

Two Suite Office Building 100% Available For Lease or Purchase



4465 S Buffalo Dr, Las Vegas, NV 89147

Listing ID: 30338499
Status: Active
Property Type: Office For Lease
Office Type: Business Park, Executive Suites
Contiguous Space: 2,852 - 8,240 SF
Total Available: 8,240 SF
Lease Rate: **\$1.10 PSF (Monthly)**
Unit Price: **\$13.20 PSF (Annual)**
Base Monthly Rent: **\$3,137 - 9,064**
Lease Type: NNN



Overview/Comments

Multi Suite Office Building 100% Available For Lease or Purchase.

New flat roof, new paint, new carpets

To Lease: Special intro rate starting as low as \$1.10 rent plus 35c operating expenses (sewer, water, trash, etc...) per square foot per month for immediate occupancy in a long term lease.

To purchase: Qualifies for an owner/user SBA loan with only 10% down, 5% +/- interest fixed for 10-25 years, no payments \$6,900 or 82c per sq ft

800 amps 208Y/120V 3-Phase 4 Wire

Top placement on street monument sign available.

South-west submarket by the corner of Buffalo Dr. and Peace Way

APN: 163-21-601-032, .30 acres, all utilities in and functioning

Great flexibility to occupy the 2,852' rentable square foot office suite, the 5,388' rentable square foot office suite, or the complete 8,240' rentable square foot office building.

High foot traffic, building and monument signage,

Good visibility from Peace Way. Three curb cuts for easy street access.

Great maintenance and management, no known maintenance issues

Each office suite has a reception area, waiting room, many pro offices, exec office, conference room(s), multi-stall restrooms, break room, new carpet and tile flooring, 8' doors, and tall ceilings. Most offices have outside windows.

Within a very supportive business park with other pro office and retail users, Ample 4:1 parking with large complex cross parking agreement

Perfect for mortgage, title, insurance, hospice, insurance, attorney,

Clark County zoned C-2 "General Commercial"

Clark County Land Use "41.335 Offices Professional Business Services"

Perfect long term opportunity for an Owner/User or Investor.

Owner / broker/ developer making dreams happen daily

More Information Online

<http://www.catylist.com/listing/30338499>

QR Code

Scan this image with your mobile device:

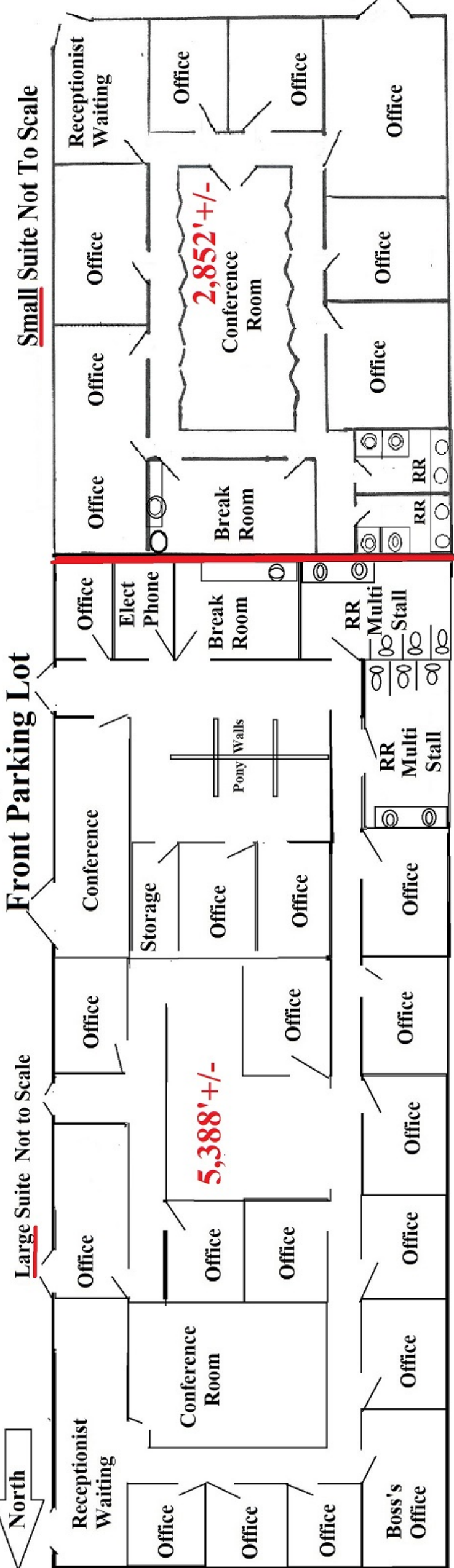




Large Suite Not to Scale

Front Parking Lot

Small Suite Not To Scale

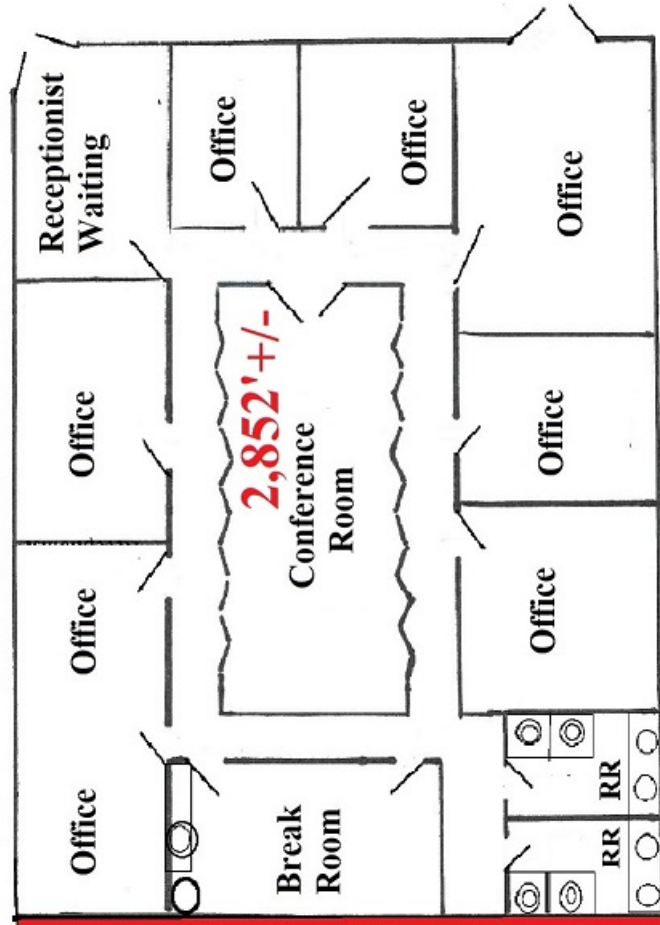


5,388'+/-

2,852'+/-

Rear Walkway

Small Suite Not To Scale



General Information

Taxing Authority:	Clark County	Class of Space:	Class B
Tax ID/APN:	163-21-601-032	Gross Building Area:	8,240 SF
Zoning:	CLARK COUNTY C-2 GENERAL COMMERCIAL	Building/Unit Size (RSF):	8,240 SF
Building Name:	Multi Suite Office Building 100% Available For Purchase or Lease	Usable Size (USF):	8,032 SF
		Land Area:	0.30 Acres

Office Type Business Park, Executive Suites, Governmental, High-Tech, Institutional, Medical, Mixed Use, Net Leased, Office Building, Research & Development, Other

Available Space

Suite/Unit Number:	Large Suite 5,388'	Date Available:	04/01/2019
Suite Floor/Level:	1	Lease Term (Months):	60 Months
Space Available:	5,388 SF	Lease Rate:	\$1.10 PSF (Monthly)
Minimum Divisible:	2,852 SF	Lease Type:	NNN
Maximum Contiguous:	8,240 SF	Conference Rooms:	2
Space Subcategory 1:	High-Tech	Kitchen/Breakroom:	Yes
Space Subcategory 2:	Research & Development	Operating Expenses:	\$4.20 PSF (Annual)
Space Type:	Relet	Rent Escalators:	Step-Up Lease

Space Description Two Suite Office Building 100% Available For Lease or Purchase. New paint, new roof, new carpet. Large Suite For Lease: Special intro rate starting as low as \$1.10 rent plus 35c operating expenses (sewer, water, trash, etc...) per square foot per month for immediate occupancy in a long term lease. The large 5,388' rentable square foot office suite has 17+/- individual private offices plus 2 conference rooms, 5 private entrances/exist, pony walls for 7 cubicles, 8' doors, and tall ceilings. All new carpet and paint. Both suites can be connected to annex a total of 8,240 sq feet of office.

Available Space

Suite/Unit Number:	Smaller Suite 2,852'	Lease Term (Months):	60 Months
Suite Floor/Level:	1	Lease Rate:	\$1.10 PSF (Monthly)
Space Available:	2,852 SF	Lease Type:	NNN
Minimum Divisible:	2,852 SF	Conference Rooms:	2
Maximum Contiguous:	8,240 SF	Offices:	8
Space Subcategory 1:	Institutional	Kitchen/Breakroom:	Yes
Space Subcategory 2:	Governmental	Operating Expenses:	\$4.20 PSF (Annual)
Space Type:	Relet	Rent Escalators:	Step-Up Lease
Date Available:	04/01/2019		

Space Description Two Suite Office Building 100% Available For Lease or Purchase. New paint, new roof, new carpet. Small Suite For Lease: Special intro rate starting as low as \$1.10 rent plus 35c operating expenses (sewer, water, trash, etc...) per square foot per month for immediate occupancy in a long term lease. The small 8,240' rentable square foot office suite has 8+/- individual private offices plus conference room, 2 private entrances/exist, room for cubicles, 8' doors, many offices have hallway windows to spread the natural light, and tall ceilings. All new carpet and paint. Both suites can be connected to annex a total of 8,240 sq feet of office.

Area & Location

Property Located Between:	Peace Way, W Tropicana, W. Flamingo
Property Visibility:	Fair

Building Related

Total Number of Buildings:	1	Parking Description:	4:1
Number of Stories:	1	Passenger Elevators:	0
Typical SF / Floor:	8,032 SF	Freight Elevators:	0
Year Built:	1999		

Location

Address:	4465 S Buffalo Dr, Las Vegas, NV 89147	MSA:	Las Vegas-Henderson-Paradise
County:	Clark	Submarket:	Southwest

Zero Downpayment

100% SBA 7A Loan Option

Relocate or expand your business.

TOTAL PROJECT FINANCING AVAILABLE



4465 S Buffalo Dr | Las Vegas, Nevada

FINANCING SCENARIO

Purchase Price	\$1,234,999
Down Payment (0%)	\$0
Loan Amount (100%)	\$1,234,999
Term of Loan in Years (fully amortizing)	25
Interest Rate* (variable prime plus)	8.00%
Monthly Loan Payment	\$9,532
Processing Time	Three Weeks
Balloon Payment	None
Pre-payment Penalty	3 year (5%,3%,1%)
Lender Points	None

Note: Estimated Closing Costs/Fees will include but are not limited to Environmental, Appraisal, Title Insurance, and Other Std Costs. Financing may be available for these items.

COST PER SQUARE FOOT COMPARISON

Total Square Footage	8,240
PURCHASE: Monthly Cost for principal and interest per sq. ft.	\$1.16
Price Per Square Foot	\$149.88

To discuss this property

Michael Hawkes

Broker and Salesman

Great Bridge Properties

702-Michael (642-4235) | 702Michael@702Michael.com

To discuss financing options

Shawn Smith

Director

Advantage Capital Investments

425-358-3055 | shawn@adcapinvestments.com

Advantage Capital Investments
ACI



*This is a sample rate used for illustration purposes. Individualized, formal rate quotes are provided with loan prescreenings and are dependent on many credit/underwriting factors. Please call for rate options. This flyer is for information purposes only and does not represent a commitment to lend. Member FDIC.

10% Downpayment

SBA 504 Loan Scenario

Multi Suite Office Building 100% Available For Purchase or Lease

Scenario as of: 10/4/2018

 Own the Business? Own the Building.

Purchase Price	\$1,234,999
Improvements	\$0
Other	\$0
Total Project Costs	\$1,234,999

4465 S Buffalo Dr, Las Vegas, NV 89147	
Building Size	8,240 sf
Price per Sq. Ft.	\$150 psf

For Property Information:

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90% SBA 504 Financing Example

Financing Package		Amount	Rate	Term	Amort	Monthly Pymt
Bank 1st Mortgage	50%	\$ 617,500	5.70%	10 Yrs	25 Yrs	\$ 3,866
SBA 504 2nd Mortgage*	40%	\$ 508,000	5.28%	25 Yrs	25 Yrs	\$ 3,053
Down Payment	10%	\$ 123,500				
*Includes financed SBA fee of \$14,000			5.51%		\$0.84 PSF	\$ 6,919

Monthly Costs

	PSF	Monthly
Mortgage Payments	\$0.84	\$6,919
Total Monthly Payment	\$0.84 PSF	\$6,919

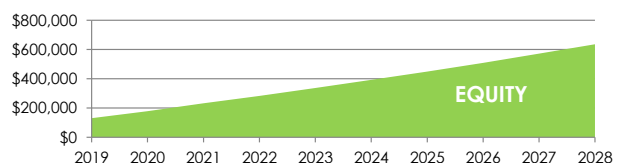
Adjusted Monthly Costs

	PSF	Monthly
Total Monthly Payment	\$0.84	\$6,919
Less Depreciation	(\$0.26)	-\$2,111
Total Adjusted Monthly Payment	\$0.58 PSF	\$4,808

Out of Pocket Expenses

Cash Down Payment	10.0%	\$123,500
Estimated Bank Fees	1.5%	\$9,262
Estimated Appraisal & Environmental		\$5,800

Invest in Your Future: Equity Over First 10 Years



Assumptions:

The following assumptions were made in the preparation of this sample. Please let us know if there are specific values you'd like to see.

- Bank rate, terms and fees are estimated and vary depending on lender.
- SBA rate is as of Sep '18. Actual rate is set at debenture sale.
- SBA Fee is estimated at 2.65% plus a \$2,500 legal fee. Fees are financed.
- Operating costs, title and insurance are estimates.
- Depreciation is estimated at an 80% bracket over 39 years.
- 90% LTV financing generally does not require additional collateral.

For more information contact your 504 loan experts:



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TMC Financing
SVP, Business Development Officer
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Property Images

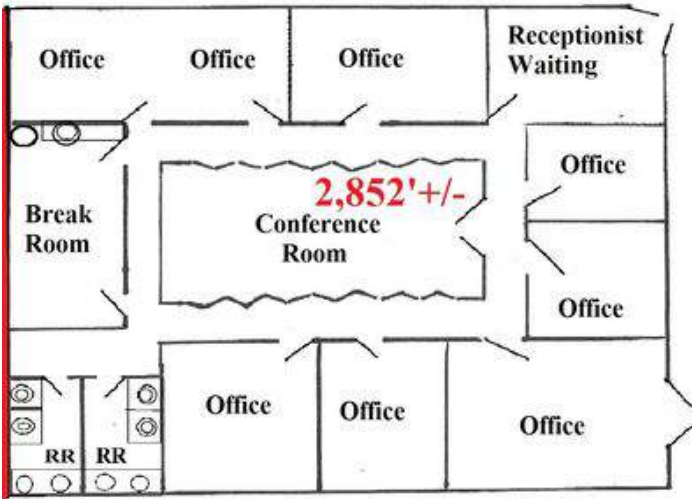


4465 S Buffalo Complete Building

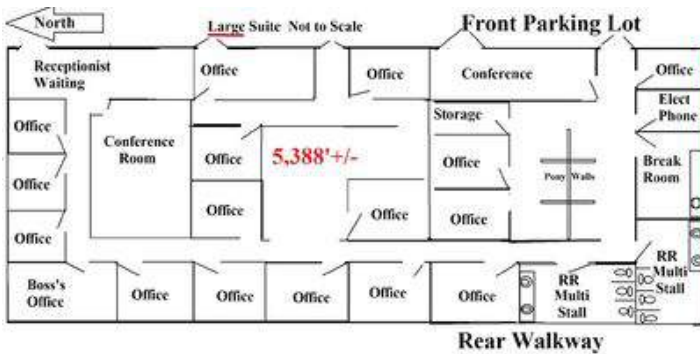


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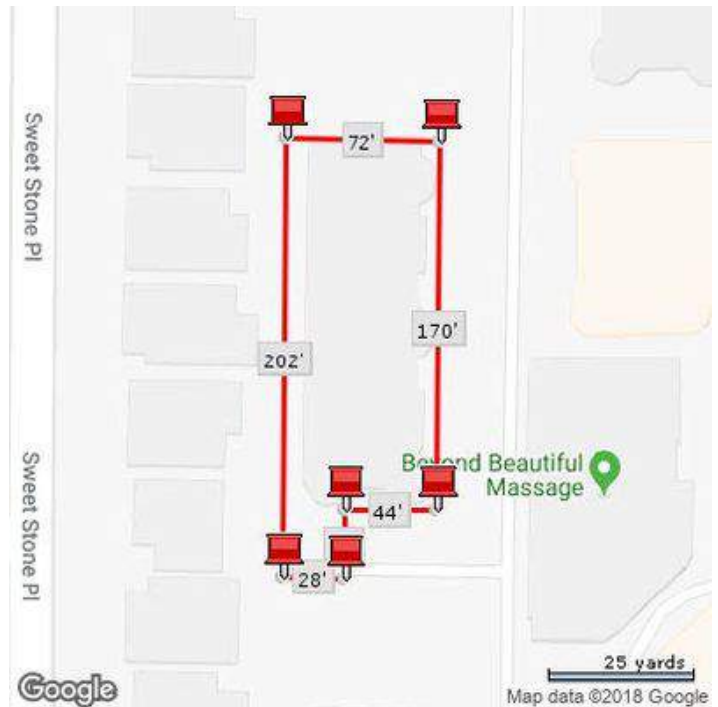
Small Suite Not To Scale



4465 S Buffalo Small Suite Floor Plan



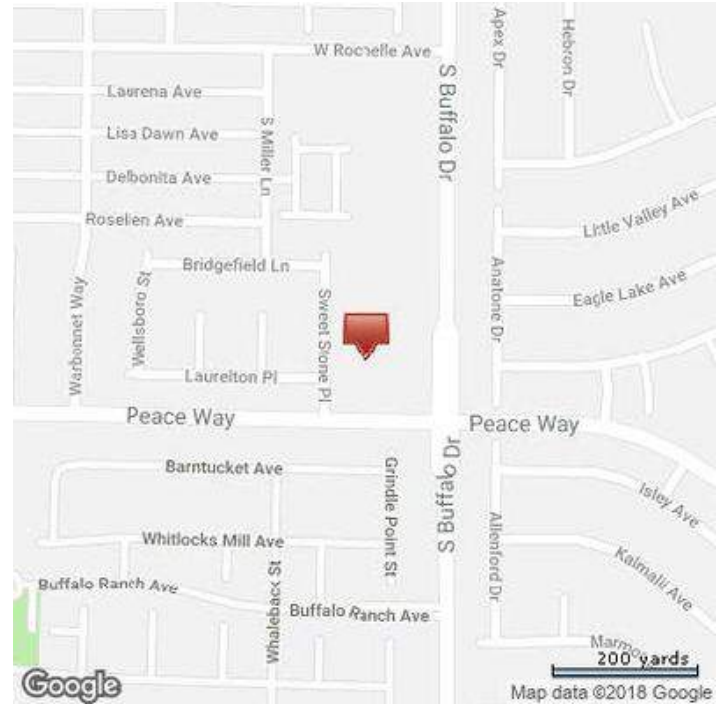
4465 S Buffalo Large Suite Floor Plan



4465 S Buffalo Dr, Las Vegas, NV 89147-5006, Clark County RealistReport



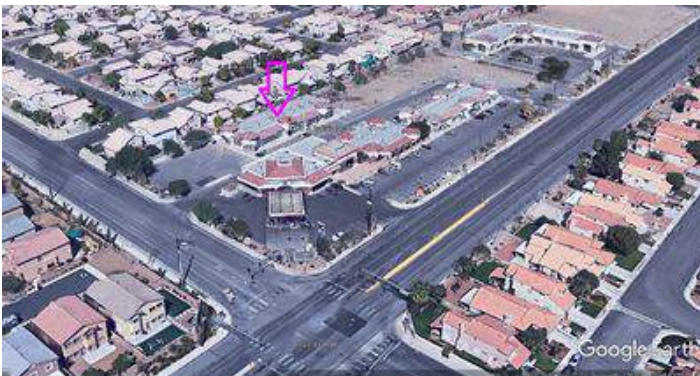
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4465 S Buffalo Dr, Las Vegas, NV 89147-5006, Clark County RealistReport h



Gizmo Aerial



Google Earth

Zero Downpayment
100% SBA 7A Loan Option

Relocate or expand your business.
TOTAL PROJECT FINANCING AVAILABLE



4465 S Buffalo Dr | Las Vegas, Nevada

FINANCING SCENARIO:					
Purchase Price	\$1,234,999				
Down Payment (0%)	\$0				
Loan Amount (100%)	\$1,234,999				
Term of Loan in Years (Fully Amortizing)	20				
Interest Rate* (Variable prime plus)	8.50%				
Monthly Loan Payment	\$8,512				
Processing Time	Three Weeks				
Ballon Payment	None				
Prepayment Penalty	3 year (5% 2% 1%)				
Lender Points	None				
<small>*See Estimated Developer's Offer for details but are not subject to Environmental Approval, FEMA Insurance, and Other 3rd Party. Financing may be available for these items.</small>					
COST PER SQUARE FOOT COMPARISON					
Total Square Footage	8,240				
PURCHASE: Monthly Cost for principal and interest per sq ft:	\$1.15				
Price Per Square Foot	\$149.00				
<table border="0"> <tr> <td style="background-color: #e91e63; color: white; padding: 5px;">To discuss this property:</td> <td style="background-color: #e91e63; color: white; padding: 5px;">To discuss financing options:</td> </tr> <tr> <td style="padding: 5px;"> Michael Hawkes Director and Salesman Great Bridge Properties 702-Michael (842-4235) 702-Michael@702Michael.com </td> <td style="padding: 5px;"> Shawn Smith Director Acute-edge Capital Investments 402-556-3035 shawn@acuteinvestments.com </td> </tr> </table>		To discuss this property:	To discuss financing options:	Michael Hawkes Director and Salesman Great Bridge Properties 702-Michael (842-4235) 702-Michael@702Michael.com	Shawn Smith Director Acute-edge Capital Investments 402-556-3035 shawn@acuteinvestments.com
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<small>This is a sample rate used for illustration purposes. Individualized financial quotes are provided with loan pre-approval and are dependent on many credit factors. Please call for rate options. This form is for information purposes only and does not represent a commitment to lend. Finance 01/19</small>					

SBA 7A 4465 S Buffalo

10% Downpayment

SBA 504 Loan Scenario

Visit Each Office During 10% Downpayment For Purchase or Lease Renewal as of 1/1/2019

Own the Business? Own the Building?

Purchase Price	\$1,234,500	4465 S Buffalo Dr, Las Vegas, NV 89147	
Improvements	\$0	Building Size	8,240 SF
Other	\$0	Price per Sq. Ft.	\$150/SF
Total Project Costs	\$1,234,500		

Key Property Information:

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90% SBA 504 Financing Example

Financing Package	Rate	Term	Amount	Monthly Payment
Bank 1st Mortgage	5.75%	30 Yrs	\$1,071,000	\$5,896
SBA 504 2nd Mortgage*	4.75%	25 Yrs	\$153,500	\$1,057
Down Payment	10%		\$123,500	\$
Total Monthly Payment				\$6,953

*Includes Annual 25% fee at 1/1/2019

Monthly Costs	PSF	Monthly	Adjusted Monthly Costs	PSF	Monthly
Mortgage Payments	\$0.84	\$6,919	Total Monthly Payment	\$0.84	\$6,919
			Less Depreciation	(\$0.26)	(\$2,111)
Total Monthly Payment	\$0.84 PSF	\$6,919	Total Adjusted Monthly Payment	\$0.58 PSF	\$4,808

Out of Pocket Expenses

Cash Down Payment	10.0%	\$123,500
Estimated Bank Fees	1.5%	\$9,263
Estimated Appraisal & Environmental		\$0,800

Invest in Your Future: Equity Over First 10 Years



Assumptions:

- *All financing assumptions were made in the presentation office package. Please refer to item 2 of the package document at the end of the package.
- Bank rate, term and fees are estimated and vary depending on credit.
- SBA rate is an of 25% 10% down rate is set at borrower rate.
- SBA fee is estimated at 2.75% and a 12,500 application fee that is financed.
- Operating costs, life and insurance are estimated.
- Depreciation is estimated at an 80% break over 30 years.
- 80% LTV financing generally does not include additional interest.

For more information contact your SBA loan experts:

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 TBOC Financing
 SBA - Business Development Officer
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 chris@tboctoc.com

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 Broker and Salesman
 Great Bridge Properties
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SBA Loan Proforma 4465 S Buffalo Dr, Las Vegas, NV 89147

Property Contacts



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Demographics, Labor/Workforce, and Consumer Expenditures

4465 S Buffalo Dr, Las Vegas, NV



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Population

Radius:	1 mile	3 miles	5 miles
2023 Projection	26,722	217,770	479,559
2018 Estimate	25,461	208,935	458,869
2015 Estimate	25,661	212,463	467,417
2010 Census	23,723	188,556	411,386
Growth 2018-2023	4.95%	4.23%	4.51%
Growth 2015-2018	-0.78%	-1.66%	-1.83%
Growth 2010-2015	8.17%	12.68%	13.62%

Population (Male)

Radius:	1 mile	3 miles	5 miles
2023 Projection	13,252	106,664	233,723
2018 Estimate	12,648	102,439	223,817
2015 Estimate	12,760	104,277	228,191
2010 Census	11,764	93,892	206,409
Growth 2018-2023	4.78%	4.12%	4.43%
Growth 2015-2018	-0.88%	-1.76%	-1.92%
Growth 2010-2015	8.47%	11.06%	10.55%

Population (Female)

Radius:	1 mile	3 miles	5 miles
2023 Projection	13,470	111,106	245,836
2018 Estimate	12,813	106,496	235,052
2015 Estimate	12,901	108,186	239,226
2010 Census	11,959	94,664	204,977
Growth 2018-2023	5.13%	4.33%	4.59%
Growth 2015-2018	-0.68%	-1.56%	-1.74%
Growth 2010-2015	7.88%	14.28%	16.71%

Population by Age (2018 Estimate)

Radius:	1 mile	3 miles	5 miles
Age 0 to 5	2,086	17,556	40,491
Age 5 to 10	1,689	14,393	33,273
Age 10 to 15	1,525	12,907	30,462
Age 15 to 20	1,409	11,460	27,392
Age 20 to 25	1,390	11,025	25,856
Age 25 to 30	1,422	11,285	25,379
Age 30 to 35	1,418	11,842	25,404
Age 35 to 40	1,438	12,621	26,142
Age 40 to 45	1,509	13,432	27,434
Age 45 to 50	1,659	14,403	29,365
Age 50 to 55	1,733	14,289	28,978
Age 55 to 60	1,758	13,860	28,385
Age 60 to 65	1,693	12,783	26,801
Age 65 and over	4,732	37,079	83,507
Total Population	25,461	208,935	458,869
Median Age	41.44	40.86	39.68

Radius:	1 mile	3 miles	5 miles
Age 0 to 5	8%	8%	9%
Age 5 to 10	7%	7%	7%
Age 10 to 15	6%	6%	7%
Age 15 to 20	6%	5%	6%
Age 20 to 25	5%	5%	6%
Age 25 to 30	6%	5%	6%
Age 30 to 35	6%	6%	6%
Age 35 to 40	6%	6%	6%
Age 40 to 45	6%	6%	6%
Age 45 to 50	7%	7%	6%
Age 50 to 55	7%	7%	6%
Age 55 to 60	7%	7%	6%
Age 60 to 65	7%	6%	6%
Age 65 and over	19%	18%	18%

Median Age (Male)

Radius:	1 mile	3 miles	5 miles
2010 Census	40.73	38.33	37.41

Median Age (Female)

Radius:	1 mile	3 miles	5 miles
2010 Census	42.32	39.43	38.29

High School Graduates Age 25+ by Educational Attainment (2018 Estimate)

Radius:	1 mile	3 miles	5 miles
High School Graduate (or GED)	5,279	39,717	79,352
Some College, No Degree	4,597	39,048	81,721
Associate or Bachelor's Degree	827	8,352	17,386
Master's Degree	516	5,599	12,777
Professional School Degree	269	3,400	7,935
Doctorate Degree	124	873	2,891
Total High School Graduates Age 25+	11,612	96,989	202,062

Radius:	1 mile	3 miles	5 miles
High School Graduate (or GED)	45%	41%	39%
Some College, No Degree	40%	40%	40%
Associate or Bachelor's Degree	7%	9%	9%
Master's Degree	4%	6%	6%
Professional School Degree	2%	4%	4%
Doctorate Degree	1%	1%	1%








































Households

Radius:	1 mile	3 miles	5 miles
2023 Projection	10,074	88,135	186,792
2018 Estimate	9,672	84,605	179,453
2015 Estimate	9,800	86,021	183,269
2010 Census	9,145	76,522	162,039
Growth 2018-2023	4.16%	4.17%	4.09%
Growth 2015-2018	-1.31%	-1.65%	-2.08%
Growth 2010-2015	7.16%	12.41%	13.1%

Average Household Size

Radius:	1 mile	3 miles	5 miles
2023 Projection	2.71	2.52	2.63
2018 Estimate	2.71	2.52	2.63
2015 Estimate	2.7	2.52	2.62
2010 Census	2.67	2.51	2.61
Growth 2018-2023	-0.04%	-0.02%	-0.01%
Growth 2015-2018	0.43%	-0.06%	0.31%
Growth 2010-2015	0.9%	0.5%	0.57%

Households by Household Type and Size and Presence of Children (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Family Households	6,463	50,557	109,700	Family Households	 67%	 60%	 61%
Married-couple family	4,435	33,555	73,576	Married-couple family	 46%	 40%	 41%
With own children under 18 years	1,619	13,035	31,187	With own children under 18 years	 17%	 15%	 17%
No own children under 18 years	2,816	20,520	42,389	No own children under 18 years	 29%	 24%	 24%
Male Householder: no wife present	696	5,872	12,644	Male Householder: no wife present	 7%	 7%	 7%
With own children under 18 years	291	2,564	5,730	With own children under 18 years	 3%	 3%	 3%
No own children under 18 years	405	3,308	6,914	No own children under 18 years	 4%	 4%	 4%
Female Householder: no husband present	1,332	11,130	23,480	Female Householder: no husband present	 14%	 13%	 13%
With own children under 18 years	609	5,490	12,232	With own children under 18 years	 6%	 6%	 7%
No own children under 18 years	723	5,640	11,248	No own children under 18 years	 7%	 7%	 6%
Nonfamily Households	3,209	34,048	69,753	Nonfamily Households	 33%	 40%	 39%
1 Person households	2,381	24,601	50,433	1 Person households	 25%	 29%	 28%
2+ Unrelated people	828	9,447	19,320	2+ Unrelated people	 9%	 11%	 11%
Total Households	9,672	84,605	179,453				

Households by Household Income (2018 Estimate)

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	1,106	13,397	30,923
\$25,000 to \$49,999	2,546	23,893	47,880
\$50,000 to \$74,999	2,397	19,169	38,988
\$75,000 to \$99,999	1,485	11,648	24,259
\$100,000 to \$124,999	974	7,097	14,564
\$125,000 to \$149,999	349	3,253	7,157
\$150,000 to \$199,999	332	3,124	7,673
\$200,000 or more	483	3,024	8,009
Total Households	9,672	84,605	179,453
Average Household Income	\$73,822.32	\$69,306.70	\$71,422.79
Median Household Income	\$75,966.78	\$64,263.25	\$65,398.84

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	11%	16%	17%
\$25,000 to \$49,999	26%	28%	27%
\$50,000 to \$74,999	25%	23%	22%
\$75,000 to \$99,999	15%	14%	14%
\$100,000 to \$124,999	10%	8%	8%
\$125,000 to \$149,999	4%	4%	4%
\$150,000 to \$199,999	3%	4%	4%
\$200,000 or more	5%	4%	4%

Households by Household Income (2023 Projection)

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	1,142	13,978	32,361
\$25,000 to \$49,999	2,683	25,018	50,349
\$50,000 to \$74,999	2,502	19,990	40,650
\$75,000 to \$99,999	1,551	12,139	25,160
\$100,000 to \$124,999	1,017	7,366	15,041
\$125,000 to \$149,999	363	3,355	7,326
\$150,000 to \$199,999	343	3,210	7,805
\$200,000 or more	473	3,079	8,100
Total Households	10,074	88,135	186,792
Average Household Income	\$73,135.74	\$69,412.35	\$71,518.64
Median Household Income	\$79,729.04	\$66,456.42	\$67,388.21

Radius:	1 mile	3 miles	5 miles
Less than \$25,000	11%	16%	17%
\$25,000 to \$49,999	27%	28%	27%
\$50,000 to \$74,999	25%	23%	22%
\$75,000 to \$99,999	15%	14%	13%
\$100,000 to \$124,999	10%	8%	8%
\$125,000 to \$149,999	4%	4%	4%
\$150,000 to \$199,999	3%	4%	4%
\$200,000 or more	5%	3%	4%













Per Capita Income

Radius:	1 mile	3 miles	5 miles
2018 Estimate	\$28,092.98	\$27,717.39	\$27,712.95
2015 Estimate	\$28,576.76	\$27,840.18	\$27,954.68
Growth 2015-2018	-1.69%	-0.44%	-0.86%


































Unemployment Rate

Radius:	1 mile	3 miles	5 miles
2018 Estimate	4.51%	4.4%	4.79%
2015 Estimate	6.9%	7.6%	10.63%
Growth 2015-2018	-34.66%	-42.1%	-54.98%













Population Age 16+ By Employment Status (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Labor Force	12,955	109,974	232,906	Labor Force	 65%	 68%	 67%
Civilian, Employed	12,373	105,181	221,979	Civilian, Employed	 62%	 65%	 64%
Civilian, Unemployed	582	4,793	10,927	Civilian, Unemployed	 3%	 3%	 3%
Not in Labor Force	6,870	51,389	115,339	Not in Labor Force	 35%	 32%	 33%
Total Population Age 16+	19,825	161,363	348,245				

Employed Civilian Population Age 16+ by Industry (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Agriculture, forestry, fishing and hunting, mining and construction	803	6,745	16,777	Agriculture, forestry, fishing and hunting, mining and construction	 6%	 6%	 8%
Manufacturing	334	2,489	5,325	Manufacturing	 3%	 2%	 2%
Wholesale & retail trade	1,691	14,025	28,702	Wholesale & retail trade	 14%	 13%	 13%
Transportation and warehousing, and utilities	751	5,168	10,458	Transportation and warehousing, and utilities	 6%	 5%	 5%
Information	114	2,018	4,097	Information	 1%	 2%	 2%
Finance, insurance, real estate and rental and leasing	430	4,183	9,099	Finance, insurance, real estate and rental and leasing	 3%	 4%	 4%
Professional, scientific, and technical services	1,522	11,008	25,079	Professional, scientific, and technical services	 12%	 10%	 11%
Educational, health and social services	1,308	12,164	26,996	Educational, health and social services	 11%	 12%	 12%
Arts, entertainment, recreation, accommodation and food services	4,264	37,251	72,803	Arts, entertainment, recreation, accommodation and food services	 34%	 35%	 33%
Other services (except public administration)	833	7,560	17,300	Other services (except public administration)	 7%	 7%	 8%
Public Administration	323	2,570	5,343	Public Administration	 3%	 2%	 2%
Total Employed Civilian Population Age 16+	12,373	105,181	221,979				

Housing Units by Tenure (2018 Estimate)

Radius:	1 mile	3 miles	5 miles	Radius:	1 mile	3 miles	5 miles
Vacant Housing Units	3,437	25,894	57,305	Vacant Housing Units	 26%	 23%	 24%
Occupied Housing Units	9,672	84,605	179,453	Occupied Housing Units	 74%	 77%	 76%
Owner-Occupied	6,991	43,074	92,829	Owner-Occupied	 53%	 39%	 39%
Renter-Occupied	2,681	41,531	86,624	Renter-Occupied	 20%	 38%	 37%
Total Housing Units	13,109	110,499	236,758				