

OFFERING MEMORANDUM

5.42 ACRE RESIDENTIAL DEVELOPMENT SITE

Appaloosa Ave, Jurupa Valley, CA 92609

Marcus & Millichap



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Activity ID #ZAH0100097

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22	SALE COMPARABLES
33	MARKET OVERVIEW



01



EXECUTIVE SUMMARY

Offering Summary
Investment Highlights

Marcus & Millichap





Appaloosa Ave

OFFERING SUMMARY

APPALOOSA AVE



Listing Price
\$1,700,000



Lot Size
5.42 Acres



Expired TTM #14673
10 Detached SFR Lots

OFFERING SUMMARY

Address	Appaloosa Ave, Jurupa Valley CA 92509
Assessor's Parcel #	162-032-008 & 010
Listing Price	\$1,700,000
Lot Size	5.42 Acres (236,095 SF)
Price/Acre	\$313,653/Acre
Price/SF	\$7.20/SF
Previous TTM #14673	10 Detached SFR Lots
Price per Lot (based on TTM #14673)	\$170,000 per SFR Lot
Zoning	R-A-20000 (20,000 SF Lots)
General Plan Land Use	Low Density Residential (LDR)
Site Dimensions	475' Frontage by 512' Deep
Topography	Generally Level - Slight Decline in NE Corner
Opportunity Zone	No
Qualified Census Tract (QCT)	No (Tract 404.03)
Difficult Development Area (DDA)	Yes
Adjacent Development	Detached SFR Neighborhood





5.42 ACRE RESIDENTIAL DEVELOPMENT SITE

Appaloosa Ave, Jurupa Valley, CA 92609

INVESTMENT OVERVIEW

Marcus & Millichap is pleased to offer for sale the ±5.42-acre residential development site located on Appaloosa Avenue just north of 56th Street in the city of Jurupa Valley, CA. The property is composed of two adjacent parcels of land, APN # 162-032-008 & 010, and is a rectangular piece of infill vacant land surrounded on all sides by other single family residential homes.

Zoning on this property is R-A-20000 which allows a maximum density of 2.2 dwelling units/acre with a minimum SFR lot size of 20,000 SF.

The General Plan Land Use designation is Low Density Residential (LDR) which allows a maximum density of 2.0 dwelling units/acre.

Low Density Residential also allows for limited agriculture, intensive equestrian and animal keeping uses as well.

Tentative Tract Map #14673 (expired) was originally approved in 2005 and included 10 separate lots for detached single-family homes. This tract map featured a double-loaded cul-de-sac driveway running east to west coming in from Appaloosa Avenue in the middle of the site.

This property is rectangular in shape with approximately 475' of frontage along Appaloosa Avenue and a depth of approximately 512'.

The topography of the site is generally level with a slight gradient that slopes toward the northeast corner of the site.

Vegetation on the site consists of seasonal weeds/grasses with a couple of mature trees.

The city of Jurupa Valley covers about 43.5 square miles and had a population of 105,053 (2020 census). Jurupa Valley is bordered by the cities of Eastvale, Norco, and Riverside in Riverside County and the cities of Ontario, Fontana, Rialto, Bloomington, and Colton in neighboring San Bernardino County. The school district is the Jurupa Unified School District.

INVESTMENT HIGHLIGHTS

5.42 Acre Residential Development Site in a Desirable Jurupa Valley Location

Infill Site Surrounded by other Single-Family Homes

Zoning on the Site is R-A-20000 for 20,000 SF Lot Single Family Homes

General Plan Land Use is Low Density Residential (LDR) allowing up to 2 du/acre

Previous Tentative Tract Map #14673 (Expired) was for 10 Detached Single Family Homes

Property is Rectangular in Shape with 475' of Frontage on Appaloosa Avenue



SECTION 2

PROPERTY INFORMATION

Regional Map
Plat Map
Zoning Map
Expired TTM #14673 (10 SFR Lots)
Aerial - Expired TTM #14673
Sales Comps - Single Family Homes

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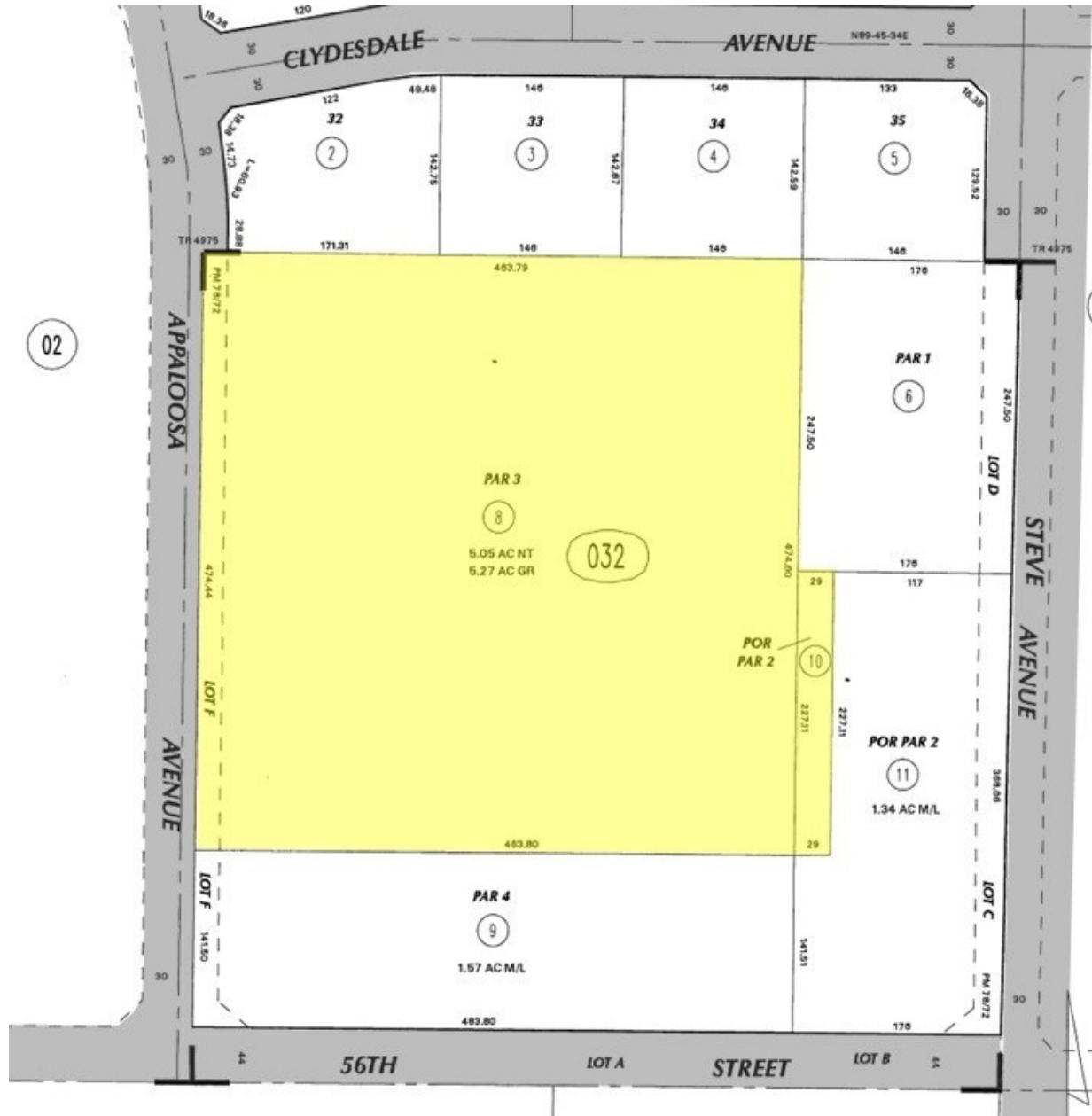
5.42 ACRE RESIDENTIAL DEVELOPMENT SITE

REGIONAL MAP



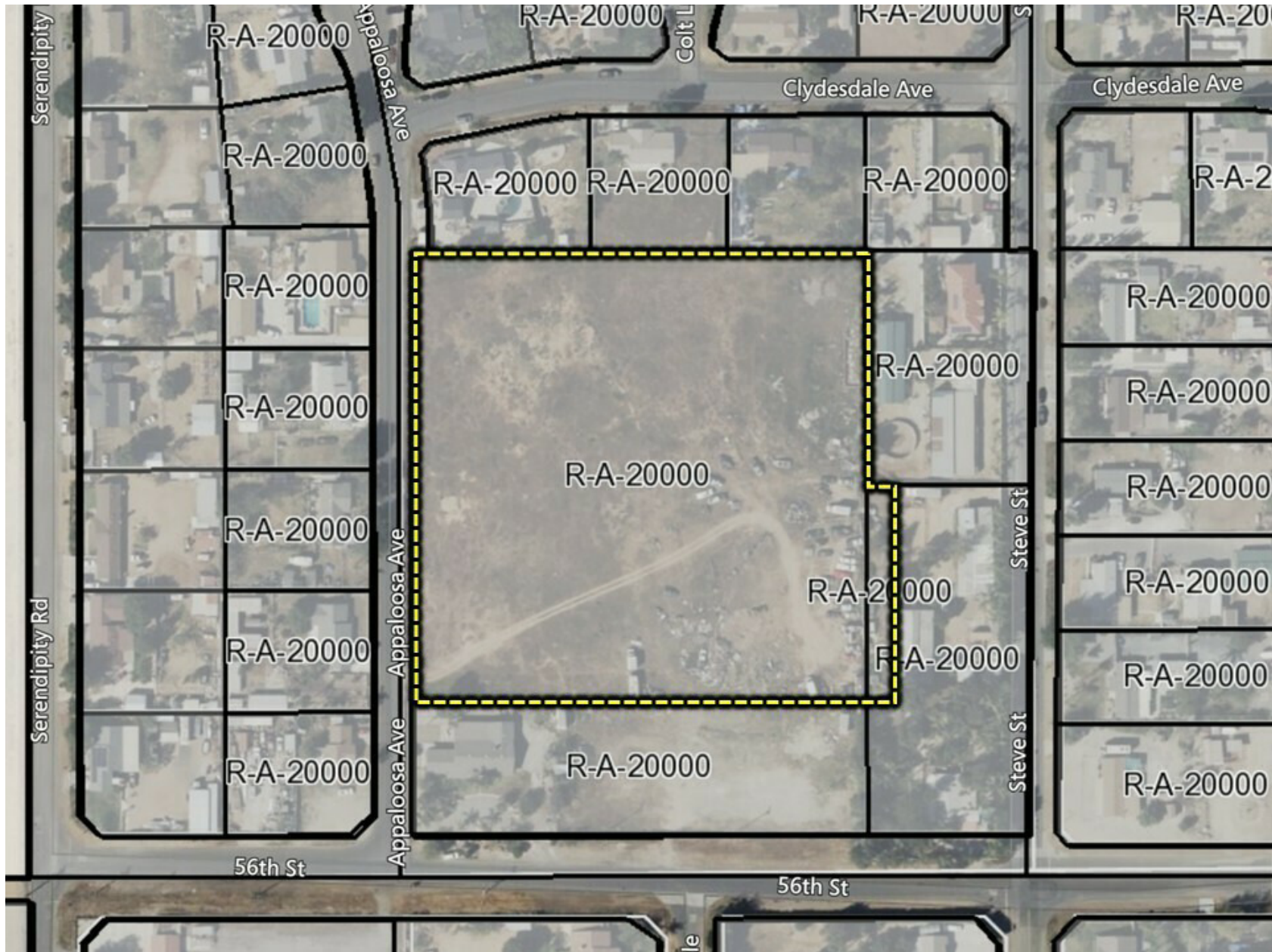
5.42 ACRE RESIDENTIAL DEVELOPMENT SITE

PLAT MAP



5.42 ACRE RESIDENTIAL DEVELOPMENT SITE

ZONING MAP



5.42 ACRE RESIDENTIAL DEVELOPMENT SITE

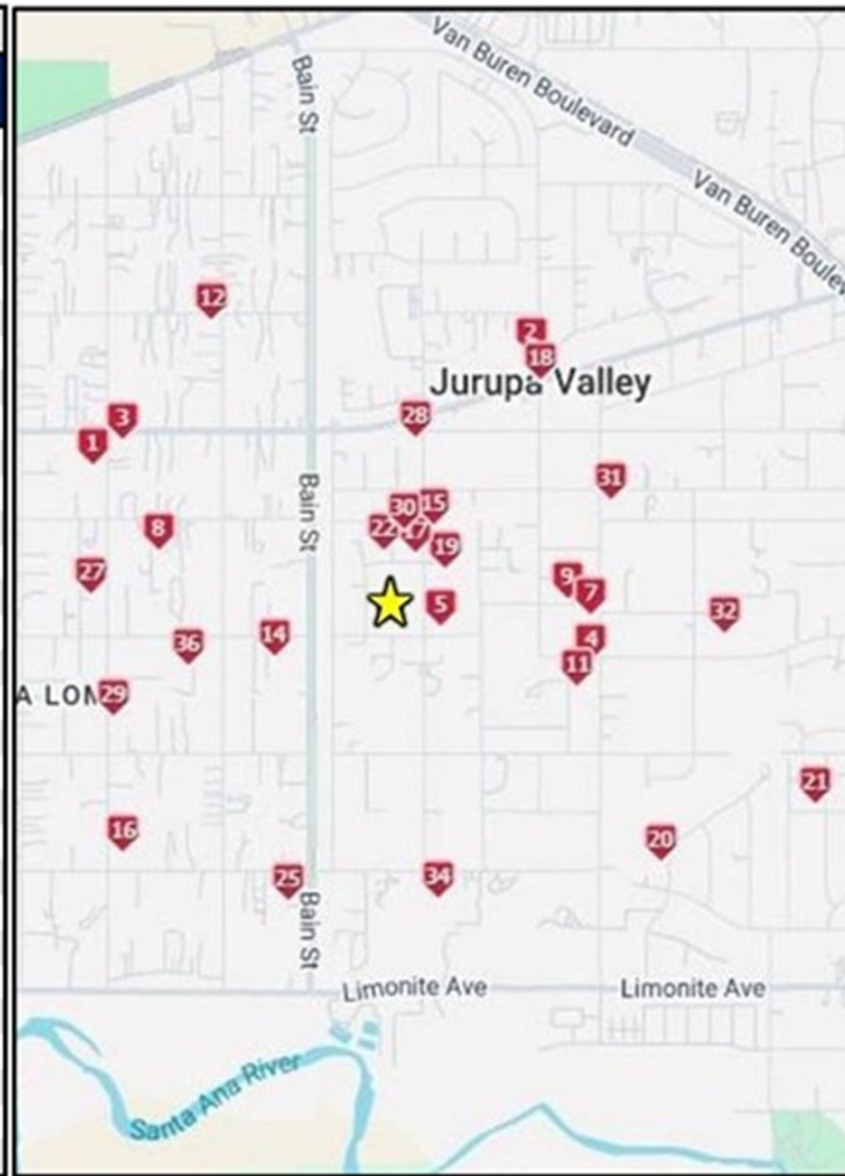
AERIAL - EXPIRED TTM #14673

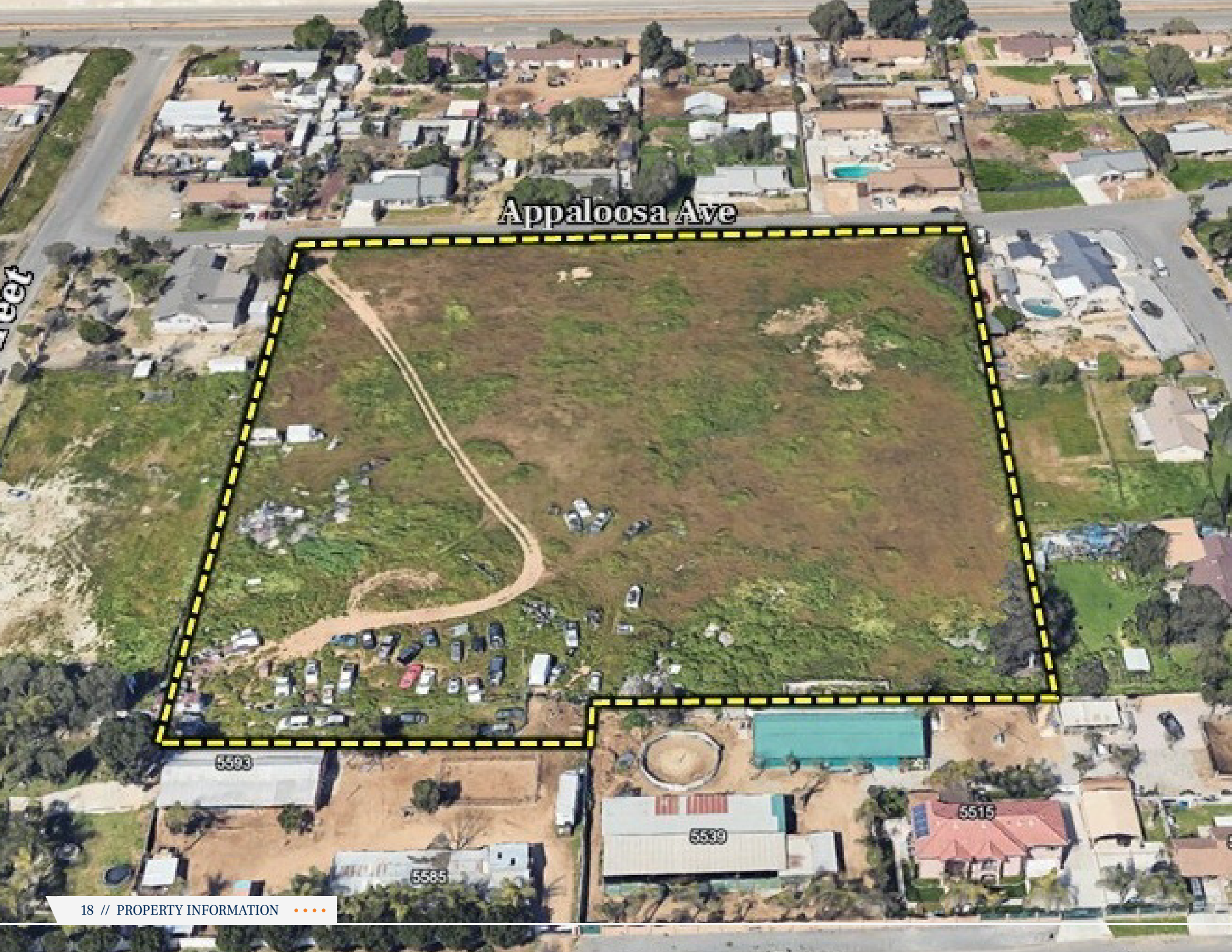


5.42 ACRE RESIDENTIAL DEVELOPMENT SITE

SALES COMPS - SINGLE FAMILY HOMES

Jurupa Valley Single Family Home Sales									
	Address	City	Year Built	Sqft	BR/BA	Price	Price/SF	Lot Size SF	COE
1	9417 56th Street	Jurupa Valley	1966	1,706	3br/3ba	\$900,000	\$527.55	95,396	1/15/2025
2	11877 Crossbill Way	Jurupa Valley	2018	3,389	5br/3ba	\$900,000	\$265.57	6,970	11/3/2025
3	5376 Beach Street	Jurupa Valley	1949	2,361	4br/3ba	\$896,000	\$379.50	33,977	2/19/2025
4	10042 54th Street	Jurupa Valley	1974	2,031	4br/2ba	\$850,000	\$418.51	19,602	3/26/2025
5	5726 Marlatt	Jurupa Valley	1970	1,891	3br/2ba	\$835,000	\$441.57	30,928	2/20/2026
6	5261 Streeteve Street	Jurupa Valley	1972	1,745	3br/2ba	\$830,000	\$475.64	19,166	6/5/2025
7	5535 Marlatt Street	Jurupa Valley	1975	2,092	4br/2ba	\$829,900	\$396.70	22,651	4/23/2025
8	4850 Eclipse Avenue	Jurupa Valley	1978	1,773	4br/2ba	\$820,000	\$462.49	32,670	6/30/2025
9	6049 Bain Street	Jurupa Valley	1959	1,798	4br/2ba	\$814,000	\$452.73	40,511	3/5/2026
10	4740 Brookhill Terrace	Jurupa Valley	1984	2,019	4br/2ba	\$805,000	\$398.71	20,000	11/5/2025
11	5451 Colt Lane	Jurupa Valley	1974	1,232	4br/2ba	\$800,000	\$649.35	20,909	6/1/2025
12	3545 Valley Way	Jurupa Valley	1947	1,204	3br/1ba	\$800,000	\$664.45	75,359	9/19/2025
13	5895 Snowgrass Trail	Jurupa Valley	1976	2,025	4br/2ba	\$785,000	\$387.65	20,909	6/23/2025
14	9978 Clydesdale Avenue	Jurupa Valley	1974	1,232	3br/2ba	\$775,000	\$629.06	21,780	2/19/2026
15	5999 Homestead	Jurupa Valley	1978	1,692	4br/2ba	\$775,000	\$458.04	18,731	12/18/2025
16	9557 Venetian Way	Jurupa Valley	2022	2,610	4br/3ba	\$770,000	\$295.02	5,998	3/10/2025
17	5461 Streeteve Street	Jurupa Valley	1974	1,738	4br/2ba	\$755,000	\$434.41	20,473	5/2/2025
18	5956 Marlatt Street	Jurupa Valley	1971	1,705	4br/2ba	\$740,000	\$434.02	30,928	9/29/2025
19	5424 Streeteve Street	Jurupa Valley	1974	1,080	3br/2ba	\$695,000	\$643.52	20,909	3/21/2025
20	10240 56th Street	Jurupa Valley	1989	1,360	3br/2ba	\$680,000	\$500.00	15,682	5/28/2025
21	7095 Vista Del Verde	Jurupa Valley	1976	1,797	4br/2ba	\$645,000	\$358.93	30,056	11/21/2025
22	10314 50th Street	Jurupa Valley	1979	1,230	3br/2ba	\$640,000	\$520.33	9,583	4/28/2025
23	5154 34th Street	Jurupa Valley	1960	1,469	3br/2ba	\$635,000	\$432.27	40,162	8/4/2025
24	5684 Rutile Street	Jurupa Valley	1977	1,295	3br/1ba	\$635,000	\$490.35	19,602	7/7/2025
25	9745 55th Street	Jurupa Valley	1976	2,137	3br/2ba	\$625,000	\$292.47	8,712	12/22/2025
26	10418 54th Street	Jurupa Valley	1952	2,028	4br/2ba	\$600,000	\$295.86	31,799	3/17/2025
27	5521 Beach Street	Jurupa Valley	1961	1,426	4br/2ba	\$590,000	\$413.74	10,890	1/24/2025
28	3087 Cabana Street	Jurupa Valley	1983	1,116	2br/2ba	\$577,500	\$517.47	7,405	11/7/2025
29	5582 Streeteve Street	Jurupa Valley	1983	1,440	2br/2ba	\$575,000	\$399.31	37,897	1/13/2025
30	5609 Beach Street	Jurupa Valley	1949	815	2br/1ba	\$545,000	\$668.71	13,504	7/22/2025





Appaloosa Ave

Street

5503

5585

5539

5515

SECTION 3

03

FINANCIAL ANALYSIS

Financial Details

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5.42 ACRE RESIDENTIAL DEVELOPMENT SITE

FINANCIAL DETAILS

FINANCIAL DETAILS

Listed Price	\$1,700,000
Lot Size	5.42 Acres (236,095 SF)
Price/Acre	\$313,653/Acre
Price/SF	\$7.20/SF
Zoning	R-A-20000 (20,000 SF Lots)
Previous TTM #14673	10 Detached SFR Lots
Price/Lot (Based on TTM #14673)	\$170,000/Proposed Lot

SECTION 4

04

SALE COMPARABLES

Sale Comps Map
Sale Comps Summary
Price per Acre Chart
Price per SF Chart
Sale Comps

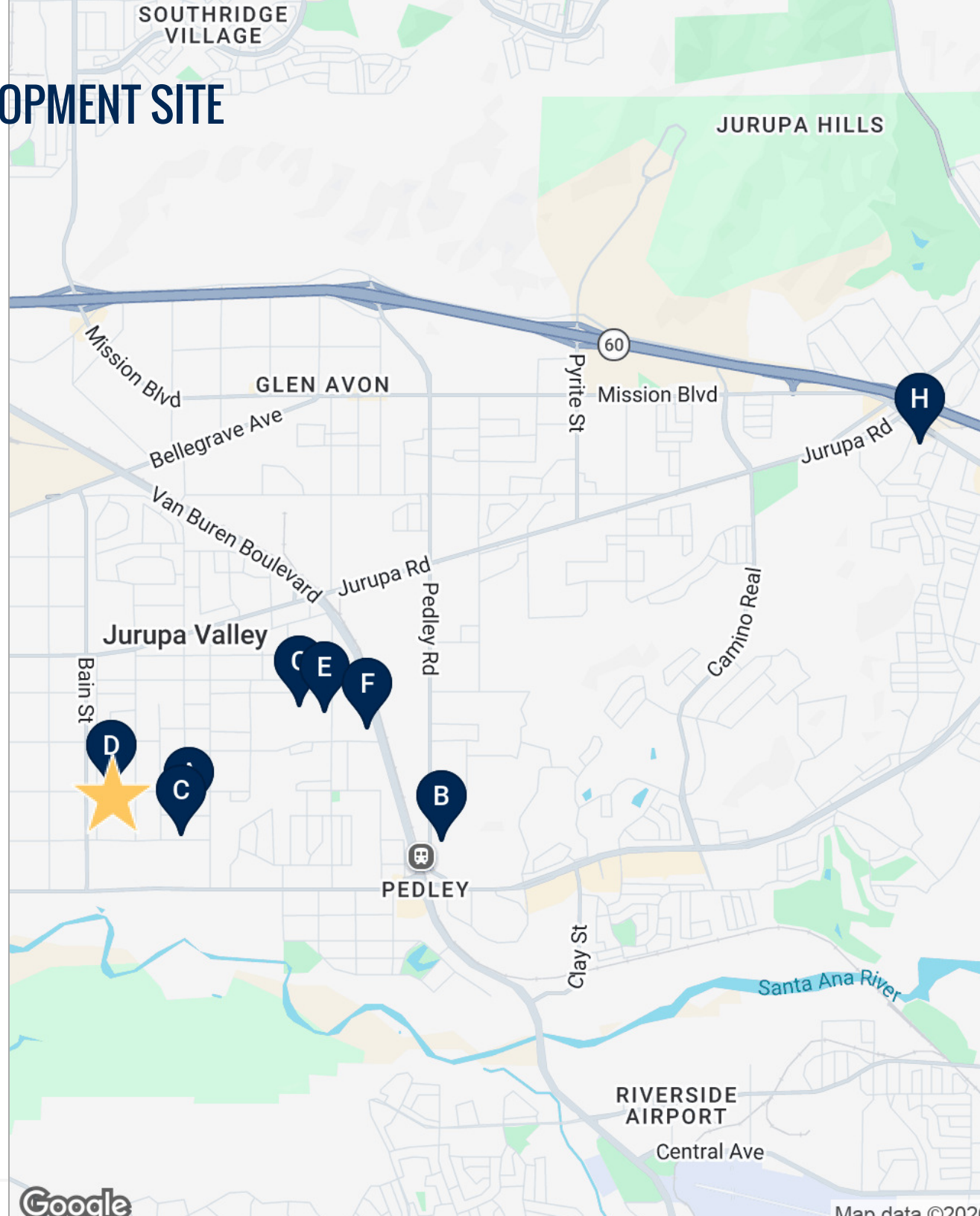
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5.42 ACRE RESIDENTIAL DEVELOPMENT SITE

SALE COMPS MAP


SALE COMPS MAP








-  5.42 Acre Residential Development Site
-  9790 59th Street
-  6006 Pedley Rd
-  9825 60th Street
-  58th Street at Appaloosa
-  5479 Feldspar St
-  9045 56th St
-  5477 Feldspar St
-  6620 Jewel St



5.42 ACRE RESIDENTIAL DEVELOPMENT SITE


SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	LOT SIZE	\$/ACRE	CLOSE
	5.42 Acre Residential Development Site Appaloosa Ave Jurupa Valley, CA 92609	\$1,700,000	5.42 AC	\$313,653	On Market

	SALE COMPARABLES	PRICE	LOT SIZE	\$/ACRE	CLOSE
	9790 59th Street Jurupa Valley, CA 92509	\$1,550,000	5.0 AC	\$310,000	04/17/2024
	6006 Pedley Rd Jurupa Valley, CA 92509	\$3,000,000	9.74 AC	\$308,008	03/19/2025
	9825 60th Street Jurupa Valley, CA 92509	\$1,625,000	5.0 AC	\$325,000	On Market
	58th Street at Appaloosa Jurupa Valley, CA 91752	\$1,375,000	5.0 AC	\$275,000	02/14/2025
	5479 Feldspar St Jurupa Valley, CA 92509	\$1,000,000	3.33 AC	\$300,300	06/02/2025
	9045 56th St Jurupa Valley, CA 92509	\$1,500,000	4.88 AC	\$307,377	On Market
	5477 Feldspar St Jurupa Valley, CA 92509	\$460,000	1.47 AC	\$312,925	05/30/2025

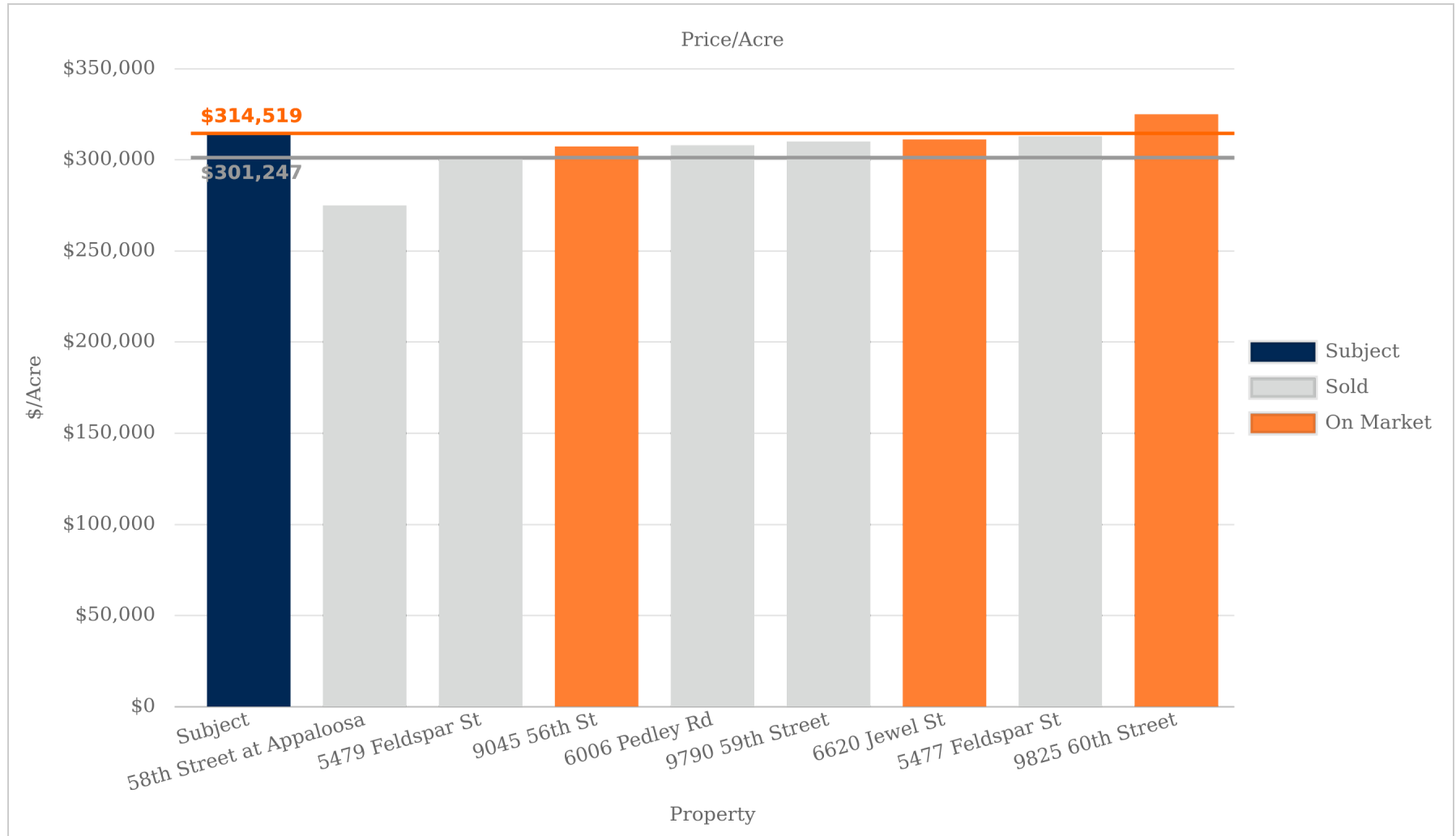
5.42 ACRE RESIDENTIAL DEVELOPMENT SITE

SALE COMPS SUMMARY

SUBJECT PROPERTY	PRICE	LOT SIZE	\$/ACRE	CLOSE	
	6620 Jewel St Jurupa Valley, CA 92509	\$1,475,000	4.74 AC	\$311,181	On Market
AVERAGES		\$1,498,125	4.9 AC	\$306,224	-

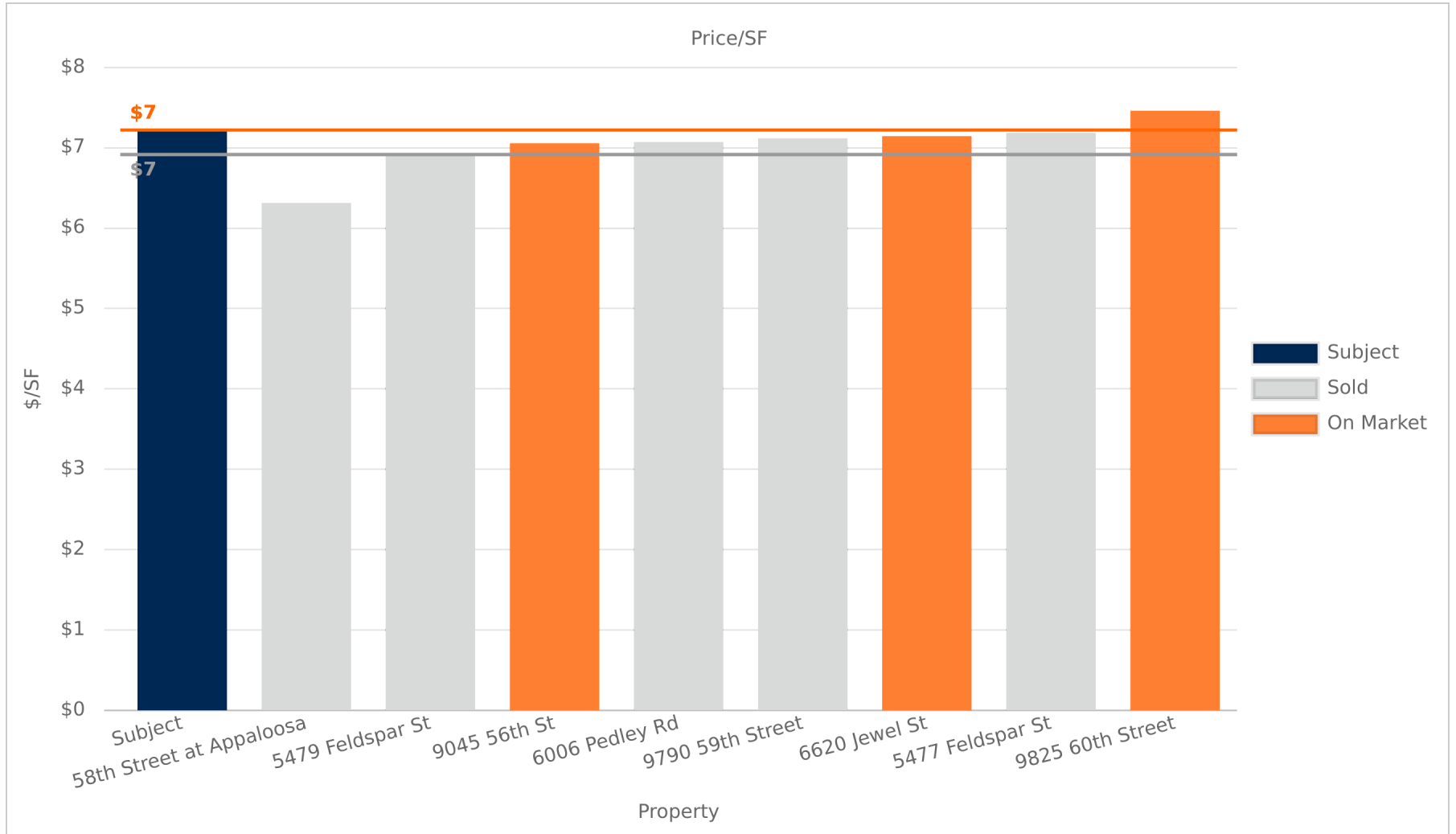
5.42 ACRE RESIDENTIAL DEVELOPMENT SITE

PRICE PER ACRE CHART



5.42 ACRE RESIDENTIAL DEVELOPMENT SITE

PRICE PER SF CHART



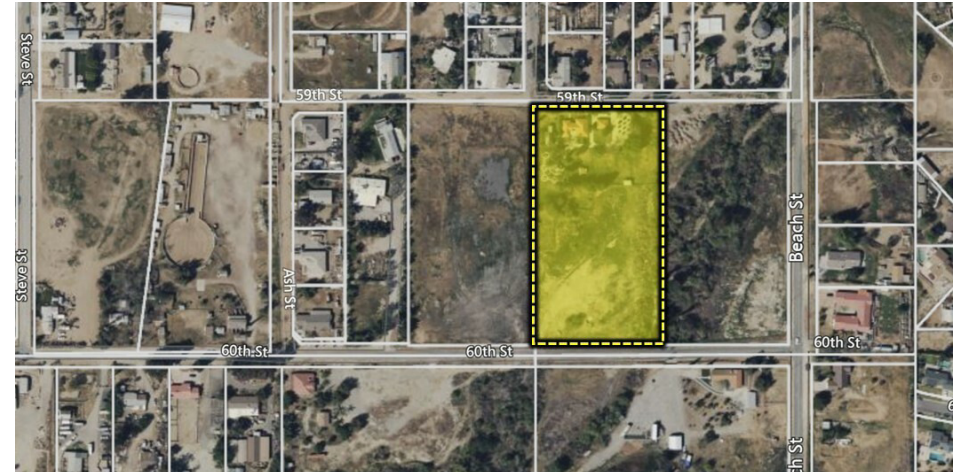
5.42 ACRE RESIDENTIAL DEVELOPMENT SITE

SALE COMPS



★ 5.42 Acre Residential Development Site
Appaloosa Ave, Jurupa Valley, CA 92609

Listing Price:	\$1,700,000	Density:	2
Number Of Lots:	10	Lot Dimensions:	474' x 492'
Price/Lot:	\$170,000	Lot Size:	5.42 Acres
Price/Acre:	\$313,653		
Zoning:	R-A-20000		

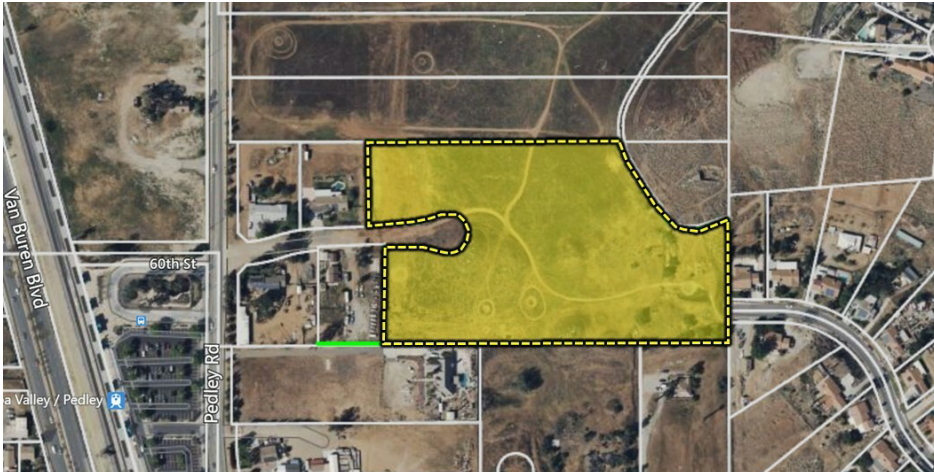


A 9790 59th Street
Jurupa Valley, CA 92509

Sale Price:	\$1,550,000	COE:	04/17/2024
Lot Dimensions:	330' x 635'	Lot Size:	5 Acres
Price/Acre:	\$310,000		
Zoning:	A-1		

5.42 ACRE RESIDENTIAL DEVELOPMENT SITE

SALE COMPS



B 6006 Pedley Rd
Jurupa Valley, CA 92509

Sale Price:	\$3,000,000	COE:	03/19/2025
Lot Dimensions:	1,064' x 488'	Lot Size:	9.74 Acres
Price/Acre:	\$308,008		
Zoning:	A-1		



C 9825 60th Street
Jurupa Valley, CA 92509

Listing Price:	\$1,625,000	COE:	On Market
Lot Dimensions:	330' x 635'	Lot Size:	5 Acres
Price/Acre:	\$325,000		
Zoning:	A-1		

5.42 ACRE RESIDENTIAL DEVELOPMENT SITE

SALE COMPS



D 58th Street At Appaloosa
Jurupa Valley, CA 91752

Sale Price:	\$1,375,000	COE:	02/14/2025
Lot Dimensions:	330' x 637'	Lot Size:	5 Acres
Price/Acre:	\$275,000		
Zoning:	A-1		

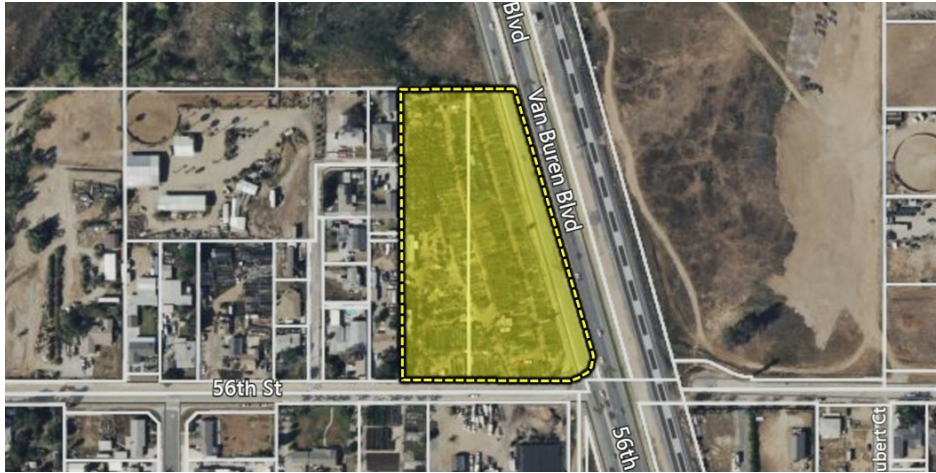


E 5479 Feldspar St
Jurupa Valley, CA 92509

Sale Price:	\$1,000,000	COE:	06/02/2025
Lot Dimensions:	135' x 1,289'	Lot Size:	3.33 Acres
Price/Acre:	\$300,300		
Zoning:	A-1		

5.42 ACRE RESIDENTIAL DEVELOPMENT SITE

SALE COMPS



F 9045 56th St
Jurupa Valley, CA 92509

Listing Price:	\$1,500,000	COE:	On Market
Lot Dimensions:	363' x 635'	Lot Size:	4.88 Acres
Price/Acre:	\$307,377		
Zoning:	A-1		



G 5477 Feldspar St
Jurupa Valley, CA 92509

Sale Price:	\$460,000	COE:	05/30/2025
Lot Dimensions:	330' x 195'	Lot Size:	1.47 Acres
Price/Acre:	\$312,925		
Zoning:	A-1		

5.42 ACRE RESIDENTIAL DEVELOPMENT SITE

SALE COMPS



H 6620 Jewel St
Jurupa Valley, CA 92509

Listing Price:	\$1,475,000	COE:	On Market
Lot Dimensions:	475' x 452'	Lot Size:	4.74 Acres
Price/Acre:	\$311,181		
Zoning:	MDR		

SECTION 5

05

MARKET OVERVIEW

Market Overview
Demographics

Marcus & Millichap



5.42 ACRE RESIDENTIAL DEVELOPMENT SITE

MARKET OVERVIEW

RIVERSIDE-SAN BERNARDINO

Known as the Inland Empire, the Riverside-San Bernardino metro is a 28,000-square-mile region in Southern California, encompassing San Bernardino and Riverside counties. The metro contains a population of 4.7 million. The largest city is Riverside, with roughly 319,000 residents, followed by San Bernardino and Fontana, with more than 200,000 people each. Valleys in the southwestern portion of the region that are adjacent to Los Angeles, Orange County and San Diego County are the most populous in the metro. These areas about the San Bernardino and San Jacinto mountains, behind which lies the high-desert area of Victorville/Barstow to the north, and the low-desert Coachella Valley — home of Palm Springs — to the east. Abundant land and proximity to the Los Angeles metro have led the area formerly known as the Orange Empire to transition from an agricultural economy into a manufacturing and logistics hub in the last 70 years.

METRO HIGHLIGHTS



STRATEGIC LOCATION

Access to multiple inter-states and proximity to LAX and Ontario International airports, as well as ports in Long Beach and Los Angeles, contribute to the metro's vast transportation network.



DOMINANT INDUSTRIAL MARKET

The metro continues to be one of the nation's leading industrial markets in terms of annual property sales, construction activity and net absorption.



STRONG DEMOGRAPHIC TRENDS

Job growth, colleges and regionally affordable housing options draw thousands of new residents to the Inland Empire each year.

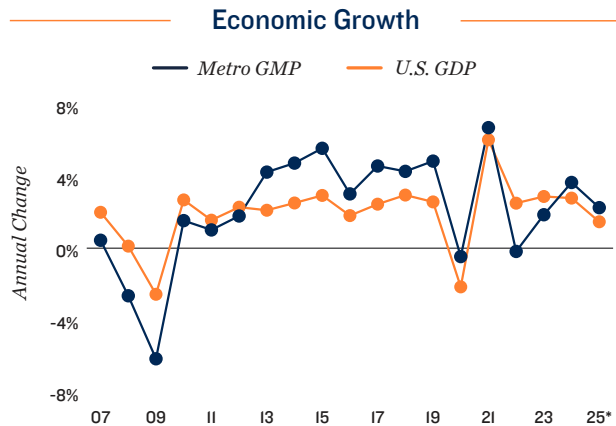


5.42 ACRE RESIDENTIAL DEVELOPMENT SITE

MARKET OVERVIEW

ECONOMY

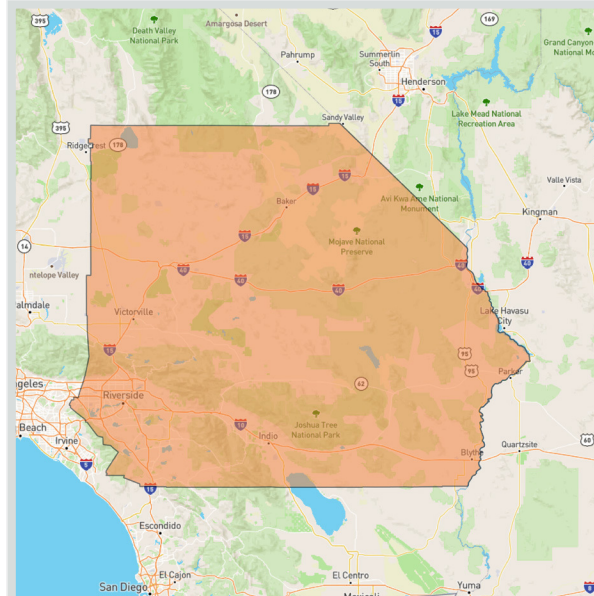
- Intermodal infrastructure supports the industrial sector. Ontario International is the major cargo airport, with Union Pacific and BNSF operating rail facilities in Fontana and San Bernardino. Another rail facility has been proposed by BNSF in Barstow.
- The metro's standing as a logistics hub requires many Fortune 500 companies to have massive distribution centers and warehouses in the area, such as Amazon and J.B. Hunt.
- East of Riverside and San Bernardino, communities in the Coachella Valley serve as tourist destinations and support employment in the hospitality sector.



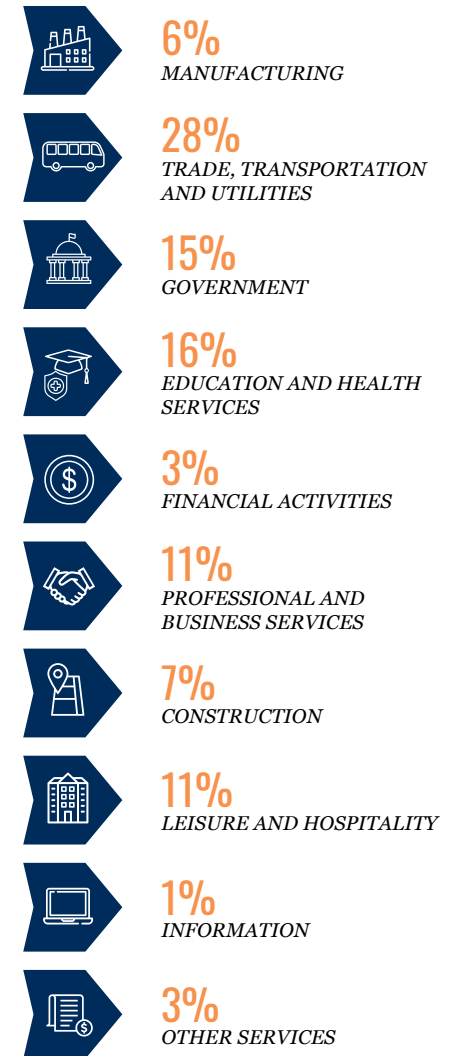
* Forecast

MAJOR AREA EMPLOYERS

- Kaiser Permanente
- Riverside Community
- AT&T
- Loma Linda University Medical Center
- Walmart
- University of California, Riverside
- Amazon
- Inland Cold Storage



SHARE OF 2025 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

5.42 ACRE RESIDENTIAL DEVELOPMENT SITE

MARKET OVERVIEW

DEMOGRAPHICS

- The metro is expected to add more than 98,000 people through 2029, and during this time, roughly 34,000 households will be formed, generating demand for newly built single-family homes and rentals.
- About 64 percent of households own the home they live in, which is one of the higher rates in California.
- The local median home price of roughly \$621,000 is by far the lowest among Southern California markets.

QUALITY OF LIFE

Regionally affordable housing continues to draw residents from other Southern California markets to the Inland Empire. The median home price in Riverside-San Bernardino is significantly lower than in Los Angeles, Orange and San Diego counties. The Inland Empire provides cultural opportunities, including the Riverside Metropolitan Museum and the Ontario Museum of History & Art. The Riverside County Philharmonic performs classical music concerts throughout the area. The region features an impressive offering of higher education institutions with at least 10 community colleges; California State University, San Bernardino; the University of Redlands; and the University of California, Riverside.

SPORTS

Basketball | **NBA-G** | Ontario Clippers
Soccer | **MASL** | Empire Strykers
Hockey | **AHL** | Ontario Reign



EDUCATION

- University of California, Riverside
 - University of Redlands
- California State University, San Bernardino



ARTS & ENTERTAINMENT

- Ontario Museum of History and Art
- Coachella Valley Music and Arts Festival
 - Riverside County Philharmonic
 - Riverside Metropolitan Museum



QUICK FACTS



POPULATION

4.7M

Growth 2025-2029*
2.1%



HOUSEHOLDS

1.5M

Growth 2025-2029*
2.3%



MEDIAN AGE

36

U.S. Median:
39



MEDIAN HOUSEHOLD INCOME

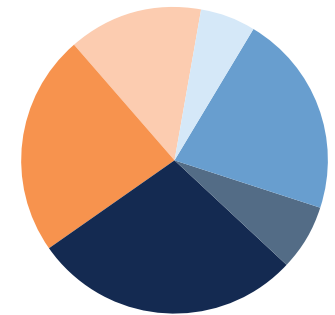
\$89,900

U.S. Median:
\$76,100

*Forecast

2025 Population by Age

6%	0-4 years
21%	5-19 years
7%	20-24 years
28%	25-44 years
23%	45-64 years
14%	65+ years



*Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

5.42 ACRE RESIDENTIAL DEVELOPMENT SITE

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Population	22,767	146,561	338,277
2025 Estimate			
Total Population	22,432	144,555	330,920
2020 Census			
Total Population	23,041	146,184	330,193
2010 Census			
Total Population	23,177	140,958	285,437
Daytime Population			
2025 Estimate	23,946	160,274	396,701
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2030 Projection			
Total Households	8,075	58,849	134,258
2025 Estimate			
Total Households	7,961	58,038	131,610
Average (Mean) Household Size	2.9	2.6	2.6
2020 Census			
Total Households	7,742	56,495	126,578
2010 Census			
Total Households	7,421	53,210	108,314

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2025 Estimate			
\$250,000 or More	11.9%	13.6%	16.8%
\$200,000-\$249,999	6.2%	7.1%	8.7%
\$150,000-\$199,999	14.4%	13.8%	14.5%
\$125,000-\$149,999	8.8%	8.4%	8.8%
\$100,000-\$124,999	11.2%	10.9%	11.2%
\$75,000-\$99,999	11.8%	11.1%	10.1%
\$50,000-\$74,999	13.3%	12.0%	10.5%
\$35,000-\$49,999	8.2%	7.8%	6.4%
\$25,000-\$34,999	5.1%	4.8%	3.7%
\$15,000-\$24,999	2.7%	4.2%	3.3%
Under \$15,000	6.6%	6.4%	6.0%
Average Household Income	\$138,130	\$146,823	\$159,667
Median Household Income	\$116,717	\$123,602	\$136,936
Per Capita Income	\$47,766	\$55,383	\$60,874

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DEMOGRAPHICS

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2025 Estimate	22,432	144,555	330,920
0 to 4 Years	4.7%	4.4%	5.0%
5 to 14 Years	10.1%	9.7%	10.8%
15 to 17 Years	3.3%	3.2%	3.5%
18 to 19 Years	2.2%	2.0%	2.1%
20 to 24 Years	5.7%	4.6%	5.0%
25 to 29 Years	6.4%	5.1%	5.8%
30 to 34 Years	6.7%	5.9%	6.9%
35 to 39 Years	6.3%	6.0%	6.9%
40 to 49 Years	11.5%	11.5%	13.0%
50 to 59 Years	13.5%	13.8%	14.1%
60 to 64 Years	6.9%	7.4%	6.8%
65 to 69 Years	6.0%	7.1%	6.0%
70 to 74 Years	5.1%	6.3%	5.0%
75 to 79 Years	4.3%	5.3%	3.9%
80 to 84 Years	3.2%	3.7%	2.6%
Age 85+	4.1%	4.0%	2.6%
Median Age	43.0	47.0	44.0

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population 25+ by Education Level			
2025 Estimate Population Age 25+	16,621	110,064	243,703
Elementary (0-8)	6.0%	3.9%	2.8%
Some High School (9-11)	5.9%	3.2%	2.5%
High School Graduate (12)	19.6%	15.4%	13.3%
Some College (13-15)	20.1%	20.6%	18.5%
Associate Degree Only	10.2%	8.9%	8.4%
Bachelor's Degree Only	27.0%	30.8%	34.1%
Graduate Degree	11.3%	17.1%	20.4%
HOUSING UNITS			
Occupied Units			
2030 Projection	8,388	61,864	142,770
2025 Estimate	8,270	60,993	139,740
Owner Occupied	5,087	41,183	83,801
Renter Occupied	2,924	16,890	47,680
Vacant	309	2,955	8,129
Persons in Units			
2025 Estimate Total Occupied Units	7,961	58,038	131,610
1 Person Units	24.9%	28.6%	26.6%
2 Person Units	31.1%	34.1%	33.7%
3 Person Units	15.3%	15.1%	16.8%
4 Person Units	14.1%	13.0%	14.6%
5 Person Units	7.3%	5.5%	5.3%
6+ Person Units	7.2%	3.7%	2.9%

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DEMOGRAPHICS



POPULATION

In 2025, the population in your selected geography is 330,920. The population has changed by 15.93 percent since 2010. It is estimated that the population in your area will be 338,277 five years from now, which represents a change of 2.2 percent from the current year. The current population is 48.6 percent male and 51.4 percent female. The median age of the population in your area is 44.0, compared with the U.S. average, which is 40.0. The population density in your area is 4,213 people per square mile.



HOUSEHOLDS

There are currently 131,610 households in your selected geography. The number of households has changed by 21.51 percent since 2010. It is estimated that the number of households in your area will be 134,258 five years from now, which represents a change of 2.0 percent from the current year. The average household size in your area is 2.6 people.



INCOME

In 2025, the median household income for your selected geography is \$136,936, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 59.99 percent since 2010. It is estimated that the median household income in your area will be \$159,229 five years from now, which represents a change of 16.3 percent from the current year.

The current year per capita income in your area is \$60,874, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$159,667, compared with the U.S. average, which is \$103,571.



EMPLOYMENT

In 2025, 178,156 people in your selected area were employed. The 2010 Census revealed that 76.9 percent of employees are in white-collar occupations in this geography, and 9.8 percent are in blue-collar occupations. In 2025, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 28.00 minutes.



HOUSING

The median housing value in your area was \$971,714 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 76,176.00 owner-occupied housing units and 32,140.00 renter-occupied housing units in your area.



EDUCATION

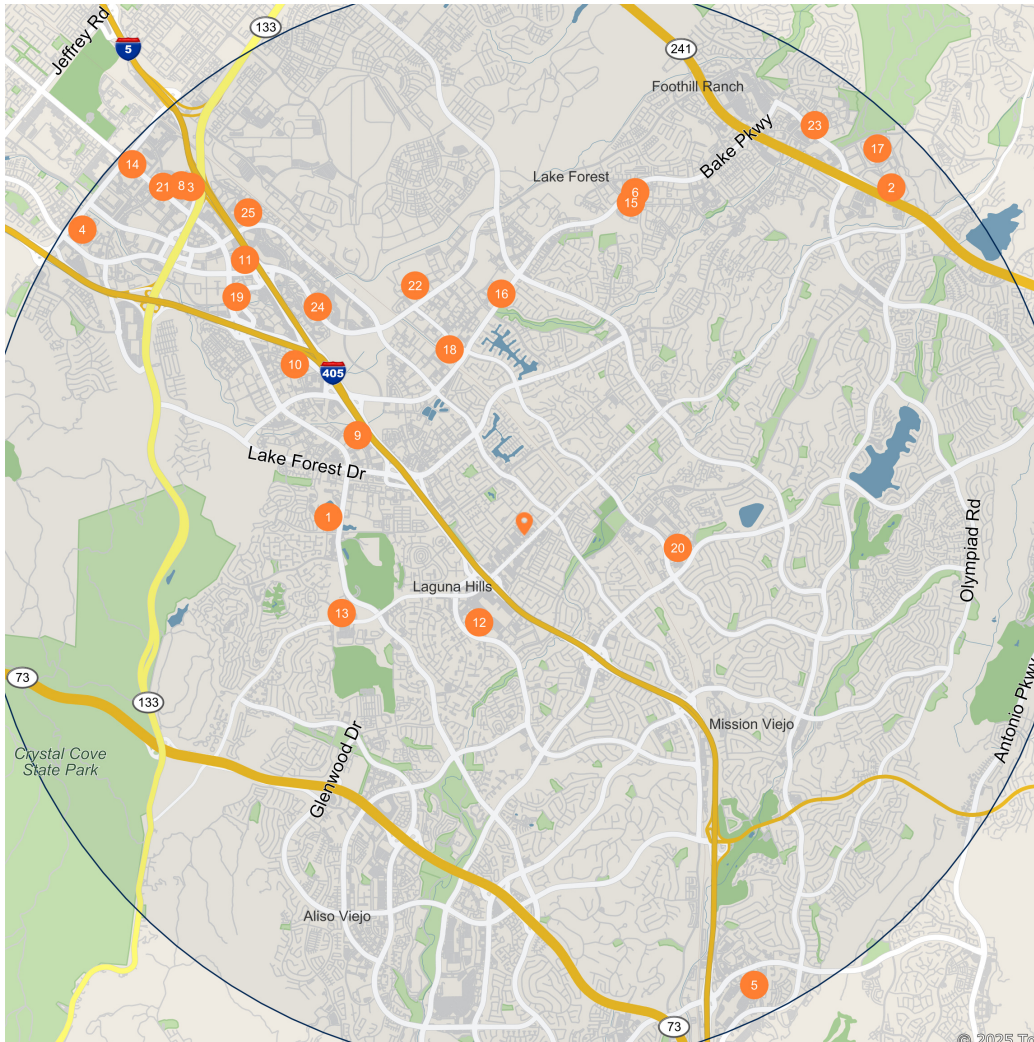
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 52.2 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 8.4 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 12.9 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.3 percent vs. 26.1 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 19.0 percent in the selected area compared with the 19.6 percent in the U.S.

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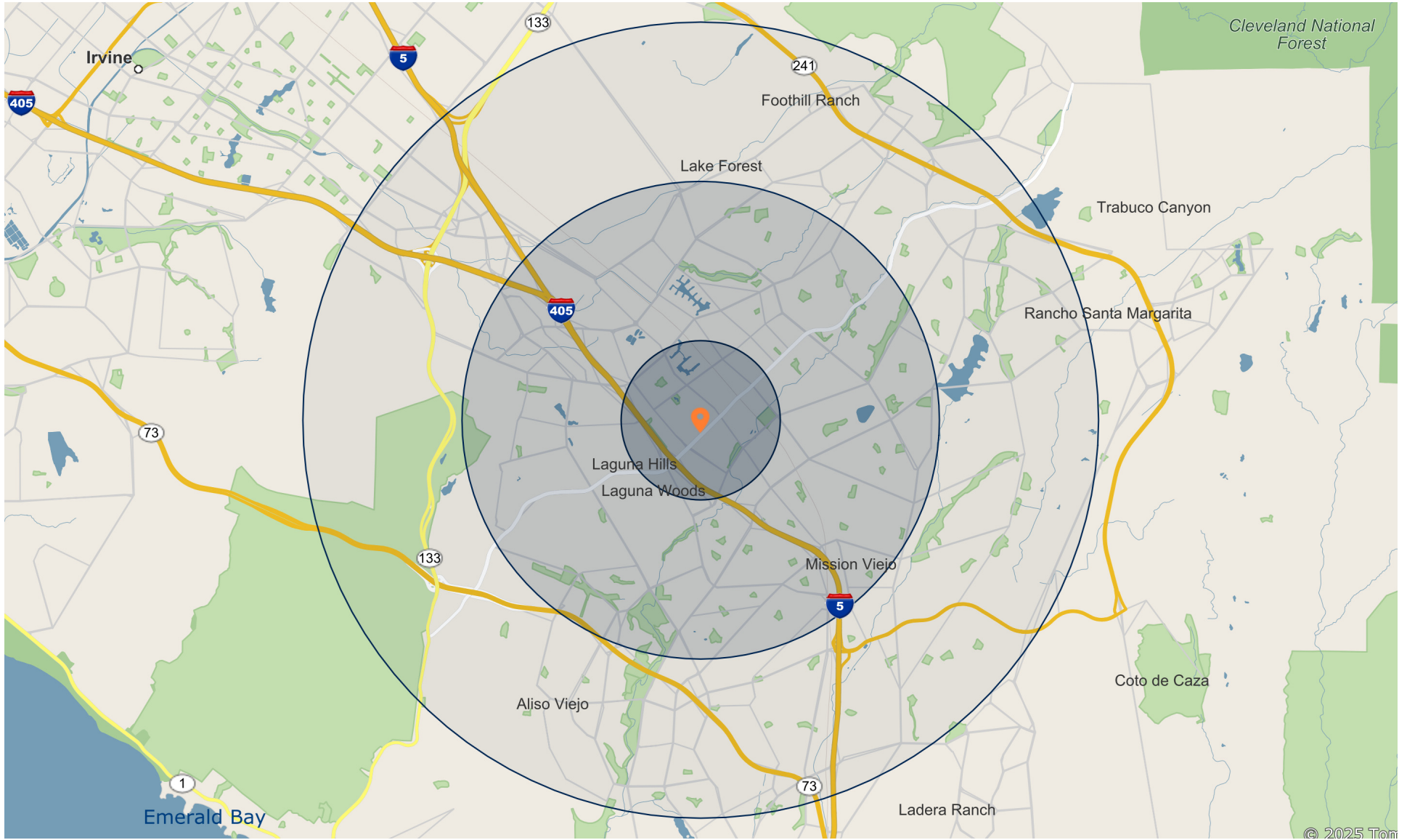
DEMOGRAPHICS



Major Employers		Employees
1	Lumen Tech Gvrnment Sltions Inc-	5,006
2	Cox Communications Inc-Cox Communications	2,731
3	Pennymac Financial Svcs Inc-	2,533
4	Sodexo Management Inc-	1,957
5	Mission Hosp Regional Med Ctr-Mission Hospital	1,349
6	Sagittarius Restaurants LLC-	1,328
7	Auxiliary of Mssion Hosp Mssion-MISSION HOSPITAL	1,242
8	I-Flow LLC-	1,100
9	Horiba Americas Holding Inc-	1,055
10	4I Technologies Inc-Full Circle Wireless	1,047
11	Taco Bell Corp-Taco Bell	1,025
12	Saddleback Memorial Med Ctr-Memoricare Heart Vascular Inst	1,020
13	Laguna Woods Village-	1,000
14	Loandepotcom LLC-Customer Loan Depot	963
15	Staar Surgical Company-Staar	962
16	Emcor Svcs Intgrated Solutions-	952
17	Oakley Inc-	900
18	Karma Automotive Inc-	896
19	SBC Medical Group Holdings Inc-	863
20	Perkins Mrie Clnders Hldg Inc-	850
21	Rushmore Loan MGT Svcs LLC-Rushmore Crrspndent Lnding Svc	846
22	Teva Parenteral Medicines Inc-	830
23	Baldwin Hardware Corporation-Baldwin Brass	816
24	Topac USA Inc-	806
25	Consoldted Fire Protection LLC-	800

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DEMOGRAPHICS



APPALOOSA AVE

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