is one of the largest in the world and draws more than 6 million attendees annually.



MAJOR AREA EMPLOYERS	
Wynn Resorts	Boyd Gaming
Station Casinos	Valley Health System
MGM Resorts	Cosmopolitan of Las Vegas
Las Vegas Sands	Dignity Health - St. Rose Dominican
Caesars Entertainment	United Healthcare of Nevada

## SHARE OF 2017 EMPLOYMENT



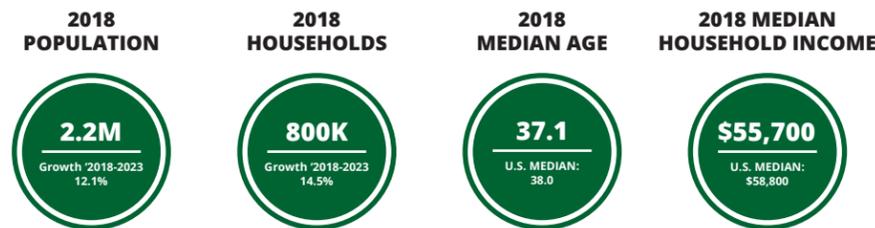
## CITY DEMOGRAPHICS

The population will expand by more than 264,000 residents over the next five years, resulting in the formation of nearly 116,000 households.

The homeownership rate of 52 percent is well below the national rate of 64 percent, creating a strong rental market.

Roughly 22 percent of the population age 25 and older have attained a bachelor's degree, and 7 percent also hold a graduate or professional degree.

### POPULATION BY AGE (2017)



### SPORTS

### EDUCATION

### ARTS & ENTERTAINMENTS

### QUALITY OF LIFE

With approximately 320 days of sunshine annually and an average temperature of 80 degrees, residents and visitors alike have plenty to do besides enjoy the resorts and casinos in Clark County. Water-sports enthusiasts can take advantage of various activities at Lake Mead and the Colorado River, including boating, fishing, water skiing and sailing. Red Rock Canyon Conservation Area, located off the Strip, offers outstanding hiking and mountain-climbing opportunities. Las Vegas is home to the University of Nevada-Las Vegas (UNLV), which has received national recognition for its hotel management, criminal justice and social-work programs. Other institutions of higher learning in Las Vegas include the College of Southern Nevada.

POPULATION	1 Miles	3 Miles	5 Miles
■ 2023 Projection			
Total Population	14,354	158,825	430,194
■ 2018 Estimate			
Total Population	14,098	153,286	403,440
■ 2010 Census			
Total Population	13,205	142,502	367,597
■ 2000 Census			
Total Population	13,392	128,757	318,182
■ Current Daytime Population			
2018 Estimate	18,960	153,356	409,198
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2023 Projection			
Total Households	6,414	63,579	173,573
■ 2018 Estimate			
Total Households	6,200	59,908	159,777
Average (Mean) Household Size	2.25	2.51	2.49
■ 2010 Census			
Total Households	5,776	55,599	145,528
■ 2000 Census			
Total Households	5,651	49,369	127,552
■ Occupied Units			
2023 Projection	6,414	63,579	173,573
2018 Estimate	6,528	63,920	175,348
HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2018 Estimate			
\$150,000 or More	8.00%	7.79%	6.66%
\$100,000 - \$149,000	9.16%	12.50%	11.59%
\$75,000 - \$99,999	9.50%	13.10%	12.40%
\$50,000 - \$74,999	18.92%	20.41%	19.61%
\$35,000 - \$49,999	18.88%	15.19%	14.82%
Under \$35,000	35.57%	31.01%	34.92%
Average Household Income	\$70,887	\$75,117	\$69,330
Median Household Income	\$46,704	\$54,222	\$50,313
Per Capita Income	\$31,184	\$29,433	\$27,570

HOUSEHOLDS BY EXPENDITURE	1 Miles	3 Miles	5 Miles
Total Average Household Retail Expenditure	\$58,253	\$63,338	\$61,304
■ Consumer Expenditure Top 10 Categories			
Housing	\$15,747	\$16,761	\$16,287
Transportation	\$11,108	\$12,292	\$11,707
Shelter	\$9,713	\$10,008	\$9,769
Food	\$5,628	\$6,159	\$5,952
Personal Insurance and Pensions	\$4,611	\$5,276	\$5,016
Health Care	\$3,429	\$4,032	\$3,884
Utilities	\$3,111	\$3,449	\$3,333
Entertainment	\$2,518	\$2,856	\$2,718
Apparel	\$1,418	\$1,515	\$1,462
Household Furnishings and Equipment	\$1,403	\$1,552	\$1,497
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2018 Estimate Total Population	14,098	153,286	403,440
Under 20	19.72%	22.45%	22.92%
20 to 34 Years	28.23%	22.29%	21.63%
35 to 39 Years	6.47%	6.27%	6.49%
40 to 49 Years	12.34%	13.18%	13.34%
50 to 64 Years	19.37%	20.25%	19.65%
Age 65+	13.88%	15.56%	15.93%
Median Age	36.46	39.19	39.18
■ Population 25+ by Education Level			
2018 Estimate Population Age 25+	10,168	108,215	284,030
Elementary (0-8)	1.62%	3.80%	4.54%
Some High School (9-11)	5.85%	7.72%	8.36%
High School Graduate (12)	28.06%	29.19%	30.08%
Some College (13-15)	26.64%	25.68%	25.50%
Associate Degree Only	7.83%	7.49%	7.17%
Bachelors Degree Only	19.20%	16.35%	15.12%
Graduate Degree	9.66%	8.57%	7.68%

## 37 | DEMOGRAPHICS

### POPULATION

In 2018, the population in your selected geography is 20,156. The population has changed by 21.06% since 2000. It is estimated that the population in your area will be 20,759.00 five years from now, which represents a change of 2.99% from the current year. The current population is 49.07% male and 50.93% female. The median age of the population in your area is 36.10, compare this to the US average which is 37.95. The population density in your area is 6,411.87 people per square mile.

### HOUSEHOLDS

There are currently 6,561 households in your selected geography. The number of households has changed by 12.79% since 2000. It is estimated that the number of households in your area will be 6,889 five years from now, which represents a change of 5.00% from the current year. The average household size in your area is 3.02 persons.

### INCOME

In 2018, the median household income for your selected geography is \$53,467, compare this to the US average which is currently \$58,754. The median household income for your area has changed by 8.57% since 2000. It is estimated that the median household income in your area will be \$63,224 five years from now, which represents a change of 18.25% from the current year.

The current year per capita income in your area is \$21,739, compare this to the US average, which is \$32,356. The current year average household income in your area is \$66,684, compare this to the US average which is \$84,609.

### RACE & ETHNICITY

The current year racial makeup of your selected area is as follows: 49.41% White, 12.50% Black, 0.63% Native American and 5.94% Asian/Pacific Islander. Compare these to US averages which are: 70.20% White, 12.89% Black, 0.19% Native American and 5.59% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 45.32% of the current year population in your selected area. Compare this to the US average of 18.01%.

### HOUSING

The median housing value in your area was \$155,872 in 2018, compare this to the US average of \$201,842. In 2000, there were 4,033 owner occupied housing units in your area and there were 1,785 renter occupied housing units in your area. The median rent at the time was \$712.

### EMPLOYMENT

In 2018, there are 1,018 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 52.76% of employees are employed in white-collar occupations in this geography, and 48.02% are employed in blue-collar occupations. In 2018, unemployment in this area is 7.67%. In 2000, the average time traveled to work was 30.00 minutes.

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