

EARLY 5-YR EXTENSION | 6.5 YRS. REMAINING W/OPTIONS | CONTINUED STRONG COMMITMENT TO LOCATION



INVESTMENT GRADE
CREDIT TENANT



RECENT EARLY 5-YR.
EXTENSION(6.5YRS)
ABSOLUTE NET LEASE



TOP PERFORMING
BRANCH
(STRONG DEPOSITS)



IRREPLACEABLE
LOCATION



POTENTIAL
FUTURE MIXED USE
REDEVELOPMENT
OPPORTUNITY



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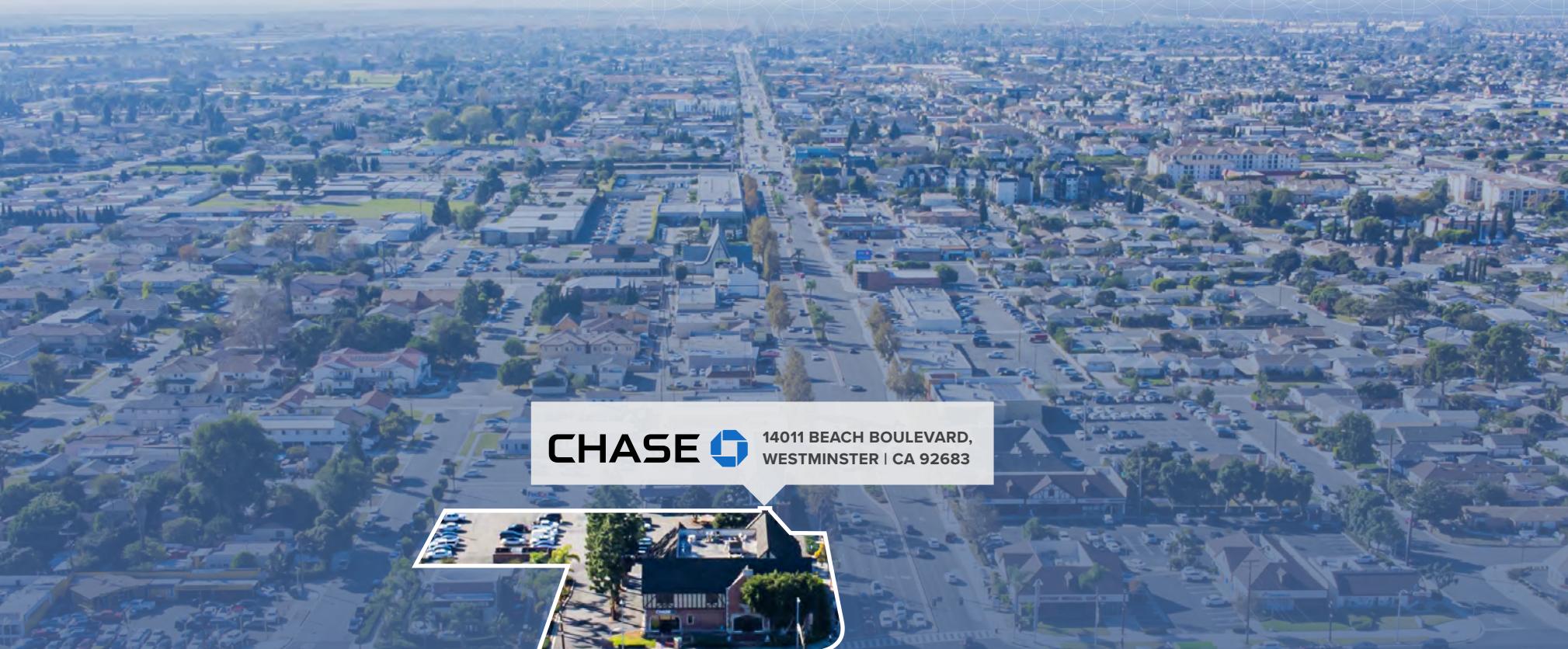
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CMPM Chase Bank Westminster_OM2_Riley_v04_TLJ 09/26/25

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Investment Contact

DAN RILEY

Senior Vice President
Lic. 01057519
+1 310 748 1328
dan.riley@cbre.com



CHASE

14011 BEACH BOULEVARD,
WESTMINSTER | CA 92683

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01

INVESTMENT HIGHLIGHTS





OFFERING
PRICE

\$5,825,000



CAP RATE

5.20%



3/1/27 RENT
INCREASE CAP RATE

5.70%



\$/SF/BLDG.

\$394

(*) Solid deposits of over \$403 M support the strong likelihood of JPMC exercising remaining options.
(Including fact of the most recent 5-Yr. option being exercised early in Sept 2025)

ADDRESS	14011 Beach Boulevard, Westminster, CA 92683
TENANT/LESSEE	JP Morgan Chase Bank, National Association
OFFERING PRICE	\$5,825,000
NOI	\$302,643
CAP RATE (IN PLACE)	5.20%
RENT COMMENCEMENT DATE	03/01/17 (Original Sublease Occupancy From ±8/4/89)
LEASE EXPIRATION (Early Extension)	02/28/32 (±6.5 Years Remaining + Three 5-Yr. Options) ^[1]
INCREASES	3/1/27 10% Increase & 5Yr. Options Thereafter
LEASE TYPE	Absolute NNN Fee Simple Lease (ZERO LL Expense Responsibilities)
BUILDING AREA	±14,774 SF
LAND AREA	±45,738 SF (±1.05 Acres - 3 Parcels)
OWNERSHIP	Fee Simple (Land & Building)
BRANCH DEPOSITS	\$407 M (*)

[1] JPMC gave early notice of exercising of their 1st 5Yr. option for new LED of 02/28/32. Three (3) Five Year

Property Highlights



RECENT EARLY 5-YR EXTENSION (6.5YRS)
ABSOLUTE NNN LEASE | ZERO LANDLORD
EXPENSE RESPONSIBILITIES | NOI GROWTH



SECURE INVESTMENT GRADE CREDIT TENANT
| LARGEST U.S. FINANCIAL INSTITUTION



TOP PERFORMING BRANCH | STRONG
DEPOSITS & MULTIPLE BUSINESS UNITS



SOLID REAL ESTATE FUNDAMENTALS &
IRREPLACEABLE LOCATION | POTENTIAL FUTURE
MIXED USE REDEVELOPMENT OPPORTUNITY (MU40)



DESIRABLE TRADE AREA & DEMOGRAPHICS

TRADE AREA SNAPSHOT DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
POPULATION	36,346	120,917	251,764
DAYTIME POPULATION	36,346	120,917	251,764
HOUSEHOLDS	10,553	36,230	76,637
AVG. HH INCOME	\$83,893	\$104,605	\$117,622



RECENT EARLY 5-YR EXTENSION ABSOLUTE NNN LEASE | ZERO LL EXPENSE RESPONSIBILITIES

- Early exercise of 5-Yr. Option (6.5 yrs remaining), shows continued strong commitment to this over 30+ Year branch location.
- The lease structure creates an ideal management-free investment opportunity for a passive investor.
- Absolute NNN lease with Zero (0) LL Expense Responsibilities
- In addition, the **Fee Simple** ownership structure allows for the added tax benefit of depreciation.
- JP Morgan Chase has enjoyed **±30 years of historical successful occupancy** at the property with an original sublease occupancy from 8/4/89.
- In 2017, JP Morgan Chase entered into a new Ten (10) year lease with recent early 5Yr. option extension demonstrating their continued long-term commitment to the site.
- There are **now ±6.5 years remaining on current lease term with 10% rent increase 3/1/27**. There are **three (3) Five Yr. options remaining with stated ten percent (10%) increases** at the beginning of each option period resulting in solid NOI growth throughout the hold. JPMC One (1) Yr. prior notice required for option.



SECURE INVESTMENT GRADE CREDIT TENANT | LARGEST U.S. FINANCIAL INSTITUTION

- JP Morgan Chase & Co. (NYSE : JPM) is the **largest financial institution** in the United States.
- JPMorgan Chase Bank, N.A. (**Chase Bank**) is a subsidiary of JPMorgan Chase & Co. which constitutes the consumer and **commercial banking** arm of the Parent.
- JP Morgan Chase Bank, N.A. (**Chase Bank**) boasts an **S&P Credit Rating of AA-** (Investment Grade Credit) making it one of the most secure Tenants available in the greater net lease market.
- Chase Bank has more than **4,700 branches** and **17,000 ATM's**. It is the **ONLY** bank to have locations in all 48 contiguous United States.



TOP PERFORMING BRANCH | STRONG DEPOSITS & MULTIPLE BUSINESS UNITS

- The subject branch has **substantial deposits of over \$407,137,000**.
- The subject branch ranks:
 - i. Ninth (#9) out of fifty (50) total banks in a three (3) mile radius of the site in terms of deposits.
 - ii. Near the top 25% of Chase branches in Orange County (#26 out of 93) in terms of deposits.

(source : *FDIC*).



SOLID REAL ESTATE FUNDAMENTALS & IRREPLACEABLE LOCATION

- The subject Chase branch services an important pocket of the market which is a large “triangular geography” bordered by the 405 Fwy, 22 Fwy, and Beach Blvd (see Mobile Insights Report for additional detail).
- There is extremely little retail availability/supply in the immediate trade area = **high barriers to entry**.
- The nearest branches are located on the opposite side of major freeways (22 Fwy)/(405 Fwy) which serve as “barriers” for retail banking customers.
- In addition to its strategic trade area location, the site possesses several **strong underlying real estate fundamentals** including:
 - i. Huge traffic count of ±110,000 VPD
(Beach Blvd & Westminster Blvd)
 - ii. Major signalized intersection with prominent corner building location.
 - iii. Convenient site access via multiple ingress/egress driveways on both streets.
 - iv. Strong trade area identity via attractive architecture and pylon/building signage.
 - v. Desirable retail banking amenities such as Drive-Thru ATM lane.
 - vi. Large parking field dedicated to subject property (three parcels total in offering).
 - vii. Synergy with neighboring Starbucks drives physical retail banking visits.
 - viii. City Zoning Overlay of MU40 (Mixed-Use 40 units/acre) offers future potential mixed use redevelopment opportunity



DESIRABLE TRADE AREA & DEMOGRAPHICS

- The branch is supported by dense, diverse, middle-income trade area demographics which equate to a strong retail banking customer base.
 - i. Population of ±251,764 within a three (3) mile radius of the site.
 - ii. Average household income of \$117,622 in a three (3) mile radius of the site.
 - iii. 43% of households within a three-mile radius of the site earn above \$100,000 per year.
 - iv. 45% of residents within a three (3) mile radius of the site were born before 1965, this segment of the population prefers to bank in person. In addition, 45.6% of the population within a three (3) mile radius is of Asian descent.



02

PROPERTY DESCRIPTION



Property Summary



LOCATION

SWC
WESTMINSTER BLVD.
& BEACH BLVD.



PARKING

± 85 STALLS SHARED -
TOTAL OF ±108 STALLS IN
CENTER (CHASE, WELLS
FARGO AND STARBUCKS)



TRAFFIC COUNT

±110,000 VPD
(BEACH BLVD. &
WESTMINSTER BLVD.)



FRONTAGE

±155 FEET (BEACH BLVD)
±215 FEET (WESTMINSTER BLVD)



ACCESS

ONE (1) INGRESS / EGRESS (WESTMINSTER BLVD)
ONE (1) INGRESS / EGRESS (BEACH BLVD)
TWO (2) INGRESS / EGRESS (16TH STREET)



YEAR BUILT

1963



APN

096-332-59
096-332-61
096-332-51



IMPROVEMENTS

±14,774 SF TWO (2) STORY
BANK BRANCH
SINGLE LANE DRIVE-THRU ATM
TWO (2) WALK UP ATM

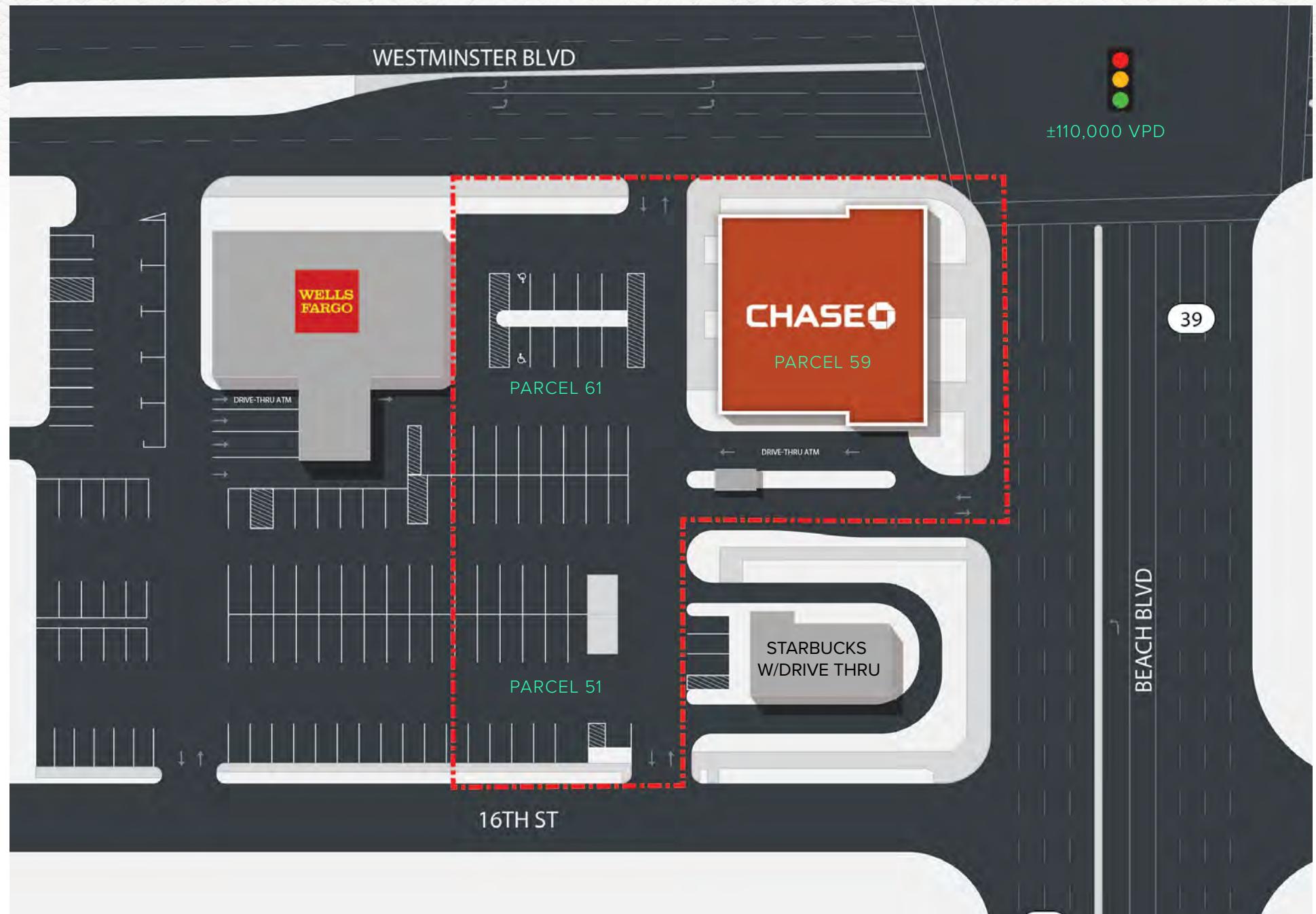


LAND AREA

45,738
(1.05 ACRES)



Site Plan



Property Photos



BEACH BOULEVARD IS A PRIMARY COMMUTER/
NATIONAL RETAIL CORRIDOR WHICH RUNS
21 MILES FROM LA HABRA TO HUNTINGTON BEACH



03

FINANCIAL SUMMARY &
LEASE ABSTRACT



Financial Analysis

OVERVIEW

PROPERTY	Chase Bank
ADDRESS	14011 Beach Boulevard, Westminster, CA
BUILDING SF*	14,774
LAND (SF)*	45,738
LAND (AC)	1.05
OCCUPANCY	100%
LEASE TYPE	Absolute NNN (Fee Simple Lease)

[*] Source: Public Record - To Be Verified



PRICING SUMMARY

SALE PRICE	CAP RATE % (CURRENT)	\$/SF/LAND	\$/SF (BLDG.)
\$5,825,000	5.20%	\$127	\$394

YR.1 NOI SUMMARY (11/01/25 - 10/31/26)

REVENUE	
SCHEDULED RENTAL INCOME	\$302,643
EXPENSE REIMBURSEMENT*	Abs. NNN
TOTAL INCOME	\$302,643
EFFECTIVE GROSS REVENUE	\$302,643
OPERATING EXPENSES	Abs. NNN
YR. 1 NOI	\$302,643

RENTAL SCHEDULE

PERIOD [*]	ANNUAL	MONTHLY	\$/SF/MO.	OPTIONS
Current	\$302,643	\$25,220	\$1.71	Four (4) Five (5) Yr. @ 10% Inc
03/01/27 - 02/28/32	\$332,907	\$27,742	\$1.88	Recent Early Option #1 Extension
03/01/32 - 02/28/37	\$366,198	\$30,516	\$2.07	Option 2
03/01/37 - 02/28/42	\$402,817	\$33,568	\$2.27	Option 3
03/01/42 - 02/28/47	\$443,099	\$36,925	\$2.50	Option 4

Note: Lessee = JP Morgan Chase Bank, National Association. Prior to current lease JPMC/Chase was sublessee at this location from 1989

[*] JPMC must give no less than One (1) Yr. prior notice providing buyer with either locked in 6-yr lease term or 1-yr. notice to reposition property

BRANCH DEPOSITS SUMMARY

DEPOSITS \$ (MILLIONS)	DEPOSIT RANK ALL BANKS (3 MILE RADIUS)	DEPOSIT RANK CHASE BANKS (ORANGE COUNTY)
\$407.1 M	#9 OUT OF 50	#26 OUT OF 93 (TOP 25% OF BRANCHES)

TAX CALCULATION (CURRENT)

APN	LAND SF	2023 ASSESSED \$	2023 TAX \$	MILLAGE RATE
096-332-59	12,197	\$4,767,725	\$53,825	0.011289422
096-332-61	27,878	\$2,075,979	\$22,767	0.010966999
096-332-51	5,663	\$407,162	\$4,478	0.01099862
TOTAL	45,738	\$7,250,866	\$81,070	0.01118078

Lease Abstract

LEASE ITEM	DESCRIPTION	LEASE SECTION
ADDRESS	14011 Beach Boulevard, Westminster, CA.	
TENANT	Chase Bank.	
LESSEE	JP Morgan Chase Bank, National Association.	
TYPE	Absolute NNN.	
RENT COMMENCEMENT	March 1, 2017 (The property has operated as a bank since 1962. Chase came into possession of the property as a sublessee of the original ground lease back in ±1989. The ground lease expired in 2017, at that time, a new fee simple lease was executed between the Landlord and Chase.)	Recitals D
LEASE EXPIRATION	February 28, 2032	-
INCREASES	Ten Percent (10%) Increases Every Five (5) Years Through Initial Term & Option Periods.	2.6
KICK OUT	None.	-
OPTIONS	Tenant exercised early their 1st of Four 5-Yr. Options (Continued Strong Commitment To Site)	2.3
CAM RECOVERY	Tenant oversees/pays for all Bldg. parcel NNN and pays 36.50% of the Shared parking area Operating Expenses (as defined in the Lease) for the shared Common Areas, including but not limited to Common Area Insurance Impositions. JPMC/Chase Interacts/pays directly with 3rd Party Property Management. No LL responsibilities whatsoever	4.2
CAM CAP	None.	-
CC&R'S	3rd Party Manager (overseen by SBX property owner) shall cause the Shared Use Area (Shared Parking Area) to be maintained in good order, first class condition, and state of repair. The Owners of Parcels 1, 2, and 3 shall each pay or cause to be paid by the Parcel Occupant, their respective proportionate share of Operating Expenses.	CC&R's
TAX RECOVERY	Tenant will pay 100% of taxes on the Premises when they become due. Landlord may arrange to have taxes billed directly to Tenant. Tenant actually receives/pays direct to County Assessor.	3.1
CONTINUOUS OPERATION	None.	6.1

LEASE ITEM	DESCRIPTION	LEASE SECTION
CO-TENANCY CLAUSES	None.	
ESTOPPEL	Must comply within fifteen (15) days of written request.	14.7
EXCLUSIVES	None.	
RIGHT OF FIRST OFFER TO PURCHASE	None.	
USE	Retail branch banking facility.	6.1
PROP 13 TAX PROTECTION	Tenant shall not be responsible for any increase in taxes resulting from a third or subsequent change of Ownership in any ten (10) year period. *** (This sale will only be the second sale that has occurred in the timeframe but will NOT be a trigger to this lease clause due to an actual reduction in property taxes after sale/reassessment (Current Assessed value is ±\$7,250,000)- Tenant would participate in any tax increase due to sale up to ±4/17/27 and additional two (2) times thereafter from ±4/18/27 - 4/17/37 and any Ten (10) yr. period after that***	3.1
PERCENTAGE RENT	None.	
GROSS SALES REPORTING	None.	
SUBLEASE/ASSIGN	Tenant has "permitted transfer" rights. However, Tenant shall remain liable for the lease.	10.1
UTILITIES	Landlord shall have no obligations of any sort whatsoever with respect to the utility services at the Property or Premises. Tenant shall be responsible at its sole cost and expense, for obtaining, connecting, installing, repairing and maintaining all utility lines, connections, and facilities.	3.4
INSURANCE	Tenant is responsible to carry a number of insurance policies with Landlord named additional insured. See Section 7.2 of the lease for specific policy requirements.	7.2
HVAC	Tenant is responsible.	6.3
REPAIRS/MAINTENANCE	"Landlord shall have no maintenance or repair obligations with respect to the Premises. Tenant shall maintain and repair at Tenant's sole cost and expense the Premises, including, without limitation, the ATM and ATM facilities including drive through lane, the Building and all structural elements and exterior surfaces of the Building, including but not limited to the roof covering, walls, foundation, concrete slab, HVAC, interior walls, ceiling, plate glass, etc., etc."	6.2 & 6.3

04

TENANT SUMMARY



Tenant Profile



CHASE BANK IS A SUBSIDIARY OF JP MORGAN CHASE & CO. JP MORGAN CHASE & CO. IS THE LARGEST FINANCIAL INSTITUTION IN THE UNITED STATES.

LARGEST BANKS (United States)

As Of September 12, 2025

Source: Federal Reserve

RANK	BANK NAME	TOTAL CONSOLIDATED ASSETS
1	JP Morgan Chase	\$3.35 Trillion
2	Bank of America Corp.	\$2.46 Trillion
3	Wells Fargo & Co.	\$1.70 Trillion
4	Citigroup Inc.	\$1.65 Trillion
5	U.S. Bancorp	\$657.1 Billion

ABOUT (JP MORGAN CHASE & CO)

"JPMorgan Chase & Co. (NYSE : JPM) is a leading global financial services firm with assets of 3.38 trillion and operations worldwide. The firm is a leader in investment banking, financial services for consumers and small businesses, commercial banking, financial transaction processing and asset management. JP Morgan Chase & Co. serves millions of customers in the United States and many of the world's most prominent corporate, institutional, and government clients under its J.P. Morgan and Chase brands".

Source: jpmorganchase.com



ABOUT (JPMORGAN CHASE BANK, N.A.)

"JP Morgan Chase Bank, N.A., (Chase Bank) is an American National Bank headquartered in New York City. Chase constitutes the consumer and commercial banking subsidiary of the U.S. multinational banking and financial services holding company, JPMorgan Chase. Chase Bank serves nearly half of America's households with a broad range of financial services. With over 4,800 branches and 16,000 + ATM's it is the largest bank in terms of locations and assets".

Source: chase.com

Summary

(JP Morgan Chase & Co.)



CREDIT RATING

AA- (S&P Rating)
[Investment Grade Credit]



TYPE

Parent



STOCK SYMBOL

NYSE : JPM



2022 # OF EMPLOYEES

293,723



HEADQUARTERS

New York, New York



SUBSIDIARIES

Chase Bank / J.P. Morgan & Co
/ One Equity Partners



WEBSITE

www.jpmorganchase.com



DIVISIONS



ASSET & WEALTH
MANAGEMENT



COMMERCIAL
BANKING



CONSUMER &
COMMUNITY
BANKING



CORPORATE &
INVESTMENT
BANKING

Summary (JP Morgan Chase & Co.)



CREDIT RATING

A + (S&P) | AA2 (MOODY'S)
[INVESTMENT GRADE CREDIT]



TYPE

SUBSIDIARY
(PARENT = JP MORGAN CHASE & CO.)



OF BRANCHES

4,700 +



OF ATM'S

16,000 +

NEWS - CHASE'S STRATEGY FOR DOMINATING RETAIL BANKING

- Chase Bank strongly believes in offering omni-channel service – both physical branches and multiple digital channels.
- Chase Bank now has more than 46 million mobile-active customers (up 35% since 2019).
- 70% of customers visited a branch in 2021 and 20% met with a banker to discuss financial needs.
- Chase continues to invest in three broad aspects of its consumer and business banking operations:
 - i. Expanding Branch Network
 - ii. Digital Technology & Product Development
 - iii. Distribution / Marketing (Credit Cards).

"Branches are the storefront for the entire firm, they are what makes us local. We're only starting to realize the benefits of the investments we've already made and will continue to invest for the future and optimize our existing footprint."

JENNIFER PIEPSZAK

JPMorgan Chase | Co-CEO of Consumer & Community Banking

Source: thefinancialbrand.com



AWARDS & RECOGNITION (JP MORGAN CHASE & CO.)



#1 Corporate & Investment Bank

Generated \$58.5 billion of net income on record revenue of \$180.6 billion.



#1 Customer Satisfaction

#1 in J.D. Power U.S. small business banking satisfaction.



#1 Traditional Middle Market Lender

#1 Traditional Middle Market bookrunner in the U.S.



#1 Multifamily Lender

#1 U.S. Multifamily Lender.



TOP 10

Named To Fortune Magazine's Most Admired Companies list.

2024 FULL YEAR FINANCIAL RESULTS (JP MORGAN CHASE & CO.)

2024 TOTAL ASSETS	\$4.00 Trillion
2024 NET REVENUE	\$180.60 Billion
2024 NET INCOME	\$58.50 Billion
2024 CAPITAL RATIO	15.7% (Tier 1)

2025 Q2 QUARTERLY RESULTS (JP MORGAN CHASE & CO.)

2025 Q2 NET REVENUE	\$45.70 Billion
2025 Q2 NET INCOME	\$15.00 Billion



05

AREA OVERVIEW



City Of Westminster, CA

Westminster is a city in western Orange County, California, United States.

Westminster was founded in 1870 and was incorporated in 1957. The city has a total area of 10.0 square miles (26 km²), all land. The San Diego Freeway and a short segment of the Garden Grove Freeway pass through Westminster.

Westminster enjoys proximity to some of Southern California's key attractions including Disneyland, Knott's Berry Farm, world-class beaches, and Catalina Island. The city is conveniently accessible by local and major freeways and highways, as well as a robust public transportation system. Westminster is located within 10 miles of John Wayne Airport.

GEOGRAPHY

Westminster is bordered by the city of Seal Beach on the west, by Garden Grove on the north and east, and by Huntington Beach and Fountain Valley on the south. Santa Ana, the county seat of Orange County, is east of Westminster, although a small portion of Garden Grove lies between the two cities. Westminster borders the unincorporated area of Midway City, except for a small portion where Midway City borders Huntington Beach on the south. The Little Saigon district of the town is mostly situated between Hazard Avenue and Bolsa Avenue.

DEMOGRAPHICS & CULTURE

Westminster has one of the largest Vietnamese populations in the US. They settled largely in Little Saigon, and the city is known as the "capital" of overseas Vietnamese with 36,058 Vietnamese Americans and at over 40.2%, the highest municipal prevalence of Vietnamese Americans. Little Saigon is a district of the town.

MAJOR BUSINESSES & ATTRACTIONS

Westminster is home to the Westminster Mall, numerous prominent car dealerships along Beach Boulevard, Westminster Center retail complex, and the Rose Center Performing Arts Theater and Banquet Hall – all offering a variety of retail, food, and business experiences. Westminster is also home to the world-renowned "Little Saigon," a community which offers an authentic cultural experience with Vietnamese architecture, festivals, and businesses. It is a thriving business district that holds the famous 150,000-square-foot Asian Garden Mall as the hub of Vietnamese American businesses and cultural activity in the area.

POINTS OF INTEREST



VIETNAM WAR MEMORIAL



WESTMINSTER MALL



SUNKEN GARDENS



ASIA GARDEN MALL



LITTLE SAIGON

DEMOGRAPHIC SNAPSHOT
(CITY OF WESTMINSTER, CA)

 **7,514**
2024 Employees

 **1,071**
2024 Businesses

 **34,922**
2024 Population

 **10,351**
2024 Households

 **3.34**
2024 Avg. HH Size

 **\$89,255**
2024 Avg. HH Income

 **\$1,065,000**
2024 Avg. HH Value
(source: Zillow)

Dominant Tapestry Segmentation (City Of Westminster, CA)

 **PACIFIC HEIGHTS**
(34.2% of Households In The City)

DESCRIPTION

- You can find us in the urban periphery of metro areas along the Pacific Coast in California.
- Many of us are Asian and multi-racial; many of us are foreign born.
- We are affluent, educated, married couples with and without children.
- Some of us live in multi-generational households.
- We own expensive single-family homes and townhouses.
- White collar occupations in business, computer, architecture, and engineering along with prudent investments provide our income and net worth.
- Shopping trips include stores for trendy clothes, Costco for bulk, and specialty markets for food.
- We go online frequently to visit chat rooms, shop, watch TV, and trade and track investments.
- For fun, we gamble at casinos, visit theme parks, and eat out at family restaurants.

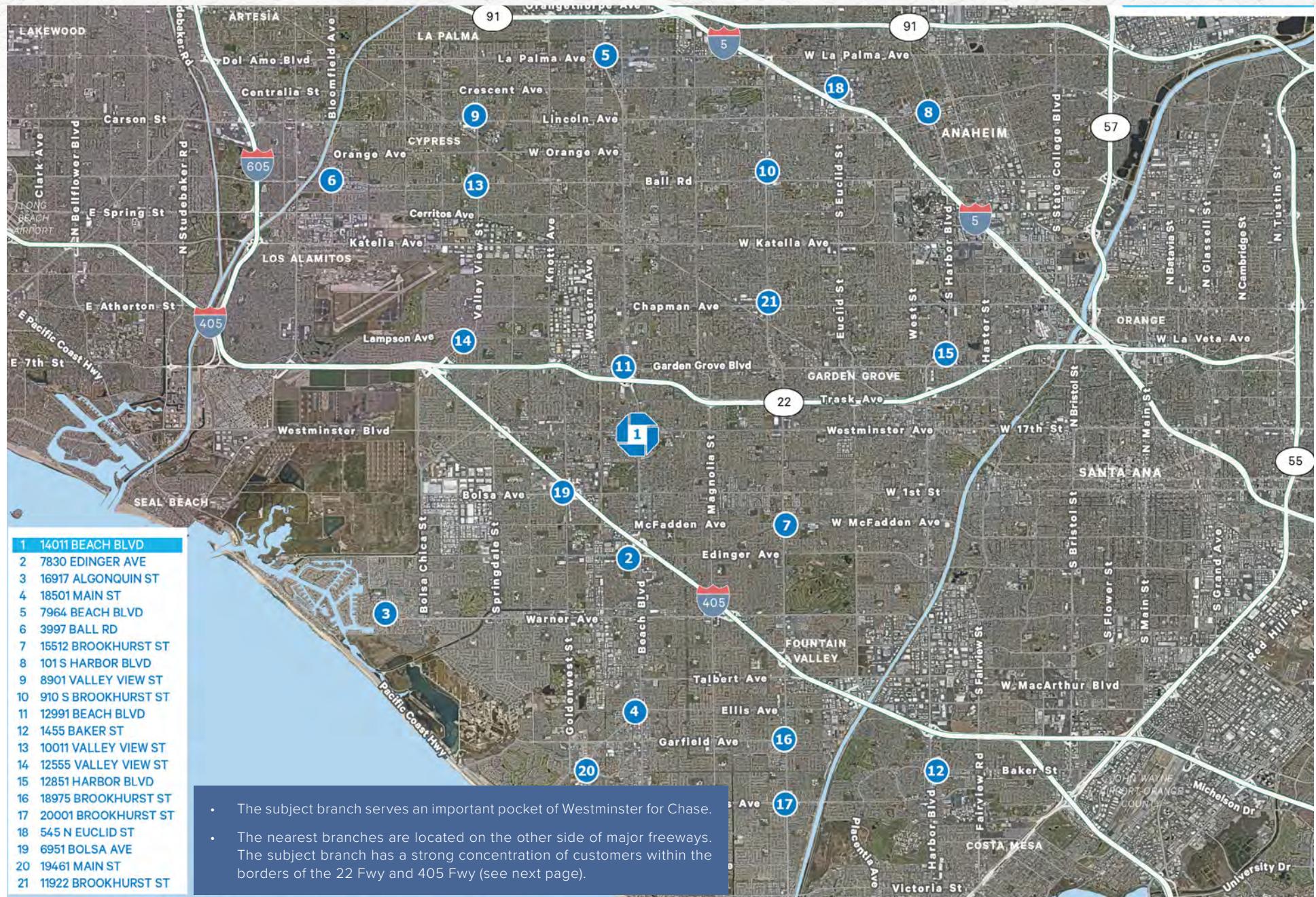


TOP EMPLOYERS (CITY OF WESTMINSTER, CA):

NO	BUSINESS NAME	EMPLOYEES	BUSINESS DESCRIPTION
1	Chuze Fitness	700	Health Clubs Studios & Gyms
2	Macy's	300	Department Stores
3	Target	230	Department Stores
4	Home Depot	200	Home Centers
5	Best Buy	200	Electronic Equipment & Supplies-Retail
6	Superior Real Estate Group	200	Real Estate
7	Costco Wholesale	200	Wholesale Clubs
8	Westminster High School	200	Schools
9	Elmore Toyota	160	Automobile Dealers-New Cars
10	Target	150	Department Stores
11	Kindred Hospital-Westminster	150	Hospitals
12	Westminster Police Dept	150	Police Departments
13	Vons	150	Grocers-Retail
14	Lexus Of Westminster	123	Automobile Dealers-New Cars
15	La Quinta High School	120	Schools



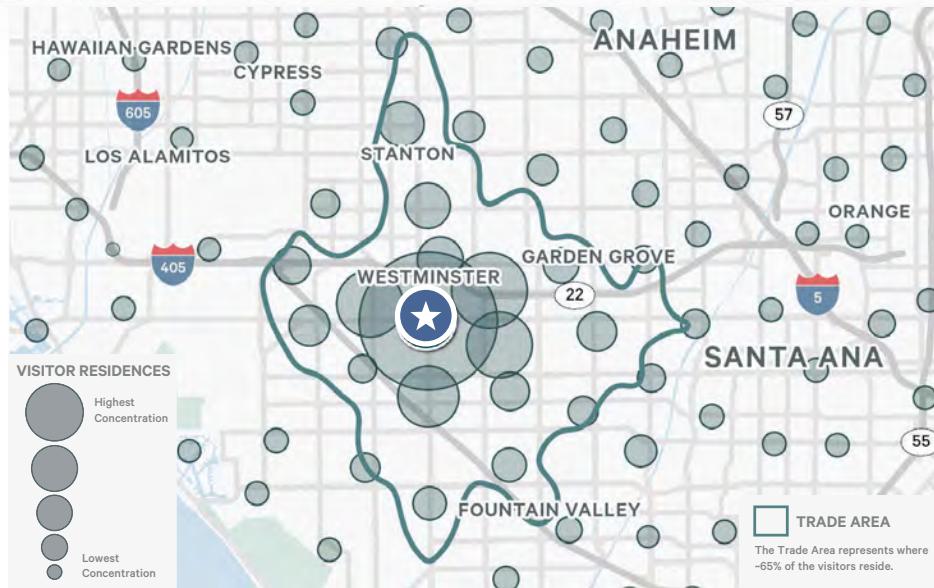
Chase Banks Local Map



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Mobile Insights Report

TRADE AREA MAP



TRADE AREA DEMOGRAPHICS

311,414 TOTAL POPULATION

0.13% POPULATION GROWTH

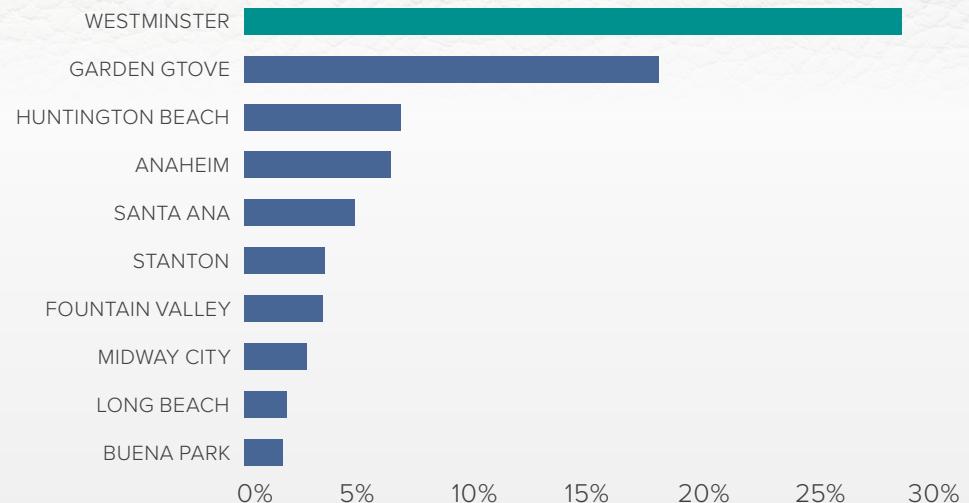
3.32 AVERAGE HOUSEHOLD SIZE

262,057 DAYTIME POPULATION

38 MEDIAN AGE

\$111,174 AVERAGE HOUSEHOLD INCOME

TOP TAPESTRY SEGMENTS



**AVERAGE DWELL TIME
8 MINUTES PER VISIT**

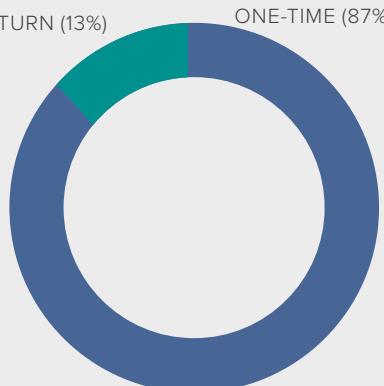
LOCAL VS TOURIST

REGIONAL (9%) INTERNATIONAL (0.1%)



VISITOR FREQUENCY

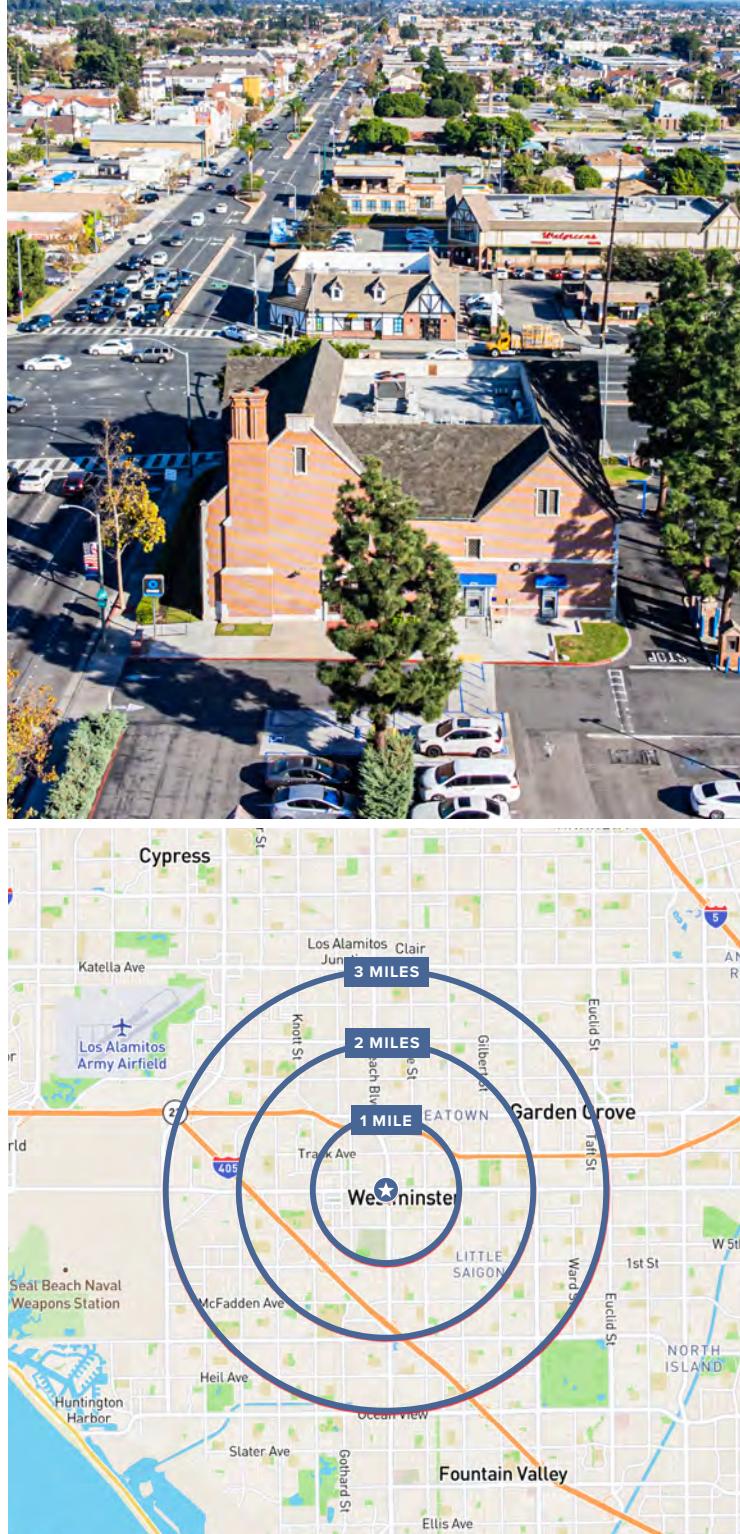
RETURN (13%) ONE-TIME (87%)



Demographics

DEMOGRAPHIC BRIEF	1 Mile	2 Miles	3 Miles
POPULATION			
2024 Population - Current Year Estimate	34,922	120,004	249,332
2029 Population - Five Year Projection	34,888	122,871	252,387
2020 Population - Census	35,526	119,572	250,771
2010 Population - Census	35,577	116,860	244,300
2020-2024 Annual Population Growth Rate	-0.33%	0.07%	-0.11%
2024-2029 Annual Population Growth Rate	-0.02%	0.47%	0.24%
HOUSEHOLDS			
2024 Households - Current Year Estimate	10,351	36,740	77,664
2029 Households - Five Year Projection	10,509	38,280	80,038
2020 Households - Census	10,277	35,588	75,893
2010 Households - Census	9,938	33,448	71,869
2020-2024 Compound Annual Household Growth Rate	0.14%	0.61%	0.44%
2024-2029 Annual Household Growth Rate	0.30%	0.82%	0.60%
2024 Average Household Size	3.34	3.23	3.18
HOUSEHOLD INCOME			
2024 Average Household Income	\$89,255	\$109,065	\$121,921
2029 Average Household Income	\$100,315	\$122,272	\$135,580
2024 Median Household Income	\$67,837	\$81,923	\$93,268
2029 Median Household Income	\$76,582	\$94,902	\$106,625
2024 Per Capita Income	\$26,495	\$33,223	\$37,988
2029 Per Capita Income	\$30,250	\$37,945	\$43,003
HOUSING UNITS			
2024 Housing Units	10,665	37,821	80,152
2024 Vacant Housing Units	314 2.9%	1,081 2.9%	2,488 3.1%
2024 Occupied Housing Units	10,351 97.1%	36,740 97.1%	77,664 96.9%
2024 Owner Occupied Housing Units	3,362 31.5%	17,013 45.0%	39,939 49.8%
2024 Renter Occupied Housing Units	6,989 65.5%	19,727 52.2%	37,725 47.1%
EDUCATION			
2024 Population 25 and Over	24,971	87,494	182,281
HS and Associates Degrees	12,564 50.3%	44,114 50.4%	91,626 50.3%
Bachelor's Degree or Higher	5,669 22.7%	24,419 27.9%	57,790 31.7%
PLACE OF WORK			
2024 Businesses	1,071	4,943	11,017
2024 Employees	7,514	35,268	78,449

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Investment Contact

DAN RILEY
Senior Vice President
+1 310 748 1328
Lic. 01057519
dan.riley@cbre.com



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