

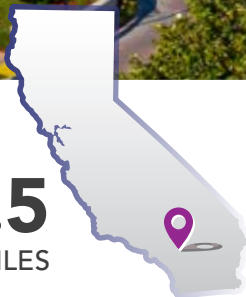
RETAIL OPPORTUNITY



DEMOGRAPHICS

SOURCES: CA DEPT. OF FINANCE; ESRI

46.5
SQ. MILES



174,476
POPULATION COUNT



36.7
YEARS OLD
MEDIAN AGE



2.9
AVERAGE
HOUSEHOLD SIZE



60,797
TOTAL HOUSING
UNITS



\$102,469
MEDIAN
HOUSEHOLD INCOME



\$96,490
AVERAGE DISPOSABLE
INCOME



44,315
NUMBER OF
FAMILIES

EDUCATIONAL ATTAINMENT

SOURCE: ESRI



23.1%
SOME COLLEGE



50.5%
DEGREES



- WHITE ALONE 41.7%
- BLACK ALONE 9.2%
- AMERICAN INDIAN ALONE 1.1%
- ASIAN ALONE 15.2%
- PACIFIC ISLANDER ALONE 0.3%
- OTHER RACE ALONE 15.3%
- TWO OR MORE RACES 17.1%
- HISPANIC ORIGIN (ANY RACE) 37.6%

SOURCE: ESRI



STRONG RETAIL GROWTH

SOURCES: ESRI; COSTAR



\$2.76B
TAXABLE SALES



\$44,439
PER CAPITA INCOME



100,500
LABOR FORCE (16+)



8.5M
EXISTING RETAIL SF



499
EXISTING BUILDINGS

