

12425 N. CAVE CREEK RD.

NORTHEAST CORNER OF CACTUS ROAD & CAVE CREEK ROAD, PHOENIX, AZ



NE PHOENIX RETAIL/INDUSTRIAL BUILDING FOR LEASE



STRATEGIC

EXCLUSIVELY REPRESENTED BY

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Summary



LEASE RATE: \$12 PSF + NNN
BUILDING SIZE: 14,486 SF
LAND SIZE: 33,886 SF
YEAR BUILT: 2008
ZONING: C-2, CITY OF PHOENIX
2016 TAXES: \$18,257

Traffic Counts:

Cactus Rd: 42,439 cars per day
Cave Creek Rd: 24,091 cars per day

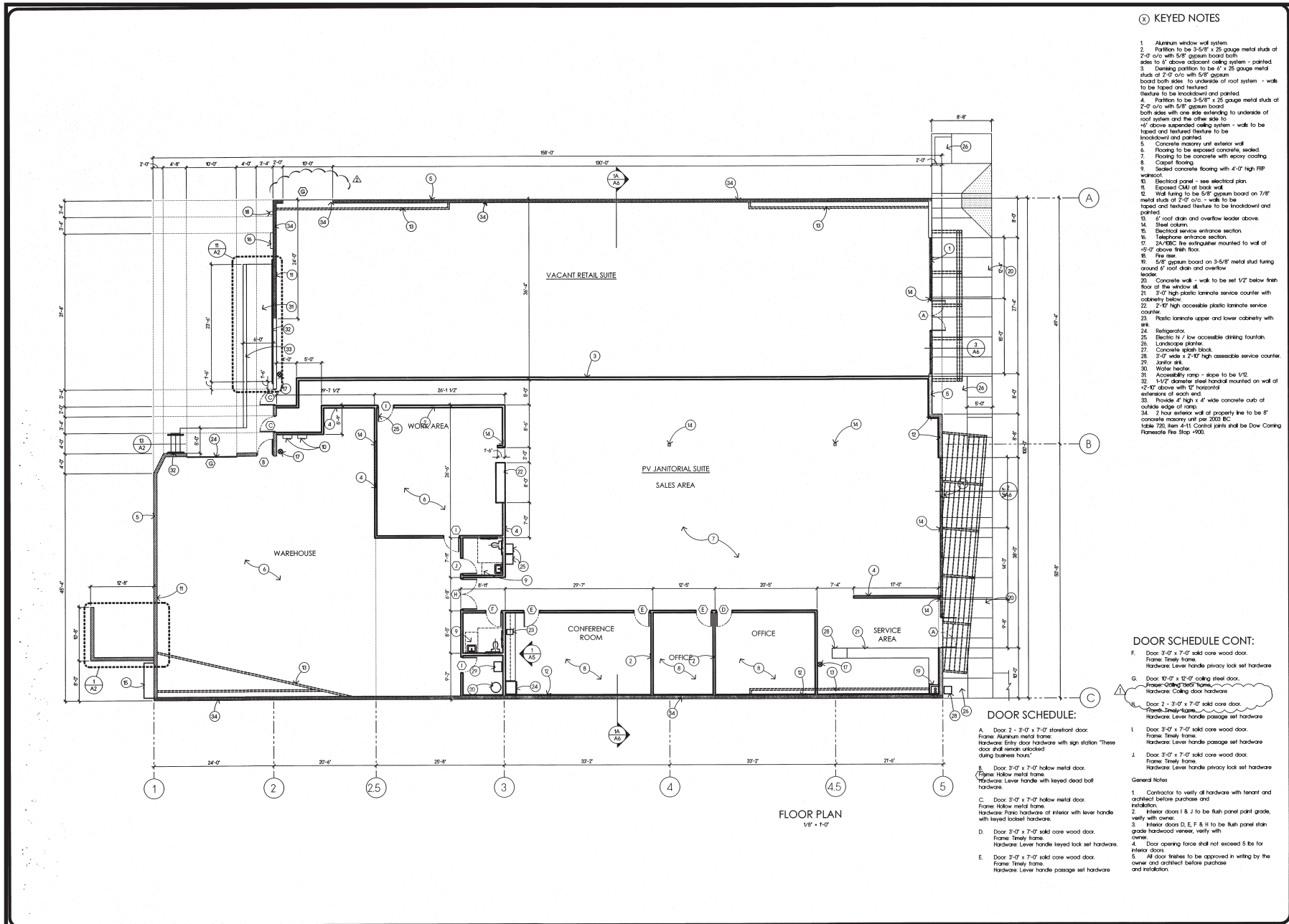
Highlights:

- 23ft. Clear Height
- Truck Wells
- Close to 51 Freeway
- Across from Home Depot
- Large Common Area Parking Lot

Dempgraphics:	1 Mile	3 Mile
Population:	10,975	107,150
Average HH Income:	\$77,409	\$75,908



Site Plan



(X) KEYED NOTES

1. Aluminum window wall system.
2. Partition to be 34-0" x 25 gauge metal studs at 2'-0" o/c with 5/8" gypsum board both sides to 6" above adjacent ceiling system - painted.
3. Demising partition to be 4" x 25 gauge metal studs at 2'-0" o/c with 5/8" gypsum board both sides to underside of roof system - walls to be taped and textured (texture to be knockdown) and painted.
4. Partition to be 3-5/8" x 25 gauge metal studs at 2'-0" o/c with 5/8" gypsum board both sides with one side extending to underside of roof system and the other side to 4" above suspended ceiling system - walls to be taped and textured (texture to be knockdown) and painted.
5. Concrete masonry unit exterior wall.
6. Flooring to be exposed concrete, sealed.
7. Flooring to be concrete with epoxy coating.
8. Cast-in-place flooring.
9. Sealed concrete flooring with 4'-0" high FRP wallcoat.
10. Electrical panel - see electrical plan.
11. Exposed CMU at back wall.
12. Wall furring to be 5/8" gypsum board on 7/8" metal studs at 2'-0" o/c - walls to be taped and textured (texture to be knockdown) and painted.
13. 6" roof drain and overflow leader above.
14. Steel column.
15. Electrical service entrance section.
16. Telephone entrance section.
17. 24" RSC fire extinguisher mounted to wall at 4'-0" above finish floor.
18. Fire riser.
19. 5/8" gypsum board on 3-5/8" metal stud furring around 6" roof drain and overflow leader.
20. Concrete wall - wall to be set 1/2" below finish floor of the window sill.
21. 3'-0" high plastic laminate service counter with cabinetry below.
22. 2'-0" high accessible plastic laminate service counter.
23. Plastic laminate upper and lower cabinetry with sink.
24. Refrigerator.
25. Electric 1/2" low accessible drinking fountain.
26. Landscape planter.
27. Concrete split block.
28. 3'-0" wide x 2'-0" high accessible service counter.
29. Junior sink.
30. Water heater.
31. Accessibility ramp - slope to be 1/2".
32. 1-1/2" diameter steel horizontal mounted on wall of 2'-0" above with 12" horizontal extension at each end.
33. Provide 4" high x 4" wide concrete curb at outside edge of ramp.
34. 2 hour exterior wall of property line to be 8" concrete masonry unit per 2003 BC Table 703, Item 4-1. Control joints shall be Dow Corning Flamestop #100.

DOOR SCHEDULE CONT:

- F. Door 3'-0" x 7'-0" solid core wood door.
Frame: Timely frame.
Hardware: Lever handle pivoted lock set hardware
- G. Door 17'-0" x 12'-0" ceiling steel door.
Frame: Ceiling steel frame.
Hardware: Ceiling door hardware
- H. Door 2 - 3'-0" x 7'-0" solid core door.
Frame: Timely frame.
Hardware: Lever handle passage set hardware
- I. Door 3'-0" x 7'-0" solid core wood door.
Frame: Timely frame.
Hardware: Lever handle passage set hardware
- J. Door 3'-0" x 7'-0" solid core wood door.
Frame: Timely frame.
Hardware: Lever handle pivoted lock set hardware

DOOR SCHEDULE:

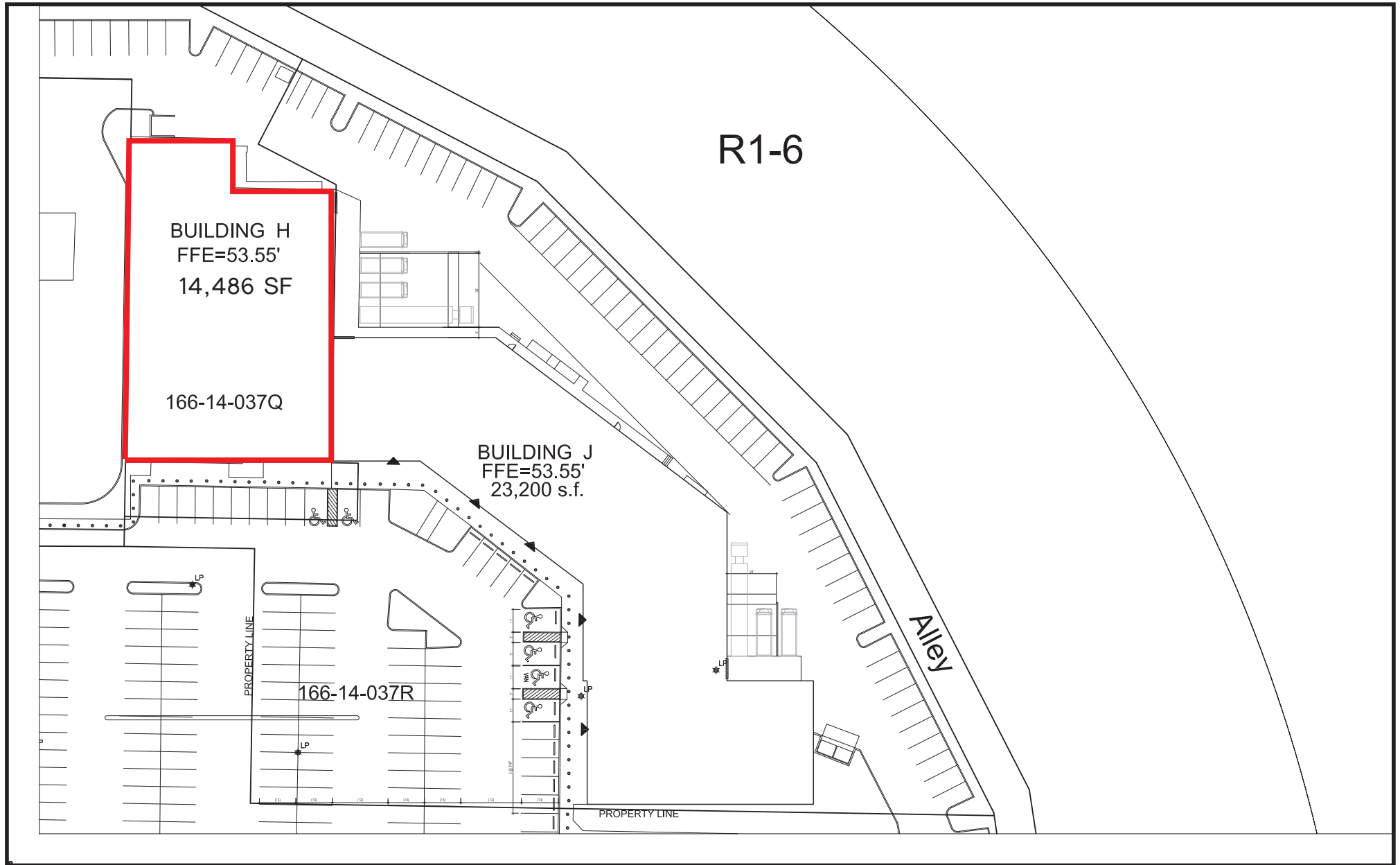
- A. Door 2 - 3'-0" x 7'-0" storefront door.
Frame: Aluminum metal frame.
Hardware: Entry door hardware with sign station (these door shall remain unlocked during business hours)
- B. Door 3'-0" x 7'-0" hollow metal door.
Frame: Hollow metal frame.
Hardware: Lever handle with keyed dead bolt hardware.
- C. Door 3'-0" x 7'-0" hollow metal door.
Frame: Hollow metal frame.
Hardware: Panic hardware at interior with lever handle with keyed locked hardware.
- D. Door 3'-0" x 7'-0" solid core wood door.
Frame: Timely frame.
Hardware: Lever handle keyed lock set hardware.
- E. Door 3'-0" x 7'-0" solid core wood door.
Frame: Timely frame.
Hardware: Lever handle passage set hardware

General Notes

1. Contractor to verify all hardware with tenant and architect before purchase and installation.
2. Interior doors I & J to be flush panel paint grade, verify with owner.
3. Interior doors D, E, F & H to be flush panel stain grade hardwood veneer, verify with owner.
4. Door opening force shall not exceed 5 lbs for interior door.
5. All door frames to be approved by the owner and architect before purchase and installation.

FLOOR PLAN
1/8" = 1'-0"

Site Plan



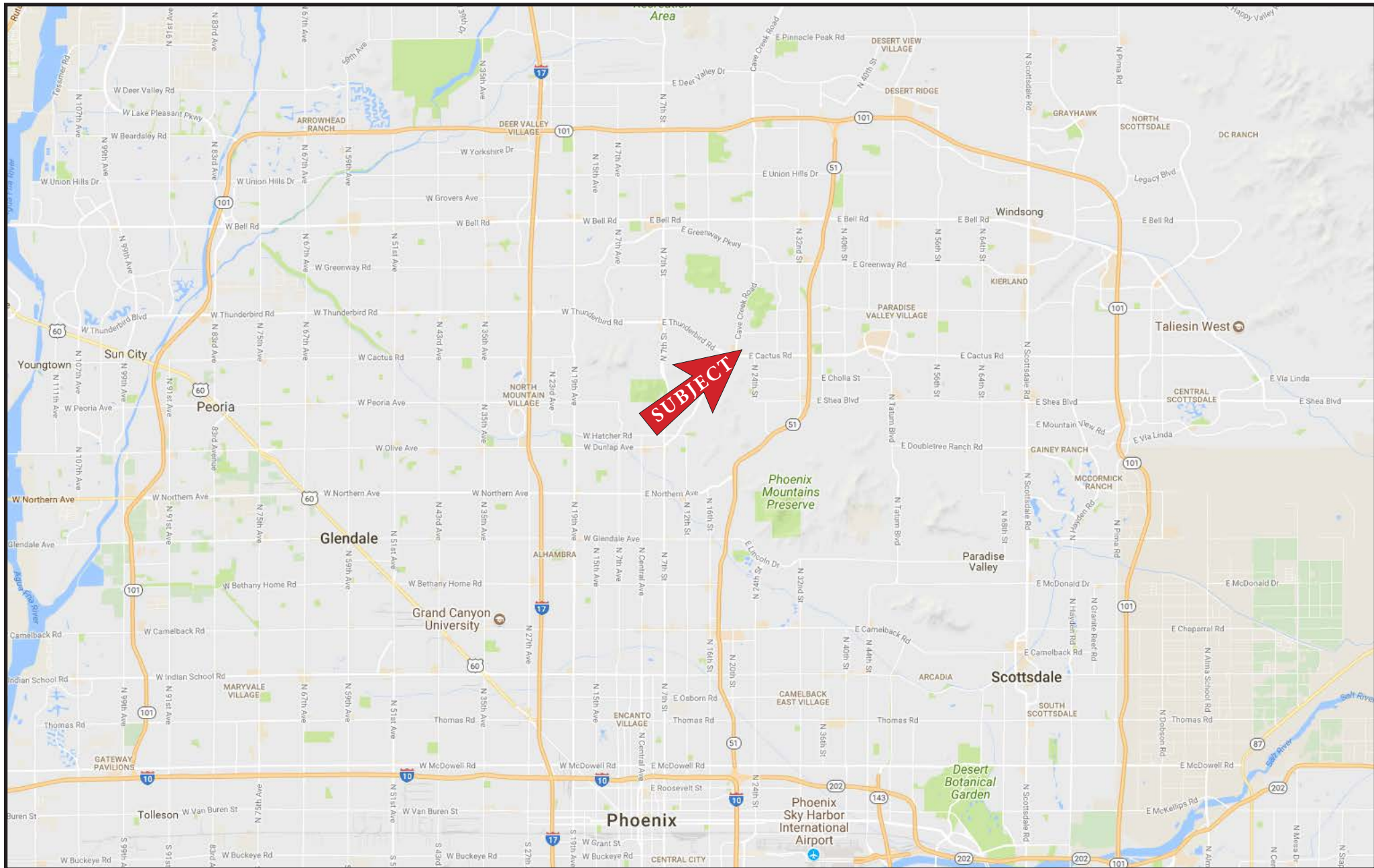
Aerial



Photos



Map



EXPANDED PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.5988/-112.0362

RF5

12425 N Cave Creek Rd

Phoenix, AZ 85022

	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2017)	10,975	107,150	324,998
Projected Population (2022)	11,986	116,520	353,950
Census Population (2010)	10,459	100,145	303,760
Census Population (2000)	11,367	106,183	316,340
Projected Annual Growth (2017 to 2022)	1,011 1.8%	9,370 1.7%	28,953 1.8%
Historical Annual Growth (2010 to 2017)	516 0.7%	7,005 1.0%	21,238 1.0%
Historical Annual Growth (2000 to 2010)	-908 -0.8%	-6,038 -0.6%	-12,581 -0.4%
Estimated Population Density (2017)	3,495 <i>psm</i>	3,792 <i>psm</i>	4,140 <i>psm</i>
Trade Area Size	3.14 <i>sq mi</i>	28.26 <i>sq mi</i>	78.51 <i>sq mi</i>
Households			
Estimated Households (2017)	4,861	44,990	137,085
Projected Households (2022)	5,138	47,499	144,807
Census Households (2010)	4,554	41,637	126,497
Census Households (2000)	4,753	42,090	127,239
Estimated Households with Children (2017)	1,149 23.6%	12,197 27.1%	38,184 27.9%
Estimated Average Household Size (2017)	2.22	2.37	2.35
Average Household Income			
Estimated Average Household Income (2017)	\$77,409	\$75,908	\$77,175
Projected Average Household Income (2022)	\$93,336	\$93,878	\$95,881
Estimated Average Family Income (2017)	\$92,200	\$88,856	\$93,480
Median Household Income			
Estimated Median Household Income (2017)	\$61,609	\$64,702	\$64,517
Projected Median Household Income (2022)	\$72,040	\$76,022	\$75,449
Estimated Median Family Income (2017)	\$77,373	\$78,222	\$80,687
Per Capita Income			
Estimated Per Capita Income (2017)	\$34,371	\$31,914	\$32,610
Projected Per Capita Income (2022)	\$40,086	\$38,307	\$39,279
Estimated Per Capita Income 5 Year Growth	\$5,716 16.6%	\$6,393 20.0%	\$6,669 20.5%
Estimated Average Household Net Worth (2017)	\$872,482	\$789,874	\$792,346
Daytime Demos (2017)			
Total Businesses	333	3,871	12,835
Total Employees	2,245	24,267	109,009
Company Headquarter Businesses	- -	4 0.1%	42 0.3%
Company Headquarter Employees	- -	217 0.9%	4,508 4.1%
Employee Population per Business	6.7	6.3	8.5
Residential Population per Business	32.9	27.7	25.3

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12425 N Cave Creek Rd Phoenix, AZ 85022	1 mi radius		3 mi radius		5 mi radius	
Race & Ethnicity						
White (2017)	9,125	83.1%	83,532	78.0%	247,424	76.1%
Black or African American (2017)	376	3.4%	3,964	3.7%	14,716	4.5%
American Indian or Alaska Native (2017)	138	1.3%	1,444	1.3%	5,305	1.6%
Asian (2017)	368	3.4%	3,283	3.1%	12,825	3.9%
Hawaiian or Pacific Islander (2017)	9	0.1%	156	0.1%	480	0.1%
Other Race (2017)	647	5.9%	11,254	10.5%	32,878	10.1%
Two or More Races (2017)	312	2.8%	3,516	3.3%	11,370	3.5%
Not Hispanic or Latino Population (2017)	9,051	82.5%	78,632	73.4%	245,350	75.5%
Hispanic or Latino Population (2017)	1,924	17.5%	28,518	26.6%	79,648	24.5%
Not Hispanic or Latino Population (2022)	9,639	80.4%	83,382	71.6%	260,681	73.6%
Hispanic or Latino Population (2022)	2,348	19.6%	33,137	28.4%	93,270	26.4%
Not Hispanic or Latino Population (2010)	8,948	85.6%	76,286	76.2%	237,294	78.1%
Hispanic or Latino Population (2010)	1,511	14.4%	23,859	23.8%	66,466	21.9%
Not Hispanic or Latino Population (2000)	10,338	90.9%	87,188	82.1%	267,178	84.5%
Hispanic or Latino Population (2000)	1,029	9.1%	18,995	17.9%	49,163	15.5%
Projected Hispanic Annual Growth (2017 to 2022)	424	4.4%	4,619	3.2%	13,621	3.4%
Historic Hispanic Annual Growth (2000 to 2017)	895	5.1%	9,524	2.9%	30,485	3.6%
Age Distribution (2017)						
Age Under 5	484	4.4%	6,084	5.7%	19,508	6.0%
Age 5 to 9 Years	571	5.2%	6,239	5.8%	19,291	5.9%
Age 10 to 14 Years	625	5.7%	6,420	6.0%	19,725	6.1%
Age 15 to 19 Years	731	6.7%	6,533	6.1%	20,120	6.2%
Age 20 to 24 Years	709	6.5%	6,648	6.2%	21,130	6.5%
Age 25 to 29 Years	692	6.3%	7,357	6.9%	23,790	7.3%
Age 30 to 34 Years	663	6.0%	7,215	6.7%	22,655	7.0%
Age 35 to 39 Years	655	6.0%	6,823	6.4%	20,497	6.3%
Age 40 to 44 Years	711	6.5%	6,975	6.5%	21,124	6.5%
Age 45 to 49 Years	809	7.4%	7,452	7.0%	22,263	6.9%
Age 50 to 54 Years	863	7.9%	8,003	7.5%	23,490	7.2%
Age 55 to 59 Years	860	7.8%	7,888	7.4%	22,611	7.0%
Age 60 to 64 Years	758	6.9%	6,908	6.4%	19,626	6.0%
Age 65 to 74 Years	997	9.1%	9,953	9.3%	28,361	8.7%
Age 75 to 84 Years	525	4.8%	4,653	4.3%	14,112	4.3%
Age 85 Years or Over	323	2.9%	1,998	1.9%	6,695	2.1%
Median Age	41.7		39.7		38.7	
Gender Age Distribution (2017)						
Female Population	5,706	52.0%	54,122	50.5%	164,956	50.8%
Age 0 to 19 Years	1,216	21.3%	12,252	22.6%	38,183	23.1%
Age 20 to 64 Years	3,395	59.5%	32,556	60.2%	98,804	59.9%
Age 65 Years or Over	1,095	19.2%	9,314	17.2%	27,969	17.0%
Female Median Age	43.4		41.1		40.2	
Male Population	5,269	48.0%	53,028	49.5%	160,042	49.2%
Age 0 to 19 Years	1,195	22.7%	13,024	24.6%	40,461	25.3%
Age 20 to 64 Years	3,325	63.1%	32,716	61.7%	98,382	61.5%
Age 65 Years or Over	749	14.2%	7,289	13.7%	21,198	13.2%
Male Median Age	39.7		38.3		37.3	

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Household Income Distribution (2017)						
HH Income \$200,000 or More	432	8.9%	2,884	6.4%	9,115	6.6%
HH Income \$150,000 to \$199,999	271	5.6%	2,553	5.7%	7,800	5.7%
HH Income \$100,000 to \$149,999	588	12.1%	6,224	13.8%	17,787	13.0%
HH Income \$75,000 to \$99,999	529	10.9%	5,248	11.7%	15,532	11.3%
HH Income \$50,000 to \$74,999	951	19.6%	8,398	18.7%	24,550	17.9%
HH Income \$35,000 to \$49,999	572	11.8%	6,088	13.5%	19,794	14.4%
HH Income \$25,000 to \$34,999	388	8.0%	4,512	10.0%	13,624	9.9%
HH Income \$15,000 to \$24,999	400	8.2%	4,593	10.2%	14,325	10.4%
HH Income Under \$15,000	733	15.1%	4,491	10.0%	14,558	10.6%
HH Income \$35,000 or More	3,341	68.7%	31,394	69.8%	94,577	69.0%
HH Income \$75,000 or More	1,819	37.4%	16,909	37.6%	50,234	36.6%
Housing (2017)						
Total Housing Units	5,091		47,113		143,206	
Housing Units Occupied	4,861	95.5%	44,990	95.5%	137,085	95.7%
Housing Units Owner-Occupied	2,908	59.8%	27,417	60.9%	79,887	58.3%
Housing Units, Renter-Occupied	1,953	40.2%	17,574	39.1%	57,198	41.7%
Housing Units, Vacant	230	4.5%	2,123	4.5%	6,120	4.3%
Marital Status (2017)						
Never Married	3,307	35.6%	31,421	35.5%	94,636	35.5%
Currently Married	3,213	34.6%	33,752	38.2%	104,547	39.2%
Separated	351	3.8%	4,019	4.5%	10,735	4.0%
Widowed	626	6.7%	4,934	5.6%	14,625	5.5%
Divorced	1,799	19.4%	14,282	16.2%	41,931	15.7%
Household Type (2017)						
Population Family	8,186	74.6%	82,411	76.9%	248,716	76.5%
Population Non-Family	2,618	23.9%	24,123	22.5%	73,899	22.7%
Population Group Quarters	171	1.6%	616	0.6%	2,383	0.7%
Family Households	2,716	55.9%	26,287	58.4%	79,309	57.9%
Non-Family Households	2,145	44.1%	18,703	41.6%	57,777	42.1%
Married Couple with Children	665	20.7%	7,216	21.4%	22,331	21.4%
Average Family Household Size	3.0		3.1		3.1	
Household Size (2017)						
1 Person Households	1,755	36.1%	14,521	32.3%	45,267	33.0%
2 Person Households	1,602	33.0%	15,289	34.0%	45,262	33.0%
3 Person Households	706	14.5%	6,273	13.9%	19,682	14.4%
4 Person Households	470	9.7%	4,750	10.6%	14,779	10.8%
5 Person Households	198	4.1%	2,353	5.2%	7,037	5.1%
6 or More Person Households	131	2.7%	1,805	4.0%	5,058	3.7%
Household Vehicles (2017)						
Households with 0 Vehicles Available	424	8.7%	2,982	6.6%	9,978	7.3%
Households with 1 Vehicles Available	1,658	34.1%	17,653	39.2%	54,918	40.1%
Households with 2 or More Vehicles Available	2,779	57.2%	24,354	54.1%	72,189	52.7%
Total Vehicles Available	8,445		75,396		226,904	
Average Vehicles Per Household	1.7		1.7		1.7	

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Phoenix, AZ 85022

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Labor Force (2017)						
Estimated Labor Population Age 16 Years or Over	9,174		87,116		262,698	
Estimated Civilian Employed	5,536	60.4%	54,972	63.1%	166,325	63.3%
Estimated Civilian Unemployed	238	2.6%	3,051	3.5%	8,488	3.2%
Estimated in Armed Forces	-	-	12	-	118	-
Estimated Not in Labor Force	3,400	37.1%	29,082	33.4%	87,767	33.4%
Unemployment Rate	2.6%		3.5%		3.2%	
Occupation (2010)						
Occupation: Population Age 16 Years or Over	5,530		54,949		166,698	
Management, Business, Financial Operations	890	16.1%	8,762	15.9%	26,992	16.2%
Professional, Related	1,254	22.7%	11,439	20.8%	35,069	21.0%
Service	1,266	22.9%	12,073	22.0%	34,510	20.7%
Sales, Office	1,319	23.8%	14,326	26.1%	44,174	26.5%
Farming, Fishing, Forestry	7	0.1%	146	0.3%	375	0.2%
Construct, Extraction, Maintenance	442	8.0%	4,144	7.5%	12,572	7.5%
Production, Transport Material Moving	352	6.4%	4,059	7.4%	13,006	7.8%
White Collar Workers	3,463	62.6%	34,527	62.8%	106,235	63.7%
Blue Collar Workers	2,066	37.4%	20,422	37.2%	60,463	36.3%
Consumer Expenditure (2017)						
Total Household Expenditure	\$286 M		\$2.59 B		\$7.97 B	
Total Non-Retail Expenditure	\$155 M	54.3%	\$1.41 B	54.3%	\$4.33 B	54.3%
Total Retail Expenditure	\$131 M	45.7%	\$1.18 B	45.7%	\$3.64 B	45.7%
Apparel	\$10.00 M	3.5%	\$90.4 M	3.5%	\$278 M	3.5%
Contributions	\$13.1 M	4.6%	\$116 M	4.5%	\$362 M	4.5%
Education	\$11.0 M	3.9%	\$97.9 M	3.8%	\$304 M	3.8%
Entertainment	\$16.0 M	5.6%	\$146 M	5.6%	\$447 M	5.6%
Food and Beverages	\$41.6 M	14.5%	\$378 M	14.6%	\$1.16 B	14.6%
Furnishings and Equipment	\$9.83 M	3.4%	\$89.5 M	3.5%	\$275 M	3.5%
Gifts	\$7.33 M	2.6%	\$65.7 M	2.5%	\$203 M	2.5%
Health Care	\$22.7 M	7.9%	\$207 M	8.0%	\$633 M	7.9%
Household Operations	\$8.29 M	2.9%	\$74.8 M	2.9%	\$231 M	2.9%
Miscellaneous Expenses	\$4.20 M	1.5%	\$38.3 M	1.5%	\$117 M	1.5%
Personal Care	\$3.70 M	1.3%	\$33.6 M	1.3%	\$103 M	1.3%
Personal Insurance	\$2.17 M	0.8%	\$19.5 M	0.8%	\$60.5 M	0.8%
Reading	\$637 K	0.2%	\$5.78 M	0.2%	\$17.7 M	0.2%
Shelter	\$59.2 M	20.7%	\$535 M	20.6%	\$1.64 B	20.6%
Tobacco	\$1.70 M	0.6%	\$15.6 M	0.6%	\$47.6 M	0.6%
Transportation	\$53.1 M	18.6%	\$487 M	18.8%	\$1.49 B	18.7%
Utilities	\$21.2 M	7.4%	\$193 M	7.5%	\$592 M	7.4%
Educational Attainment (2017)						
Adult Population Age 25 Years or Over	7,856		75,227		225,224	
Elementary (Grade Level 0 to 8)	221	2.8%	4,170	5.5%	10,242	4.5%
Some High School (Grade Level 9 to 11)	453	5.8%	5,316	7.1%	16,345	7.3%
High School Graduate	1,600	20.4%	16,422	21.8%	50,082	22.2%
Some College	2,362	30.1%	18,271	24.3%	53,816	23.9%
Associate Degree Only	673	8.6%	6,147	8.2%	18,165	8.1%
Bachelor Degree Only	1,535	19.5%	15,712	20.9%	47,941	21.3%
Graduate Degree	1,012	12.9%	9,188	12.2%	28,633	12.7%

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Units In Structure (2010)

	1 mi radius		3 mi radius		5 mi radius	
1 Detached Unit	3,165	69.5%	27,963	67.2%	81,864	64.7%
1 Attached Unit	227	5.0%	2,712	6.5%	6,957	5.5%
2 to 4 Units	173	3.8%	2,964	7.1%	8,810	7.0%
5 to 9 Units	288	6.3%	2,380	5.7%	8,207	6.5%
10 to 19 Units	234	5.1%	3,066	7.4%	10,982	8.7%
20 to 49 Units	178	3.9%	1,644	3.9%	5,876	4.6%
50 or More Units	414	9.1%	2,484	6.0%	7,668	6.1%
Mobile Home or Trailer	172	3.8%	1,734	4.2%	6,788	5.4%
Other Structure	2	-	31	0.1%	191	0.2%

Homes Built By Year (2010)

Homes Built 2005 or later	30	0.7%	301	0.7%	792	0.6%
Homes Built 2000 to 2004	394	8.7%	4,028	9.7%	13,759	10.9%
Homes Built 1990 to 1999	884	19.4%	6,851	16.5%	25,900	20.5%
Homes Built 1980 to 1989	981	21.5%	11,120	26.7%	35,372	28.0%
Homes Built 1970 to 1979	1,548	34.0%	13,973	33.6%	34,996	27.7%
Homes Built 1960 to 1969	577	12.7%	4,680	11.2%	12,890	10.2%
Homes Built 1950 to 1959	296	6.5%	2,532	6.1%	9,270	7.3%
Homes Built Before 1949	81	1.8%	725	1.7%	1,987	1.6%

Home Values (2010)

Home Values \$1,000,000 or More	14	0.5%	276	1.0%	1,174	1.5%
Home Values \$500,000 to \$999,999	164	5.9%	2,017	7.7%	7,171	9.4%
Home Values \$400,000 to \$499,999	187	6.7%	1,684	6.4%	5,131	6.7%
Home Values \$300,000 to \$399,999	502	18.1%	5,092	19.4%	13,027	17.0%
Home Values \$200,000 to \$299,999	856	30.8%	7,252	27.6%	20,038	26.2%
Home Values \$150,000 to \$199,999	530	19.1%	4,315	16.4%	12,864	16.8%
Home Values \$100,000 to \$149,999	344	12.4%	3,359	12.8%	9,665	12.6%
Home Values \$70,000 to \$99,999	137	4.9%	1,289	4.9%	3,971	5.2%
Home Values \$50,000 to \$69,999	49	1.8%	671	2.6%	1,675	2.2%
Home Values \$25,000 to \$49,999	58	2.1%	412	1.6%	1,241	1.6%
Home Values Under \$25,000	47	1.7%	879	3.3%	3,090	4.0%
Owner-Occupied Median Home Value	\$242,478		\$242,363		\$257,932	
Renter-Occupied Median Rent	\$769		\$785		\$787	

Transportation To Work (2010)

Drive to Work Alone	3,900	74.6%	38,580	75.8%	118,174	76.7%
Drive to Work in Carpool	476	9.1%	4,626	9.1%	14,200	9.2%
Travel to Work by Public Transportation	146	2.8%	1,407	2.8%	4,710	3.1%
Drive to Work on Motorcycle	2	-	169	0.3%	552	0.4%
Walk or Bicycle to Work	88	1.7%	1,599	3.1%	4,296	2.8%
Other Means	113	2.2%	1,088	2.1%	2,469	1.6%
Work at Home	500	9.6%	3,405	6.7%	9,613	6.2%

Travel Time (2010)

Travel to Work in 14 Minutes or Less	928	19.6%	10,545	22.2%	33,184	23.0%
Travel to Work in 15 to 29 Minutes	2,387	50.5%	24,410	51.4%	72,785	50.4%
Travel to Work in 30 to 59 Minutes	1,465	31.0%	14,190	29.9%	43,913	30.4%
Travel to Work in 60 Minutes or More	201	4.3%	2,045	4.3%	6,156	4.3%
Average Minutes Travel to Work	23.6		22.3		22.3	

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