



Walgreens Pharmacy #12786

Walgreens

\$19,500,000

**4.58%
CAP Rate**

Maui, Hawaii

- Extremely rare opportunity to acquire fee simple ownership of prime retail land on Maui
- Strategically positioned with excellent frontage and visibility on a hard corner
- 13+ years of Walgreens rent guaranteed
- The site is within Kahului's preeminent retail corridor across Kamehameha Avenue from the 370,000-square-foot Maui Mall
- The property is walking distance to approximately 1,500 houses

Note: All information provided in this package is deemed reliable, but is not guaranteed and should be independently verified.

Property Details

Year Developed 2009

Address 10 East Kamehameha Ave., Kahului, HI 96732

Investment Summary

Price \$19,500,000

CAP Rate 4.58%

Annual Income \$893,841

Years Guaranteed 13+ Years NNN

Walgreens Lease Summary

Square Footage 14,748 sq. ft.

Firm Lease Term 13.6 years thru 6/30/2035

Annual Rent \$893,841

Rent Increases None.

Landlord Costs None. Lease is NNN.

Options 2 x 5 years then 40 x 1 year

About This Investment Opportunity

Deerfield Partners has been retained by the owner to offer for sale the fee simple interest of a freestanding, true NNN Walgreens trophy site on the Island of Maui.

Built in 2009, Walgreens opened in 2010 and has 13+ years of guaranteed term remaining on its absolute NNN lease. Walgreens is strategically positioned with excellent frontage and visibility on a hard corner at the signalized intersection of South Puunene Avenue and Kamehameha Avenue (Combined Traffic Count: 44,200 VPD) which are two of Maui's heaviest traveled thoroughfares. The site is also located at the heart of Kahului's preeminent retail corridor directly across Kamehameha Avenue from the 370,000-square-foot Maui Mall (Anchors: Whole Foods, Regal Cinemas, and Longs Drugs) with dozens of retailers and restaurants providing Walgreens with ideal retail synergy. In addition, the immediate retail corridor has undergone an influx of new development with recent additions including Maui's first TJ Maxx and Bank of Hawaii's new flagship branch, which both opened in 2015 directly across the street from the Walgreens store.

The site is just 0.9 miles east of 570,904 square foot Queen Ka'ahumanu Center, Hawaii's only regional mall (Anchors: Macy's, Sears, and Foodland Supermarket) which features more than 100 shops and restaurants. Other major retailers in close proximity to the property include: Walmart, Target, Home Depot, Costco, Ross Dress for Less, O'Reilly Auto Parts, KFC, and Starbucks among many others. In all, there is more than 4.5 MSF of retail space within a 3-mile radius. In addition, the property is walking distance to approximately 1,500 houses with an average value of \$619,431 as well as the University of Hawaii Maui College (4,500+ students) providing Walgreens with a substantial built-in customer base.



John Giordani

Art Griffith

(888) 258-7605

listings@deerfieldteam.com

Aerial Photo Showing Proximity to Maui Mall



Investment Highlights

Excellent Access/Visibility:

Walgreens is strategically positioned with excellent frontage and visibility on a hard corner at the signalized intersection of South Puunene Avenue and Kamehameha Avenue (Combined Traffic Count: 44,200 VPD) which are two of Maui's heaviest traveled thoroughfares

Built-In Customer Base:

The property is walking distance to approximately 1,500 houses with an average value of \$619,431 as well as the University of Hawaii Maui College (4,500+ students) providing Walgreens with a built-in customer base

True Trophy Site:

The Kahului Town Center is within Kahului's preeminent retail corridor across Kamehameha Avenue from the 370,000-square-foot Maui Mall (Anchors: Whole Foods, Regal Cinemas, and Longs Drugs) with dozens of retailers and restaurants providing Walgreens with ideal retail synergy. In addition, the immediate retail corridor has undergone an influx of new development with recent additions including Maui's first TJ Maxx and Bank of Hawaii's new flagship branch, which both opened in 2015 directly across the street from this Walgreens store

Proven, Performing Walgreens Location with Strong Reported Sales:

This Walgreens boasts superb store-level sales

Major Retail & Commercial Corridor:

Walgreens is less than 1 mile east of 570,904-square-foot Queen Ka'ahumanu Center, Hawaii's only regional mall (anchors: Macy's, Sears, and Foodland Supermarket) which features more than 100 shops and restaurants. Other major retailers in close proximity to the property include Lowe's Home Improvement, Walmart, Target, Home Depot, Costco, Ross Dress for Less, O'Reilly Auto Parts, Burger King, KFC, and Starbucks among many others. In all, there is more than 4.5 MSF of retail space within a 3-mile radius

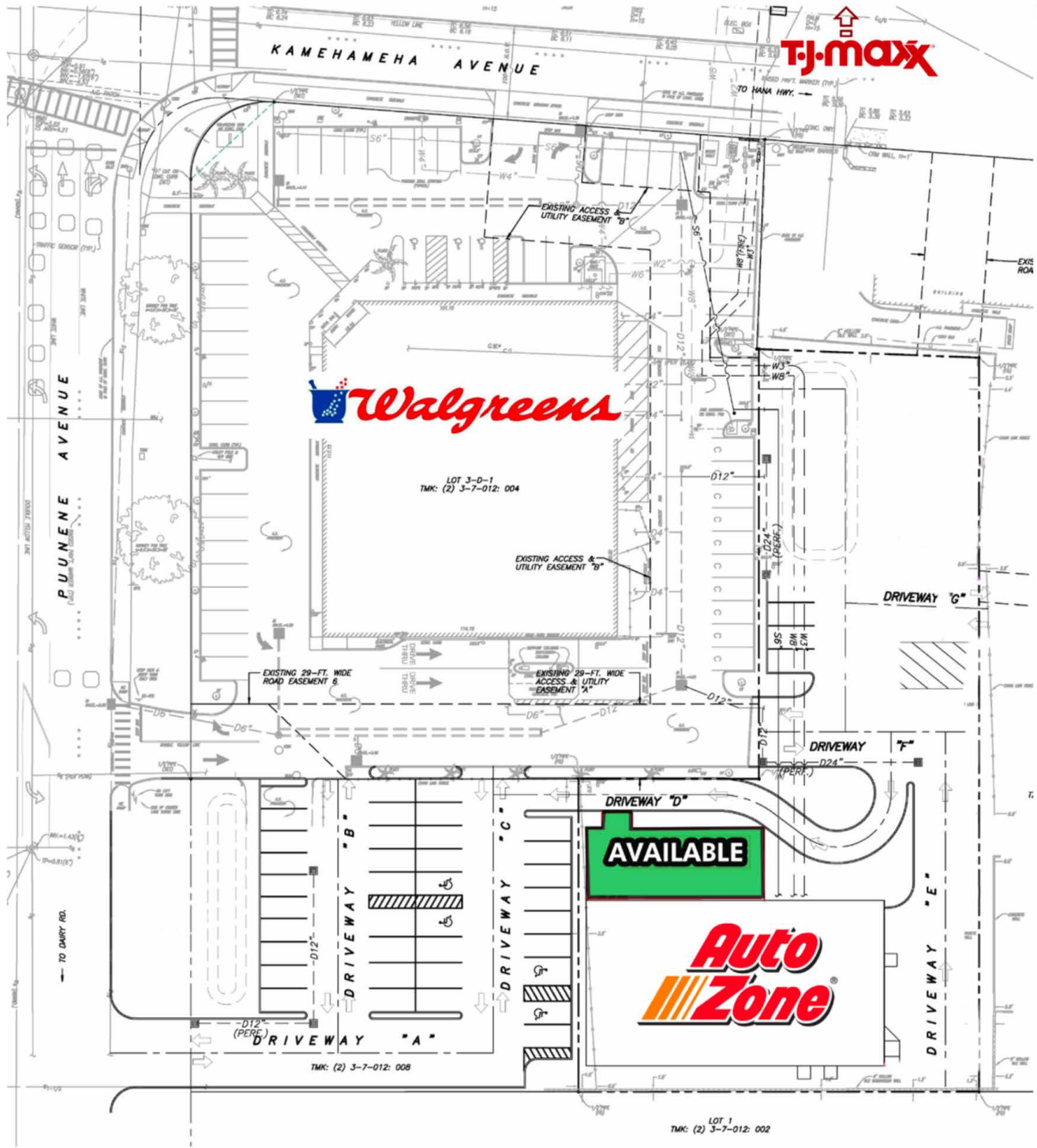
Kahului Market:

Situated on the northwestern part of Maui Island, Kahului (MSA Population: 163,108) serves as Hawaii's retail and deep-draft harbor center and is home to Maui's main airport (2.9 miles east of the site). The local economy is based on accommodation and food services, retail, and healthcare and the area benefits from a low unemployment rate of 3.3% which is well below the national average. The Kahului economy is favored to continue to thrive due to low airfares that keep domestic tourists flocking to Maui, strong housing price growth, and dynamic port activity

Maui Advantage:

Part of the Kahului-Wailuku MSA, Maui is the second largest island in Hawaii. Voted as one of the most beautiful islands in the world, Maui's economy is based on tourism and agriculture. More than 2.3 million visitors visit Maui's pristine beaches, luxury hotels, and picturesque sights every year providing a year-long in-flow of tourists which boost the local economy

Site Plan



State of Hawaii and Maui County Overview

Hawaii is an archipelago consisting of eight major islands. The capital of the State of Hawaii is Honolulu, which is located on the island of Oahu. Much of the State's attractiveness stems from its spectacular natural beauty and incomparable climate — the average temperature is a mild 80 degrees Fahrenheit year round. Hawaii has the best air quality in the nation, with virtually no air pollution, and residents enjoy one of the world's purest fresh water sources. Many of these factors are attributed to fact that Hawaii has the longest life expectancy in the United States. In addition, Hawaii is one of the few resort destinations in the world that functions 365 days a year. It is the only place where mainland visitors can enjoy a tropical paradise, while still having the comfort and security of being within U.S.



borders. Known around the world as a quality golf and resort destination, Hawaii offers visitors a relatively undisturbed natural environment with a host of activities including swimming, surfing, golf, horseback riding, hiking, biking, kayaking, fishing, sailing and epicurean dining.

POPULATION

The population of the State of Hawaii is currently estimated at 1.38 million people, representing growth of 13.92% over the 2000 census. The estimated number of households in the state is approximately 461,000, which is expected to grow steady at 4.01% over the next five years. Household income is estimated at \$80,000 with 59.6% of earnings totaling more than \$50,000. The average age of residents is 38.8 years. Maui County's population now stands at 163,019, which represents a 12.85% increase since the year 2010. Population is estimated to continue to grow over the next five years, increasing by 7.18%. Household income in Maui County is \$63,512 with 59.2% of households earning more than \$50,000.00. In addition to the economic contributions made by Maui's resident population, there is a strong visitor population that is not counted in the U.S. Census figures. These visitors tend to travel to Hawaii year-after-year, many of whom own second homes, timeshare interests and fractional ownership of vacation units. These travelers tend to stabilize the visitor market because the accommodations are paid for regardless of actual usage.

John Giordani

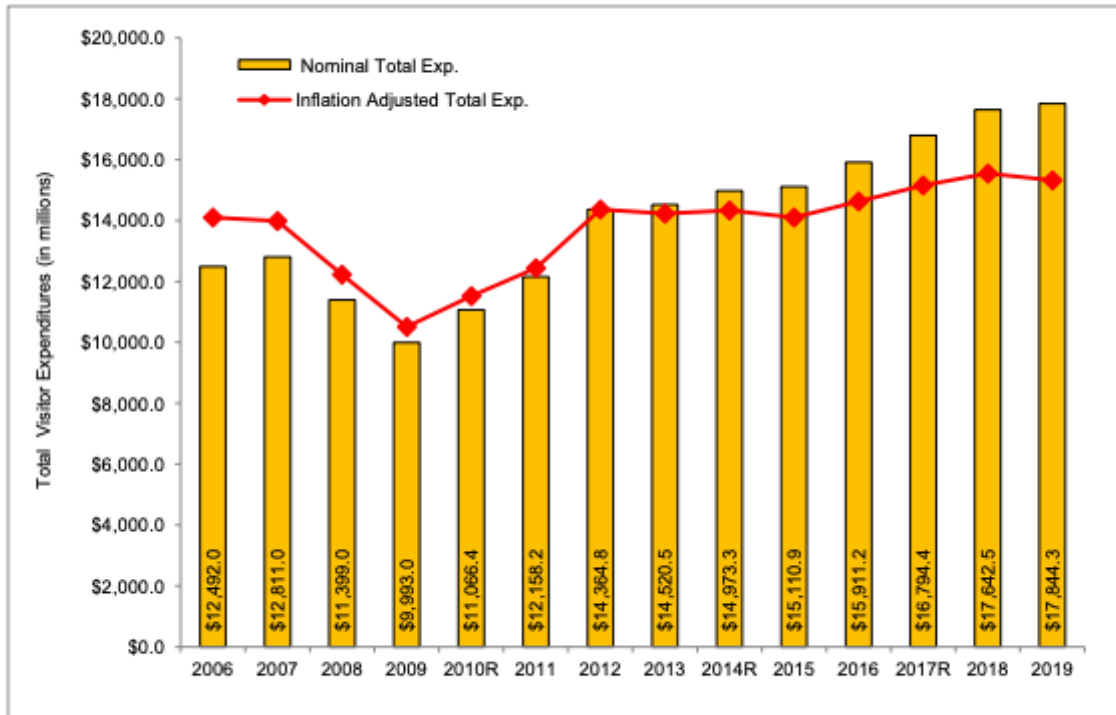
Art Griffith

(888) 258-7605

listings@deerfieldteam.com

State of Hawaii Visitor Overview

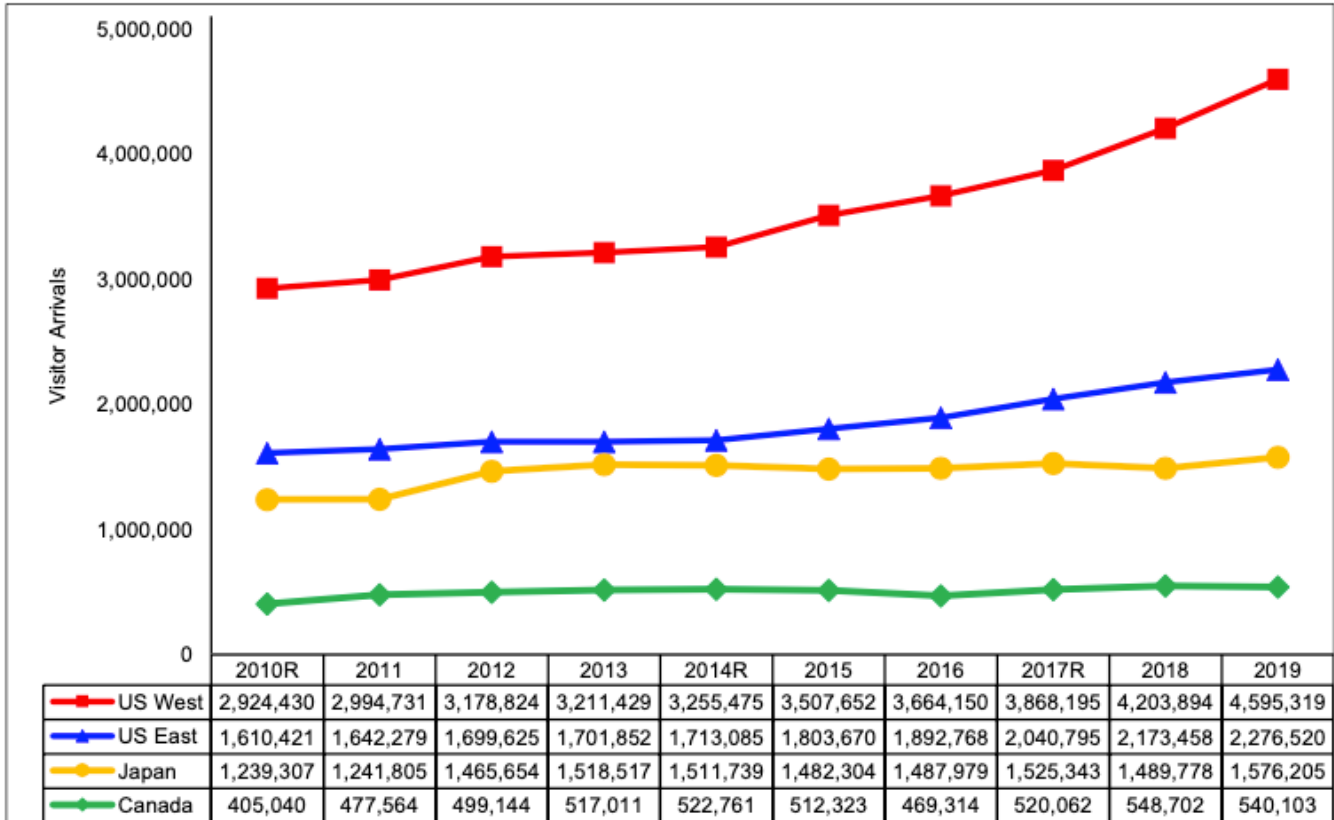
Figure 1. Total Visitor Spending: Nominal & Real
2006 - 2019



Note: Implicit price deflator (2012=100)
Source: 2019 State of Hawai'i Data Book Table 7.35.

State of Hawaii Visitor Overview

Figure 4. Visitor Arrivals from Four Largest Markets (by Air) 2010 - 2019





ABOUT WALGREENS BOOTS ALLIANCE



Walgreens Boots Alliance (NASDAQ: WBA) is the first global pharmacy-led, health and wellbeing enterprise. The Company's heritage of trusted healthcare services through community pharmacy care and pharmaceutical wholesaling dates back more than 100 years.

Walgreens Boots Alliance is the largest retail pharmacy, health and daily living destination across the U.S. and Europe. Walgreens Boots Alliance and the companies in which it has equity method investments together have a presence in more than 25* countries and employ more than 415,000* people. The Company is a global leader in pharmacy-led, health and wellbeing retail and, together with the companies in which it has equity method investments, has more than 18,500* stores in 11* countries as well as one of the largest global pharmaceutical wholesale and distribution networks, with more than 390* distribution centers delivering to more than 230,000** pharmacies, doctors, health centers and hospitals each year in more than 20* countries. In addition, Walgreens Boots Alliance is one of the world's largest purchasers of prescription drugs and many other health and wellbeing products. The Company's size, scale, and expertise will help us to expand the supply of, and address the rising cost of, prescription drugs in the U.S. and worldwide.

Walgreens Boots Alliance is included in Fortune magazine's 2018 list of the World's Most Admired Companies. This is the 25th consecutive year that Walgreens Boots Alliance or its predecessor company, Walgreen Co., has been named to the list.



*As of 31 August 2018, using publicly available information for AmerisourceBergen.

**For 12 months ending 31 August 2018, using publicly available information for AmerisourceBergen.

Walgreens Income Statements Trailing 5 Years

Fiscal year is Sept. – Aug. (All values USD millions)	2016	2017	2018	2019	2020
Sales/Revenue	117.35B	118.21B	131.54B	136.87B	139.54B
Sales Growth	13.44%	0.74%	11.27%	4.05%	1.95%
Cost of Goods Sold (COGS) Incl, D&A	89.2B	90.71B	102.52B	108.83B	113.45B
COGS excluding D&A	87.48B	89.05B	100.75B	106.79B	111.52B
Depreciation & Amortization Expense	1.72B	1.65B	1.77B	2.04B	1.92B
Depreciation	1.32B	1.27B	1.28B	1.49B	1.47B
Amortization of Intangibles	396M	385M	493M	552M	461M
Gross Income	28.16B	27.51B	29.02B	28.04B	26.09B
	2016	2017	2018	2019	2020
SG&A Expense	21.79B	21.25B	22.88B	22.91B	22.34B
Research & Development	-	-	-	-	-
Other SG&A	21.79B	21.25B	22.88B	22.91B	22.34B
Other Operating Expense	-	-	-	-	-
Unusual Expense	963M	886M	188M	311M	2.85M
EBIT after Unusual Expense	5.41B	5.37B	(188M)	4.82B	897M
Non Operating Income/Expense	297M	37M	450M	251M	145M
Non-Operating Interest Income	-	-	-	-	-
Equity in Affiliates (Pretax)	37M	135M	191M	164M	341M
Interest Expense	596M	693M	616M	704M	639M
Gross Interest Expense	596M	693M	616M	704M	639M
Interest Capitalized	-	-	-	-	-
Pretax Income	5.14B	4.85B	5.98B	4.53B	743M
Income Tax	997M	760M	998M	588M	360M
Income Tax - Current Domestic	1.06B	804M	969M	247M	199M
Income Tax - Current Foreign	371M	390M	353M	241M	204M
Income Tax - Deferred Domestic	(177M)	(330M)	(266M)	155M	(81M)
Income Tax - Deferred Foreign	(252M)	(104M)	(58M)	(55M)	38M
Income Tax Credits	-	-	-	-	-
Equity In Affiliates	44M	8M	54M	23M	41M
Other After Tax Income (Expense)	-	-	-	-	-
Consolidated Net Income	4.19B	4.1B	5.03B	3.96B	424M
Minority Interest Expense	18M	23M	7M	(20M)	(32M)

John Giordani

Art Griffith

(888) 258-7605

listings@deerfieldteam.com



WALGREENS BOOTS ALLIANCE – SEGMENT STRUCTURE



Walgreens Boots Alliance -- Retail Pharmacy USA Division

Our Retail Pharmacy USA Division's principal retail pharmacy brands are Walgreens and Duane Reade. Together, they form one of the largest drugstore chains in the U.S., operating 8,100* drugstores in 50* states, the District of Columbia, Puerto Rico and the U.S. Virgin Islands. As of August 2017, approximately 76 percent of the population of the U.S. lives within five miles of a Walgreens or Duane Reade.

We sell prescription and non-prescription drugs, as well as general merchandise, including household items, convenience and fresh foods, personal care, beauty care, photofinishing and candy. We offer our products and services through drugstores, as well as through mail, telephone and online. We also provide specialty pharmacy and respiratory services, and operate retail clinics.

Our services help improve health outcomes for patients and manage costs for payers including employers, managed care organizations, health systems, pharmacy benefit managers and the public sector. Our stores sell branded and own brand general merchandise. In addition, Walgreens has approximately 400 in-store clinic locations throughout the U.S., some of which are operated by the Company and some of which are operated by health system partners.

Prescription drugs account for 69 percent† of sales, while retail products are 31 percent.

Overall, we filled approximately 764 million† prescriptions in fiscal 2017. Adjusted to 30-day equivalents, we filled approximately 990 million† prescriptions in fiscal 2017. Third party sales, where reimbursement is received from managed care organizations, government and private insurance, were approximately 98 percent† of prescription sales.

We utilize our extensive retail network as a channel to provide affordable quality health and wellness services to our customers and patients, as illustrated by our ability to play a significant role in providing flu vaccines and other immunizations.

We have more than 78,000* healthcare service providers, including pharmacists, pharmacy technicians, nurse practitioners and other health related professionals. Through them we expect to continue to play a growing role in government and employer efforts to control escalating healthcare costs.

Our loyalty program, Balance® Rewards, is designed to reward our most valuable customers and encourage shopping in stores and online and allows customers the opportunity to earn points for purchasing select merchandise in addition to receiving special pricing on select products when shopping with a rewards card. Customers have the ability to instantly redeem rewards at our stores or through Walgreens.com. We had 88 million Balance® Rewards active members as of August 2017.

The Division's strategy is designed to further transform our traditional drugstore by offering ultimate convenience, driving the best customer loyalty and delivering extraordinary customer and patient care. We seek to expand our product and service offerings across new channels and markets where, in addition to our stores, customers and patients can utilize our health system pharmacies, Walgreens.com, mobile applications and social media sites.

John Giordani

Art Griffith

(888) 258-7605

listings@deerfieldteam.com

WALGREENS DRUGSTORES NATIONWIDE BY STATE

TOTAL DRUGSTORES – 9,277

THROUGH AUGUST 31, 2019

Alabama	154	Maryland	159	Pennsylvania	126
Alaska	12	Massachusetts	258	Rhode Island	49
Arkansas	239	Michigan	237	South Carolina	155
California	622	Minnesota	153	South Dakota	14
Colorado	171	Mississippi	84	Tennessee	276
Connecticut	120	Missouri	210	Texas	704
Delaware	64	Montana	13	Utah	57
Florida	820	Nebraska	57	Vermont	33
Georgia	280	Nevada	82	Virginia	211
Hawaii	19	New Hampshire	36	Washington	135
Idaho	38	New Jersey	289	West Virginia	99
Illinois	583	New Mexico	70	Wisconsin	225
Indiana	195	New York	632	Wyoming	10
Iowa	72	North Carolina	362	Puerto Rico	108
Kansas	71	North Dakota	1	Washington D.C.	15
Kentucky	173	Ohio	253	U.S. Virgin Islands	1
Louisiana	176	Oklahoma	116	TOTAL	9,277
Maine	82	Oregon	76		

Includes all 50 states, the District of Columbia, Puerto Rico and U.S. Virgin Islands

Note: Approximately 400 Walgreens stores offer Healthcare Clinic or other provider retail clinic services.

Demographics - 1 Mile Radius

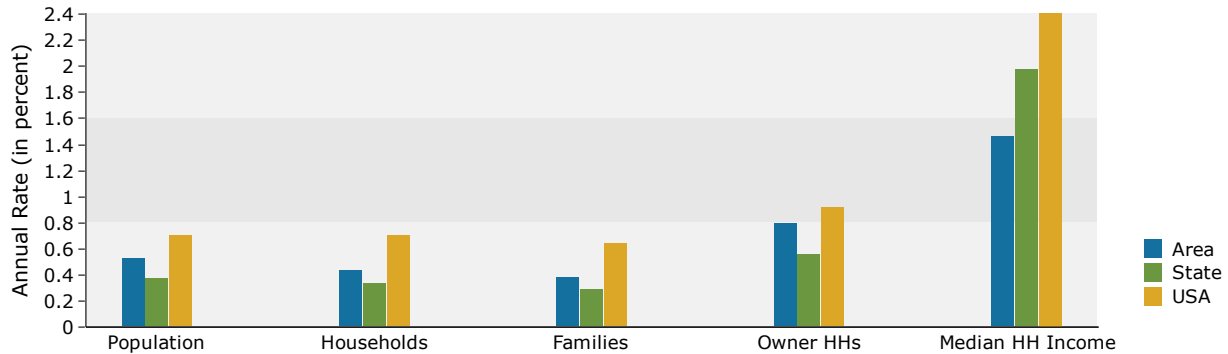


Demographic and Income Profile

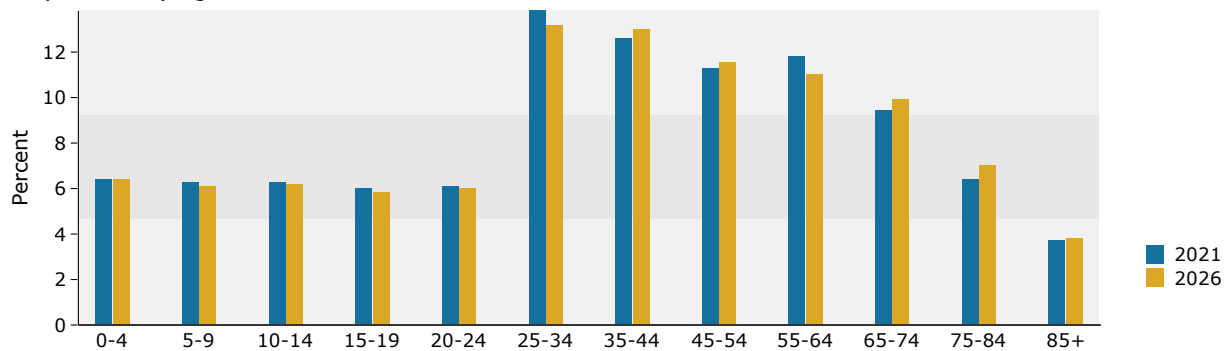
10 E Kamehameha Ave, Kahului, Hawaii, 96732
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 20.88827
 Longitude: -156.46546

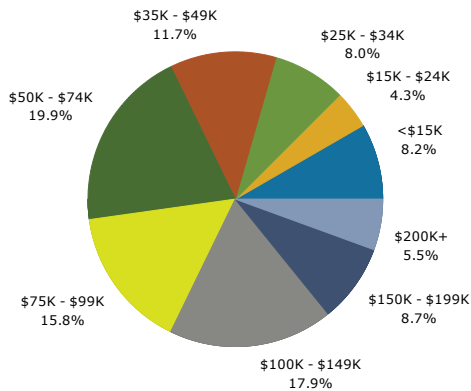
Trends 2021-2026



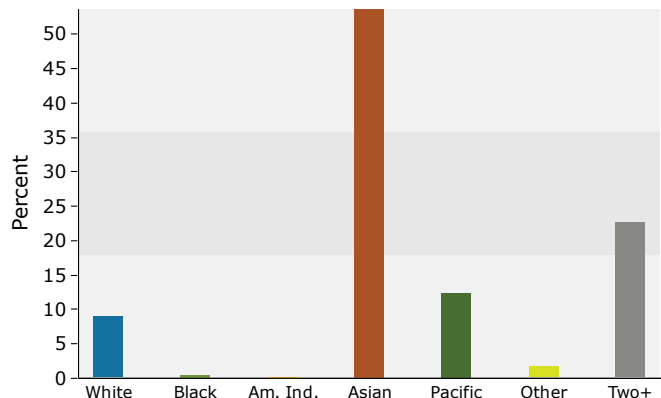
Population by Age



2021 Household Income



2021 Population by Race



2021 Percent Hispanic Origin: 9.9%

Demographics - 1 Mile Radius



Demographic and Income Profile

10 E Kamehameha Ave, Kahului, Hawaii, 96732
Ring: 1 mile radius

Prepared by Esri
Latitude: 20.88827
Longitude: -156.46546

Summary	Census 2010	2021	2026			
Population	10,545	11,159	11,451			
Households	3,008	3,063	3,130			
Families	2,143	2,168	2,210			
Average Household Size	3.34	3.48	3.50			
Owner Occupied Housing Units	1,434	1,558	1,621			
Renter Occupied Housing Units	1,574	1,505	1,508			
Median Age	37.5	38.9	39.7			
Trends: 2021-2026 Annual Rate	Area	State	National			
Population	0.52%	0.37%	0.71%			
Households	0.43%	0.33%	0.71%			
Families	0.38%	0.29%	0.64%			
Owner HHs	0.80%	0.56%	0.91%			
Median Household Income	1.46%	1.98%	2.41%			
Households by Income	Number	Percent	Number	Percent		
<\$15,000	252	8.2%	235	7.5%		
\$15,000 - \$24,999	131	4.3%	110	3.5%		
\$25,000 - \$34,999	245	8.0%	243	7.8%		
\$35,000 - \$49,999	357	11.7%	330	10.5%		
\$50,000 - \$74,999	611	19.9%	602	19.2%		
\$75,000 - \$99,999	484	15.8%	483	15.4%		
\$100,000 - \$149,999	549	17.9%	605	19.3%		
\$150,000 - \$199,999	266	8.7%	322	10.3%		
\$200,000+	168	5.5%	199	6.4%		
Median Household Income	\$71,335		\$76,715			
Average Household Income	\$88,272		\$97,510			
Per Capita Income	\$24,078		\$26,479			
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	741	7.0%	712	6.4%	734	6.4%
5 - 9	730	6.9%	700	6.3%	704	6.1%
10 - 14	663	6.3%	698	6.3%	708	6.2%
15 - 19	720	6.8%	665	6.0%	666	5.8%
20 - 24	653	6.2%	679	6.1%	690	6.0%
25 - 34	1,439	13.6%	1,545	13.8%	1,513	13.2%
35 - 44	1,300	12.3%	1,407	12.6%	1,485	13.0%
45 - 54	1,408	13.4%	1,261	11.3%	1,321	11.5%
55 - 64	1,088	10.3%	1,314	11.8%	1,260	11.0%
65 - 74	798	7.6%	1,048	9.4%	1,138	9.9%
75 - 84	634	6.0%	716	6.4%	796	7.0%
85+	372	3.5%	417	3.7%	438	3.8%
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	985	9.3%	992	8.9%	1,011	8.8%
Black Alone	36	0.3%	50	0.4%	60	0.5%
American Indian Alone	20	0.2%	22	0.2%	24	0.2%
Asian Alone	5,753	54.6%	5,992	53.7%	6,074	53.0%
Pacific Islander Alone	1,329	12.6%	1,397	12.5%	1,423	12.4%
Some Other Race Alone	157	1.5%	185	1.7%	206	1.8%
Two or More Races	2,266	21.5%	2,521	22.6%	2,653	23.2%
Hispanic Origin (Any Race)	927	8.8%	1,100	9.9%	1,208	10.5%

Data Note: Income is expressed in current dollars.

Demographics - 3 Mile Radius

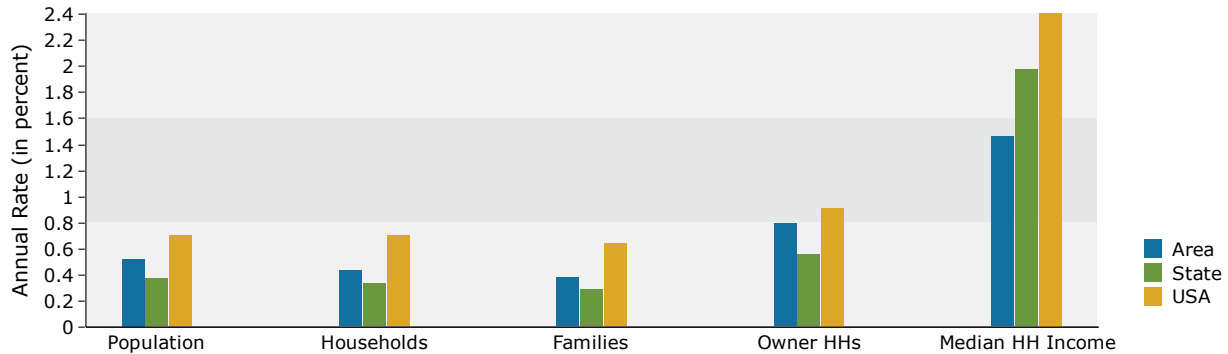


Demographic and Income Profile

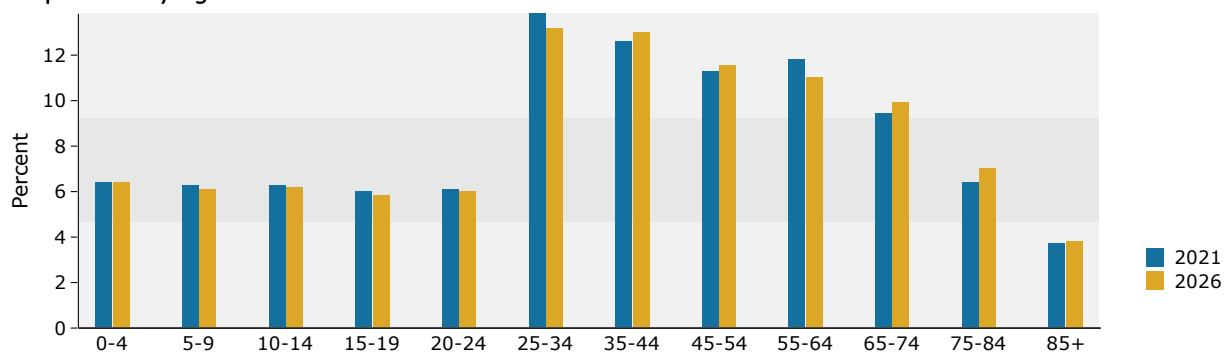
10 E Kamehameha Ave, Kahului, Hawaii, 96732
 Ring: 1 mile radius

Prepared by Esri
 Latitude: 20.88827
 Longitude: -156.46546

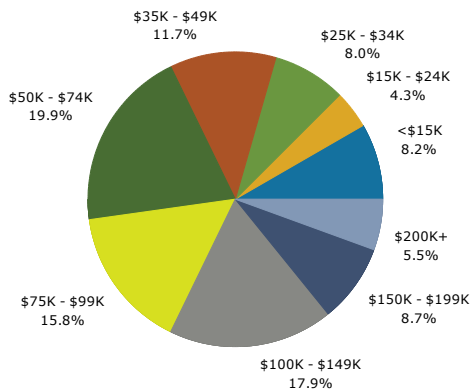
Trends 2021-2026



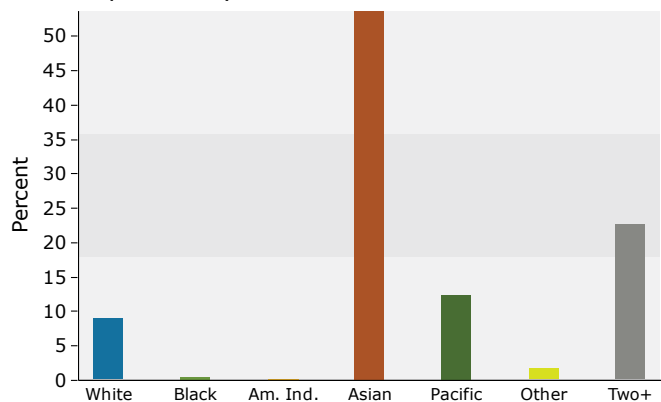
Population by Age



2021 Household Income



2021 Population by Race



2021 Percent Hispanic Origin: 9.9%

Demographics - 3 Mile Radius



Demographic and Income Profile

10 E Kamehameha Ave, Kahului, Hawaii, 96732
Ring: 3 mile radius

Prepared by Esri
Latitude: 20.88827
Longitude: -156.46546

Summary	Census 2010	2021	2026			
Population	45,549	47,674	48,778			
Households	13,390	13,729	14,037			
Families	9,619	9,791	9,993			
Average Household Size	3.26	3.33	3.33			
Owner Occupied Housing Units	7,658	8,244	8,527			
Renter Occupied Housing Units	5,732	5,485	5,510			
Median Age	37.9	39.1	39.8			
Trends: 2021-2026 Annual Rate	Area	State	National			
Population	0.46%	0.37%	0.71%			
Households	0.44%	0.33%	0.71%			
Families	0.41%	0.29%	0.64%			
Owner HHs	0.68%	0.56%	0.91%			
Median Household Income	1.15%	1.98%	2.41%			
Households by Income	Number	Percent	Number	Percent		
<\$15,000	1,144	8.3%	1,071	7.6%		
\$15,000 - \$24,999	789	5.7%	702	5.0%		
\$25,000 - \$34,999	862	6.3%	839	6.0%		
\$35,000 - \$49,999	1,140	8.3%	1,035	7.4%		
\$50,000 - \$74,999	2,672	19.5%	2,646	18.9%		
\$75,000 - \$99,999	2,169	15.8%	2,167	15.4%		
\$100,000 - \$149,999	2,596	18.9%	2,791	19.9%		
\$150,000 - \$199,999	1,432	10.4%	1,680	12.0%		
\$200,000+	926	6.7%	1,107	7.9%		
Median Household Income	\$77,224		\$81,758			
Average Household Income	\$94,827		\$104,761			
Per Capita Income	\$27,584		\$30,451			
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,146	6.9%	2,953	6.2%	3,038	6.2%
5 - 9	3,119	6.8%	2,959	6.2%	2,973	6.1%
10 - 14	3,089	6.8%	3,128	6.6%	3,055	6.3%
15 - 19	3,048	6.7%	2,971	6.2%	2,950	6.0%
20 - 24	2,699	5.9%	2,957	6.2%	2,998	6.1%
25 - 34	5,861	12.9%	6,255	13.1%	6,421	13.2%
35 - 44	6,289	13.8%	6,111	12.8%	6,265	12.8%
45 - 54	6,540	14.4%	5,762	12.1%	5,764	11.8%
55 - 64	5,065	11.1%	5,806	12.2%	5,602	11.5%
65 - 74	3,215	7.1%	4,572	9.6%	4,966	10.2%
75 - 84	2,284	5.0%	2,792	5.9%	3,240	6.6%
85+	1,193	2.6%	1,409	3.0%	1,506	3.1%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,876	12.9%	5,817	12.2%	5,893	12.1%
Black Alone	200	0.4%	276	0.6%	326	0.7%
American Indian Alone	127	0.3%	146	0.3%	157	0.3%
Asian Alone	21,532	47.3%	22,109	46.4%	22,292	45.7%
Pacific Islander Alone	5,759	12.6%	6,031	12.7%	6,140	12.6%
Some Other Race Alone	677	1.5%	784	1.6%	863	1.8%
Two or More Races	11,377	25.0%	12,511	26.2%	13,108	26.9%
Hispanic Origin (Any Race)	4,491	9.9%	5,261	11.0%	5,734	11.8%

Data Note: Income is expressed in current dollars.

Demographics - 5 Mile Radius

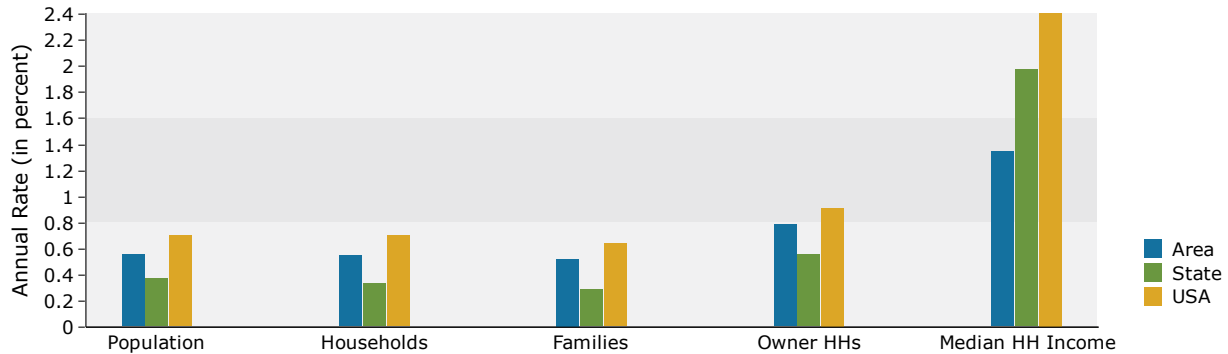


Demographic and Income Profile

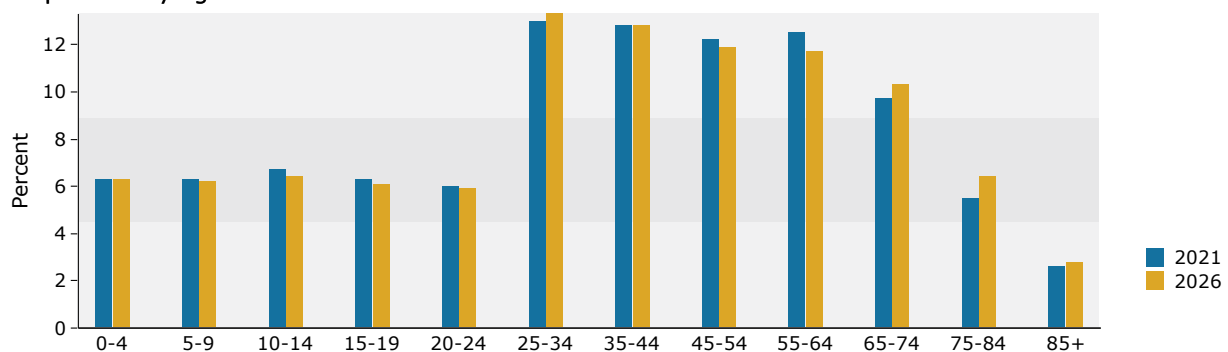
10 E Kamehameha Ave, Kahului, Hawaii, 96732
 Ring: 5 mile radius

Prepared by Esri
 Latitude: 20.88827
 Longitude: -156.46546

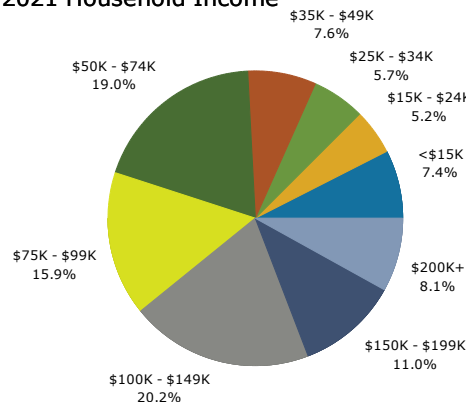
Trends 2021-2026



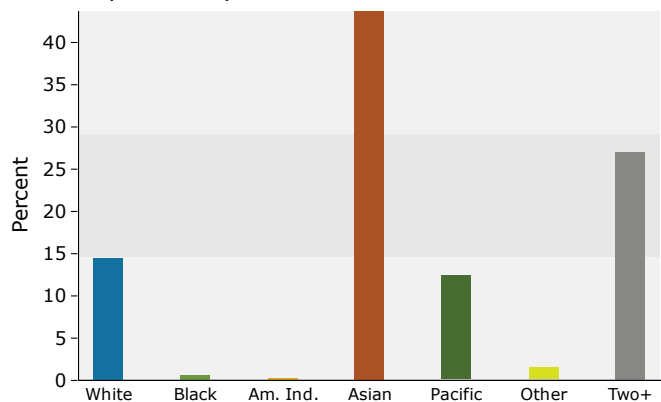
Population by Age



2021 Household Income



2021 Population by Race



2021 Percent Hispanic Origin: 10.9%

Demographics - 5 Mile Radius



Demographic and Income Profile

10 E Kamehameha Ave, Kahului, Hawaii, 96732
Ring: 5 mile radius

Prepared by Esri
Latitude: 20.88827
Longitude: -156.46546

Summary	Census 2010		2021		2026	
Population	53,945		57,810		59,438	
Households	16,122		17,000		17,475	
Families	11,758		12,331		12,658	
Average Household Size	3.22		3.28		3.28	
Owner Occupied Housing Units	9,810		10,897		11,333	
Renter Occupied Housing Units	6,312		6,103		6,142	
Median Age	37.9		39.1		39.6	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	0.56%		0.37%		0.71%	
Households	0.55%		0.33%		0.71%	
Families	0.52%		0.29%		0.64%	
Owner HHs	0.79%		0.56%		0.91%	
Median Household Income	1.35%		1.98%		2.41%	
Households by Income			2021		2026	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,263	7.4%	1,184	6.8%		
\$15,000 - \$24,999	879	5.2%	781	4.5%		
\$25,000 - \$34,999	968	5.7%	939	5.4%		
\$35,000 - \$49,999	1,292	7.6%	1,166	6.7%		
\$50,000 - \$74,999	3,226	19.0%	3,166	18.1%		
\$75,000 - \$99,999	2,704	15.9%	2,692	15.4%		
\$100,000 - \$149,999	3,429	20.2%	3,679	21.1%		
\$150,000 - \$199,999	1,864	11.0%	2,201	12.6%		
\$200,000+	1,375	8.1%	1,666	9.5%		
Median Household Income	\$81,453		\$87,093			
Average Household Income	\$101,422		\$112,579			
Per Capita Income	\$29,946		\$33,223			
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,768	7.0%	3,615	6.3%	3,733	6.3%
5 - 9	3,784	7.0%	3,652	6.3%	3,706	6.2%
10 - 14	3,703	6.9%	3,869	6.7%	3,788	6.4%
15 - 19	3,592	6.7%	3,642	6.3%	3,612	6.1%
20 - 24	3,063	5.7%	3,497	6.0%	3,514	5.9%
25 - 34	6,884	12.8%	7,529	13.0%	7,876	13.3%
35 - 44	7,551	14.0%	7,404	12.8%	7,596	12.8%
45 - 54	7,966	14.8%	7,056	12.2%	7,064	11.9%
55 - 64	6,137	11.4%	7,240	12.5%	6,942	11.7%
65 - 74	3,693	6.8%	5,588	9.7%	6,122	10.3%
75 - 84	2,512	4.7%	3,188	5.5%	3,833	6.4%
85+	1,292	2.4%	1,531	2.6%	1,651	2.8%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	8,103	15.0%	8,358	14.5%	8,519	14.3%
Black Alone	239	0.4%	341	0.6%	403	0.7%
American Indian Alone	152	0.3%	179	0.3%	197	0.3%
Asian Alone	24,068	44.6%	25,251	43.7%	25,578	43.0%
Pacific Islander Alone	6,761	12.5%	7,159	12.4%	7,304	12.3%
Some Other Race Alone	766	1.4%	903	1.6%	996	1.7%
Two or More Races	13,855	25.7%	15,620	27.0%	16,440	27.7%
Hispanic Origin (Any Race)	5,272	9.8%	6,320	10.9%	6,921	11.6%

Data Note: Income is expressed in current dollars.