



848 19TH ST
Santa Monica, CA 90403

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848 19TH ST
Santa Monica, CA
ACT ID ZAB0120198

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INVESTMENT OVERVIEW



EXECUTIVE SUMMARY

VITAL DATA				
		CURRENT		PRO FORMA
Price	\$3,950,000			
Down Payment	51% / \$2,014,500	CAP Rate	3.06%	6.71%
Loan Amount	\$1,935,500	GIM	19.56	11.08
Loan Type	Proposed New	Net Operating Income	\$120,814	\$264,898
Interest Rate / Amortization	3.5% / 30 Years	Net Cash Flow After Debt Service	0.82% / \$16,519	7.97% / \$160,603
Price/Unit	\$658,333	Total Return	2.67% / \$53,772	9.89% / \$199,181
Price/SF	\$474.65			
Number of Units	6			
Rentable Square Feet	8,322			
Year Built	1960			
Lot Size	0.18 acre(s)			

UNIT MIX		
NUMBER OF UNITS	UNIT TYPE	APPROX. SQUARE FEET
6	3 Bed / 2 Bath	
6	Total	8,322



PROPOSED FINANCING	
First Trust Deed	
Loan Amount	\$1,935,500
Loan Type	Proposed New
Interest Rate	3.5%
Amortization	30 Years
Loan Term	5 Years
Loan to Value	49%
Debt Coverage Ratio	1.16

MAJOR EMPLOYERS

EMPLOYER	# OF EMPLOYEES
CBS Enterprises	20,000
Green Equity Investors IV LP	15,000
Ucla Health System Auxiliary	11,154
Earth Technology Corp USA	4,655
Greater Los Angeles Health	4,500
West Los Angeles V A Med Ctr	4,374
Taskus Inc	4,050
University Cal Los Angeles	3,896
Gold Parent LP	3,400
Team One	3,281
Centinela Frman Rgonal Med Ctr	2,590
P-Wave Holdings LLC	2,179

DEMOGRAPHICS

	1-Miles	3-Miles	5-Miles
2018 Estimate Pop	35,687	200,073	430,075
2010 Census Pop	34,098	189,323	406,135
2018 Estimate HH	17,965	101,027	204,534
2010 Census HH	16,998	94,578	191,017
Median HH Income	\$96,184	\$88,389	\$86,695
Per Capita Income	\$75,504	\$71,538	\$67,584
Average HH Income	\$149,148	\$141,008	\$140,579

INVESTMENT OVERVIEW

Marcus & Millichap is proud to introduce 848 19th Street, a 6-unit apartment value-add building located in one of the most desirable Santa Monica Locations: the Wilshire-Montana corridor. The property is ideally located north of Wilshire Blvd, just steps away from Montana Ave, has a walk score of 80, is less than 1.5 miles from the beach, and is in close proximity to Whole Foods, Starbucks, and many other popular shops, restaurants and conveniences.

This 1960 vintage property boasts an excellent unit mix with all 6 of the units being very large, approx. 1,400 sq. ft., 3-bed/2-bath units. Furthermore, these one of a kind units, with very large windows throughout, making these units naturally bright and welcoming, come with a private balcony/patio for each unit.

Achievable rents for this property have already been proven with one of the units being fully renovated and bringing in a rental amount of \$4,500/month, which is more than 50% greater than the average rent of the remaining five non-renovated units. If a buyer wants to push their renovation even further, they could achieve top of the market rents of \$4,800/month, which is a nearly 80% more rent than the non-renovated units are currently bringing in.

A major benefit of this property is that the mandatory soft story / seismic retrofitting has already been completed and paid for by the seller. This allows the buyer to escape a major cost that other similar buildings would have, and instead, the buyer can focus their money and energy on renovating the units to get them to their full potential. Once these units are at their full potential, the buyer can either enjoy the cash flow, or the buyer could also consider converting these units to a tenants in common structure to sell them off individually. Additionally, this property is truly irreplaceable due to the fact that there is over 8,300 rentable square feet on a 7,993 square foot lot, which would not be allowed by today's zoning bylaws.

This offering provides an excellent opportunity for a buyer to invest in one of the historically highest appreciating markets in the USA, while also having a great road map on how to add significant value by greatly increasing the cash flow through renovations.

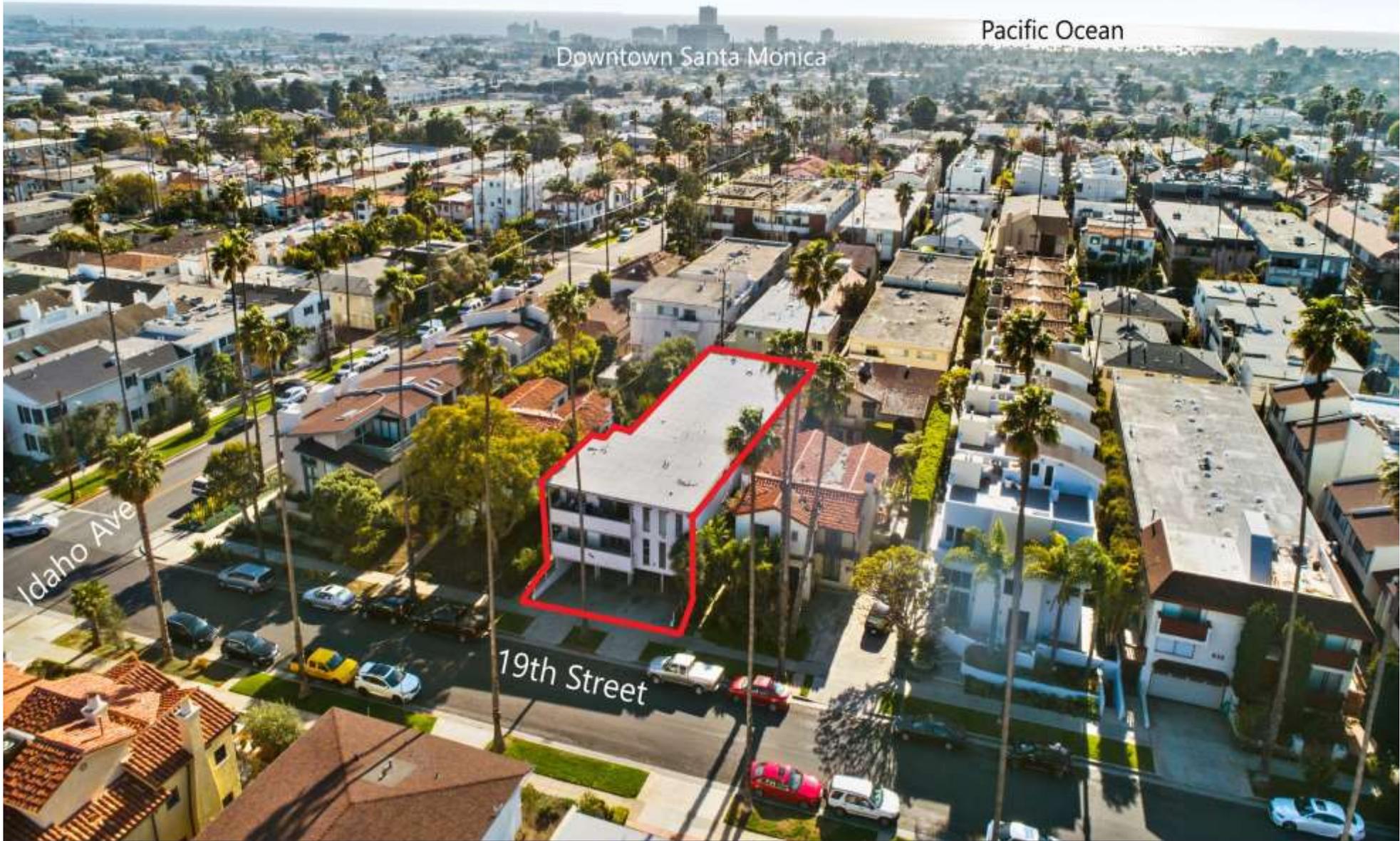
INVESTMENT HIGHLIGHTS

- Built in 1960 – Huge Value Add Potential
- Seismic Retrofitting 100% Completed
- All 6 Units are Large, Approx. 1,400 sq.ft. 3 Bedroom + 2 Bathroom
- Well Parked with 8 Individual Carport Spaces and 12 if Used as Tandem
- A+ Location, North of Wilshire, Steps away from Montana Ave, 1 Mile from Beach
- Separately Metered for Gas and Electricity
- Irreplaceable Building per Today's Zoning Codes
- Multiple Exit Strategies with Possibility of Converting to Tenants in Common



Downtown Santa Monica

Pacific Ocean





Brentwood Hills

19th St

Idaho Ave











FINANCIAL ANALYSIS



RENT ROLL SUMMARY

As of February 2020

Unit Type	# of Units	Ava Sq Feet	Rental Range	Current			Potential		
				Average Rent	Average Rent / SF	Monthly Income	Average Rent	Average Rent / SF	Monthly Income
3 Bed / 2 Bath	6	N/A	\$1,456 - \$4,500	\$2,651	N/A	\$15,906	\$4,800	N/A	\$28,800
Totals/Weighted Averages	6	1,387		\$2,651	\$1.91	\$15,906	\$4,800	\$3.46	\$28,800
Gross Annualized Rents				\$190,870			\$345,600		

Notes:

Unit Distribution

3 Bed / 2 Bath
100%



Unit Rent



RENT ROLL DETAIL

As of February, 2020

Unit	Unit Type	Current Rent / Month	Current Rent / SF/ Month	Potential Rent / Month	Potential Rent/ SF/ Month
1	3 Bed / 2 Bath	\$2,715	\$0.00	\$4,800	\$0.00
2	3 Bed / 2 Bath	\$1,456	\$0.00	\$4,800	\$0.00
3	3 Bed / 2 Bath	\$2,207	\$0.00	\$4,800	\$0.00
4	3 Bed / 2 Bath	\$2,453	\$0.00	\$4,800	\$0.00
5	3 Bed / 2 Bath	\$4,500	\$0.00	\$4,800	\$0.00
6	3 Bed / 2 Bath	\$2,576	\$0.00	\$4,800	\$0.00
Total	Square Feet: 8,322	\$15,906	\$1.91	\$28,800	\$3.46

OPERATING STATEMENT

Income	Current		Pro Forma		Notes	Per Unit	Per SF
Gross Current Rent	190,870		345,600			57,600	41.53
Physical Vacancy	(5,726)	3.0%	(10,368)	3.0%		(1,728)	(1.25)
Total Vacancy	(\$5,726)	3.0%	(\$10,368)	3.0%		(\$1,728)	(\$1)
Effective Rental Income	185,144		335,232			55,872	40.28
Other Income							
Garage Income	8,640		8,640		[1]	1,440	1.04
Laundry Income	2,400		2,400		[2]	400	0.29
Total Other Income	\$11,040		\$11,040			\$1,840	\$1.33
Effective Gross Income	\$196,184		\$346,272			\$57,712	\$41.61

Expenses	Current		Pro Forma		Notes	Per Unit	Per SF
Real Estate Taxes	49,375		49,375		[3]	8,229	5.93
Insurance	3,329		3,329		[4]	555	0.40
Utilities - Water & Refuse	5,628		5,628		[5]	938	0.68
Utilities - Gas & Electric	2,044		2,044		[6]	341	0.25
Repairs & Maintenance	3,000		3,000		[7]	500	0.36
Landscaping	900		900		[8]	150	0.11
Pest Control	480		480		[9]	80	0.06
Santa Monica Rent Control	1,267		1,267		[10]	211	0.15
Operating Reserves	1,500		1,500		[11]	250	0.18
Management Fee	7,847	4.0%	13,851	4.0%		2,308	1.66
Total Expenses	\$75,370		\$81,374			\$13,562	\$9.78
Expenses as % of EGI	38.4%		23.5%				
Net Operating Income	\$120,814		\$264,898			\$44,150	\$31.83

Notes and assumptions to the above analysis are on the following page.

NOTES

Notes to Operating Statement

- [1] Owner provided additional income
- [2] Owner provided additional income
- [3] 1.25% of the purchase price
- [4] \$0.40 per rentable square feet
- [5] Owner provided expense
- [6] Owner provided expense
- [7] \$500 per unit per year
- [8] Owner provided expense
- [9] \$40 per month
- [10] Owner provided expense
- [11] \$250 per unit per year

PRICING DETAIL

Summary		
Price	\$3,950,000	
Down Payment	\$2,014,500	51%
Number of Units	6	
Price Per Unit	\$658,333	
Price Per SqFt	\$474.65	
Gross SqFt	8,322	
Lot Size	0.18 Acres	
Approx. Year Built	1960	

Returns	Current	Pro Forma
CAP Rate	3.06%	6.71%
GIM	19.56	11.08
Cash-on-Cash	0.82%	7.97%
Debt Coverage Ratio	1.16	2.54

Financing	1st Loan
Loan Amount	\$1,935,500
Loan Type	New
Interest Rate	3.50%
Amortization	30 Years
Year Due	2025

Loan information is subject to change. Contact your Marcus & Millichap Capital Corporation representative.

# Of Units	Unit Type	SqFt/Unit	Scheduled Rents	Market Rents
6	3 Bed / 2 Bath	0	\$2,651	\$4,800

Operating Data				
Income		Current		Pro Forma
Gross Scheduled Rent		\$190,870		\$345,600
Less: Vacancy/Deductions	3.0%	\$5,726	3.0%	\$10,368
Total Effective Rental Income		\$185,144		\$335,232
Other Income		\$11,040		\$11,040
Effective Gross Income		\$196,184		\$346,272
Less: Expenses	38.4%	\$75,370	23.5%	\$81,374
Net Operating Income		\$120,814		\$264,898
Cash Flow		\$120,814		\$264,898
Debt Service		\$104,295		\$104,295
Net Cash Flow After Debt Service	0.82%	\$16,519	7.97%	\$160,603
Principal Reduction		\$37,253		\$38,578
Total Return	2.67%	\$53,772	9.89%	\$199,181

Expenses	Current	Pro Forma
Real Estate Taxes	\$49,375	\$49,375
Insurance	\$3,329	\$3,329
Utilities - Water & Refuse	\$5,628	\$5,628
Utilities - Gas & Electric	\$2,044	\$2,044
Repairs & Maintenance	\$3,000	\$3,000
Landscaping	\$900	\$900
Pest Control	\$480	\$480
Santa Monica Rent Control	\$1,267	\$1,267
Operating Reserves	\$1,500	\$1,500
Management Fee	\$7,847	\$13,851
Total Expenses	\$75,370	\$81,374
Expenses/Unit	\$12,562	\$13,562
Expenses/SF	\$9.06	\$9.78

MARCUS & MILLICHAP CAPITAL CORPORATION CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources providing the most competitive rates and terms.

We leverage our prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues to the benefit of our clients.



**Closed 1,678
debt and equity
financings
in 2018**



**National platform
operating
within the firm's
brokerage
offices**



**\$6.24 billion
total national
volume in 2018**



**Access to
more capital
sources than
any other firm
in the industry**

WHY MMCC?

**Optimum financing solutions
to enhance value**

**Our ability to enhance
buyer pool by expanding
finance options**

**Our ability to enhance
seller control**

- **Through buyer qualification support**
- **Our ability to manage buyers finance expectations**
- **Ability to monitor and manage buyer/lender progress, insuring timely, predictable closings**
- **By relying on a world class set of debt/equity sources and presenting a tightly underwritten credit file**

MARKET COMPARABLES



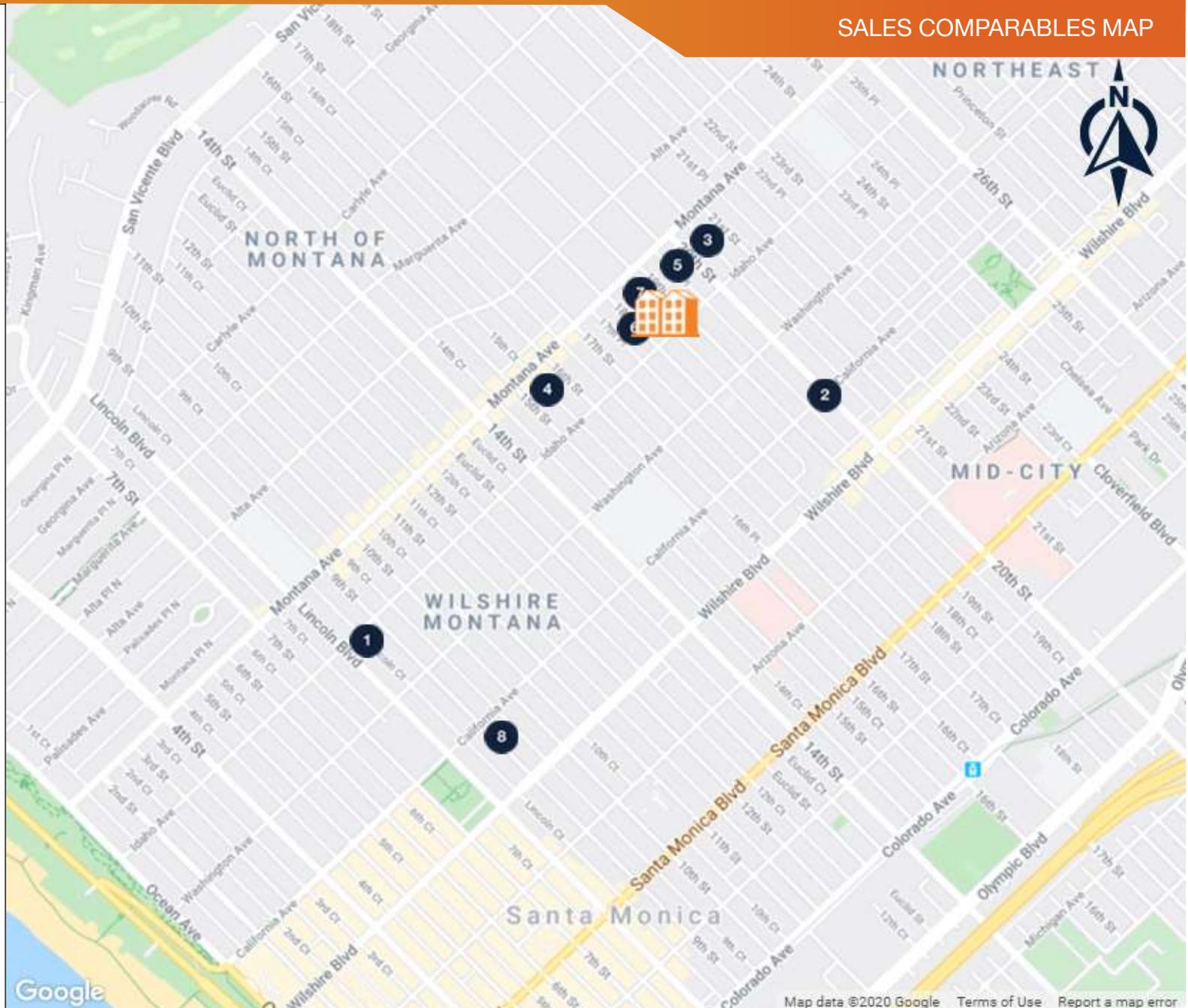


848 19TH ST
Santa Monica, CA 90403

- 1 917 LINCOLN BLVD
- 2 1110 20TH ST
- 3 833 20TH ST
- 4 833 15TH ST
- 5 833 19TH ST
- 6 848 18TH ST
- 7 827 18TH ST
- 8 1122 9th St

● SALES COMPARABLES

SALES COMPARABLES MAP



Google

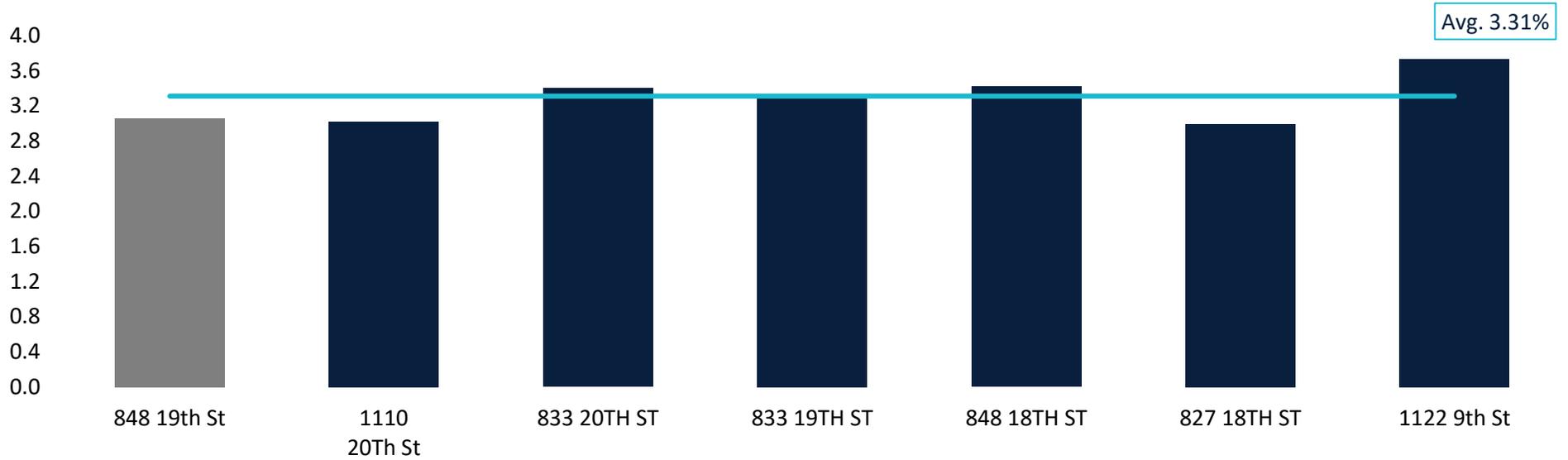
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SALES COMPARABLES

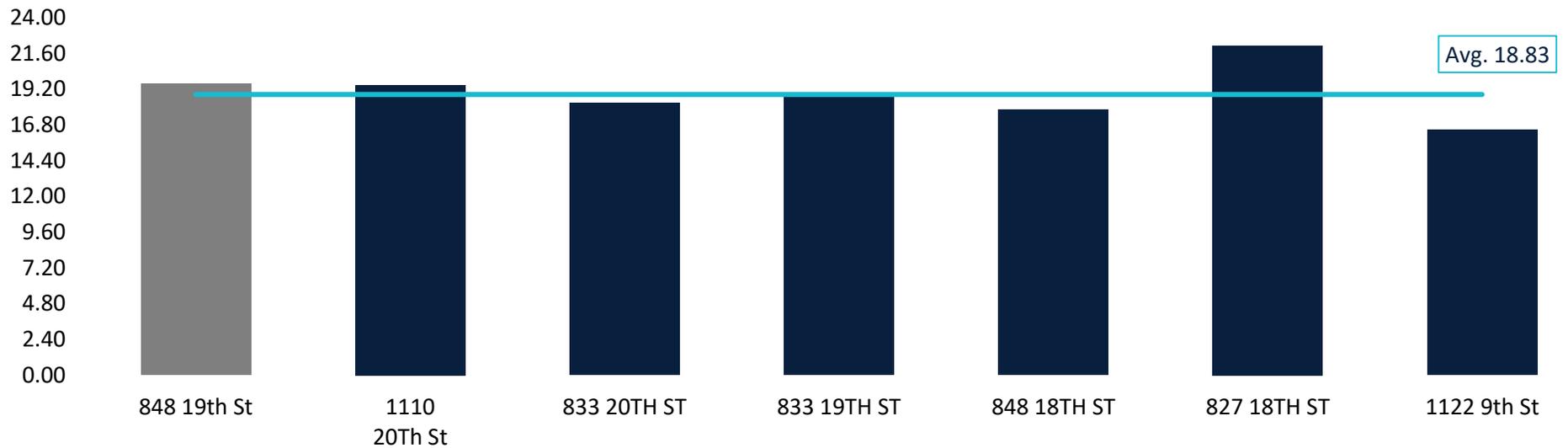
SALES COMPS AVG

SALES COMPARABLES

Average Cap Rate

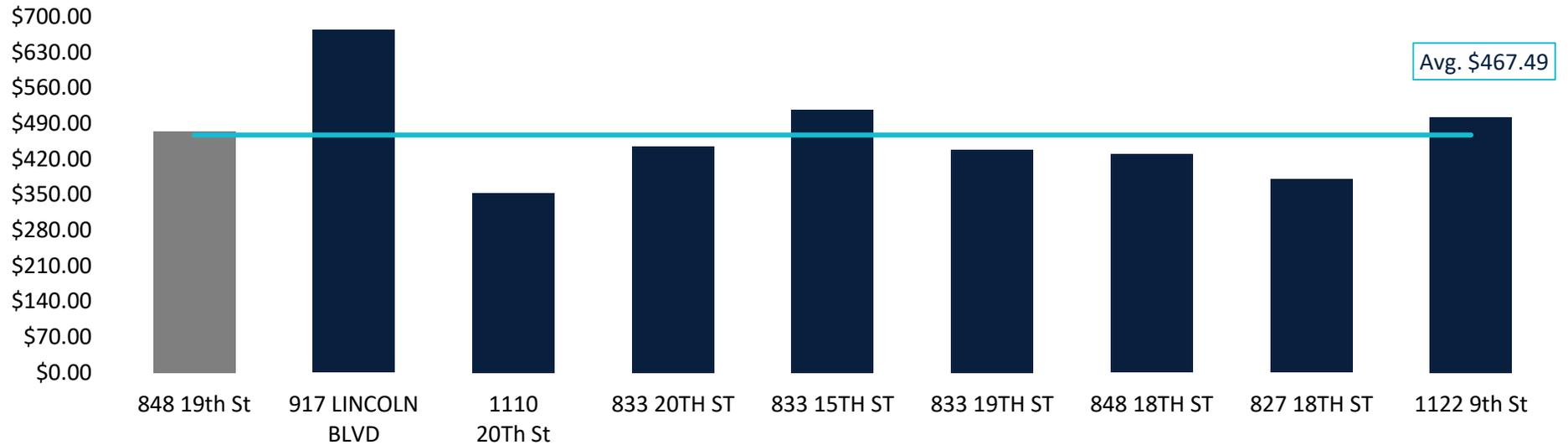


Average GRM

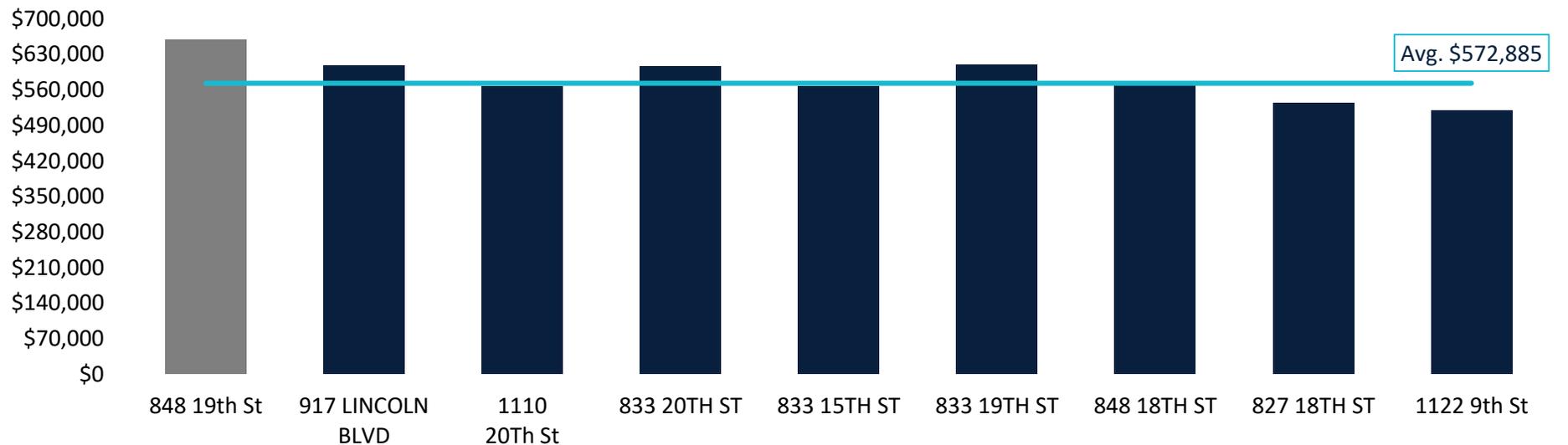


SALES COMPARABLES SALES COMPS AVG

Average Price Per Square Foot



Average Price Per Unit



SALES COMPARABLES

848 19TH ST

848 19th St, Santa Monica, CA, 90403



		Units	Unit Type
Offering Price:	\$3,950,000	6	3 Bed 2 Bath
Price/Unit:	\$658,333		
Price/SF:	\$474.65		
CAP Rate:	3.06%		
GRM:	19.56		
Total No. of Units:	6		
Year Built:	1960		

Underwriting Criteria

Income	\$196,184	Expenses	\$75,370
NOI	\$120,814	Vacancy	(\$5,726)

917 LINCOLN BLVD

917 Lincoln Blvd, Santa Monica, CA, 90403



		Units	Unit Type
Close Of Escrow:	7/11/2019	3	3 Bdr 3 Bath
Sales Price:	\$3,650,000	1	3 Bdr 2 Bath
Price/Unit:	\$608,333	1	2 Bdr 2 Bath
Price/SF:	\$673.93	1	1 Bdr 1 Bath
Total No. of Units:	6		
Year Built:	1924		

NOTES

4 units delivered vacant.

1110 20TH ST

1110 20th St, Santa Monica, CA, 90403



		Units	Unit Type
Close Of Escrow:	5/29/2019	2	3 Bdr 2 Bath
Sales Price:	\$3,400,000	1	4 Bdr 3 Bath
Price/Unit:	\$566,667	2	2 Bdr 2 Bath
Price/SF:	\$352.70	1	1 Bdr 1 Bath
CAP Rate:	3.02%		
GRM:	19.48		
Total No. of Units:	6		
Year Built:	1961		

Underwriting Criteria

Income	\$174,504	Expenses	\$68,430
NOI	\$102,584		

SALES COMPARABLES

833 20TH ST

833 20th St, Santa Monica, CA, 90403



		Units	Unit Type
Close Of Escrow:	5/31/2019	2	1 Bdr 1 Bath
Sales Price:	\$8,500,000	6	2 Bdr 1 Bath
Price/Unit:	\$607,143	6	3 Bdr 2 Bath
Price/SF:	\$445.33		
CAP Rate:	3.40%		
GRM:	18.24		
Total No. of Units:	14		
Year Built:	1969		

Underwriting Criteria

Income	\$466,129	Expenses	\$163,145
NOI	\$289,000		

833 15TH ST

833 15th St, Santa Monica, CA, 90403



		Units	Unit Type
Close Of Escrow:	4/24/2019	5	Studio 1 Bath
Sales Price:	\$3,400,000	1	3 Bdr 2 Bath
Price/Unit:	\$566,667		
Price/SF:	\$517.19		
Total No. of Units:	6		
Year Built:	1953		

NOTES

No brokers on transaction.

833 19TH ST

833 19th St, Santa Monica, CA, 90403



		Units	Unit Type
Close Of Escrow:	8/14/2019	3	2 Bdr 2 Bath
Sales Price:	\$3,657,039	2	3 Bdr 2 Bath
Price/Unit:	\$609,506	1	4 Bdr 3 Bath
Price/SF:	\$438.49		
CAP Rate:	3.28%		
GRM:	18.88		
Total No. of Units:	6		
Year Built:	1959		

Underwriting Criteria

Income	\$193,680
NOI	\$120,082

SALES COMPARABLES

848 18TH ST

848 18th St, Santa Monica, CA, 90403



		Units	Unit Type
Close Of Escrow:	8/7/2019	7	2 Bdr 2 Bath
Sales Price:	\$4,000,000		
Price/Unit:	\$571,429		
Price/SF:	\$429.28		
CAP Rate:	3.42%		
GRM:	17.82		
Total No. of Units:	7		
Year Built:	1962		

Underwriting Criteria	
Income	\$224,484
NOI	\$136,905

827 18TH ST

827 18th St, Santa Monica, CA, 90403



		Units	Unit Type
Close Of Escrow:	4/10/2019	5	2 Bdr 2 Bath
Sales Price:	\$3,200,000	1	3 Bdr 3 Bath
Price/Unit:	\$533,333		
Price/SF:	\$380.68		
CAP Rate:	2.99%		
GRM:	22.12		
Total No. of Units:	6		
Year Built:	1959		

Underwriting Criteria	
Income	\$144,696
NOI	\$95,736

1122 9TH ST

1122 9th St, Santa Monica, CA, 90403



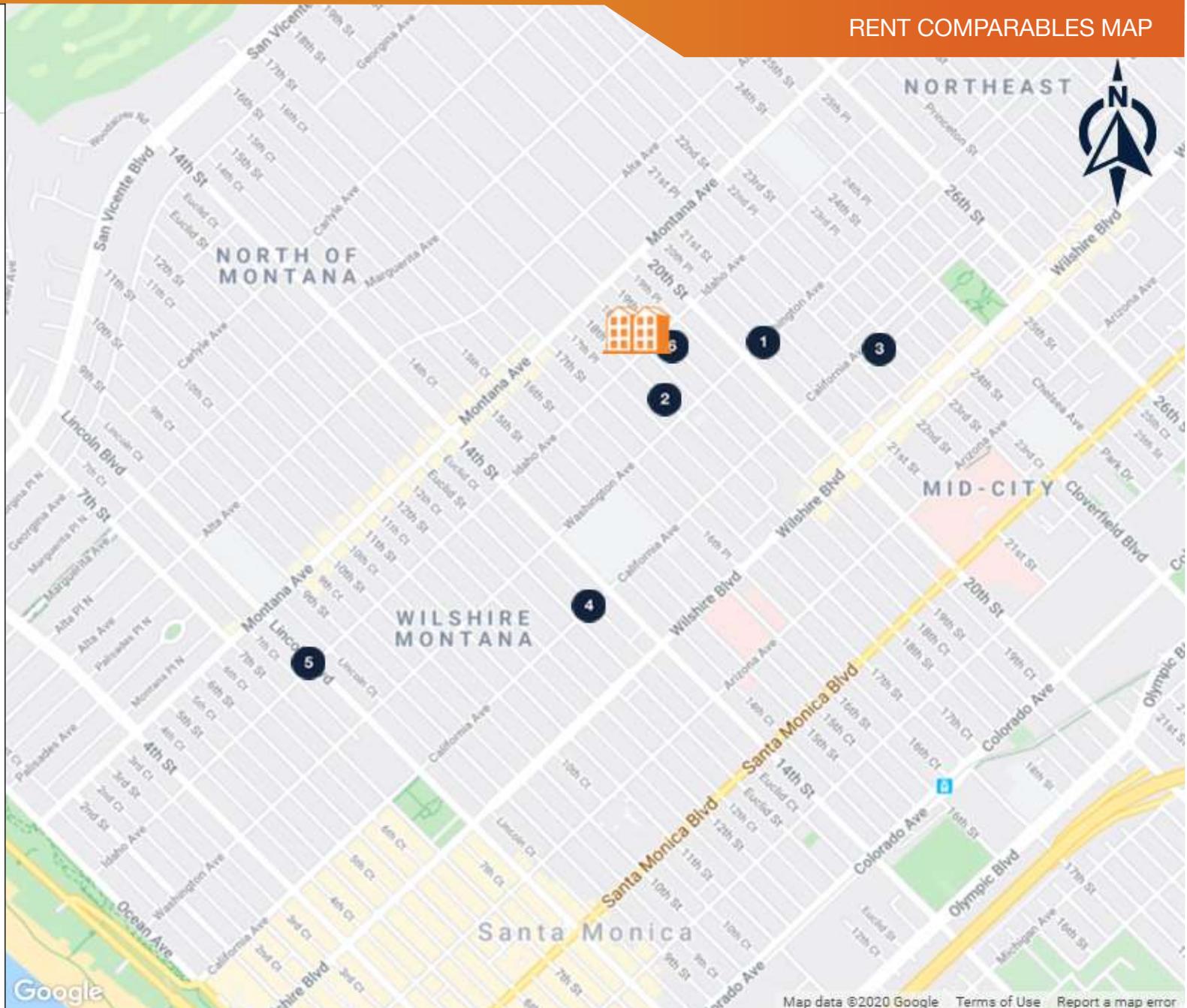
		Units	Unit Type
Close Of Escrow:	11/27/2019	2	1 Bdr 1 Bath
Sales Price:	\$5,200,000	8	2 Bdr 2 Bath
Price/Unit:	\$520,000		
Price/SF:	\$502.32		
CAP Rate:	3.73%		
GRM:	16.45		
Total No. of Units:	10		
Year Built:	1969		

Underwriting Criteria	
Income	\$316,068
NOI	\$194,003



848 19TH ST
Santa Monica, CA 90403

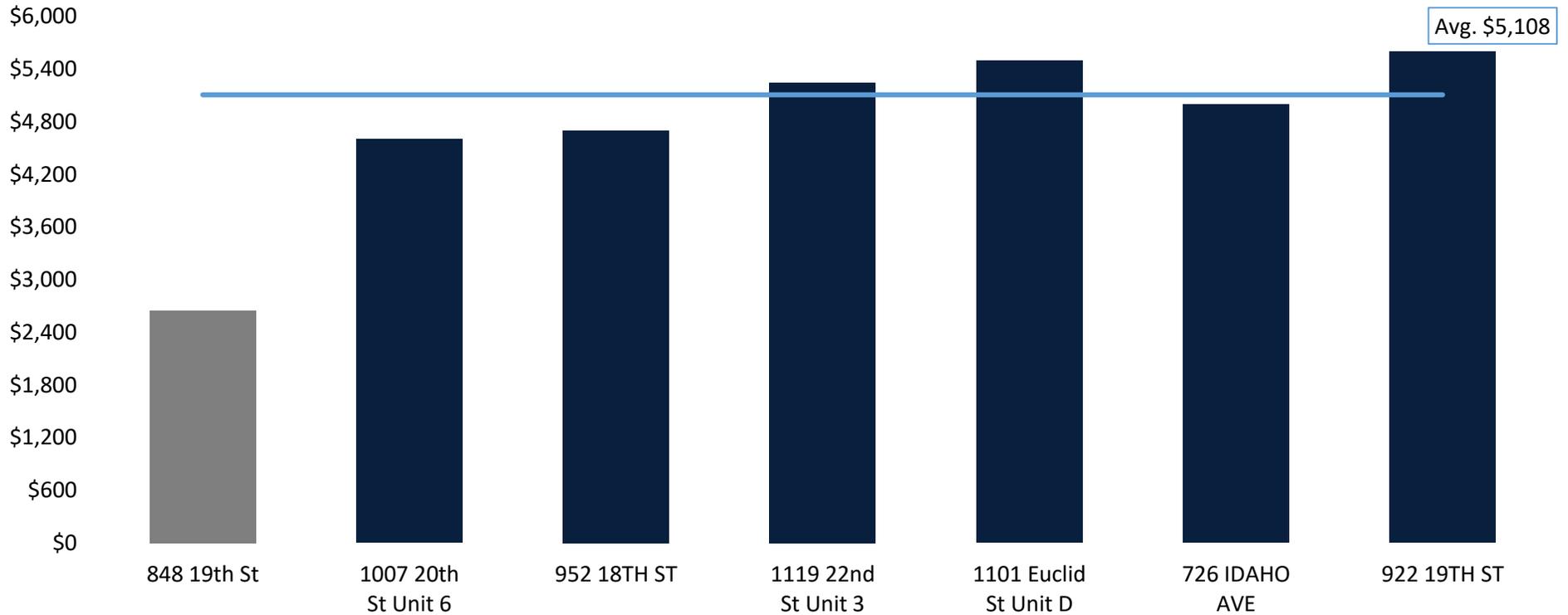
- 1 1007 20th St Unit 6
- 2 952 18TH ST
- 3 1119 22nd St Unit 3
- 4 1101 Euclid St Unit D
- 5 726 IDAHO AVE
- 6 922 19TH ST



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AVERAGE RENT - MULTIFAMILY

3 Bedroom



848 19TH ST
848 19th St, Santa Monica, CA, 90403



Unit Type	Units	SF	Rent	Rent/SF
3 Bed 2 Bath	6		\$2,651	\$0.00
Total/Avg.	6		\$2,651	

YEAR BUILT: 1960

1007 20TH ST UNIT 6
1007 20th St , Santa Monica, CA, 90403



Unit Type	Units	SF	Rent	Rent/SF
3 Bdr 2 Bath	1	1,450	\$4,600	\$3.17
Total/Avg.	1	1,450	\$4,600	\$3.17

YEAR BUILT: 1971

952 18TH ST
952 18th St, Santa Monica, CA, 90403



Unit Type	Units	SF	Rent	Rent/SF
3 Bdr 2 Bath	1	1,500	\$4,700	\$3.13
Total/Avg.	1	1,500	\$4,700	\$3.13

YEAR BUILT: 1960

1119 22ND ST UNIT 3
1119 22nd St, Santa Monica, CA, 90403



Unit Type	Units	SF	Rent	Rent/SF
3 Bdr 2 Bath	1	1,380	\$5,250	\$3.80
Total/Avg.	1	1,380	\$5,250	\$3.80

YEAR BUILT: 1968

1101 EUCLID ST UNIT D
1101 Euclid St, Santa Monica, CA, 90403



Unit Type	Units	SF	Rent	Rent/SF
3 Bdr 2 Bath	1	1,700	\$5,500	\$3.24
Total/Avg.	1	1,700	\$5,500	\$3.24

YEAR BUILT: 1948

726 IDAHO AVE
726 Idaho Ave, Santa Monica, CA, 90403



Unit Type	Units	SF	Rent	Rent/SF
3 Bdr 2 Bath	1	1,300	\$4,998	\$3.84
Total/Avg.	1	1,300	\$4,998	\$3.84

YEAR BUILT: 1977

922 19TH ST

922 19th St, Santa Monica, CA, 90403

6



Unit Type	Units	SF	Rent	Rent/SF
3 Bdr 3 Bath	1	1,500	\$5,600	\$3.73
Total/Avg.	1	1,500	\$5,600	\$3.73

YEAR BUILT: 1958

MARKET OVERVIEW



Created on February 2020

POPULATION	1 Miles	3 Miles	5 Miles
■ 2023 Projection			
Total Population	36,485	204,266	439,104
■ 2018 Estimate			
Total Population	35,687	200,073	430,075
■ 2010 Census			
Total Population	34,098	189,323	406,135
■ 2000 Census			
Total Population	32,283	181,083	390,616
■ Daytime Population			
2018 Estimate	49,212	285,764	584,495
HOUSEHOLDS	1 Miles	3 Miles	5 Miles
■ 2023 Projection			
Total Households	18,373	103,548	210,015
■ 2018 Estimate			
Total Households	17,965	101,027	204,534
Average (Mean) Household Size	1.93	1.95	2.02
■ 2010 Census			
Total Households	16,998	94,578	191,017
■ 2000 Census			
Total Households	16,618	92,016	185,743
Growth 2015-2020	2.27%	2.50%	2.68%
HOUSING UNITS	1 Miles	3 Miles	5 Miles
■ Occupied Units			
2023 Projection	18,373	103,548	210,015
2018 Estimate	18,588	105,772	213,975
Owner Occupied	6,028	32,565	72,231
Renter Occupied	11,937	68,462	132,304
Vacant	622	4,745	9,441
■ Persons In Units			
2018 Estimate Total Occupied Units	17,965	101,027	204,534
1 Person Units	44.85%	44.56%	41.67%
2 Person Units	32.02%	32.68%	33.67%
3 Person Units	12.37%	11.59%	12.24%
4 Person Units	7.65%	7.56%	8.34%
5 Person Units	2.29%	2.42%	2.72%
6+ Person Units	0.83%	1.19%	1.37%

HOUSEHOLDS BY INCOME	1 Miles	3 Miles	5 Miles
■ 2018 Estimate			
\$200,000 or More	18.74%	17.80%	18.09%
\$150,000 - \$199,000	10.43%	9.12%	8.84%
\$100,000 - \$149,000	19.11%	17.55%	16.97%
\$75,000 - \$99,999	11.93%	12.42%	12.02%
\$50,000 - \$74,999	13.73%	13.28%	13.66%
\$35,000 - \$49,999	7.12%	8.23%	8.56%
\$25,000 - \$34,999	4.62%	5.73%	5.83%
\$15,000 - \$24,999	6.29%	6.24%	6.27%
Under \$15,000	8.03%	9.64%	9.77%
Average Household Income	\$149,148	\$141,008	\$140,579
Median Household Income	\$96,184	\$88,389	\$86,695
Per Capita Income	\$75,504	\$71,538	\$67,584
POPULATION PROFILE	1 Miles	3 Miles	5 Miles
■ Population By Age			
2018 Estimate Total Population	35,687	200,073	430,075
Under 20	16.22%	14.60%	16.34%
20 to 34 Years	21.79%	26.79%	27.52%
35 to 39 Years	8.25%	8.63%	8.26%
40 to 49 Years	14.87%	14.52%	13.82%
50 to 64 Years	20.37%	18.93%	17.92%
Age 65+	18.50%	16.54%	16.13%
Median Age	42.45	39.99	38.64
■ Population 25+ by Education Level			
2018 Estimate Population Age 25+	28,362	158,158	324,291
Elementary (0-8)	0.77%	2.24%	2.64%
Some High School (9-11)	2.25%	2.80%	2.98%
High School Graduate (12)	7.91%	8.62%	9.36%
Some College (13-15)	13.05%	13.53%	15.08%
Associate Degree Only	4.06%	4.72%	4.84%
Bachelors Degree Only	39.58%	38.53%	36.48%
Graduate Degree	31.99%	28.87%	27.78%
■ Population by Gender			
2018 Estimate Total Population	35,687	200,073	430,075
Male Population	46.50%	48.59%	48.55%
Female Population	53.50%	51.41%	51.45%

Source: © 2019 Experian



Population

In 2019, the population in your selected geography is 35,687. The population has changed by 10.54% since 2000. It is estimated that the population in your area will be 36,485.00 five years from now, which represents a change of 2.24% from the current year. The current population is 46.50% male and 53.50% female. The median age of the population in your area is 42.45, compare this to the US average which is 37.95. The population density in your area is 11,358.00 people per square mile.



Households

There are currently 17,965 households in your selected geography. The number of households has changed by 8.11% since 2000. It is estimated that the number of households in your area will be 18,373 five years from now, which represents a change of 2.27% from the current year. The average household size in your area is 1.93 persons.



Income

In 2019, the median household income for your selected geography is \$96,184, compare this to the US average which is currently \$58,754. The median household income for your area has changed by 60.22% since 2000. It is estimated that the median household income in your area will be \$110,308 five years from now, which represents a change of 14.68% from the current year.

The current year per capita income in your area is \$75,504, compare this to the US average, which is \$32,356. The current year average household income in your area is \$149,148, compare this to the US average which is \$84,609.



Race and Ethnicity

The current year racial makeup of your selected area is as follows: 79.70% White, 2.51% Black, 0.10% Native American and 9.84% Asian/Pacific Islander. Compare these to US averages which are: 70.20% White, 12.89% Black, 0.19% Native American and 5.59% Asian/Pacific Islander. People of Hispanic origin are counted independently of race.

People of Hispanic origin make up 8.96% of the current year population in your selected area. Compare this to the US average of 18.01%.



Housing

The median housing value in your area was \$1,000,000 in 2019, compare this to the US average of \$201,842. In 2000, there were 5,901 owner occupied housing units in your area and there were 10,717 renter occupied housing units in your area. The median rent at the time was \$821.



Employment

In 2019, there are 23,948 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 85.80% of employees are employed in white-collar occupations in this geography, and 14.03% are employed in blue-collar occupations. In 2019, unemployment in this area is 4.49%. In 2000, the average time traveled to work was 28.00 minutes.

