



405 N Euclid Ave (5 Units)

OFFERING MEMORANDUM
405 & 411-417 N Euclid Ave
Pasadena, CA 91101
*Prime 15-units near Old Town Pasadena, High 5.35% In-Place CAP Rate,
2 Separate Lots, Large lot size, most units Fully Upgraded,
Buyer Can Build Additional 5 units (by right & before bonus density)*



411-417 N Euclid Ave (10 Units)



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DISCLAIMER AND CONFIDENTIALITY AGREEMENT:

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of 405 N Euclid Ave, Pasadena, CA 91101 ("Property").

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information that prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and Growth Investment Group. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner nor Growth Investment Group, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time, with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Growth Investment Group. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Growth Investment Group. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Growth Investment Group.



01. EXECUTIVE
SUMMARY

Investment Highlights

- Excellent location near California Institute of Technology, Pasadena City College, and minutes away from Pasadena Playhouse and Old Town Pasadena
- 5.35% ACTUAL CAP Rate with 6.30% Proforma CAP Rate\
- Large high density RM-36 zone lot, can build additional 5 units (buyer to verify)
- Turnkey and upgraded apartment completed in 2022-2024, perfect for a 1031 exchange buyer, first time apartment buyer, or owner-user
- Great location with Walk Score 91, Bike Score 86
- SUPERB demographics with ±\$127,378 average household income within a 1-mile radius
- Superb amenities nearby: CALTECH, PCC, Pasadena Playhouse, Old Town Pasadena, Vroman Bookstore, Urth Café, and much more
- Excellent access to 210, 134, and 110 freeways; superb access to downtown Los Angeles via FWY 110

Property Highlights

- 2 separate properties with excellent Curb appeals on a Large R3 zoned lot size of 23,257SF
- 411-417 N Euclid is a single-story mid-century modern apartment
- 405 N Euclid is a charming 2 story bungalow with American Craftsman building and a 2 brand-new ADU units
- 12 out of 15 units have been fully upgraded with high end upgrades
- Excellent amenities: gated parking, secured entrance, electronic RFI unit locks, fully upgraded unit, private patio in some unit
- Luxury upgrades in each unit complete with in-unit laundry, new kitchen, new bathroom
- Significant renovations have been completed including exterior and interior upgrades
- Ample parking with No soft story retrofit required; No balcony – do not require SB721 balcony inspection (buyer to verify)
- Separately metered for electricity and gas



Summary

Subject Property:	405 & 411-417 N Euclid Ave, Pasadena, CA 91101
Price:	\$5,990,000
Price per Unit:	\$399,000
CAP Rate/Proforma CAP:	5.35% / 6.30%
Year Built:	2025, 1960, 1898
Building Area:	8,458 SF
Lot Size:	23,257 SF
APN:	5725-031-014, 5725-031-015
Zoning/Parking:	RM-36 / 20
Number of Units:	15
Unit Mix:	1 x 3B + 2B 1 x 2B + 1B 1 x 1B + 1B 2 x NEW ADU 1B + 1B 9 x 1B + 1B 1 x STUDIO

Financials and Rent Roll are on page 30 and 31.



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Any proforma numbers including Additional Dwelling Units potentials are proforma and estimate only! Buyer must verify the information and due their own due diligence and bears all risk for any inaccuracies.

EXECUTIVE SUMMARY

Growth Investment Group California is proud to offer 405 and 411 N Euclid Ave, a very attractive 15-unit semi value-add investment property only several blocks north of Old Town Pasadena. These 2 properties offering provides a very attractive going-in ACTUAL CAP Rate of 5.35% and Proforma CAP Rate of 6.30%. Large high density zone lot, can build additional 5 units (buyer to verify). The properties consist of 411-417 N Euclid Ave which is a 10-unit single story mid-century modern style apartment, and 405 N Euclid Ave, a 5-unit (2 are brand new ADUs) 2-story craftsman style apartment. The property offers strategic location near the Old Town Pasadena, and Rose Bowl area.

411-417 N Euclid is a single story 10 units apartment. The property was built in 1950 and has been completely renovated with permits in 2022-2023. It consists of 3 single-story buildings and situated on a large $\pm 11,627$ sf R3 lot. The property has been completely renovated with permits (9 out of 10 units are fully upgraded), and offers an efficient mix of nine 1 bedrooms, and one studio unit. Each unit is unique to its vaulted ceiling layout with most units having its private patio. All the upgraded units have undergone a top-to-bottom renovation with full electrical and plumbing upgrades (plumbing upgrade in unit), new high durability wood vinyl and tile flooring in bathroom, new windows throughout, in-unit combo washer/dryer, state of the art mini-split HVAC systems, new kitchen with quartz kitchen countertop and new kitchen cabinets and stainless-steel kitchen appliances (gas range, dishwasher, and refrigerator), and new bathrooms with new vanities, toilets, bathtubs, and name brand fixtures. 411-417 N Euclid units are unique due to its high ceiling and many charming characters such as higher ceiling and large kitchen.

405 N Euclid consists of a charming 2 story bungalow building (3 units) and a brand-new back building that consist of 2 new ADUs (COO in February 2025). It is situated on a large $\pm 11,630$ SF lot. It offers an excellent unit mix of ONE (1) x 3bed+2bath, one (1) x 2bedroom+1bathroom, and three (1) x 1bedroom+1bathroom unit. Due to its configuration, it will be very easy for the new owner to convert the 1bedroom unit into a 2bedroom unit (buyer to verify). The 2 new ADU units were built in 2025 (COO scheduled around February 2025) and may be exempt from any rent control ordinance (buyer to verify).

405 N Euclid ground floor unit has a high ceiling. The 2nd floor 2bedroom unit is larger with additional "large den" area that is being used as tenant's private office, large kitchen with separate dining room and breakfast counter, and an under-utilized attic space. Each of the two-bedroom unit has large private patio in the back. None of the units have been upgraded which provides blank canvas opportunities for creative new owner to put their own personal touch into each unit. The exterior upgrades include a new entry gate, new parking gate, new exterior paint, completely redone landscaping, and new windows blinds.

Both properties have a shared driveway that's located on 405 N Euclid side. Parking is provided by 20 open space parking (some are tandem) – no parking soft story retrofit is required. The property does not have any balcony so it may not require any SB721 inspection (Buyer to verify). The exterior upgrades include a new entry gate, new parking gate, new exterior paint and signage, completely redone landscaping, updated electrical, and much more!

Partial List of Upgrades (PERMITTED upgrades - Buyer to VERIFY during DD period)

- Updated rough mechanical, electrical, and plumbing system
- New drought tolerant landscaping
- Repaved driveway
- New building façade and signage
- New exterior paint throughout
- NEW HVAC and exhaust system in each unit
- New electrical subpanel
- New flooring throughout
- New high-end windows treatment in each unit
- New kitchen with modern shaker style cabinet, new kitchen island or breakfast counter with quartz countertops, new stainless-steel appliances (dishwasher, oven range, refrigerator, kitchen vent hood)
- New laundry machines in each unit
- New bathroom with new tub, tiled wall bathroom, new bathroom vanity cabinet, new bathroom lighting and hardware, new high-end bathroom tile
- New lighting fixtures in each room
- New Keyless entry door lock system



Executive Summary

LOCATION AMENITIES AND ACCESS

The property is in the highly desirable area of Pasadena just several blocks north of Old Town Pasadena. It is situated on a quiet tree-lined street and within minutes from the Gold Line and numerous additional shopping and dining options on Colorado Boulevard and Lake Avenue. Near Pasadena's historic City Hall, it sits just minutes from the California Institute of Technology, Pasadena Community College, and the 210 and 110 Freeways, offering ease of access to neighboring cities and entertainment destinations in the region. Historic Old Pasadena's charming storefronts house 200 shops plus a wide array of restaurants and night spots. The Pasadena Convention Center, Pacific Asia Museum, the historic Tournament of Roses house, and the Norton Simon Museum are minutes away. The property has superb access to FWY 110 and FWY 210 and offers an easy commute to additional employment centers of downtown Los Angeles and adjacent cities of Burbank and Glendale via 134 Freeway.



Aerial Photos



210 FREEWAY

GROWTH INVESTMENT GROUP

Lot Size and Zoning allows an additional 5-unit (by right - buyer to verify)

Walk Score **80** **Very Walkable**
Most errands can be accomplished on foot.

Bike Score **91** **Biker's Paradise**
Daily errands can be accomplished on a bike.

Aerial Photos



PASADENA CITY HALL



OLD TOWN PASADENA



DOWNTOWN LOS ANGELES

GROWTH INVESTMENT GROUP

210 FREEWAY

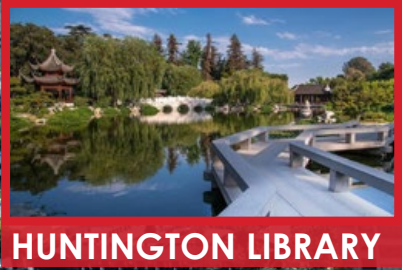


405 & 411-417 N EUCLID AVE

Walk Score
80
Very Walkable
Most errands can be accomplished on foot.

Bike Score
91
Biker's Paradise
Daily errands can be accomplished on a bike.

Aerial Photos



HUNTINGTON LIBRARY



OLD TOWN PASADENA



PASADENA CITY HALL

GROWTH INVESTMENT GROUP

210 FREEWAY



405 & 411-417 N EUCLID AVE

Walk Score **80** **Very Walkable**
Most errands can be accomplished on foot.

Bike Score **91** **Biker's Paradise**
Daily errands can be accomplished on a bike.

Aerial Photos



CALIFORNIA INSTITUTE OF TECHNOLOGY



PASADENA CITY COLLEGE



OLD TOWN PASADENA

210 FREEWAY

GROWTH INVESTMENT GROUP



405 & 411-417 N EUCLID AVE

Walk Score **80** Very Walkable
Most errands can be accomplished on foot.

Bike Score **91** Biker's Paradise
Daily errands can be accomplished on a bike.

Aerial Photos



NORTON SIMON MUSEUM



ROSE BOWL STADIUM



OLD TOWN PASADENA

210 FREEWAY



405 & 411-417 N EUCLID AVE

GROWTH INVESTMENT GROUP

Walk Score 80 **Very Walkable**
Most errands can be accomplished on foot.

Bike Score 91 **Biker's Paradise**
Daily errands can be accomplished on a bike.

Aerial Photos



Property Photos - 405 N Euclid



GROWTH INVESTMENT GROUP



Property Photos - 405 N Euclid - 2 Brand New ADUs



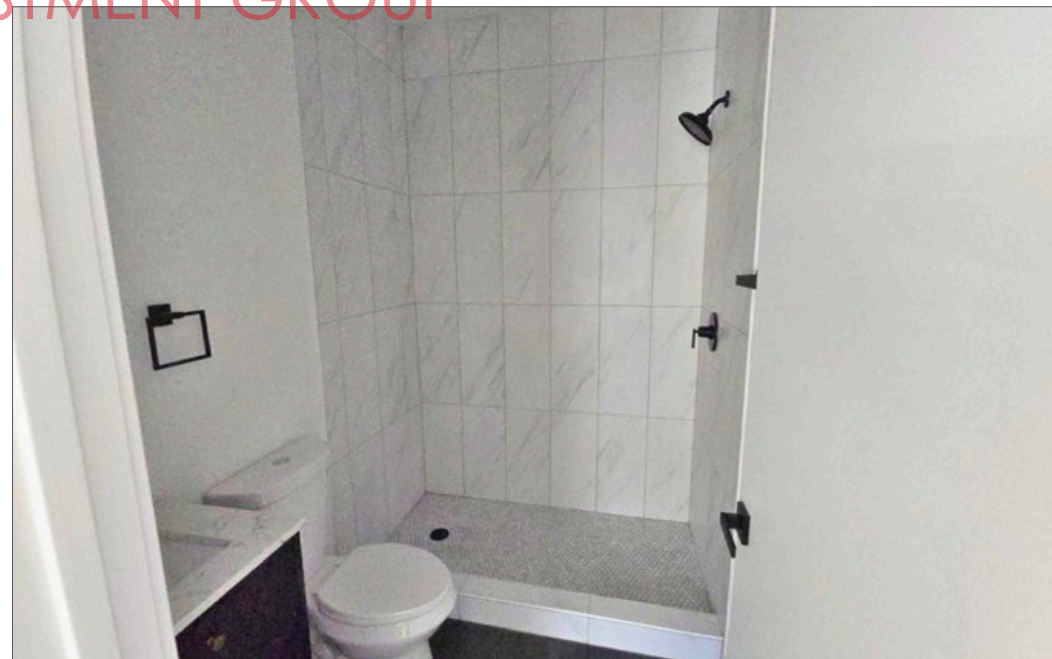
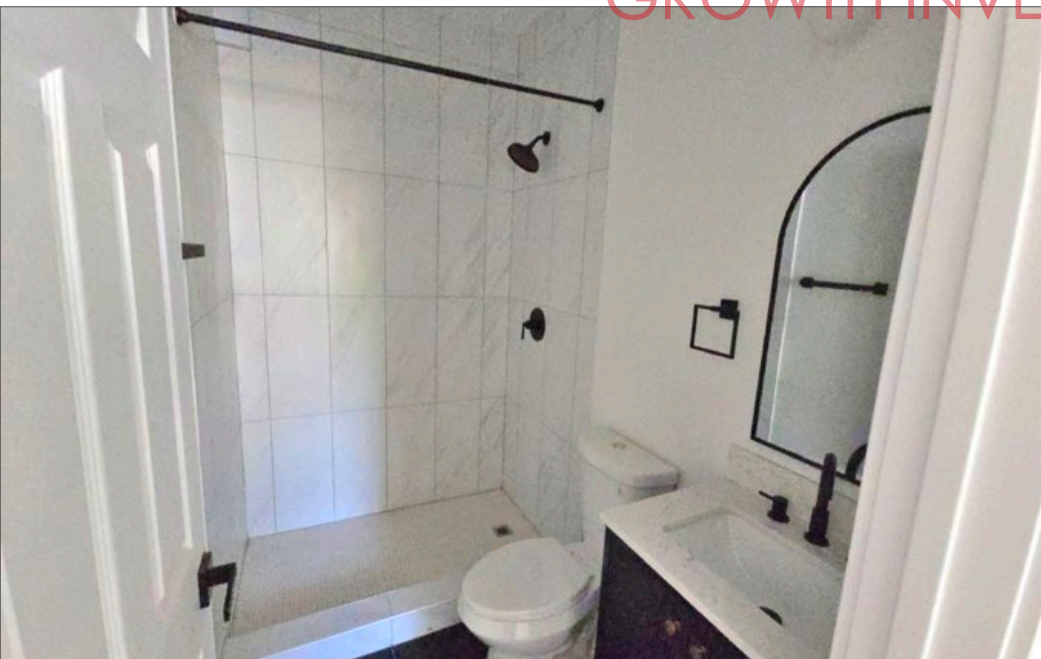
GROWTH INVESTMENT GROUP



Property Photos - 405 N Euclid - 2 Brand New ADUs



GROWTH INVESTMENT GROUP



Property Photos - 411-417 N Euclid Ave



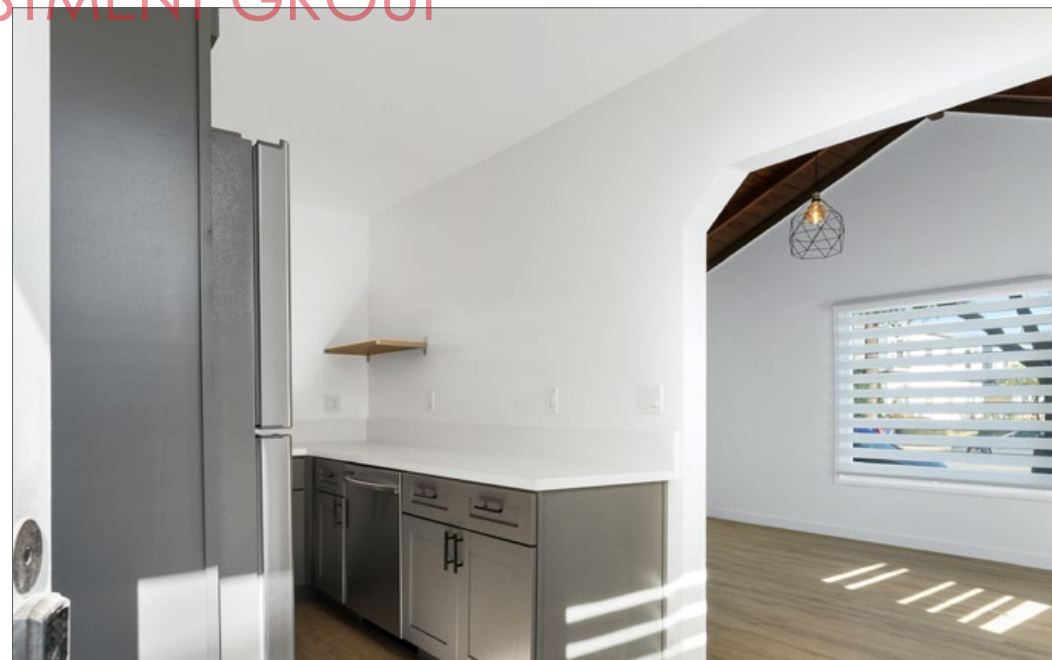
GROWTH INVESTMENT GROUP



Property Photos - 411 N Euclid Ave



GROWTH INVESTMENT GROUP



Property Photos - 411-417 N Euclid Ave



Property Photos - 411-417 N Euclid Ave



GROWTH INVESTMENT GROUP



Property Photos - 411-417 N Euclid Ave



GROWTH INVESTMENT GROUP



Property Photos - 405 & 411-417 N Euclid Ave (Parking Area)



GROWTH INVESTMENT GROUP



Property Photos - 405 & 411-417 N Euclid Ave (Parking Area)



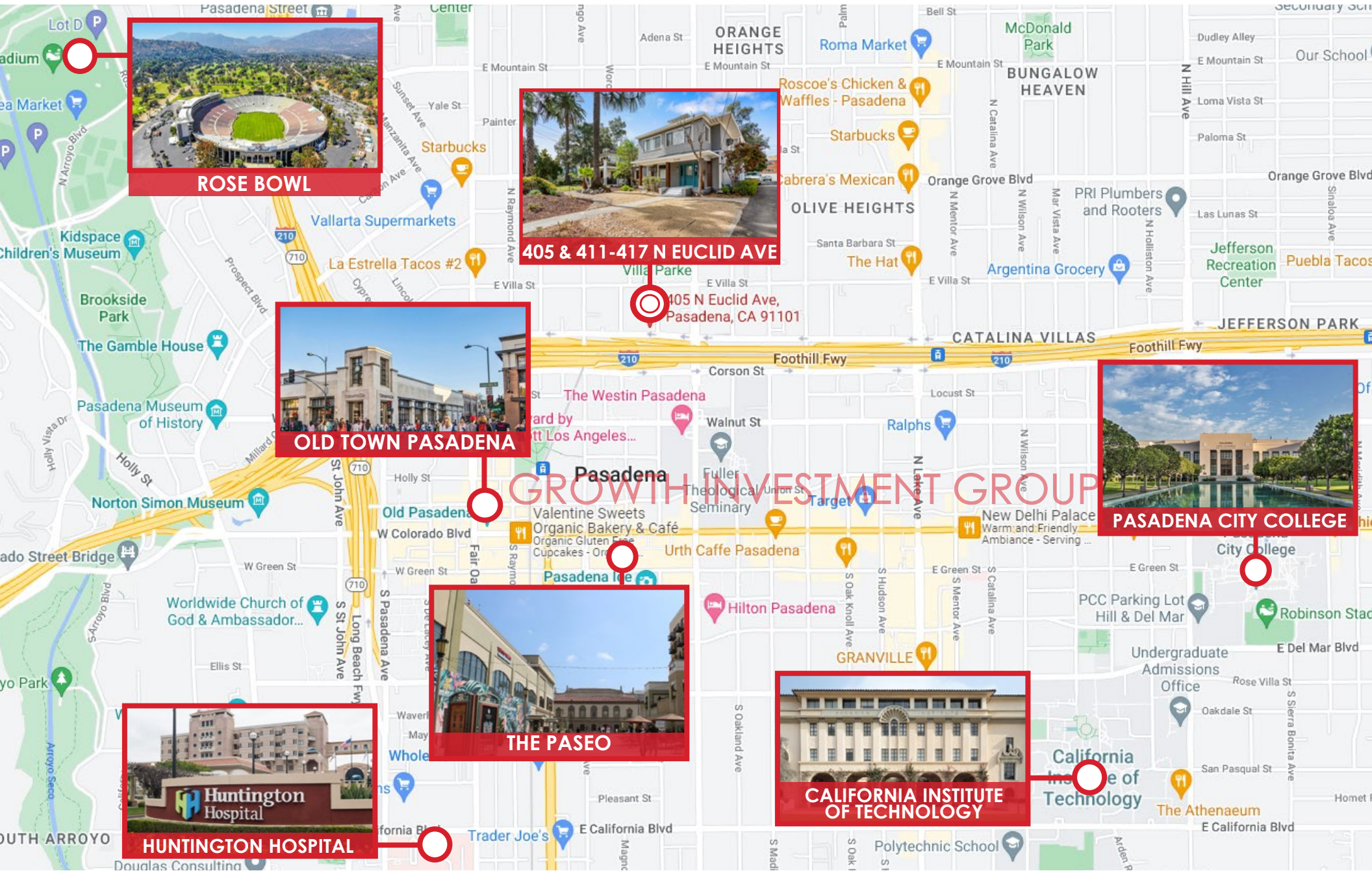
GROWTH INVESTMENT GROUP



Property Photos - 405 N Euclid#3 (vacant will be upgraded)



Local Map



Area Amenities

Old Town Pasadena



Distance: 4 minute drive, 1.2 miles

"Our eclectic, historic district spans 22 blocks and features more than 300 businesses. Visitors can find premiere shopping, world-class dining, entertainment and activities for all ages, convenient parking, and pedestrian-friendly streets and historic alleys that are perfect for meandering and discovering the authentic character of Old Pasadena." - Visit Old Pasadena

The Huntington Library



Distance: 11 minute drive, 3.0 miles

The Huntington Library, Art Museum, and Botanical Gardens is a collections-based research and educational institution serving scholars and the general public.

Rose Bowl Stadium



Distance: 7 minute drive, 3.2 miles

One of the most famous venues in sporting history, the Rose Bowl is best known as a college football venue, specifically as the host of the annual Rose Bowl Game for which it is named. Since 1982, it has served as the home stadium of the UCLA Bruins football team.

California Institute of Technology



Distance: 7 minute drive, 1.8 miles

Caltech is an independent, privately supported institution with a 124-acre campus located in Pasadena, California. The Institute manages JPL for NASA, sending probes to explore the planets of our solar system and quantify changes on our home planet.

Westfield Santa Anita



Distance: 14 minute drive, 8.8 miles

The Westfield Santa Anita is a super-regional shopping mall located in Arcadia, California adjacent to the Santa Anita Race Track. It features major stores such as Macy's, Dave and Buster's, and Din Tai Fung.

Dodger Stadium



Distance: 14 minute drive, 8.4 miles

Dodger Stadium is a baseball stadium in the Elysian Park neighborhood of Los Angeles, California, home to the Los Angeles Dodgers. It is the world's largest baseball stadium by seat capacity, and hosted the Major League Baseball All-Star Game in 1980—and will host again in 2022.



02. FINANCIALS

Investment Overview

Price	\$	5,990,000
Price Per Unit	\$	399,000
Cap Rate		5.35%
GRM		13.94
Proforma CAP Rate		6.30%
Proforma GRM		12.29

Unit Mix and Rent Schedule

Units	Type	Current Rent	Total Rent	Proforma Rent	Total Proforma
1	3B + 2B	\$ 3,200.00	\$ 3,200.00	\$3,500.00	\$ 3,500.00
1	2B + 1B	\$ 1,065.73	\$ 1,065.73	\$2,900.00	\$ 2,900.00
1	1B + 1B	\$ 2,550.00	\$ 2,550.00	\$2,600.00	\$ 2,600.00
2	NEW ADU 1B + 1B	\$ 2,450.00	\$ 4,900.00	\$2,500.00	\$ 5,000.00
9	1B + 1B	\$ 2,433.73	\$ 21,903.55	\$2,700.00	\$24,300.00
1	STUDIO	\$ 2,163.00	\$ 2,163.00	\$2,300.00	\$ 2,300.00
15			\$ 35,782.28		\$40,600.00

Property Information

Building Size	8,458
Lot Size	23,257
Number of Units	15
Year Built	2025, 1960, 1898
Parcel(s)	5725-031-014, 5725-031-015
Zoning	R3
Parking	20

Income

	Current	Proforma
Annual Gross Rent	\$ 35,782 per month	\$ 429,387
Pet Rent	\$ 20 per month	\$ 240
Gross Scheduled Income		\$ 429,627
Vacancy Factor	2.00%	\$ (8,593)
Effective Gross Income		\$ 421,035

Proposed Financing

Down Payment	\$	2,398,000
Approximate Loan Amount	\$	3,597,000
Interest Rate		5.400%
Loan To Value		60.0%
Annual Debt Service	\$	244,766
Debt Coverage Ratio		1.31
Year-1 Net Cash-Flow	\$	75,902
Year-1 Principal Reduction	\$	49,351
Year-1 Cash-On-Cash Return	\$	125,253
Year-1 Cash-On-Cash Return		5.22%
Loan Type		New loan, 5-year fixed, 30-year amortization

Expenses

	Current	Proforma
Operating Expenses (Current/Potential)		
New Property Taxes	1.089780%	\$ 65,278 \$ 65,278 per assessor
Direct Assessment		\$ 2,112 \$ 2,112 per assessor
Insurance *	\$ 1.25 per sf	\$ 10,573 \$ 10,573 new estimate
Utilities: DWP	\$450.00 per month	\$ 5,400 \$ 5,400 per seller
Utilities: Trash	\$325.00 per month	\$ 3,900 \$ 3,900 per seller
Pest Control	\$90.00 per month	\$ 1,080 \$ 1,080 per seller
Landcaping	\$200.00 per month	\$ 2,400 \$ 2,400 per seller
Repair & Maintenance	\$400.00 per unit	\$ 6,000 \$ 6,000 new estimate
Registration	\$238.00 per unit	\$ 3,570 \$ 3,570 2025
* Seller Self Manage the property. No Management Fee.		
Total Operating Expenses	24% of EGI	\$ 100,312 \$ 100,312
Expenses Per Unit		\$ 6,687 \$ 6,687
Expenses Per SF		\$ 11.86 \$ 11.86

Net Operating Income

Current	Proforma
\$ 320,723	\$ 377,379

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Any proforma numbers including Additional Dwelling Units potentials are proforma and estimate only! Buyer must verify the information and due their own due diligence and bears all risk for any inaccuracies.

Rent Roll

Unit	Unit Type	Current Rent	Proforma Rent	Tenant Name	Lease From	Lease To
House 405-1	1B + 1B	\$ 2,550	\$ 2,600	Jacqueline C., Mark O.	05/01/2025	05/31/2025
House 405-2	2B + 1B	\$ 1,066	\$ 2,900	Rey R.	06/01/2010	06/01/2011
House 405-3	3B + 2B	\$ 3,200	\$ 3,500	VACANT - Stated Rent is Proforma - Seller is Upgrading the unit.		
407	NEW ADU 1B + 1B	\$ 2,450	\$ 2,500	Completed May 2025 - new tenant		
409	NEW ADU 1B + 1B	\$ 2,450	\$ 2,500	Completed May 2025 - new tenant		
411-2	1B + 1B	\$ 2,700	\$ 2,700	Helix.	03/24/2024	
411-4	1B + 1B	\$ 2,700	\$ 2,700	Helix.	05/30/2024	
411-6	1B + 1B	\$ 954	\$ 2,700	Kyle T.	11/01/2015	11/01/2016
411-8	1B + 1B	\$ 2,575	\$ 2,700	Ekaterina B.	04/15/2023	04/14/2024
415-1	1B + 1B	\$ 2,700	\$ 2,700	Helix.	10/01/2024	09/30/2025
415-3	1B + 1B	\$ 2,500	\$ 2,700	Yi Ti T.	10/01/2024	09/30/2025
415-5	1B + 1B	\$ 2,700	\$ 2,700	Helix.	06/10/2024	
415-7	1B + 1B	\$ 2,500	\$ 2,700	Berenico C.	09/01/2024	08/31/2025
417-1A	1B + 1B	\$ 2,575	\$ 2,700	Marcus H.	05/28/2023	05/27/2024
417-2B	STUDIO	\$ 2,163	\$ 2,300	Ellen K.	06/06/2023	06/05/2024
TOTAL		\$ 35,782	\$ 40,600			

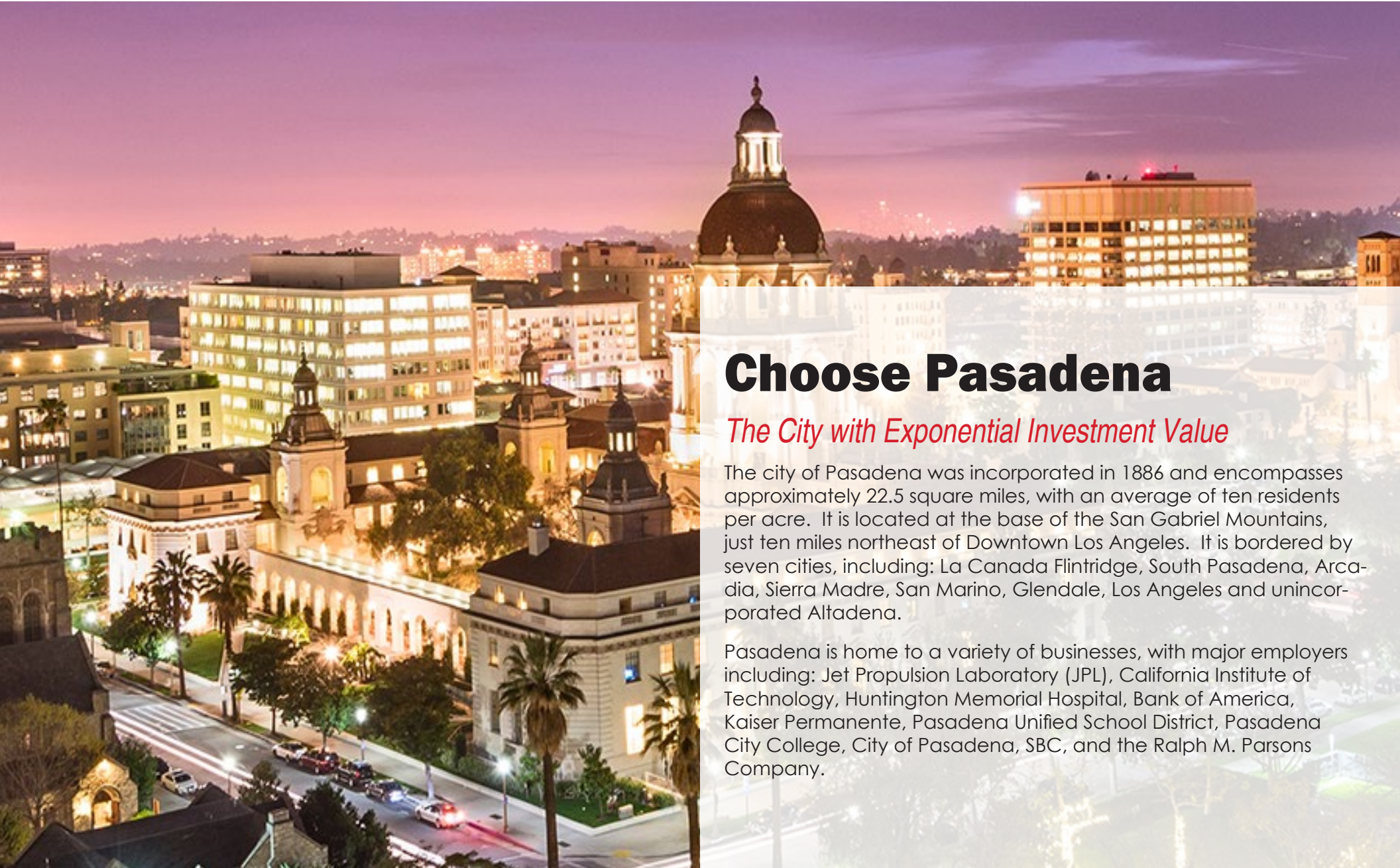
Building#	TYPE	UNITS	Average Rent	Proforma Rent
405	3B + 2B	1	\$ 3,200	\$ 3,500
405	2B + 1B	1	\$ 1,066	\$ 2,900
405	1B + 1B	1	\$ 2,550	\$ 2,600
405	NEW ADU 1B + 1B	2	\$ 2,450	\$ 2,500
411-417	1B + 1B	9	\$ 2,434	\$ 2,700
411-417	STUDIO	1	\$ 2,163	\$ 2,300

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03. MARKET OVERVIEW

Market Overview



Choose Pasadena

The City with Exponential Investment Value

The city of Pasadena was incorporated in 1886 and encompasses approximately 22.5 square miles, with an average of ten residents per acre. It is located at the base of the San Gabriel Mountains, just ten miles northeast of Downtown Los Angeles. It is bordered by seven cities, including: La Canada Flintridge, South Pasadena, Arcadia, Sierra Madre, San Marino, Glendale, Los Angeles and unincorporated Altadena.

Pasadena is home to a variety of businesses, with major employers including: Jet Propulsion Laboratory (JPL), California Institute of Technology, Huntington Memorial Hospital, Bank of America, Kaiser Permanente, Pasadena Unified School District, Pasadena City College, City of Pasadena, SBC, and the Ralph M. Parsons Company.

Market Overview | Pasadena

CONVENIENT TRANSPORTATION AND ACCESS

Regional access to the city is primarily from the Foothill (210) Freeway, which runs in an east-west direction approximately one-third mile south of the subject property, the Ventura (134) Freeway, which runs in an east-west direction approximately one and one-half miles west of the subject property, and the Pasadena (110) Freeway, which runs in a north-south direction approximately two and one-half miles southwest of the subject property. These freeways provide direct access to other major interstates serving the Southern California region, including the Golden State (5) Freeway and the Glendale (2) Freeway to the west, the San Bernardino (10) Freeway and the Long Beach (710) Freeway to the south, and the San Gabriel River (605) Freeway to the east.

The city of Pasadena is centrally located to major forms of transportation, including the Burbank/Bob Hope Airport which is 15 miles northwest, the Los Angeles International Airport which is 30 miles southwest, and the Ontario International Airport which is 35 miles east.



Market Overview | Pasadena

OLD TOWN PASADENA Old Town Pasadena is nationally recognized for its vibrant main street revitalization and preserved historic charm. The historic streets and alleyways, rustic brick façades and architectural accents of Pasadena's original business district have come to create a unique and lively entertainment focal point for residents and tourists alike. Physically bound by Walnut Street to the north, Pasadena Avenue to the west, Del Mar Boulevard to the south and Arroyo Parkway to the east, Old Town Pasadena encompasses twenty-two blocks providing access to over 120 restaurants, shops, and entertainment venues, 35 specialty retail stores, a Courtyard by Marriott Hotel and several other leading attractions. Old Town Pasadena offers an extraordinary opportunity to live, work and play in an exciting, urban setting featuring an authentic downtown experience

THE PLAYHOUSE DISTRICT The Playhouse District is an eclectic, cosmopolitan community rich in history and architecture in the neighborhood of Pasadena, California. The District combines tradition and class with cool modernity. It is Pasadena's premier entertainment and financial district; the headquarters of Community Bank are headquartered there. The Playhouse District is bordered by Interstate 210 to the north, California Boulevard to the south, Los Robles Avenue to the west, and Hudson Avenue to the east, with a panhandle-

like extension to Wilson Avenue. The district is also notable for its manhattanization, the legacy of extensive urbanization from the 1960s to the 1980s.

THE HUNTINGTON Consisting of the Huntington Library, Art Collections, and Botanical Gardens, The Huntington, established by Henry Huntington in 1850, is a unique cultural, research, and educational center located on a picturesque 120 acres in San Marino. The Huntington attracts over 500,000 visitors each year. Along with a world-class Art Collection, the Library's extraordinary collection of over 6 million pieces includes rare books and manuscripts which attract scholars and visitors year round. Perhaps the most stunning and celebrated attraction is the Botanical Gardens that covers the grounds with more than a dozen specialized gardens, including The Garden of Flowing Fragrance, which is amongst the largest Chinese-style garden outside China. The Garden recently underwent a comprehensive renovation in 2012

NORTON SIMON MUSEUM This world famous museum and garden features seven centuries of European art from the Renaissance to the 20th Century, including works by Van Gogh, Picasso, Rembrandt and Fragonard. The Museum's collection encompasses more than 11,000 objects.



Demographic & Income Profile (1 mile radius)

Summary	Census 2010	Census 2020	2022	2027
Population	39,809	41,212	41,590	41,307
Households	16,787	18,415	18,684	18,743
Families	7,939	-	8,728	8,702
Average Household Size	2.33	2.18	2.17	2.15
Owner Occupied Housing Units	3,599	-	3,698	3,707
Renter Occupied Housing Units	13,188	-	14,987	15,036
Median Age	32.9	-	35.4	35.5
Trends: 2022-2027 Annual Rate	Area	State	National	
Population	-0.14%	-0.06%	0.25%	
Households	0.06%	-0.01%	0.31%	
Families	-0.06%	-0.01%	0.28%	
Owner HHs	0.05%	0.05%	0.53%	
Median Household Income	4.07%	3.60%	3.12%	
Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	2,775	14.9%	1,891	10.1%
\$15,000 - \$24,999	1,055	5.6%	622	3.3%
\$25,000 - \$34,999	1,036	5.5%	675	3.6%
\$35,000 - \$49,999	1,312	7.0%	951	5.1%
\$50,000 - \$74,999	2,694	14.4%	2,830	15.1%
\$75,000 - \$99,999	2,341	12.5%	2,705	14.4%
\$100,000 - \$149,999	3,288	17.6%	3,549	18.9%
\$150,000 - \$199,999	1,898	10.2%	2,371	12.7%
\$200,000+	2,285	12.2%	3,148	16.8%
Median Household Income	\$78,988		\$96,443	
Average Household Income	\$112,926		\$140,701	
Per Capita Income	\$50,469		\$63,507	