



260 LINDA ROSA AVE
Pasadena, CA 91107

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260 LINDA ROSA
Pasadena, CA
ACT ID ZAB0120289

Marcus & Millichap

LAAA Team

Expertise | Execution | Excellence

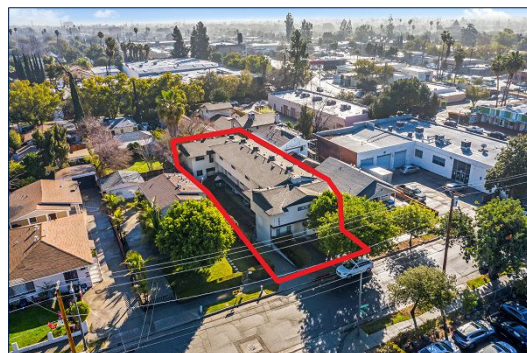
INVESTMENT OVERVIEW



EXECUTIVE SUMMARY

VITAL DATA				
			CURRENT	PRO FORMA
Price	\$2,395,000			
Loan Amount	\$1,437,000	CAP Rate	4.33%	6.08%
Loan Type	Proposed New	GRM	15.31	11.88
Interest Rate / Amortization	3.35% / 30 Years	Net Operating Income	\$103,661	\$145,677
Price/Unit	\$342,143	Net Cash Flow After Debt Service	2.89% / \$27,664	7.27% / \$69,680
Price/SF	\$394.69	Total Return	5.84% / \$55,953	10.33% / \$98,931
Number of Units	7			
Rentable Square Feet	6,068			
Year Built	1964			
Lot Size	0.17 acre(s)			

UNIT MIX		
NUMBER OF UNITS	UNIT TYPE	APPROX. SQUARE FEET
1	3-Bed / 2.5-Bath Townhouse	
6	2-Bed / 1.5-Bath Townhouse	
7	Total	6,068



PROPOSED FINANCING	
First Trust Deed	
Loan Amount	\$1,437,000
Loan Type	Proposed New
Interest Rate	3.35%
Amortization	30 Years
Loan Term	5 Years
Loan to Value	60%
Debt Coverage Ratio	1.36

MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES
Jet Propulsion Laboratory	6,000
Operations/Risk Group	5,315
Jacobs Engineering Company	4,000
Hudson Gardens	3,400
Blue Chip Stamps Inc	3,074
Saint Elizabeth Church	2,800
CALTECH	2,564
Stater Bros Holdings Inc	2,118
Huntington Memorial Hospital	2,100
Feihe International Inc	1,932
Jacobs Engineering Inc	1,684
Pasadena City College	1,600

DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2020 Estimate Pop	25,286	191,327	455,364
2010 Census Pop	24,386	183,277	438,062
2020 Estimate HH	10,587	76,002	170,282
2010 Census HH	10,118	71,910	162,032
Median HH Income	\$83,889	\$86,252	\$81,960
Per Capita Income	\$51,942	\$51,862	\$46,595
Average HH Income	\$123,734	\$129,728	\$123,889

INVESTMENT OVERVIEW

The LAAA Team of Marcus & Millichap is proud to present 260 Linda Rosa Avenue located in a great pocket Pasadena, California, which is south of the 210 freeway and a very short distance from Old Pasadena and the Playhouse District. The building area is 6,068 sq.ft, meaning the average unit size is about 866 sq.ft., and it sits on a lot size of 7,524 sq.ft. (0.17 acres).

This well designed, 7-unit property has an excellent unit mix of all townhouse style units comprised of (6) 2-Bed / 1.5-Bath units and (1) 3-Bed / 2.5-Bath unit, and each unit comes with its own private patio and at least one designated tuck-under parking spot on site.

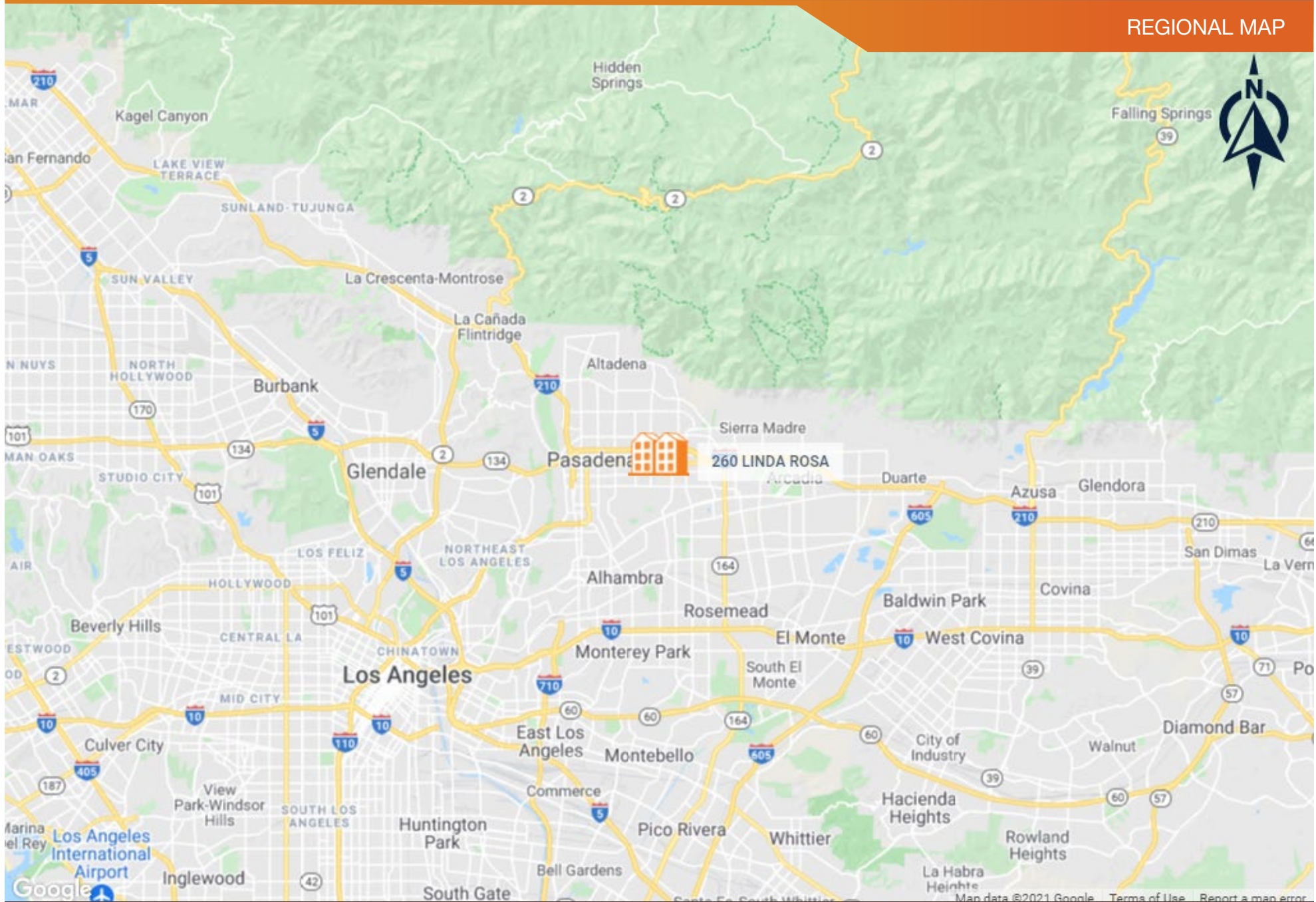
The building is well maintained with a new roof within the past 7 years that is in very good condition, all copper plumbing throughout, electric circuit breakers, and all individual meters for gas & electric. Also, select units have been renovated in the past 3 years and come with all new appliances and upgrades. The building has an on-site laundry room, with the washers and dryers owned by landlord, which brings in some extra income for the property owner. The only main deferred maintenance item to speak of is that this building does need the seismic, soft-story retrofitting to be done.

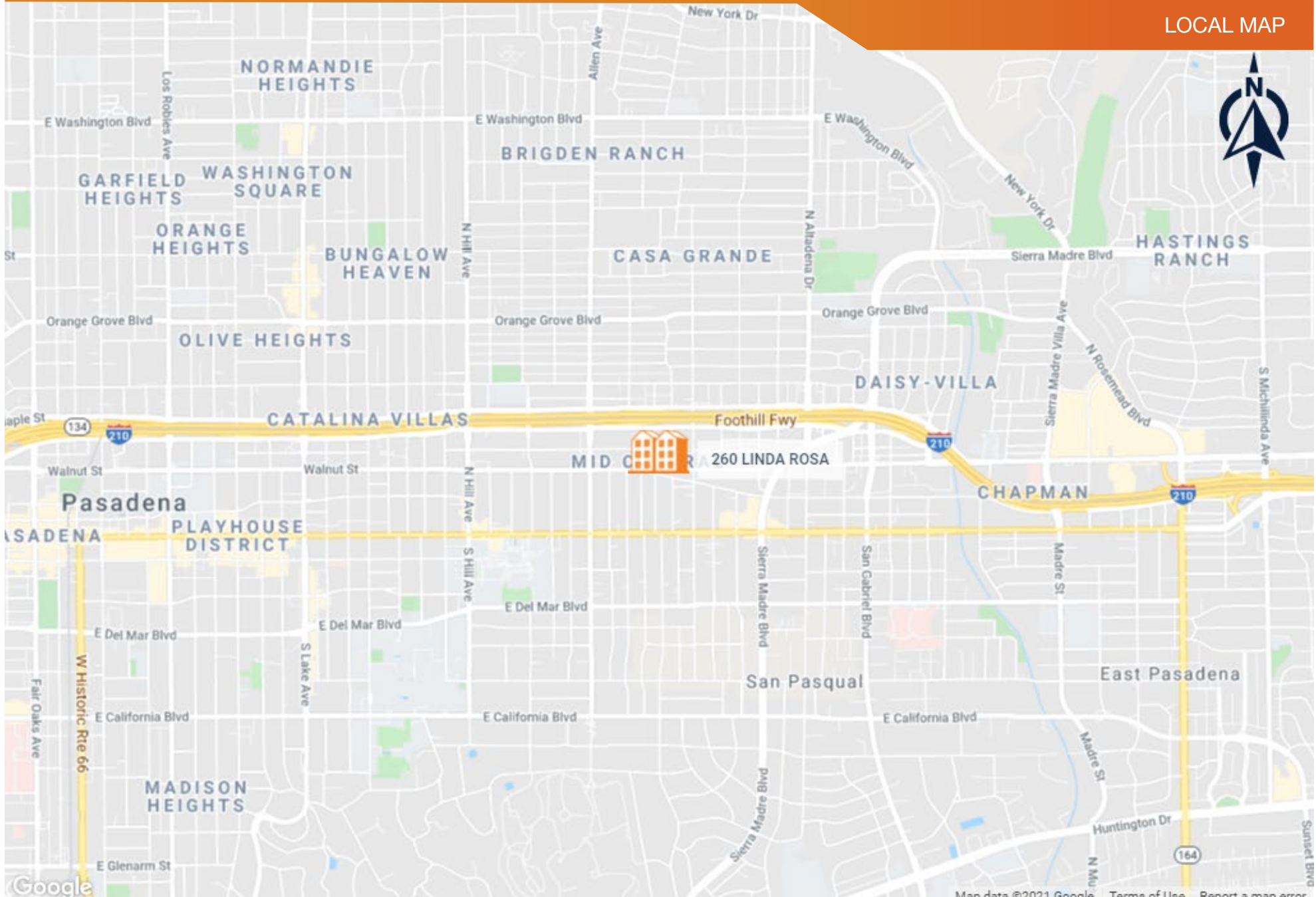
This value add, townhouse style multifamily property, which is located in a very good part of Pasadena, allows a savvy investor the opportunity to capitalize on the estimated 29% upside potential in rents over time. This property is a perfect long term investment or quick value add and flip, depending on the buyer's investment strategy.

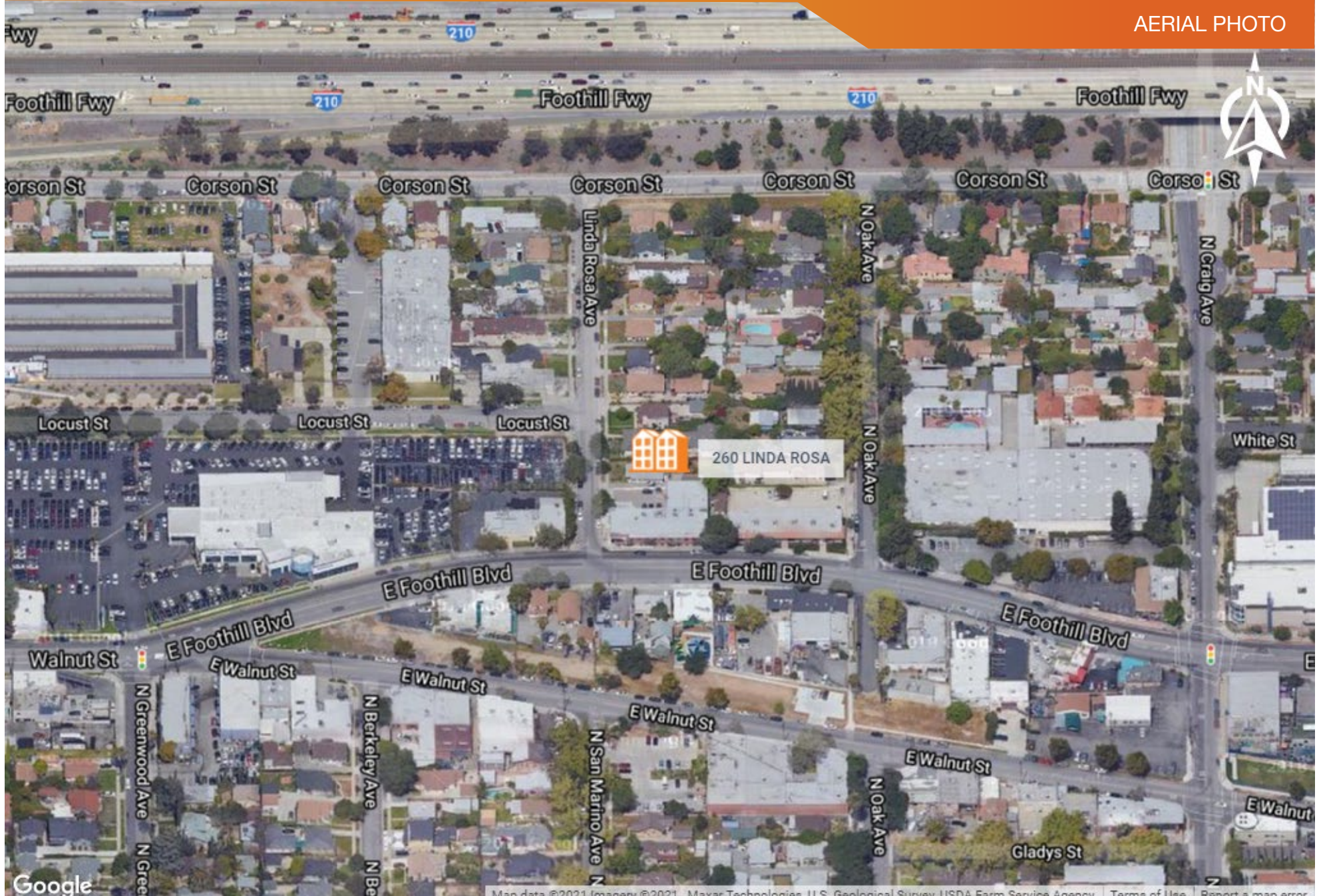
INVESTMENT HIGHLIGHTS

- Built in 1964
- All Townhouse Style Units
- Great Unit Mix: 2 and 3 Beds
- Approx. 29% Upside Potential
- Newer Roof & Copper Plumbing
- Private Patio for Each Unit
- Walk Score of 82



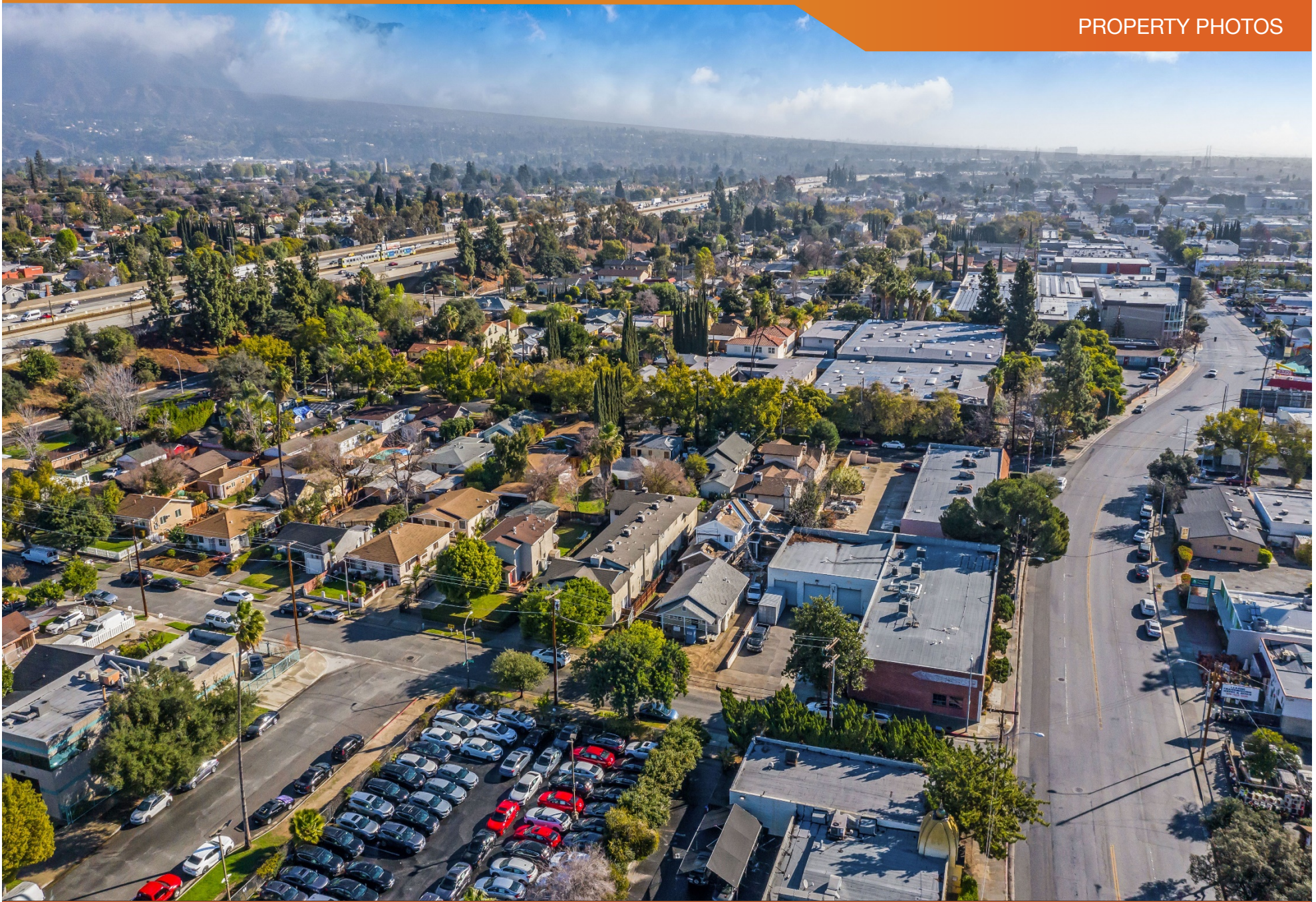






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FINANCIAL ANALYSIS



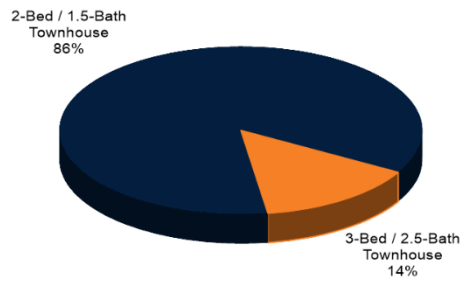
RENT ROLL SUMMARY

As of August, 2021

Unit Type	# of Units	Avg Sq Feet	Rental Range	Current			Potential		
				Average Rent	Average Rent / SF	Monthly Income	Average Rent	Average Rent / SF	Monthly Income
3-Bed / 2.5-Bath Townhouse	1	N/A	\$2,354 - \$2,354	\$2,354	N/A	\$2,354	\$2,995	N/A	\$2,995
2-Bed / 1.5-Bath Townhouse	6	N/A	\$1,659 - \$1,819	\$1,780	N/A	\$10,681	\$2,300	N/A	\$13,800
Totals/Weighted Averages	7	867		\$1,862	\$2.15	\$13,035	\$2,399	\$2.77	\$16,795
Gross Annualized Rents				\$156,420			\$201,540		

Seller has given 6 out of the 7 units a rent increase of 7%, which will be in affect August 1st, 2021, assuming the government does not extend the eviction and rent increase moratorium.

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	3-Bed / 2.5-Bath Townhouse	\$2,354	\$0.00	\$2,995	\$0.00
2	2-Bed / 1.5-Bath Townhouse	\$1,659	\$0.00	\$2,300	\$0.00
3	2-Bed / 1.5-Bath Townhouse	\$1,819	\$0.00	\$2,300	\$0.00
4	2-Bed / 1.5-Bath Townhouse	\$1,766	\$0.00	\$2,300	\$0.00
5	2-Bed / 1.5-Bath Townhouse	\$1,819	\$0.00	\$2,300	\$0.00
6	2-Bed / 1.5-Bath Townhouse	\$1,800	\$0.00	\$2,300	\$0.00
7	2-Bed / 1.5-Bath Townhouse	\$1,819	\$0.00	\$2,300	\$0.00
Total	Square Feet: 6,068	\$13,035	\$2.15	\$16,795	\$2.77

OPERATING STATEMENT

Income	Current		Pro Forma		Notes	Per Unit	Per SF
Gross Current Rent	156,420		201,540			28,791	33.21
Physical Vacancy	(4,693)	3.0%	(6,046)	3.0%		(864)	(1.00)
Total Vacancy	(\$4,693)	3.0%	(\$6,046)	3.0%		(\$864)	(\$1)
Effective Rental Income	151,727		195,494			27,928	32.22
Other Income							
Laundry Income	1,680		1,680		[10]	240	0.28
Total Other Income	\$1,680		\$1,680			\$240	\$0.28
Effective Gross Income	\$153,407		\$197,174			\$28,168	\$32.49

Expenses	Current		Pro Forma		Notes	Per Unit	Per SF
Real Estate Taxes	27,543		27,543		[1]	3,935	4.54
Insurance	2,427		2,427		[2]	347	0.40
Utilities - Water & Power	3,300		3,300		[3]	471	0.54
Utilities - Gas	360		360		[4]	51	0.06
Trash Removal	3,000		3,000		[5]	429	0.49
Repairs & Maintenance	3,500		3,500		[6]	500	0.58
Landscaping	1,800		1,800		[7]	257	0.30
Pest Control	480		480		[8]	69	0.08
General & Administrative	1,200		1,200		[9]	171	0.20
Management Fee	6,136	4.0%	7,887	4.0%		1,127	1.30
Total Expenses	\$49,746		\$51,497			\$7,357	\$8.49
Expenses as % of EGI	32.4%		26.1%				
Net Operating Income	\$103,661		\$145,677			\$20,811	\$24.01

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

NOTES**Notes to Operating Statement**

- [1] Estimated at 1.15% of the purchase price
- [2] Estimated \$0.40 per rentable square feet
- [3] Owner provided expense
- [4] Owner provided expense
- [5] Owner provided expense
- [6] Owner provided expense - \$250/month
- [7] Owner provided expense - \$150/month
- [8] Estimated \$40 per month
- [9] Estimated \$100 per month
- [10] Estimated at \$20 per unit per month

PRICING DETAIL

Summary		
Price	\$2,395,000	
Down Payment	\$958,000	40%
Number of Units	7	
Price Per Unit	\$342,143	
Price Per SqFt	\$394.69	
Gross SqFt	6,068	
Lot Size	0.17 Acres	
Approx. Year Built	1964	

Returns	Current	Pro Forma
CAP Rate	4.33%	6.08%
GRM	15.31	11.88
Cash-on-Cash	2.89%	7.27%
Debt Coverage Ratio	1.36	1.92

Financing	1st Loan
Loan Amount	\$1,437,000
Loan Type	New
Interest Rate	3.35%
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
1	3-Bed / 2.5-Bath Townhouse	0	\$2,354	\$2,995
6	2-Bed / 1.5-Bath Townhouse	0	\$1,780	\$2,300

Operating Data				
Income		Current		Pro Forma
Gross Scheduled Rent		\$156,420		\$201,540
Less: Vacancy/Deductions	3.0%	\$4,693	3.0%	\$6,046
Total Effective Rental Income		\$151,727		\$195,494
Other Income		\$1,680		\$1,680
Effective Gross Income		\$153,407		\$197,174
Less: Expenses	32.4%	\$49,746	26.1%	\$51,497
Net Operating Income		\$103,661		\$145,677
Cash Flow		\$103,661		\$145,677
Debt Service		\$75,997		\$75,997
Net Cash Flow After Debt Service	2.89%	\$27,664	7.27%	\$69,680
Principal Reduction		\$28,289		\$29,251
Total Return	5.84%	\$55,953	10.33%	\$98,931

Expenses	Current	Pro Forma
Real Estate Taxes	\$27,543	\$27,543
Insurance	\$2,427	\$2,427
Utilities - Water & Power	\$3,300	\$3,300
Utilities - Gas	\$360	\$360
Trash Removal	\$3,000	\$3,000
Repairs & Maintenance	\$3,500	\$3,500
Landscaping	\$1,800	\$1,800
Pest Control	\$480	\$480
General & Administrative	\$1,200	\$1,200
Management Fee	\$6,136	\$7,887
Total Expenses	\$49,746	\$51,497
Expenses/Unit	\$7,107	\$7,357
Expenses/SF	\$8.20	\$8.49

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.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



**Closed 1,943
debt and equity
financings
in 2020**



**National platform
operating
within the firm's
brokerage offices**



**\$ 7.7 billion
total national
volume in 2020**



**Access to
more capital
sources than
any other firm
in the industry**

WHY MMCC?

**Optimum financing solutions to
enhance value**

**Enhanced control through
investor qualification support**

**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**

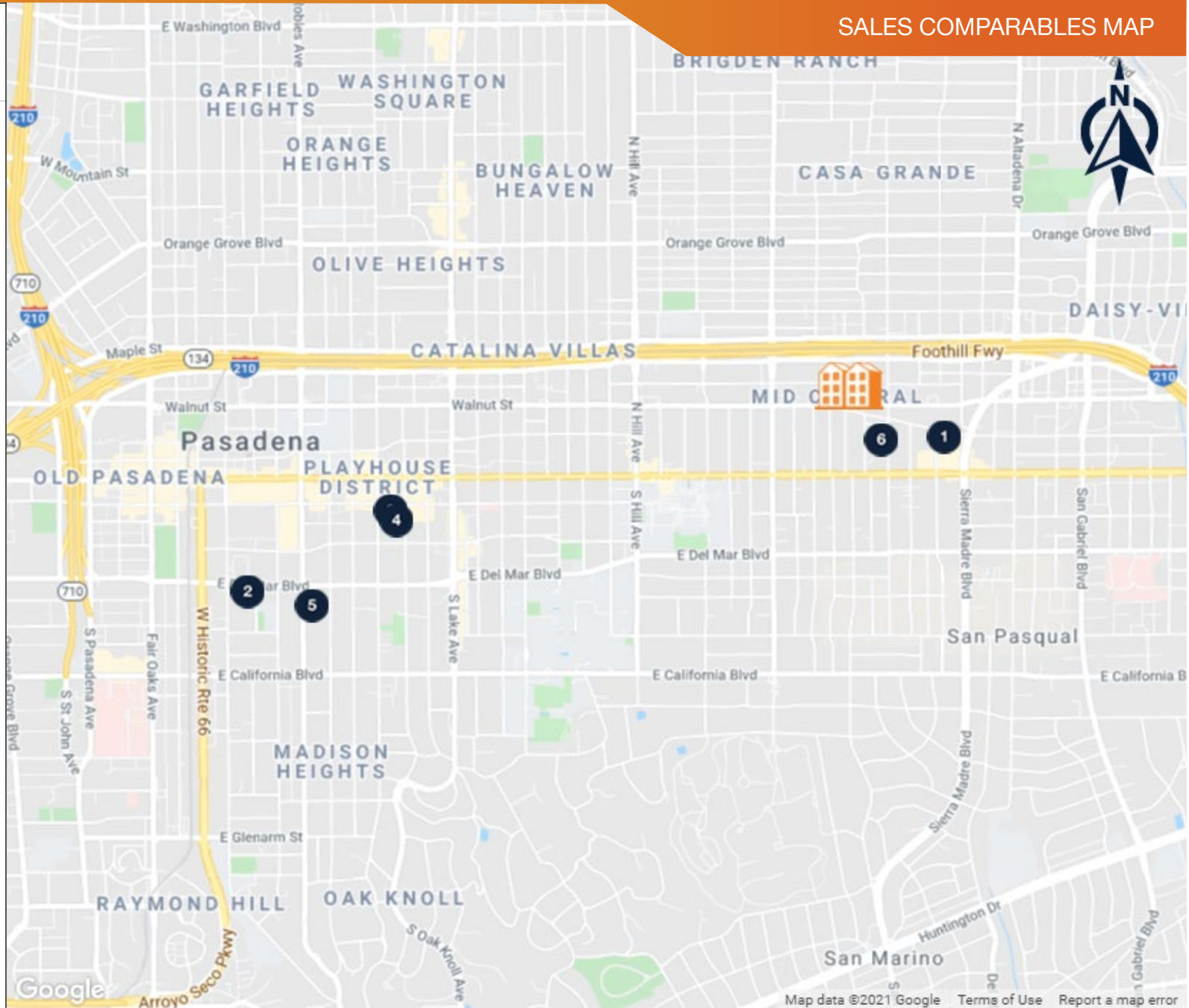
MARKET COMPARABLES





260 LINDA ROSA
Pasadena, CA 91107

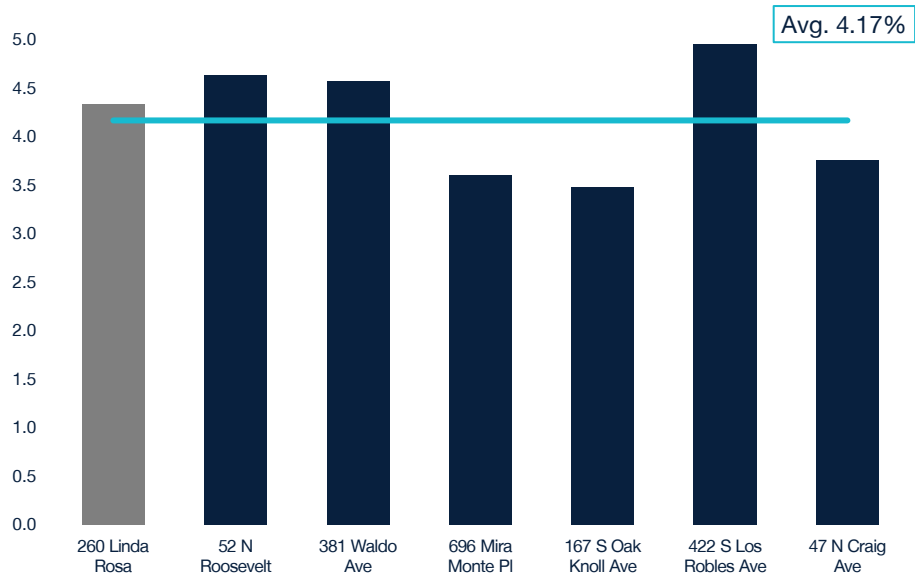
- 1** 52 N Roosevelt
- 2** 381 Waldo Ave
- 3** 696 Mira Monte Pl
- 4** 167 S OAK KNOLL AVENUE
- 5** 422 S Los Robles Ave
- 6** 47 N Craig Ave



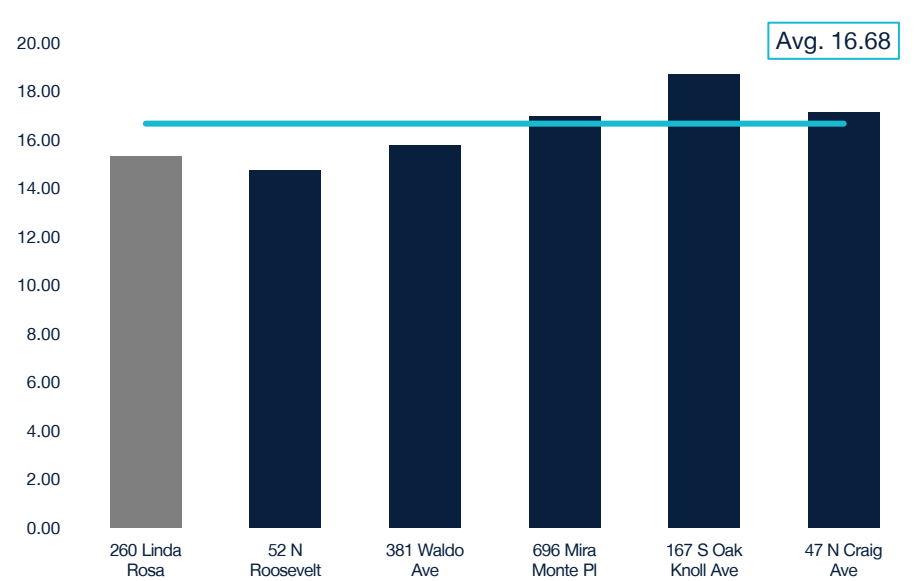
● SALES COMPARABLES

SALES COMPARABLES SALES COMPS AVG

Average Cap Rate

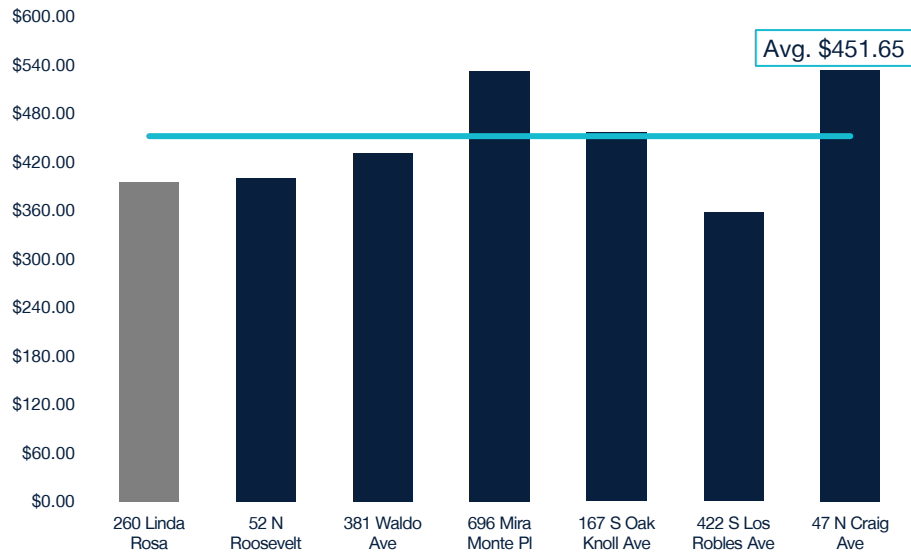


Average GRM

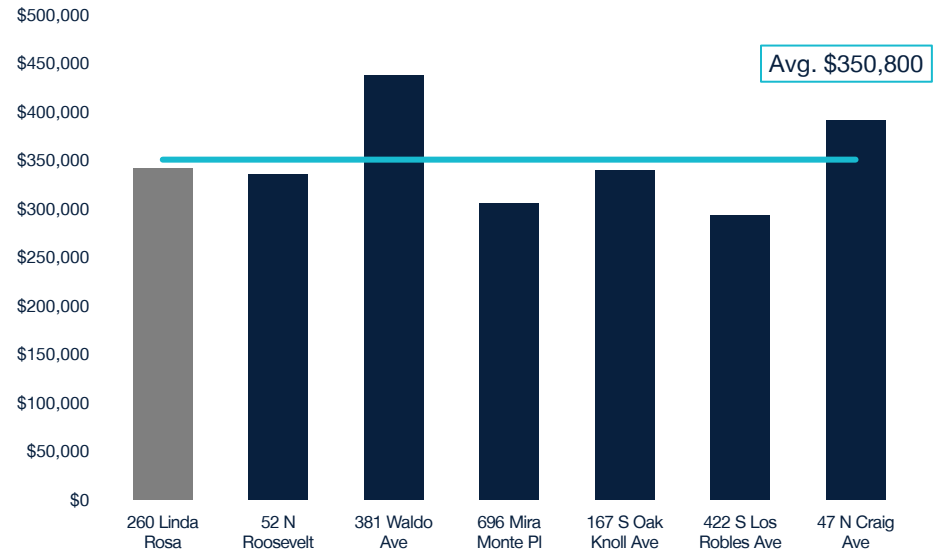


SALES COMPARABLES SALES COMPS AVG

Average Price Per Square Foot



Average Price Per Unit



SALES COMPARABLES

260 LINDA ROSA

260 Linda Rosa Ave, Pasadena, CA, 91107



		Units	Unit Type
Offering Price:	\$2,395,000	1	3-Bed 2.5-Bath Townhouse
Price/Unit:	\$342,143	6	2-Bed 1.5-Bath Townhouse
Price/SF:	\$394.69		
CAP Rate:	4.33%		
GRM:	15.31		
Total No. of Units:	7		
Year Built:	1964		

Underwriting Criteria			
Income	\$153,407	Expenses	\$49,746
NOI	\$103,661	Vacancy	(\$4,693)

52 N ROOSEVELT

52 N Roosevelt Ave, Pasadena, CA, 91107



		Units	Unit Type
Close Of Escrow:	2/11/2020	1	1 Bdr 1 Bath
Sales Price:	\$2,350,000	5	2 Bdr 1 Bath
Price/Unit:	\$335,714	1	3 Bdr 2 Bath
Price/SF:	\$400.14		
CAP Rate:	4.63%		
GRM:	14.75		
Total No. of Units:	7		
Year Built:	1979		

Underwriting Criteria			
Income	\$159,276		
NOI	\$108,921		

381 WALDO AVE

381 Waldo Ave, Pasadena, CA, 91101



		Units	Unit Type
Close Of Escrow:	7/16/2020	2	1 Bdr 1 Bath
Sales Price:	\$3,500,000	4	2 Bdr 1 Bath
Price/Unit:	\$437,500	2	3 Bdr 2 Bath
Price/SF:	\$430.40		
CAP Rate:	4.57%		
GRM:	15.77		
Total No. of Units:	8		
Year Built:	1955		

SALES COMPARABLES

696 MIRA MONTE PL
696 Mira Monte Pl, Pasadena, CA, 91101



		Units	Unit Type
Close Of Escrow:	1/15/2020	8	1 Bdr 1 Bath
Sales Price:	\$2,450,000		
Price/Unit:	\$306,250		
Price/SF:	\$532.49		
CAP Rate:	3.60%		
GRM:	16.98		
Total No. of Units:	8		
Year Built:	1954		

167 S OAK KNOLL AVENUE
167 S Oak Knoll Ave, Pasadena, CA, 91101



		Units	Unit Type
Close Of Escrow:	9/23/2020	3	Studio 1 Bath
Sales Price:	\$5,105,000	4	1 Bdr 1 Bath
Price/Unit:	\$340,333	7	2 Bdr 1 Bath
Price/SF:	\$456.33	1	2 Bdr 2 Bath
CAP Rate:	3.48%		
GRM:	18.72		
Total No. of Units:	15		
Year Built:	1963		

NOTES

3 Units to be delivered empty at close of Escrow. The property was purchased in AS IS Condition. The Cap rate is based on the current rents and a one year trailing expenses.

422 S LOS ROBLES AVE
422 S Los Robles Ave, Pasadena, CA, 91101



		Units	Unit Type
Close Of Escrow:	10/13/2020	7	1 Bdr 1 Bath
Sales Price:	\$2,350,000	1	2 Bdr 2 Bath
Price/Unit:	\$293,750		
Price/SF:	\$357.47		
CAP Rate:	4.95%		
Total No. of Units:	8		
Year Built:	1890		

NOTES

The complex has 2 buildings built in the 1950s. There are 6 one bedroom units in one building and a 2 story Victorian house with a 2 bedroom unit downstairs and a one bedroom with a den upstairs. The property has 2 separate garages with carports. The units were well maintained but have original interiors. The units were below market for this area.

SALES COMPARABLES

47 N CRAIG AVE

47 N Craig Ave, Pasadena, CA, 91107

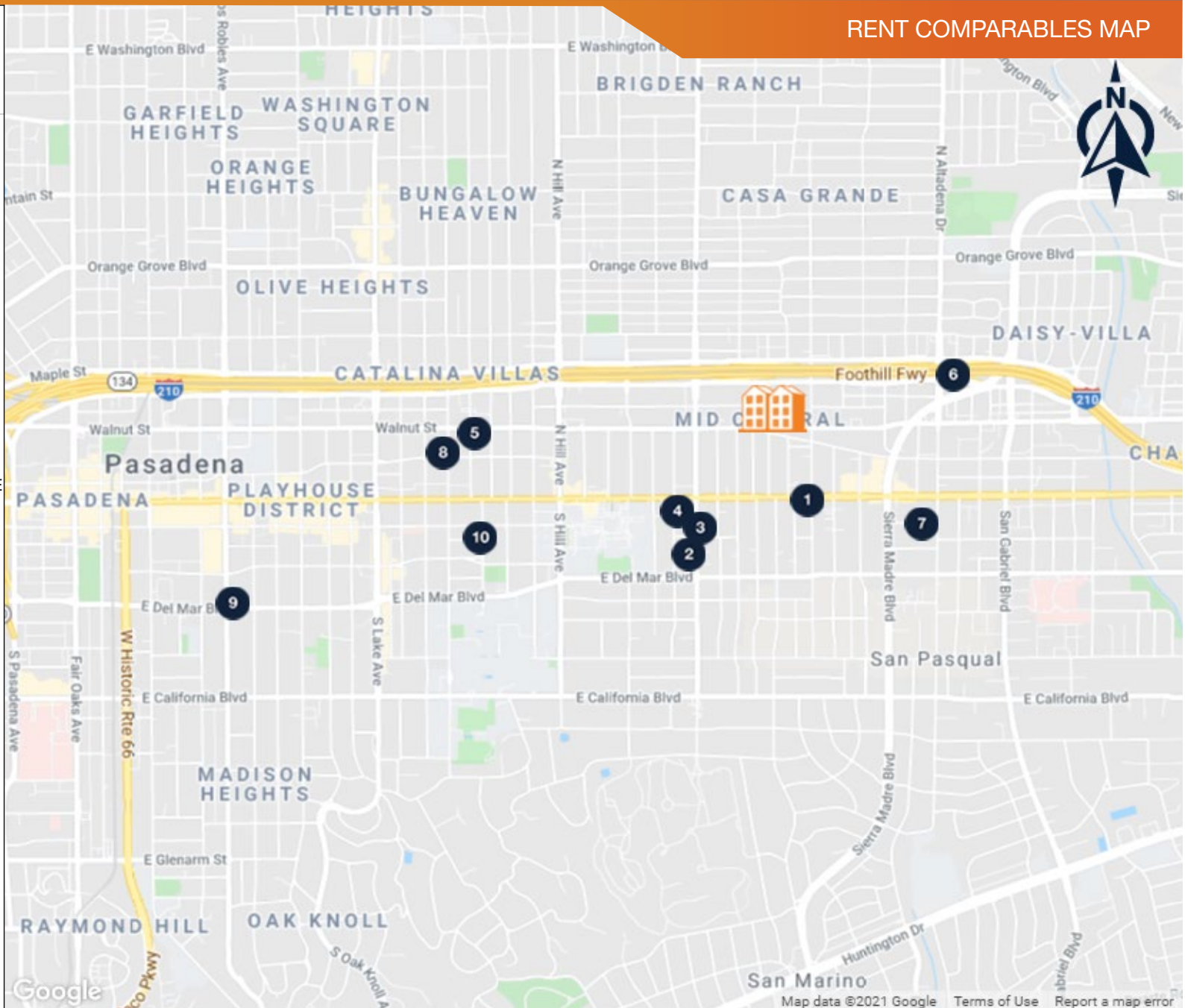


		Units	Unit Type
Close Of Escrow:	3/27/2020	8	2 Bdr 1 Bath
Sales Price:	\$3,130,000		
Price/Unit:	\$391,250		
Price/SF:	\$533.04		
CAP Rate:	3.76%		
GRM:	17.16		
Total No. of Units:	8		
Year Built:	1954		



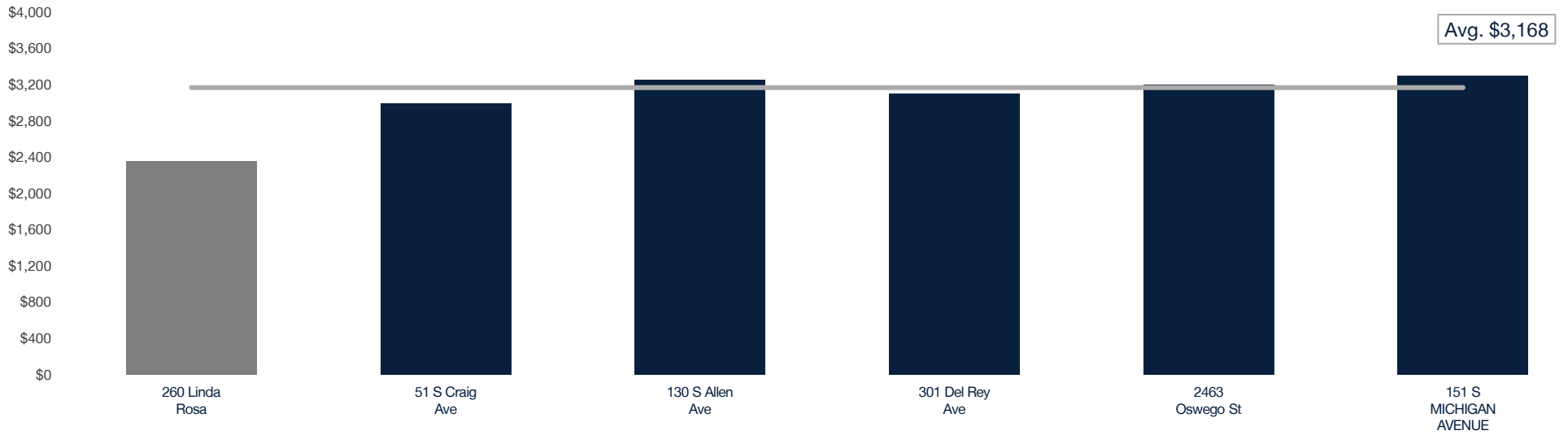
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Pasadena, CA 91107

- 1 51 S Craig Ave
- 2 205 S Allen Ave
- 3 130 S Allen Ave
- 4 80 S Meridith Ave
- 5 140 Mar Vista Ave
- 6 301 Del Rey Ave
- 7 2463 Oswego St
- 8 87 N Wilson Ave
- 9 346 S LOS ROBLES AVENUE
- 10 151 S MICHIGAN AVENUE

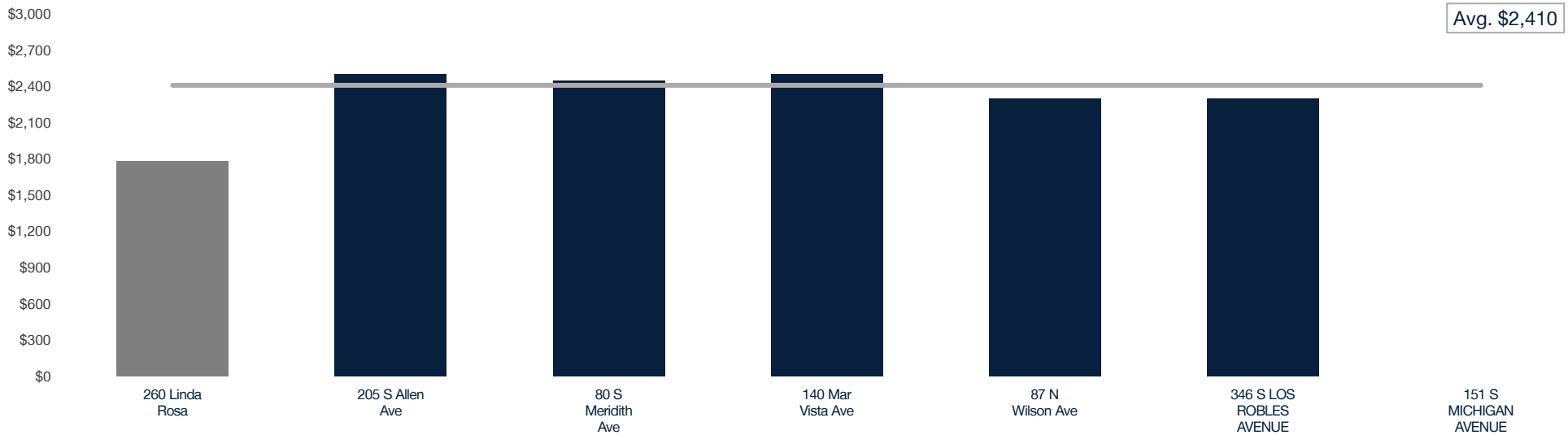


AVERAGE RENT - MULTIFAMILY

3 Bedroom



2 Bedroom



260 LINDA ROSA

260 Linda Rosa Ave, Pasadena, CA, 91107



Unit Type	Units	SF	Rent	Rent/SF
3-Bed 2.5-Bath Townhouse	1		\$2,354	\$0.00
2-Bed 1.5-Bath Townhouse	6		\$1,780	\$0.00
Total/Avg.	7		\$1,862	

YEAR BUILT: 1964

51 S CRAIG AVE

51 S Craig Ave, Pasadena, CA, 91107



Unit Type	Units	SF	Rent	Rent/SF
3 Bdr 2 Bath	1	1,800	\$2,995	\$1.66
Total/Avg.	1	1,800	\$2,995	\$1.66

YEAR BUILT: 1980

205 S ALLEN AVE

205 S Allen Ave, Pasadena, CA, 91106



Unit Type	Units	SF	Rent	Rent/SF
2 Bdr 1.5 Bath	1	1,200	\$2,500	\$2.08
Total/Avg.	1	1,200	\$2,500	\$2.08

YEAR BUILT: 1988

130 S ALLEN AVE

130 S Allen Ave, Pasadena, CA, 91106



Unit Type	Units	SF	Rent	Rent/SF
3 Bdr 2 Bath	1	1,142	\$3,250	\$2.85
Total/Avg.	1	1,142	\$3,250	\$2.85

YEAR BUILT: 1937

80 S MERIDITH AVE

80 S Meridith Ave, Pasadena, CA, 91106



Unit Type	Units	SF	Rent	Rent/SF
2 Bdr 2 Bath	1		\$2,450	
Total/Avg.	1		\$2,450	

YEAR BUILT: 1999

140 MAR VISTA AVE

140 Mar Vista Ave, Pasadena, CA, 91106



Unit Type	Units	SF	Rent	Rent/SF
2 Bdr 1 Bath	1	1,100	\$2,500	\$2.27
Total/Avg.	1	1,100	\$2,500	\$2.27

YEAR BUILT: 1980

301 DEL REY AVE

301 Del Rey Ave, Pasadena, CA, 91107



Unit Type	Units	SF	Rent	Rent/SF
3 Bdr 2 Bath	1	1,234	\$3,100	\$2.51
Total/Avg.	1	1,234	\$3,100	\$2.51

YEAR BUILT: 1940

2463 OSWEGO ST

2463 Oswego St , Pasadena, CA, 91107



Unit Type	Units	SF	Rent	Rent/SF
3 Bdr 4 Bath	1	1,830	\$3,200	\$1.75
Total/Avg.	1	1,830	\$3,200	\$1.75

YEAR BUILT: 2007

87 N WILSON AVE

87 N Wilson Ave, Pasadena, CA, 91106



Unit Type	Units	SF	Rent	Rent/SF
2 Bdr 1 Bath	1	1,000	\$2,300	\$2.30
Total/Avg.	1	1,000	\$2,300	\$2.30

YEAR BUILT: 1962

346 S LOS ROBLES AVENUE

346 S Los Robles Ave, Pasadena, CA, 91101



Unit Type	Units	SF	Rent	Rent/SF
2 Bdr 1.5 Bath	1	950	\$2,300	\$2.42
Total/Avg.	1	950	\$2,300	\$2.42

YEAR BUILT: 1963

151 S MICHIGAN AVENUE

151 S Michigan Ave, Pasadena, CA, 91106



Unit Type	Units	SF	Rent	Rent/SF
3 Bdr 2 Bath	1	1,680	\$3,295	\$1.96
Total/Avg.	1	1,680	\$3,295	\$1.96

YEAR BUILT: 1950

MARKET OVERVIEW



Created on January 2021

POPULATION	1 Miles	3 Miles	5 Miles
■ 2025 Projection			
Total Population	25,733	195,140	464,795
■ 2020 Estimate			
Total Population	25,286	191,327	455,364
■ 2010 Census			
Total Population	24,386	183,277	438,062
■ 2000 Census			
Total Population	24,279	179,128	428,918
■ Daytime Population			
2020 Estimate	29,891	227,150	473,142
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2025 Projection			
Total Households	10,794	78,015	174,420
■ 2020 Estimate			
Total Households	10,587	76,002	170,282
Average (Mean) Household Size	2.38	2.47	2.63
■ 2010 Census			
Total Households	10,118	71,910	162,032
■ 2000 Census			
Total Households	10,012	68,367	157,247
Growth 2015-2020	1.96%	2.65%	2.43%
HOUSING UNITS	1 Miles	3 Miles	5 Miles
■ Occupied Units			
2025 Projection	10,794	78,015	174,420
2020 Estimate	11,121	80,488	179,249
Owner Occupied	4,842	35,534	84,476
Renter Occupied	5,745	40,468	85,807
Vacant	534	4,486	8,967
■ Persons In Units			
2020 Estimate Total Occupied Units	10,587	76,002	170,282
1 Person Units	31.43%	31.68%	27.03%
2 Person Units	32.64%	30.70%	30.03%
3 Person Units	16.08%	15.15%	17.28%
4 Person Units	12.04%	12.52%	14.07%
5 Person Units	4.80%	5.47%	6.29%
6+ Person Units	3.00%	4.48%	5.31%

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2020 Estimate			
\$200,000 or More	13.55%	15.48%	13.96%
\$150,000 - \$199,000	9.67%	10.12%	9.38%
\$100,000 - \$149,000	17.87%	17.74%	17.70%
\$75,000 - \$99,999	14.42%	12.57%	12.78%
\$50,000 - \$74,999	15.83%	13.50%	14.64%
\$35,000 - \$49,999	8.70%	7.70%	8.78%
\$25,000 - \$34,999	5.82%	5.83%	6.24%
\$15,000 - \$24,999	5.57%	6.45%	7.18%
Under \$15,000	8.59%	10.61%	9.32%
Average Household Income	\$123,734	\$129,728	\$123,889
Median Household Income	\$83,889	\$86,252	\$81,960
Per Capita Income	\$51,942	\$51,862	\$46,595
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2020 Estimate Total Population	25,286	191,327	455,364
Under 20	20.02%	20.74%	20.50%
20 to 34 Years	22.72%	21.80%	20.05%
35 to 39 Years	8.56%	7.43%	6.85%
40 to 49 Years	14.86%	13.69%	13.87%
50 to 64 Years	19.24%	19.80%	21.24%
Age 65+	14.62%	16.54%	17.48%
Median Age	39.21	40.02	41.95
■ Population 25+ by Education Level			
2020 Estimate Population Age 25+	18,902	141,111	337,212
Elementary (0-8)	3.72%	5.07%	4.88%
Some High School (9-11)	3.43%	4.48%	5.17%
High School Graduate (12)	14.34%	14.20%	16.84%
Some College (13-15)	15.87%	15.37%	16.12%
Associate Degree Only	8.46%	6.92%	7.26%
Bachelors Degree Only	31.22%	29.15%	27.69%
Graduate Degree	21.93%	22.81%	19.28%
■ Population by Gender			
2020 Estimate Total Population	25,286	191,327	455,364
Male Population	48.42%	48.52%	47.97%
Female Population	51.58%	51.48%	52.03%

Source: © 2020 Experian



Population

In 2020, the population in your selected geography is 25,286. The population has changed by 4.15% since 2000. It is estimated that the population in your area will be 25,733.00 five years from now, which represents a change of 1.77% from the current year. The current population is 48.42% male and 51.58% female. The median age of the population in your area is 39.21, compare this to the US average which is 38.21. The population density in your area is 8,047.39 people per square mile.



Households

There are currently 10,587 households in your selected geography. The number of households has changed by 5.74% since 2000. It is estimated that the number of households in your area will be 10,794 five years from now, which represents a change of 1.96% from the current year. The average household size in your area is 2.38 persons.



Income

In 2020, the median household income for your selected geography is \$83,889, compare this to the US average which is currently \$62,990. The median household income for your area has changed by 72.64% since 2000. It is estimated that the median household income in your area will be \$96,189 five years from now, which represents a change of 14.66% from the current year.

The current year per capita income in your area is \$51,942, compare this to the US average, which is \$34,935. The current year average household income in your area is \$123,734, 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: 56.54% White, 6.61% Black, 0.09% Native American and 20.27% 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 29.33% 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 \$712,031 in 2020, compare this to the US average of \$221,068. In 2000, there were 4,671 owner occupied housing units in your area and there were 5,341 renter occupied housing units in your area. The median rent at the time was \$709.



Employment

In 2020, there are 11,325 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 74.51% of employees are employed in white-collar occupations in this geography, and 24.56% are employed in blue-collar occupations. In 2020, unemployment in this area is 4.28%. In 2000, the average time traveled to work was 33.00 minutes.

