

Rare NNN Utah Walgreens



Walgreens

\$6,567,000

**5.75%
CAP Rate**

Walgreens Pharmacy #15013

Mountain West NNN

- 17 Year Absolute Net Lease NNN
- **Excellent Demographics - Average Income \$93k+**
- High Traffic Area - High School and University Campuses Nearby
- **Strategic Location - Closest Drugstore Competitor 4+ Miles Away**
- **Walgreens Corporate Guaranty**



John Giordani
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(888) 258-7605
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Investment Summary

Price \$6,567,000**CAP Rate** 5.75%**Annual Rent** \$377,608**Years Guaranteed** 17 years remaining on true NNN lease

| | 1 Mile | 3 Mile | 5 Mile |
|-----------------------|----------|----------|----------|
| Population | 9,065 | 47,178 | 133,974 |
| Avg. HH Income | \$92,546 | \$92,450 | \$78,365 |

Ogden is an award winning city at the foot of the Wasatch Mountains, just 35 mins from Salt Lake City. Home of Weber State University, Ogden has experienced explosive growth over the last few decades, with its population rising 30% since 1990. A perennial favorite for inclusion in the Top 10 Best lists for outdoor recreation, family life and places to start a business - Ogden is poised to continue its success for years to come.



Property Details and Lease Summary

Address 6016 South 1550 East | South Ogden, UT

Year Built 2010

Building Size 14,490 square feet

Land Size 1.59 Acres

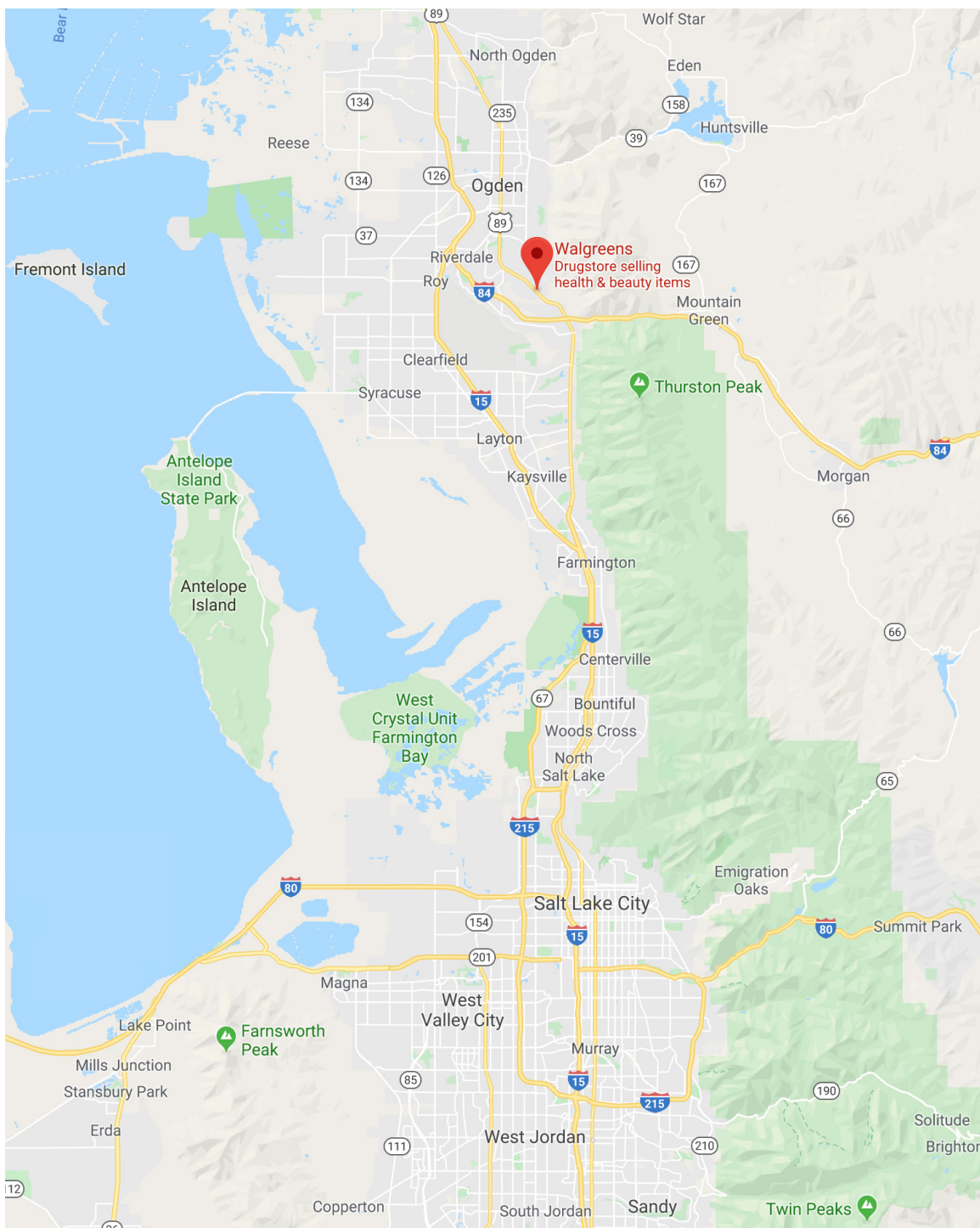
Lease Start Date 9/1/2011

Lease End Date 8/31/2036

Termination Options -17 Years

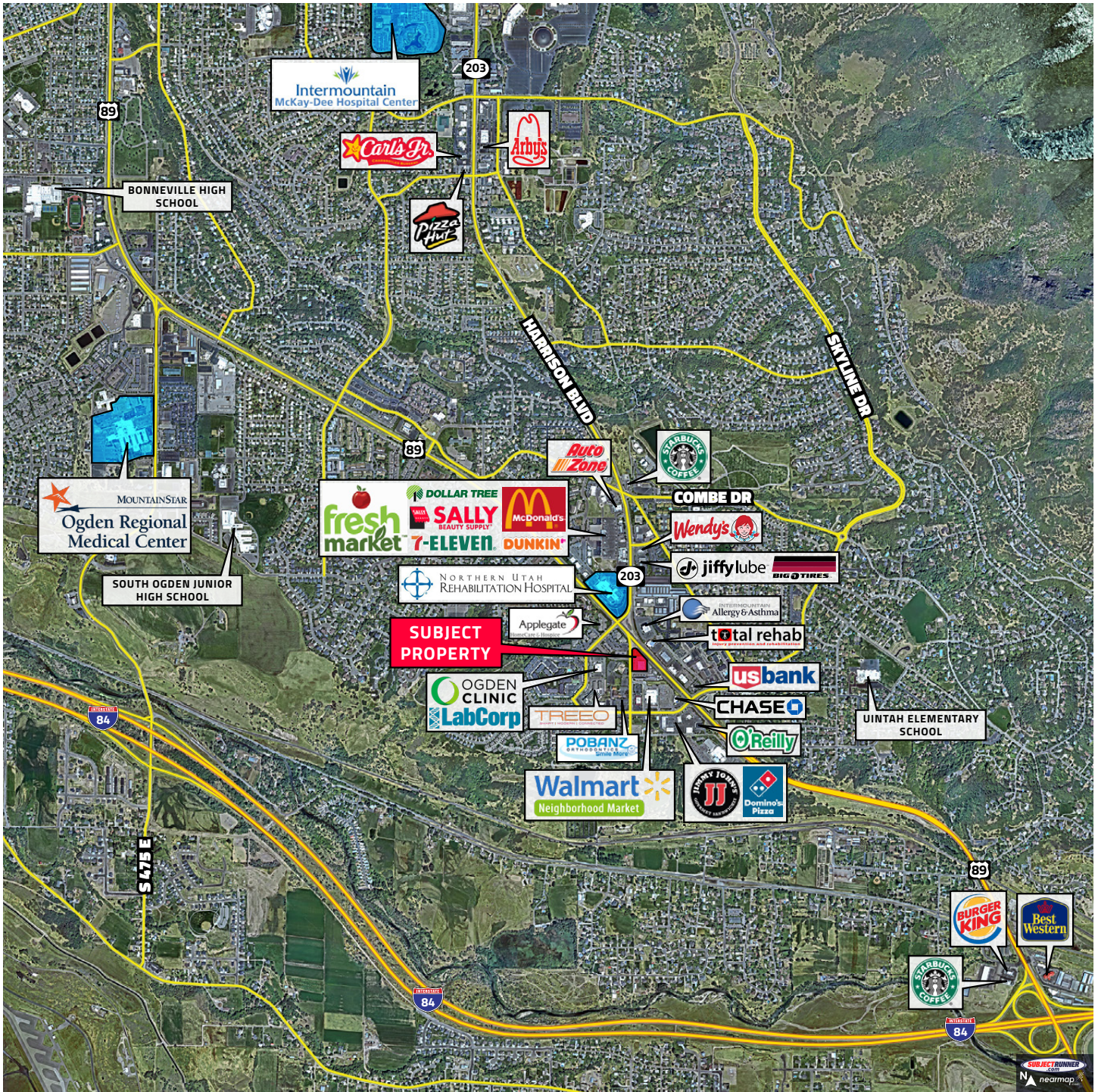


Regional Map



Ogden, Utah

Walgreens



John Giordani

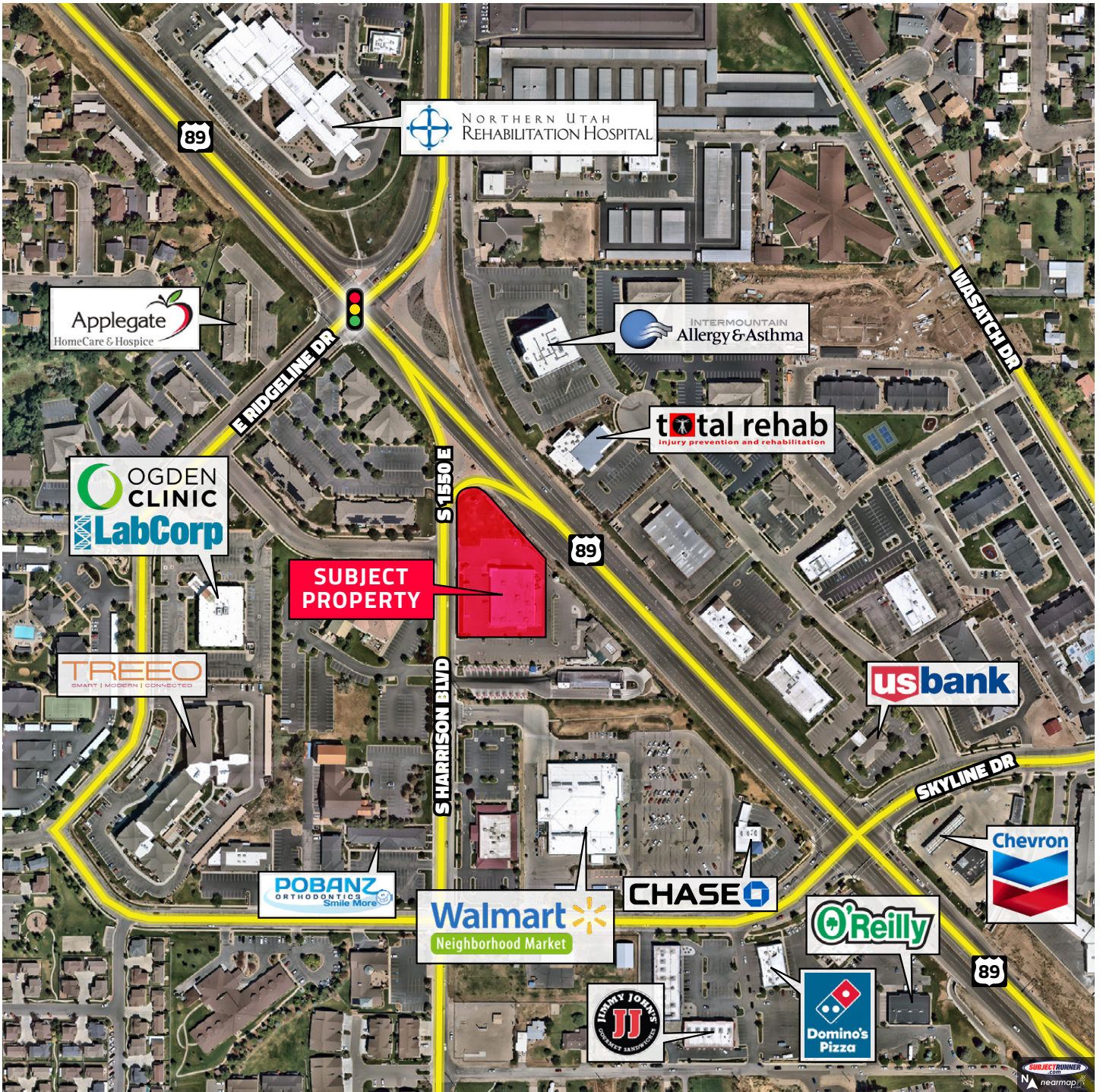
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Ogden, Utah

Walgreens



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Walgreens Pharmacy #15013

Ogden, Utah

Walgreens



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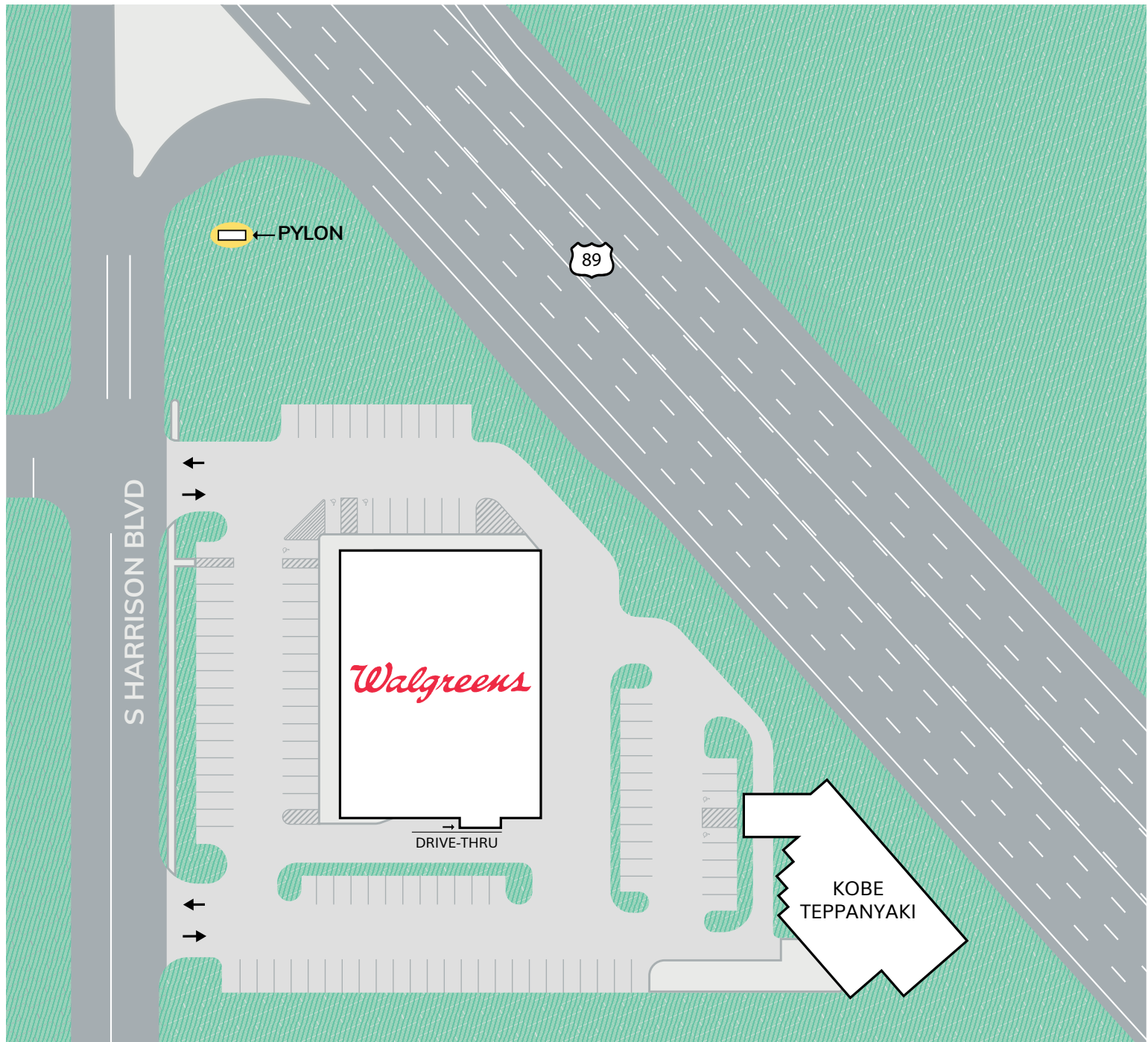
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Site Plan





About Walgreens Boots Alliance

Walgreens Boots Alliance (Nasdaq: WBA) is the first global pharmacy-led, health and wellbeing enterprise. The Company's heritage of trusted healthcare services through community pharmacy care and pharmaceutical wholesaling dates back more than 100 years.

Walgreens Boots Alliance is the largest retail pharmacy, health and daily living destination across the U.S. and Europe. Walgreens Boots Alliance and the companies in which it has equity method investments together have a presence in more than 25* countries and employ more than 415,000* people. The Company is a global leader in pharmacy-led, health and wellbeing retail and, together with the companies in which it has equity method investments, has more than 18,500* stores in 11* countries as well as one of the largest global pharmaceutical wholesale and distribution networks, with more than 390* distribution centers delivering to more than 230,000** pharmacies, doctors, health centers and hospitals each year in more than 20* countries. In addition, Walgreens Boots Alliance is one of the world's largest purchasers of prescription drugs and many other health and wellbeing products. The Company's size, scale, and expertise will help us to expand the supply of, and address the rising cost of, prescription drugs in the U.S. and worldwide.

Walgreens Boots Alliance is included in Fortune magazine's 2018 list of the World's Most Admired Companies. This is the 25th consecutive year that Walgreens Boots Alliance or its predecessor company, Walgreen Co., has been named to the list.

* As of 31 August 2018, using publicly available information for AmerisourceBergen.

**For 12 months ending 31 August 2018, using publicly available information for AmerisourceBergen.









































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Art Griffith

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Walgreens Income Statements Trailing 5 Years

| Fiscal year is September-August. All values USD millions. | | | | | | |
|---|--------|---------|---------|---------|---------|---|
| | 2014 | 2015 | 2016 | 2017 | 2018 | 5-year trend |
|  Sales/Revenue | 76.39B | 103.44B | 117.35B | 118.21B | 131.54B |  |
| Sales Growth | - | 35.41% | 13.44% | 0.74% | 11.27% |  |
|  Cost of Goods Sold (COGS) incl. D&A | 56.14B | 78.26B | 89.2B | 90.71B | 102.52B |  |
| COGS excluding D&A | 54.82B | 76.52B | 87.48B | 89.05B | 100.75B |  |
| Depreciation & Amortization Expense | 1.32B | 1.74B | 1.72B | 1.65B | 1.77B |  |
| Depreciation | 1.03B | 1.26B | 1.32B | 1.27B | 1.28B |  |
| Amortization of Intangibles | 282M | 480M | 396M | 385M | 493M |  |
|  Gross Income | 20.25B | 25.18B | 28.16B | 27.51B | 29.02B |  |
| | 2014 | 2015 | 2016 | 2017 | 2018 | 5-year trend |
|  SG&A Expense | 16.47B | 20.26B | 21.79B | 21.25B | 22.72B |  |
| Research & Development | - | - | - | - | - |  |
| Other SG&A | 16.47B | 20.26B | 21.79B | 21.25B | 22.72B |  |
| Other Operating Expense | - | - | - | - | - |  |
| Unusual Expense | 709M | (663M) | 963M | 886M | 231M |  |
| EBIT after Unusual Expense | 3.08B | 5.58B | 5.41B | 5.37B | 6.08B |  |
| Non Operating Income/Expense | 19M | 20M | 297M | 37M | 325M |  |
| Non-Operating Interest Income | - | - | - | - | - |  |
| Equity in Affiliates (Pretax) | 617M | 315M | 37M | 135M | 191M |  |
|  Interest Expense | 156M | 608M | 596M | 693M | 616M |  |
| Gross Interest Expense | 162M | 609M | 596M | 693M | 616M |  |
| Interest Capitalized | 6M | 1M | - | - | - |  |
|  Pretax Income | 3.56B | 5.31B | 5.14B | 4.85B | 5.98B |  |
| Income Tax | 1.53B | 1.06B | 997M | 760M | 998M |  |
| Income Tax - Current Domestic | 1.32B | 967M | 1.06B | 804M | 969M |  |
| Income Tax - Current Foreign | 35M | 128M | 371M | 390M | 353M |  |
| Income Tax - Deferred Domestic | 180M | (39M) | (177M) | (330M) | (266M) |  |
| Income Tax - Deferred Foreign | (5M) | - | (252M) | (104M) | (58M) |  |
| Income Tax Credits | - | - | - | - | - |  |
| Equity in Affiliates | - | 24M | 44M | 8M | 54M |  |
| Other After Tax Income (Expense) | - | - | - | - | - |  |
| Consolidated Net Income | 2.03B | 4.28B | 4.19B | 4.1B | 5.03B |  |
| Minority Interest Expense | 99M | 59M | 18M | 23M | 7M |  |
|  Net Income | 1.93B | 4.22B | 4.17B | 4.08B | 5.02B |  |
| Net Income Growth | - | 118.43% | -1.11% | -2.28% | 23.20% |  |



Walgreens Boots Alliance -- Segment Structure



Walgreens Boots Alliance -- Retail Pharmacy USA Division

Our Retail Pharmacy USA Division's principal retail pharmacy brands are Walgreens and Duane Reade. Together, they form one of the largest drugstore chains in the U.S., operating 8,100* drugstores in 50* states, the District of Columbia, Puerto Rico and the U.S. Virgin Islands. As of August 2017, approximately 76 percent of the population of the U.S. lives within five miles of a Walgreens or Duane Reade.

We sell prescription and non-prescription drugs, as well as general merchandise, including household items, convenience and fresh foods, personal care, beauty care, photofinishing and candy. We offer our products and services through drugstores, as well as through mail, telephone and online. We also provide specialty pharmacy and respiratory services, and operate retail clinics.

Our services help improve health outcomes for patients and manage costs for payers including employers, managed care organizations, health systems, pharmacy benefit managers and the public sector. Our stores sell branded and own brand general merchandise. In addition, Walgreens has approximately 400 in-store clinic locations throughout the U.S., some of which are operated by the Company and some of which are operated by health system partners.

Prescription drugs account for 69 percent† of sales, while retail products are 31 percent.

Overall, we filled approximately 764 million† prescriptions in fiscal 2017. Adjusted to 30-day equivalents, we filled approximately 990 million† prescriptions in fiscal 2017. Third party sales, where reimbursement is received from managed care organizations, government and private insurance, were approximately 98 percent† of prescription sales.

We utilize our extensive retail network as a channel to provide affordable quality health and wellness services to our customers and patients, as illustrated by our ability to play a significant role in providing flu vaccines and other immunizations.

We have more than 78,000* healthcare service providers, including pharmacists, pharmacy technicians, nurse practitioners and other health related professionals. Through them we expect to continue to play a growing role in government and employer efforts to control escalating healthcare costs.

Our loyalty program, Balance® Rewards, is designed to reward our most valuable customers and encourage shopping in stores and online and allows customers the opportunity to earn points for purchasing select merchandise in addition to receiving special pricing on select products when shopping with a rewards card. Customers have the ability to instantly redeem rewards at our stores or through Walgreens.com. We had 88 million Balance® Rewards active members as of August 2017.

The Division's strategy is designed to further transform our traditional drugstore by offering ultimate convenience, driving the best customer loyalty and delivering extraordinary customer and patient care. We seek to expand our product and service offerings across new channels and markets where, in addition to our stores, customers and patients can utilize our health system pharmacies, Walgreens.com, mobile applications and social media sites.

Walgreens Drugstores Nationwide by State

Total Drugstores - 9,560

Through August 31, 2018

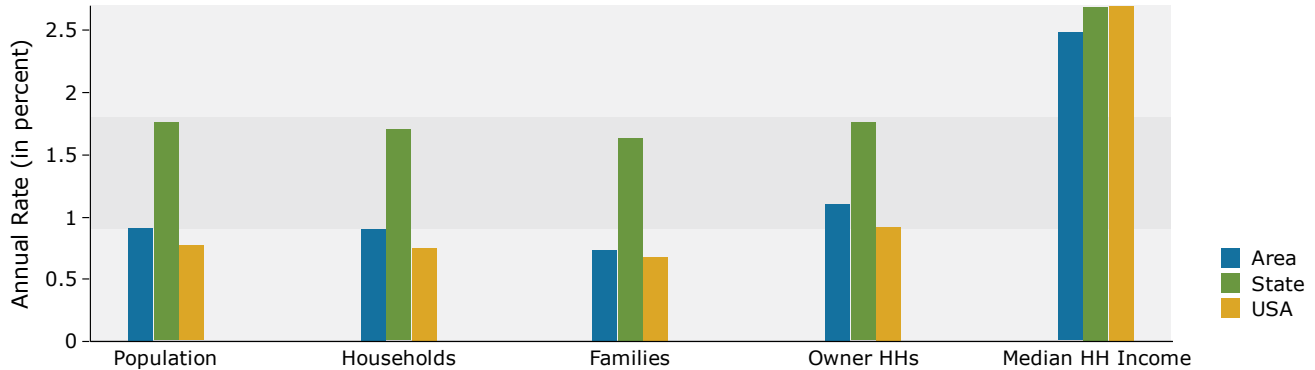
Includes all 50 states, the District of Columbia, Puerto Rico and U.S. Virgin Islands

| | | | | | |
|-------------|-----|----------------|-----|---------------------|--------------------|
| Alabama | 164 | Maine | 84 | Oklahoma | 115 |
| Alaska | 12 | Maryland | 174 | Oregon | 77 |
| Arizona | 241 | Massachusetts | 269 | Pennsylvania | 125 |
| Arkansas | 80 | Michigan | 233 | Rhode Island | 67 |
| California | 622 | Minnesota | 152 | South Carolina | 166 |
| Colorado | 171 | Mississippi | 85 | South Dakota | 14 |
| Connecticut | 125 | Missouri | 211 | Tennessee | 294 |
| Delaware | 64 | Montana | 13 | Texas | 704 |
| Florida | 820 | Nebraska | 57 | Utah | 58 |
| Georgia | 315 | Nevada | 82 | Vermont | 34 |
| Hawaii | 19 | New Hampshire | 36 | Virginia | 228 |
| Idaho | 38 | New Jersey | 309 | Washington | 136 |
| Illinois | 592 | New Mexico | 71 | West Virginia | 116 |
| Indiana | 197 | New York | 685 | Wisconsin | 227 |
| Iowa | 71 | North Carolina | 378 | Wyoming | 10 |
| Kansas | 71 | North Dakota | 1 | Puerto Rico | 108 |
| Kentucky | 195 | Ohio | 256 | Washington D.C. | 16 |
| Louisiana | 174 | | | U.S. Virgin Islands | 1 |
| | | | | | Total 9,560 |

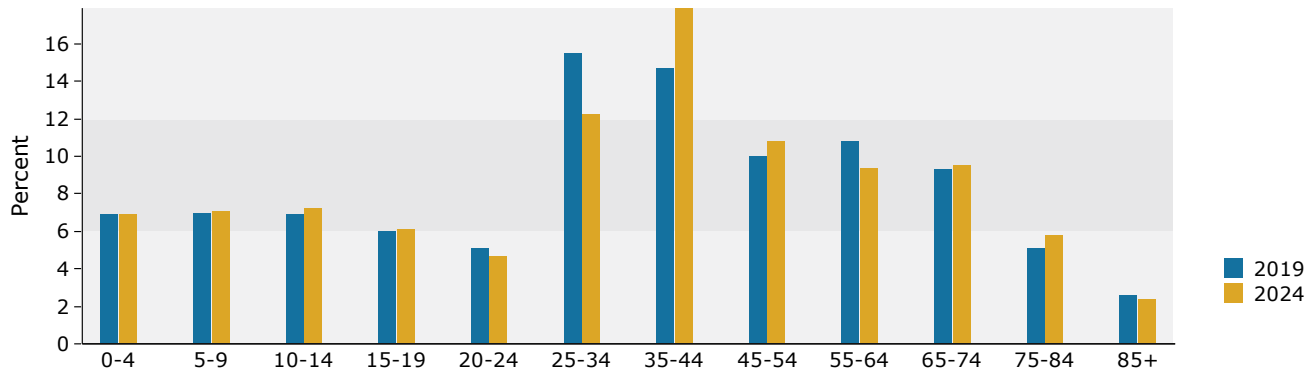
Note: Approximately 400 Walgreens stores offer Healthcare Clinic or other provider retail clinic services.

Demographics - 1 Mile Radius

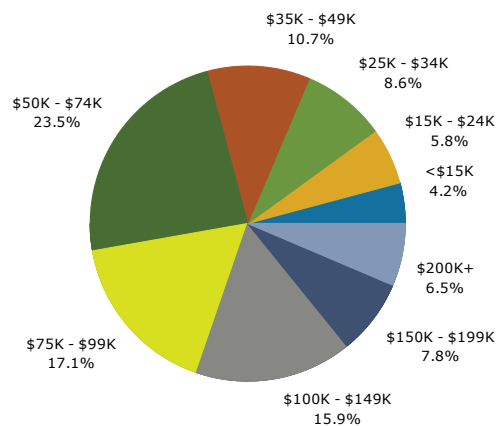
Trends 2019-2024



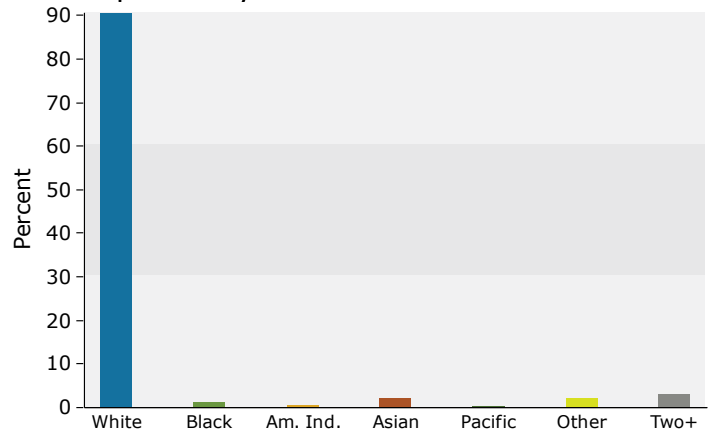
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 7.6%

Ogden, Utah



Demographics - 1 Mile Radius

| Summary | Census 2010 | | 2019 | | 2024 | |
|---------------------------------|-------------|---------|----------|---------|-----------|---------|
| Population | 8,786 | | 9,506 | | 9,948 | |
| Households | 3,289 | | 3,552 | | 3,715 | |
| Families | 2,254 | | 2,381 | | 2,471 | |
| Average Household Size | 2.63 | | 2.63 | | 2.64 | |
| Owner Occupied Housing Units | 2,284 | | 2,490 | | 2,631 | |
| Renter Occupied Housing Units | 1,005 | | 1,062 | | 1,084 | |
| Median Age | 34.3 | | 36.5 | | 38.1 | |
| Trends: 2019 - 2024 Annual Rate | Area | | State | | National | |
| Population | 0.91% | | 1.76% | | 0.77% | |
| Households | 0.90% | | 1.70% | | 0.75% | |
| Families | 0.74% | | 1.64% | | 0.68% | |
| Owner HHs | 1.11% | | 1.76% | | 0.92% | |
| Median Household Income | 2.49% | | 2.69% | | 2.70% | |
| | | | 2019 | | 2024 | |
| Households by Income | | | Number | Percent | Number | Percent |
| <\$15,000 | | | 148 | 4.2% | 116 | 3.1% |
| \$15,000 - \$24,999 | | | 205 | 5.8% | 153 | 4.1% |
| \$25,000 - \$34,999 | | | 305 | 8.6% | 262 | 7.1% |
| \$35,000 - \$49,999 | | | 379 | 10.7% | 325 | 8.7% |
| \$50,000 - \$74,999 | | | 835 | 23.5% | 823 | 22.2% |
| \$75,000 - \$99,999 | | | 609 | 17.1% | 659 | 17.7% |
| \$100,000 - \$149,999 | | | 563 | 15.9% | 689 | 18.5% |
| \$150,000 - \$199,999 | | | 277 | 7.8% | 401 | 10.8% |
| \$200,000+ | | | 231 | 6.5% | 286 | 7.7% |
| | | | | | | |
| Median Household Income | | | \$70,927 | | \$80,221 | |
| Average Household Income | | | \$92,546 | | \$106,688 | |
| Per Capita Income | | | \$35,532 | | \$40,912 | |
| | | | 2019 | | 2024 | |
| Population by Age | Census 2010 | | | | | |
| | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 626 | 7.1% | 654 | 6.9% | 685 | 6.9% |
| 5 - 9 | 618 | 7.0% | 667 | 7.0% | 710 | 7.1% |
| 10 - 14 | 611 | 7.0% | 654 | 6.9% | 712 | 7.2% |
| 15 - 19 | 566 | 6.4% | 571 | 6.0% | 608 | 6.1% |
| 20 - 24 | 692 | 7.9% | 482 | 5.1% | 469 | 4.7% |
| 25 - 34 | 1,367 | 15.6% | 1,476 | 15.5% | 1,212 | 12.2% |
| 35 - 44 | 922 | 10.5% | 1,401 | 14.7% | 1,777 | 17.9% |
| 45 - 54 | 1,026 | 11.7% | 950 | 10.0% | 1,076 | 10.8% |
| 55 - 64 | 990 | 11.3% | 1,028 | 10.8% | 938 | 9.4% |
| 65 - 74 | 653 | 7.4% | 888 | 9.3% | 944 | 9.5% |
| 75 - 84 | 469 | 5.3% | 488 | 5.1% | 578 | 5.8% |
| 85+ | 246 | 2.8% | 247 | 2.6% | 237 | 2.4% |
| | | | 2019 | | 2024 | |
| Race and Ethnicity | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 8,084 | 92.0% | 8,610 | 90.6% | 8,913 | 89.6% |
| Black Alone | 101 | 1.1% | 134 | 1.4% | 154 | 1.5% |
| American Indian Alone | 45 | 0.5% | 51 | 0.5% | 55 | 0.6% |
| Asian Alone | 146 | 1.7% | 188 | 2.0% | 213 | 2.1% |
| Pacific Islander Alone | 22 | 0.3% | 26 | 0.3% | 30 | 0.3% |
| Some Other Race Alone | 152 | 1.7% | 194 | 2.0% | 226 | 2.3% |
| Two or More Races | 237 | 2.7% | 305 | 3.2% | 358 | 3.6% |

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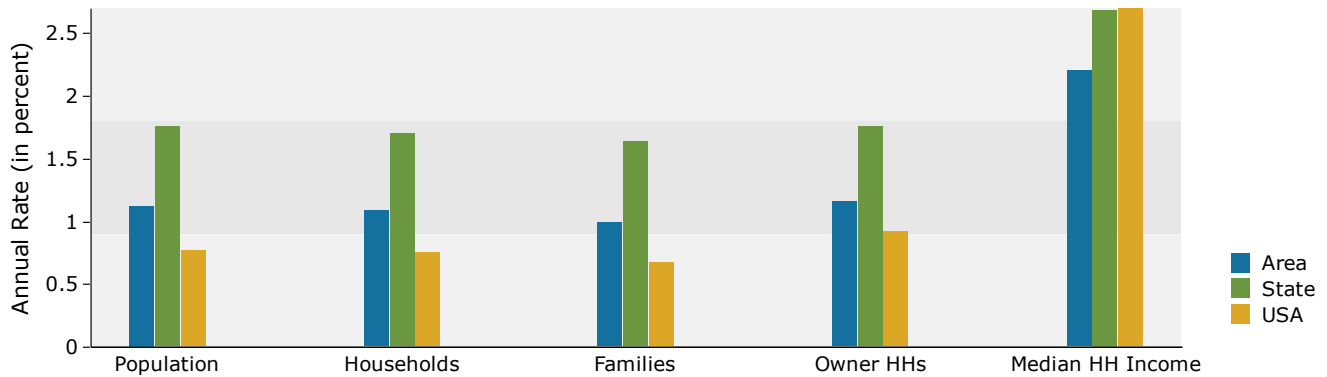
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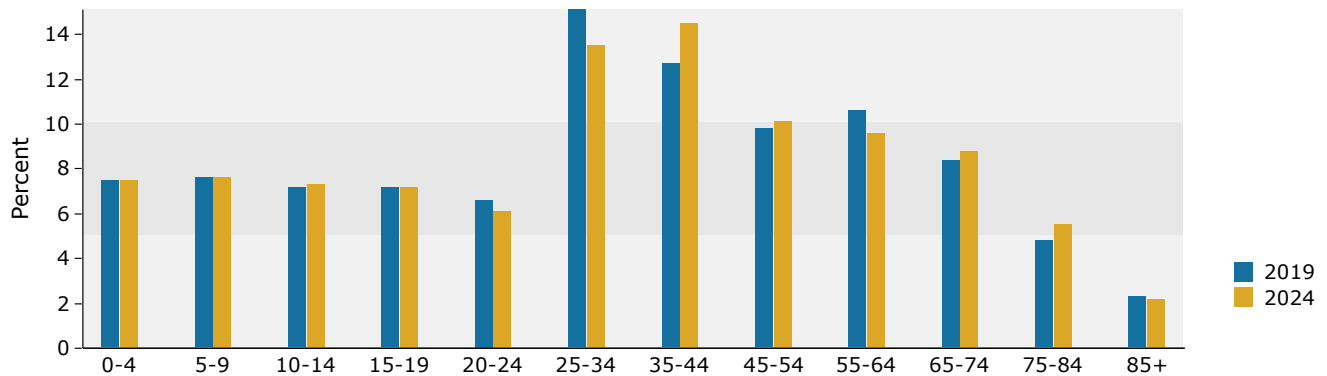


Demographics - 3 Mile Radius

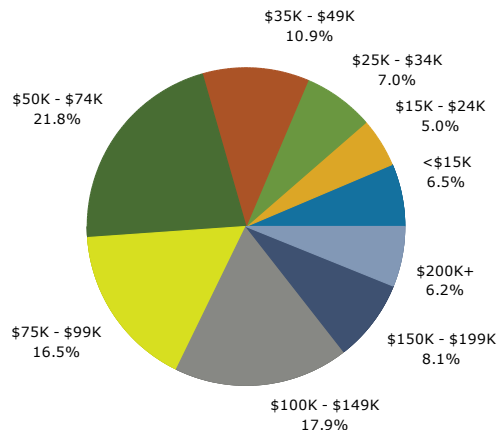
Trends 2019-2024



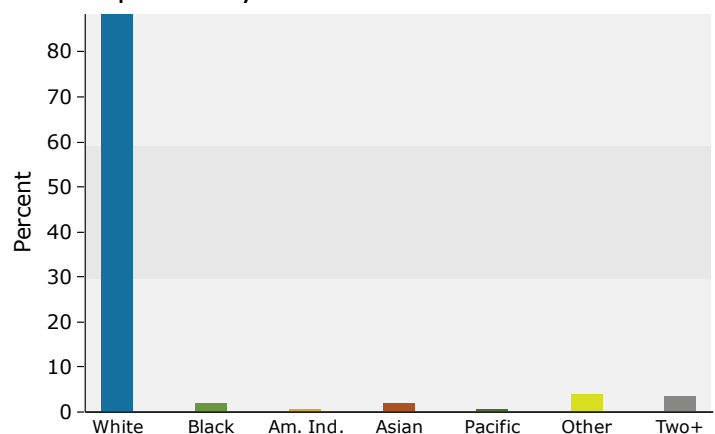
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 9.9%

Demographics - 3 Mile Radius

| Summary | Census 2010 | | 2019 | | 2024 | |
|---------------------------------|-------------|---------|----------|---------|-----------|---------|
| Population | 42,441 | | 47,178 | | 49,908 | |
| Households | 14,894 | | 16,451 | | 17,370 | |
| Families | 10,905 | | 11,870 | | 12,474 | |
| Average Household Size | 2.80 | | 2.82 | | 2.83 | |
| Owner Occupied Housing Units | 11,025 | | 12,316 | | 13,050 | |
| Renter Occupied Housing Units | 3,869 | | 4,135 | | 4,320 | |
| Median Age | 32.0 | | 34.2 | | 35.5 | |
| Trends: 2019 - 2024 Annual Rate | Area | | State | | National | |
| Population | 1.13% | | 1.76% | | 0.77% | |
| Households | 1.09% | | 1.70% | | 0.75% | |
| Families | 1.00% | | 1.64% | | 0.68% | |
| Owner HHs | 1.16% | | 1.76% | | 0.92% | |
| Median Household Income | 2.21% | | 2.69% | | 2.70% | |
| Households by Income | | | 2019 | | 2024 | |
| | | | Number | Percent | Number | Percent |
| <\$15,000 | | | 1,071 | 6.5% | 882 | 5.1% |
| \$15,000 - \$24,999 | | | 818 | 5.0% | 635 | 3.7% |
| \$25,000 - \$34,999 | | | 1,155 | 7.0% | 1,033 | 5.9% |
| \$35,000 - \$49,999 | | | 1,787 | 10.9% | 1,560 | 9.0% |
| \$50,000 - \$74,999 | | | 3,594 | 21.8% | 3,605 | 20.8% |
| \$75,000 - \$99,999 | | | 2,719 | 16.5% | 2,978 | 17.1% |
| \$100,000 - \$149,999 | | | 2,950 | 17.9% | 3,594 | 20.7% |
| \$150,000 - \$199,999 | | | 1,335 | 8.1% | 1,860 | 10.7% |
| \$200,000+ | | | 1,023 | 6.2% | 1,222 | 7.0% |
| Median Household Income | | | \$73,014 | | \$81,453 | |
| Average Household Income | | | \$92,450 | | \$104,955 | |
| Per Capita Income | | | \$32,252 | | \$36,541 | |
| Population by Age | Census 2010 | | 2019 | | 2024 | |
| | Number | Percent | Number | Percent | Number | Percent |
| 0 - 4 | 3,366 | 7.9% | 3,527 | 7.5% | 3,730 | 7.5% |
| 5 - 9 | 3,256 | 7.7% | 3,582 | 7.6% | 3,769 | 7.6% |
| 10 - 14 | 3,052 | 7.2% | 3,397 | 7.2% | 3,637 | 7.3% |
| 15 - 19 | 3,403 | 8.0% | 3,410 | 7.2% | 3,618 | 7.2% |
| 20 - 24 | 3,594 | 8.5% | 3,115 | 6.6% | 3,061 | 6.1% |
| 25 - 34 | 6,188 | 14.6% | 7,137 | 15.1% | 6,751 | 13.5% |
| 35 - 44 | 4,487 | 10.6% | 6,005 | 12.7% | 7,238 | 14.5% |
| 45 - 54 | 4,919 | 11.6% | 4,644 | 9.8% | 5,054 | 10.1% |
| 55 - 64 | 4,419 | 10.4% | 5,009 | 10.6% | 4,814 | 9.6% |
| 65 - 74 | 2,726 | 6.4% | 3,981 | 8.4% | 4,401 | 8.8% |
| 75 - 84 | 2,077 | 4.9% | 2,265 | 4.8% | 2,733 | 5.5% |
| 85+ | 955 | 2.3% | 1,104 | 2.3% | 1,102 | 2.2% |
| Race and Ethnicity | Census 2010 | | 2019 | | 2024 | |
| | Number | Percent | Number | Percent | Number | Percent |
| White Alone | 38,230 | 90.1% | 41,708 | 88.4% | 43,557 | 87.3% |
| Black Alone | 583 | 1.4% | 780 | 1.7% | 898 | 1.8% |
| American Indian Alone | 227 | 0.5% | 274 | 0.6% | 307 | 0.6% |
| Asian Alone | 672 | 1.6% | 879 | 1.9% | 1,001 | 2.0% |
| Pacific Islander Alone | 152 | 0.4% | 187 | 0.4% | 220 | 0.4% |
| Some Other Race Alone | 1,381 | 3.3% | 1,770 | 3.8% | 2,056 | 4.1% |
| Two or More Races | 1,195 | 2.8% | 1,579 | 3.3% | 1,870 | 3.7% |
| Hispanic Origin (Any Race) | 3,648 | 8.6% | 4,694 | 9.9% | 5,510 | 11.0% |

Data Note: Income is expressed in current dollars.

John Giordani

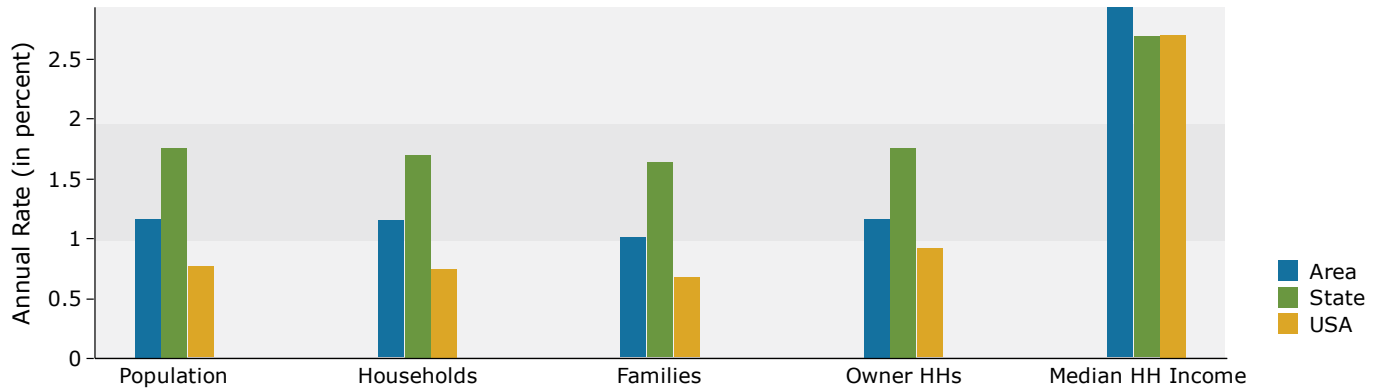
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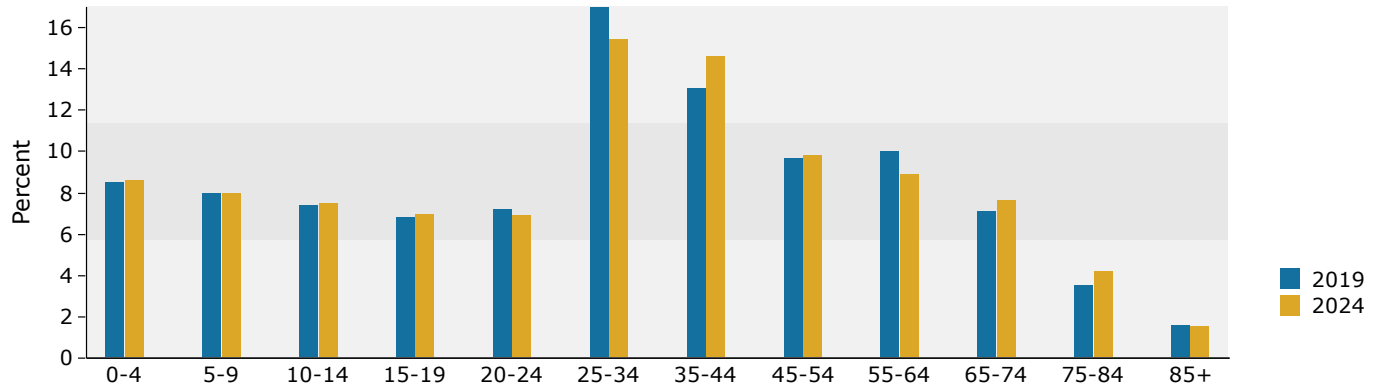
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Demographics - 5 Mile Radius

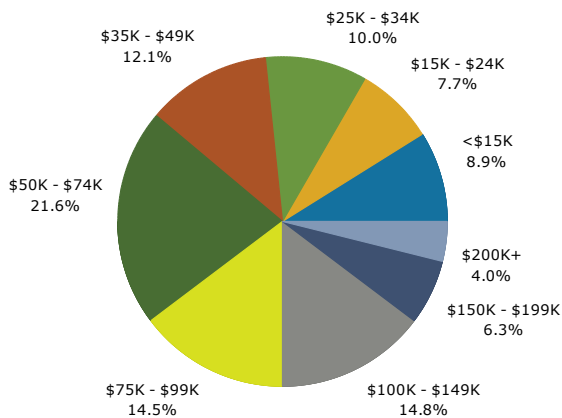
Trends 2019-2024



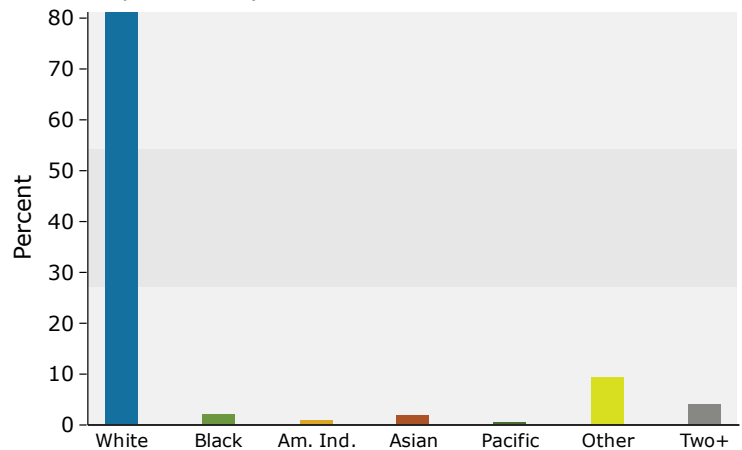
Population by Age



2019 Household Income



2019 Population by Race



2019 Percent Hispanic Origin: 19.5%

Demographics - 5 Mile Radius

| Summary | Census 2010 | | 2019 | | 2024 | | |
|---------------------------------|----------------------------|----------|---------|----------|----------|---------|-------|
| Population | 121,035 | | 133,974 | | 141,943 | | |
| Households | 42,585 | | 47,001 | | 49,766 | | |
| Families | 30,022 | | 32,502 | | 34,178 | | |
| Average Household Size | 2.80 | | 2.81 | | 2.82 | | |
| Owner Occupied Housing Units | 27,151 | | 30,138 | | 31,920 | | |
| Renter Occupied Housing Units | 15,434 | | 16,862 | | 17,846 | | |
| Median Age | 30.0 | | 32.1 | | 32.9 | | |
| Trends: 2019 - 2024 Annual Rate | Area | | State | | National | | |
| Population | 1.16% | | 1.76% | | 0.77% | | |
| Households | 1.15% | | 1.70% | | 0.75% | | |
| Families | 1.01% | | 1.64% | | 0.68% | | |
| Owner HHs | 1.16% | | 1.76% | | 0.92% | | |
| Median Household Income | 2.93% | | 2.69% | | 2.70% | | |
| Households by Income | | | 2019 | | 2024 | | |
| | | | Number | Percent | Number | Percent | |
| | <\$15,000 | | 4,198 | 8.9% | 3,497 | 7.0% | |
| | \$15,000 - \$24,999 | | 3,640 | 7.7% | 2,946 | 5.9% | |
| | \$25,000 - \$34,999 | | 4,721 | 10.0% | 4,346 | 8.7% | |
| | \$35,000 - \$49,999 | | 5,683 | 12.1% | 5,115 | 10.3% | |
| | \$50,000 - \$74,999 | | 10,149 | 21.6% | 10,601 | 21.3% | |
| | \$75,000 - \$99,999 | | 6,799 | 14.5% | 7,815 | 15.7% | |
| | \$100,000 - \$149,999 | | 6,964 | 14.8% | 8,870 | 17.8% | |
| | \$150,000 - \$199,999 | | 2,975 | 6.3% | 4,291 | 8.6% | |
| \$200,000+ | | 1,873 | 4.0% | 2,286 | 4.6% | | |
| Median Household Income | | \$60,350 | | \$69,737 | | | |
| Average Household Income | | \$78,365 | | \$90,241 | | | |
| Per Capita Income | | \$27,518 | | \$31,658 | | | |
| Population by Age | Census 2010 | | 2019 | | 2024 | | |
| | Number | Percent | Number | Percent | Number | Percent | |
| | 0 - 4 | 11,002 | 9.1% | 11,441 | 8.5% | 12,186 | 8.6% |
| | 5 - 9 | 9,752 | 8.1% | 10,760 | 8.0% | 11,341 | 8.0% |
| | 10 - 14 | 8,731 | 7.2% | 9,930 | 7.4% | 10,592 | 7.5% |
| | 15 - 19 | 9,171 | 7.6% | 9,121 | 6.8% | 9,910 | 7.0% |
| | 20 - 24 | 11,075 | 9.2% | 9,667 | 7.2% | 9,816 | 6.9% |
| | 25 - 34 | 19,668 | 16.2% | 22,752 | 17.0% | 21,884 | 15.4% |
| | 35 - 44 | 13,562 | 11.2% | 17,589 | 13.1% | 20,739 | 14.6% |
| | 45 - 54 | 14,325 | 11.8% | 13,020 | 9.7% | 13,944 | 9.8% |
| | 55 - 64 | 11,303 | 9.3% | 13,351 | 10.0% | 12,702 | 8.9% |
| | 65 - 74 | 6,292 | 5.2% | 9,466 | 7.1% | 10,749 | 7.6% |
| | 75 - 84 | 4,211 | 3.5% | 4,748 | 3.5% | 5,912 | 4.2% |
| 85+ | 1,942 | 1.6% | 2,130 | 1.6% | 2,169 | 1.5% | |
| Race and Ethnicity | Census 2010 | | 2019 | | 2024 | | |
| | Number | Percent | Number | Percent | Number | Percent | |
| | White Alone | 101,032 | 83.5% | 108,670 | 81.1% | 112,999 | 79.6% |
| | Black Alone | 2,344 | 1.9% | 2,987 | 2.2% | 3,380 | 2.4% |
| | American Indian Alone | 1,008 | 0.8% | 1,224 | 0.9% | 1,368 | 1.0% |
| | Asian Alone | 2,164 | 1.8% | 2,742 | 2.0% | 3,097 | 2.2% |
| | Pacific Islander Alone | 438 | 0.4% | 574 | 0.4% | 684 | 0.5% |
| | Some Other Race Alone | 9,919 | 8.2% | 12,396 | 9.3% | 14,104 | 9.9% |
| | Two or More Races | 4,131 | 3.4% | 5,381 | 4.0% | 6,311 | 4.4% |
| | Hispanic Origin (Any Race) | 20,904 | 17.3% | 26,142 | 19.5% | 30,037 | 21.2% |

Data Note: Income is expressed in current dollars.

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