## <u>AVAILABLE FOR LEASE OR SALE</u> ANCHOR OPPORTUNITY IN CENTRAL OC • 46,600 SF FREESTANDING BLDG SWC KATELLA AVE & EUCLID ST • GARDEN GROVE, CA







### PROPERTY HIGHLIGHTS

- Extremely dense population, limited retail competition
- Use of 3-sided monument sign on top of building, plus huge pylon signage on both Katella & Euclid
- Freestanding building with exceptional access
- Centrally located signalized corner
- No use restrictions



POPULATION	AVG HOUSEHOLD INCOME	DAYTIME POPULATION		
<sup>1-mile</sup>	<sup>1-mile</sup>	<sup>1-mile</sup>		
<b>30,126</b>	<b>\$103,343</b>	<b>3,696</b>		
<sup>2-mile</sup>	2-mile	<sup>2-mile</sup>		
119,336	<b>\$96,826</b>	<b>28,509</b>		
<sup>3-mile</sup>	<sup>3-mile</sup>	<sup>3-mile</sup>		
<b>297,935</b>	\$89,051	98,392		
<sup>5-mile</sup>	<sup>5-mile</sup>	<sup>5-mile</sup>		
<b>797,463</b>	<b>\$91,284</b>	<b>306,240</b>		
	Source: S	ites USA, 2022		



#### TRAFFIC COUNTS

Katella @Euclid: 32,000 cars per day Euclid @Katella: 37,000 cars per day

Source: OCTA, 2021

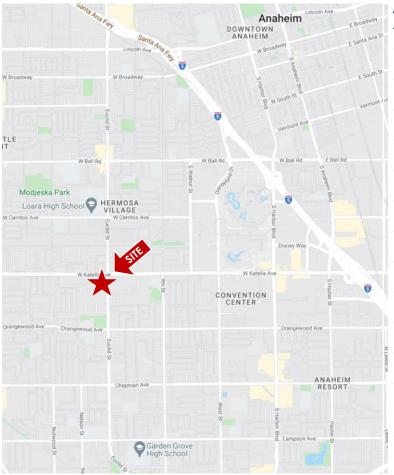


For More Information, Please Contact: Blaine Bush | CalBRE Lic: 01175854 | 949.640.66

949.640.6678 x18 | blain

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# EXECUTIVE SUMMARY 10912 KATELLA AVE • GARDEN GROVE, CA 92840



### THE PROPERTY

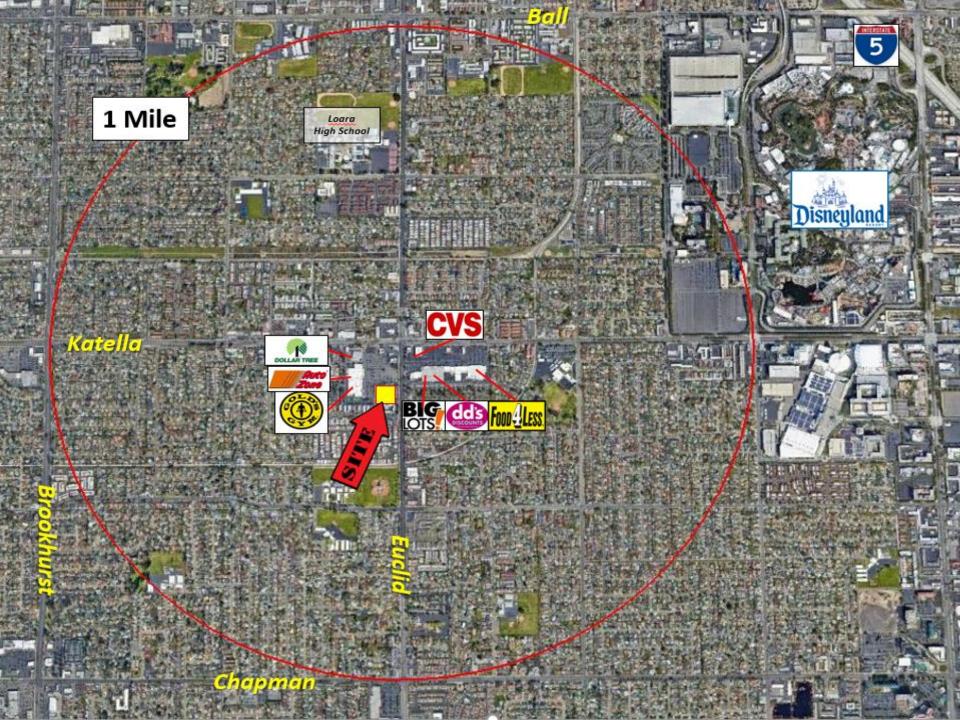
- Address: 10912 Katella Avenue, Garden Grove, CA 92840
  - APN: 089-010-34
- Land Size: 4.99 acres (217,364 SF)
- Building: Single story / 46,600 SF
- Year Built: 1958 / Renovated 2002
- Zoning: Neighborhood Mixed Use Zone ("NMU")
- CC&R's: No use restrictions
- Freestanding anchor building of approximately 46,600 SF on 4.99 acres of land
- Opportunity to develop additional retail pad
- Well located on high demand signalized intersection of Central Orange County
- Extremely dense population with limited retail competition
- 'Last of its kind' 3-sided monument sign on top of building, plus large pylon signage on both Katella Avenue and Euclid Avenue
- Fronts recently renovated retail center; co-tenants include Gold's Gym, Dollar Tree, AutoZone, UEI College, McDonald's, Carl's Jr



For More Information, Please Contact: Blaine Bush | CalBRE Lic: 01175854 | 949.640.6678 x18 | E









#### Summary Profile

2010-2020 Census, 2021 Estimates with 2026 Projections Calculated using Weighted Block Centroid from Block Groups

Lat/Lon: 33.801/-117.9424

2020 Census Population30.269118.539298.50977.104Projected Annual Growth 2021 to 20260.44118.675286.56977.104Projected Annual Growth 2021 to 20260.440.40%0.41%0.43%2021 Median Age37.236.835.736.1Households33.33783.266220.4042026 Ensisted Households8.44433.91885.888227.0272020 Census Households8.43433.31383.561219.8362010 Census Households8.43533.31383.561219.8362010 Census Households8.21522.57577.66020.368Projected Annual Growth 2010 to 20210.1%0.2%2.57577.6602.692021 Estimated White0.5%2.77%2.692.692.692021 Estimated Mine1.5%1.5%1.5%1.5%2.5%2021 Estimated Mine1.5%1.5%1.5%1.6%2.5%2021 Estimated Median Household Income2.76%2.94%3.01%2.5%2021 Estimated Median Household Income2.6%3.5%3.13%3.5%3.13%3.5%2021 Estimated Median Household Income2.6%3.5%3.5%3.5%3.5%3.5%2021 Estimated Median Household Income2.6%3.5%3.5%3.5%3.5%3.5%3.5%2021 Estimated Median Household Income2.6%3.5%3.5%3.5%3.5%3.5%3.5%2021 Estimated Median Household Income </th <th>10912 Katella Ave</th> <th>1 mi</th> <th>2 mi</th> <th>3 mi</th> <th>5 mi</th>	10912 Katella Ave	1 mi	2 mi	3 mi	5 mi
2021 Estimated Population30.126119.336297.935797.4632026 Projected Population295.20117.218296.404793.2152020 Cancus Population30.409118.875298.609771.904Projected Annual Growth 2021 to 2026-0.4%-0.4%-0.4%-0.4%Projected Annual Growth 2021 to 2026-0.4%-0.4%-0.4%-0.4%2021 Median Age27.236.835.7-36.1Projected Households8.32033.39783.266227.04742021 Estimated Households8.32033.39783.266227.04742020 Census Households8.42133.39185.688227.0272020 Census Households8.42133.39185.688227.0272020 Census Households8.215-27.5%77.860208.9862010 Census Households8.21532.57577.860208.9862020 Estimated Households8.21532.57577.860208.9862021 Estimated Morit-0.4%0.0%0.6%0.6%2021 Estimated Maior Partifica Islander1.5%1.5%1.6%2021 Estimated Median Household Income27.6%29.4%2.5%2021 Estimated Household Income52.663\$77.210\$72.786\$75.7102021 Estimated Median Household Income\$2.8658\$72.714\$2.94%1.6%2021 Estimated Median Household Income\$2.8658\$72.714\$2.5%\$75.7102021 Estimated Some High School Grade Level 9 to 11)11.6% <t< th=""><th>Garden Grove, CA 92840</th><th>radius</th><th>radius</th><th>radius</th><th>radius</th></t<>	Garden Grove, CA 92840	radius	radius	radius	radius
2026 Projected Population29.520117.218296.404793.2152020 Census Population30.269118.539298.509771.9042010 Census Population-0.404-0.404-0.4040.014Projected Annual Growth 2010 to 20210.4040.332021 Extinated Households8.20233.38783.265220.4042021 Extinated Households8.41433.31885.888227.0272020 Erusieted Households8.32533.13983.661220.8042021 Extinated Households8.32533.13983.661220.8042020 Census Households8.3253.31983.661220.8042020 Census Households8.3353.31983.661220.8042020 Extinated Annual Growth 2010 to 20210.1%0.2%0.6%0.5%Rece and EthnicHy1.5%1.5%1.5%2.54%2021 Extinated Anerican Indian or Native Alaskan1.5%1.5%1.5%1.6%2021 Estinated Anerican Indian or Native Alaskan1.5%3.94%41.3%41.6%2021 Estinated Anerican Indian or Native Alaskan1.5%5.97.1057.27.1057.27.102021 Estinated Household Income52.67357.57.1057.27.1057.27.1057.27.102021 Estinated Household Income52.67357.57.1057.27.1057.27.1057.27.102021 Estinated Heignanic45.6%64.7%7.9%2.5.4%57.412021 Estinated Heignan (Grade Level 0 to 8)<	Population	-	-	-	
2020 Census Population30.269118.539298.50977.104Projected Annual Growth 2021 to 20260.44118.675286.56977.104Projected Annual Growth 2021 to 20260.440.40%0.41%0.43%2021 Median Age37.236.835.736.1Households33.33783.266220.4042026 Ensisted Households8.44433.91885.888227.0272020 Census Households8.43433.31383.561219.8362010 Census Households8.43533.31383.561219.8362010 Census Households8.21522.57577.66020.368Projected Annual Growth 2010 to 20210.1%0.2%2.57577.6602.692021 Estimated White0.5%2.77%2.692.692.692021 Estimated Mine1.5%1.5%1.5%1.5%2.5%2021 Estimated Mine1.5%1.5%1.5%1.6%2.5%2021 Estimated Median Household Income2.76%2.94%3.01%2.5%2021 Estimated Median Household Income2.6%3.5%3.13%3.5%3.13%3.5%2021 Estimated Median Household Income2.6%3.5%3.5%3.5%3.5%3.5%2021 Estimated Median Household Income2.6%3.5%3.5%3.5%3.5%3.5%3.5%2021 Estimated Median Household Income2.6%3.5%3.5%3.5%3.5%3.5%3.5%2021 Estimated Median Household Income </td <td>2021 Estimated Population</td> <td>30,126</td> <td>119,336</td> <td>297,935</td> <td>797,463</td>	2021 Estimated Population	30,126	119,336	297,935	797,463
2010 Census Population30,449118,875286,569771,904Projected Annual Growth 2021 to 20260.44%0.44%0.14%0.14%Hittorical Annual Growth 2010 to 20213.683.573.61Households3.203.3.878.3.2662.20.4042021 Estimated Households8.3.203.3.3878.3.2662.20.4042026 Ereinsted Households8.3.3185,6882.27.0272020 Census Households8.3.353.3.1398.3.5612.19.8362020 Census Households8.2.153.2.5757.7.8602.00.386Projected Annual Growth 2021 to 20260.3%0.3%0.6%0.6%Historical Annual Growth 2021 to 20260.3%0.3%0.6%0.6%Projected Annual Growth 2021 to 20260.3%0.3%0.6%0.6%2021 Estimated Annual Growth 2021 to 20210.1%2.2.%2.5.%2.5.%2021 Estimated Asian or Pacific Islander2.0.%2.4.%3.1.%4.1.%2021 Estimated Asian or Pacific Islander2.6.%3.9.4%4.1.%4.1.%2021 Estimated Asian or Pacific Islander2.8.6%3.9.4%4.1.%4.1.%2021 Estimated Asian or Pacific Islander2.8.6%3.9.4%4.1.%4.1.%2021 Estimated Asian or Pacific Islander2.8.6%3.9.4%4.1.%4.1.%2021 Estimated Morina Indian or Native Alasian1.5%4.6.%4.9.%4.9.%2021 Estimated Asian or Pacific Islander2.8.6%3.5.%5.7.7.105.7.7	2026 Projected Population	29,520	117,218	296,404	793,215
Projected Annual Growth 2021 to 2026-0.4%-0.1%-0.1%-0.1%Historical Annual Growth 2010 to 20210.4%0.3%2021 Median Age37.233.6833.68220.404Households8.32033.38783.266220.4042026 Frojected Households8.44433.1885.88227.0272020 Census Households8.41532.57577.860209.3862020 Census Households8.21532.57577.860209.3862010 Census Households0.01%0.05%0.6%0.6%Projected Annual Growth 2010 to 20210.01%0.2%0.6%0.6%2021 Estimated Monte30.5%27.7%25.4%25.4%2021 Estimated Marieran Indian or Native Alaskan1.9%1.9%2.2%2.5%2021 Estimated American Indian or Native Alaskan1.5%46.7%49.2%4.88%2021 Estimated Menieran Indian or Native Alaskan3.5%59.62659.72.1059.12.842021 Estimated Menieran Indian or Native Alaskan58.6%59.627.5%59.12.8459.12.842021 Estimated Menieran Indian or Native Alaskan59.6266\$27.21.2\$25.44\$25.4452021 Estimated Merican Indian or Native Alaskan59.6266\$27.21.2\$25.44\$25.4452021 Estimated Merican Indian or Native Alaskan59.6266\$27.21.2\$25.44\$25.4452021 Estimated Merican Indian or Native Alaskan1.6%\$21.5%\$27.27.85\$27.122021 Estimated Merican Indian or	2020 Census Population	30,269	118,539	298,509	796,039
Historical Annual Growth 2010 to 2021 <td>2010 Census Population</td> <td>30,449</td> <td>118,875</td> <td>286,569</td> <td>771,904</td>	2010 Census Population	30,449	118,875	286,569	771,904
2021 Median Age   37.2   36.8   35.7   36.1     Households   8.320   33.387   88.266   220.404     2026 Projected Households   8.444   8.3131   88.588   227.027     2020 Census Households   8.313   83.561   219.836     2020 Census Households   8.215   32.575   77.860   208.386     Projected Annual Growth 2021 to 2026   0.3%   0.3%   0.6%   0.5%     Race and Ethnicity   2012 Estimated Miha   30.5%   27.7%   24.9%   2.5.4%     2021 Estimated Miha   30.5%   27.7%   24.9%   2.5.4%     2021 Estimated Miha   7.6%   29.4%   30.1%   2.8.5%     2021 Estimated Marcican Indian or Native Alaskan   1.5%   1.5%   1.5%   1.6%     2021 Estimated American Indian or Native Alaskan   1.5%   3.9.4%   41.1%   2.2.4%     2021 Estimated American Indian or Native Alaskan   1.5%   1.5%   4.9.2%   4.9.8%     Income   2021 Estimated American Indian or Native Alaskan   1.5%   1.1.6%	Projected Annual Growth 2021 to 2026	-0.4%	-0.4%	-0.1%	-0.1%
Households   8,320   33,387   83,266   220,404     2021 Estimated Households   8,444   33,918   85,888   227,027     2020 Census Households   8,335   33,139   83,561   219,836     2010 Census Households   8,215   32,575   77,760   206,386     Projected Annual Growth 2021 to 2026   0.3%   0.3%   0.6%   0.5%     Race and Ethnicity   0.1%   0.2%   0.6%   0.5%     2021 Estimated Mhite   30.5%   27.7%   24.9%   25.4%     2021 Estimated American   1.9%   1.9%   2.2%   2.5%     2021 Estimated American Indian or Native Alaskan   1.5%   1.5%   1.6%     2021 Estimated American Indian or Native Alaskan   1.5%   1.5%   1.6%     2021 Estimated American Indian or Native Alaskan   1.5%   1.5%   1.6%     2021 Estimated American Indian or Native Alaskan   1.5%   1.5%   1.6%     2021 Estimated American Indian or Native Alaskan   1.5%   1.5%   1.6%     2021 Estimated American Indian or Native Alaskan	Historical Annual Growth 2010 to 2021	-	-	0.4%	0.3%
2021 Estimated Households8,32033,38783,265220,0042026 Projected Households8,44433,91885,888227,0272020 Census Households8,33533,13983,561210,8362010 Census Households8,21532,57577,860208,386Projected Annual Growth 2021 to 20260.3%0.3%0.6%0.6%Race and Ethnicity10%0.2%24.4%25.4%2021 Estimated Mine30.5%27.7%24.9%25.4%2021 Estimated Asian or Pacific Islander1.9%1.9%2.2%2.5%2021 Estimated Anerican Indian or Native Alaskan1.5%1.1%1.1%2.89%2021 Estimated Merican Indian or Native Alaskan35.5%39.4%44.3%41.6%2021 Estimated Merican Indian or Native Alaskan5103,343\$96,826\$99,051\$91,2842021 Estimated Merican Indian or Native Alaskan5103,343\$96,826\$99,051\$91,2842021 Estimated Merican Indian or Native Alaskan\$82,673\$72,714\$25,044\$25,1482021 Estimated Merican Indian or Native Alaskan\$82,673\$57,214\$25,1482021 Estimated Merican Indiane\$82,673\$72,714\$25,144\$25,1442021 Estimated Merican Income\$28,688\$27,214\$25,144\$25,1442021 Estimated Parc Capita Income\$26,678\$27,278\$25,244\$25,1442021 Estimated Merican Income\$28,678\$27,14\$25,044\$25,2442021 Estimated Telenertary (Grade Le	2021 Median Age	37.2	36.8	35.7	36.1
2026 Projected Households8,44433,91885,888227,0272020 Census Households8,33533,13983,561219,8362010 Census Households8,21532,57577,660208,336Projected Annual Growth 2021 to 20260,3%0,3%0,6%0,6%Historical Annual Growth 2011 to 20210,1%0,2%0,6%0,5%Race and Ethnicity2021 Estimated White30,5%27,7%24,9%25,4%2021 Estimated Mair or African American1,9%1,9%2,2%2,5%2021 Estimated Anenican Indian or Native Ataskan1,5%1,5%1,6%20,6%2021 Estimated Mispinic48,6%39,4%41,3%41,6%2021 Estimated Meneran Indian or Native Ataskan1,5%1,5%1,5%1,6%2021 Estimated Meneran Indian or Native Ataskan1,5%39,4%41,3%41,6%2021 Estimated Meneran Indian or Native Ataskan1,5%3,57,710\$72,785\$74,1702021 Estimated Average Household Income\$103,343\$96,826\$89,051\$91,2842021 Estimated Average Household Income\$28,676\$75,710\$72,785\$74,1702021 Estimated Stone Informed\$103,343\$96,826\$89,051\$91,2842021 Estimated Median Household Income\$28,676\$75,710\$72,785\$74,1702021 Estimated Median Household Income\$28,676\$75,710\$72,785\$74,1702021 Estimated Stone Informe\$28,98\$6,17%\$26,34\$26,48202	Households				
2020 Census Households   8.335   3.3,139   83,561   219,836     2010 Census Households   8.215   32,575   77,600   208,866     Projected Annual Growth 2021 to 2026   0.3%   0.3%   0.6%   0.6%     Race and Ethnicity   0.1%   0.2%   0.6%   0.5%     2021 Estimated White   30.5%   22.7%   24.9%   25.4%     2021 Estimated Black or African American   1.9%   1.9%   2.2%   2.5%     2021 Estimated Manerican Indian or Native Alaskan   1.5%   1.5%   1.6%   20.9%     2021 Estimated Hispanic   45.6%   46.7%   49.2%   49.8%     2021 Estimated American Indian or Native Alaskan   1.5%   1.5%   1.6%     2021 Estimated Merican Indian or Native Alaskan   1.5%   41.3%   41.6%     2021 Estimated Merican Household Income   \$82,673   \$75,710   \$72,785   \$71,470     2021 Estimated Median Household Income   \$82,673   \$75,710   \$72,785   \$74,170     2021 Estimated Some High School Gradute   \$28,686   \$27,244   \$25,44	2021 Estimated Households	8,320	33,387	83,266	220,404
2010 Census Households8.21532.57577.860208.386Projected Annual Growth 2021 to 20260.3%0.3%0.6%0.6%Historical Annual Growth 2010 to 20210.1%0.2%0.6%0.5%Race and Ethnicity30.5%27.7%24.9%25.4%2021 Estimated Mhite30.5%27.7%24.9%25.5%2021 Estimated Black or African American1.9%1.9%1.6%2.6%2021 Estimated American India or Native Alaskan1.5%1.5%1.5%1.6%2021 Estimated Other Races38.5%39.4%41.3%41.6%2021 Estimated Merican India or Native Alaskan1.5%46.7%49.2%49.8%2021 Estimated Merican India or Native Alaskan55.6%575.71572.718571.7102021 Estimated Merican Indian or Native Alaskan\$82.673\$75.710\$72.725\$71.7102021 Estimated Average Household Income\$82.673\$75.710\$72.725\$71.7102021 Estimated Per Capita Income\$82.673\$75.710\$72.725\$71.7102021 Estimated Elementary (Grade Level 0 to B)11.6%11.7%12.1%11.7%2021 Estimated School Graduate25.8%26.1%25.3%25.2%2021 Estimated Associates Degree Only6.6%6.7%6.8%2021 Estimated Bachelors Degree Only6.6%7.6%6.8%2021 Estimated Bachelors Degree Only6.6%7.6%6.8%2021 Estimated Bachelors Degree Only6.6%7.6%6.8% <td< td=""><td>2026 Projected Households</td><td>8,444</td><td>33,918</td><td>85,888</td><td>227,027</td></td<>	2026 Projected Households	8,444	33,918	85,888	227,027
Projected Annual Growth 2021 to 2026   0.3%   0.3%   0.6%   0.6%     Historical Annual Growth 2010 to 2021   0.1%   0.2%   0.6%   0.5%     Race and Ethnicity   30.5%   27.7%   24.9%   25.4%     2021 Estimated White   30.5%   27.7%   24.9%   25.5%     2021 Estimated Anerican American   1.9%   1.9%   2.8%   26.8%     2021 Estimated American Indian or Native Alaskan   1.5%   1.5%   1.6%   20.2%   2.5%     2021 Estimated Hispanic   45.6%   46.7%   49.2%   49.8%     2021 Estimated Merican Indian or Native Alaskan   1.5%   1.5%   1.5%   1.6%     2021 Estimated American Indian or Native Alaskan   59.66%   46.7%   49.2%   49.8%     2021 Estimated Merican Household Income   \$26.673   \$75.710   \$72.785   \$71.410     2021 Estimated Per Capita Income   \$26.673   \$75.710   \$72.785   \$74.170     2021 Estimated Some High School Graduate   25.8%   26.1%   12.9%   13.4%     2021 Estimated Some College	2020 Census Households	8,335	33,139	83,561	219,836
Historical Annual Growth 2010 to 20210.1%0.2%0.6%0.5%Race and Ethnicity2021 Estimated White30.5%27.7%24.9%25.4%2021 Estimated Black or African American1.9%1.9%2.2%2.5%2021 Estimated Asian or Pacific Islander27.6%29.4%30.1%28.9%2021 Estimated American Indian or Native Alaskan1.5%1.5%1.6%20212021 Estimated Other Races38.5%39.4%41.3%41.6%2021 Estimated Mergage Household Income\$103.343\$96.826\$89.051\$91.2842021 Estimated Average Household Income\$28.658\$27.214\$25.044\$25.445Education (Age 25+)2021 Estimated Some High School Graduate25.8%26.1%25.3%25.2%2021 Estimated Some College0.1%11.6%11.7%12.1%11.7%2021 Estimated Graduate Degree Only6.6%6.7%6.6%6.7%6.8%2021 Estimated Graduate Degree Only6.6%5.5%5.6%6.1%6.1%2021 Estimated Graduate Degree Only6.6%5.6%5.6%6.1%6.8%2021 Estimated Graduate Degree Only6.6%5.6%5.6%6.1%6.8%2021 Estimated Graduate Degree5.5%5.7%6.8%6.1%6.8%2021 Estimated Graduate Degree Only6.6%5.6%5.6%6.1%6.8%2021 Estimated Graduate Degree5.6%5.6%5.6%6.1%6.8%2021 Estimated Graduate Degree<	2010 Census Households	8,215	32,575	77,860	208,386
Race and Ethnicity     2021 Estimated White   30.5%   27.7%   24.9%   25.4%     2021 Estimated Black or African American   1.9%   1.9%   2.2%   2.5%     2021 Estimated Asian or Pacific Islander   27.6%   29.4%   30.1%   28.9%     2021 Estimated American Indian or Native Alaskan   1.5%   1.5%   1.6%   20.1%     2021 Estimated Merican Indian or Native Alaskan   1.5%   46.7%   49.2%   49.8%     2021 Estimated Merican Indian or Native Alaskan   85.6%   39.4%   41.3%   41.6%     2021 Estimated Merican Indian or Native Alaskan   1.5%   1.5%   49.2%   49.8%     Income   2021 Estimated Merican Household Income   \$21.65%   357.510   \$72.785   \$74.170     2021 Estimated Median Household Income   \$28.658   \$27.214   \$25.445   \$25.445     Education (Age 25+)   2021   \$21.6%   11.6%   11.7%   12.1%   11.7%     2021 Estimated Some High School (Gradu Level 9 to 11)   11.6%   11.6%   25.8%   26.1%   25.2%     2021 Estimat	Projected Annual Growth 2021 to 2026	0.3%	0.3%	0.6%	0.6%
2021 Estimated White30.5%27.7%24.9%25.4%2021 Estimated Black or African American1.9%1.9%2.2%2.5%2021 Estimated Asian or Pacific Islander27.6%29.4%30.1%28.9%2021 Estimated American Indian or Native Alaskan1.5%1.5%1.5%1.6%2021 Estimated Other Races38.5%39.4%41.3%41.6%2021 Estimated Merican Indian or Native Alaskan5103.343\$96.826\$89.051\$91.2842021 Estimated Average Household Income\$103.343\$96.826\$89.051\$91.2842021 Estimated Average Household Income\$28.658\$27.21\$25.044\$25.445Education (Age 25+)2021 Estimated Elementary (Grade Level 0 to 8)11.6%12.1%12.9%13.4%2021 Estimated Some High School (Grade Level 9 to 11)11.6%11.7%12.1%11.7%2021 Estimated Some College0.1%6.8%6.7%6.8%2021 Estimated Associates Degree Only6.8%6.7%6.7%6.8%2021 Estimated Graduate Degree4.9%5.5%6.1%6.1%2021 Estimated Graduate Degree4.9%5.5%6.1%6.8%2021 Estimated Total Businesses5473.0339.67028.8952021 Estimated Total Employees5.6%9.8.39230.62.402021 Estimated Total Employees6.89.410.210.6%	Historical Annual Growth 2010 to 2021	0.1%	0.2%	0.6%	0.5%
2021 Estimated Black or African American1.9%1.9%2.2%2.5%2021 Estimated Asian or Pacific Islander27.6%29.4%30.1%28.9%2021 Estimated American Indian or Native Alaskan1.5%1.5%1.5%1.6%2021 Estimated Other Races38.5%39.4%41.3%41.6%2021 Estimated Hispanic45.6%46.7%49.2%49.8%Income\$103,343\$96.826\$89.051\$91.2842021 Estimated Average Household Income\$103,343\$96.826\$89.051\$91.2842021 Estimated Per Capita Income\$28.658\$27.214\$25.445\$25.445Education (Age 25+)2021 Estimated Some High School (Grade Level 9 to 11)11.6%11.7%12.1%11.7%2021 Estimated Some Olige22.7%21.6%66.7%6.8%20.1%20.1%2021 Estimated Some Olige25.8%26.1%5.5%6.1%6.7%6.8%2021 Estimated Associates Degree Only16.6%6.7%6.8%6.7%6.8%2021 Estimated Graduate Degree4.9%5.5%5.7%6.1%2021 Estimated Associates Degree Only16.6%6.7%5.5%6.1% <tr< tr="">2021 Estimated Graduate D</tr<>	Race and Ethnicity				
2021 Estimated Asian or Pacific Islander27.6%29.4%30.1%28.9%2021 Estimated American Indian or Native Alaskan1.5%1.5%1.6%1.6%2021 Estimated Other Races38.5%39.4%41.3%41.6%2021 Estimated Hispanic45.6%46.7%49.2%49.8%Income\$103.343\$96.826\$89.051\$91.2442021 Estimated Average Household Income\$82.673\$75.710\$72.785\$74.1702021 Estimated Median Household Income\$82.673\$75.710\$72.785\$75.41702021 Estimated Per Capita Income\$82.673\$75.710\$72.785\$25.445Education (Age 25+)2021 Estimated Elementary (Grade Level 0 to 8)11.6%11.7%12.1%11.7%2021 Estimated Some High School (Grade Level 9 to 11)11.6%11.7%20.1%20.3%20.1%2021 Estimated Some College22.7%21.0%20.3%20.1%2021 Estimated Some College22.7%21.0%20.3%20.1%2021 Estimated Some College6.8%6.7%6.8%6.7%6.8%2021 Estimated Graduate Degree Only6.6%17.0%11.6%16.7%6.8%2021 Estimated Total Businesses5473.0339.67028.8952021 Estimated Total Employees3.6%28.5%3.6%28.6%3.6%2021 Estimated Total Employees3.6%28.6%9.8,39230.62.402021 Estimated Total Employees3.6%28.6%3.6%3.6%3.6%<	2021 Estimated White	30.5%	27.7%	24.9%	25.4%
2021 Estimated American Indian or Native Alaskan1.5%1.5%1.5%1.6%2021 Estimated Other Races38.5%39.4%41.3%41.6%2021 Estimated Hispanic45.6%46.7%49.2%49.8%Income2021 Estimated Average Household Income\$103,343\$96,826\$89,051\$91,2842021 Estimated Median Household Income\$82,673\$75,710\$72,785\$74,1702021 Estimated Per Capita Income\$82,668\$27,214\$25,044\$25,445Education (Age 25+)2021 Estimated Elementary (Grade Level 0 to 8)11.6%11.1%12.1%11.1%2021 Estimated Some High School Graduate22.8%26.1%25.3%25.2%2021 Estimated Some College22.7%10.0%20.3%20.1%2021 Estimated Associates Degree Only6.6%6.7%6.6%6.7%2021 Estimated Graduate Degree4.9%5.5%5.7%6.1%2021 Estimated Total Businesses5473.0339.67028.8952021 Estimated Total Employees3.66628.50998.39230.62.402021 Estimated Total Employees3.6689.410.210.6%	2021 Estimated Black or African American	1.9%	1.9%	2.2%	2.5%
2021 Estimated Other Races38.5%39.4%41.3%41.6%2021 Estimated Hispanic45.6%46.7%49.2%49.8%Income2021 Estimated Average Household Income\$103,343\$96.826\$89,051\$91.2842021 Estimated Median Household Income\$82.673\$75.710\$72.785\$74.1702021 Estimated Pc Capita Income\$82.668\$27.21\$25.044\$25.445Education (Age 25+)2021 Estimated Elementary (Grade Level 0 to 8)11.6%11.21%12.1%11.7%2021 Estimated Some High School (Gradu Level 9 to 11)11.6%25.8%26.1%25.3%25.2%2021 Estimated Associates Degree Only6.8%6.7%6.8%6.7%6.8%2021 Estimated Graduate Degree11.6%17.0%16.7%6.8%2021 Estimated Total Businesses5473.0339.67028.8952021 Estimated Total Employees36.6%28.50998.392306.2402021 Estimated Employee Population per Business6.89.410.210.6%	2021 Estimated Asian or Pacific Islander	27.6%	29.4%	30.1%	28.9%
2021 Estimated Hispanic45.6%46.7%49.2%49.8%Income2021 Estimated Average Household Income\$103,343\$96,826\$89,051\$91,2842021 Estimated Median Household Income\$82,673\$75,710\$72,785\$74,1702021 Estimated Per Capita Income\$28,658\$27,214\$25,044\$25,445Education (Age 25+)11.6%12.1%12.9%13.4%2021 Estimated Elementary (Grade Level 0 to 8)11.6%11.7%12.1%11.7%2021 Estimated Some High School (Gradu Level 9 to 11)11.6%11.7%25.3%25.2%2021 Estimated Associates Degree Only6.8%6.7%6.8%6.7%6.8%2021 Estimated Graduate Degree16.6%17.0%16.7%6.8%2021 Estimated Graduate Degree4.9%5.5%5.1%6.1%Business3.0339.67028.8952021 Estimated Total Businesses5473.0339.67028.8952021 Estimated Total Employees3.668.94.023.06,2402021 Estimated Employee Population per Business6.89.410.210.6	2021 Estimated American Indian or Native Alaskan	1.5%	1.5%	1.5%	1.6%
Income   \$103,343   \$96,826   \$89,051   \$91,284     2021 Estimated Average Household Income   \$82,673   \$75,710   \$72,785   \$74,170     2021 Estimated Per Capita Income   \$28,658   \$27,214   \$25,044   \$25,445     Education (Age 25+)   2021 Estimated Elementary (Grade Level 0 to 8)   11.6%   12.1%   12.9%   13.4%     2021 Estimated Some High School (Grade Level 9 to 11)   11.6%   11.7%   25.3%   25.2%     2021 Estimated Associates Degree Only   26.8%   6.7%   6.8%   20.1%   20.3%   20.1%     2021 Estimated Graduate Degree Only   6.8%   6.7%   6.8%   6.7%   6.8%     2021 Estimated Graduate Degree Only   16.6%   17.0%   17.0%   16.7%     2021 Estimated Graduate Degree Only   16.6%   5.7%   6.1%   6.1%   6.1%   6.1%   6.1%   6.1%   6.1%   6.1%   6.1%   6.1%   6.1%   6.1%   6.1%   6.1%   6.1%   6.1%   6.1%   6.1%   6.1%   6.1%   6.1%   6.1%   6.	2021 Estimated Other Races	38.5%	39.4%	41.3%	41.6%
2021 Estimated Average Household Income\$103,343\$96,826\$89,051\$91,2842021 Estimated Median Household Income\$82,673\$75,710\$72,785\$74,1702021 Estimated Per Capita Income\$28,658\$27,214\$25,044\$25,445Education (Age 25+)2021 Estimated Elementary (Grade Level 0 to 8)11.6%12.1%12.9%13.4%2021 Estimated Some High School (Grade Level 9 to 11)11.6%11.7%12.1%11.7%2021 Estimated Some College22.7%21.0%20.3%25.2%2021 Estimated Some College22.7%21.0%20.3%20.1%2021 Estimated Associates Degree Only6.8%6.7%6.7%6.8%2021 Estimated Total Businesses5473.0339.67028.8952021 Estimated Total Employees3.69628.50998.392306.2402021 Estimated Total Employees6.89.410.210.6	2021 Estimated Hispanic	45.6%	46.7%	49.2%	49.8%
2021 Estimated Median Household Income   \$82,673   \$75,710   \$72,785   \$74,170     2021 Estimated Per Capita Income   \$28,658   \$27,214   \$25,044   \$25,445     Education (Age 25+)   2021 Estimated Elementary (Grade Level 0 to 8)   11.6%   12.1%   12.9%   13.4%     2021 Estimated Some High School (Grade Level 9 to 11)   11.6%   11.7%   12.1%   11.7%     2021 Estimated Some College   22.7%   21.0%   25.3%   25.2%     2021 Estimated Some College   22.7%   21.0%   20.3%   20.1%     2021 Estimated Some College   22.7%   21.0%   20.3%   20.1%     2021 Estimated Associates Degree Only   6.8%   6.7%   6.7%   6.8%     2021 Estimated Graduate Degree   4.9%   5.5%   5.7%   6.1%     2021 Estimated Graduate Degree   4.9%   5.5%   5.7%   6.1%     2021 Estimated Graduate Degree   25.4%   3.033   9.670   28.895     2021 Estimated Total Businesses   547   3.033   9.670   28.895     2021 Estimated Total Emplo	Income				
2021 Estimated Per Capita Income   \$28,658   \$27,214   \$25,044   \$25,445     Education (Age 25+)   2021 Estimated Elementary (Grade Level 0 to 8)   11.6%   12.1%   12.9%   13.4%     2021 Estimated Some High School (Grade Level 9 to 11)   11.6%   11.7%   12.1%   11.7%     2021 Estimated High School Graduate   25.8%   26.1%   25.3%   25.2%     2021 Estimated Some College   22.7%   21.0%   20.3%   20.1%     2021 Estimated Associates Degree Only   6.8%   6.7%   6.8%   6.7%   6.8%     2021 Estimated Graduate Degree   4.9%   5.5%   5.7%   6.1%     2021 Estimated Graduate Degree   4.9%   5.5%   5.7%   6.1%     2021 Estimated Total Businesses   547   3.033   9.670   28.895     2021 Estimated Total Employees   3.696   28.509   98.392   306.240     2021 Estimated Total Employee Population per Business   6.8   9.4   10.2   10.6	2021 Estimated Average Household Income	\$103,343	\$96,826	\$89,051	\$91,284
Education (Age 25+)   11.6%   12.1%   12.9%   13.4%     2021 Estimated Elementary (Grade Level 0 to 8)   11.6%   11.7%   12.1%   11.7%     2021 Estimated Some High School (Grade Level 9 to 11)   11.6%   11.7%   12.1%   11.7%     2021 Estimated High School Graduate   25.8%   26.1%   25.3%   25.2%     2021 Estimated Some College   22.7%   21.0%   20.3%   20.1%     2021 Estimated Associates Degree Only   6.8%   6.7%   6.7%   6.8%     2021 Estimated Bachelors Degree Only   16.6%   17.0%   16.7%   20.1%     2021 Estimated Graduate Degree   4.9%   5.5%   5.7%   6.1%     2021 Estimated Graduate Degree   4.9%   5.5%   5.7%   6.1%     Business   2021 Estimated Total Businesses   547   3,033   9,670   28,895     2021 Estimated Total Employees   3,696   28,509   98,392   306,240     2021 Estimated Employee Population per Business   6.8   9.4   10.2   10.6	2021 Estimated Median Household Income	\$82,673	\$75,710	\$72,785	\$74,170
2021 Estimated Elementary (Grade Level 0 to 8) 11.6% 12.1% 12.9% 13.4%   2021 Estimated Some High School (Grade Level 9 to 11) 11.6% 11.7% 12.1% 11.7%   2021 Estimated High School Graduate 25.8% 26.1% 25.3% 25.2%   2021 Estimated Some College 22.7% 21.0% 20.3% 20.1%   2021 Estimated Associates Degree Only 6.8% 6.7% 6.7% 6.8%   2021 Estimated Graduate Degree Only 16.6% 17.0% 17.0% 16.7%   2021 Estimated Graduate Degree Only 16.6% 17.0% 16.7% 6.1%   2021 Estimated Graduate Degree 4.9% 5.5% 5.7% 6.1%   Business 2021 Estimated Total Businesses 547 3,033 9,670 28,895   2021 Estimated Total Employees 3,696 28,509 98,392 306,240   2021 Estimated Employee Population per Business 6.8 9.4 10.2 10.6	2021 Estimated Per Capita Income	\$28,658	\$27,214	\$25,044	\$25,445
2021 Estimated Some High School (Grade Level 9 to 11) 11.6% 11.7% 12.1% 11.7%   2021 Estimated High School Graduate 25.8% 26.1% 25.3% 25.2%   2021 Estimated Some College 22.7% 21.0% 20.3% 20.1%   2021 Estimated Associates Degree Only 6.8% 6.7% 6.7% 6.8%   2021 Estimated Bachelors Degree Only 16.6% 17.0% 17.0% 16.7%   2021 Estimated Graduate Degree 4.9% 5.5% 5.7% 6.1%   Business 512 3.033 9.670 28.895   2021 Estimated Total Businesses 547 3.033 9.670 28.895   2021 Estimated Total Employees 3.696 28.509 98.392 306.240	Education (Age 25+)				
2021 Estimated High School Graduate25.8%26.1%25.3%25.2%2021 Estimated Some College22.7%21.0%20.3%20.1%2021 Estimated Associates Degree Only6.8%6.7%6.7%6.8%2021 Estimated Bachelors Degree Only16.6%17.0%17.0%16.7%2021 Estimated Graduate Degree4.9%5.5%5.7%6.1%Business2021 Estimated Total Businesses5473.0339.67028.8952021 Estimated Total Employees3.69628.50998.392306.2402021 Estimated Employee Population per Business6.89.410.210.6	2021 Estimated Elementary (Grade Level 0 to 8)	11.6%	12.1%	12.9%	13.4%
2021 Estimated Some College 22.7% 21.0% 20.3% 20.1%   2021 Estimated Associates Degree Only 6.8% 6.7% 6.7% 6.8%   2021 Estimated Bachelors Degree Only 16.6% 17.0% 17.0% 16.7%   2021 Estimated Bachelors Degree Only 16.6% 17.0% 5.5% 5.7% 6.1%   2021 Estimated Graduate Degree 4.9% 5.5% 5.7% 6.1%   Business 2021 Estimated Total Businesses 547 3,033 9,670 28,895   2021 Estimated Total Employees 3,696 28,509 98,392 306,240   2021 Estimated Employee Population per Business 6.8 9.4 10.2 10.6	2021 Estimated Some High School (Grade Level 9 to 11)	11.6%	11.7%	12.1%	11.7%
2021 Estimated Associates Degree Only 6.8% 6.7% 6.7% 6.8%   2021 Estimated Bachelors Degree Only 16.6% 17.0% 17.0% 16.7%   2021 Estimated Graduate Degree 4.9% 5.5% 5.7% 6.1%   Business   2021 Estimated Total Businesses 547 3,033 9,670 28,895   2021 Estimated Total Employees 3,696 28,509 98,392 306,240   2021 Estimated Employee Population per Business 6.8 9.4 10.2 10.6	2021 Estimated High School Graduate	25.8%	26.1%	25.3%	25.2%
2021 Estimated Bachelors Degree Only 16.6% 17.0% 17.0% 16.7%   2021 Estimated Graduate Degree 4.9% 5.5% 5.7% 6.1%   Business   2021 Estimated Total Businesses 547 3,033 9,670 28,895   2021 Estimated Total Employees 3,696 28,509 98,392 306,240   2021 Estimated Employee Population per Business 6.8 9.4 10.2 10.6	2021 Estimated Some College	22.7%	21.0%	20.3%	20.1%
2021 Estimated Graduate Degree 4.9% 5.5% 5.7% 6.1%   Business 2021 Estimated Total Businesses 547 3,033 9,670 28,895   2021 Estimated Total Employees 3,696 28,509 98,392 306,240   2021 Estimated Employee Population per Business 6.8 9.4 10.2 10.6	2021 Estimated Associates Degree Only	6.8%	6.7%	6.7%	6.8%
Business   547   3,033   9,670   28,895     2021 Estimated Total Businesses   3,696   28,509   98,392   306,240     2021 Estimated Employee Population per Business   6.8   9.4   10.2   10.6	2021 Estimated Bachelors Degree Only	16.6%	17.0%	17.0%	16.7%
2021 Estimated Total Businesses 547 3,033 9,670 28,895   2021 Estimated Total Employees 3,696 28,509 98,392 306,240   2021 Estimated Employee Population per Business 6.8 9.4 10.2 10.6	2021 Estimated Graduate Degree	4.9%	5.5%	5.7%	6.1%
2021 Estimated Total Employees 3,696 28,509 98,392 306,240   2021 Estimated Employee Population per Business 6.8 9.4 10.2 10.6	Business				
2021 Estimated Employee Population per Business6.89.410.210.6	2021 Estimated Total Businesses	547	3,033	9,670	28,895
	2021 Estimated Total Employees	3,696	28,509	98,392	306,240
	2021 Estimated Employee Population per Business	6.8	9.4	10.2	10.6
2021 Estimated Residential Population per Business 55.1 39.3 30.8 27.6	2021 Estimated Residential Population per Business	55.1	39.3	30.8	27.6

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