OFFERING MEMORANDUM

12207-12213 Valley Blvd
3122 Maxson Rd
El Monte, CA 91732

RARE OWNER-USER/VALUE-ADD & REDEVELOPMENT POTENTIAL

±10k SF on a ±1.3-Acre Site | C3-CMU Zoning | 3 Parcels
±183 Ft. Valley Blvd Frontage | ±23,380 VPD (Valley) & ±214,000 VPD (10 FWY)
First time available for sale in over 45 years!

Exclusively Listed By:
Han Widjaja Chen, CCIM - President
Dir 626.594.4900
han.chen@growthinvestmentgroup.com
Broker License No. 01749321

Andrew Chia, MBA, MS - Associate
Dir 626.898.9710
AndrewChia@GrowthInvestmentGroup.com
DRE#02250138

GROWTH INVESTMENT GROUP
CALIFORNIA

GROWTH INVESTMENT GROUP
CALIFORNIA

Growth Investment Group California

Han Widjaja Chen, CCIM
President
Dir 626.594.4900
Han.Chen@GrowthInvestmentGroup.com
Broker License No. 01749321

Justin McCardle
Vice President
Dir 310.606.0192
justin@growthinvestmentgroup.com
DRE#01895720

Andrew Chia, MBA, MS
Associate
Dir 626.898.9710
andrewchia@growthinvestmentgroup.com
DRE#02250138

Abel Benitez
Senior Associate
Dir 213.595.8105
Abel@growthinvestmentgroup.com
DRE#02173463

Alex Sherman
Associate
Dir 571.531.8658
asherman@growthinvestmentgroup.com
DRE#02236501

Raine DeMesa
Marketing Associate
Dir. 626.594.4901
raine@growthinvestmentgroup.com

01. EXECUTIVE SUMMARY

GROWTH INVESTMENT GROUP CALIFORNIA

Summary

Subject Property:	12207-12213 Valley Blvd 3122 Maxson Rd El Monte, CA 91732
Asking Price:	~~$7,125,000~~ $6,000,000
Price/SF (LOT):	~~$125~~ $105
Building Area:	9,389 SF
Total Lot Size:	56,898 SF/±1.3 Acre
Year Built:	1949-1946-1984
APN (12207 Valley): Lot Size (12207 Valley):	8565-021-006 24,256 SF
APN (12213 Valley): Lot Size (12213 Valley):	8565-021-007 25,857 SF
APN (3122 Maxson): Lot Size (3122 Maxson):	8565-021-005 6,785 SF
Zoning:	C3 CMU

Financial and Rent Roll on page 30-31.

Investment Highlights

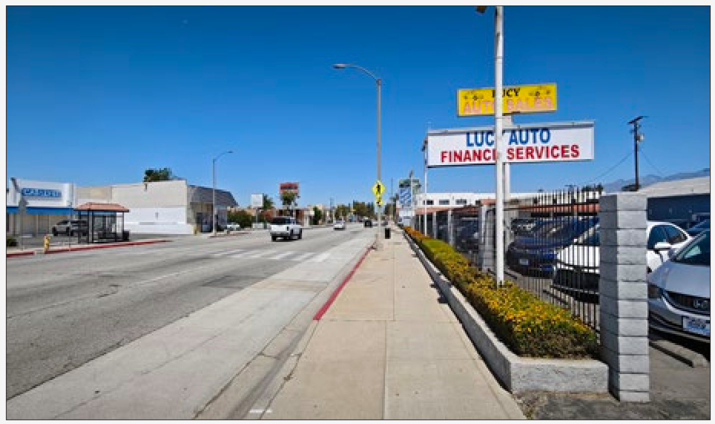
- **Prime Owner/User & Value-Add Opportunity**: Currently operating as a ±9,389 SF auto dealership and auto-body shop, providing immediate utility and existing infrastructure on a massive ±1.3-acre (±56,898 SF) C3-zoned lot (3 separate parcels)
- **Exceptional Valley Blvd Exposure**: Commands highly visible placement with ±183 feet of prime street frontage at the strategic intersection of Valley Blvd and Maxson Rd.
- **Superb Regional Access**: Outstanding connectivity with immediate proximity to Interstate 605 and Interstate 10, ensuring seamless routing for customers and operations to Downtown Los Angeles and surrounding markets.
- **High Traffic Commercial Corridor**: Positioned on the premier retail and mixed-use street in the West San Gabriel Valley, benefiting from daily traffic counts of ±23,380 vehicles.
- **Maximum Freeway Visibility**: Features a prominent pylon sign that provides extra exposure, capturing sightlines directly from the 10 FWY and its ±214,000 VPD.
- **Flexible C3 CMU Zoning**: Commercial Mixed-Use zoning allows a wide variety of immediate commercial operations, or future high-density residential and retail redevelopment.
- **Generational Asset**: First time this property has been available for sale since 1979 (±45 years).
- **Strong Market Momentum**: Surrounded by billions of dollars in new developments (including the Hyatt, Sheraton, and Hilton hotels) with recent residential condo sales in the area ranging from $645,000 to $742,000.

HAN WIDJAJA CHEN 626.594.4900 Han.Chen@growthinvestmentgroup.com
ANDREW CHIA, MBA 626.898.9710 AndrewChia@growthinvestmentgroup.com

GROWTH INVESTMENT GROUP CALIFORNIA

EXECUTIVE SUMMARY

Growth Investment Group California is pleased to present 12207-12213 Valley Blvd and 3122 Maxson Rd, a rare Owner/User and/or Redevelopment opportunity situated along the highly coveted Valley Blvd corridor in El Monte, CA. Available for the first time in ±45 years, this property spans a substantial ±1.3-acre (±56,898 SF) corner lot (3 parcels). Rather than solely a land play, this site offers immediate operational utility for a business owner with the added security of tremendous long-term redevelopment potential in a rapidly growing submarket.



Immediate Owner/User Utility & Unmatched Exposure Currently configured as a single-story, low-maintenance automotive dealership and auto-body shop totaling ±9,389 SF, the property provides expansive parking and existing infrastructure ready for an operator. The site commands exceptional visibility with ±183 feet of prime street frontage at the intersection of Valley Blvd and Maxson Rd. A prominent pylon sign provides dominant signage, capturing sightlines from the nearby 10 FWY. Strategically located, the property offers superb, immediate access to Interstate 605 and Interstate 10, establishing it as a highly accessible regional destination. This positioning exposes the site to strong daily traffic counts of approximately ±23,380 vehicles on Valley Blvd and an impressive ±214,000 VPD on the 10 FWY.

Flexible C3 CMU Zoning & Long-Term Value While perfectly suited for an active owner/user today, the property's C3 (Commercial Mixed-Use) zoning provides a clean slate for savvy developers in the future. This flexible designation allows for a wide range of uses, yielding the highest permitted residential density for mixed-use residential, retail, office, or hospitality projects. An owner could comfortably operate their business now and eventually subdivide the lot—maintaining commercial use on one parcel while developing residential on the other. The financial viability of future development is heavily supported by recent local MLS data, with residential condominiums commanding attractive sold prices ranging from $645,000 to $742,000 (since May 2024). Buyers are encouraged to consult with the City of El Monte to verify specific development guidelines.

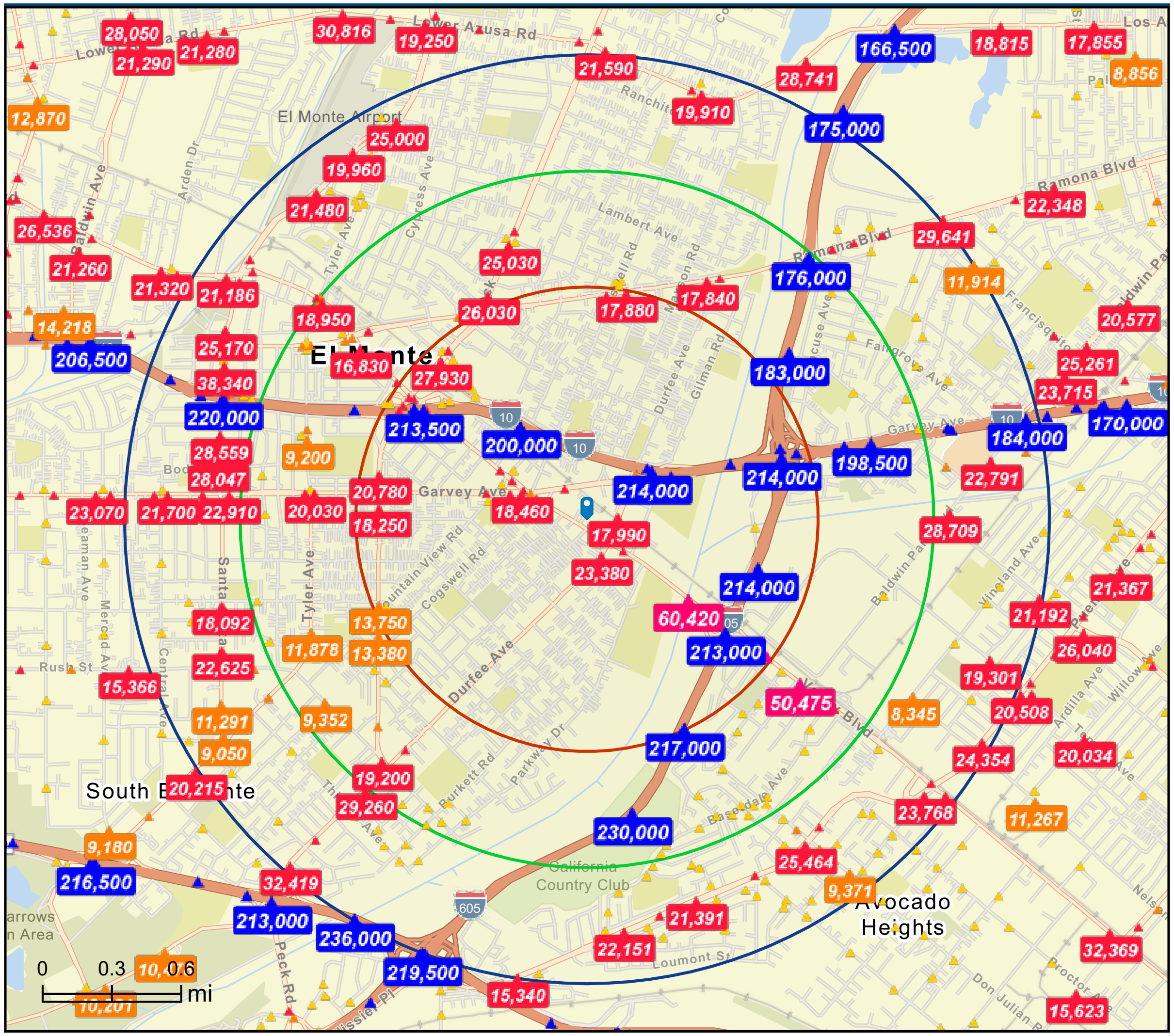
Current Tenant The property is currently master leased to Lucy Auto Sales with Net Lease structure. Current tenants sublease the other buildings to their subtenants. Current tenant has 1st right of refusal. The other subtenants are G4 Collision Center and other auto repair shops. Owner can deliver the building Vacant if needed.

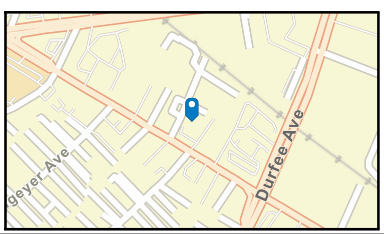
A Thriving Commercial & Cultural Hub Valley Blvd serves as the primary retail and cultural artery for several San Gabriel Valley cities, including El Monte, Alhambra, San Gabriel, and Rosemead. The area is a focal point for the local community and attracts significant attention through regional events like the Lunar New Year Parade. The immediate vicinity is undergoing massive transformation, fueled by both local investments and foreign capital, resulting in billions of dollars in active and completed developments. Notable neighboring projects include The Exchange at Gateway, Baldwin Rose Apartments, and several major hospitality additions such as the Hyatt, Sheraton, and Hilton hotels.

HAN WIDJAJA CHEN 626.594.4900 Han.Chen@growthinvestmentgroup.com
ANDREW CHIA, MBA 626.898.9710 AndrewChia@growthinvestmentgroup.com

GROWTH INVESTMENT GROUP
CALIFORNIA

Traffic Count Map





Average Daily Traffic Volume
- Up to 6,000 vehicles per day
- 6,001 - 15,000
- 15,001 - 30,000
- 30,001 - 50,000
- 50,001 - 100,000
- More than 100,000 per day

GROWTH INVESTMENT GROUP CALIFORNIA

Aerial Photos

GROWTH INVESTMENT GROUP
CALIFORNIA

Aerial Photos

Aerial Photos

HAN WIDJAJA CHEN 626.594.4900 Han.Chen@growthinvestmentgroup.com
ANDREW CHIA, MBA 626.898.9710 AndrewChia@growthinvestmentgroup.com

GROWTH INVESTMENT GROUP
CALIFORNIA

Aerial Photos

HAN WIDJAJA CHEN 626.594.4900 Han.Chen@growthinvestmentgroup.com
ANDREW CHIA, MBA 626.898.9710 AndrewChia@growthinvestmentgroup.com

GROWTH INVESTMENT GROUP
CALIFORNIA

Aerial Photos

HAN WIDJAJA CHEN 626.594.4900 Han.Chen@growthinvestmentgroup.com
ANDREW CHIA, MBA 626.898.9710 AndrewChia@growthinvestmentgroup.com

GROWTH INVESTMENT GROUP
CALIFORNIA

Aerial Photos

HAN WIDJAJA CHEN 626.594.4900 Han.Chen@growthinvestmentgroup.com
ANDREW CHIA, MBA 626.898.9710 AndrewChia@growthinvestmentgroup.com

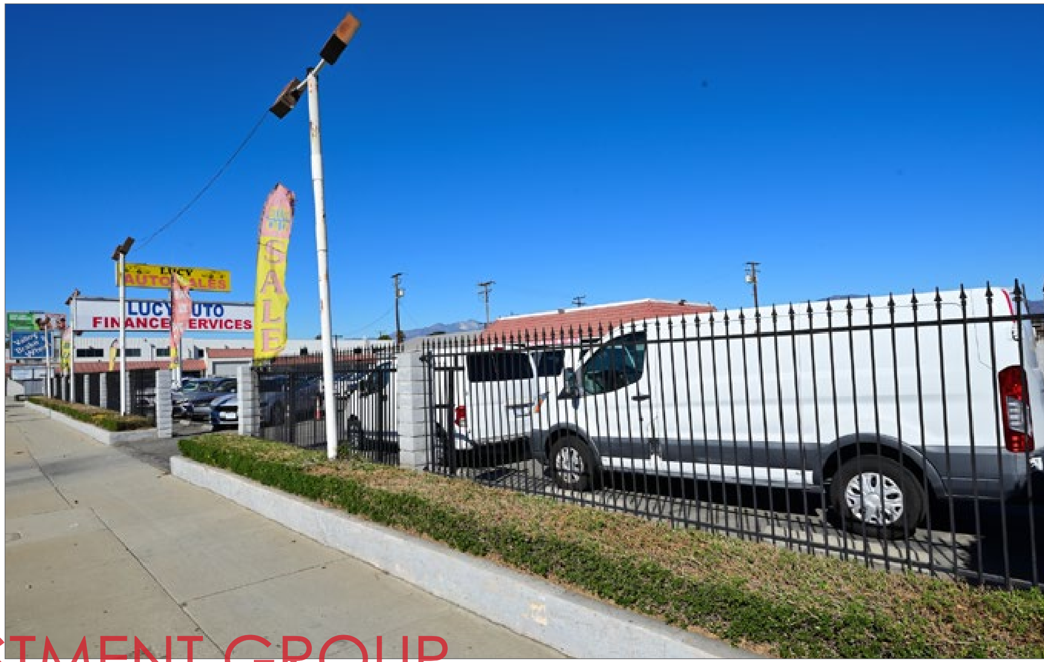
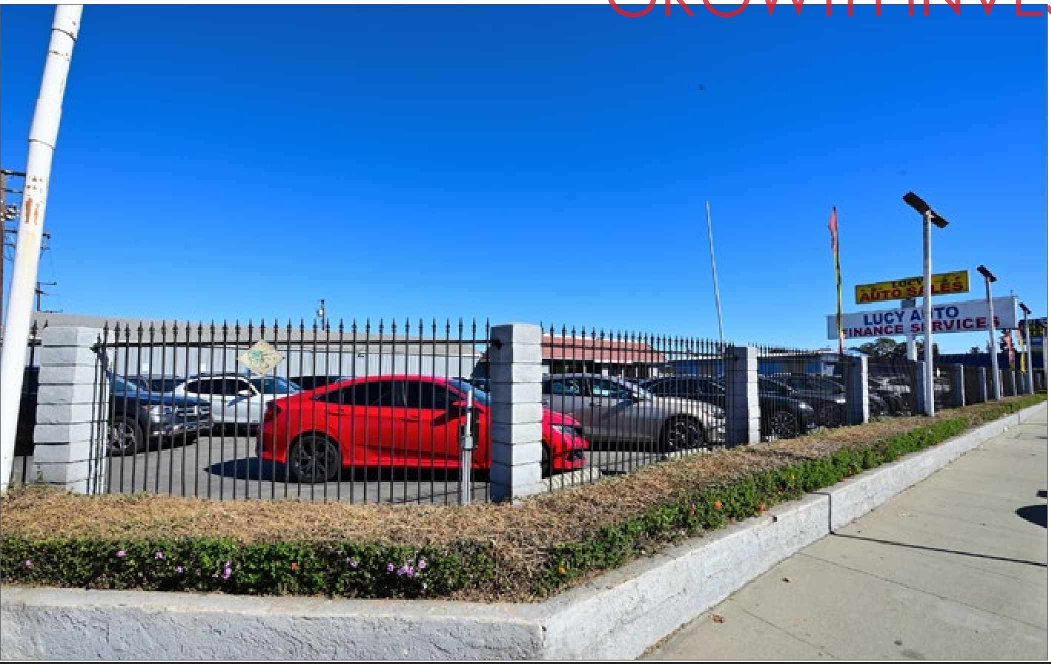
GROWTH INVESTMENT GROUP
CALIFORNIA

Aerial Photos

HAN WIDJAJA CHEN 626.594.4900 Han.Chen@growthinvestmentgroup.com
ANDREW CHIA, MBA 626.898.9710 AndrewChia@growthinvestmentgroup.com

GROWTH INVESTMENT GROUP
CALIFORNIA

Property Photos - Lucy Auto Sales

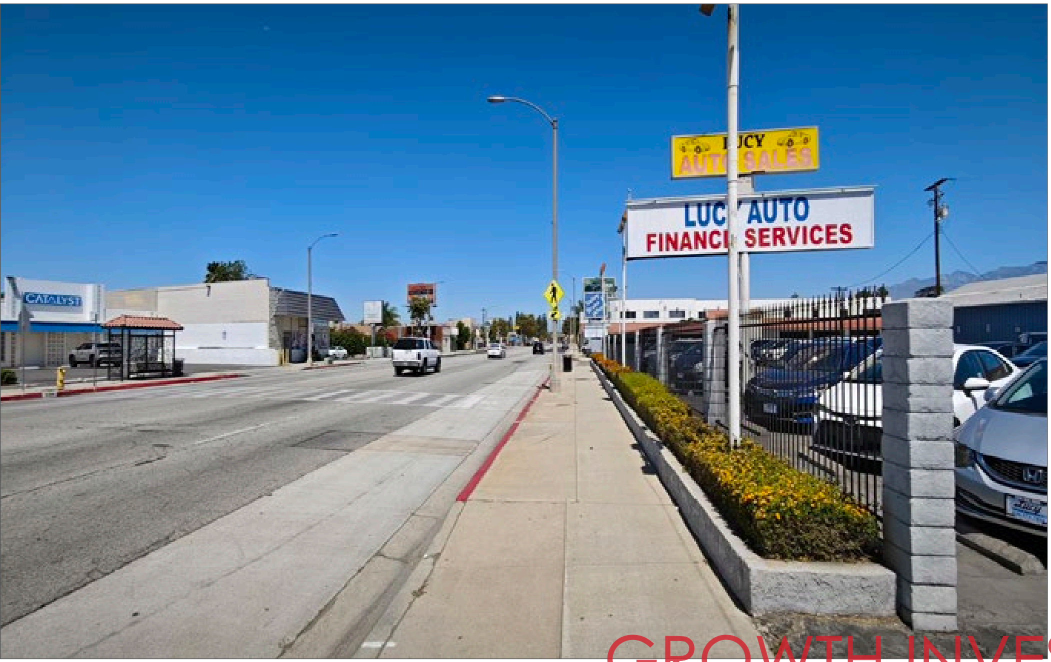




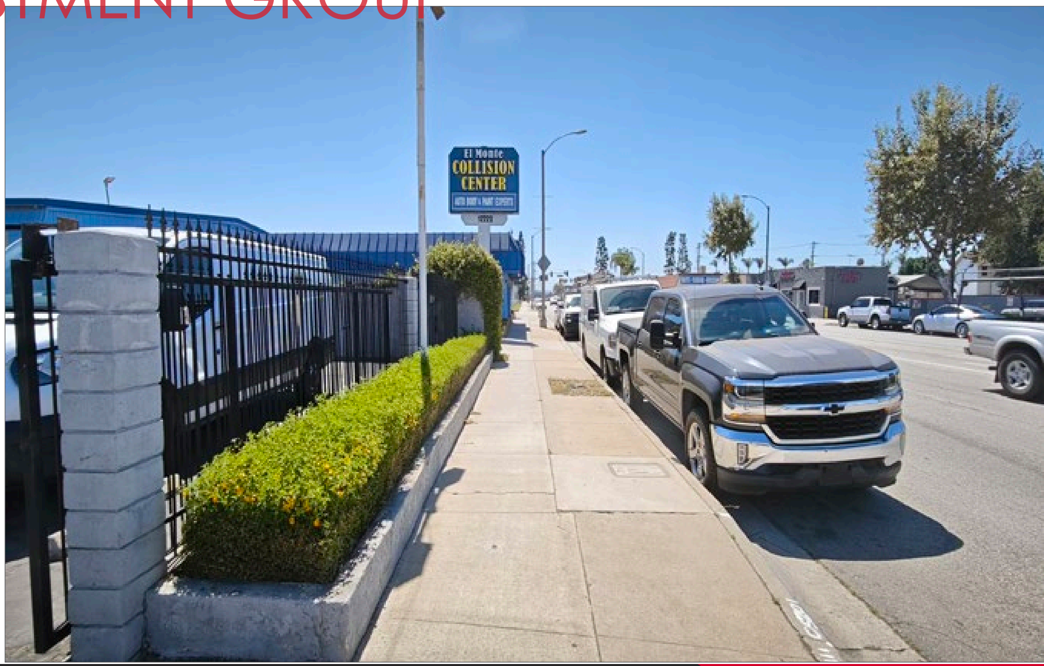

HAN WIDJAJA CHEN 626.594.4900 Han.Chen@growthinvestmentgroup.com
ANDREW CHIA, MBA 626.898.9710 AndrewChia@growthinvestmentgroup.com

Property Photos - Lucy Auto Sales & Collission Center

GROWTH INVESTMENT GROUP
CALIFORNIA

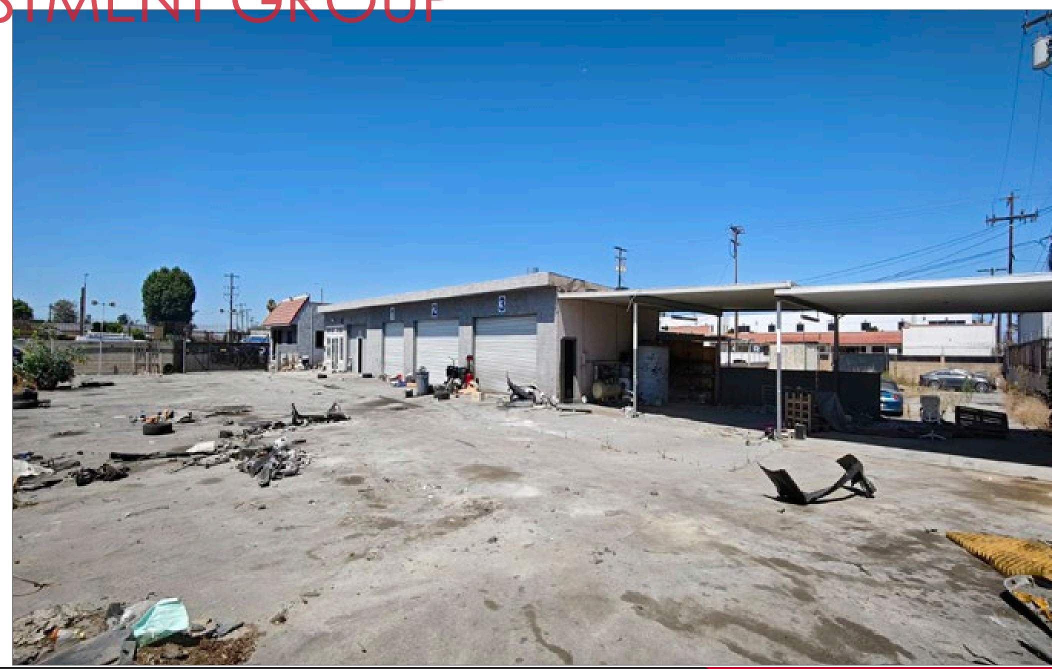
Property Photos - Lucy Auto Sales



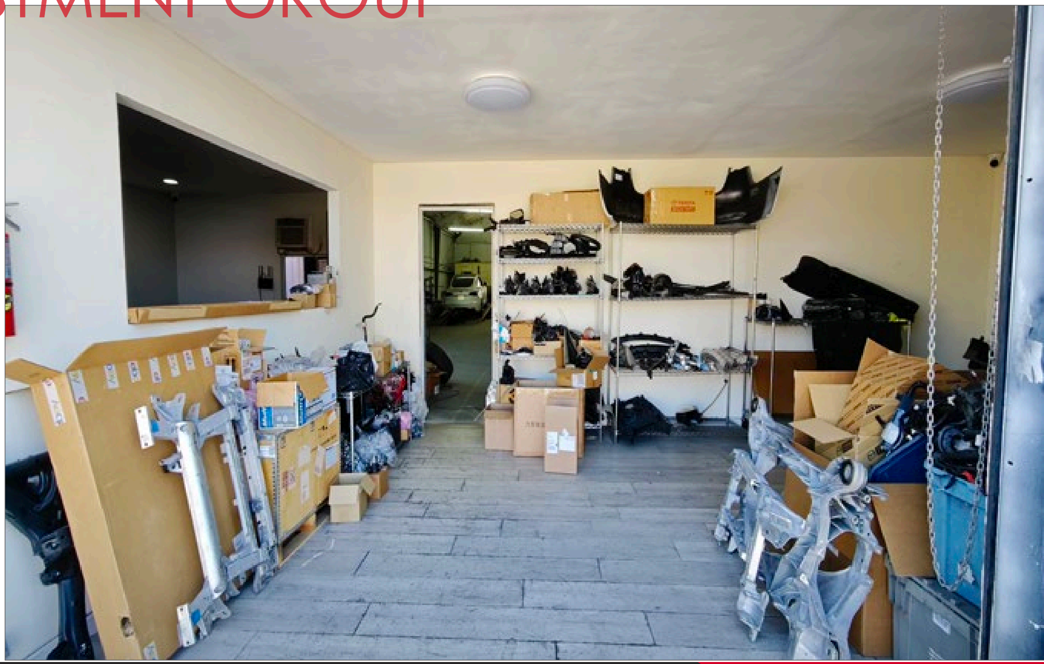


GROWTH INVESTMENT GROUP
CALIFORNIA

Property Photos - Subtenant of Lucy Auto Sales (#12201)

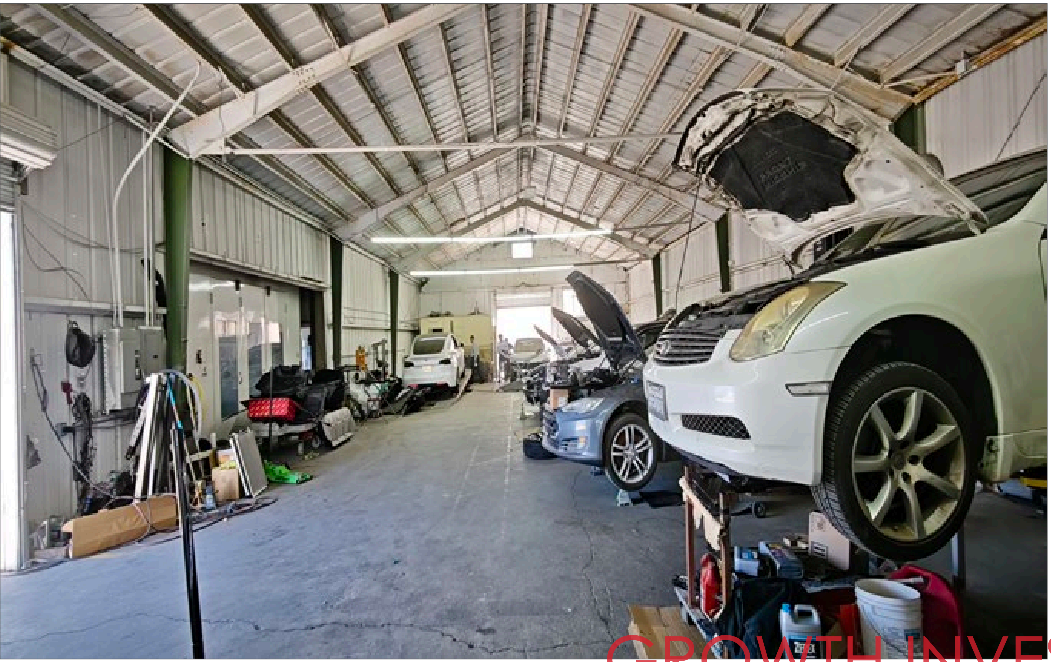


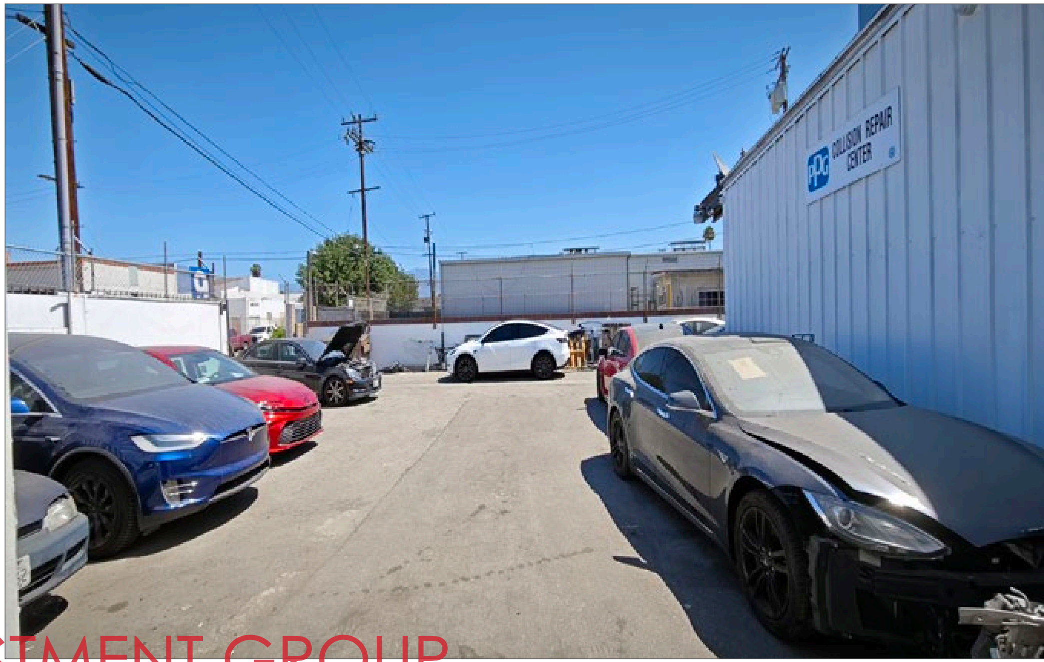
Property Photos - Subtenants of Lucy Auto Sales (#12201 & G4 Collision Center)

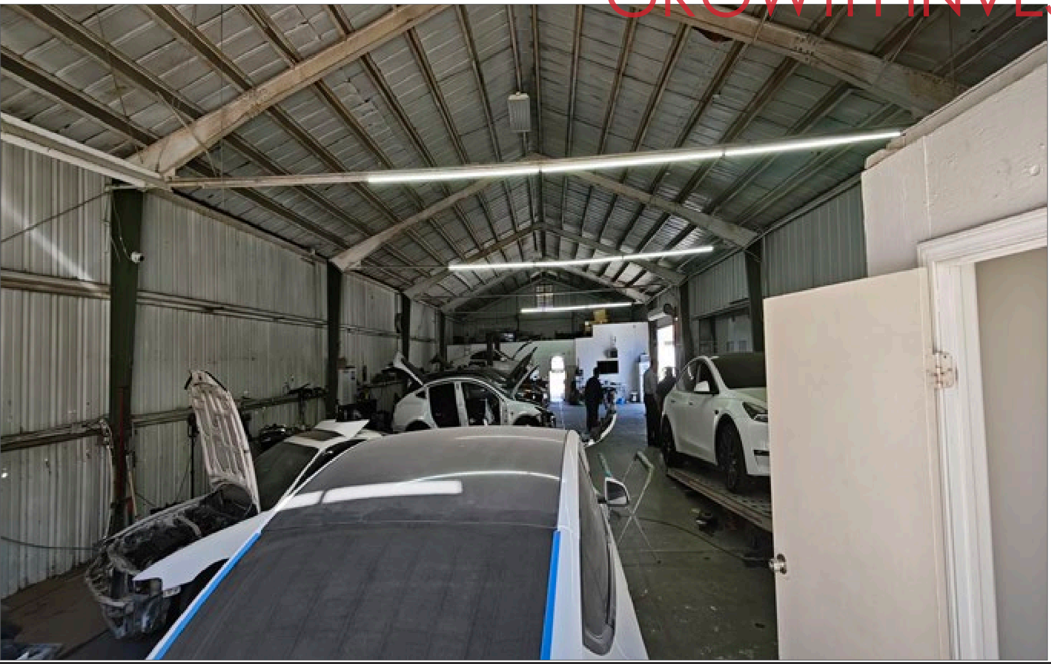


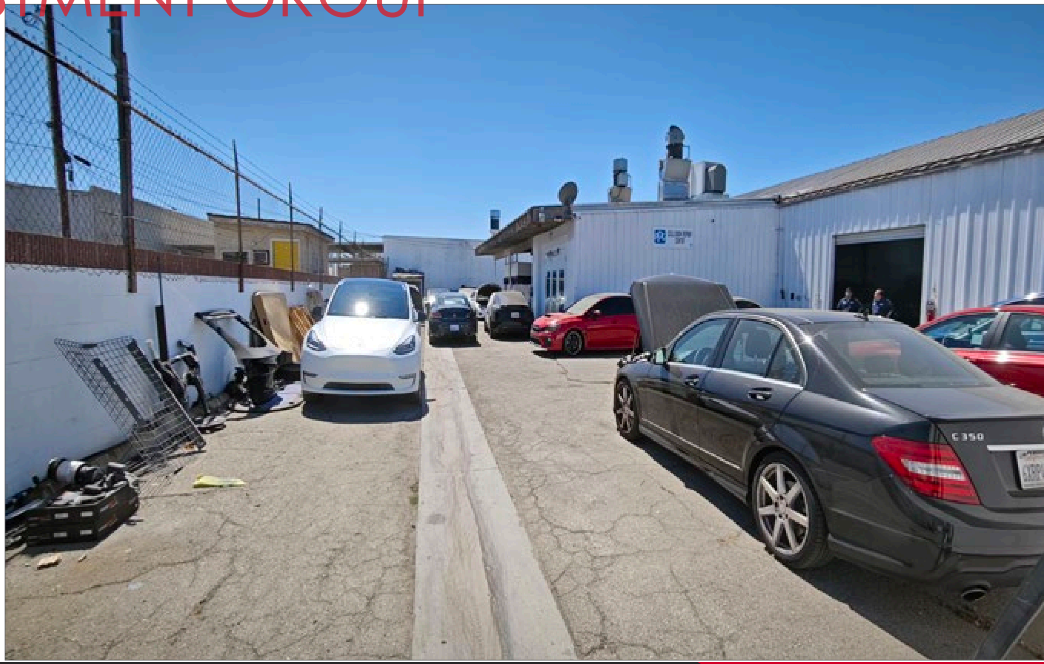
GROWTH INVESTMENT GROUP
CALIFORNIA

Property Photos - Subtenants of Lucy Auto Sales (#12201 & G4 Collision Center)





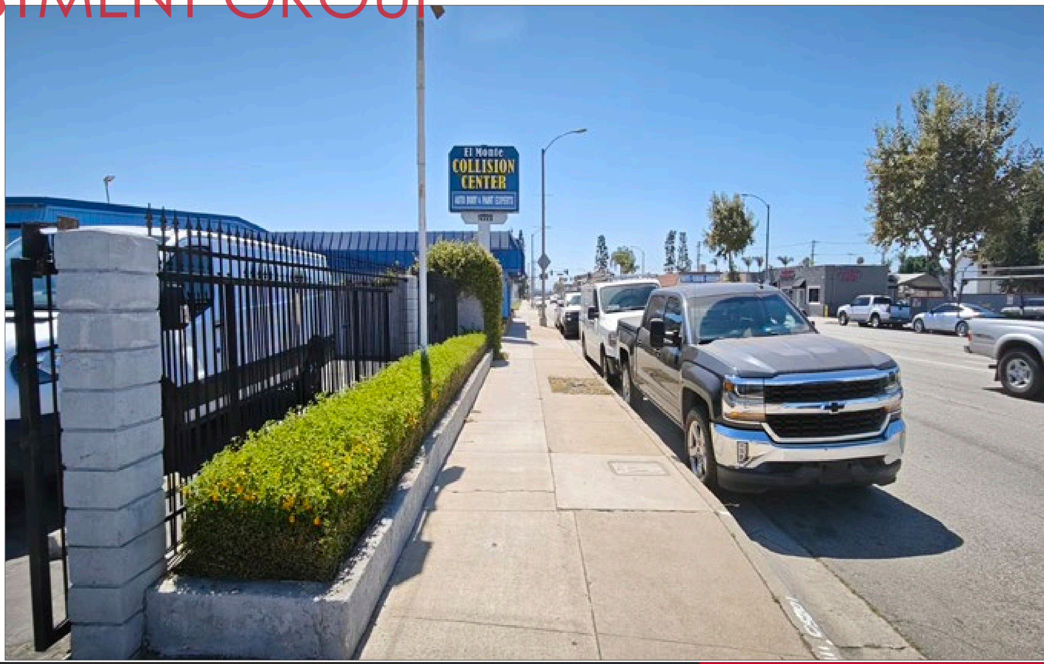




HAN WIDJAJA CHEN 626.594.4900 Han.Chen@growthinvestmentgroup.com
ANDREW CHIA, MBA 626.898.9710 AndrewChia@growthinvestmentgroup.com

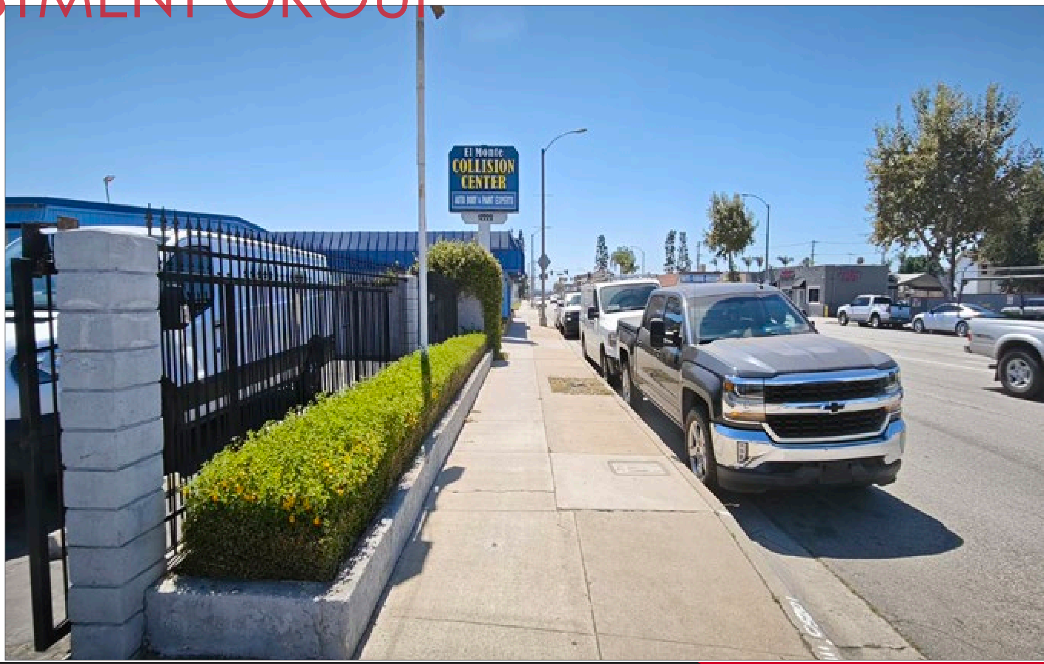
GROWTH INVESTMENT GROUP CALIFORNIA

Property Photos



GROWTH INVESTMENT GROUP CALIFORNIA

Property Photos



HAN WIDJAJA CHEN 626.594.4900 Han.Chen@growthinvestmentgroup.com
ANDREW CHIA, MBA 626.898.9710 AndrewChia@growthinvestmentgroup.com

GROWTH INVESTMENT GROUP CALIFORNIA

Nearby Projects

SUMMARY

Esperanza Village
4024 Durfee Avenue

- Proposed Low income, seniors, & people with special needs households
- Resi & Mixed-use dev: 202 rentals, medical clinics, senior care center, training center, 5.6 acre park
- Lot size 370,696 SF

LOCATION: WITHIN A MILE OF SUBJECT PROPERTY

SUMMARY

Avila
11348 Valley Blvd

- Under construction
- 39 townhomes, starts at $679,000

LOCATION: WITHIN A MILE OF SUBJECT PROPERTY

SUMMARY

Promenade
10568 Gateway Promenade

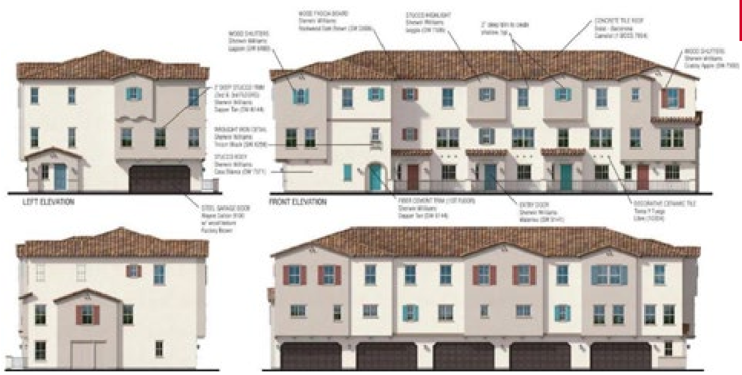
- Under Construction Apartments, Retail, & Parking
- Lot size 106,360 SF
- Building size 293,655 SF

LOCATION: WITHIN 2 MILES OF SUBJECT PROPERTY

HAN WIDJAJA CHEN 626.594.4900 Han.Chen@growthinvestmentgroup.com
ANDREW CHIA, MBA 626.898.9710 AndrewChia@growthinvestmentgroup.com

GROWTH INVESTMENT GROUP CALIFORNIA

Nearby Projects



SUMMARY

Cypress-Orchard Townhomes
3700 Cypress Avenue

- 103 Proposed Townhomes
- Lot Size 31,799 SF
- Building size 18,000 SF

LOCATION: WITHIN 2 MILES OF SUBJECT PROPERTY

SUMMARY

Wingate Hotel El Monte
12300 Valley Blvd

- Proposed Retail, Hotel, & Parking
- Lot size 38,333 SF
- Building size 44,000 SF

LOCATION: WITHIN A BLOCK OF SUBJECT PROPERTY

SUMMARY

Holiday Inn Express El Monte
12432 Valley Blvd

- Proposed Retail, Hotel, & Parking
- Lot size 45,738 SF
- Building size 96,550 SF

LOCATION: WITHIN 2 BLOCKS OF SUBJECT PROPERTY

HAN WIDJAJA CHEN 626.594.4900 Han.Chen@growthinvestmentgroup.com
ANDREW CHIA, MBA 626.898.9710 AndrewChia@growthinvestmentgroup.com

Nearby Projects

SUMMARY

Palo Verde Apartments
4704 Peck Rd

- Completed Apartments
- Lot Size 43,996 SF
- Building Size 50,000 SF

LOCATION: WITHIN 2 MILES OF SUBJECT PROPERTY

SUMMARY

Goodman Logistics Center
4200-4228-4250-4388 Shirley Ave, Santa Fe Springs

- Completed Warehouse
- Lot Size 1,200,000 SF
- Building Size 2,427,176 SF

LOCATION: WITHIN 2 MILES OF SUBJECT PROPERTY

SUMMARY

Baldwin Rose
4143 Baldwin Avenue

- Completed Apartments, veterans' family housing
- 53 units

LOCATION: WITHIN 3 MILES OF SUBJECT PROPERTY

HAN WIDJAJA CHEN 626.594.4900 Han.Chen@growthinvestmentgroup.com
ANDREW CHIA, MBA 626.898.9710 AndrewChia@growthinvestmentgroup.com

Local Map


EL MONTE CITY HALL
LONGO LEXUS
LONGO TOYOTA
BARNES PARK
KAISER BALDWIN PARK
MOUNTAIN VIEW PARK
12207-12213 VALLEY BLVD
3122 MAXSON RD
EL MONTE COMMUNITY HOSPITAL
SAN ANGELO PARK
CALIFORNIA COUNTRY CLUB
GROWTH INVESTMENT GROUP
Valley Blvd
Garvey Ave
El Monte High School
Viet Huong Restaurant
China Great Buffet
El Pollo Loco
Mountain View School District
SA Recycling
Kellwood Company
CyberPowerPC
Extra Space Storage
Project N1 Airsoft Field
Zamora Park
Durfee Ave
Tyler Ave
Santa Anita Ave
Elliott Ave
Dodson St
Magnolia St
Jasmeen threading & beauty
Clark's Moulding and Doors
iBUYPOWER
Torch Middle School
E Temple Ave
Shein
Vineland Swapmeet
Taco Nazo
Walnut Creek
Brookside Country Club Manufactured...
Dollar Tree
CVS
Marshalls
Monte Vista Middle School
A Huevo que Si Mexican Brunch
McDonald's
Workman Mill Rd
Chick-fil-A
Ramona Blvd
Car Pros
Lexus

GROWTH INVESTMENT GROUP CALIFORNIA

Plat Map

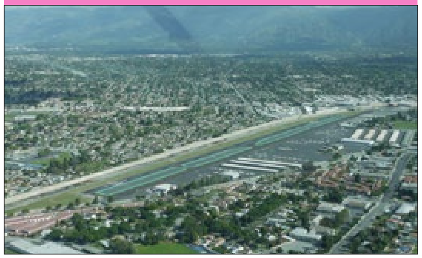
GROWTH INVESTMENT GROUP CALIFORNIA

Regional Map

HAN WIDJAJA CHEN 626.594.4900 Han.Chen@growthinvestmentgroup.com
ANDREW CHIA, MBA 626.898.9710 AndrewChia@growthinvestmentgroup.com

Area Amenities

San Gabriel Valley Airport



Distance:
8 minute Drive, 2.4 miles

Located in the heart of the San Gabriel Valley with access to the I-10 and 210 Freeways, San Gabriel Valley Airport facilitates over 97,000 general aviation takeoffs and landings each year. Originally constructed in 1936, today the airport, owned and operated by the County of Los Angeles since 1969, is publicly available to general aviation aircraft 24-hours a day seven days a week and is home to over 300 based aircraft, a restaurant, and numerous aviation-related businesses.

Whittier Narrows Recreation Area

Distance:
8 minute Drive, 4.8 miles

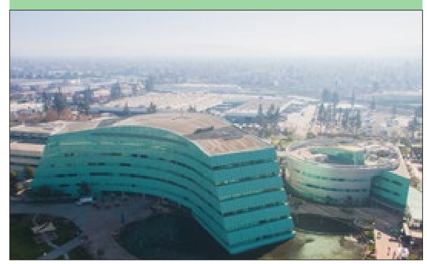
Whittier Narrows is a 1,492-acre park located in the City of South El Monte and is one of Los Angeles County's largest and most popular recreation areas. The park is located on both sides of the Pomona Freeway at Rosemead Boulevard and Santa Anita Avenue.

The Shops at Montebello

Distance:
12 minute Drive, 6.6 miles

The Shops at Montebello is a shopping mall mainly located within the city limits of Montebello, California, with over 120 national and local retail outlets such as Aeropostale, Disney Store, Hollister, Victoria's Secret and BJ's Restaurant & Brewery. It features major department stores, children's stores, smaller shops such as beauty and bath stores, health stores and salons, as well as a small food court.

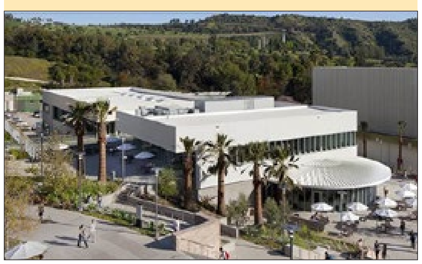
Kaiser Baldwin Park



Distance:
8 minute Drive, 2.5 miles

The Kaiser Baldwin Park location features services such as Emergency, Urgent care, and Pharmacy services. The location also has Anesthesiology, Cardiology, and various other Departments and medical specialties.

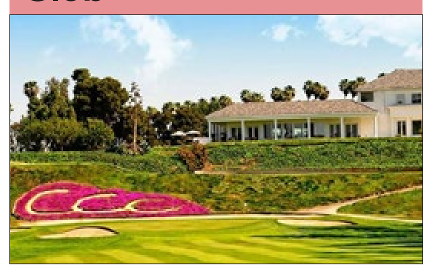
Rio Hondo College



Distance:
9 minute Drive, 4.2 miles

Rio Hondo College is a public community college in North Whittier, California. The college is named after the Rio Hondo. Founded in 1960, it mainly serves the cities of Whittier, Pico Rivera, Santa Fe Springs, El Monte, and South El Monte. Aside from its academic programs, the college is also home to Rio Hondo Fire Academy, Rio Hondo Wildland Fire Academy, EMT Program and Rio Hondo Police Academy.

California Country Club



Distance:
10 minute Drive, 3.4 miles

California Country Club (CCC) was built in the 1950's by famed golf course architect William Bell Jr., who'd also designed Torrey Pines. CCC is a private, investor-owned, non-equity golf club. This gives greater flexibility and ensures no "surprise" assessments, food & beverage minimums, and zero responsibility for one's participation in the management of their golf club.

03. FINANCIAL ANALYSIS

GROWTH INVESTMENT GROUP CALIFORNIA

Financial Analysis

Investment Overview

PRICE	**$**	**6,000,000**
Price Per SF Lot	**$**	**105**

Property Information

Building Size	9,389
Lot Size SF	56,898
Year Built	1949-1946-1984
Parcel(s)	8565-021-005,006,007
Zoning	C3
Parking	

Income

					Current
Annual Gross Rent	$	25,000	per month	$	300,000
Gross Scheduled Income				**$**	**300,000**
Vacancy Factor		0.00%	current	$	-
Effective Gross Income				**$**	**300,000**

Expenses

Operating Expenses (Current/Potential)					**Current**	
New Property Taxes		1.327101%		$	79,626	per tax assessors
Direct Assessment		4226.35		$	10,564	per tax assessors
Insurance	$	0.65	per SF	$	6,103	Broker est
Water/Sewer	$	500	per month	$	6,000	new estimate

GROWTH INVESTMENT GROUP

			Current
Total Operating Expenses	34% of EGI	**$**	**102,293**
Expenses Per SF		$	10.89

		Current
NET Operating Income	**$**	**197,707**

HAN WIDJAJA CHEN 626.594.4900 Han.Chen@growthinvestmentgroup.com
ANDREW CHIA, MBA 626.898.9710 AndrewChia@growthinvestmentgroup.com

GROWTH INVESTMENT GROUP CALIFORNIA

Rent Roll

Address	Tenant Name	Building SF	Monthly Current Rent	Monthly Rent Upon EXTENSION (start from Sep 1st, 2026)	Lease Start Date	Lease End Date	Extension Option	Landlord: Operating Expenses & Responsibilties	Tenant: Operating Expenses & Responsibilties
3122 Maxson Rd, El Monte	O&Y ENTERPRISE INC. and Ping Yang a.k.a. Lucy	1,312	$25,000.00	$27,500.00	9/1/2021	8/31/2026	Lessee is entitled to a second term of 5-Years commencing September 1st, 2026 - August 31st, 2031. Notice must be given 150 Days prior to expiration	Lessor shall pay for Water, Gardener & Property Taxes. Lessor is responsible for Roof, Exterior Walls and Structural Foundation. Lessor is to maintain the sidewalks and driveways.	Lessee shall pay for Sewer, Gas, Electricity, Telephone services. Lessee is responsible for maintaining Plate Glass, Electrical Wiring, Plumbing, Heating Installation and any other system or equipment on premises. Lessee is to maintain the sidewalks and driveways that adjacent to the premises.
12207 Valley Blvd, El Monte		4,000			9/1/2021	8/31/2026			
12213 Valley Blvd, El Monte		4,077			9/1/2021	8/31/2026			
	TOTAL	**9,389**	**$25,000.00**	**$27,500.00**					

02. MARKET OVERVIEW

GROWTH INVESTMENT GROUP CALIFORNIA

What Local Residents Say:

Eduardo J.
Resident • 1y ago

"It's peaceful around this side of town. You can walk around at night, no problem. Plenty of stores to shop at. Delicious restaurants. "

Mexymommy4
Visitor • 2y ago

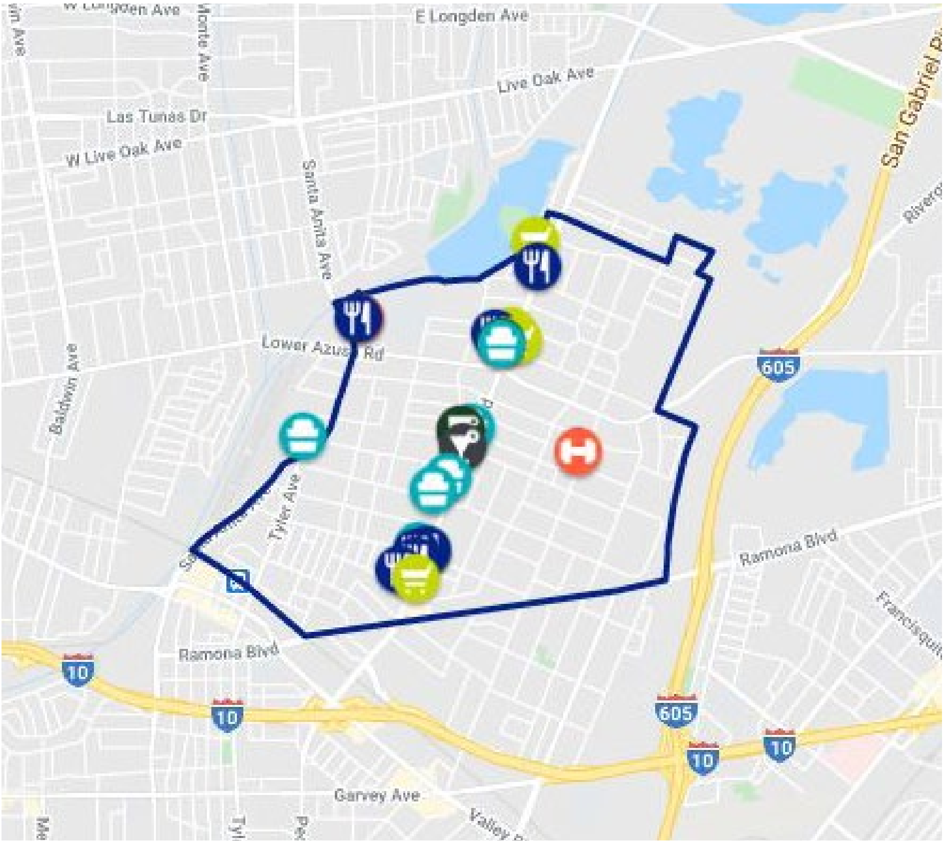
"it's in the middle of nowhere but 15 minutes away from everything. I have beautiful views of mountains and have beautiful open desert as my landscaping. "

Elaineruiz129
Resident • 1y ago

"Good high school near by and school bus drop off for younger children . I see Older children walk home from school with no problems. "

Ilovesake05
Resident • 1y ago

"I have been living here for almost 15 years, i love this place, my sons grown up here, pretty schools, parks,stores, nine neighbors, really good place to live. "



HAN WIDJAJA CHEN 626.594.4900 Han.Chen@growthinvestmentgroup.com
ANDREW CHIA, MBA 626.898.9710 AndrewChia@growthinvestmentgroup.com

GROWTH INVESTMENT GROUP
CALIFORNIA

Market Overview | El Monte

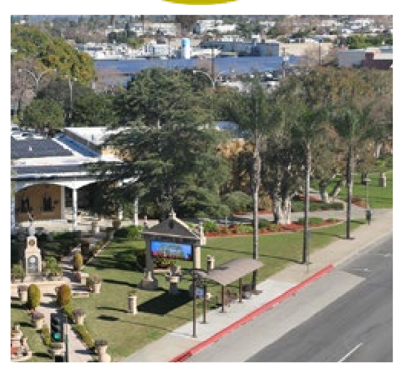
Located approximately 12 miles east of downtown Los Angeles, El Monte is the hub of the San Gabriel Valley, where two major freeways – Interstates 605 and 10 – intersect. Other transportation alternatives are offered by a MetroLink train station, MTA bus terminal and El Monte Airport, a county-operated general aviation facility. The 10th largest city (out of 88) in Los Angeles County, the land use within its 10-square-mile area is 58 percent residential, 11 percent retail, 10 percent industrial, seven percent office/commercial and 14 percent other. El Monte is a very ethnically diverse community, with the year 2000 demographics reflecting an increase in the Asian population up to an all-time high of 18 percent, the Hispanic population remaining steady at 75 percent and Caucasians decreasing to seven percent.

Historically, El Monte is known as "The End of the Santa Fe Trail," and today the city's rich transportation history is reflected in a bustling transit center; the state-of-the-art El Monte Bus Station is the largest west of Chicago, connecting the San Gabriel Valley to Downtown L.A. and serving 22,000 passengers daily.

With the growing population in El Monte, community and educational facilities continue to improve. New parks are being built to serve the growing population with many active sports programs. A brand new Aquatic Center with three pools is located along the Tyler Avenue Heritage District, which includes the City's Community and Senior Centers, museums, and a public library.

Today, El Monte's economic development extends well beyond the transportation and auto sectors, and in recent years the city has attracted over $1 billion dollars in new investment. Since 2014, completed, under construction and/or in the pipeline projects include 2,038 residential units, seven hotels, 2.88 million square feet of commercial property and 520,000 square feet of industrial property.

CITY OF EL MONTE
END OF THE SANTA FE TRAIL
INC. 1912
CALIFORNIA



Market Overview | El Monte

El Monte is home to Longo Toyota, the number one auto dealer in the United States by sales and volume. Other major retail businesses include Home Depot, Sam's Club, and Sears Essentials. Major industries include the Von's Distribution Warehouse, Wells Fargo Operations Center, and regional offices for East West and Cathay Banks.

El Monte also encourages quality housing developments through well thought-out architectural designs, use of high quality materials, and enhanced landscaping. Promoting affordable homeownership in the city is vital in maintaining our quality of life. The City and the Redevelopment Agency offer Homebuyer Assistance Programs for eligible households.

In addition, the appearance of El Monte has greatly improved, partly due to various programs offered by the City, and partly due to the growing pride and awareness of residents that El Monte is a great place to live, work, and play.

Demographic and Income Profile (1 Mile)

Summary	**Census 2010**	**Census 2020**	**2024**	**2029**
Population	36,793	35,548	34,347	33,675
Households	8,542	9,074	9,068	9,187
Families	7,332	7,575	7,475	7,589
Average Household Size	4.25	3.84	3.71	3.59
Owner Occupied Housing Units	2,971	3,063	3,096	3,224
Renter Occupied Housing Units	5,572	6,011	5,972	5,963
Median Age	29.5	33.9	34.9	35.7

Trends: 2024-2029 Annual Rate	**Area**	**State**	**National**
Population	-0.39%	0.09%	0.38%
Households	0.26%	0.38%	0.64%
Families	0.30%	0.37%	0.56%
Owner HHs	0.81%	0.58%	0.97%
Median Household Income	3.80%	2.70%	2.95%

		2024		**2029**
Households by Income	Number	Percent	Number	Percent
<$15,000	889	9.8%	775	8.4%
$15,000 - $24,999	722	8.0%	537	5.8%
$25,000 - $34,999	875	9.6%	709	7.7%
$35,000 - $49,999	1,072	11.8%	913	9.9%
$50,000 - $74,999	1,852	20.4%	1,756	19.1%
$75,000 - $99,999	1,414	15.6%	1,553	16.9%
$100,000 - $149,999	1,245	13.7%	1,504	16.4%
$150,000 - $199,999	533	5.9%	744	8.1%
$200,000+	466	5.1%	696	7.6%
Median Household Income	$60,642		$73,067	
Average Household Income	$80,641		$97,443	
Per Capita Income	$21,292		$26,576	