1010-1012 PROSPECT ST.

La Jolla, California

OFFERING MEMORANDUM

- *First Time Ever Available to Purchase Land & Building Improvements*
- *Prime Location at Intersection of La Jolla's 2 Major Streets - Girard Avenue & Prospect Street*
- *Ocean View Office, Retail & Residential Mixed-Use Zoning*
- *100% Vacant - Ideal for Investor or Owner/Users*
- *110 Car Parking Garage*

OFFERING STATEMENT/DISCLAIMER

Cushman & Wakefield (hereinafter "CW") has been retained as exclusive advisor for the sale of **1010-1012 Prospect Street** (the "Property"), located in La Jolla, CA 92037.

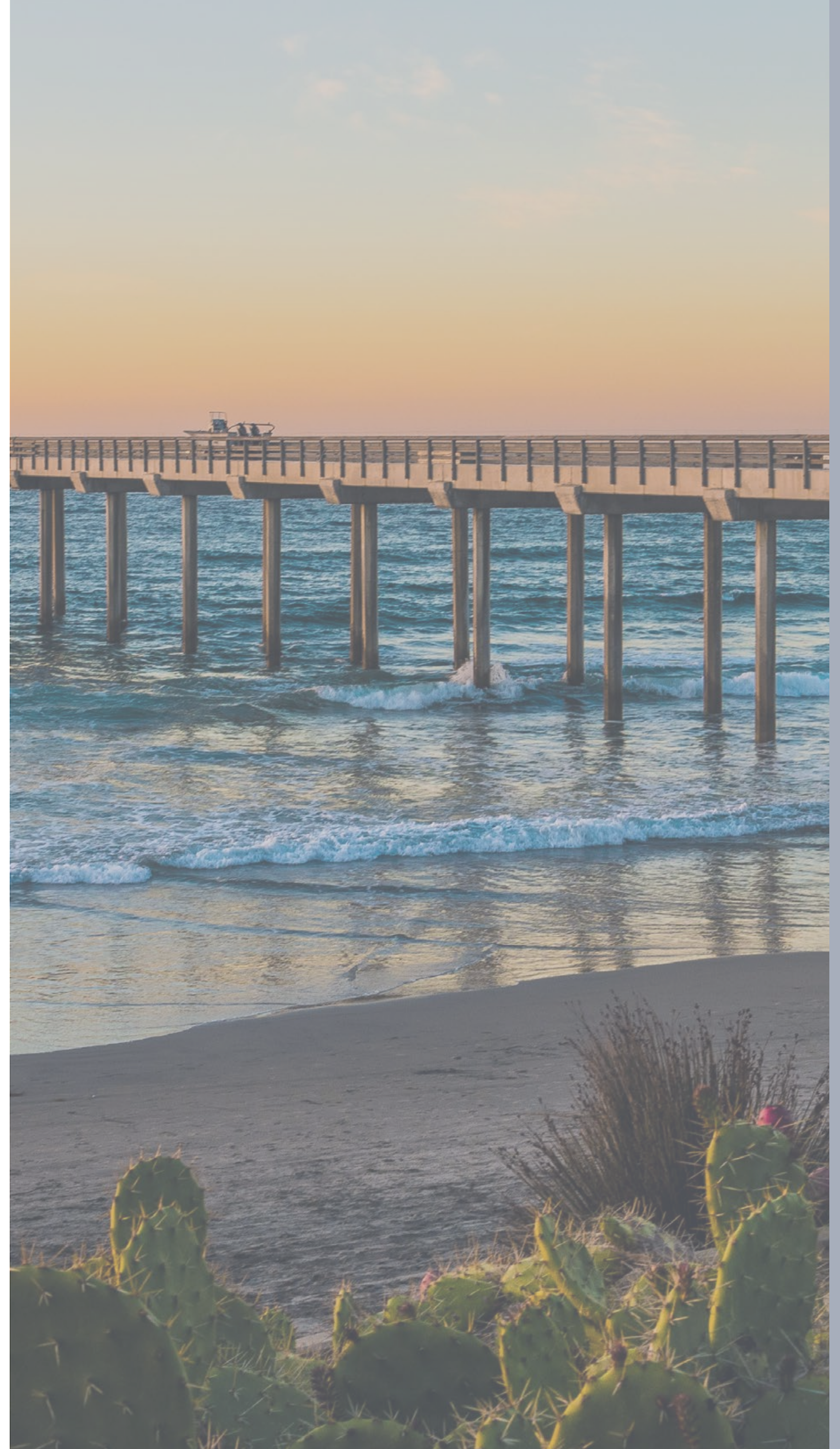
This Offering has been prepared by CW for use by a limited number of parties and does not purport to provide a necessarily complete summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by CW, and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Owner and CW, therefore, are subject to variation. No representation is made by CW or Owner as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, CW or Owner and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, CW, Owner, and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omission from, this Investment Offering or any other written or oral communication transmitted or made available to the recipient. This Offering does not constitute a representation that there has been no change in the business or affairs of the Property since the date of preparation of the package. Analysis and verification of the information contained in this package is solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

Owner and CW each expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and/or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering or making an offer to purchase the Property unless and until a written agreement for the purchase of the Property has been fully executed, delivered, and approved by Owner and its legal counsel, and any conditions to Owner's obligations thereunder have been satisfied or waived. CW is not authorized to make any representations or agreements on behalf of Owner.

This Offering and the contents, except such information which is a matter of public record or is provided in sources available to the public (such contents as so limited herein are called the "Contents"), are of a confidential nature. By accepting the package, you agree (i) to hold and treat it in the strictest confidence, (ii) not to photocopy or duplicate it, (iii) not to disclose the package or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Owner or CW, (iv) not use the package or any of the contents in any fashion or manner detrimental to the interest of Owner or CW, and (v) to return it to CW immediately upon request of CW or Owner.

If you have no further interest in the Property, please return this Investment Offering forthwith.



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PROPERTY HIGHLIGHTS & FEATURES

property highlights & features

OFFERING SUMMARY

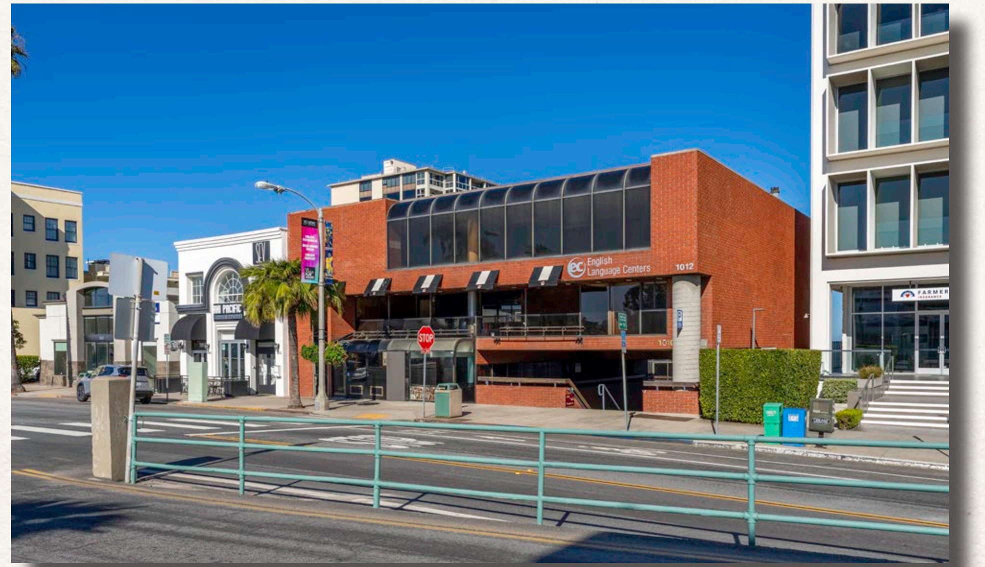
EXCLUSIVE INVESTMENT OPPORTUNITY

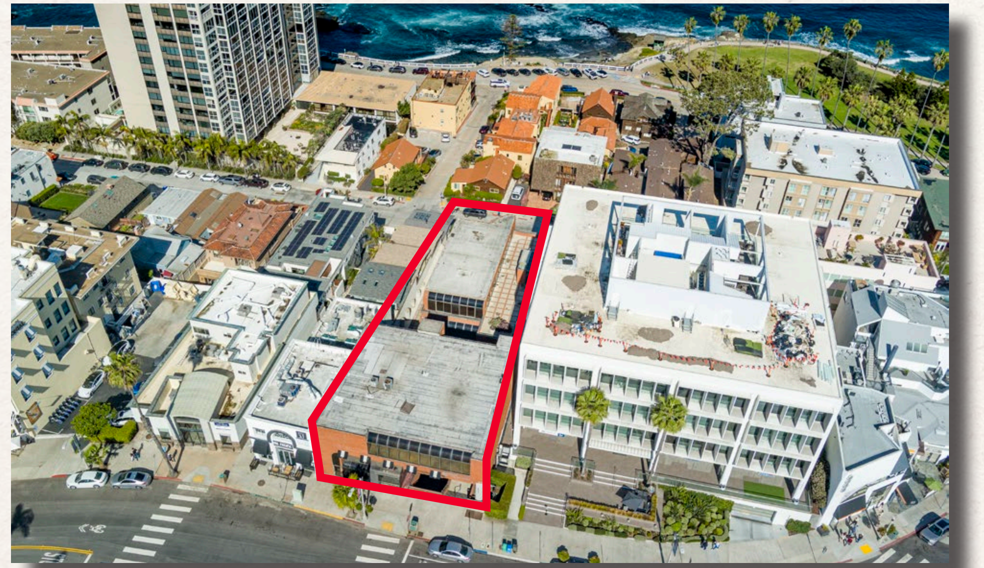
Cushman & Wakefield, as the exclusive agent for the Seller, is proud to present a rare opportunity for qualified investors and developers to acquire the fee-simple interest in both the land and improvements at 1010-1012 Prospect Street, La Jolla. This is the first time this premier property has been offered for sale, representing a once-in-a-generation investment opportunity in one of San Diego's most sought-after locations.

The offering consists of two-multi story buildings, with expansive outdoor patio and courtyard areas along with one of La Jolla's largest parking garages, 110 parking spaces.

Ideally positioned at the intersection of Prospect Street and Girard Avenue, the property boasts unparalleled walkability to world-class shopping, fine dining, and La Jolla's iconic beaches.

With stunning ocean views and a prime location, this property offers investors the flexibility to reposition or completely redevelop into a landmark asset. Don't miss this extraordinary opportunity to own a signature property in the heart of La Jolla.





PROPERTY OVERVIEW

ADDRESS
1010-1012 Prospect Street, La Jolla, CA 92037

ASKING PRICE
$18,500,000

BUILDING SIZE
± 28,370 SF

LAND AREA
± 13,983 SF (0.32 AC)

YEAR BUILT
1982

PARKING
5-Story Parking Garage | ±110 Spaces

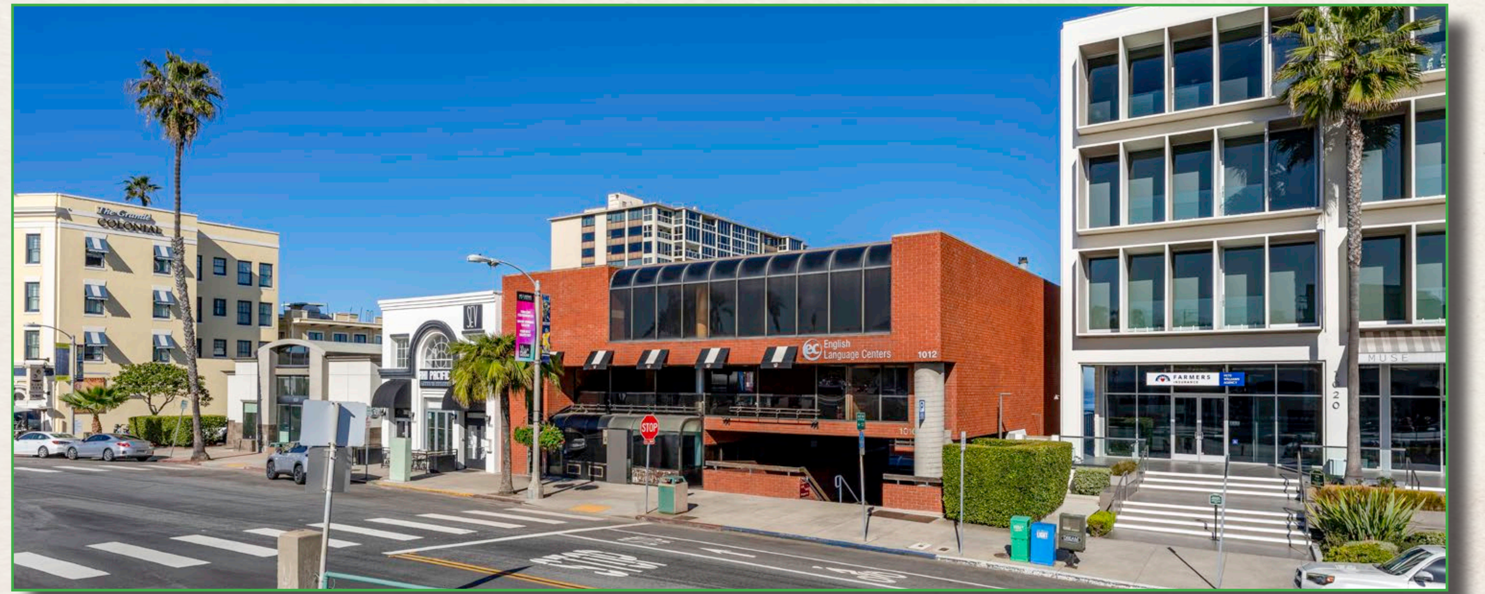
ZONING
LJPD-1A - La Jolla Planned District Ordinance

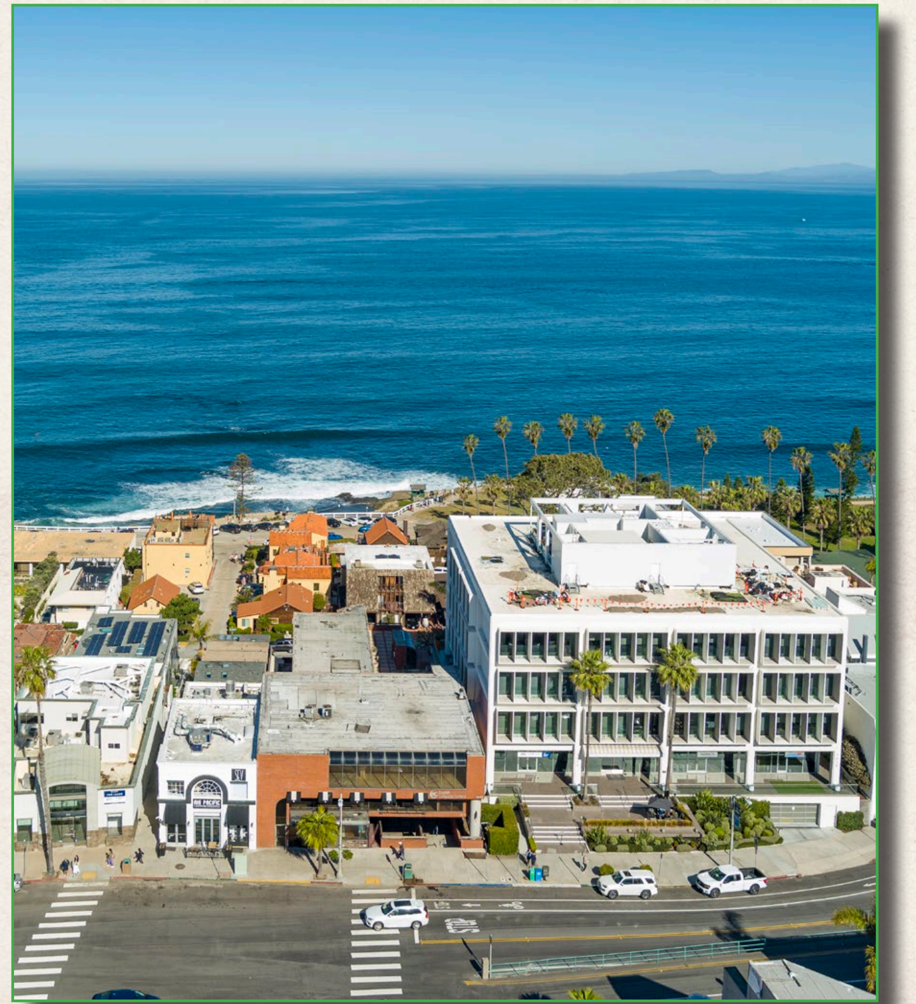
IMPROVEMENTS / DESCRIPTION
1010 Prospect Street: ±15,054 SF
1012 Prospect Street: ±13,316 SF

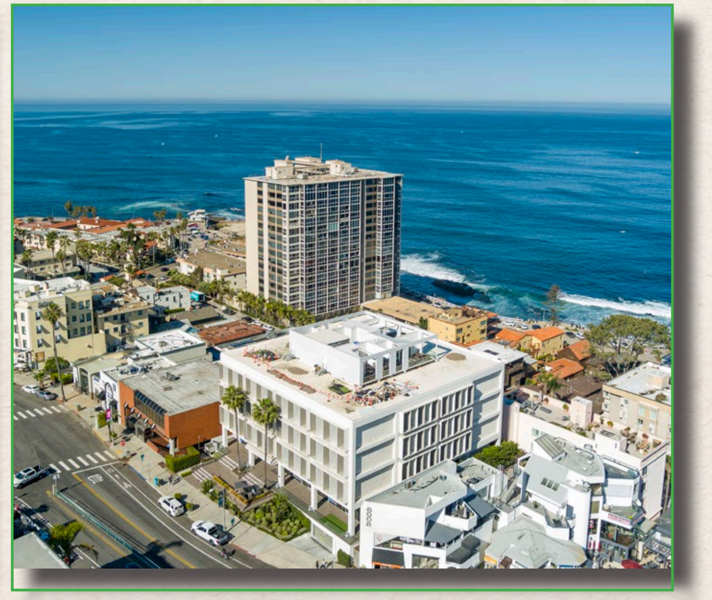
ASSESSOR'S PARCEL NUMBER
350-032-03-00

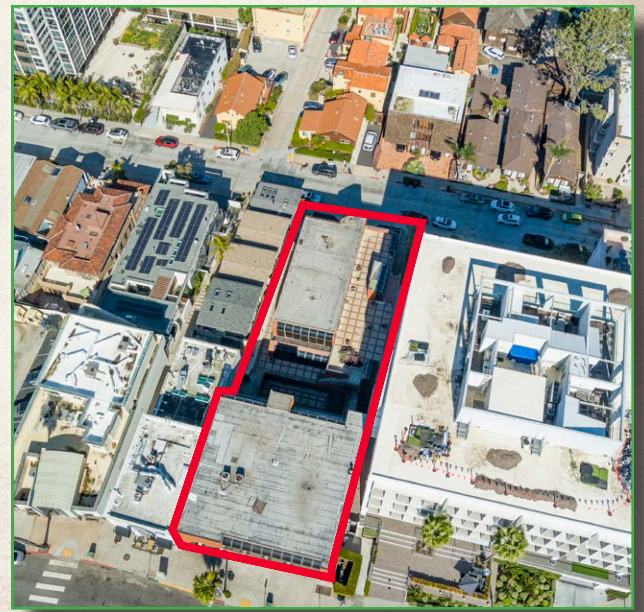
Note: Property is being sold on the "as-is, where-is" condition of the Property. Qualified prospective investors will have the opportunity to inspect the Property. Each prospective investor is to rely solely upon its own independent investigation, evaluation, and judgment as to the condition of the Property. The Owner reserves the right to sell or withdraw the Property at any time without prior notice.

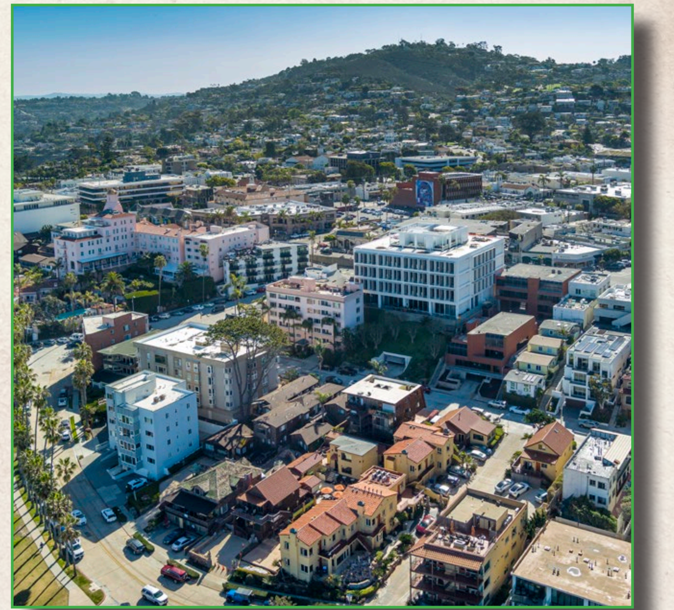
PROPERTY GALLERY











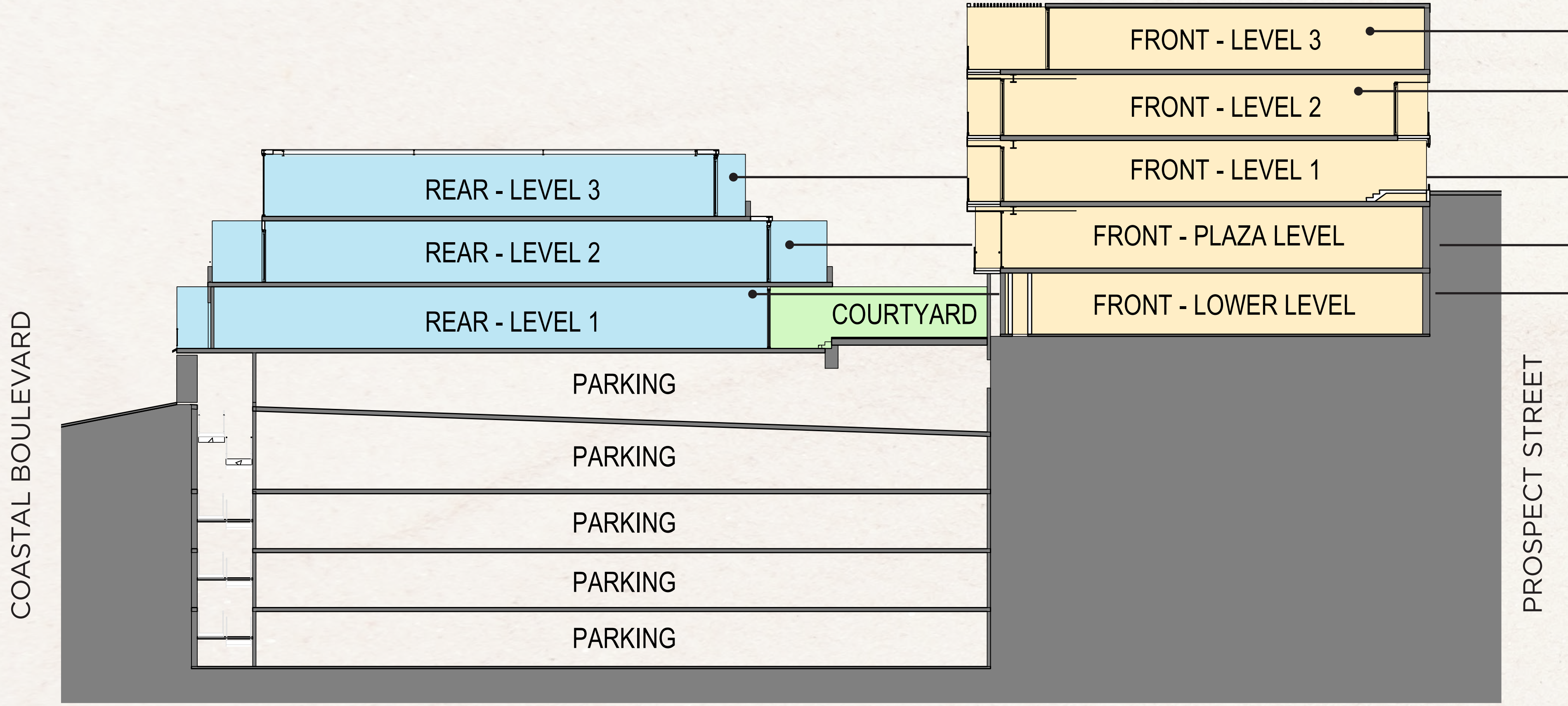
1010-1012 PROSPECT ST.

La Jolla, California

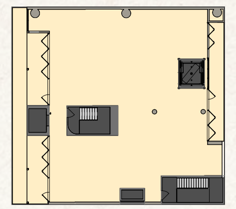
A VISION OF THE FUTURE...

FLOOR PLANS

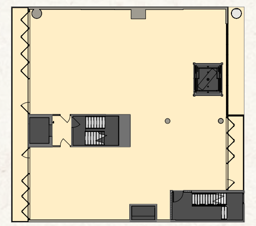
FLOOR PLANS



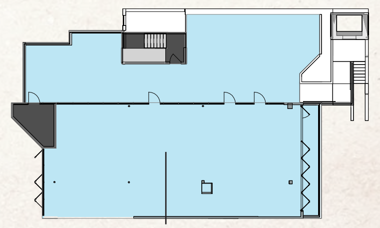
KEY SECTION | RENTABLE



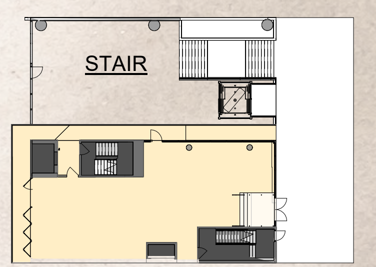
FRONT | LEVEL 3
3,988 SF



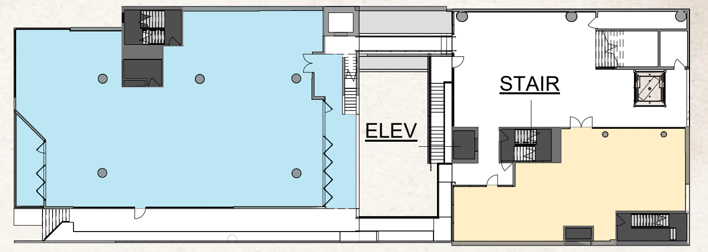
FRONT | LEVEL 2
3,968 SF



REAR | LEVEL 3
3,627 SF

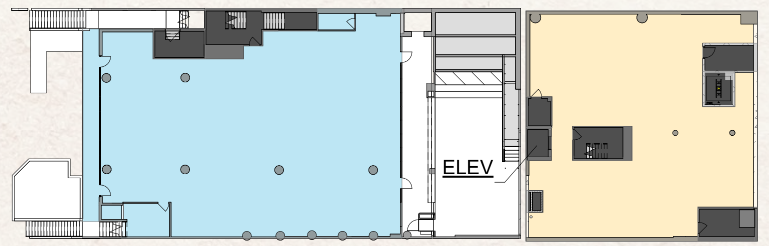


FRONT | LEVEL 1
2,088 SF



REAR | LEVEL 2
4,546 SF

FRONT | PLAZA LEVEL
1,485 SF



REAR | LEVEL 1
5,143 SF

FRONT | LOWER LEVEL
3,525 SF

POTENTIAL REMODEL VISION

POTENTIAL REMODEL VISION

LOCATION OVERVIEW

location overview

LA JOLLA MARKET

The La Jolla Village market is made up of nearly 8,500 acres, with 22,000 homes and over 47,000 residents. This upscale community comprises seven miles of prime coastline that boasts some of Southern California's most expensive real estate. The average household income in La Jolla is estimated to be $220,000. The commercial real estate market in La Jolla Village emulates this wealth, commanding some of the highest rents in Southern California. La Jolla is a very strong market, catering to a unique clientele of foreign and domestic businesses, residents, and investors.

Downtown La Jolla, specifically the Prospect & Girard Avenue corridors, consistently generates the highest retail and office activity levels in the La Jolla Village. The village is preferred for office and retail tenants seeking San Diego's premier business address. As a result, demand for space in the Village of La Jolla has increased tremendously over the past 10 years. Downtown La Jolla caters to many different parts of the market, including major restaurants and hotels, high-end boutiques, galleries, law firms, securities firms, insurance firms, accounting firms, and real estate offices, and demand for real estate in this location is booming.

RETAIL MARKET

The present retail market in La Jolla is comprised of 1,971,801 RSF of projects (all 5,000 SF and larger). Driven by demand from retailers of national and international stature, the La Jolla retail market continues to boom.

EDUCATION

University of California of San Diego is the most notable center for education in La Jolla, with an enrollment of 45,273 students. Located on the North end, you can also find the Scripps Institution of Oceanography and the headquarters for the National University. Several research institutions are located near UCSD and the Torrey Pines Science Park, such as the Scripps Research Institute, the Burnham Institute (formerly called the La Jolla Cancer Research Foundation), and the Salk Institute. La Jolla's preparatory schools are La Jolla Country Day School, The Bishop's School, and the Preuss School UCSD. La Jolla High School is part of the San Diego City School district and is home to several famous alumni, including Raquel Welch and Gregory Peck.

OFFICE MARKET

The La Jolla office market continues to outperform San Diego County. La Jolla office vacancy remains far below the County average, with a current inventory of 1,081,891 rentable square feet (RSF). La Jolla is unique in that most office space is combined with retail, creating mixed-use projects catering to the community as a whole. However, current zoning requirements limit new office projects to 5,000 square feet, curtailing the future of La Jolla office development and putting larger office spaces in high demand.

Prime Location with Unmatched Appeal

Nestled at the bustling intersection of Girard Avenue and Prospect Street, this property boasts unparalleled visibility and accessibility. La Jolla Village is renowned for its affluent community, with an average household income of $220,000. The area harmoniously blends natural beauty with upscale amenities, including fine dining establishments, luxury hotels, world-famous golf courses, and art galleries.

The proximity to esteemed institutions like the University of California San Diego and the Scripps Research Institute further enhances its allure. The excellent walkability to world-class shopping, dining, and iconic La Jolla beaches make this a scarce and extraordinary investment opportunity.

Investing in 1010-1012 Prospect Street means securing a foothold in one of the nation's most coveted commercial markets. With its strategic location, affluent demographics, and limited competition, this property is a testament to enduring value and limitless potential.

BIRCH AQUARIUM

TORREY PINES GOLF COURSE

UCSD CAMPUS

LOCAL AMENITIES

Robust Market Dynamics

The La Jolla commercial real estate market is characterized by significant barriers to entry, primarily due to limited development sites and stringent zoning guidelines. Prospect St. & Girard Ave. command the highest retail rents in the Village of La Jolla.

The demand for prime, well-located properties remains high, driven by a diverse clientele of local and international businesses, residents, and investors. The area's unique blend of high-end retail and a relaxed seaside atmosphere solidifies La Jolla's status as a world-class destination.

Your Neighbors

georges AT THE COVE
bluemercury
RALPH LAUREN
vuori
FAHERTY
gorjana
Eddie V's PRIME SEAFOOD
lululemon
Talbots
DUKE'S LA JOLLA

DINING

SHOPPING

ENTERTAINMENT

AMENITIES MAP

ART GALLERIES

1 RC Gorman Navajo Gallery
2 Martin Lawrence Galleries
3 La Jolla Gallery
4 Morten Gallery
5 Quint Contemporary Art
6 R B Stevenson Gallery
7 Wisteria Cottage Museum
8 La Jolla Historical Society
9 Mangelsen Images of Nature
10 Greg Lawson Galleries, LLC
11 Contemporary Fine Arts Gallery
12 National Geographic Fine Art Gallery

ARTS & ENTERTAINMENT

1 La Jolla Playhouse
2 Sheila & Hughes Potiker Theatre
3 The Conrad Prebys Performing Arts Center
4 La Jolla Music Society
5 The LOT La Jolla
6 The Comedy Store - La Jolla

COFFEE/JUICE

1 Starbucks
2 Carmel Valley Coffee
3 Juice Kaboose
4 Peet's Coffee
5 Nekter Juice Bar
6 Better Buzz Coffee
7 Parakeet Juicery

FINANCIAL INSTITUTIONS

1 California Bank & Trust
2 Bank of America
3 Wells Fargo Bank
4 U.S. Bank
5 Charles Schwab
6 Morgan Stanley Smith Barney
7 Chase Bank
8 Merrill
9 Banc of California
10 Citi
11 Pacific Premier Bank

FITNESS

1 Pilates Of La Jolla
2 Gracie Jiu-jitsu La Jolla
3 StretchMed
4 At The Moment Yoga Massage
5 Pilates Plus La Jolla
6 Fitwall
7 La Jolla Pilates Plus Llc
8 Orangetheory Fitness
9 F45 Training, Inc.
10 Stretch Lab
11 Barre Studio
12 Pure Barre
13 Lifetime Fitness

HOTEL/MOTEL

1 Pantai Inn
2 La Valencia Hotel
3 The Lodge at Torrey Pines
4 Pacifica Hotel Co - La Jolla Cove
5 Inn by the Sea La Jolla
6 Oak Creek Resort
7 La Jolla Shores Hotel
8 Grande Colonial
9 Estancia La Jolla Hotel & Spa

RESTAURANTS

1 Cody's La Jolla
2 El Avocado
3 The Rooftop La Jolla
4 Puesto
5 Burger Lounge
6 Duke's
7 La Dolce Vita Ristorante
8 Lobster West
9 George's At The Cove
10 Eddie V's
11 Prepkitchen Restaurant
12 Cuvier Club
13 Jersey Mike's Subs
14 Sammy's Woodfired Pizza
15 Richard Walker's Pancake House

RETAIL

1 Faherty
2 Quiksilver
3 Talbots
4 Brooks Brothers
5 Ralph Lauren
6 Bluemercury
7 Vuori Clothing
8 Tommy Bahama
9 Gorjana

PARKING

1 LAZ Parking
2 Ace Parking
3 La Jolla Athletic Club
4 LAZ Parking

SHIPPING SERVICES

1 The UPS Store
2 United States Postal Service
3 The UPS Store
4 FedEx Office

ATTRACTIONS & ACTIVITES

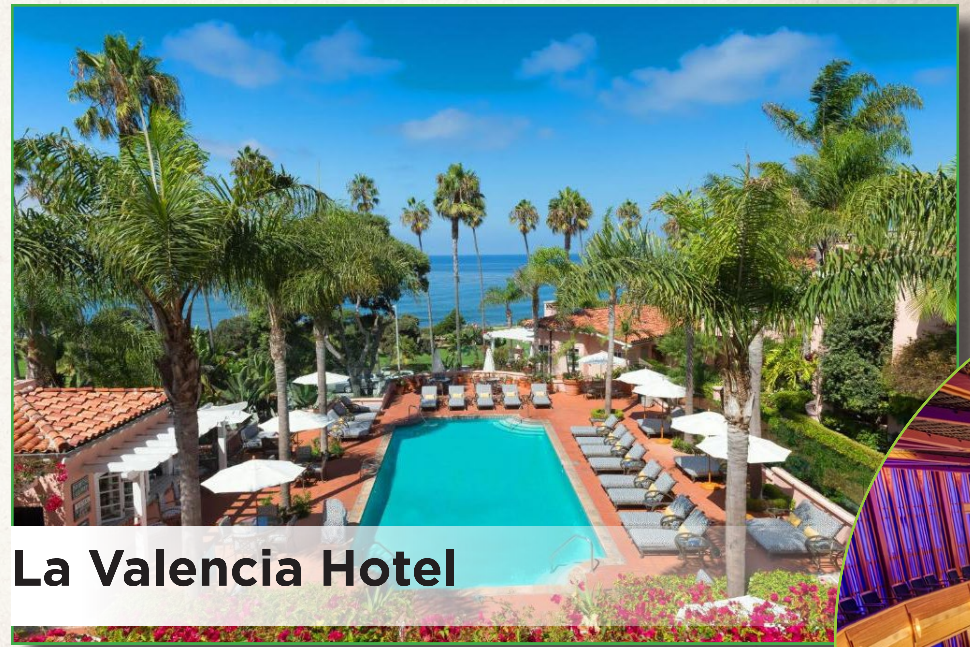
La Jolla, California:
Coastal Elegance and Adventure Await

La Jolla is the home to the beautiful Torrey Pines Golf Course, which was made famous by the PGA Tour Farmers Insurance Invitational and held here in the winter. Just down the steps from the golf course is the more infamous nude beach, Black's Beach. Walking along the beach, especially at sunset, is a popular recreation. Those ambling along may be able to get a glimpse of the "green flash."

Downtown La Jolla is another tourist attraction. It is made up of gourmet delis and markets, boutique hotels, and numerous world-class boutiques and restaurants. The La Valencia Hotel is notable for its architectural and historical presence.

Torrey Pines Golf Course

Blacks Beach



La Valencia Hotel

Museum of Contemporary Art

Prebys Performing Arts Center

The Comedy Store

La Jolla Playhouse

zoning ZONING

ZONING DESCRIPTION

Zone 1: Girard Avenue & Prospect Street

ZONE 1 - LA JOLLA PLANNED DISTRICT ORDINANCE

MAXIMUM BASE DENSITY

The maximum development density shall be as follows:

Zone	Maximum Base Floor Area Ratio (FAR) Permitted Per Lot	Maximum Office FAR or Area Permitted Within Maximum Base FAR
1	1.3	0.5 or 5,000 gross SF, whichever is less

GROUND FLOOR AND STREET FRONTAGE REQUIREMENTS

Retail

Zone	Minimum Percentage (%) of Gross Ground Floor Area	Minimum Percentage (%) of Structure's Street Frontage Length
1	50%	75%

Office

Zone	Maximum Ground Floor Area Restrictions	Maximum Street Frontage Length Restrictions
1	25%	25%

MAXIMUM BONUS DENSITY

A residential/retail mixed use project (with no office uses), shall contain a minimum of 16 percent to a maximum of 50 percent of the total gross floor area in retail use, and the remainder of the total gross floor area in residential use, the maximum building floor area ratio shall be:

Zone	Maximum Floor Area Ratio (Including Bonus)
1	1.7

ZONE 1

GIRARD AVENUE & PROSPECT STREET

This is the core area of La Jolla. It includes primarily retail and visitor oriented commercial uses and frequented by high levels of pedestrian activity. Standards for this zone are designated to maintain that pedestrian scale and continuity, while preserving and enhancing the retail development pattern of the department stores, small retail shops and restaurants.

* Residential development shall be limited to 29 dwelling units per acre

La Jolla Planned District

ZONE 1

GROUND FLOOR AND STREET FRONTAGE REQUIREMENTS:

All open spaces, streets, sidewalks, street furniture, street signs, etc. are to conform to the intent of the Planned Districts to maintain the scale and character of the community. This includes all aesthetics of properties. Some examples of the regulations are as follows:

- Not more than 40% of any exterior building elevation above the first story shall consist of glass of any other material that resembles glass.
- Surface materials that are not in keeping with the existing character of the community are prohibited.

Retail

Zone	Minimum Percentage (%) of Gross Ground Floor Area	Minimum Percentage (%) of Structure's Street Frontage Length
1	50%	75%
2	No minimum required	No minimum required
3	50%	50%
4	50%	50%

Office

Zone	Maximum Ground Floor Area Restrictions	Maximum Street Frontage Length Restrictions
1	25%	25%
2	No ground floor restriction	No ground floor restriction
3	50%	50%
4	50%	50%

MAXIMUM BASE DENSITY

The maximum development density shall be as follows:

Retail

Zone	Maximum Base Floor Area Ratio (FAR) Permitted Per Lot	Maximum Office FAR or Area Permitted Within Maximum Base FAR
1	1.3	0.5 or 5,000 gross SF, whichever is less
2	1.3	1.0 or 5,000 gross SF, whichever is less
3	1.3	0.7r 5,000 gross SF, whichever is less
4	1.0	0.5 5,000 gross SF, whichever is less
5	1.5	Not applicable
6	No Restriction	Not applicable

MAXIMUM BONUS DENSITY

A residential/retail mixed use project (with no office uses), shall contain a minimum of 16 percent to a maximum of 50 percent of the total gross floor area in retail use, and the remainder of the total gross floor area in residential use, the maximum building floor area ratio shall be:

Zone	Maximum Floor Area Ratio (Including Bonus)
1	1.7
2	1.7
3	1.7
4	1.3
5	Not permitted
6	Not permitted

PROPERTY DEVELOPMENT REGULATIONS

The following regulations are applicable to all Planned District Zones and development permits.

MINIMUM LOT AREA AND DIMENSIONS

- In all zones, the minimum lot area size shall be 2,500 square feet, with a minimum frontage of 25 feet and a minimum lot depth of at least 100 feet.
- **Lot Splits:** Where any lot legally existing as of October 1, 1984, is subsequently divided into two or more lots, the maximum total combined area of office use on all lots resulting from the division shall not exceed the square footage limitation listed for the zone in which the lots are located prior to subdivision.

The parking requirements of this Division shall apply. No parking exceptions shall be provided for newly created lots smaller than 6,000 square feet.

MAXIMUM HEIGHT ON PROPERTIES

The maximum height of any point on any structure has to be 30 feet. In addition to the height limit, the following areas within the planned district are limited to structures containing a maximum of two stories:

- All portions of Zone 2
- All portions of Zone 4
- Those portions of Zone 1 are generally bounded by Herschel Avenue to the east, the alley parallel to the west of Girard Avenue to the west, Pear Street to the south and Prospect Street to the north.
- All portions of Zone 3 south of Silverado Street.
- The small portion of Zone 5 and Coast Boulevard, generally west of the intersection of La Jolla Boulevard and Coast Boulevard South.

The unique zoning and development regulations created for La Jolla bring distinctive opportunities and challenges for investors and tenants. A clear understanding of the complexities of real estate in La Jolla is critical for real estate professionals practicing in La Jolla.

SALES COMPARABLES

sales comparables

SALES COMPARABLES

1228-1232 PROSPECT STREET
LA JOLLA, CA 92037

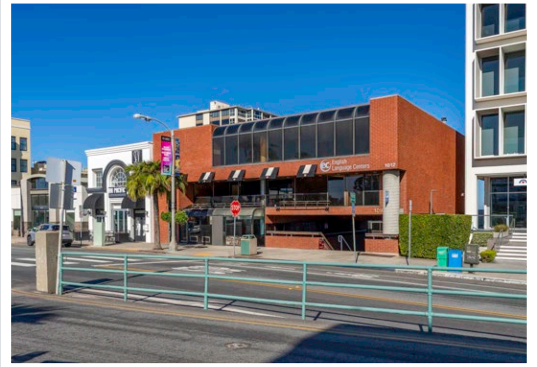
SALE DATE	7/11/2024
RBA	3,683 SF
BUILDING TYPE	MULTI-TENANT RETAIL/RES
OCCUPANCY AT CLOSE	100%
YEAR BUILT	1936
NO. OF FLOORS	2
PARKING	NONE - 0/1000 SF
PRICE	$5,500,000
PRICE PSF	$1,493
CAP RATE	5.0%

836 PROSPECT STREET
LA JOLLA, CA 92037

SALE DATE	5/6/2024
RBA	5,239 SF
BUILDING TYPE	MULTI-TENANT OFFICE
OCCUPANCY AT CLOSE	61%
YEAR BUILT	1919 | 1984
NO. OF FLOORS	3
PARKING	NONE - 0/1000 SF
PRICE	$4,800,000
PRICE PSF	$916
CAP RATE	N/A

1020 PROSPECT STREET
LA JOLLA, CA 92037

SALE DATE	3/14/2024
RBA	2,103 SF
BUILDING TYPE	RETAIL CONDO
OCCUPANCY AT CLOSE	100%
YEAR BUILT	2017-REMODEL
NO. OF FLOORS	GROUND FLOOR
PARKING	NONE - 0/1000 SF
PRICE	$5,980,000
PRICE PSF	$2,843
CAP RATE	N/A



1010-1012 PROSPECT STREET
LA JOLLA, CA 92037
SUBJECT PROPERTY

RBA	28,370 SF
BUILDING TYPE	MIXED-USE
OCCUPANCY AT CLOSE	0%
YEAR BUILT	1982
NO. OF FLOORS	Building - 3 to 5 Parking - 5
PARKING	110 - 3.9/1,000 SF
PRICE	$18,500,000
PRICE PSF	$652
CAP RATE	N/A

1110 PROSPECT STREET
LA JOLLA, CA 92037

SALE DATE	6/16/2022
RBA	9,369 SF
BUILDING TYPE	HOTEL (26 ROOMS)
OCCUPANCY AT CLOSE	N/A
YEAR BUILT	1947 | 2022
NO. OF FLOORS	3
PRICE	$17,500,000
PARKING	NONE - 0/1000 SF
PRICE PSF	$1,868
CAP RATE	N/A

1133-1147 PROSPECT STREET
LA JOLLA, CA 92037

SALE DATE	1/6/2020
RBA	8,116 SF
BUILDING TYPE	MULTI-TENANT
OCCUPANCY AT CLOSE	100%
YEAR BUILT	1950+
NO. OF FLOORS	1
PARKING	25 - 3.2/1000 SF
PRICE	$15,300,000
PRICE PSF	$1,885
CAP RATE	4.5%

1025 PROSPECT STREET
LA JOLLA, CA 92037
(GROUND LEASE)

SALE DATE	2/18/2026
RBA	33,056 SF
BUILDING TYPE	MULTI-TENANT RETAIL
OCCUPANCY AT CLOSE	100%
YEAR BUILT	1984 | 2009
NO. OF FLOORS	3
PARKING	91 - 2.75/1,000 SF
PRICE	$10,300,000
PRICE PSF	$311
CAP RATE	8.20%

DEMOGRAPHICS

demographics

Area Description

Census 2020 Summary	1 mile	3 miles	5 miles
Population	7,162	50,981	164,986
Households	3,389	19,615	68,818
Families	1,752	11,315	33,201
Average Household Size	1.95	2.24	2.18
Owner Occupied Housing Units	1,813	11,729	28,729
Renter Occupied Housing Units	1,576	7,886	40,089
Median Age	56.9	39.2	33.7
2026 Summary			
Population	7,057	50,008	162,828
Households	3,400	19,572	69,417
Families	1,693	10,967	32,297
Average Household Size	1.91	2.20	2.14
Owner Occupied Housing Units	1,816	11,714	28,799
Renter Occupied Housing Units	1,584	7,858	40,618
Median Age	58.1	39.7	34.6
Median Household Income	$161,200	$160,345	$127,461
Average Household Income	$213,923	$220,140	$175,224
2031 Summary			
Population	6,994	49,518	161,304
Households	3,412	19,530	69,498
Families	1,696	10,935	32,297
Average Household Size	1.89	2.18	2.11
Owner Occupied Housing Units	1,834	11,718	28,953
Renter Occupied Housing Units	1,578	7,811	40,546
Median Age	59.7	40.5	36.0
Median Household Income	$187,477	$187,498	$144,896
Average Household Income	$234,387	$242,780	$192,804
Trends: 2026-2031 Annual Rate			
Population	-0.18%	-0.20%	-0.19%
Households	0.07%	0.04%	0.02%
Families	0.04%	0.06%	0.00%
Owner Households	0.20%	0.01%	0.11%
Median Household Income	3.07%	3.18%	2.60%

Source: US Bureau and Census; made with ESRI Business Analyst

Demographics

2026 Households by Income	Number	Percent	Number	Percent	Number	Percent
<$15,000	179	5.3%	896	4.6%	4,660	6.7%
$15,000 - $24,999	126	3.7%	629	3.2%	2,020	2.9%
$25,000 - $34,999	100	2.9%	531	2.7%	2,179	3.1%
$35,000 - $49,999	311	9.1%	1,011	5.2%	4,365	6.3%
$50,000 - $74,999	402	11.8%	1,649	8.4%	7,298	10.5%
$75,000 - $99,999	149	4.4%	1,518	7.8%	6,847	9.9%
$100,000 - $149,999	335	9.9%	2,908	14.9%	12,160	17.5%
$150,000 - $199,999	359	10.6%	2,500	12.8%	9,531	13.7%
$200,000+	1,439	42.3%	7,929	40.5%	20,358	29.3%
Median Household Income	$161,200		$160,345		$127,461	
Average Household Income	$213,923		$220,140		$175,224	
Per Capita Income	$104,275		$87,488		$75,273	

2031 Households by Income	Number	Percent	Number	Percent	Number	Percent
<$15,000	170	5.0%	808	4.1%	4,223	6.1%
$15,000 - $24,999	100	2.9%	479	2.5%	1,632	2.3%
$25,000 - $34,999	76	2.2%	397	2.0%	1,730	2.5%
$35,000 - $49,999	267	7.8%	815	4.2%	3,779	5.4%
$50,000 - $74,999	357	10.5%	1,380	7.1%	6,461	9.3%
$75,000 - $99,999	127	3.7%	1,278	6.5%	6,191	8.9%
$100,000 - $149,999	315	9.2%	2,628	13.5%	11,684	16.8%
$150,000 - $199,999	369	10.8%	2,486	12.7%	9,921	14.3%
$200,000+	1,630	47.8%	9,258	47.4%	23,878	34.4%
Median Household Income	$187,477		$187,498		$144,896	
Average Household Income	$234,387		$242,780		$192,804	
Per Capita Income	$115,504		$97,133		$83,648	

Source: US Bureau and Census; made with ESRI Business Analyst

POPULATION BY EDUCATION

The educational attainment of the population aged 25 years or older in the area was distributed as follows:

- **40.5%** had earned a Master's/ Professional/Doctorate Degree
- **39.0%** had a Bachelor's degree
- **4.3%** had completed an Associate degree
- **5.5%** were high school graduates only
- **0.8%** had not earned a high school diploma

POPULATION BY EMPLOYMENT

The occupational distribution of the employed population is:

- **84.5%** in white collar jobs
- **10.7%** in service jobs
- **4.8%** in blue collar jobs

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