Marcus & Millichap

Offering Memorandum



PR ESEN TED BY

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CITIBANK 1340 Oakdale Road • Modesto, CA 95355

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CITIBANK Modesto, CA ACT ID ZAB0010695



OFFERING SUMMARY

PROPERTY SUMMARY

THE OFFI	ERING
Property	Citibank
Property Address	1340 Oakdale Road Modesto, California 95355
Price	\$2,665,000
Capitalization Rate	5.08%
Price/SF	\$506.65

PROPERTY DESCRIPTION	
Year Built / Renovated	1982
Gross Leasable Area	5,260 SF
Zoning	N/A
Type of Ownership	Fee Simple
Lot Size	0.97 Acres

LEASE SUMMARY	
Property Subtype	Net Leased Bank
Tenant	Citibank, N.A.
Rent Increases	1.5% annual rent increases
Guarantor	Corporate Guarantee
Lease Type	NNN
Lease Commencement	January 31, 2014
Lease Expiration	January 31, 2024
Lease Term	10
Term Remaining on Lease (Years)	3.5
Renewal Options	4 -five year
Tenant Responsibility	Roof and Structure
Right of First Refusal/Offer	Yes

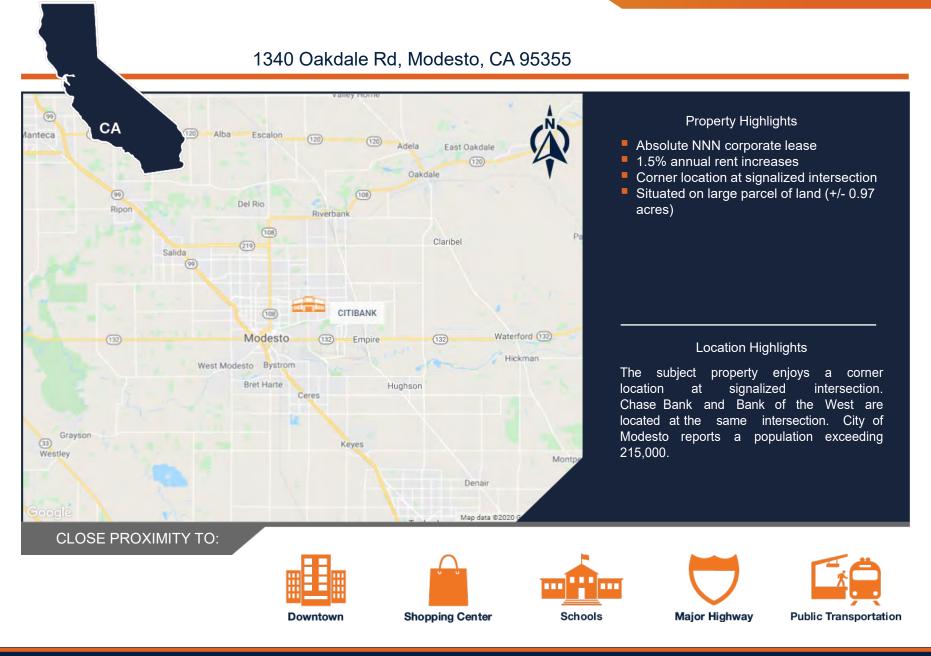
INCOME	
INCOME	
Net Operating Income	\$135,412

RENT SCHEDULE			
YEAR	ANNUAL RENT	MONTHLY RENT	RENT/SF
Current	\$135,412	\$11,284.33	\$25.74

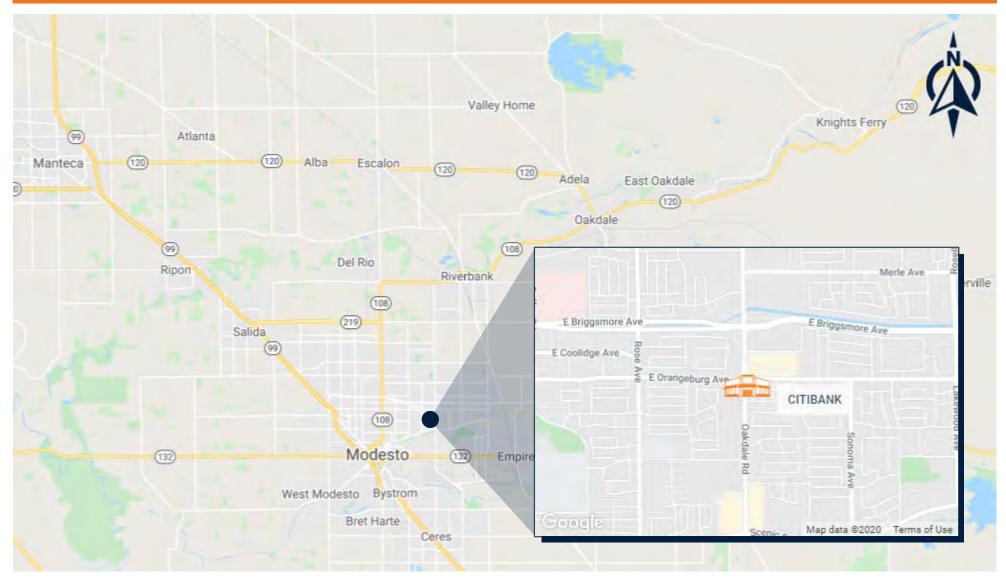


NOTES

Tenant is required to exercise each option for renewal term by delivering written notice to landlord no sooner than twelve (12) months and no later than nine (9) months prior to the expiration of the initial lease term of the then current renewal term.



1340 Oakdale Rd, Modesto, CA 95355



citibank

The subject property is a freestanding Citibank situated at the signalized intersection of Oakdale Road and West Orangeburg Avenue in Modesto, California.

Combined traffic count at this intersection is reported at 64,594 (ADT'12). Neighbors to Citibank are Chase Bank and Bank of the West who occupy other corners of this busy intersection.

Citibank has occupied this property since 1982 and in January 31, 2014 executed a 10 year corporate sale leaseback with 4-five year options. The lease is absolute NNN with 1.5% annual rent increases. Bank branch deposits are reported at \$89 million which is the largest branch deposits for all Citibank's in Modesto.

Traffic to this area is generated by Stanislaus Surgical Hospital and Century Center located across the street anchored by Planet Fitness, Satellite Healthcare and Golden Valley Health Centers.



The tenant, Citibank, N.A. is the consumer division of multinational investments banking and financial services corporation Citigroup, Inc. the fourth-largest bank in the United States with \$1.864 in total assets. Citibank, N.A. enjoys a Standard & Poor's investment grade credit rating of A+. Citibank has a strong presence in California with 288 Citibank branches and 435 other bank branches throughout the United States.

This +/-5,260 s.f. building is equipped with 3 drive up deposit lanes and is situated on +/-.97 acres that offers 50 on-site parking spaces that equates to a parking ratio of 9.5 per 1,000. Current zoning is Planned Development (P-D) with permitted uses such as medical office, banks, credit unions and other similar financial institutions.

Modesto is the county seat and the largest city of Stanislaus County, which enjoys a city population of 218,758. Population within a 3mile radius of the subject property is reported at 126,490 with Average Household Income of \$79,241 within this same radius.

AERIAL PHOTO



PROPERTY PHOTOS

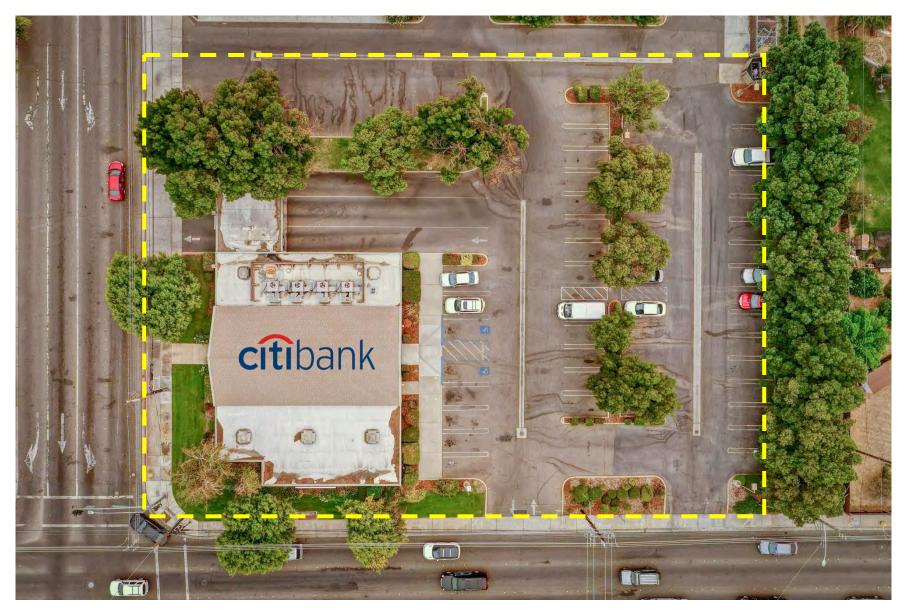








LOT SIZE



NOT TO SCALE

citibank

Consumer Businesses

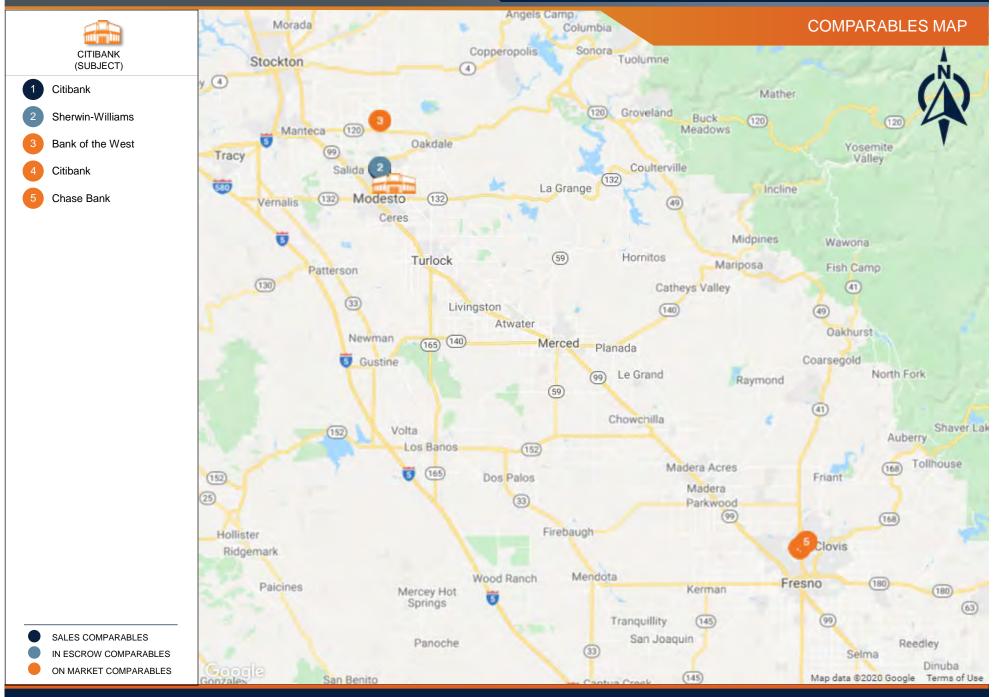
Citi's Global Consumer Bank (GCB), a global leader in banking, credit cards and wealth management, is a critical growth engine for Citi. With a strategic focus on the U.S., Mexico and Asia, the Global Consumer Bank serves more than 110 million clients in 19 markets.

"Citi's mission is to serve as a trusted partner to our clients by responsibly providing financial services that enable growth and economic progress. Our core activities are safeguarding assets, lending money, making payments and accessing the capital markets on behalf of our clients. We have 200 years of experience helping our clients meet the world's toughest challenges and embrace its greatest opportunities. We are Citi, the global bank – an institution connecting millions of people across hundreds of countries and cities." (NYSE:C)



Citi1812New York, New York+/-2,348COMPANY NAMEYEAR FOUNDEDHEADQUARTERSLOCATIONS

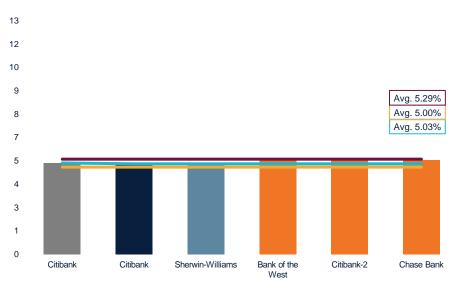
CITIBANK

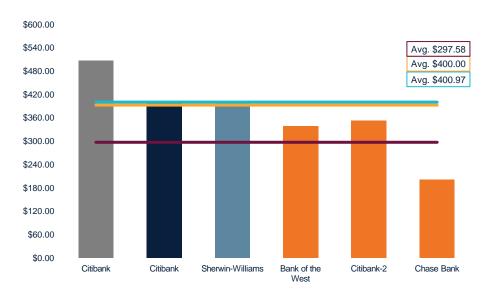




Average Price Per Square Foot

Average Cap Rate





SALES COMPARABLES

SALES COMPARABLES

IN ESCROW COMPARABLES

ON MARKET COMPARABLES

CITIBANK 1340 Oakdale Rd, Modesto, CA, 95355



SUBJECT PROPERTYAsking Price\$2,665,000Price/SF\$506.65CAP Rate5.08%%GLA5,260 SFLot Size0.97 acre(s)Year Built1982Lease Term Remaining3.5 Years

CITIBANK 2929 McHenry Ave, Modesto, CA, 95350



Close Of Escrow	11/1/2019
Sales Price	\$3,150,000
Price/SF	\$400.97
CAP Rate	5.03%
GLA	7,856 SF
Lot Size	0.58 acre(s)
Year Built	1971

SHERWIN-WILLIAMS 3301 McHenry Ave, Modesto, CA, 95350



In Escrow	
List Price	\$2,200,000
Price/SF	\$400.00
CAP Rate	5.0%
GLA	5,500 SF
Lot Size	0.41 acre(s)
Year Built	1983

NOTES

Approximately +/- 6-years remaining on NNN lease with 1.5% annual increases

NOTES

New 10-year corporate lease extension with 10% rent increases every 5 years.

SALES COMPARABLES

SALES COMPARABLES

IN ESCROW COMPARABLES

ON MARKET COMPARABLES

BANK OF THE WEST 1633 1st Street, Escalon, CA, 95320



On Market	
List Price	\$1,900,000
Price/SF	\$339.29
CAP Rate	5.3%
GLA	5,600 SF
Lot Size	.54 acre(s)
Year Built	2007

CITIBANK 4191 North Blackstone Ave, Fresno, CA, 93726



On Market	
List Price	\$4,600,000
Price/SF	\$352.44
CAP Rate	5.31%
GLA	13,052 SF
Lot Size	1.38 acre(s)
Year Built	1957

CHASE BANK 796 East Shaw Ave, Fresno, CA, 93710



On Market	
List Price	\$3,178,971
Price/SF	\$201.00
CAP Rate	5.25%
GLA	15,816 SF
Lot Size	0.63 acre(s)
Year Built	1971

NOTES

Approximately 1.5 years remaining on corporate lease with 2% annual rent increases.

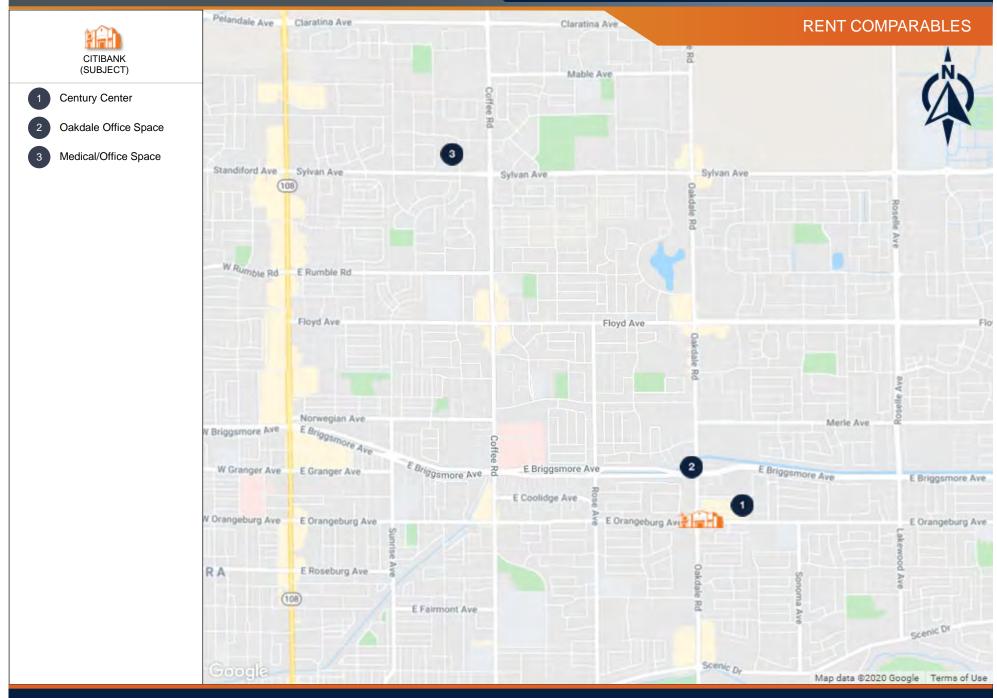
NOTES

Approximately 3.5 years remaining on Absolute NNN corporate lease with 1.5% annual rent increases throughout the primary term and all 4 five year option periods.

NOTES

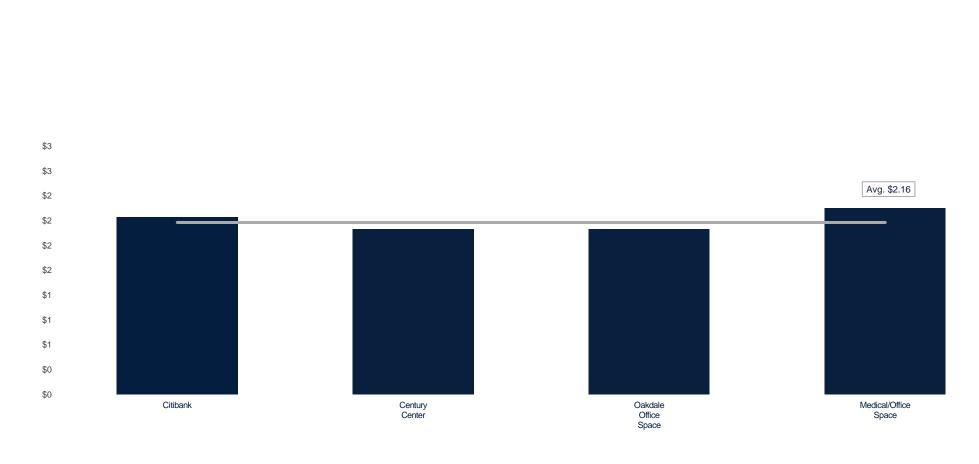
Approximately 5 years remaining on absolute NNN lease.

CITIBANK



RENT COMPARABLES

AVERAGE RENT PER SQUARE FOOT



RENT COMPARABLES

CITIBANK 1340 Oakdale Rd, Modesto,, CA, 95355



CENTURY RETAIL CENTER 2401 E Orangeburg Ave, Modesto, CA, 95355



Total GLA	Available SF	Asking Rent/SF	Lease Type
214,379 SF	6,755 SF	\$2.00	NNN

YEAR BUILT: 1979

OAKDALE OFFICE/RETAIL BUILDING 1553 Oakdale Road, Modesto, CA, 95355



Total GLA	Available SF	Asking Rent/SF	Lease Type
8,193 SF	3,634 SF	\$2.00	NNN

YEAR BUILT: 1982

NOTES

Absolute Corporate lease with 1.5% annual rent increases.

NOTES

Available space fronts onto Oakdale Road.

NOTES

YEAR BUILT: 2008

Surrounded by many national, regional, and local tenants in the trade area.

RENT COMPARABLES

MEDICAL/OFFICE BUILDING 1011 Sylvan Ave, Modesto, CA, 95350



Total GLA	Available SF	Rent/SF	Lease Type
32,000 SF	6,300 SF	\$2.25	NNN

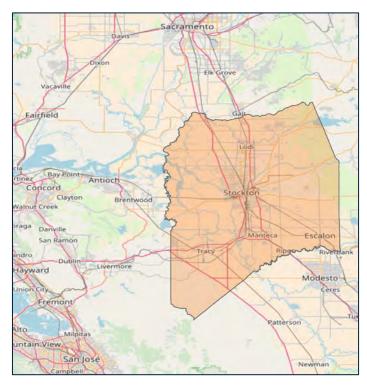
YEAR BUILT: 2000

NOTES

Fully built out as standard medical space.

STOCKTON OVERVIEW

Located in California's Central Valley just over the Diablo mountain range from the San Francisco Bay Area, the Stockton metro encompasses all of San Joaquin County. A large portion of the county remains agricultural, producing a variety of crops including pumpkins, cherries and walnuts, while an expanding wine industry contributes to growth in agritourism. Venues such as the Bob Hope Theatre, Stockton Children's Museum and San Joaquin County Historical Museum add to the quality of life, while Joaquin Delta College and the University of the Pacific contribute to a skilled labor force.



METRO HIGHLIGHTS

ACCESS TO BAY AREA

The metro is 85 miles from San Francisco. The Bay Area can be reached by roads, rail, river and air.

MANUFACTURING AND DISTRIBUTION SECTOR

Stockton's port, airport, rail, highway and interstate system support a growing manufacturing and distribution sector at a lower cost than the Bay Area.

MORE AFFORDABLE COST OF LIVING AND DOING BUSINESS

Lower home and land prices than the Bay Area attract young families to the area, boosting population growth. Companies are also moving to the county to cut expenses.

ECONOMY

- Port of Stockton is a deep-water inland port with bulk/break-bulk facilities connected to San Francisco Bay via the San Joaquin and Sacramento rivers. The port can berth 14 vessels, including Panamax ships.
- Interstates 5, 205 and 580 as well as intermodal facilities in Southeast Stockton and Lathrop support a growing distribution and manufacturing segment. O'Reilly Auto Parts, Le Tote, Allen Distribution, CRM and Spears Manufacturing represent these industries.
- St. Joseph's Medical Center, Dameron Hospital and Kaiser Permanente are among the healthcare providers and largest employers in the county.



* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureaus

Created on August 2020

POPULATION	1 Miles	3 Miles	5 Miles
2024 Projection			
Total Population	22,693	126,490	279,748
2019 Estimate			
Total Population	22,695	126,079	277,765
 2010 Census 			
Total Population	21,902	120,760	264,487
 2000 Census 			
Total Population	22,777	111,271	241,127
 Current Daytime Population 			
2019 Estimate	19,003	131,957	264,934
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
2024 Projection			
Total Households	8,733	47,109	93,331
2019 Estimate			
Total Households	8,684	46,663	92,302
Average (Mean) Household Size	2.56	2.66	2.96
2010 Census			
Total Households	8,196	43,731	86,463
2000 Census			
Total Households	8,272	40,754	79,980
 Occupied Units 			
2024 Projection	8,733	47,109	93,331
2019 Estimate	8,783	47,960	95,252
HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
2019 Estimate			
\$150,000 or More	8.87%	9.65%	7.50%
\$100,000 - \$149,000	17.26%	15.28%	13.62%
\$75,000 - \$99,999	13.29%	12.91%	13.14%
\$50,000 - \$74,999	20.38%	19.78%	20.26%
\$35,000 - \$49,999	13.81%	13.69%	14.22%
Under \$35,000	26.39%	28.71%	31.26%
Average Household Income	\$78,727	\$79,241	\$72,761
Median Household Income	\$60,266	\$58,818	\$55,280
Per Capita Income	\$30,497	\$29,612	\$24,414

DEMOGRAPHICS

Total Average Household Retail \$90,479 \$88,578 \$85,290 * Consume Expenditure Top 10 Categories \$27,157 \$26,710 \$25,828 Housing \$17,898 \$17,693 \$17,201 Transportation \$13,743 \$13,269 \$12,849 Food \$9,629 \$9,490 \$9,196 Personal Insurance and Pensions \$9,341 \$9,239 \$8,732 Health Care \$4,992 \$4,839 \$4,560 Utilities \$4,262 \$4,178 \$40,355 Entertainment \$3,525 \$3,467 \$3,285 Cash Contributions \$2,232 \$2,139 \$1,979 Household Furnishings and Equipment \$2,159 \$2,096 \$1,881 POPULATION PROFILE 1 Miles 3 Miles 5 Miles * Population By Age 20.04% 20,49% 21,66% 2019 Estimate Total Population 22,695 126,079 277,765 Under 20 25.30% 26.71% 29.18% 20 to 34 Years 11.37% 12.20% 12.0	HOUSEHOLDS BY EXPENDITURE	1 Miles	3 Miles	5 Miles
Expenditure Interview Interview Interview Consumer Expenditure Top 10 Categories \$27,157 \$26,710 \$25,828 Shelter \$17,898 \$17,693 \$17,201 Transportation \$13,743 \$13,269 \$12,849 Food \$9,629 \$9,490 \$9,196 Personal Insurance and Pensions \$9,341 \$9,239 \$8,732 Health Care \$4,992 \$4,839 \$4,660 Utilities \$4,262 \$4,178 \$4,035 Entertainment \$3,525 \$3,467 \$3,285 Cash Contributions \$2,232 \$2,2139 \$1,979 Household Furnishings and Equipment \$2,159 \$2,096 \$1,981 POPULATION PROFILE 1 Miles 3 Miles 5 Miles • Population By Age 2019 Estimate Total Population 22,695 126,079 277,765 Under 20 25.30% 26,71% 29,18% 20,04% 20,49% 21,66% 35 to 39 Years 5.86% 6.25% 6.48% 40 to 49 Years </td <td>Total Average Household Retail</td> <td></td> <td></td> <td></td>	Total Average Household Retail			
Categories Housing \$27,157 \$26,710 \$25,828 Shelter \$17,898 \$17,693 \$17,201 Transportation \$13,743 \$13,269 \$12,849 Food \$9,629 \$9,490 \$9,196 Personal Insurance and Pensions \$9,341 \$9,239 \$8,732 Health Care \$4,992 \$4,839 \$4,660 Utilities \$4,262 \$4,178 \$4,035 Entertainment \$3,525 \$3,467 \$3,285 Cash Contributions \$2,232 \$2,139 \$1,979 Household Furnishings and Equipment \$2,159 \$2,096 \$1,981 POPULATION PROFILE 1 Miles 3 Miles 5 Miles • Population By Age 2019 Estimate Total Population 22,695 126,079 277,765 Under 20 25,30% 26,71% 29,18% 20 to 34 Years 20,04% 20,49% 21,66% 35 to 39 Years 5,86% 6,25% 6,48% 40 to 49 Years 11,37% 12,20% 12,01%		<i>Q</i> 00, 110	\$66,616	<i>\\</i>
Shelter \$17,898 \$17,693 \$17,201 Transportation \$13,743 \$13,269 \$12,849 Food \$9,629 \$9,490 \$9,196 Personal Insurance and Pensions \$9,341 \$9,239 \$8,732 Health Care \$4,992 \$4,839 \$4,560 Utilities \$4,262 \$4,178 \$4,035 Entertainment \$3,525 \$3,467 \$3,285 Cash Contributions \$2,232 \$2,139 \$1,979 Household Furnishings and Equipment \$2,159 \$2,096 \$1,981 POPULATION PROFILE 1 Miles 3 Miles 5 Miles • Population By Age 2019 Estimate Total Population 22,695 126,079 277,765 Under 20 25,30% 26.71% 29,18% 20 to 34 Years 5.86% 6.25% 6.48% 40 to 49 Years 11.37% 12.20% 12.01% 50 to 64 Years 19.69% 19.26% 17.67% Age 65+ 17,73% 15.10% 13.02% Median Age 38.94				
Transportation \$13,743 \$13,269 \$12,849 Food \$9,629 \$9,490 \$8,196 Personal Insurance and Pensions \$9,341 \$9,239 \$8,732 Health Care \$4,992 \$4,839 \$4,560 Utilities \$4,262 \$4,178 \$4,035 Entertainment \$3,525 \$3,467 \$3,285 Cash Contributions \$2,232 \$2,139 \$1,979 Household Furnishings and Equipment \$2,159 \$2,096 \$1,981 POPULATION PROFILE 1 Miles 3 Miles 5 Miles • Population By Age 2019 Estimate Total Population 22,695 126,079 277,765 Under 20 25,30% 26,71% 29,18% 20 to 34 Years 20.04% 21.66% 35 to 39 Years 5.86% 6.25% 6.48% 40 to 49 Years 11.37% 12.20% 12.01% 50 to 64 Years 19.69% 19.26% 17.67% Age 65+ 17.73% 15.10% 13.02% Median Age 38.94 37.21	Housing	\$27,157	\$26,710	\$25,828
Food \$9,629 \$9,490 \$9,196 Personal Insurance and Pensions \$9,341 \$9,239 \$8,732 Health Care \$4,992 \$4,839 \$4,560 Utilities \$4,262 \$4,178 \$4,035 Entertainment \$3,525 \$3,467 \$3,285 Cash Contributions \$2,232 \$2,139 \$1,979 Household Furnishings and Equipment \$2,159 \$2,096 \$1,981 POPULATION PROFILE 1 Miles 3 Miles 5 Miles • Population By Age - - - 2019 Estimate Total Population 22,695 126,079 277,765 Under 20 25,30% 26.71% 29,18% 20 to 34 Years 20.04% 20.49% 21.66% 35 to 39 Years 5.86% 6.25% 6.48% 40 to 49 Years 11.37% 12.20% 12.01% 50 to 64 Years 19.69% 19.26% 17.67% Age 65+ 17.73% 15.10% 13.02% Median Age 38.94	Shelter	\$17,898	\$17,693	\$17,201
Personal Insurance and Pensions \$9,341 \$9,239 \$8,732 Health Care \$4,992 \$4,839 \$4,600 Utilities \$4,262 \$4,178 \$4,035 Entertainment \$3,525 \$3,467 \$3,285 Cash Contributions \$2,232 \$2,139 \$1,979 Household Furnishings and Equipment \$2,159 \$2,096 \$1,981 POPULATION PROFILE 1 Miles 3 Miles 5 Miles • Population By Age	Transportation	\$13,743	\$13,269	\$12,849
Health Care \$4,992 \$4,839 \$4,560 Utilities \$4,262 \$4,178 \$4,035 Entertainment \$3,525 \$3,467 \$3,285 Cash Contributions \$2,232 \$2,139 \$1,979 Household Furnishings and Equipment \$2,159 \$2,096 \$1,981 POPULATION PROFILE 1 Miles 3 Miles 5 Miles * Population By Age 2019 Estimate Total Population 22,695 126,079 277,765 Under 20 25.30% 26.71% 29.18% 20.04% 20.49% 21.66% 35 to 39 Years 5.86% 6.25% 6.48% 40 to 49 Years 11.37% 12.20% 12.01% 50 to 64 Years 19.69% 19.26% 17.67% Age 65+ 17.73% 15.10% 13.02% Median Age 38.94 37.21 34.38 * Population 25+ by Education Level 2019 Estimate Population Age 25+ 15.474 84,162 177,645 * Elementary (0-8) 3.16% 4.25% 8.95% * <	Food	\$9,629	\$9,490	\$9,196
Utilities \$4,262 \$4,178 \$4,035 Entertainment \$3,525 \$3,467 \$3,285 Cash Contributions \$2,232 \$2,139 \$1,979 Household Furnishings and Equipment \$2,159 \$2,096 \$1,981 POPULATION PROFILE 1 Miles 3 Miles 5 Miles • Population By Age 2019 Estimate Total Population 22,695 126,079 277,765 Under 20 25.30% 26,71% 29.18% 20 to 34 Years 20.04% 20.49% 21.66% 35 to 39 Years 5.86% 6.25% 6.48% 40 to 49 Years 11.37% 12.20% 12.01% 50 to 64 Years 19.69% 19.26% 17.67% Age 65+ 17.73% 15.10% 13.02% Median Age 33.16% 4.25% 8.95% Some High School (9-11) 7.89% 8.00% 10.42% High School Graduate (12) 27.10% 26.69% 27.92% Some College (13-15) 31.52% 29.40% 26.08%	Personal Insurance and Pensions	\$9,341	\$9,239	\$8,732
Entertainment \$3,525 \$3,467 \$3,285 Cash Contributions \$2,232 \$2,139 \$1,979 Household Furnishings and Equipment \$2,159 \$2,096 \$1,981 POPULATION PROFILE 1 Miles 3 Miles 5 Miles • Population By Age 2019 Estimate Total Population 22,695 126,079 277,765 Under 20 25.30% 26.71% 29.18% 20 to 34 Years 20.04% 20.49% 21.66% 35 to 39 Years 5.86% 6.25% 6.48% 40 to 49 Years 11.37% 12.20% 12.01% 50 to 64 Years 19.69% 19.26% 17.67% Age 65+ 17.73% 15.10% 13.02% Median Age 38.94 37.21 34.38 • Population 25+ by Education Level 2019 Estimate Population Age 25+ 15,474 84,162 177,645 Elementary (0-8) 3.16% 4.25% 8.95% Some High School (9-11) 7.89% 8.00% 10.42% High School Graduate (12) 27.10%	Health Care	\$4,992	\$4,839	\$4,560
Cash Contributions \$2,232 \$2,139 \$1,979 Household Furnishings and Equipment \$2,159 \$2,096 \$1,981 POPULATION PROFILE 1 Miles 3 Miles 5 Miles • Population By Age 2019 Estimate Total Population 22,695 126,079 277,765 Under 20 25.30% 26.71% 29.18% 20 to 34 Years 20.04% 20.49% 21.66% 35 to 39 Years 5.86% 6.25% 6.48% 40 to 49 Years 11.37% 12.20% 12.01% 50 to 64 Years 19.69% 19.26% 17.67% Age 65+ 17.73% 15.10% 13.02% Median Age 38.94 37.21 34.38 • Population 25+ by Education Level 2019 Estimate Population Age 25+ 15,474 84,162 177,645 Elementary (0-8) 3.16% 4.25% 8.95% Some High School (9-11) 7.89% 8.00% 10.42% High School Graduate (12) 27.10% 26.69% 27.92% Some College (13-15) 31.52% 8	Utilities	\$4,262	\$4,178	\$4,035
Household Furnishings and Equipment \$2,159 \$2,096 \$1,981 POPULATION PROFILE 1 Miles 3 Miles 5 Miles • Population By Age 2019 Estimate Total Population 22,695 126,079 277,765 Under 20 25.30% 26.71% 29.18% 20 to 34 Years 20.04% 20.49% 21.66% 35 to 39 Years 5.86% 6.25% 6.48% 40 to 49 Years 11.37% 12.20% 12.01% 50 to 64 Years 19.69% 19.26% 17.67% Age 65+ 17.73% 15.10% 13.02% Median Age 38.94 37.21 34.38 • Population 25+ by Education Level 2019 Estimate Population Age 25+ 15,474 84,162 177,645 Elementary (0-8) 3.16% 4.25% 8.95% Some High School (9-11) 7.89% 8.00% 10.42% High School Graduate (12) 27.10% 26.69% 27.92% Some College (13-15) 31.52% 8.65% 7.58% Bachelors Degree Only 8.52% 8	Entertainment	\$3,525	\$3,467	\$3,285
Equipment \$2,139 \$2,090 \$1,981 POPULATION PROFILE 1 Miles 3 Miles 5 Miles Population By Age 2019 Estimate Total Population 22,695 126,079 277,765 Under 20 25.30% 26.71% 29.18% 20 to 34 Years 20.04% 20.49% 21.66% 35 to 39 Years 5.86% 6.25% 6.48% 40 to 49 Years 11.37% 12.20% 12.01% 50 to 64 Years 19.69% 19.26% 17.67% Age 65+ 17.73% 15.10% 13.02% Median Age 38.94 37.21 34.38 Population 25+ by Education Level 2019 Estimate Population Age 25+ 15,474 84,162 177,645 Elementary (0-8) 3.16% 4.25% 8.95% Some High School (9-11) 7.89% 8.00% 10.42% High School Graduate (12) 27.10% 26.69% 27.92% Some College (13-15) 31.52% 8.65% 7.58% Bachelors Degree Only 8.52% 8.65% 7.58% <td></td> <td>\$2,232</td> <td>\$2,139</td> <td>\$1,979</td>		\$2,232	\$2,139	\$1,979
Population By Age 2019 Estimate Total Population 22,695 126,079 277,765 Under 20 25.30% 26.71% 29.18% 20 to 34 Years 20.04% 20.49% 21.66% 35 to 39 Years 5.86% 6.25% 6.48% 40 to 49 Years 11.37% 12.20% 12.01% 50 to 64 Years 19.69% 19.26% 17.67% Age 65+ 17.73% 15.10% 13.02% Median Age 38.94 37.21 34.38 Population 25+ by Education Level 2019 Estimate Population Age 25+ 15,474 84,162 177,645 Elementary (0-8) 3.16% 4.25% 8.95% Some High School (9-11) 7.89% 8.00% 10.42% High School Graduate (12) 27.10% 26.69% 27.92% Some College (13-15) 31.52% 8.65% 7.58% Bachelors Degree Only 8.52% 8.65% 7.58% 10.96%		\$2,159	\$2,096	\$1,981
2019 Estimate Total Population22,695126,079277,765Under 2025.30%26.71%29.18%20 to 34 Years20.04%20.49%21.66%35 to 39 Years5.86%6.25%6.48%40 to 49 Years11.37%12.20%12.01%50 to 64 Years19.69%19.26%17.67%Age 65+17.73%15.10%13.02%Median Age38.9437.2134.38• Population 25+ by Education Level2019 Estimate Population Age 25+15,47484,162177,645Elementary (0-8)3.16%4.25%8.95%Some High School (9-11)7.89%8.00%10.42%High School Graduate (12)27.10%26.69%27.92%Some College (13-15)31.52%29.40%26.08%Associate Degree Only8.52%8.65%7.58%8.65%7.58%	POPULATION PROFILE	1 Miles	3 Miles	5 Miles
Under 2025.30%26.71%29.18%20 to 34 Years20.04%20.49%21.66%35 to 39 Years5.86%6.25%6.48%40 to 49 Years11.37%12.20%12.01%50 to 64 Years19.69%19.26%17.67%Age 65+17.73%15.10%13.02%Median Age38.9437.2134.38Population 25+ by Education Level2019 Estimate Population Age 25+15,47484,162177.645Elementary (0-8)3.16%4.25%8.95%Some High School (9-11)7.89%8.00%10.42%High School Graduate (12)27.10%26.69%27.92%Some College (13-15)31.52%8.65%7.58%Bachelors Degree Only13.50%13.77%10.96%10.96%	Population By Age			
20 to 34 Years 20.04% 20.49% 21.66% 35 to 39 Years 5.86% 6.25% 6.48% 40 to 49 Years 11.37% 12.20% 12.01% 50 to 64 Years 19.69% 19.26% 17.67% Age 65+ 17.73% 15.10% 13.02% Median Age 38.94 37.21 34.38 • Population 25+ by Education Level 2019 Estimate Population Age 25+ 15,474 84,162 177,645 Elementary (0-8) 3.16% 4.25% 8.95% Some High School (9-11) 7.89% 8.00% 10.42% High School Graduate (12) 27.10% 26.69% 27.92% Some College (13-15) 31.52% 8.65% 7.58% Bachelors Degree Only 13.50% 13.77% 10.96%	2019 Estimate Total Population	22,695	126,079	277,765
35 to 39 Years 5.86% 6.25% 6.48% 40 to 49 Years 11.37% 12.20% 12.01% 50 to 64 Years 19.69% 19.26% 17.67% Age 65+ 17.73% 15.10% 13.02% Median Age 38.94 37.21 34.38 • Population 25+ by Education Level 2019 Estimate Population Age 25+ 15,474 84,162 177,645 Elementary (0-8) 3.16% 4.25% 8.95% Some High School (9-11) 7.89% 8.00% 10.42% High School Graduate (12) 27.10% 26.69% 27.92% Some College (13-15) 31.52% 8.65% 7.58% Bachelors Degree Only 13.50% 13.77% 10.96% 10.96%	Under 20	25.30%	26.71%	29.18%
40 to 49 Years11.37%12.20%12.01%50 to 64 Years19.69%19.26%17.67%Age 65+17.73%15.10%13.02%Median Age38.9437.2134.38• Population 25+ by Education Level2019 Estimate Population Age 25+15,47484,162177,645Elementary (0-8)3.16%4.25%8.95%Some High School (9-11)7.89%8.00%10.42%High School Graduate (12)27.10%26.69%27.92%Some College (13-15)31.52%8.65%7.58%Bachelors Degree Only13.50%13.77%10.96%	20 to 34 Years	20.04%	20.49%	21.66%
50 to 64 Years 19.69% 19.26% 17.67% Age 65+ 17.73% 15.10% 13.02% Median Age 38.94 37.21 34.38 • Population 25+ by Education Level 2019 Estimate Population Age 25+ 15,474 84,162 177,645 Elementary (0-8) 3.16% 4.25% 8.95% Some High School (9-11) 7.89% 8.00% 10.42% High School Graduate (12) 27.10% 26.69% 27.92% Some College (13-15) 31.52% 8.65% 7.58% Bachelors Degree Only 13.50% 13.77% 10.96%	35 to 39 Years	5.86%	6.25%	6.48%
Age 65+17.73%15.10%13.02%Median Age38.9437.2134.38Population 25+ by Education Level2019 Estimate Population Age 25+15,47484,162177,645Elementary (0-8)3.16%4.25%8.95%Some High School (9-11)7.89%8.00%10.42%High School Graduate (12)27.10%26.69%27.92%Some College (13-15)31.52%29.40%26.08%Associate Degree Only8.52%8.65%7.58%Bachelors Degree Only13.50%13.77%10.96%	40 to 49 Years	11.37%	12.20%	12.01%
Median Age 38.94 37.21 34.38 Population 25+ by Education Level 31.00 31.00 31.00 31.00 2019 Estimate Population Age 25+ 15,474 84,162 177,645 Elementary (0-8) 3.16% 4.25% 8.95% Some High School (9-11) 7.89% 8.00% 10.42% High School Graduate (12) 27.10% 26.69% 27.92% Some College (13-15) 31.52% 29.40% 26.08% Associate Degree Only 8.52% 8.65% 7.58% Bachelors Degree Only 13.50% 13.77% 10.96%	50 to 64 Years	19.69%	19.26%	17.67%
• Population 25+ by Education Level 2019 Estimate Population Age 25+ 15,474 84,162 177,645 Elementary (0-8) 3.16% 4.25% 8.95% Some High School (9-11) 7.89% 8.00% 10.42% High School Graduate (12) 27.10% 26.69% 27.92% Some College (13-15) 31.52% 29.40% 26.08% Associate Degree Only 8.52% 8.65% 7.58% Bachelors Degree Only 13.50% 13.77% 10.96%	Age 65+	17.73%	15.10%	13.02%
2019 Estimate Population Age 25+15,47484,162177,645Elementary (0-8)3.16%4.25%8.95%Some High School (9-11)7.89%8.00%10.42%High School Graduate (12)27.10%26.69%27.92%Some College (13-15)31.52%29.40%26.08%Associate Degree Only8.52%8.65%7.58%Bachelors Degree Only13.50%13.77%10.96%	Median Age	38.94	37.21	34.38
Elementary (0-8)3.16%4.25%8.95%Some High School (9-11)7.89%8.00%10.42%High School Graduate (12)27.10%26.69%27.92%Some College (13-15)31.52%29.40%26.08%Associate Degree Only8.52%8.65%7.58%Bachelors Degree Only13.50%13.77%10.96%	Population 25+ by Education Level			
Some High School (9-11) 7.89% 8.00% 10.42% High School Graduate (12) 27.10% 26.69% 27.92% Some College (13-15) 31.52% 29.40% 26.08% Associate Degree Only 8.52% 8.65% 7.58% Bachelors Degree Only 13.50% 13.77% 10.96%	2019 Estimate Population Age 25+	15,474	84,162	177,645
High School Graduate (12) 27.10% 26.69% 27.92% Some College (13-15) 31.52% 29.40% 26.08% Associate Degree Only 8.52% 8.65% 7.58% Bachelors Degree Only 13.50% 13.77% 10.96%	Elementary (0-8)	3.16%	4.25%	8.95%
Some College (13-15) 31.52% 29.40% 26.08% Associate Degree Only 8.52% 8.65% 7.58% Bachelors Degree Only 13.50% 13.77% 10.96%	Some High School (9-11)	7.89%	8.00%	10.42%
Associate Degree Only 8.52% 8.65% 7.58% Bachelors Degree Only 13.50% 13.77% 10.96%	High School Graduate (12)	27.10%	26.69%	27.92%
Bachelors Degree Only 13.50% 13.77% 10.96%	Some College (13-15)	31.52%	29.40%	26.08%
	Associate Degree Only	8.52%	8.65%	7.58%
Graduate Degree 7.09% 7.26% 5.29%	Bachelors Degree Only	13.50%	13.77%	10.96%
	Graduate Degree	7.09%	7.26%	5.29%



Population

In 2019, the population in your selected geography is 22,695. The population has changed by -0.36% since 2000. It is estimated that the population in your area will be 22,693.00 five years from now, which represents a change of -0.01% from the current year. The current population is 47.97% male and 52.03% female. The median age of the population in your area is 38.94, compare this to the US average which is 38.08. The population density in your area is 7,217.19 people per square mile.



Race and Ethnicity

The current year racial makeup of your selected area is as follows: 71.10% White, 3.82% Black, 1.04% Native American and 4.43% Asian/Pacific Islander. Compare these to US averages which are: 70.07% White, 12.87% Black, 0.19% Native American and 5.66% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 29.37% of the current year population in your selected area. Compare this to the US average of 18.17%.



Households

There are currently 8,684 households in your selected geography. The number of households has changed by 4.98% since 2000. It is estimated that the number of households in your area will be 8,733 five years from now, which represents a change of 0.56% from the current year. The average household size in your area is 2.56 persons.



Income

In 2019, the median household income for your selected geography is \$60,266, compare this to the US average which is currently \$60,811. The median household income for your area has changed by 41.85% since 2000. It is estimated that the median household income in your area will be \$70,075 five years from now, which represents a change of 16.28% from the current year.

The current year per capita income in your area is \$30,497, compare this to the US average, which is \$33,623. The current year average household income in your area is \$78,727, compare this to the US average which is \$87,636.



Housing

The median housing value in your area was \$249,339 in 2019, compare this to the US average of \$212,058. In 2000, there were 4,705 owner occupied housing units in your area and there were 3,567 renter occupied housing units in your area. The median rent at the time was \$578.

JOBS				

Employment

In 2019, there are 4,111 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 61.31% of employees are employed in white-collar occupations in this geography, and 38.48% are employed in blue-collar occupations. In 2019, unemployment in this area is 4.93%. In 2000, the average time traveled to work was 28.00 minutes.

Source: © 2019 Experian



PRESENTED BY

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