OFFERING MEMORANDUM

939 E 4th Street, Long Beach, CA 90802

Marcus & Millichap

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SECTION ONE

INVESTMENT OVERVIEW

Offering Summary

OFFERING PRICE	CAP RATE
$1,595,000	6.04%

OVERVIEW	
Total Units	6
Total Building Size	4,000 SF
Residential SF	1,920 SF
Commercial SF	2,080 SF
Lot Size	2,465 SF
Year Built	1913
NOI	$96,333

INVESTMENT OVERVIEW

Marcus and Millichap REIS is pleased to present 939 E 4th Street, Long Beach, CA an approximate 4,000 sq. ft. 2-story vintage mixed-use property on approximately 2,465 sq. ft of land area.

The property is located the Alamitos Beach neighborhood adjacent to the East Village Arts District of Downtown Long Beach and adjacent to 4th Street Retro Row, a distinctive Long Beach eclectic retail corridor.

The property includes an approximate 2,080 square feet of commercial space divided into 2 restaurant/bar tenancies front E 4th Street and approximately 1,920 square feet of residential area containing 2-1-bedroom and 1-bathroom and 2-Studio and 1-bathroom units as well as an interior corridor.

The ground level includes the Stache Bar, a well-established type-48 licensed local bar which originally opened in July 2009 and in 2020 the operator expanded into the adjoining space and created Sideburns Hamburger Grill.

The property is adjacent to Downtown Long Beach as well as The East Village Arts and the 4th Street Retro Row Business Districts, all of which are city's most established lifestyle districts, known for its collection of independent retailers, galleries, cafés, restaurants, salons, and creative businesses.

The Downtown Long Beach Business District especially provides unique destinations, both historic and new, one of the city's most revered attractions, The Queen Mary, arrived in Long Beach in 1967 and has since impressed visitors with its art deco interiors and glimpses into a bygone era. The Aquarium of the Pacific, on the other hand, provides an intimate look into the future of marine biology and sustainability. Hotels, restaurants, and other tourist-oriented venues including Shoreline Village, The Pike, Rainbow Harbor Waterfront and the recently opened Long Beach Amphitheater that surround the juggernaut Long Beach Convention and Entertainment Center welcomed a staggering 8.1 million visitors in 2025.

Downtown Long Beach has 38 major projects totaling approximately 6,500 new housing units. It is an urban waterfront community covering approximately 1.28 square miles and a population of approximately 31,000. The City of Long Beach offers great coastal weather, access to several recreational activities and a reputation for being a big city with a small-town feel. At the center of Long Beach, a city of almost 490,000, they are the only large Downtown waterfront located between San Diego and San Francisco, retaining more affordable lease rates for office and retail space, as well as housing.

PROPERTY HIGHLIGHTS

- An approximately 4,000 square feet 2-story mixed-use retail and multi-family residential building on a 0.056-acre lot.
- Walkable location near restaurants, galleries, boutiques, professional services in and around the East Village Arts District, and the 4th Street Retro Row.
- Close proximity to Beaches, The Promenade, Long Beach Waterfront and the Convention & Entertainment Center, including the Queen Mary and Shoreline Village as well as the recently opened Long Beach Amphitheater.
- Easy access to Metro A Line stations, I-605, I-405, Long Beach Airport and the greater Los Angeles/Orange County basin.

EAST VILLAGE ARTS DISTRICT


RETRO ROW

SURROUNDING RETAIL & BUSINESSES

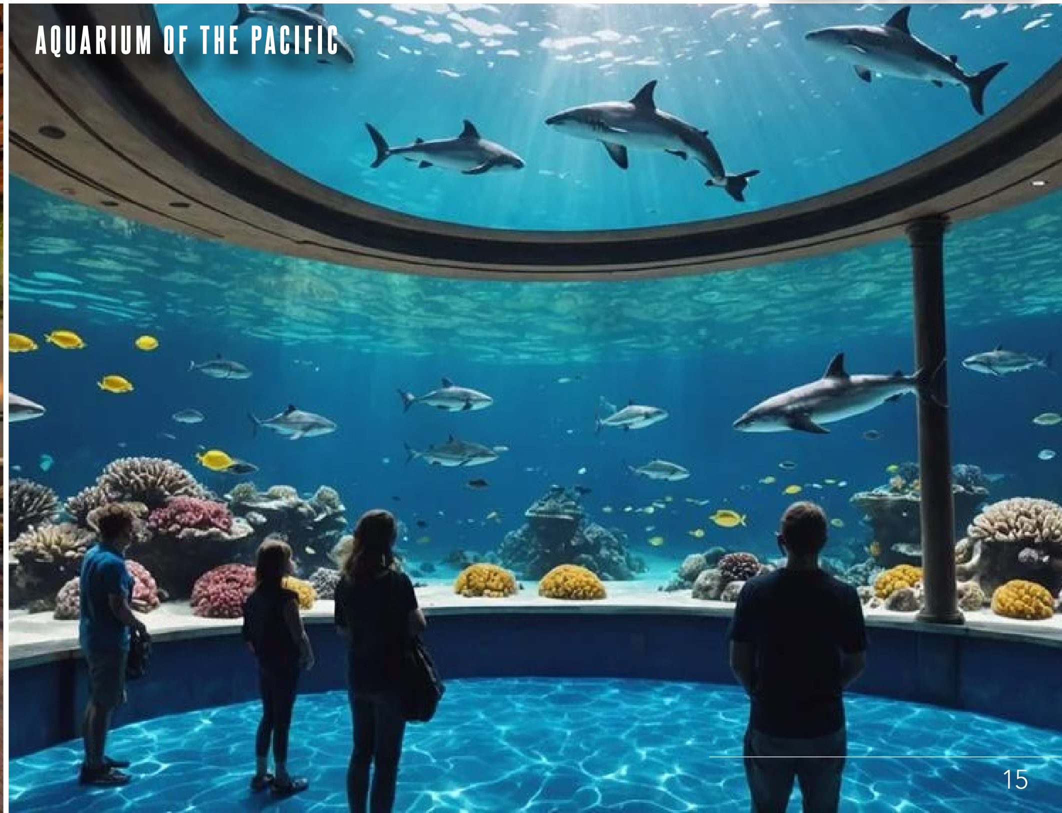
L'OPERA ITALIAN RESTAURANT

555 STEAKHOUSE

PARKER'S LIGHTHOUSE

LONG BEACH CONVENTION AND ENTERTAINMENT CENTER


KING'S FISH HOUSE


AQUARIUM OF THE PACIFIC

RENT ROLL SUMMARY

MULTIFAMILY

Unit	Unit Type	Square Feet	Current Rent/Month	Current Rent/SF/Month	Scheduled Rent/Month	Scheduled Rent/SF/Month	Potential Rent/Month	Potential Rent/SF/Month
1	1 Bedroom and 1 Bathroom	600	$1,825	$3.04	$1,825	$3.04	$1,895	$3.16
2	1 Bedroom and 1 Bathroom	600	$1,850	$3.08	$1,850	$3.08	$1,895	$3.16
3	Studio and 1 Bathroom	360	$1,600	$4.44	$1,600	$4.44	$1,695	$4.71
4	Studio and 1 Bathroom	360	$1,575	$4.38	$1,575	$4.38	$1,695	$4.71
Totals		**1,920**	**$6,850**	**$3.57**	**$6,850**	**$3.57**	**$7,180**	**$3.74**

COMMERCIAL

Tenant Name	Type	Suite	Square Feet	% Bldg Share	Lease Term	Rent/SF	Total/Rent/Month	Changes On	Changes To	Lease Type	Renewal Options
Sache Bar	Retail	941	1,040	26.00%	5/9/09 to 12/31/29	$32.39	$2,807	Jan-2027	$2,891	Modified Gross Lease	None
Sideburn Café	Retail	939	1,040	26.00%	8/19/19 to 12/31/29	$32.39	$2,807	Jan-2027	$2,891	Modified Gross Lease	None
Total		**2**	**2,080**				**$5,614**				
Occupancy	**Retail:**	**100.00%**									
Total Annualized Rent		**2**					**$67,368**				

OPERATING STATEMENT

Income	Current		Potential		Per Unit	Per SF
Multifamily						
Gross Potential Rent	82,200		86,160		21,540	44.88
Loss / Gain to Lease	0	0.0%	0	0.0%	0	0.00
Gross Scheduled Rent	82,200		86,160		21,540	44.88
Vacancy	(2,466)	3.0%	(2,585)	3.0%		
Effective Gross Income	$79,734		$83,575		$20,894	$43.53
Retail						
Gross Scheduled Rent	67,368		87,360			42.00
Expense Reimbursements	3,420		3,420			1.64
General Vacancy	(2,021)	3.0%	(2,621)	3.0%		
Effective Gross Income	**$68,767**		**$88,159**			**$42.38**
Combined EGI	**$148,501**		**$171,734**			**$42.93**

Income	Current	% of CEGI	Potential	% of CEGI	Per Unit	Per SF
Real Estate Taxes	21,632	14.6%	21,632	12.6%	5.41	5.41
Insurance	7,202	4.8%	7,202	4.2%	1.80	1.80
Utilities - Combined	12,062	8.1%	12,062	7.0%	3.02	3.02
Repairs & Maintenance	4,690	3.2%	4,690	2.7%	1.17	1.17
General & Administrative	600	0.4%	600	0.3%	0.15	0.15
Management Fee	5,982	0.0%	6,941	0.0%	1.50	1.74
Total Expenses	**$52,168**		**$53,127**		**$13.04**	**$13.28**
Expenses as % of Combined EGI		**35.1%**		**30.9%**		
Net Operating Income	**$96,333**		**$118,608**			**$29.65**

PRICING DETAIL

Summary		
Price	$1,595,000	
Down Payment	$1,595,000	100%
# of Apartment Units	4	
# of Commercial Suites	2	
Price Per SqFt	$398.75	
Rentable SqFt	2,465	
Lot Size (SqFt)	4,000	
Approx. Year Built	1913	

	Current	Potential
CAP Rate	6.04%	7.44%
Cash-on-Cash	6.04%	7.44%
Debt Coverage Ratio	N/A	N/A

Financing Terms	
Financing	1st Loan
Loan Amount	$0
Loan Type	Free and Clear

# Of Suites	Type	GLA	Current Rent	Pro Forma Rent
2	Retail	2,080	$5,614	$7,280

# Of Units	Unit Type	SqFt/Unit	Current Rents	Market Rents
2	Studio / 1 Bath	360	$1,588	$1,695
2	1 Bed / 1 Bath	600	$1,838	$1,895

Income		Current		Potential
Multifamily				
Gross Scheduled Rent		$82,200		$86,160
All Other Income		$0		$0
Vacancy	3.0%	($2,466)	3.0%	($2,585)
Effective Gross Income		**$79,734**		**$83,575**

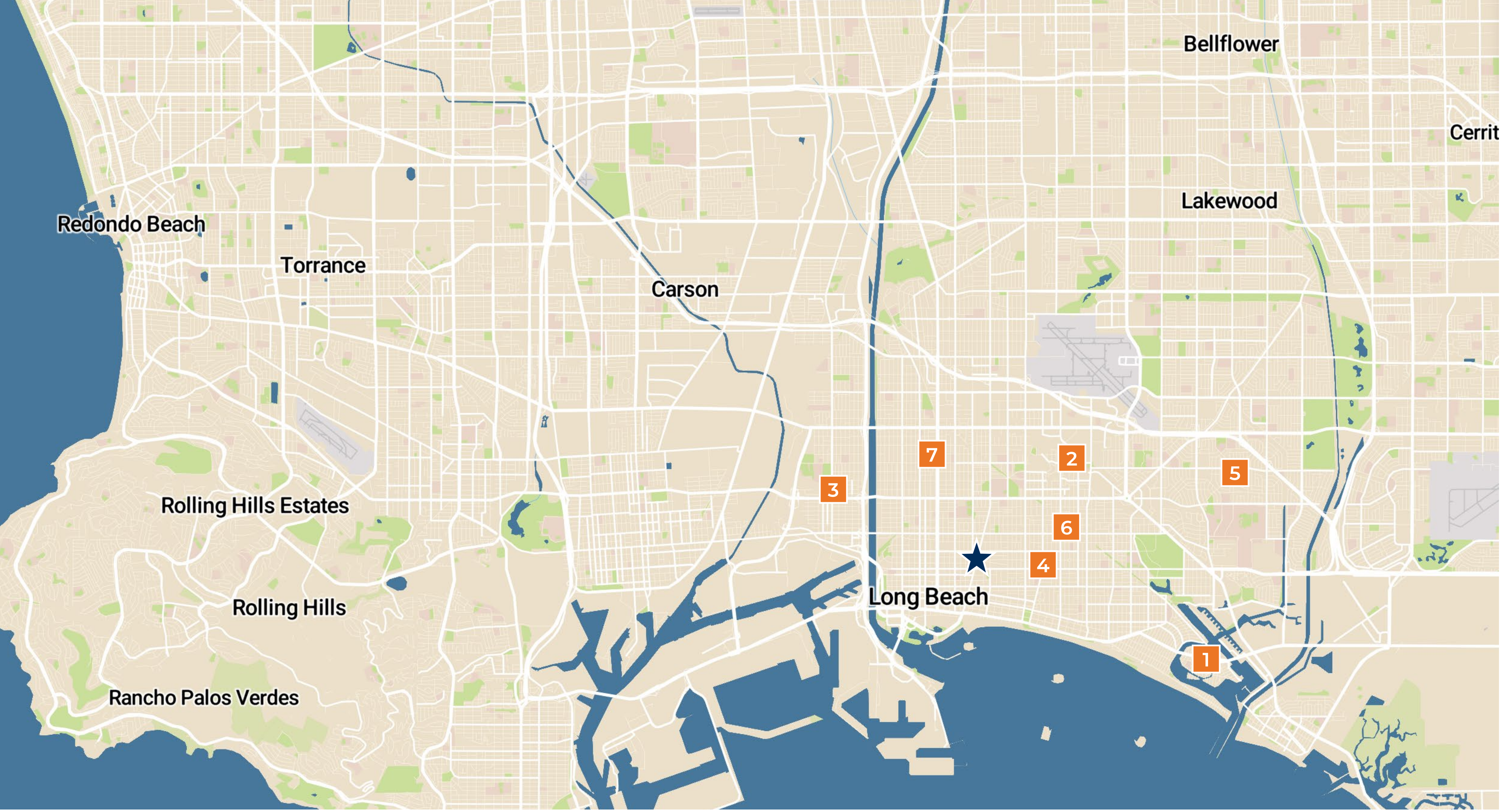
Income		Current		Potential
Retail Suites				
Gross Scheduled Rent		$67,368		$87,360
Expense Reimbursements		$3,420		$3,420
All Other Income		$0		$0
Vacancy	3.0%	($2,021)	3.0%	($2,621)
Effective Gross Income		**$68,767**		**$88,159**

Combined Effective Gross Income (CEGI)		Current		Potential
Less: Expenses		($52,168)		($53,127)
Net Operating Income		$96,333		$118,608
Cash Flow		$96,333		$118,608
Debt Service		$0		$0
Net Cash Flow After Debt Service	6.04%	$96,333	7.44%	$118,608
Principal Reduction		$0		$0
Total Return	**6.04%**	**$96,333**	**7.44%**	**$118,608**

Expenses	Current	Potential
Real Estate Taxes	$21,632	$21,632
Insurance	$7,202	$7,202
Utilities - Combined	$12,062	$12,062
Operating Expenses - Combined	$5,290	$5,290
Operating Reserves	$0	$0
Management Fee	$5,982	$6,941
Total Expenses	**$52,168**	**$53,127**
Expenses/SF	**$13.04**	**$13.28**

SECTION TWO

MARKET COMPARABLES



SALES COMPARABLES

★ **939 East 4th St**

1 5706-5710 E 2nd St

2 2632-2634 E Anaheim St

3 1561 W Pacific Coast Hwy

4 1944 E 4th St

5 4124-4126 E Anaheim St

6 2117-2119 E 7th St

7 2336-2338 Pacific Ave

SALES COMPARABLES

Property	PRICE	GROSS SF	PRICE/SF	CLOSE
★ **939 East 4th St, Long Beach, CA 90802**	**$1,595,000**	**4,000 SF**	**$398.75**	**On Market**
1 5706-5710 E 2nd St, Long Beach, CA 90803	$2,650,000	4,669 SF	$567.57	10/22/2025
2 2632-2634 E Anaheim St, Long Beach, CA 90804	$1,160,000	2,147 SF	$540.29	09/30/2025
3 1561 W Pacific Coast Hwy, Long Beach, CA 90810	$2,998,000	8,515 SF	$352.08	On Market
4 1944 E 4th St, Long Beach, CA 90802	$2,350,000	5,817 SF	$403.99	On Market
5 4124-4126 E Anaheim St, Long Beach, CA 90804	$1,250,000	3,000 SF	$416.67	On Market
6 2117-2119 E 7th St, Long Beach, CA 90804	$1,195,000	3,081 SF	$387.86	On Market
7 2336-2338 Pacific Ave, Long Beach, CA 90806	$1,150,000	3,284 SF	$350.18	On Market
Averages	**$1,821,857**	**4,359 SF**	**$431.24**	**--**

SALES COMPARABLES

939 East 4th St | Long Beach, CA 90802

Offering Price	$1,595,000
Residential SF	1,920 SF
Commercial S	2,080 SF
Year Built	1913
Price/SF	$398.75
Number Of Units	6
Gross SF	4,000 SF
Cap Rate	6.04%
NOI	.$67,368%
Lot Size	0.06 Acres
Tenants	Sache Bar Sideburn Café

Unit Mix	Units	Rent	Rent/SF
Studio/1 Bath	2 (50%)	$1,587	$4.41
1 Bed/1 Bath	2 (50%)	$1,837	$3.06
Total	**4 (100%)**	**$1,712**	**$3.57**

1

5706-5710 E 2nd St | Long Beach, CA 90803

Sale Price	$2,650,000
Property Type	Mixed-Use
COE	10/22/2025
Lot Size	0.05 Acres
Gross SF	4,669 SF
Year Built	1948
Price/SF	$567.57

A +/- 4,669 sq. ft. 2-story mixed-use retail and residential property located on +/- 2,396 sq. ft. of land area with no on-site parking. Zoning: CNP.

2

2632-2634 E Anaheim St | Long Beach, CA 90804

Sale Price	$1,160,000
Property Type	Mixed-Use
COE	09/30/2025
Lot Size	0.13 Acres
Gross SF	2,147 SF
Year Built	1922
Price/SF	$540.29

A +/- 2,147 sq. ft. Single story mixed-use retail and residential property located on +/- 5,846 sq. ft. of land area with no on-site parking. Zoning: LBCCP.

SALES COMPARABLES

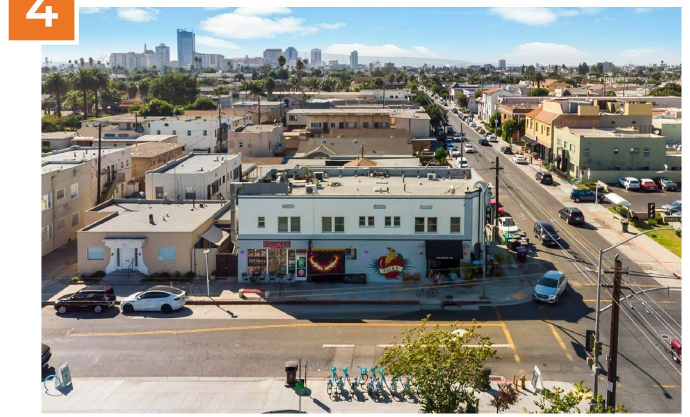
3

1561 W Pacific Coast Hwy | Long Beach, CA 90810

Sale Price	$2,998,000
Property Type	Mixed-Use
COE	On Market
Lot Size	0.04 Acres
Gross SF	8,515 SF
Year Built	1949
Price/SF	$352.08

A +/- 8,565 sq. ft. 1-story retail building and a 2-story multi-family residential property located on+/- 8,834 sq. ft. of land area with ten (10) on-site parking spaces. Zoning: CHW.

4



1944 E 4th St | Long Beach, CA 90802

Sale Price	$2,350,000
Property Type	Mixed-Use
COE	On Market
Lot Size	0.08 Acres
Gross SF	5,817 SF
Year Built	1928
Price/SF	$403.99

A +/- 5,817 sq. ft. 2-story mixed-use retail and residential property located on +/- 3,485 sq. ft. of land area with no on-site parking. Zoning: CNR.

5

4124-4126 E Anaheim St | Long Beach, CA 90804

Sale Price	$1,250,000
Property Type	Mixed-Use
COE	On Market
Lot Size	0.09 Acres
Gross SF	3,000 SF
Year Built	1947
Price/SF	$416.67

A +/- 3,000 sq. ft. 1-story retail building and a 2-story multi-family residential property located on+/- 3,920 sq. ft. of land area with four (4) on-site parking spaces. Zoning: CHW.

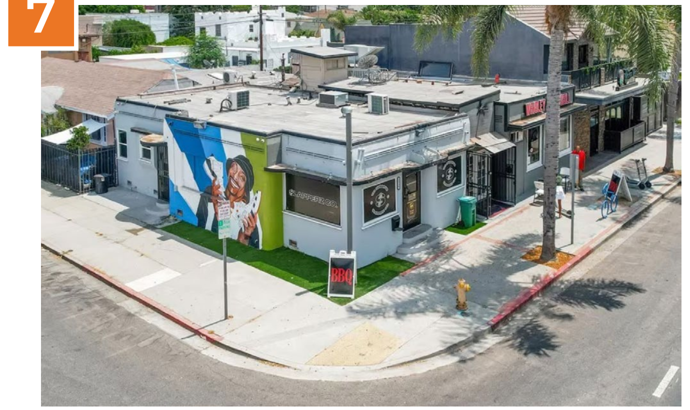
SALES COMPARABLES

6

2117-2119 E 7th St | Long Beach, CA 90804	
Sale Price	$1,195,000
Property Type	Mixed-Use
COE	On Market
Lot Size	0.12 Acres
Gross SF	3,081 SF
Year Built	1948
Price/SF	$387.86

A +/- 8,565 sq. ft. 1-story retail building and a single-family residential l property located on +/-3,081 sq. ft. of land area with four (4) on-site parking spaces. Zoning: LBCNR.

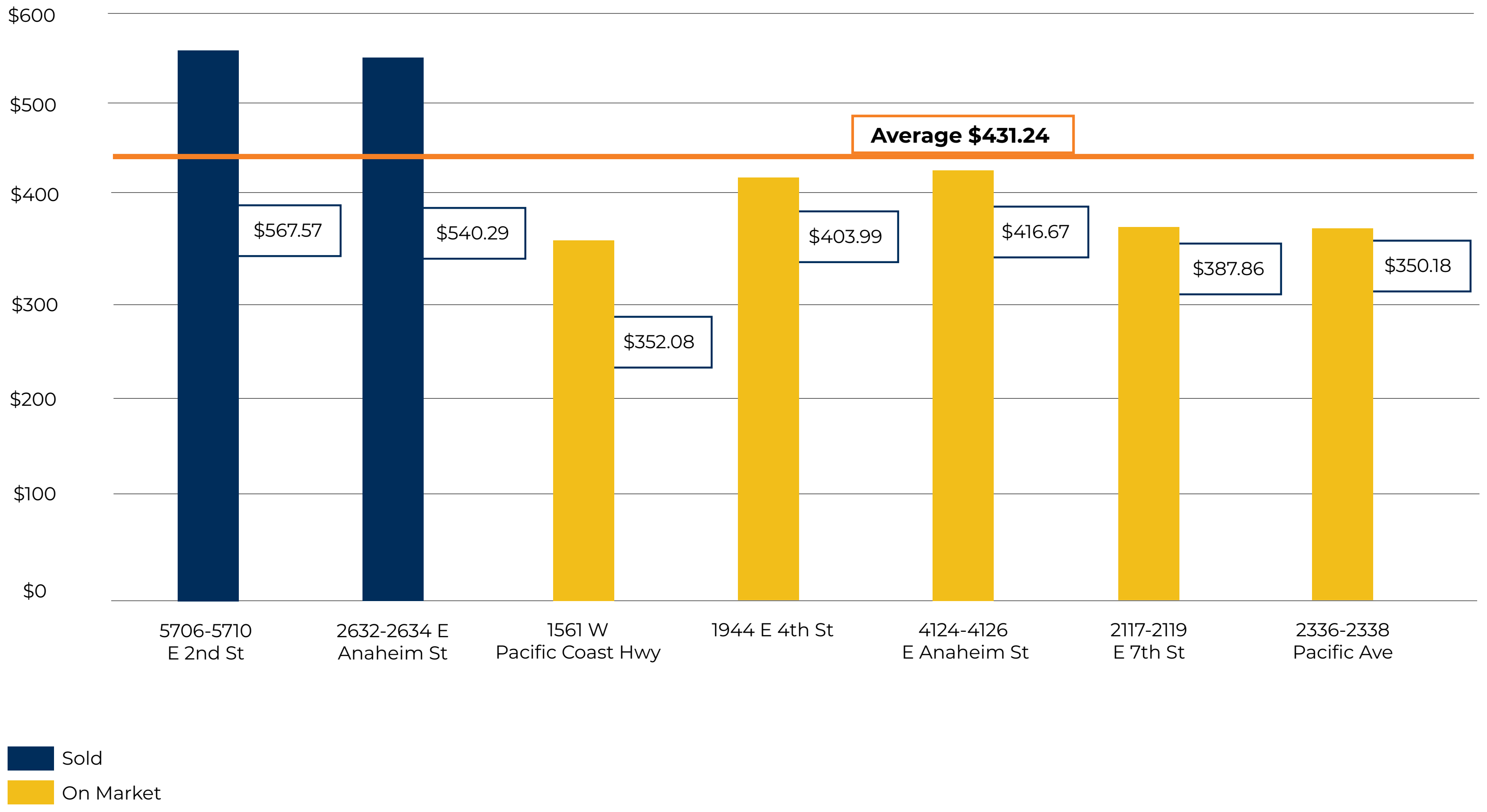
7



2336-2338 Pacific Ave | Long Beach, CA 90806	
Sale Price	$1,150,000
Property Type	Mixed-Use
COE	On Market
Lot Size	0.18 Acres
Gross SF	3,284 SF
Year Built	1939
Price/SF	$350.18

A +/- 3,284 sq. ft. 1-story retail building and a single-family residential l property located on +/-7,841 sq. ft. of land area with eight (8) on-site parking spaces. Zoning: LBCNP.

SALES COMPARABLES AVERAGE SALE PRICE PER SQUARE FOOT CHART



SECTION THREE

MARKET OVERVIEW

DOWNTOWN LONG BEACH AREA

Historically known for its status as the preeminent harbor city on the West Coast, Long Beach continues to gain notoriety as an exciting and vibrant waterfront destination. Long Beach is centrally located between Los Angeles and Orange County, making it an ideal location for residents to access both markets, and the city is connected to the region via multiple modes of transportation, including the Metro Blue Line connecting Long Beach to Downtown Los Angeles as well as Southern California's vast freeway network. The seventh largest city in California with a population of over 490,000, Long Beach is home to a diverse and growing labor pool and offers the amenities of a large city within a clean and safe beachfront community. Long Beach's world-class port, prestigious university, unique business market, and unmatched local attractions have made it one of Southern California's most desirable and versatile markets.

DESIRABLE COASTAL COMMUNITY

Long Beach offers high quality of life attributes that attract recent college graduates, young couples, affluent professionals, and corporate executives seeking coastal living proximate to leading corporate concentrations. The city's population has increased 4% since 2010, and it is projected to increase an additional 3.4% in the next five years. Individuals and families seeking a dynamic urban environment are increasingly choosing downtown Long Beach. Downtown Long Beach offers abundant resident-serving amenities and services; is one of the most walkable and bike-friendly neighborhoods in Southern California; enjoys convenient public transit (downtown Long Beach is the southern terminus for the Metro Blue Line light rail corridor connection to downtown Los Angeles) and freeway accessibility; and offers easy beach access.

Market Overview

65k	180k	4.3M	37k	10k
International City Bank Marathon	Long Beach Grand Prix	SF of Total Office Inventory	Total Number of Students in Area	Workers in Area - Average Age of 37

THE PORT OF LONG BEACH

SECOND BUSIEST PORT IN THE UNITED STATES

The Port of Long Beach, also known as the Harbor Department of the City of Long Beach, is the second-busiest container port in the United States, after the Port of Los Angeles, which it adjoins. Acting as a major gateway for US–Asian trade, the port occupies 3,200 acres of land with 25 miles of waterfront in the city of Long Beach, California. The Port of Long Beach is located less than two miles southwest of Downtown Long Beach and approximately 25 miles south of Downtown Los Angeles. The seaport generates approximately US$100 billion in trade and employs more than 316,000 people in Southern California.

THE PORT OF LONG BEACH FACTS & STATS

Each year the port handles over 6.8 million 20-foot container units (TEUs).

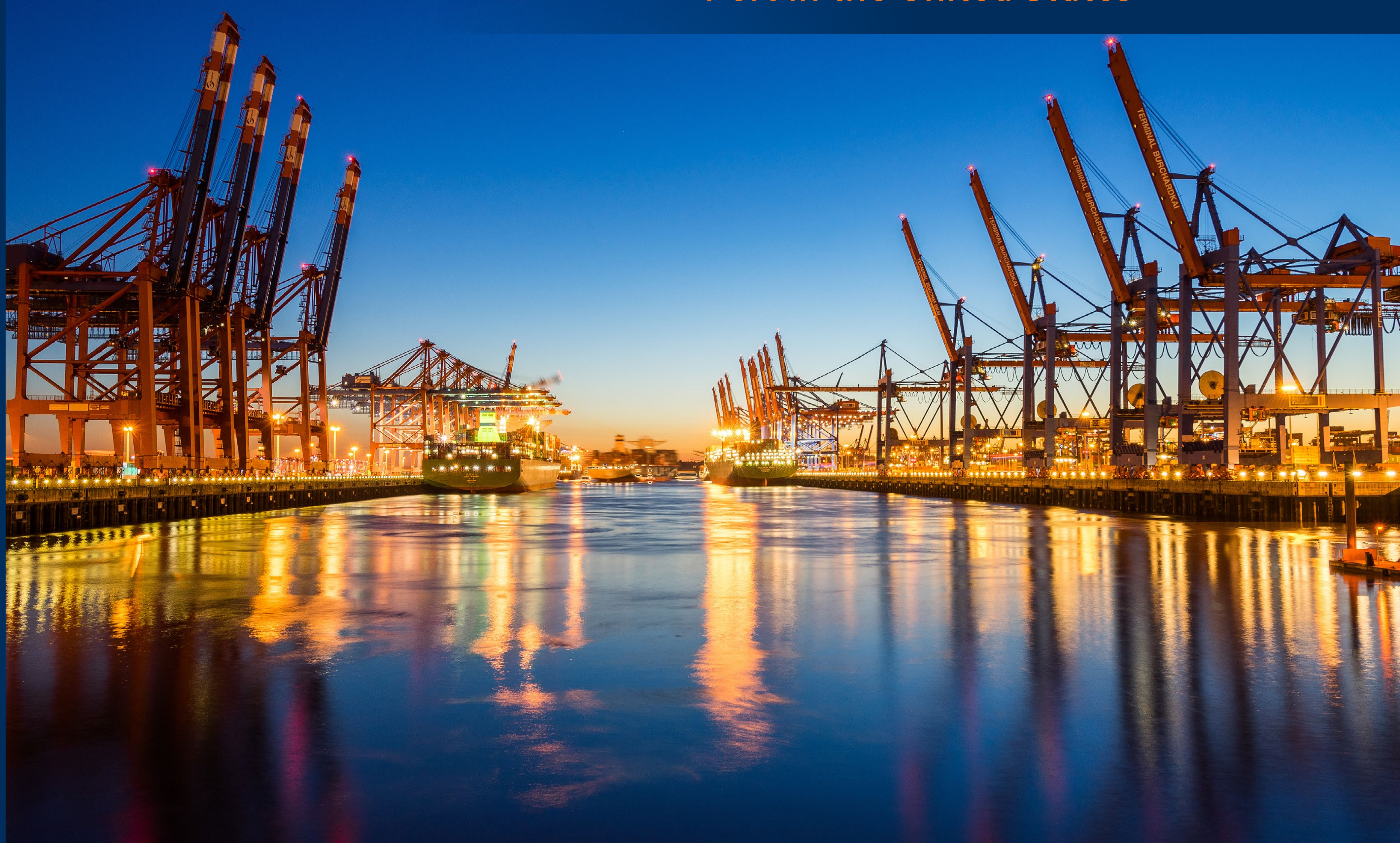
1.4 million jobs throughout the U.S. are related to trade generated by the Port of Long Beach.

The top imports are crude oil, electronics, plastics, furniture and clothing.

The Port of Long Beach provides about 370,000 jobs and generates close to $5.6 billion a year in state and local tax revenues.

The port has 80 available berths and 10 piers.

The Port Los Angeles & The Port of Long Beach Combine to Make the **BUSIEST** *Port in the United States*



LONG BEACH A BURGEONING CORE MARKET

STRONG UNDERLYING FUNDAMENTALS WILL DRIVE OPERATIONS & GROWTH

Long Beach's central location and proximity to a diverse labor pool have made the city a logical choice for many California and international businesses. The city is anchored by two world-class ports and a modernized airport, and offers numerous amenities and a well-developed infrastructure including quality office and commercial space, public transit options, and freeway accessibility. Downtown Long Beach acts as the city's economic and cultural center and is home to over 1,700 businesses, employing approximately 44,000 people. The city's economy is well diversified, with no single employment sector accounting for a majority of the regional workforce.

Major Employers Include:

The City of Long Beach
The California State University • BRAGG Companies Apparel • EPSON
MemorialCare Health System • BOEING • Verizon
Molina HealthCare

Over $2B
Invested in real estate transactions & new development projects since 2013

Port of Long Beach
One of the largest ports in the world

2,000
Residential units built within the last 10 years

344k SF
of retail & entertainment space

Over 100
Restaurants in DTLB

$6.5M
Invested into the Pine Avenue refresh project

1.3M SF
Of ground retail space

$114K
DTLB has many wealthy workers who earn an average income of $114k

DOWNTOWN ECONOMIC DEVELOPMENT

Downtown Long Beach has one of the highest employment densities in Long Beach. It also provides a large share of job opportunities for the residents of nearby cities. More than 37,000 people are employed in Downtown Long Beach. More than 24 percent of the people employed in Downtown are from Long Beach; nearby cities such as Los Angeles, Lakewood, Carson, Bellflower and Torrance account for an additional 24 percent of the employed in Downtown.

The next wave of investment will continue Downtown Long Beach's remarkable evolution. Over the next few years, the following swell of planned development will deliver:

- Nearly 1,700 residential units
- 740,000 sq.ft. of office space
- 400 hotel rooms
- 56,370 sq.ft. of retail space
- 15,000 sq.ft. of arts-related uses
- 500,000+ sq.ft. of civic space
- 31 new courtrooms
- 545,000 sq.ft. court building

DEVELOPMENT ACTIVITY

DTLB has 38 major projects in the development pipeline totaling approximately 6,500 new housing units.

Project types include market-rate and below- market rate housing, adaptive reuse projects, micro-units and commercial development.

Construction in Downtown is regulated primarily by two Planned Development (PD) Districts: the PD-30 Downtown Plan or PD-6 Downtown Shoreline Plan. PD-30 and PD-6 enable high-density and mixed-use development that encourages transit access, walkability, and job growth.

These planned developments also address building design, streetscape standards and open space to promote a cohesive community character.

DTLB ECONOMIC PROFILE 2024

RETRO ROW
4TH STREET CORRIDOR

Dubbed "Retro Row," 4th Street is where the vibrancy and creative spirit of Long Beach lives! Stretching between Cherry and Junipero, the district is home to an exciting group of 40+ independent merchants. Kitchy and hip and always hospitable, 4th Street features vintage & contemporary clothing, furniture & accessories, art, antiques & collectibles, books, roller skates & skate boards as well as a locally owned restaurants, coffee shops and wine bars. We also boast salon and health & fitness services, too. Adding to the retro vibe of the street is the restored 1920's Art Theatre, which hosts a mix of first-run and art films, live concerts & comedy and other unique events. 4th Street is one of the few designated bike-friendly business districts in the city

"Long Beach is a city defined by its neighborhoods, and one of them is the area around Fourth Street and Cherry Avenue dubbed Retro Row. Anchored by the gloriously redone Art Theater, you'll find everything from junk stores to places selling $8,000 Hans Wegner Chairs."

- LA TIMES





FAIRMONT BREAKERS HOTEL
RECENT REOPENING OF THE ICONIC LANDMARK

Along Ocean Boulevard and adjacent to the Convention and Entertainment Center, stands one of downtown Long Beach's historic jewels – now with a new name: The Fairmont Breakers Hotel. There's a new two-story luxury spa, restaurant and jazz club. On the top floors, the beloved Sky Room restaurant has been restored, while a new rooftop bar offers 360-degree views of the Pacific Ocean and inland scenery.

The Fairmont Breakers Hotel — which had a soft opening last month and its grand opening on Monday, Dec. 2 — boasts 185 rooms, 22 suites and pristine amenities, such as the spa and restaurants. All of that, officials said last week, means the Breakers, 210 E Ocean Blvd., is poised to become a destination hotel for Long Beach.

In November 2017, a Long Beach investment and development partnership – assembled by Long Beach businessman and philanthropist John Molina – purchased the building and announced their intention to fully restore the Breakers and operate it as a 185-room luxury hotel. In 2022, it was announced that the restored hotel would be managed by the Fairmont Hotels and Resorts chain. The two-year refurbishment of the historic hotel cost approximately $150 million.

Some of the new attractions in the Fairmont Breakers Hotel include the Halo, a rooftop bar and lounge; Nettuno, an Italian restaurant offering authentic flavors in an art gallery-style setting; the Fairmont Spa, featuring eight treatment rooms, including a couples room, and offering advanced therapies like age-defying facials, timeless massages and body wraps; and Alter Ego, the lobby-level jazz lounge.

Source: Press Telegram & Longbeachize

THE SKY ROOM
A RECENT REBIRTH OF YESTERYEAR

With an amazing 360-degree view of the Pacific Ocean and Los Angeles county as well as a history that dates back to 1926, The Sky Room atop the Breakers Hotel is a timeless Los Angeles landmark. Classic Art Deco décor transports diners to the Supper Club era of the 1920's and 30's, when dining out was synonymous with elegance and style. The menu offers French infused California cuisine with elegantly presented dishes that include Maine lobster and Colorado rack of lamb along with an inspired collection of wine that compliments Chef Juan Carlos's menu. Fine china, linens, and crystal hark back to days past, evoking an ambiance of romance & grace.

'LONG BEACH BOWL' AMPHITHEATER CONCEPT AT THE QUEEN MARY TAKES ANOTHER STEP TOWARD REALITY

It is being dubbed the "Long Beach Bowl"—think Greek Theater in capacity and Hollywood Bowl in style. And it will be by the Queen Mary with the DTLB skyline as its backdrop. With the potential to draw from a larger pool of artists with such a distinctly unique venue, the city has taken a significant step toward making the Bowl a reality. Announced last year, the Long Beach Bowl was packaged as part of the City's "Elevate 28" focus on the Olympics. Mayor Rex Richardson considers this a large part of his tenure's focus on the need for city entertainment and culture. The first part? A temporary structure—approved back in January after directing the City Manager in his budget to look at the feasibility of the project with the DTLB skyline and water as its backdrop—would allow some 8,000 to 10,000 people to view concerts and shows. The second, much more complicated part? A permanent venue.

DEMOGRAPHIC SNAPSHOT

Population	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	69,082	230,041	377,993
2023 Estimate			
Total Population	67,860	228,007	374,595
2020 Census			
Total Population	67,523	232,797	383,187
2010 Census			
Total Population	66,711	234,076	381,947
Daytime Population			
2023 Estimate	63,613	198,662	389,292

Households	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	33,775	96,758	151,592
2023 Estimate			
Total Households	32,769	95,003	149,247
Average (Mean) Household Size	2.1	2.5	2.6
2020 Census			
Total Households	30,860	91,702	144,871
2010 Census			
Total Households	28,292	86,621	139,003
Growth 2023-2028	3.1%	1.8%	1.6%

Households by Income	1 Mile	3 Miles	5 Miles
2025 Estimate			
$200,000 or More	7.9%	9.3%	12.7%
$150,000-$199,999	7.2%	7.7%	9.1%
$100,000-$149,999	16.1%	18.0%	18.4%
$75,000-$99,999	12.9%	13.2%	13.2%
$50,000-$74,999	17.3%	17.1%	15.5%
$35,000-$49,999	11.2%	10.4%	9.3%
$25,000-$34,999	7.6%	7.2%	6.6%
$15,000-$24,999	7.4%	6.9%	6.3%
Under $15,000	12.5%	10.0%	8.9%
Average Household Income	$84,908	$93,536	$105,944
Median Household Income	$66,107	$74,797	$84,991
Per Capita Income	$43,953	$40,846	$43,850

Population Profile	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate Total Population	67,860	228,007	374,595
Under 20	18.3%	21.8%	22.2%
20 to 34 Years	29.8%	26.9%	24.0%
35 to 39 Years	9.4%	8.7%	7.9%
40 to 49 Years	13.7%	13.4%	13.1%
50 to 64 Years	17.6%	17.9%	18.7%
Age 65+	11.2%	11.3%	14.1%
Median Age	38.0	37.0	39.0

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