·····OFFERING MEMORANDUM

# WOODRIDGE APARTMENTS

1895H Street & 1935 H St Arcata, CA 95521



# NON-ENDORSEMENT & DISCLAIMER NOTICE

### CONFIDENTIALITY & DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

### NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

### RENT DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

Activity ID #ZAG0030308

# EXCLUSIVELY LISTED BY

# **AARON MOAYED**

Director Investments

Sacramento

Cell: 916.212.9809

A aron. Moayed @marcus millichap.com

CalDRE #02117361

# DISCLAIMER

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Marcus & Millichap makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.

# TABLE OF CONTENTS

- 6 EXECUTIVE SUMMARY
- **10** PROPERTY INFORMATION
- 17 FINANCIAL ANALYSIS
- **22** MARKET OVERVIEW

# SECTION 1

# **EXECUTIVE SUMMARY**

Offering Summary Investment Highlights Cal Poly Humboldt

# **OFFERING SUMMARY**

19

1935 H ST







# **FINANCIAL**

\$12,750,000
25% / \$3,187,500
\$1,105,566
8.67%
10.47%
\$147.51
\$1.99
101,190
86,184 SF
126
126 3.13 Acres (136,342 SF)



1935 H St, Arcata, CA 95521

# **INVESTMENT OVERVIEW**

Marcus & Millichap is pleased to present Woodridge Apartments comprised of 126 multifamily units and strategically located at 1895 H St and 1935 H St, Arcata, CA. Woodridge Apartments has majority of its unit mix as two bedrooms, was built in 1961 and sits on a large 3.13 acre lot. These stabilized properties offer consistent cash flow, walkable convenience, and long-term upside in a supply-constrained market.

The unit mix is comprised of:
(12) Studio units averaging 400 sq ft and \$1,113 Rent
(48) One bedroom units averaging 535 sf ft and \$1,249 Rent
(66) Two bedroom units averaging 847 sq ft and \$1,485 Rent
with an overall average rent of \$1,360.

Arcata, nestled in Humboldt County, is renowned for its scenic beauty, vibrant arts scene, and proximity to key employment and education hubs, including Cal Poly Humboldt University. The property benefits from its central location, offering easy access to downtown Arcata, local shops, restaurants, and the Arcata Marsh & Wildlife Sanctuary. This prime location ensures a steady rental demand, supported by the region's growing economy and limited housing supply.

# **INVESTMENT HIGHLIGHTS**

Well-maintained structures with private balconies/patios and landscaped grounds

Very high occupancy rates driven by proximity to Cal Poly Humboldt and downtown Arcata

Blocks from Cal Poly Humboldt, a major economic and housing anchor

### CAL POLY HUMBOLDT

### STATE INVESTMENT AND ENROLLMENT EXPANSION -

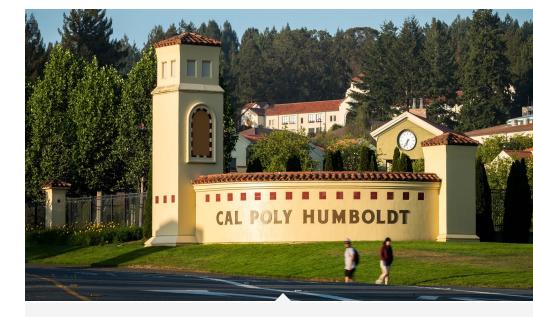
In 2021, Cal Poly Humboldt received a substantial state investment of nearly \$500 million to support its transition into a polytechnic institution. This funding aims to expand academic programs, enhance facilities, and significantly increase student enrollment. The university's prospectus projected a 50% enrollment increase over three years and a potential doubling over seven years.

### STUDENT HOUSING SHORTAGE -

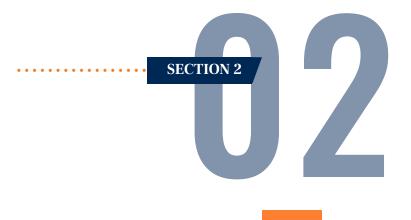
The limited availability of on-campus housing has been a persistent issue, with the university currently able to accommodate only about one-third of its students. A 2018 study found that nearly one in five students had experienced homelessness, twice the CSU system average. To address this, the university has initiated projects like the off-campus Craftsman Mall housing complex, projected to open to about 1,000 residents in fall 2025, and new on-campus housing expected to house another 600 to 700 students by summer 2027. Even still, there appears a shortage in the thousands as enrollment expands.

### INVESTMENT POTENTIAL -

Given the current housing constraints and the university's plans for enrollment growth, there is a significant opportunity for private housing providers. The Meadowbrook/Brookside Apartments can serve as an immediate solution for students seeking accommodation, especially as the university works to expand its housing capacity.



- Meadowbrook & Brookside are 1.2 miles from Cal Poly Humboldt (4 min drive & 20 min walk).
- University was officially renamed from Humboldt State University to California State Polytechnic University, Humboldt in 2022.
- Cal Poly Humboldt received ~\$500,000,000 from the State to support the transition.
- Enrollment numbers expected to nearly double by 2022 to 2027 from the state's investment.
- Student Housing Shortage for the foreseeable future.



# PROPERTY INFORMATION

Exterior Photos Interior Photos Regional Map Local Map Aerial Map Site Plans

EXTERIOR PHOTOS









INTERIOR PHOTOS

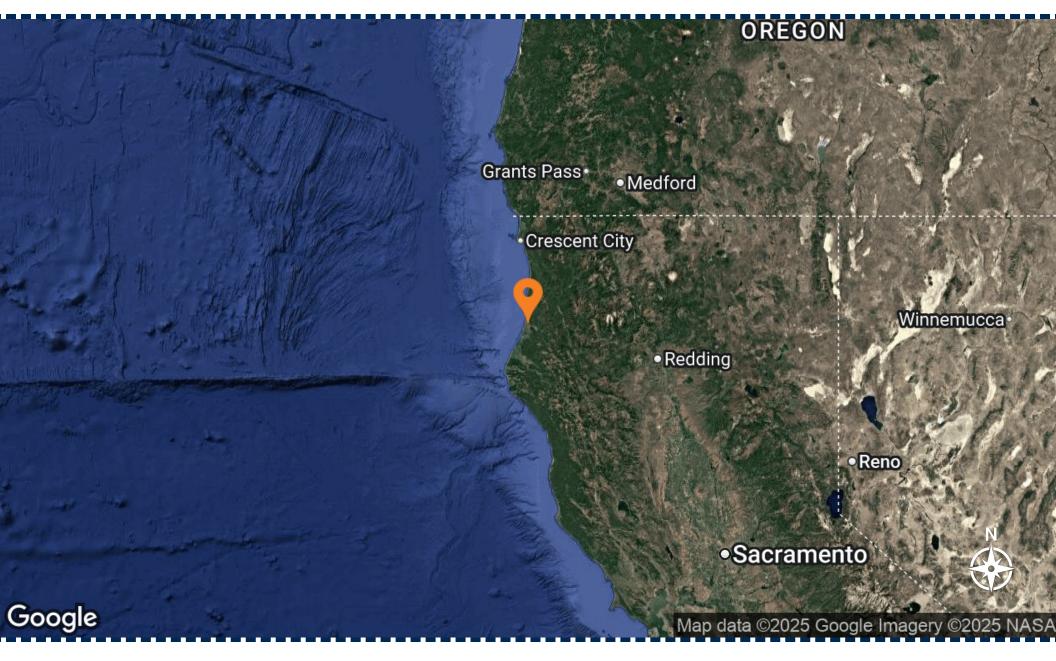




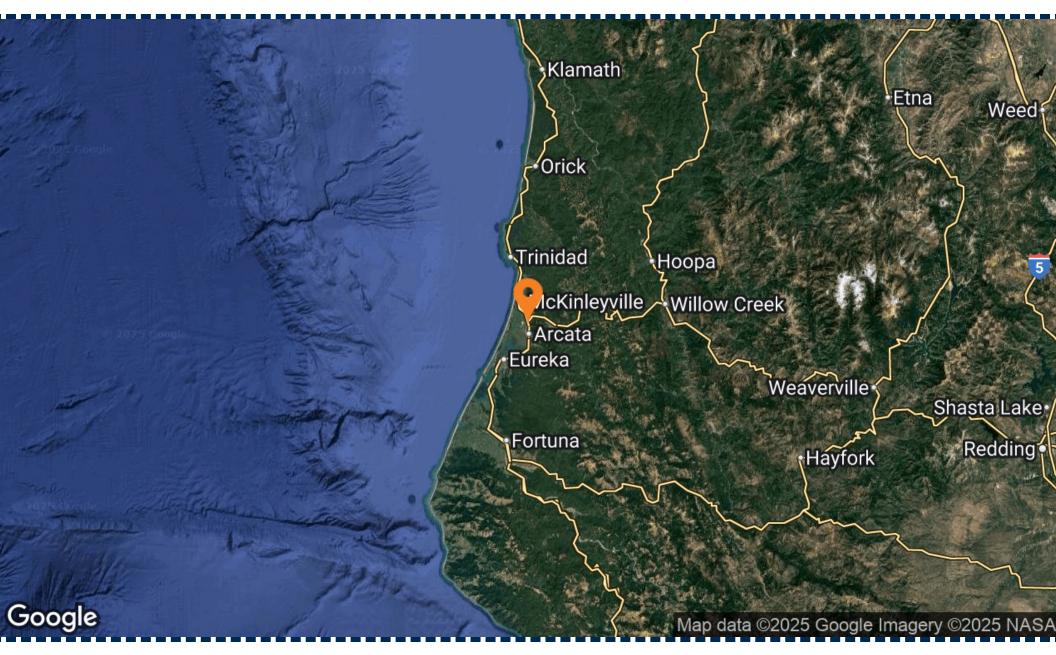






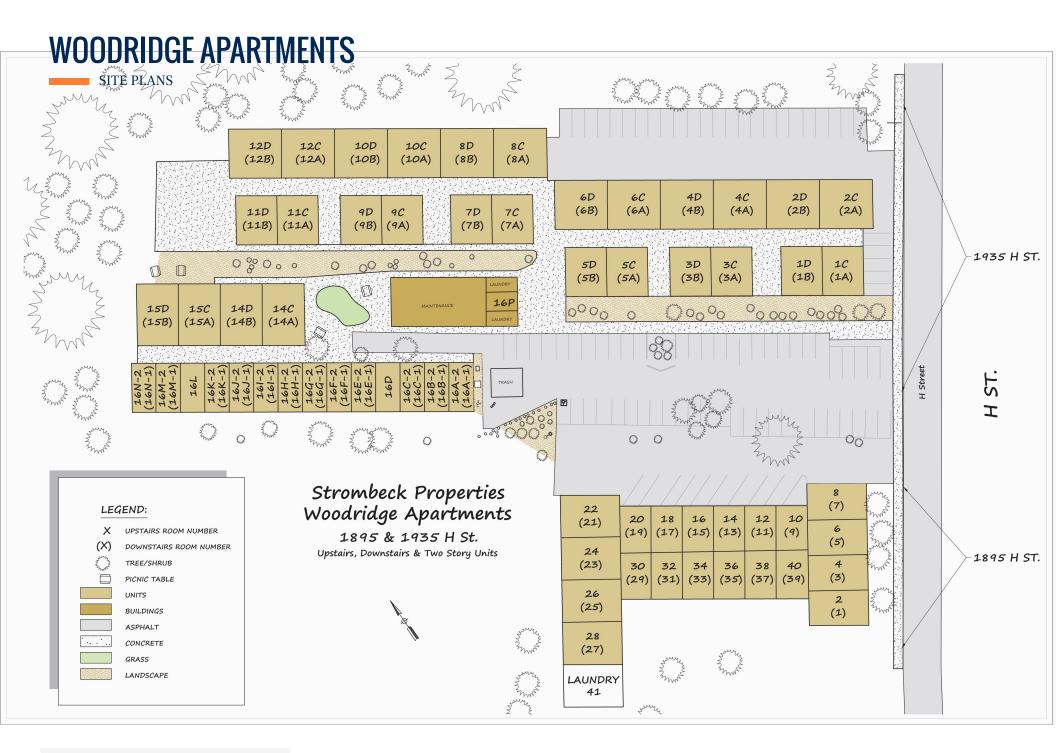


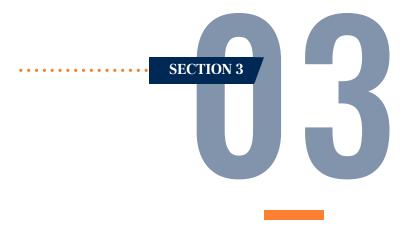




**AERIAL MAP** 







# FINANCIAL ANALYSIS

Rent Roll
Income & Expenses
Notes
Financial Details

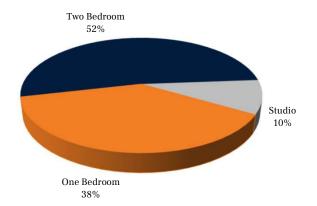


			SCHEDULED			POTENTIAL		
	# OF	AVG SQ	AVERAGE	AVERAGE	MONTHLY	AVERAGE	AVERAGE	MONTHLY
UNIT TYPE	UNITS	FEET	RENT	RENT / SF	INCOME	RENT	RENT / SF	INCOME
One Bedroom	48	535	\$1,249	\$2.33	\$59,950	\$1,364	\$2.55	\$65,460
Two Bedroom	66	847	\$1,485	\$1.75	\$98,040	\$1,586	\$1.87	\$104,690
Studio	12	400	\$1,113	\$2.78	\$13,350	\$1,200	\$3.00	\$14,400
TOTALS/WEIGHTED AVERAGES	126	686	\$1,360	\$1.98	\$171,340	\$1,465	\$2.14	\$184,550

GROSS ANNUALIZED RENTS	\$2,056,080	\$2,214,600	

Notes:

# **Unit Distribution**







# OPERATING STATEMENT

INCOME	Current		ProForma		NOTES	PER UNIT
Rental Income						
Gross Potential Rent	2,214,600		2,214,600			17,576
Loss / Gain to Lease	(158,520)	7.2%	0		[1]	0
Gross Scheduled Rent	2,056,080		2,214,600			17,576
Physical Vacancy	(61,682)	3.0%	(66,438)	3.0%		(527)
TOTAL VACANCY	(\$61,682)	3.0%	(\$66,438)	3.0%		(\$527)
Effective Rental Income	1,994,398		2,148,162			17,049
Other Income	8,403		8,403			0.00
Laundry Income	25,540		25,540		[4]	203
TOTAL OTHER INCOME	\$33,943		\$33,943			\$269
EFFECTIVE GROSS INCOME	\$2,028,341		\$2,182,105			\$17,318
EVDENICEC	0 4		ח ת		NOTEC	DED HAHE
EXPENSES	<u>Current</u>		<u>ProForma</u>		NOTES	PER UNIT
Real Estate Taxes	136,910		136,910		[2] [3]	1,087
Insurance Utilities - Gas & Electric	100,800		100,800			800
Utilities - Water & Sewer	108,834		25,200		[4+10]	200
Trash Removal	98,924 32,020		98,924 32,020		[4] [4] [5]	785 254
Repairs & Maintenance	126,000		126,000		[ <del>4</del> ]	1,000
	9,882		9,882		[6]	78
Landscaping Payroll	170,100		170,100		[4]	1,350
Direct Tax Charge	6,388		6,388		[6]	51
Operating Reserves	31,500		31,500		[8]	$\frac{31}{250}$
Management Fee	101,417	5.0%	109,105	5.0%	[9]	866
TOTAL EXPENSES	\$922,775	0.0 /0	\$846,829	J.0 /0	121	\$6,721
EXPENSES AS % OF EGI	45.5%		38.8%			ΨΟ,ΓΔΙ
NET OPERATING INCOME	\$1,105,566		\$1,335,276			\$10,597

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

# NOTES

# NOTES TO OPERATING STATEMENT

- [1] Loss-to-Lease is the difference between actual and market rents.
- [2] Property Taxes at New Purchase Price (Rate: 1.0738%).
- [3] Insurance Costs Aligned with Contemporary Quotes (\$800/Per Unit/Year CA Fair Plan + GL Policy)
- [4] Financial Data Derived from Owner-Supplied Profit and Loss Statements.
- [5] Repair Expenses Standardized at an Annual Rate of \$1,000 Per Unit.
- [6] Direct Tax Charges As Reflected on Latest Tax Bill
- [7] Payroll Set at a Standard Annual Rate of \$1,350 Per Unit.
- [8] Operating Reserves Set at a Standard Annual Rate of \$250 Per Unit.
- [9] A Property Management Fee of 5% is Applied.
- [10] ProForma Estimate Gas & Electric Costs Based on Tenants Taking Over Gas & Electric \*

<sup>\*</sup> Buyer to do their own due diligence in getting a more accurate figure.

# FINANCIAL DETAILS

SUMMARY		
Price	\$12,750,000	
Down Payment	\$3,187,500	25%
Number of Units	126	
Price Per Unit	\$101,190	
Lot Size	3.13 Acres	
Approx. Year Built	1961	

RETURNS	Current	ProForma	Reno	
CAP Rate	8.67%	10.47%	0.00%	
GRM	6.20	5.76		
Cash-on-Cash	14.02%	21.22%		
Debt Coverage Rati	1.68	2.03		

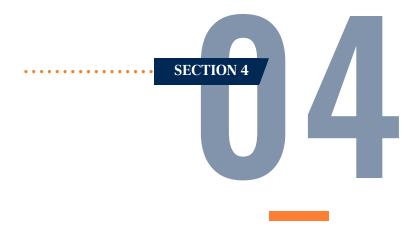
FINANCING	1st Loan	
Loan Amount	\$9,562,500	
Loan Type	New	
Interest Rate	5.60%	
Amortization	30 Years	
Year Due	2034	
T	- + + 1 C + + M 0 N	1:11: -1 C:4-1 C4:

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

### OPERATING DATA

INCOME		Current		ProForma
Gross Scheduled Rent		\$2,056,080		\$2,214,600
Less: Vacancy/Deductions	3.0%	\$61,682	3.0%	\$66,438
Total Effective Rental Income		\$1,994,398		\$2,148,162
Other Income		\$33,943		\$33,943
Effective Gross Income		\$2,028,341		\$2,182,105
Less: Expenses	45.5%	\$922,775	38.8%	\$846,829
Net Operating Income		\$1,105,566		\$1,335,276
Cash Flow		\$1,105,566		\$1,335,276
Debt Service		\$658,756		\$658,756
Net Cash Flow After Debt Service	14.02%	\$446,810	21.22%	\$676,520
Principal Reduction		\$126,469		\$133,736
TOTAL RETURN	17.99%	\$573,279	25.42%	\$810,256

EXPENSES	Current	ProForma
Real Estate Taxes	\$136,910	\$136,910
Insurance	\$100,800	\$100,800
Utilities - Gas & Electric	\$108,834	\$25,200
€ Utilities - Water & Sewer	\$98,924	\$98,924
Trash Removal	\$32,020	\$32,020
Repairs & Maintenance	\$126,000	\$126,000
Landscaping	\$9,882	\$9,882
Payroll	\$170,100	\$170,100
Direct Tax Charge	\$6,388	\$6,388
Operating Reserves	\$31,500	\$31,500
Management Fee	\$101,417	\$109,105
TOTAL EXPENSES	\$922,775	\$846,829
Expenses/Unit	\$7,324	\$6,721



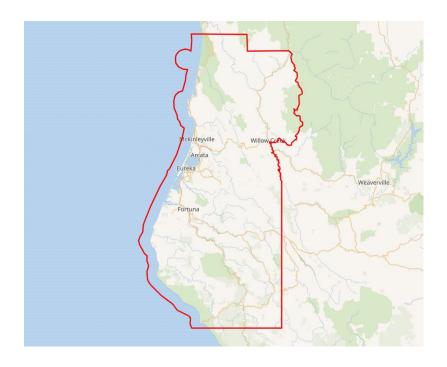
# **MARKET OVERVIEW**

Market Overview Demographics

## MARKET OVERVIEW

# HUMBOLDT

Humboldt County, located in Northern California, is renowned for its lush redwood forests, rugged coastline, and a commitment to environmental preservation. The county's natural beauty and temperate climate make it an attractive destination for both residents and tourists. The city of Arcata, home to Cal Poly Humboldt, contributes to the county's youthful demographic and vibrant cultural scene.



Sources: U.S. Census Bureau; Cal Poly Humboldt; Humboldt County Economic Development Department.

### METRO HIGHLIGHTS



### AGRICULTURE DIVERSITY

Favorable The county's fertile lands support a variety of agricultural activities, including dairy farming, organic produce, and specialty crops, bolstering the local economy.



### **EDUCATIONAL INFLUENCE**

Cal Poly Humboldt, located in Arcata, serves as a significant educational hub, attracting students nationwide and contributing to the local economy.



### TOURISM AND RECREATION

Proximity to natural attractions like the Redwood National and State Parks and the Pacific coastline supports a thriving tourism sector, offering numerous outdoor recreational opportunities.

### ECONOMY

### • EDUCATION AND HEALTH SERVICES:

Major employers include Cal Poly Humboldt and St. Joseph Health, providing stability and growth in the education and healthcare sectors.

### • AGRICULTURE AND FORESTRY:

The region's rich natural resources support industries in timber, fishing, and organic farming, contributing to a diversified economic base.

### · TOURISM:

Natural attractions draw visitors year-round, supporting local businesses and hospitality services.

# DEMOGRAPHICS









# **DEMOGRAPHICS**

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	11,763	21,043	35,028
2024 Estimate			
Total Population	11,642	20,838	34,626
2020 Census			
Total Population	11,796	21,089	34,629
2010 Census			
Total Population	11,344	19,683	32,544
Daytime Population			
2024 Estimate	18,165	28,883	38,495
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	4,871	8,956	14,915
2024 Estimate			
Total Households	4,807	8,865	14,734
Average (Mean) Household Size	2.1	2.1	2.2
2020 Census			
Total Households	4,719	8,740	14,485
2010 Census			
Total Households	4,572	8,347	13,866
Growth 2024-2029	1.3%	1.0%	1.2%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2029 Projection	5,284	9,643	16,046
2024 Estimate	5,204	9,532	15,834
Owner Occupied	1,275	3,298	6,762
Renter Occupied	3,543	5,602	7,968
Vacant	398	667	1,100
Persons in Units			
2024 Estimate Total Occupied Units	4,807	8,865	14,734
1 Person Units	39.9%	37.9%	34.3%
2 Person Units	35.2%	35.3%	35.9%
3 Person Units	12.4%	12.8%	13.8%
4 Person Units	8.0%	8.9%	9.8%
5 Person Units	2.9%	3.3%	3.9%
6+ Person Units	1.6%	1.8%	2.3%

\$2024 Estimate	HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
\$150,000-\$199,999				
\$100,000-\$149,999	\$200,000 or More	3.8%	4.4%	6.2%
\$100,000-\$149,999	\$150,000-\$199,999	6.4%	6.6%	6.5%
\$50,000-\$74,999		15.5%	15.4%	17.2%
\$35,000-\$49,999	\$75,000-\$99,999	9.2%	11.1%	12.1%
\$25,000-\$34,999	\$50,000-\$74,999	12.3%	13.7%	15.6%
\$15,000-\$24,999	\$35,000-\$49,999	13.1%	11.3%	11.5%
Under \$15,000	\$25,000-\$34,999	10.0%	10.4%	8.8%
Average Household Income         \$70,212         \$74,292         \$82,394           Median Household Income         \$50,173         \$54,748         \$61,725           Per Capita Income         \$32,303         \$33,540         \$36,088           POPULATION PROFILE         1 Mile         3 Miles         5 Miles           Population By Age         2024 Estimate Total Population         11,642         20,838         34,626           Under 20         20.1%         19.3%         20.4%           20 to 34 Years         47.5%         39.3%         31.3%           35 to 39 Years         5.0%         5.5%         6.0%           40 to 49 Years         8.6%         10.5%         12.0%           50 to 64 Years         9.5%         12.3%         14.4%           Age 65+         9.1%         13.1%         15.8%           Median Age         32.0         35.0         38.0           Population 25+ by Education Level         2024 Estimate Population Age 25+         5,893         12,099         21,929           Elementary (0-8)         2.2%         1.6%         1.2%           Some High School (9-11)         6.3%         4.7%         5.7%           High School Graduate (12)         12.4%         13.9	\$15,000-\$24,999	10.7%	10.1%	8.4%
Median Household Income         \$50,173         \$54,748         \$61,725           Per Capita Income         \$32,303         \$33,540         \$36,088           POPULATION PROFILE         1 Mile         3 Miles         5 Miles           Population By Age         11,642         20,838         34,626           Under 20         20.1%         19.3%         20.4%           20 to 34 Years         47.5%         39.3%         31.3%           35 to 39 Years         5.0%         5.5%         6.0%           40 to 49 Years         8.6%         10.5%         12.0%           50 to 64 Years         9.5%         12.3%         14.4%           Age 65+         9.1%         13.1%         15.8%           Median Age         32.0         35.0         38.0           Population 25+ by Education Level         2024 Estimate Population Age 25+         5,893         12,099         21,929           Elementary (0-8)         2.2%         1.6%         1.2%           Some High School (9-11)         6.3%         4.7%         5.7%           High School Graduate (12)         12.4%         13.9%         15.1%           Some College (13-15)         18.9%         21.9%         23.7% <t< td=""><td>Under \$15,000</td><td>18.9%</td><td>17.0%</td><td>13.7%</td></t<>	Under \$15,000	18.9%	17.0%	13.7%
Per Capita Income         \$32,303         \$33,540         \$36,088           POPULATION PROFILE         1 Mile         3 Miles         5 Miles           Population By Age         2024 Estimate Total Population         11,642         20,838         34,626           Under 20         20.1%         19.3%         20.4%           20 to 34 Years         47.5%         39.3%         31.3%           35 to 39 Years         5.0%         5.5%         6.0%           40 to 49 Years         8.6%         10.5%         12.0%           50 to 64 Years         9.5%         12.3%         14.4%           Age 65+         9.1%         13.1%         15.8%           Median Age         32.0         35.0         38.0           Population 25+ by Education Level         2024 Estimate Population Age 25+         5,893         12,099         21,929           Elementary (0-8)         2.2%         1.6%         1.2%           Some High School (9-11)         6.3%         4.7%         5.7%           High School Graduate (12)         12.4%         13.9%         15.1%           Some College (13-15)         18.9%         21.9%         23.7%           Associate Degree Only         28.3%         27.1% <td< td=""><td>Average Household Income</td><td>\$70,212</td><td>\$74,292</td><td>\$82,394</td></td<>	Average Household Income	\$70,212	\$74,292	\$82,394
POPULATION PROFILE         1 Mile         3 Miles         5 Miles           Population By Age         2024 Estimate Total Population         11,642         20,838         34,626           Under 20         20.1%         19.3%         20.4%           20 to 34 Years         47.5%         39.3%         31.3%           35 to 39 Years         5.0%         5.5%         6.0%           40 to 49 Years         8.6%         10.5%         12.0%           50 to 64 Years         9.5%         12.3%         14.4%           Age 65+         9.1%         13.1%         15.8%           Median Age         32.0         35.0         38.0           Population 25+ by Education Level         2024 Estimate Population Age 25+         5,893         12,099         21,929           Elementary (0-8)         2.2%         1.6%         1.2%           Some High School (9-11)         6.3%         4.7%         5.7%           High School Graduate (12)         12.4%         13.9%         15.1%           Some College (13-15)         18.9%         21.9%         23.7%           Associate Degree Only         28.3%         27.1%         26.7%           Graduate Degree         21.4%         20.2%         17.6% </td <td>Median Household Income</td> <td>\$50,173</td> <td>\$54,748</td> <td>\$61,725</td>	Median Household Income	\$50,173	\$54,748	\$61,725
Population By Age         2024 Estimate Total Population         11,642         20,838         34,626           Under 20         20.1%         19.3%         20.4%           20 to 34 Years         47.5%         39.3%         31.3%           35 to 39 Years         5.0%         5.5%         6.0%           40 to 49 Years         8.6%         10.5%         12.0%           50 to 64 Years         9.5%         12.3%         14.4%           Age 65+         9.1%         13.1%         15.8%           Median Age         32.0         35.0         38.0           Population 25+ by Education Level         2024 Estimate Population Age 25+         5,893         12,099         21,929           Elementary (0-8)         2.2%         1.6%         1.2%           Some High School (9-11)         6.3%         4.7%         5.7%           High School Graduate (12)         12.4%         13.9%         15.1%           Some College (13-15)         18.9%         21.9%         23.7%           Associate Degree Only         10.6%         10.4%         10.1%           Bachelor's Degree Only         28.3%         27.1%         26.7%           Graduate Degree         21.4%         20.2%         17.6% <td>Per Capita Income</td> <td>\$32,303</td> <td>\$33,540</td> <td>\$36,088</td>	Per Capita Income	\$32,303	\$33,540	\$36,088
2024 Estimate Total Population       11,642       20,838       34,626         Under 20       20.1%       19.3%       20.4%         20 to 34 Years       47.5%       39.3%       31.3%         35 to 39 Years       5.0%       5.5%       6.0%         40 to 49 Years       8.6%       10.5%       12.0%         50 to 64 Years       9.5%       12.3%       14.4%         Age 65+       9.1%       13.1%       15.8%         Median Age       32.0       35.0       38.0         Population 25+ by Education Level       2024 Estimate Population Age 25+       5,893       12,099       21,929         Elementary (0-8)       2.2%       1.6%       1.2%         Some High School (9-11)       6.3%       4.7%       5.7%         High School Graduate (12)       12.4%       13.9%       15.1%         Some College (13-15)       18.9%       21.9%       23.7%         Associate Degree Only       10.6%       10.4%       10.1%         Bachelor's Degree Only       28.3%       27.1%       26.7%         Graduate Degree       21.4%       20.2%       17.6%         Population by Gender         2024 Estimate Total Population       51.2%       5	POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Under 20         20.1%         19.3%         20.4%           20 to 34 Years         47.5%         39.3%         31.3%           35 to 39 Years         5.0%         5.5%         6.0%           40 to 49 Years         8.6%         10.5%         12.0%           50 to 64 Years         9.5%         12.3%         14.4%           Age 65+         9.1%         13.1%         15.8%           Median Age         32.0         35.0         38.0           Population 25+ by Education Level           2024 Estimate Population Age 25+         5,893         12,099         21,929           Elementary (0-8)         2.2%         1.6%         1.2%           Some High School (9-11)         6.3%         4.7%         5.7%           High School Graduate (12)         12.4%         13.9%         15.1%           Some College (13-15)         18.9%         21.9%         23.7%           Associate Degree Only         10.6%         10.4%         10.1%           Bachelor's Degree Only         28.3%         27.1%         26.7%           Graduate Degree         21.4%         20.2%         17.6%           Population by Gender         2024 Estimate Total Population         11,642 <td< td=""><td>Population By Age</td><td></td><td></td><td></td></td<>	Population By Age			
20 to 34 Years       47.5%       39.3%       31.3%         35 to 39 Years       5.0%       5.5%       6.0%         40 to 49 Years       8.6%       10.5%       12.0%         50 to 64 Years       9.5%       12.3%       14.4%         Age 65+       9.1%       13.1%       15.8%         Median Age       32.0       35.0       38.0         Population 25+ by Education Level         2024 Estimate Population Age 25+       5,893       12,099       21,929         Elementary (0-8)       2.2%       1.6%       1.2%         Some High School (9-11)       6.3%       4.7%       5.7%         High School Graduate (12)       12.4%       13.9%       15.1%         Some College (13-15)       18.9%       21.9%       23.7%         Associate Degree Only       10.6%       10.4%       10.1%         Bachelor's Degree Only       28.3%       27.1%       26.7%         Graduate Degree       21.4%       20.2%       17.6%         Population by Gender         2024 Estimate Total Population       11,642       20,838       34,626         Male Population       51.2%       51.1%       51.0%	2024 Estimate Total Population	11,642	20,838	34,626
35 to 39 Years       5.0%       5.5%       6.0%         40 to 49 Years       8.6%       10.5%       12.0%         50 to 64 Years       9.5%       12.3%       14.4%         Age 65+       9.1%       13.1%       15.8%         Median Age       32.0       35.0       38.0         Population 25+ by Education Level         2024 Estimate Population Age 25+       5,893       12,099       21,929         Elementary (0-8)       2.2%       1.6%       1.2%         Some High School (9-11)       6.3%       4.7%       5.7%         High School Graduate (12)       12.4%       13.9%       15.1%         Some College (13-15)       18.9%       21.9%       23.7%         Associate Degree Only       10.6%       10.4%       10.1%         Bachelor's Degree Only       28.3%       27.1%       26.7%         Graduate Degree       21.4%       20.2%       17.6%         Population by Gender         2024 Estimate Total Population       11,642       20,838       34,626         Male Population       51.2%       51.1%       51.0%	Under 20	20.1%	19.3%	20.4%
40 to 49 Years       8.6%       10.5%       12.0%         50 to 64 Years       9.5%       12.3%       14.4%         Age 65+       9.1%       13.1%       15.8%         Median Age       32.0       35.0       38.0         Population 25+ by Education Level         2024 Estimate Population Age 25+       5,893       12,099       21,929         Elementary (0-8)       2.2%       1.6%       1.2%         Some High School (9-11)       6.3%       4.7%       5.7%         High School Graduate (12)       12.4%       13.9%       15.1%         Some College (13-15)       18.9%       21.9%       23.7%         Associate Degree Only       10.6%       10.4%       10.1%         Bachelor's Degree Only       28.3%       27.1%       26.7%         Graduate Degree       21.4%       20.2%       17.6%         Population by Gender         2024 Estimate Total Population       11,642       20,838       34,626         Male Population       51.2%       51.1%       51.0%	20 to 34 Years	47.5%	39.3%	31.3%
50 to 64 Years       9.5%       12.3%       14.4%         Age 65+       9.1%       13.1%       15.8%         Median Age       32.0       35.0       38.0         Population 25+ by Education Level         2024 Estimate Population Age 25+       5,893       12,099       21,929         Elementary (0-8)       2.2%       1.6%       1.2%         Some High School (9-11)       6.3%       4.7%       5.7%         High School Graduate (12)       12.4%       13.9%       15.1%         Some College (13-15)       18.9%       21.9%       23.7%         Associate Degree Only       10.6%       10.4%       10.1%         Bachelor's Degree Only       28.3%       27.1%       26.7%         Graduate Degree       21.4%       20.2%       17.6%         Population by Gender         2024 Estimate Total Population       11,642       20,838       34,626         Male Population       51.2%       51.1%       51.0%	35 to 39 Years	5.0%	5.5%	6.0%
Age 65+       9.1%       13.1%       15.8%         Median Age       32.0       35.0       38.0         Population 25+ by Education Level         2024 Estimate Population Age 25+       5,893       12,099       21,929         Elementary (0-8)       2.2%       1.6%       1.2%         Some High School (9-11)       6.3%       4.7%       5.7%         High School Graduate (12)       12.4%       13.9%       15.1%         Some College (13-15)       18.9%       21.9%       23.7%         Associate Degree Only       10.6%       10.4%       10.1%         Bachelor's Degree Only       28.3%       27.1%       26.7%         Graduate Degree       21.4%       20.2%       17.6%         Population by Gender         2024 Estimate Total Population       11,642       20,838       34,626         Male Population       51.2%       51.1%       51.0%	40 to 49 Years	8.6%	10.5%	12.0%
Median Age       32.0       35.0       38.0         Population 25+ by Education Level         2024 Estimate Population Age 25+       5,893       12,099       21,929         Elementary (0-8)       2.2%       1.6%       1.2%         Some High School (9-11)       6.3%       4.7%       5.7%         High School Graduate (12)       12.4%       13.9%       15.1%         Some College (13-15)       18.9%       21.9%       23.7%         Associate Degree Only       10.6%       10.4%       10.1%         Bachelor's Degree Only       28.3%       27.1%       26.7%         Graduate Degree       21.4%       20.2%       17.6%         Population by Gender         2024 Estimate Total Population       11,642       20,838       34,626         Male Population       51.2%       51.1%       51.0%	50 to 64 Years	9.5%	12.3%	14.4%
Population 25+ by Education Level           2024 Estimate Population Age 25+         5,893         12,099         21,929           Elementary (0-8)         2.2%         1.6%         1.2%           Some High School (9-11)         6.3%         4.7%         5.7%           High School Graduate (12)         12.4%         13.9%         15.1%           Some College (13-15)         18.9%         21.9%         23.7%           Associate Degree Only         10.6%         10.4%         10.1%           Bachelor's Degree Only         28.3%         27.1%         26.7%           Graduate Degree         21.4%         20.2%         17.6%           Population by Gender         2024 Estimate Total Population         11,642         20,838         34,626           Male Population         51.2%         51.1%         51.0%	Age 65+	9.1%	13.1%	15.8%
2024 Estimate Population Age 25+       5,893       12,099       21,929         Elementary (0-8)       2.2%       1.6%       1.2%         Some High School (9-11)       6.3%       4.7%       5.7%         High School Graduate (12)       12.4%       13.9%       15.1%         Some College (13-15)       18.9%       21.9%       23.7%         Associate Degree Only       10.6%       10.4%       10.1%         Bachelor's Degree Only       28.3%       27.1%       26.7%         Graduate Degree       21.4%       20.2%       17.6%         Population by Gender         2024 Estimate Total Population       11,642       20,838       34,626         Male Population       51.2%       51.1%       51.0%	Median Age	32.0	35.0	38.0
Elementary (0-8)       2.2%       1.6%       1.2%         Some High School (9-11)       6.3%       4.7%       5.7%         High School Graduate (12)       12.4%       13.9%       15.1%         Some College (13-15)       18.9%       21.9%       23.7%         Associate Degree Only       10.6%       10.4%       10.1%         Bachelor's Degree Only       28.3%       27.1%       26.7%         Graduate Degree       21.4%       20.2%       17.6%         Population by Gender         2024 Estimate Total Population       11,642       20,838       34,626         Male Population       51.2%       51.1%       51.0%	Population 25+ by Education Level			
Some High School (9-11)       6.3%       4.7%       5.7%         High School Graduate (12)       12.4%       13.9%       15.1%         Some College (13-15)       18.9%       21.9%       23.7%         Associate Degree Only       10.6%       10.4%       10.1%         Bachelor's Degree Only       28.3%       27.1%       26.7%         Graduate Degree       21.4%       20.2%       17.6%         Population by Gender         2024 Estimate Total Population       11,642       20,838       34,626         Male Population       51.2%       51.1%       51.0%	2024 Estimate Population Age 25+	5,893	12,099	21,929
High School Graduate (12)       12.4%       13.9%       15.1%         Some College (13-15)       18.9%       21.9%       23.7%         Associate Degree Only       10.6%       10.4%       10.1%         Bachelor's Degree Only       28.3%       27.1%       26.7%         Graduate Degree       21.4%       20.2%       17.6%         Population by Gender         2024 Estimate Total Population       11,642       20,838       34,626         Male Population       51.2%       51.1%       51.0%	Elementary (0-8)	2.2%	1.6%	1.2%
Some College (13-15)         18.9%         21.9%         23.7%           Associate Degree Only         10.6%         10.4%         10.1%           Bachelor's Degree Only         28.3%         27.1%         26.7%           Graduate Degree         21.4%         20.2%         17.6%           Population by Gender           2024 Estimate Total Population         11,642         20,838         34,626           Male Population         51.2%         51.1%         51.0%	Some High School (9-11)	6.3%	4.7%	5.7%
Associate Degree Only       10.6%       10.4%       10.1%         Bachelor's Degree Only       28.3%       27.1%       26.7%         Graduate Degree       21.4%       20.2%       17.6%         Population by Gender         2024 Estimate Total Population       11,642       20,838       34,626         Male Population       51.2%       51.1%       51.0%	High School Graduate (12)	12.4%	13.9%	15.1%
Bachelor's Degree Only         28.3%         27.1%         26.7%           Graduate Degree         21.4%         20.2%         17.6%           Population by Gender           2024 Estimate Total Population         11,642         20,838         34,626           Male Population         51.2%         51.1%         51.0%	Some College (13-15)	18.9%	21.9%	23.7%
Graduate Degree         21.4%         20.2%         17.6%           Population by Gender         11,642         20,838         34,626           Male Population         51.2%         51.1%         51.0%	Associate Degree Only	10.6%	10.4%	10.1%
Population by Gender           2024 Estimate Total Population         11,642         20,838         34,626           Male Population         51.2%         51.1%         51.0%	Bachelor's Degree Only	28.3%	27.1%	26.7%
2024 Estimate Total Population       11,642       20,838       34,626         Male Population       51.2%       51.1%       51.0%	Graduate Degree	21.4%	20.2%	17.6%
Male Population 51.2% 51.1% 51.0%	Population by Gender			
	2024 Estimate Total Population	11,642	20,838	34,626
Female Population 48.8% 48.9% 49.0%	Male Population	51.2%	51.1%	51.0%
	Female Population	48.8%	48.9%	49.0%





# **POPULATION**

In 2024, the population in your selected geography is 34,626. The population has changed by 6.40 percent since 2010. It is estimated that the population in your area will be 35,028 five years from now, which represents a change of 1.2 percent from the current year. The current population is 51.0 percent male and 49.0 percent female. The median age of the population in your area is 35.0, compared with the U.S. average, which is 39.0. The population density in your area is 440 people per square mile.



### **EMPLOYMENT**

In 2024, 16,208 people in your selected area were employed. The 2010 Census revealed that 57.9 of employees are in white-collar occupations in this geography, and 11.7 are in blue-collar occupations. In 2024, unemployment in this area was 6.0 percent. In 2010, the average time traveled to work was 19.00 minutes.



### **HOUSEHOLDS**

There are currently 14,734 households in your selected geography. The number of households has changed by 6.26 percent since 2010. It is estimated that the number of households in your area will be 14,915 five years from now, which represents a change of 1.2 percent from the current year. The average household size in your area is 2.2 people.



### HOUSING

The median housing value in your area was \$451,612 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 6,437.00 owner-occupied housing units and 7,429.00 renter-occupied housing units in your area.



# INCOME

In 2024, the median household income for your selected geography is \$61,725, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 71.60 percent since 2010. It is estimated that the median household income in your area will be \$72,593 five years from now, which represents a change of 17.6 percent from the current year.

The current year per capita income in your area is \$36,088, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$82,394, compared with the U.S. average, which is \$101,307.



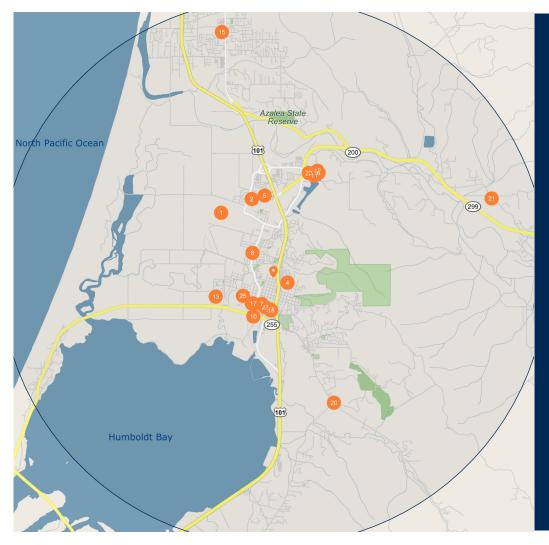
### **EDUCATION**

The selected area in 2024 had a lower level of educational attainment when compared with the U.S averages. 41.8 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 10.1 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 16.2 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 2.5 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 22.6 percent in the selected area compared with the 19.7 percent in the U.S.





	Major Employers	Employees
1	Sun Valley Floral Group LLC	750
2	American Hospital Mgt Corp-Mad River Community Hospital	500
3	Sun Valley Group Inc	350
4	Califrnia State Plytchnic Univ	271
5	United Indian Health Svcs Inc-POTAWOT HEALTH CLINIC	150
6	Kokatat Inc	150
7	North Coast Cooperative Inc-North Coast Co-Op	125
8	Ramsey Marketing & MGT Co	122
9	Humboldt State Univ Spnsred PR-Hsu Foundation	100
10	Schmidbauer Lumber Inc-Pacific Clears	100
11	Danco Builders	100
12	AMG Data Services	100
13	University Cal Santa Cruz	89
14	Danco Communities	84
15	Brencam Inc-Papa Murphys	82
16	McKinleyville Union School Dst-McKinleyville School	82
17	Toucan Inc-Tomas Jewelry	80
18	City of Arcata	75
19	Open Door Community HIth Ctrs	70
20	Streamguys Inc-Streamguyscom	68
21	Kernen Construction	60
22	Endors Toi Pbc-Western Flower Company	60
23	Tucks Inc-Abruzzi Catering	60
24	California Dept Social Svcs-Adoption Services	58
25	Trumpet Behavioral Health LLC	58





# EXCLUSIVELY LISTED BY

# **AARON MOAYED**

Director Investments

Sacramento

Cell: 916.212.9809

A aron. Moayed @marcus millichap.com

CalDRE #02117361