



18561 PRAIRIE ST
Northridge, CA 91324

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18561 PRAIRIE ST
Los Angeles, CA
ACT ID ZAC0120895

Marcus & Millichap

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INVESTMENT OVERVIEW



EXECUTIVE SUMMARY

VITAL DATA				
		CURRENT		PRO FORMA
Price	\$7,850,000			
Down Payment	57.96% / \$4,549,782	CAP Rate	4.1%	5.98%
Loan Amount	\$3,300,219	GRM	14.96	11.92
Loan Type	Proposed New	Net Operating Income	\$321,877	\$469,315
Interest Rate / Amortization	3.41% / 30 Years	Net Cash Flow After Debt Service	4.60% / \$209,339	7.84% / \$356,778
Price/Unit	\$253,226	Total Return	4.60% / \$209,339	7.84% / \$356,778
Price/SF	\$358.66			
Number of Units	31			
Rentable Square Feet	21,887			
Year Built	1966			
Lot Size	0.6 acre(s)			

UNIT MIX		
NUMBER OF UNITS	UNIT TYPE	APPROX. SQUARE FEET
3	Bachelor	
4	Studio	
18	1 Bed	
5	2 Bed	
1	3 Bed	

ASSUMPTION FINANCING	
First Trust Deed	
Loan Amount	\$3,300,000
Loan Type	Assumption
Interest Rate (interest only)	3.41%
Amortization	30 Years
Fixed Rate Term	5 Years
Loan to Value	42%
Debt Coverage Ratio	2.86



MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES
Lafd 72	3,300
A M I Encn-Trzana Rgnal Med Ce	1,800
Northridge Hospital Med Ctr	1,750
Los Angeles Pierce College	1,600
Medtronic	1,404
Providence Tarzana Medical Ctr	1,300
McDonalds	1,069
Boeing	1,005
Target	944
Amisub	900
Sepulveda Ambulatory Care	900
Verizon	894

DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2020 Estimate Pop	25,227	202,640	574,315
2010 Census Pop	24,463	195,705	552,717
2020 Estimate HH	8,811	66,640	186,754
2010 Census HH	8,504	63,928	178,051
Median HH Income	\$68,895	\$77,576	\$70,737
Per Capita Income	\$33,379	\$35,307	\$32,351
Average HH Income	\$95,325	\$106,805	\$98,937

INVESTMENT OVERVIEW

The LAAA Team of Marcus & Millichap is proud to present this very rare opportunity to purchase a 31-unit multifamily property, which is less than 2 blocks away from the CSUN Campus. This is the first time this property has been on the market for sale in 6 years.

This 31-unit multifamily property, built in 1966, sits on a 0.60-acre lot and has a total building area of 21,887. It also presents a strong unit mix with (3) bachelors, (4) studios, (18) 1 Bed units, (5) 2 Bed units, and (1) 3 Bed unit, with the average unit size being more than 700 sqft. This property offers its tenants on-site laundry, a swimming pool, and ample parking spots with 28 total spots (the 3 bachelor units do not get parking). This property currently has 2 vacant units (1 remodeled and 1 not remodeled), which will remain vacant for marketing. The buyer may choose to leave them vacant at close of escrow or lease them up during escrow.

This property needs the mandatory retrofit, but the seller has already completed the first stage so that the buyer will receive fully RTI plans to get the work done. The buyer will also have until late 2023 to complete this work. We received a bid from a retrofit company, and they estimate the cost to be \$126,860 to complete the work. Furthermore, our ADU specialist analyzed this property and says the buyer will be able to add 7 attached ADUs to the site. A savvy buyer could build the ADUs into the tuck under park, and by combining the ADU work with the retrofit work, the buyer would be able to maximize the amount of money they spend in order to add value while paying for a mandatory cost.

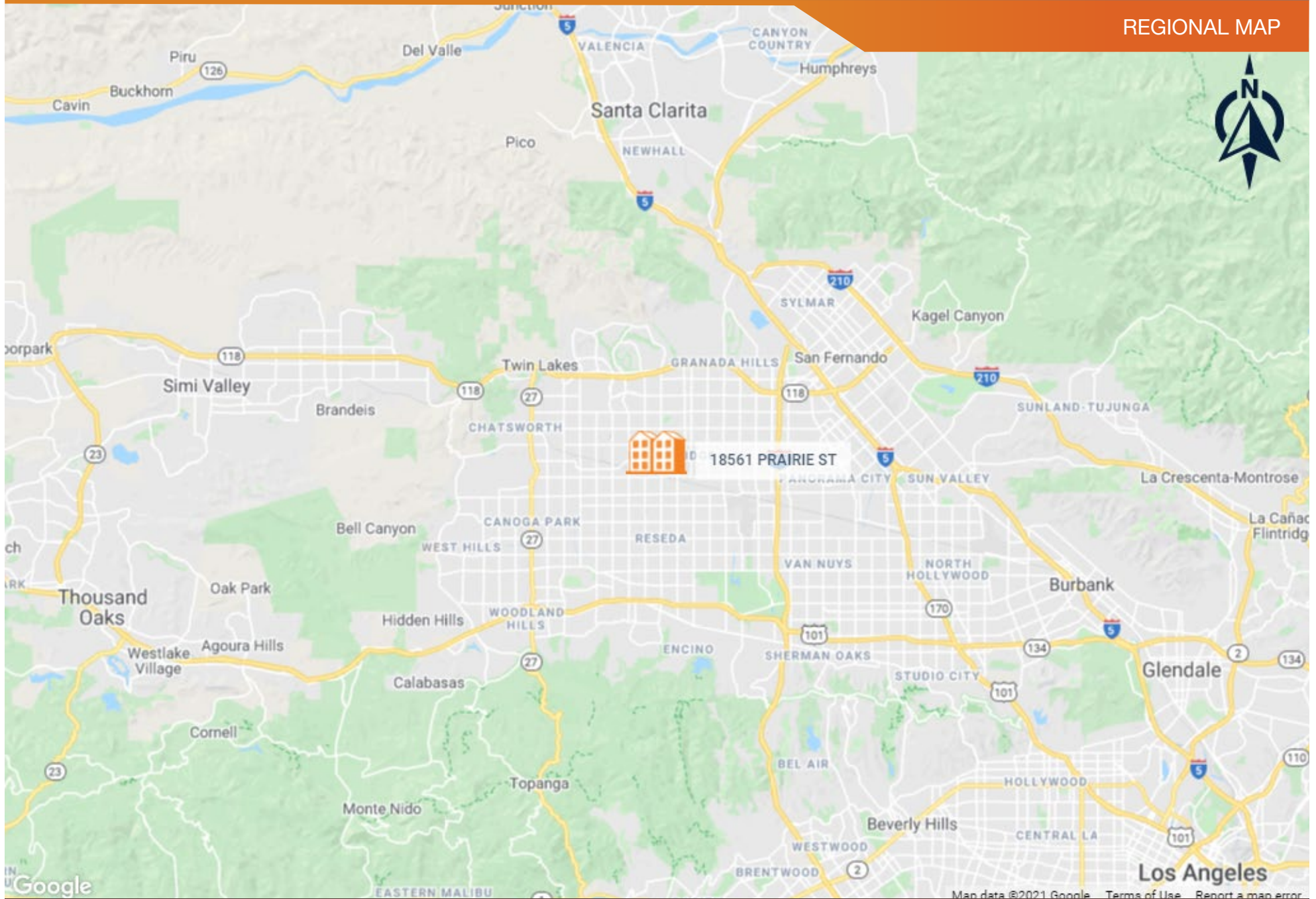
Lastly, there is an attractive assumable loan on this property with Chase Bank with the following terms:
Loan Balance - \$3,300,000; Interest Rate - 3.41% interest only; Fixed interest rate until January 2026

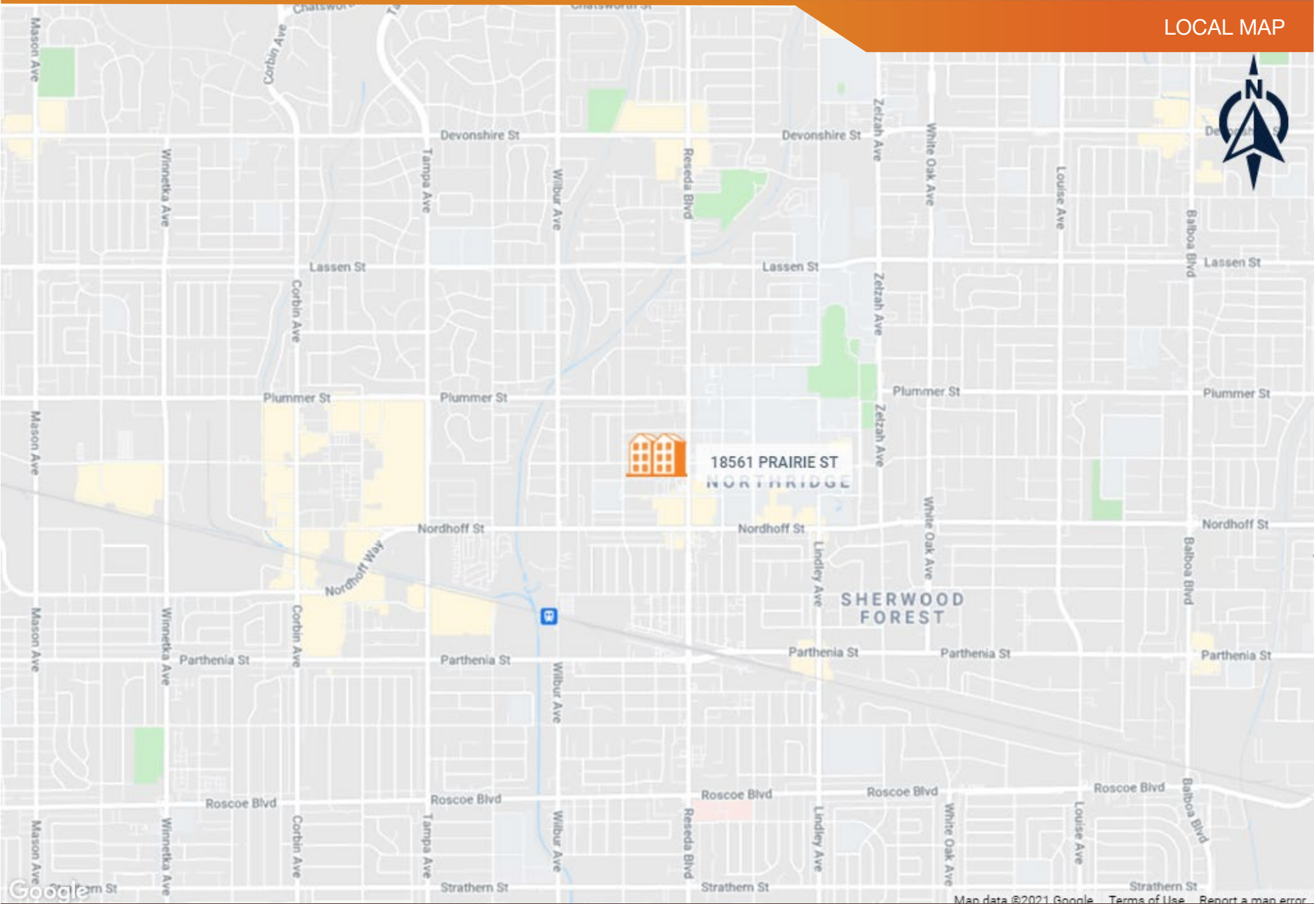
[*NOTE: This property is listed alongside another property on the same street by the same seller and can be purchased together. To view the combined setup sheet, please CLICK HERE](#)

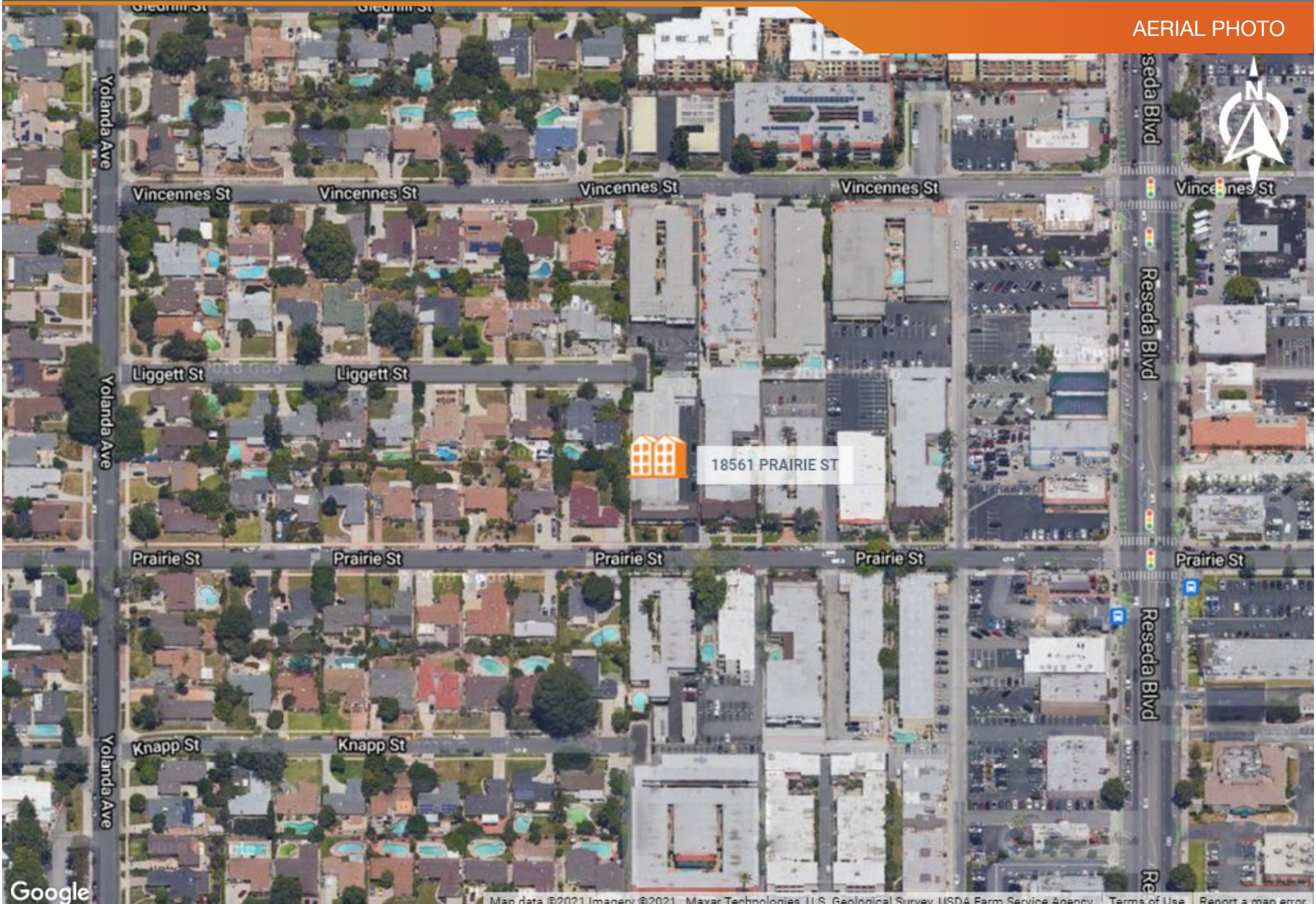
INVESTMENT HIGHLIGHTS

- Built in 1966 – Property is Subject to LA’s Rent Control
- Very Rare Listing Next to CSUN Campus
- Great Value Add Opportunity- Estimated 25% Upside in Rents
- Strong unit mix with Bachelors, Studios, 1 Beds, and 2 Beds
- Delivered with RTI Plans to Complete Soft Story Retrofit
- On-Site Parking, Laundry, and Swimming Pool
- Ability to Add up to 7 Attached ADUs









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FINANCIAL ANALYSIS



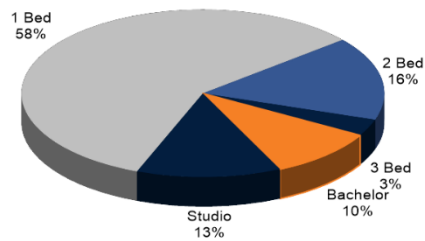
RENT ROLL SUMMARY

As of August, 2021

Unit Type	# of Units	Ava Sq Feet	Rental Range	Current			Potential		
				Average Rent	Average Rent / SF	Monthly Income	Average Rent	Average Rent / SF	Monthly Income
Bachelor	2	N/A	\$715 - \$1,005	\$860	N/A	\$1,720	\$1,200	N/A	\$2,400
Bachelor Vacant	1	N/A	\$1,200 - \$1,200	\$1,200	N/A	\$1,200	\$1,200	N/A	\$1,200
Studio / 1 Bath	4	N/A	\$981 - \$1,300	\$1,122	N/A	\$4,486	\$1,400	N/A	\$5,600
1 Bed / 1 Bath	17	N/A	\$1,195 - \$1,600	\$1,421	N/A	\$24,156	\$1,700	N/A	\$28,900
1 Bed / 1 Bath Vacant	1	N/A	\$1,700 - \$1,700	\$1,700	N/A	\$1,700	\$1,700	N/A	\$1,700
2 Bed / 1 Bath	3	N/A	\$1,241 - \$2,000	\$1,577	N/A	\$4,730	\$2,400	N/A	\$7,200
2 Bed / 2 Bath	2	N/A	\$1,395 - \$1,643	\$1,519	N/A	\$3,038	\$2,500	N/A	\$5,000
3 Bed / 2 Bath	1	N/A	\$2,700 - \$2,700	\$2,700	N/A	\$2,700	\$2,900	N/A	\$2,900
Totals/Weighted Averages	31	706		\$1,411	\$2.00	\$43,730	\$1,771	\$2.51	\$54,900
Gross Annualized Rents				\$524,760			\$658,800		

Notes:

Unit Distribution



Unit Rent



RENT ROLL DETAIL

As of August, 2021

Unit	Unit Type	Current Rent / Month	Current Rent / SF/ Month	Potential Rent / Month	Potential Rent/ SF/ Month
1	2 Bed / 1 Bath	\$1,489	\$0.00	\$2,400	\$0.00
2	2 Bed / 1 Bath	\$1,241	\$0.00	\$2,400	\$0.00
3	3 Bed / 2 Bath	\$2,700	\$0.00	\$2,900	\$0.00
4	2 Bed / 1 Bath	\$2,000	\$0.00	\$2,400	\$0.00
5	1 Bed / 1 Bath Vacant	\$1,700	\$0.00	\$1,700	\$0.00
6	1 Bed / 1 Bath	\$1,400	\$0.00	\$1,700	\$0.00
7	1 Bed / 1 Bath	\$1,229	\$0.00	\$1,700	\$0.00
8	1 Bed / 1 Bath	\$1,500	\$0.00	\$1,700	\$0.00
9	1 Bed / 1 Bath	\$1,500	\$0.00	\$1,700	\$0.00
10	1 Bed / 1 Bath	\$1,256	\$0.00	\$1,700	\$0.00
11	1 Bed / 1 Bath	\$1,500	\$0.00	\$1,700	\$0.00
12	1 Bed / 1 Bath	\$1,450	\$0.00	\$1,700	\$0.00
13	1 Bed / 1 Bath	\$1,500	\$0.00	\$1,700	\$0.00
14	1 Bed / 1 Bath	\$1,500	\$0.00	\$1,700	\$0.00
15	1 Bed / 1 Bath	\$1,600	\$0.00	\$1,700	\$0.00
16	1 Bed / 1 Bath	\$1,500	\$0.00	\$1,700	\$0.00
17	1 Bed / 1 Bath	\$1,500	\$0.00	\$1,700	\$0.00
18	1 Bed / 1 Bath	\$1,500	\$0.00	\$1,700	\$0.00
19	1 Bed / 1 Bath	\$1,195	\$0.00	\$1,700	\$0.00
20	1 Bed / 1 Bath	\$1,500	\$0.00	\$1,700	\$0.00
21	Studio / 1 Bath	\$1,300	\$0.00	\$1,400	\$0.00
22	Studio / 1 Bath	\$981	\$0.00	\$1,400	\$0.00
23	Studio / 1 Bath	\$1,005	\$0.00	\$1,400	\$0.00
24	Studio / 1 Bath	\$1,200	\$0.00	\$1,400	\$0.00
25	Bachelor Vacant	\$1,200	\$0.00	\$1,200	\$0.00
26	Bachelor	\$715	\$0.00	\$1,200	\$0.00
27	1 Bed / 1 Bath	\$1,300	\$0.00	\$1,700	\$0.00
28	1 Bed / 1 Bath	\$1,226	\$0.00	\$1,700	\$0.00
29	2 Bed / 2 Bath	\$1,643	\$0.00	\$2,500	\$0.00
30	Bachelor	\$1,005	\$0.00	\$1,200	\$0.00
31	2 Bed / 2 Bath	\$1,395	\$0.00	\$2,500	\$0.00
Total	Square Feet: 21,887	\$43,730	\$2.00	\$54,900	\$2.51

OPERATING STATEMENT

Income	Current		Pro Forma	Notes	Per Unit	Per SF
Gross Current Rent	524,760		658,800		21,252	30.10
Physical Vacancy	(15,743)	3.0%	(19,764)	3.0%	(638)	(0.90)
Total Vacancy	(\$15,743)	3.0%	(\$19,764)	3.0%	(\$638)	(\$1)
Effective Rental Income	509,017		639,036		20,614	29.20
Other Income						
RUBS	0		23,563	[1]	760	1.08
Laundry Income	893		893	[2]	29	0.04
Total Other Income	\$893		\$24,456		\$789	\$1.12
Effective Gross Income	\$509,910		\$663,492		\$21,403	\$30.31

Expenses	Current		Pro Forma	Notes	Per Unit	Per SF
Real Estate Taxes	94,200		94,200	[3]	3,039	4.30
Insurance	8,755		8,755	[4]	282	0.40
Utilities	23,970		23,970	[5]	773	1.10
Trash Removal	7,447		7,447	[6]	240	0.34
Repairs & Maintenance	15,500		15,500	[7]	500	0.71
Landscaping	2,400		2,400	[8]	77	0.11
Pest Control	850		850	[9]	27	0.04
Pool Service	3,865		3,865	[10]	125	0.18
General & Administrative	4,650		4,650	[11]	150	0.21
On Site Manager	6,000		6,000	[12]	194	0.27
Management Fee	20,396	4.0%	26,540	4.0% [13]	856	1.21
Total Expenses	\$188,033		\$194,177		\$6,264	\$8.87
Expenses as % of EGI	36.9%		29.3%			
Net Operating Income	\$321,877		\$469,315		\$15,139	\$21.44

Notes and assumptions to the above analysis are on the following page.

NOTES

Notes to Operating Statement

- [1] Estimated at 75% of total utilities for pro forma only
- [2] Owner Provided 2020 P&L
- [3] Estimated at 1.20% of the Purchase Price
- [4] Estimated at \$0.40 per gross building SqFt
- [5] Owner Provided 2020 P&L
- [6] Owner Provided 2020 P&L
- [7] Estimated at \$500 per Unit per Year
- [8] Estimated at \$200 per Month
- [9] Owner Provided 2020 P&L
- [10] Owner Provided 2020 P&L
- [11] Estimated at \$150 per Unit per Year
- [12] Estimated at \$500 per Month
- [13] Estimated at 4.0% of the Gross Income

PRICING DETAIL

Summary		
Price	\$7,850,000	
Down Payment	\$4,549,782	58%
Number of Units	31	
Price Per Unit	\$253,226	
Price Per SqFt	\$358.66	
Gross SqFt	21,887	
Lot Size	0.60 Acres	
Approx. Year Built	1966	

Returns	Current	Pro Forma
CAP Rate	4.10%	5.98%
GRM	14.96	11.92
Cash-on-Cash	4.60%	7.84%
Debt Coverage Ratio	2.86	4.17

Financing	1st Loan
Loan Amount	\$3,300,219
Loan Type	New
Interest Rate	3.41%
Amortization	30 Years
Year Due	2026

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

# Of Units	Unit Type	SqFt/Unit	Scheduled Rents	Market Rents
3	Bachelor	0	\$973	\$1,200
4	Studio	0	\$1,122	\$1,400
18	1 Bed	0	\$1,436	\$1,700
5	2 Bed	0	\$1,554	\$2,440
1	3 Bed	0	\$2,700	\$2,900

Operating Data

Income		Current		Pro Forma
Gross Scheduled Rent		\$524,760		\$658,800
Less: Vacancy/Deductions	3.0%	\$15,743	3.0%	\$19,764
Total Effective Rental Income		\$509,017		\$639,036
Other Income		\$893		\$24,456
Effective Gross Income		\$509,910		\$663,492
Less: Expenses	36.9%	\$188,033	29.3%	\$194,177
Net Operating Income		\$321,877		\$469,315
Cash Flow		\$321,877		\$469,315
Debt Service		\$112,537		\$112,537
Net Cash Flow After Debt Service	4.60%	\$209,339	7.84%	\$356,778
Principal Reduction		\$0		\$0
Total Return	4.60%	\$209,339	7.84%	\$356,778

Expenses	Current	Pro Forma
Real Estate Taxes	\$94,200	\$94,200
Insurance	\$8,755	\$8,755
Utilities	\$23,970	\$23,970
Trash Removal	\$7,447	\$7,447
Repairs & Maintenance	\$15,500	\$15,500
Landscaping	\$2,400	\$2,400
Pest Control	\$850	\$850
Pool Service	\$3,865	\$3,865
General & Administrative	\$4,650	\$4,650
On Site Manager	\$6,000	\$6,000
Management Fee	\$20,396	\$26,540
Total Expenses	\$188,033	\$194,177
Expenses/Unit	\$6,066	\$6,264
Expenses/SF	\$8.59	\$8.87

MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources providing the most competitive rates and terms.

We leverage our prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac and HUD to provide our clients with the greatest range of financing options.

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National platform operating within the firm's brokerage offices



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Enhanced control through MMCC's ability to qualify investor finance contingencies

Enhanced control through quickly identifying potential debt/equity sources, processing, and closing buyer's finance alternatives

Enhanced control through MMCC's ability to monitor investor/due diligence and underwriting to ensure timely, predictable closings

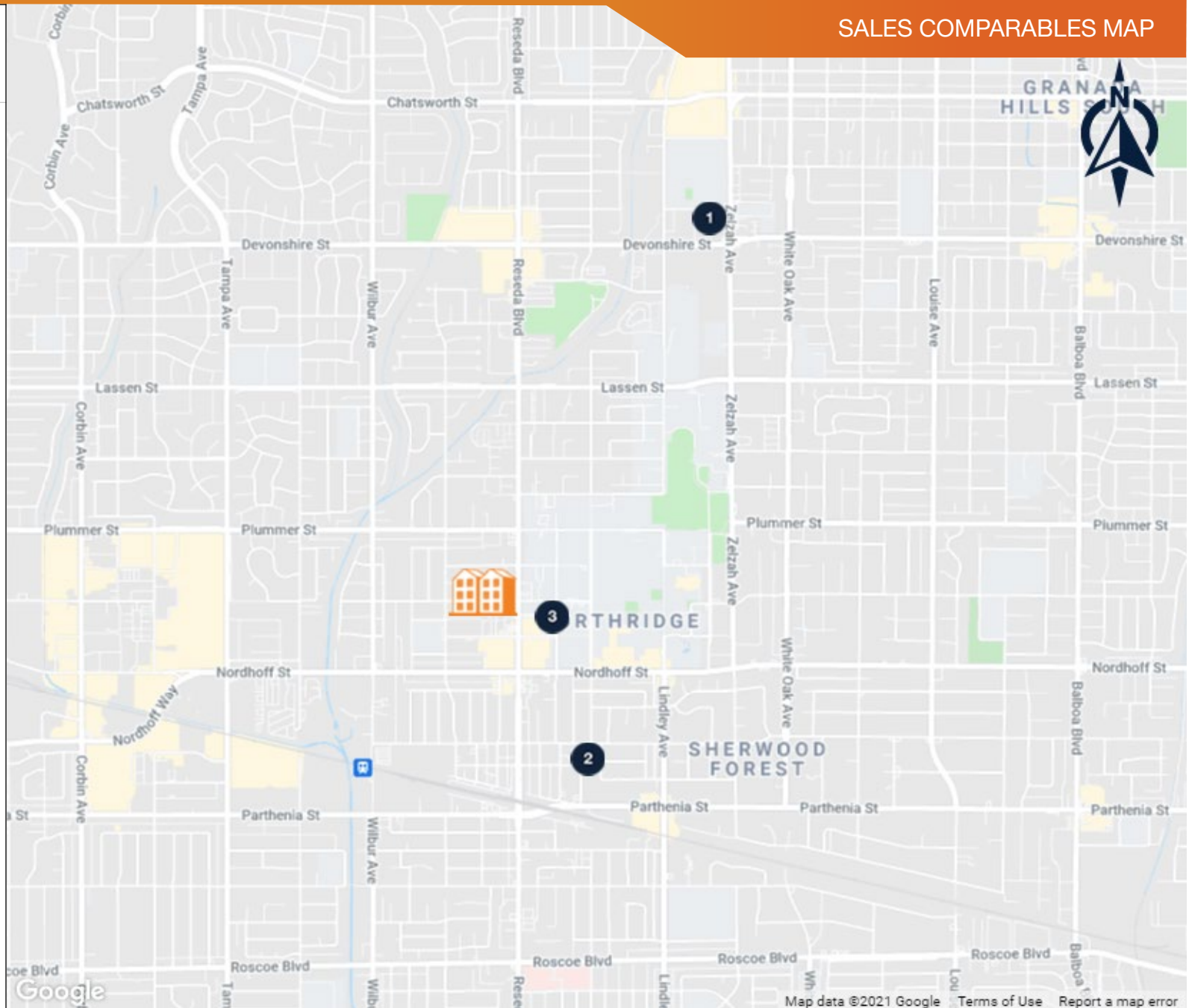
MARKET COMPARABLES





18561 PRAIRIE ST
(SUBJECT)

- 1 Cambridge Courtyards
- 2 University Gardens at Northridge
- 3 Ivy Apartments at Northridge



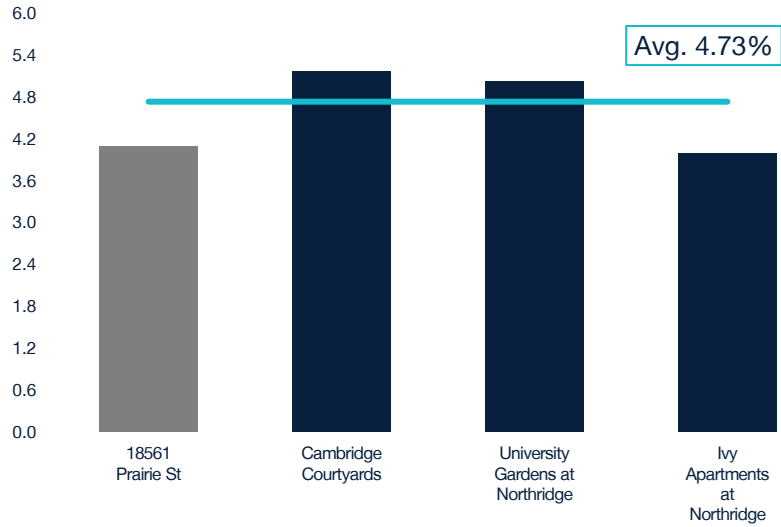
● SALES COMPARABLES

SALES COMPARABLES

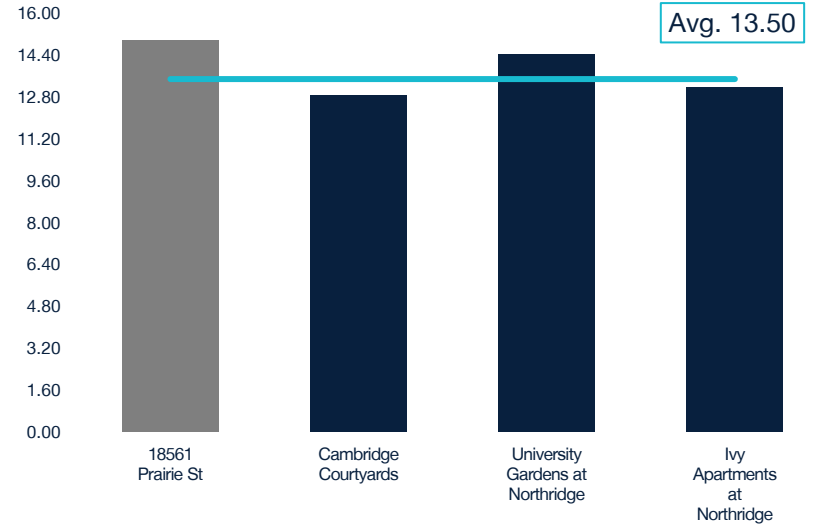
SALES COMPS AVG

SALES COMPARABLES

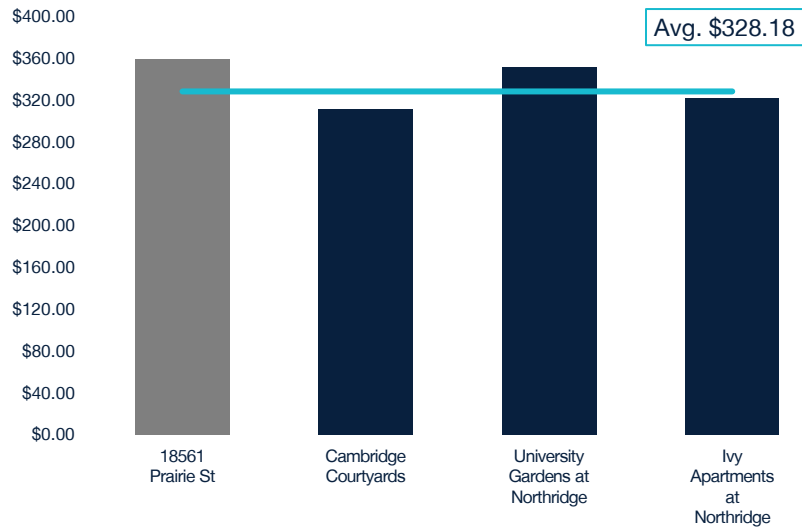
Average Cap Rate



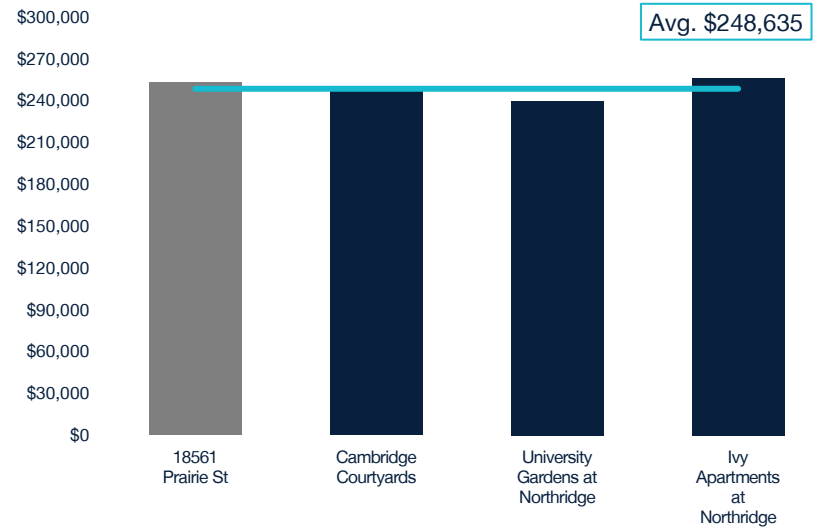
Average GRM



Average Price Per Square Foot



Average Price Per Unit



SALES COMPARABLES

18561 PRAIRIE ST

18561 Prairie St, Los Angeles, CA, 91324



		Units	Unit Type
Offering Price:	\$7,850,000	3	Bachelor
Price/Unit:	\$253,226	4	Studio
Price/SF:	\$358.66	18	1 Bed
CAP Rate:	4.10%	5	2 Bed
GRM:	14.96	1	3 Bed
Total No. of Units:	31		
Year Built:	1966		

Underwriting Criteria

Income	\$509,910	Expenses	\$188,033
NOI	\$321,877	Vacancy	(\$15,743)

CAMBRIDGE COURTYARDS

17931 Devonshire St, Northridge, CA, 91325



		Units	Unit Type
Close Of Escrow:	7/17/2019	7	1 Bdr 1 Bath
Sales Price:	\$7,000,000	21	2 Bdr 1 Bath
Price/Unit:	\$250,000		
Price/SF:	\$311.58		
CAP Rate:	5.17%		
GRM:	12.86		
Total No. of Units:	28		
Year Built:	1963		

NOTES

Listed and Sold by Marcus & Millichap.

UNIVERSITY GARDENS AT NORTHRIDGE

8762 Etiwanda Ave, Northridge, CA, 91325



		Units	Unit Type
Close Of Escrow:	2/1/2019	22	1 Bdr 1 Bath
Sales Price:	\$6,950,000	6	2 Bdr 1 Bath
Price/Unit:	\$239,655	1	3 Bdr 2 Bath
Price/SF:	\$351.19		
CAP Rate:	5.03%		
GRM:	14.45		
Total No. of Units:	29		
Year Built:	1975		

NOTES

Sold my LAAA Team. Set record for price/sf in Northridge for rent controlled multifamily.

SALES COMPARABLES

IVY APARTMENTS AT NORTHRIDGE

18407 Dearborn St, Northridge, CA, 91325



		Units	Unit Type
Close Of Escrow:	12/21/2020	29	1 Bdr 1 Bath
Sales Price:	\$9,225,000	5	2 Bdr 1 Bath
Price/Unit:	\$256,250	2	3 Bdr 2 Bath
Price/SF:	\$321.78		
CAP Rate:	4.00%		
GRM:	13.20		
Total No. of Units:	36		
Year Built:	1968		

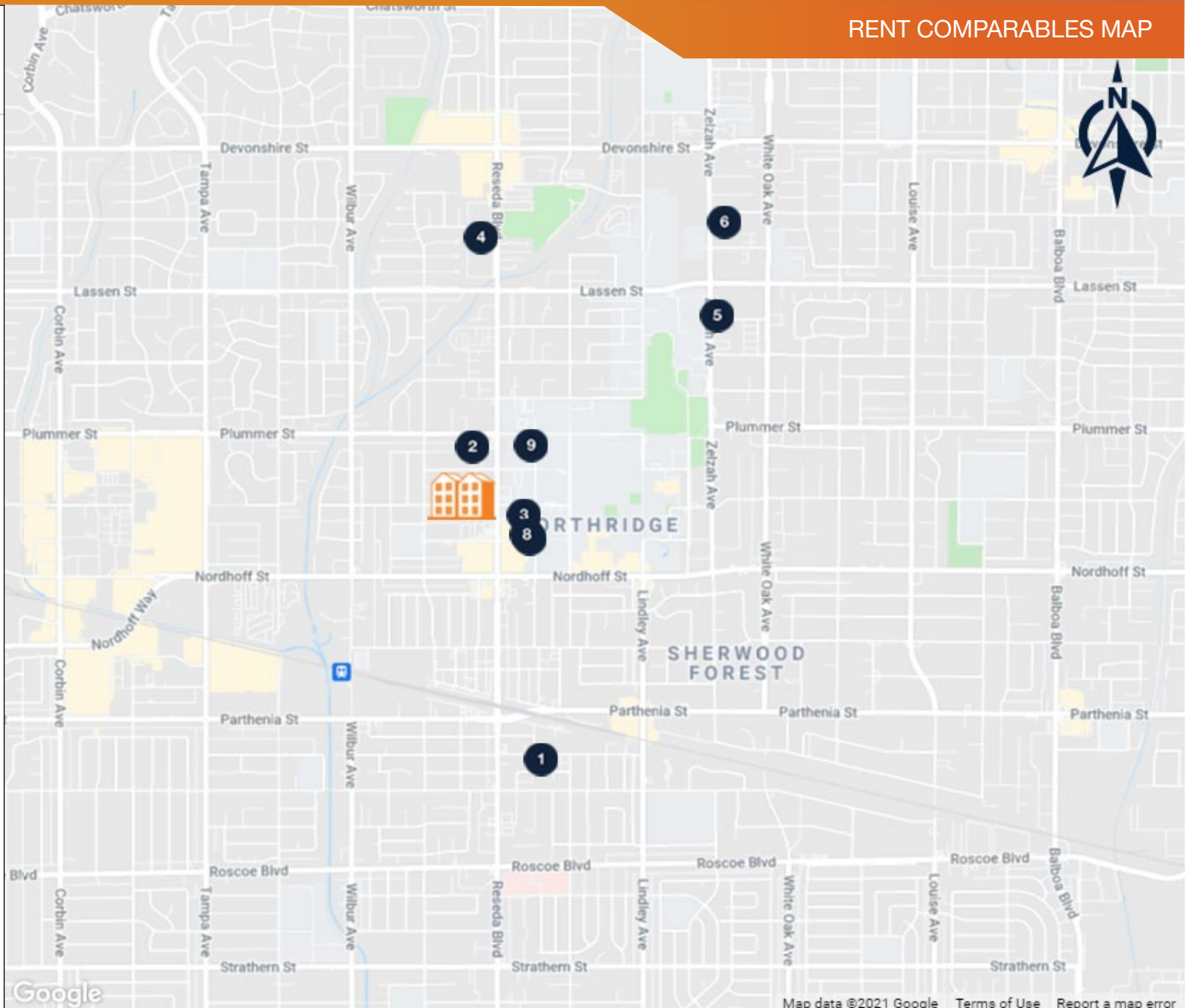
NOTES

Sold off market.



18561 PRAIRIE ST
(SUBJECT)

- 1 18350 Malden St
- 2 18541 Vincennes Llc
- 3 18415 Dearborn St
- 4 18520 Mayall St
- 5 9740 Zelzah Ave
- 6 17819 Merridy St
- 7 9151 Darby Ave
- 8 18418 Dearborn St
- 9 18411 Vincennes St

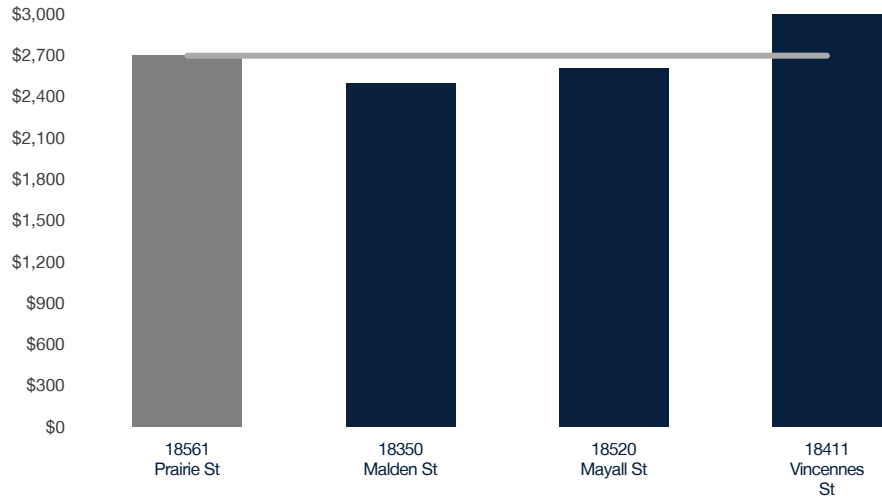


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AVERAGE RENT - MULTIFAMILY

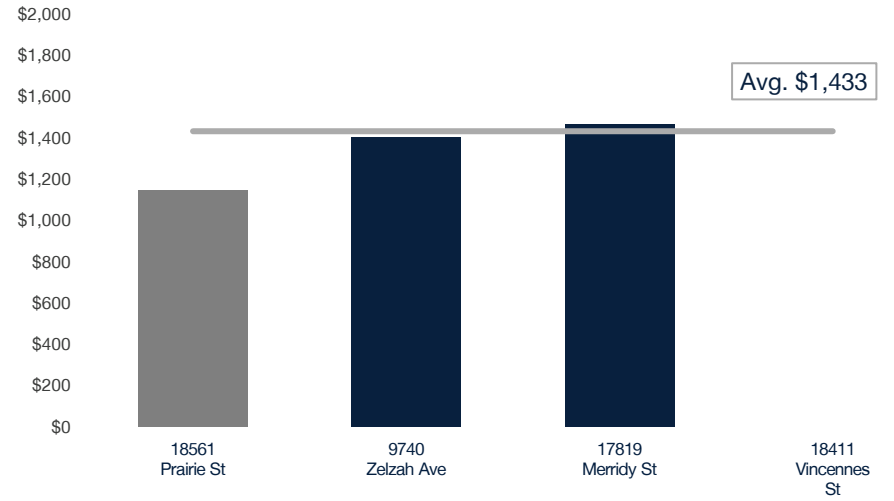
3 Bedroom

Avg. \$2,698



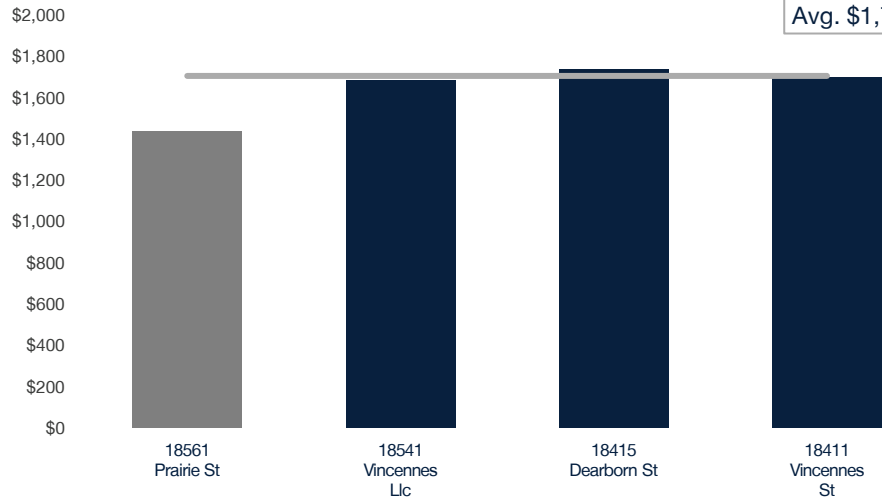
Bachelors

Avg. \$1,433



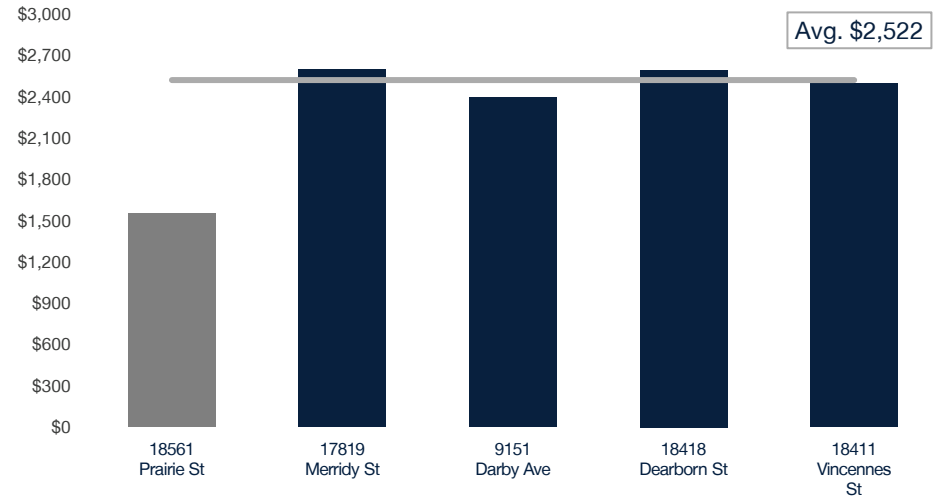
1 Bedroom

Avg. \$1,706



2 Bedroom

Avg. \$2,522



18561 PRAIRIE ST

18561 Prairie St, Los Angeles, CA, 91324



Unit Type	Units	SF	Rent	Rent/SF
Bachelor	3		\$973	\$0.00
Studio	4		\$1,147	\$0.00
1 Bed	18		\$1,436	\$0.00
2 Bed	5		\$1,554	\$0.00
3 Bed	1		\$2,700	\$0.00
Total/Avg.	31		\$1,414	

YEAR BUILT: 1966

18350 MALDEN ST

18350 Malden St, Northridge, CA, 91325



Unit Type	Units	SF	Rent	Rent/SF
3 Bdr 2 Bath	1		\$2,495	
Total/Avg.	1		\$2,495	

YEAR BUILT: 2004

18541 VINCENNES LLC

18541 Vincennes St, Northridge, CA, 91324



Unit Type	Units	SF	Rent	Rent/SF
1 Bdr 1 Bath	1	759-800	\$1,650- \$1,715	\$2.16
Total/Avg.	1	780	\$1,683	\$2.16

YEAR BUILT: 1977

18415 DEARBORN ST
18415 Dearborn St, Northridge, CA, 91325



Unit Type	Units	SF	Rent	Rent/SF
1 Bdr 1 Bath	1	625	\$1,725- \$1,750	\$2.78
Total/Avg.	1	625	\$1,738	\$2.78

YEAR BUILT: 1965

18520 MAYALL ST
18520 Mayall St, Northridge, CA, 91324



Unit Type	Units	SF	Rent	Rent/SF
3 Bdr 3 Bath	1	1,303	\$2,600	\$2.00
Total/Avg.	1	1,303	\$2,600	\$2.00

YEAR BUILT: 1972

9740 ZELZAH AVE
9740 Zelzah Ave, Northridge, CA, 91235



Unit Type	Units	SF	Rent	Rent/SF
Studio 1 Bath	1	510	\$1,400	\$2.75
Total/Avg.	1	510	\$1,400	\$2.75

YEAR BUILT: 1985

17819 MERRIDY ST

17819 Merridy St, Northridge, CA, 91325



Unit Type	Units	SF	Rent	Rent/SF
Studio 1 Bath	1	440	\$1,465	\$3.33
2 Bdr 2 Bath	1	1,200	\$2,600	\$2.17
Total/Avg.	2	820	\$2,033	\$2.48

YEAR BUILT: 1984

9151 DARBY AVE

9151 Darby Ave, Northridge, CA, 91325



Unit Type	Units	SF	Rent	Rent/SF
2 Bdr 2 Bath	1	1,040	\$2,395	\$2.30
Total/Avg.	1	1,040	\$2,395	\$2.30

YEAR BUILT: 1986

18418 DEARBORN ST

18418 Dearborn St, Northridge, CA, 91325



Unit Type	Units	SF	Rent	Rent/SF
2 Bdr 2 Bath	1	1,200	\$2,595	\$2.16
Total/Avg.	1	1,200	\$2,595	\$2.16

YEAR BUILT: 1991

18411 VINCENNES ST

18411 Vincennes St, Northridge, CA, 91325



Unit Type	Units	SF	Rent	Rent/SF
1 Bdr 1 Bath	1	700	\$1,698	\$2.43
2 Bdr 2 Bath	1	1,200	\$2,498	\$2.08
3 Bdr 2 Bath	1	1,450	\$2,998	\$2.07
Total/Avg.	3	1,117	\$2,398	\$2.15

YEAR BUILT: 1965

MARKET OVERVIEW



Created on July 2021

POPULATION	1 Miles	3 Miles	5 Miles
■ 2025 Projection			
Total Population	25,486	206,441	586,233
■ 2020 Estimate			
Total Population	25,227	202,640	574,315
■ 2010 Census			
Total Population	24,463	195,705	552,717
■ 2000 Census			
Total Population	21,931	182,285	510,716
■ Daytime Population			
2020 Estimate	54,535	226,845	535,013
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2025 Projection			
Total Households	8,933	68,008	191,224
■ 2020 Estimate			
Total Households	8,811	66,640	186,754
Average (Mean) Household Size	2.59	2.96	3.02
■ 2010 Census			
Total Households	8,504	63,928	178,051
■ 2000 Census			
Total Households	8,296	61,893	169,028
Growth 2015-2020	1.38%	2.05%	2.39%
HOUSING UNITS	1 Miles	3 Miles	5 Miles
■ Occupied Units			
2025 Projection	8,933	68,008	191,224
2020 Estimate	9,237	69,718	196,152
Owner Occupied	3,411	37,057	92,692
Renter Occupied	5,400	29,584	94,062
Vacant	426	3,078	9,399
■ Persons In Units			
2020 Estimate Total Occupied Units	8,811	66,640	186,754
1 Person Units	26.83%	21.17%	21.26%
2 Person Units	32.04%	27.86%	26.59%
3 Person Units	17.00%	17.80%	17.55%
4 Person Units	13.10%	16.28%	16.36%
5 Person Units	6.08%	8.70%	9.15%
6+ Person Units	4.95%	8.19%	9.09%

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2020 Estimate			
\$200,000 or More	7.69%	8.81%	7.80%
\$150,000 - \$199,000	7.87%	9.30%	8.22%
\$100,000 - \$149,000	16.35%	19.36%	17.66%
\$75,000 - \$99,999	13.72%	14.15%	13.39%
\$50,000 - \$74,999	17.30%	16.22%	16.81%
\$35,000 - \$49,999	10.98%	10.40%	11.23%
\$25,000 - \$34,999	6.41%	6.84%	7.83%
\$15,000 - \$24,999	7.54%	6.69%	8.07%
Under \$15,000	12.13%	8.23%	8.97%
Average Household Income	\$95,325	\$106,805	\$98,937
Median Household Income	\$68,895	\$77,576	\$70,737
Per Capita Income	\$33,379	\$35,307	\$32,351
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2020 Estimate Total Population	25,227	202,640	574,315
Under 20	23.56%	21.68%	23.51%
20 to 34 Years	30.38%	22.75%	22.95%
35 to 39 Years	5.82%	6.15%	6.97%
40 to 49 Years	10.51%	13.02%	13.40%
50 to 64 Years	16.37%	20.51%	19.09%
Age 65+	13.32%	15.89%	14.07%
Median Age	32.21	39.52	37.49
■ Population 25+ by Education Level			
2020 Estimate Population Age 25+	16,244	143,377	399,956
Elementary (0-8)	3.82%	5.96%	8.49%
Some High School (9-11)	5.08%	6.93%	8.14%
High School Graduate (12)	17.36%	21.07%	22.15%
Some College (13-15)	22.49%	21.43%	20.03%
Associate Degree Only	7.64%	7.89%	7.24%
Bachelors Degree Only	29.63%	23.28%	21.39%
Graduate Degree	12.73%	11.14%	9.75%
■ Population by Gender			
2020 Estimate Total Population	25,227	202,640	574,315
Male Population	47.84%	48.93%	49.52%
Female Population	52.16%	51.07%	50.48%

Source: © 2020 Experian



Population

In 2020, the population in your selected geography is 25,227. The population has changed by 15.03% since 2000. It is estimated that the population in your area will be 25,486.00 five years from now, which represents a change of 1.03% from the current year. The current population is 47.84% male and 52.16% female. The median age of the population in your area is 32.21, compare this to the US average which is 38.21. The population density in your area is 8,028.32 people per square mile.



Households

There are currently 8,811 households in your selected geography. The number of households has changed by 6.21% since 2000. It is estimated that the number of households in your area will be 8,933 five years from now, which represents a change of 1.38% from the current year. The average household size in your area is 2.59 persons.



Income

In 2020, the median household income for your selected geography is \$68,895, compare this to the US average which is currently \$62,990. The median household income for your area has changed by 58.76% since 2000. It is estimated that the median household income in your area will be \$79,971 five years from now, which represents a change of 16.08% from the current year.

The current year per capita income in your area is \$33,379, compare this to the US average, which is \$34,935. The current year average household income in your area is \$95,325, compare this to the US average which is \$90,941.



Race and Ethnicity

The current year racial makeup of your selected area is as follows: 50.65% White, 7.34% Black, 0.19% Native American and 22.07% Asian/Pacific Islander. Compare these to US averages which are: 69.84% White, 12.88% Black, 0.20% Native American and 5.75% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 31.50% of the current year population in your selected area. Compare this to the US average of 18.38%.



Housing

The median housing value in your area was \$581,284 in 2020, compare this to the US average of \$221,068. In 2000, there were 3,552 owner occupied housing units in your area and there were 4,744 renter occupied housing units in your area. The median rent at the time was \$714.



Employment

In 2020, there are 9,860 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 74.78% of employees are employed in white-collar occupations in this geography, and 25.05% are employed in blue-collar occupations. In 2020, unemployment in this area is 9.54%. In 2000, the average time traveled to work was 34.00 minutes.

