

VIP Storage

23905 E 26th Ave, Aurora, CO 80019



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SECTION 1

Executive Summary

OFFERING SUMMARY

INVESTMENT HIGHLIGHTS

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OFFERING SUMMARY



Listing Price
\$6,000,000



In Place Cap Rate
4.70%



of Units
355

FINANCIAL

Listing Price	\$6,000,000
Down Payment	35% / \$2,100,000
Pro Forma NOI	\$470,143
Pro Forma Cap Rate	7.84%
Pro Forma Cash on Cash Return	7.56%
Price/Rentable SF	\$555.56

OPERATIONAL

# of Units	355
Net Rentable Square Feet	10,800
Lot Size	9.61 Acres (418,611 SF)
Year Built	2021
Physical Occupancy Inside Storage	100%
Physical Occupancy Outside Storage	45%



VIP STORAGE

23905 E 26th Ave, Aurora, CO 80019

INVESTMENT OVERVIEW

The Williams Storage Group of Marcus and Millichap is honored to present for sale VIP Storage in Aurora, Colorado. This property consists of 10,800 square feet of inside parking storage including 60 non-climate controlled units and 295 outdoor parking units for a total of 355 units covering 9.62 acres.

VIP Storage is entirely secured by a 6 foot high fence with a keypad controlled and software integrated Liftmaster gate (installed 2021). Additional security includes 24-hour Your Six cloud-based security system with 18 total cameras and security lights on each building. Additional customer amenities include 24-hour access and valet service to from airport. Colorado E470, 2,000 feet from the the facility, has a daily traffic count of 32,095 cars per day. As of July 2024, the indoor parking portion of VIP was 100 percent occupied and the recent expanded outdoor portion was 45 percent occupied.

VIP Storage is surrounded by Aurora Highlands, a 6 square mile master planned community and homes for an estimated 50,000 homeowners. Current population is 65,299 with a five mile radius with a projected 17.9 percent growth rate within the next five years.

Denver International Airport (DEN) is a 10 minute drive northeast from VIP Storage. Currently, the airport serves 14 international destinations, and flies one of the largest domestic networks in the United States. In 2022, DIA was the 3rd busiest airport in the world.

Aurora is the third most populous city in the State of Colorado and the 51st most populous city in the United States. It is a principal city of the Denver–Aurora–Lakewood Metropolitan Statistical Area and a major city of the Front Range Urban Corridor. From the mid-1900's, the military has played an important role in the growth of the city. Aurora is currently home to one of the six United States Space Force bases in the country. The Anschutz Medical Campus, a 256 acre health sciences campus, is one of Aurora's largest employers. Denver the capital city and most populous city in Colorado. Denver is the largest city within 500 miles. The metro is the most populous metropolitan area within a 560-mile radius and the second most populous city in the Mountain West after Phoenix, Arizona. Denver's economy is based partially on its geographic location, and connection to some of the country's major transportation systems.

Listed for \$6,000,000, and located in an Opportunity Zone, VIP Storage is a well-maintained offering that will provide an investor the ability to acquire an income-producing asset presenting both physical and economic value-add opportunities. By implementing steady rent increases and adding additional revenue streams, an investor will experience 7.56 percent, or better, cash-on-cash return by end of year two. This is an excellent opportunity for an investor to acquire a long term parking and RV storage facility that requires minimal on-site management and costs.

INVESTMENT HIGHLIGHTS

- 355 Total Units -60 Inside Units and 295 Outdoor Parking
- 9.61 Total Acres
- 10 Minute Drive from Denver Airport
- Surrounded by 6 Square Mile Master Community
- Owner Financing Available
- Pro Forma Cap Rate 7.84 Percent

SECTION 2

Property Information

PROPERTY PHOTOS

REGIONAL MAP

LOCAL MAP

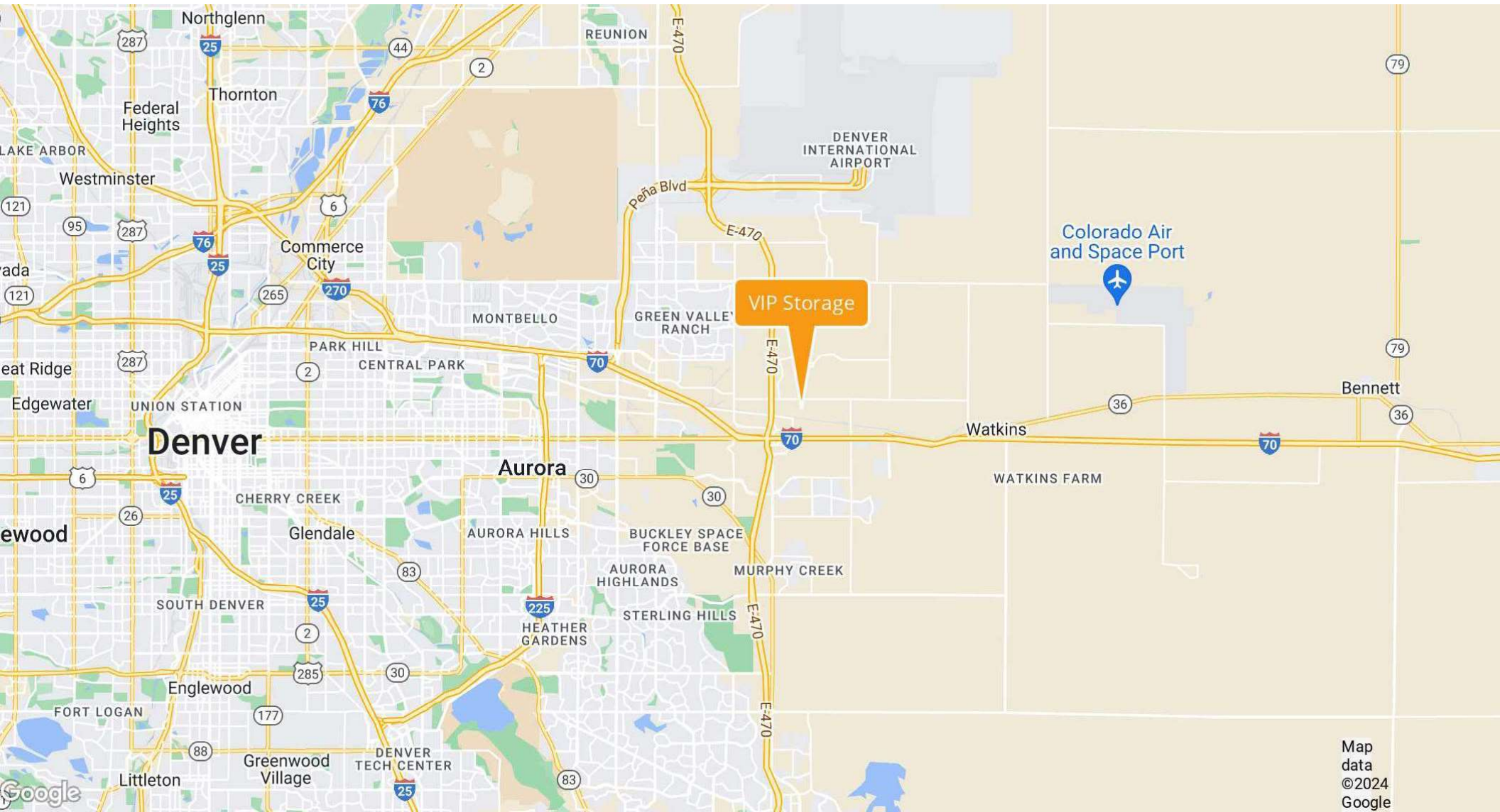
AURORA HIGHLANDS MASTER PLANNED COMMUNITY

TRAFFIC COUNTS

Marcus & Millichap



REGIONAL MAP // **VIP Storage**





Google

Imagery ©2024 Airbus,
Maxar Technologies

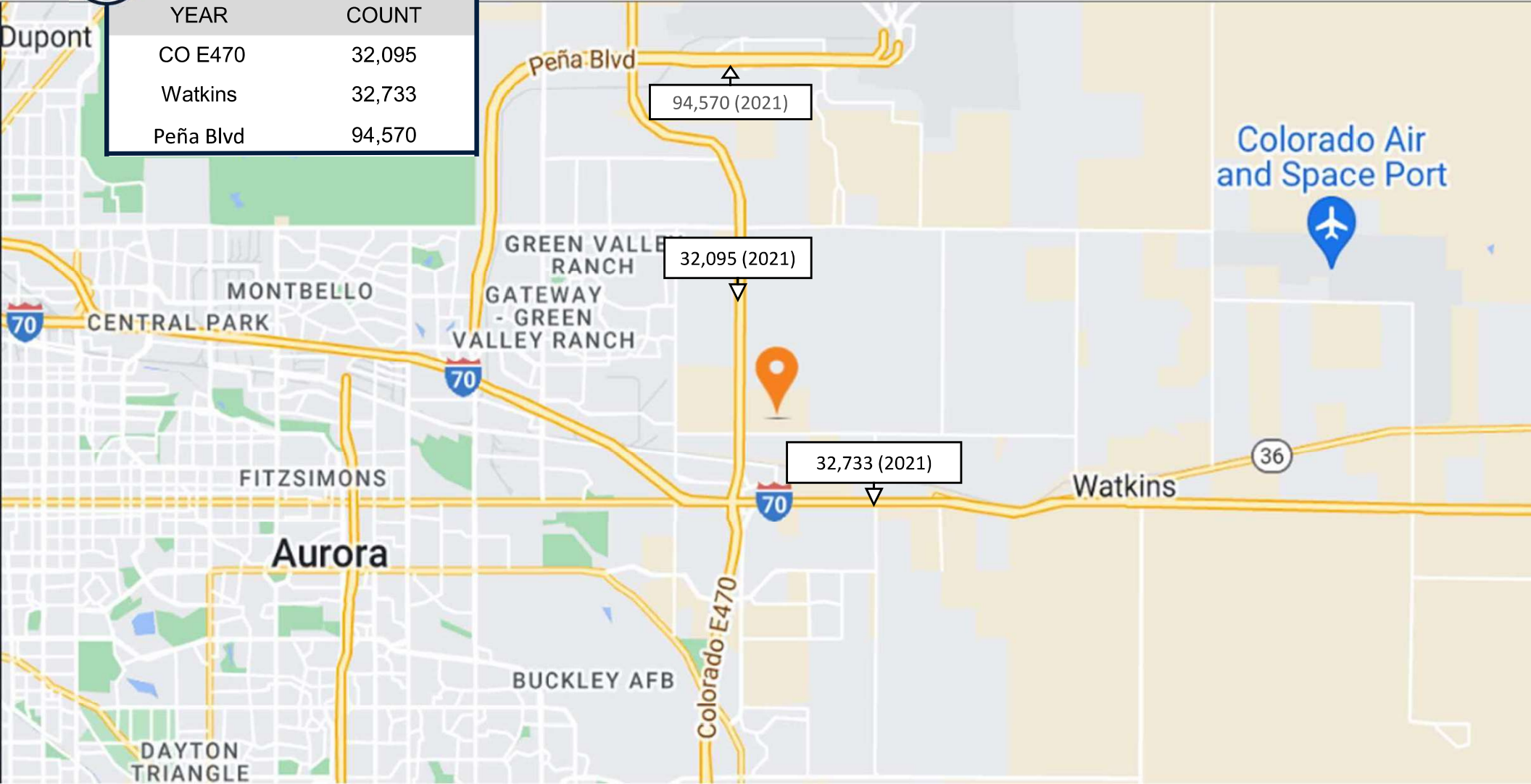
AURORA HIGHLANDS MASTER PLANNED COMMUNITY MAP // VIP Storage





TRAFFIC COUNT

YEAR	COUNT
CO E470	32,095
Watkins	32,733
Peña Blvd	94,570



SECTION 3

Financial Analysis

UNIT MIX

INCOME & EXPENSE ANALYSIS

5 YEAR HOLD ANALYSIS

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VIP Storage // UNIT MIX

Unit Size	Unit Attribute	UNITS			MONTHLY			YEARLY RENT			OCCUPANCY			
		Unit SF	Total Units	Occupied Units	Vacant Units	Total Sq Feet	Asking Rent	Gross Potential	GPR Per Sq. Foot	Expected Income	% Unit	% SF	% EI	
Non-Climate Drive-Up														
20	x 9	Non-Climate	180	20	20	0	3,600	325.00	6,500.00	1.81	6,000.00	100%	100%	92%
20	x 9	Non-Climate	180	20	20	0	3,600	325.00	6,500.00	1.81	6,000.00	100%	100%	92%
20	x 9	Non-Climate	180	20	20	0	3,600	325.00	6,500.00	1.81	6,025.00	100%	100%	93%
Total			60	60	0	10,800		19,500.00	1.81	18,025.00	100%	100%	92%	
Parking / Warehouse/Other														
27	x 16	Open Parking	69	51	18	-	100.00	6,900.00		4,326.84	74%		63%	
30	x 16	Pull Through- Uncovered	44	37	7	-	105.00	4,620.00		3,885.00	84%		84%	
31	x 16	Open Parking	79	25	54	-	100.00	7,900.00		2,575.00	32%		33%	
45	x 16	Open Parking	18	0	18	-	175.00	3,150.00		-	0%		0%	
51	x 16	Open Parking	48	3	45	-	175.00	8,400.00		450.00	6%		5%	
75	x 16	Pull Through- Uncovered	37	18	19	-	225.00	8,325.00		3,475.08	49%		42%	
Total			295	134	161	-		39,295.00		14,711.92	45%		37%	
TOTAL			355	194	161	10,800		58,795.00	5.44	32,736.92	55%	100%	56%	
ANNUALIZED TOTALS								705,540.00	65.33					

INCOME & EXPENSE ANALYSIS // **VIP Storage**

	CURRENT TRAILING 6-MONTHS		CURRENT ADJUSTED TRAILING 6-MONTHS		PROFORMA YEAR 1		PROFORMA YEAR 2					
Total Number of Units	355		355		355		355					
Net Rentable Square Feet	10,800		10,800		10,800		10,800					
INCOME												
Gross Potential Rent	\$	705,540	\$65.33	\$	705,540	\$65.33	\$	748,320	\$69.29	\$	785,736	\$72.75
Less: Vacancy, Concessions & Discounts	\$	(224,332)	31.8%	\$	(224,332)	31.8%	\$	(137,186)	18.3%	\$	(89,044)	11.33%
Rental Income	\$	481,208	68.2%	\$	481,208	68.2%	\$	611,134	81.7%	\$	696,692	88.7%
Late & NSF Fees	\$	1,030		\$	1,030		\$	1,040		\$	1,051	
Administrative Fee	\$	-		\$	-		\$	1,080		\$	1,091	
Misc Fee Income	\$	4,902		\$	4,902		\$	4,951		\$	5,000	
Tenant Insurance Income	\$	6,453		\$	6,453		\$	6,610		\$	6,610	
EFFECTIVE GROSS INCOME	\$	493,593		\$	493,593		\$	624,814		\$	710,444	
EXPENSES												
		\$ PSF			\$ PSF			\$ PSF			\$ PSF	
Real Estate Taxes	\$	125,011	\$11.58	\$	125,011	\$11.58	\$	125,011	\$11.58	\$	133,617	\$12.37
Property Insurance	\$	6,721	\$0.62	\$	6,721	\$0.62	\$	6,788	\$0.63	\$	6,856	\$0.63
Marketing & Advertising	\$	14,331	\$1.33	\$	14,331	\$1.33	\$	14,474	\$1.34	\$	14,619	\$1.35
Payroll	\$	10,334	\$0.96	\$	10,334	\$0.96	\$	10,437	\$0.97	\$	10,542	\$0.98
General & Administrative	\$	5,644	\$0.52	\$	5,644	\$0.52	\$	5,644	\$0.52	\$	5,700	\$0.53
Bank and Credit Card Fees	\$	1,594	\$0.15	\$	5,477	\$0.51	\$	5,477	\$0.51	\$	13,587	\$1.26
Repairs & Maintenance	\$	5,633	\$0.52	\$	5,633	\$0.52	\$	5,689	\$0.53	\$	5,746	\$0.53
Utilities	\$	8,590	\$0.80	\$	8,590	\$0.80	\$	8,590	\$0.80	\$	8,676	\$0.80
Telephone & Internet	\$	-	\$0.00	\$	1,455	\$0.13	\$	1,455	\$0.13	\$	1,470	\$0.14
Tenant Insurance Commissions	\$	-	\$0.00	\$	3,477	\$0.32	\$	3,966	\$0.37	\$	3,966	\$0.37
Management Fee 5%	\$	-	\$0.00	\$	24,680	\$2.29	\$	31,241	\$2.89	\$	35,522	\$3.29
TOTAL EXPENSES	\$	177,859	\$16.47	\$	211,353	\$19.57	\$	218,773	\$20.26	\$	240,301	\$22.25
<i>Expenses Per EI (%)</i>		36.0%			42.8%			35.0%			33.8%	
NET OPERATING INCOME	\$	315,734		\$	282,240		\$	406,042		\$	470,143	

VIP Storage // 5 YEAR HOLD ANALYSIS

ASSUMPTIONS		YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Net Rentable Square Feet	10,800	10,800	10,800	10,800	10,800	10,800
Rent Growth (Street Rates)		6.1%	5.0%	5.0%	5.0%	5.0%
Rent Growth (Existing Customers)		27.0%	14.0%	5.0%	5.0%	5.0%
Other Income Growth		1.0%	1.0%	1.0%	1.0%	1.0%
Tenant Insurance Penetration	\$12.00	85.0%	85.0%	85.0%	85.0%	85.0%
Expense Growth		1.0%	1.0%	1.0%	1.0%	1.0%
Management Fee (%)		5.0%	5.0%	5.0%	5.0%	5.0%

	CURRENT	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	
INCOME							
Gross Potential Rent	705,540.00	748,320.00	785,736.00	825,022.80	866,273.94	909,587.64	
Less: Physical Vacancy/Concessions & Discounts	224,332.38	137,186.32	89,043.61	93,495.79	98,170.58	103,079.11	
Rental Income	481,207.62	611,133.68	696,692.39	731,527.01	768,103.36	806,508.53	
Late & NSF Fees	1,030.00	1,040.30	1,050.70	1,061.21	1,071.82	1,082.54	
Administrative Fee	-	1,080.00	1,090.80	1,101.71	1,112.73	1,123.85	
Misc Fee Income	4,901.80	4,950.82	5,000.33	5,050.33	5,100.83	5,151.84	
Tenant Insurance Income	6,453.40	6,609.60	6,609.60	6,609.60	6,609.60	6,609.60	
EFFECTIVE GROSS INCOME	493,592.82	624,814.40	710,443.82	745,349.86	781,998.34	820,476.36	
EXPENSES							
Real Estate Taxes	125,011.00	\$11.58	125,889.00	\$11.66	133,617.00	\$12.37	
Property Insurance	6,721.00	\$0.62	6,788.21	\$0.63	6,856.09	\$0.63	
Marketing & Advertising	14,331.00	\$1.33	14,474.31	\$1.34	14,619.05	\$1.35	
Payroll	10,334.00	\$0.96	10,437.34	\$0.97	10,541.71	\$0.98	
General & Administrative	5,644.00	\$0.52	5,644.00	\$0.52	5,700.44	\$0.53	
Bank and Credit Card Fees	85%	5,477.00	\$0.51	5,477.00	\$0.51	13,587.24	\$1.26
Repairs & Maintenance	5,633.00	\$0.52	5,689.33	\$0.53	5,746.22	\$0.53	
Utilities	8,590.28	\$0.80	8,590.00	\$0.80	8,675.90	\$0.80	
Telephone & Internet	1,455.00	\$0.13	1,455.00	\$0.13	1,469.55	\$0.14	
Tenant Insurance Commissions	3,477.00	\$0.32	3,965.76	\$0.37	3,965.76	\$0.37	
Management Fee	24,680.00	\$2.29	31,240.72	\$2.89	35,522.19	\$3.29	
TOTAL EXPENSES	211,353.28	\$19.57	219,650.67	\$20.34	240,301.16	\$22.25	
Expenses Per EI (%)		42.8%	35.2%	33.8%	32.8%	31.8%	
NET OPERATING INCOME	282,239.54	405,163.73	470,142.66	500,763.56	532,987.73	566,896.07	

SECTION 4

Rent Comparables

RENT SURVEY

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VIP Storage // RENT SURVEY

NON-CLIMATE CONTROLLED RATES

Facility Name	Address	City, State	Dist. From Subj.	Valet Service	Indoor Parking	Covered '30	Covered Canopy 12 x 34	Covered Canopy 35- 40
VIP Storage LLC	23905 E 26th Ave	Aurora, CO 80019	SUBJECT	\$0.00	\$325.00	\$0.00	\$0.00	\$0.00
Fine Airport Parking	5950 N Jackson Gap Way	Aurora, CO 80019	5.20 Miles	\$425/Month	\$325.00	-	-	-
Aspen RV & Boat Storage	17151 E 32nd Avenue	Aurora, CO 80011	4.90 Miles	-	-	\$260.00	\$340.00	\$370.00
RV Vault	2151 S Rome Way	Aurora, CO 80019	7.70 Miles	-	-	-	-	\$400.00
Honey Bee RV Storage in Aurora	2360 S Rome Way	Aurora, CO 80018	8.00 Miles	-	-	\$285.00	\$350.00	\$390.00
CubeSmart Self Storage of Aurora	14706 E 4th Ave	Aurora, CO 80011	8.50 Miles	-	-	\$421.20	-	-
Canopy Airport Parking	8100 Tower Rd	Commerce City, CO 80018	9.20 Miles	Included in indoor rate \$29.95	\$508.50	-	-	-
Park2Jet	18121 E 81st Ave	Denver, CO 80022	9.70 Miles	Shuttle	9.99/\$19.99	-	-	-
Subject's Rate				\$0.00	\$325.00	\$0.00	\$0.00	\$0.00
Minimum Rate				\$0.00	\$325.00	\$260.00	\$340.00	\$370.00
Maximum Rate				\$0.00	\$508.50	\$421.20	\$350.00	\$400.00
Average Rate, excluding Subject					\$416.75	\$322.07	\$345.00	\$386.67

BOAT/RV & OTHER UNITS

Facility Name	Address	City, State	Dist. From Subj.	20- 27 (Outdoor)	30 - 35 (Outdoor)	36 - 40 (Outdoor)	45 - 51 (Outdoor)	50 - 75 (Outdoor)
VIP Storage LLC	23905 E 26th Ave	Aurora, CO 80019	SUBJECT	\$100.00	\$105.00	\$0.00	\$175.00	\$225.00
Aspen RV & Boat Storage	17151 E 32nd Avenue	Aurora, CO 80011	4.90 Miles	\$135.00	\$160.00	-	\$195.00	-
Pink Door Storage & RV	805 Salida Way	Aurora, CO 80011	6.90 Miles	\$68.00	\$80.00	\$81.00	-	-
Otter Self Storage in Aurora	22020 East Atlantic Place	Aurora, CO 80018	7.70 Miles	\$117.00	\$134.00	-	\$139.00	-
RV Vault	2151 S Rome Way	Aurora, CO 80019	7.70 Miles	\$135.00	\$155.00	\$160.00	\$180.00	\$215.00
Honey Bee RV Storage in Aurora	2360 S Rome Way	Aurora, CO 80018	8.00 Miles	\$115.00	\$150.00	\$155.00	\$200.00	\$280.00
Park2Jet	18121 E 81st Ave	Denver, CO 80022	9.50 Miles	\$7.99/\$13.99	-	-	-	-
Front Range RV Storage	2121 N Manilla Rd	Bennett, CO 80102	11.20 Miles	\$70.00	\$116.00	-	\$145.00	\$179.00
Subject's Rate				\$100.00	\$105.00	\$0.00	\$175.00	\$225.00
Minimum Rate				\$68.00	\$80.00	\$81.00	\$139.00	\$179.00
Maximum Rate				\$135.00	\$160.00	\$160.00	\$200.00	\$280.00
Median Rate, excluding Subject				\$106.67	\$132.50	\$132.00	\$171.80	\$224.67

SECTION 5

Market Overview

MARKET OVERVIEW

DEMOGRAPHICS

Marcus & Millichap

DENVER

The Denver-Aurora-Lakewood metro is at the center of Colorado’s Front Range, nestled at the convergence of the Great Plains and the majestic Rocky Mountains. The market consists of 10 counties: Broomfield, Arapahoe, Denver, Adams, Douglas, Jefferson, Clear Creek, Elbert, Gilpin and Park. Denver, which is both a county and a city, is the largest of each, with approximately 742,800 residents. Denver also houses the state capitol. The eastern and northern reaches of the metro are expected to attract most future development, as land in these areas is relatively flat and affordable. Denver’s elevation of 5,280 feet above sea level earns it the nickname “Mile High City.”

METRO HIGHLIGHTS



MAJOR TRANSPORTATION CENTER

Denver serves as the vital transportation gateway to the West, with a well-developed infrastructure. The region is accessed by three interstates and two freight rail lines.



EMPHASIS ON SKILLED JOBS

Denver’s highly educated labor force attracts tech employers. Roughly 42 percent of residents ages 25 and older hold at least a bachelor’s degree.



THRIVING ALTERNATIVE ENERGY SECTOR

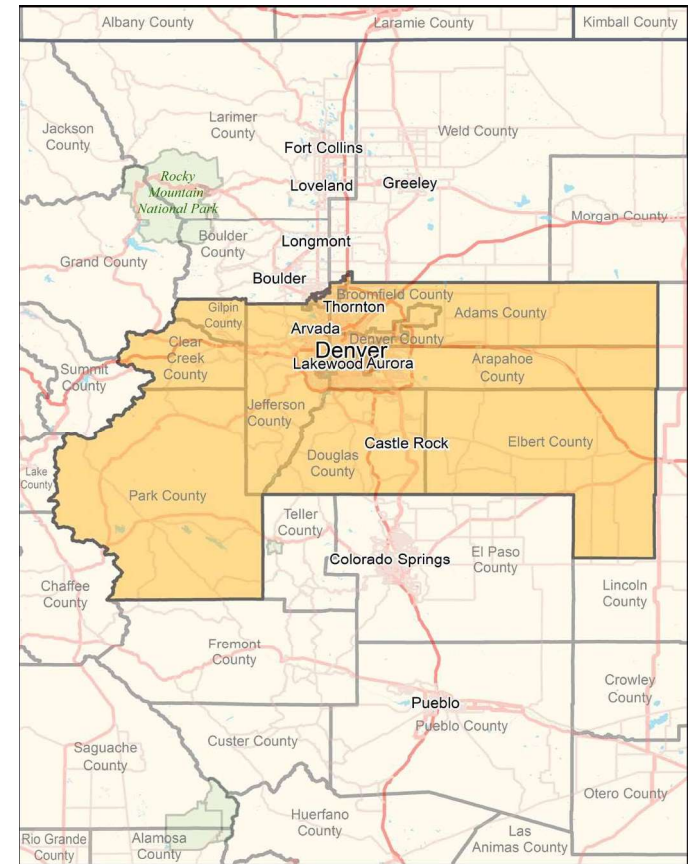
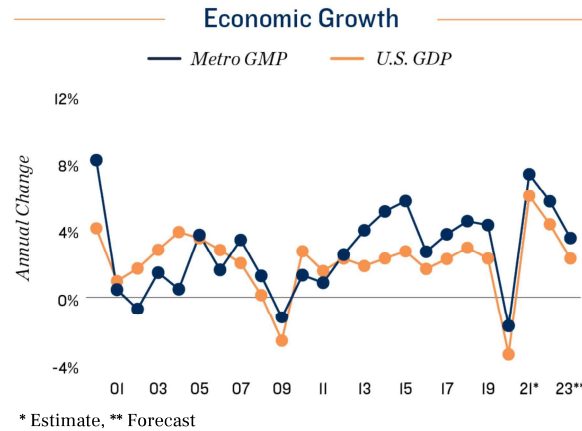
The National Renewable Energy Laboratory located in Golden helps lure energy-related businesses to the region.



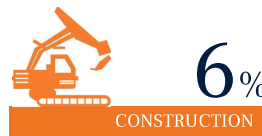
ECONOMY

- Key drivers of the region’s economy include aerospace, bioscience, energy, financial services, health care, aviation, information technology and telecommunications.
- Denver’s economy is expanding, with the annual change in gross metropolitan product expected to exceed 5 percent this year.
- Many of Denver’s largest employers are in population-serving businesses, such as retail and health care, and their expansion will track population and income growth.
- There are 10 Fortune 500 companies located in the metro, including Newmont Goldcorp, Arrow Electronics, DISH Network, DaVita, Qurate Retail Group and VF Corporation.

MAJOR AREA PRIVATE EMPLOYERS
HealthONE
CenturyLink
Children’s Hospital Colorado
Kaiser Permanente
Lockheed Martin Corp.
Comcast Corp.
Frontier Airlines
Wells Fargo
United Airlines, Inc.
University of Colorado Health



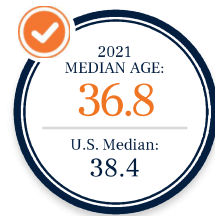
SHARE OF 2021 TOTAL EMPLOYMENT



DEMOGRAPHICS

- The metro is expected to add 206,600 new residents during the next five years, as the market benefits from household migration trends that emerged from the health crisis.
- Gains in higher-paying employment sectors keep the median household income well above the national median.
- Elevated incomes have allowed 63 percent of households to own their homes, nearly matching the national rate.

2021 Population by Age



QUALITY OF LIFE

The Denver metro area offers residents urban and rural surroundings, in addition to exciting nightlife and outdoor fun. Five professional sports teams play in venues within a short walk or drive of downtown Denver. The local arts community is vibrant, and the city's large park system provides relaxing opportunities to enjoy the outdoors. The allure of the Rocky Mountains keeps residents active. Rocky Mountain National Park is less than two hours from the metro and offers numerous campsites and hiking trails. Avid skiers and snowboarders are close to world-class ski resorts, such as Vail, Beaver Creek and Copper Mountain. The Denver metro will continue to grow as the area's high quality of life attracts new residents.

* Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

SPORTS



EDUCATION



ARTS & ENTERTAINMENT



DEMOGRAPHICS // VIP Storage

POPULATION	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Population	88	30,942	77,006
2022 Estimate			
Total Population	65	26,075	65,299
2010 Census			
Total Population	22	16,642	42,606
2000 Census			
Total Population	23	8,791	20,038
Daytime Population			
2022 Estimate	566	13,578	82,804
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2027 Projection			
Total Households	24	9,784	25,728
2022 Estimate			
Total Households	18	8,224	21,727
Average (Mean) Household Size	3.1	3.1	3.0
2010 Census			
Total Households	6	5,153	13,906
2000 Census			
Total Households	6	3,022	6,919

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2022 Estimate			
\$250,000 or More	0.0%	5.2%	3.8%
\$200,000-\$249,999	0.0%	1.9%	1.8%
\$150,000-\$199,999	1.3%	10.6%	8.3%
\$125,000-\$149,999	1.3%	7.9%	7.5%
\$100,000-\$124,999	4.5%	16.6%	14.6%
\$75,000-\$99,999	22.7%	18.2%	17.7%
\$50,000-\$74,999	31.8%	20.9%	22.1%
\$35,000-\$49,999	11.0%	9.2%	10.9%
\$25,000-\$34,999	8.4%	4.5%	6.2%
\$15,000-\$24,999	0.7%	2.6%	3.6%
Under \$15,000	18.2%	2.4%	3.6%
Average Household Income	\$58,749	\$113,640	\$100,624
Median Household Income	\$62,860	\$88,958	\$79,848
Per Capita Income	\$15,837	\$35,841	\$33,595

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2022 Estimate	65	26,075	65,299
0 to 4 Years	9.4%	7.2%	7.7%
5 to 14 Years	14.3%	15.1%	15.2%
15 to 17 Years	2.5%	5.2%	5.0%
18 to 19 Years	2.5%	2.6%	2.5%
20 to 24 Years	5.7%	5.2%	5.9%
25 to 29 Years	9.4%	7.1%	8.1%
30 to 34 Years	6.5%	9.2%	10.0%
35 to 39 Years	4.0%	9.5%	9.7%
40 to 49 Years	20.3%	15.1%	14.5%
50 to 59 Years	13.0%	10.9%	10.2%
60 to 64 Years	5.2%	4.6%	4.3%
65 to 69 Years	1.3%	3.7%	3.2%
70 to 74 Years	1.9%	2.5%	2.1%
75 to 79 Years	2.5%	1.2%	1.1%
80 to 84 Years	0.4%	0.5%	0.5%
Age 85+	1.1%	0.3%	0.3%
Median Age	34.7	34.1	32.9

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population 25+ by Education Level			
2022 Estimate Population Age 25+	43	16,846	41,673
Elementary (0-8)	3.5%	4.8%	5.6%
Some High School (9-11)	5.8%	5.1%	5.5%
High School Graduate (12)	32.9%	24.7%	25.3%
Some College (13-15)	33.5%	25.0%	25.6%
Associate Degree Only	11.5%	9.7%	9.6%
Bachelor's Degree Only	8.6%	21.6%	19.9%
Graduate Degree	4.2%	9.1%	8.5%
HOUSING UNITS			
Occupied Units			
2027 Projection	24	10,012	26,208
2022 Estimate	18	8,450	22,290
Owner Occupied	11	7,071	16,682
Renter Occupied	7	1,153	5,045
Vacant	0	226	564
Persons in Units			
2022 Estimate Total Occupied Units	18	8,224	21,727
1 Person Units	22.2%	16.9%	19.5%
2 Person Units	22.2%	28.6%	28.3%
3 Person Units	11.1%	18.0%	18.0%
4 Person Units	33.3%	18.3%	17.2%
5 Person Units	5.6%	10.0%	9.8%
6+ Person Units	5.6%	8.1%	7.2%



POPULATION

In 2022, the population in your selected geography is 65,299. The population has changed by 225.9 percent since 2000. It is estimated that the population in your area will be 77,006 five years from now, which represents a change of 17.9 percent from the current year. The current population is 49.8 percent male and 50.2 percent female. The median age of the population in your area is 32.9, compared with the U.S. average, which is 38.6. The population density in your area is 830 people per square mile.



HOUSEHOLDS

There are currently 21,727 households in your selected geography. The number of households has changed by 214.0 percent since 2000. It is estimated that the number of households in your area will be 25,728 five years from now, which represents a change of 18.4 percent from the current year. The average household size in your area is 3.0 people.



INCOME

In 2022, the median household income for your selected geography is \$79,848, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 50.0 percent since 2000. It is estimated that the median household income in your area will be \$93,379 five years from now, which represents a change of 16.9 percent from the current year.

The current year per capita income in your area is \$33,595, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$100,624, compared with the U.S. average, which is \$96,357.



EMPLOYMENT

In 2022, 37,673 people in your selected area were employed. The 2000 Census revealed that 62.0 percent of employees are in white-collar occupations in this geography, and 38.0 percent are in blue-collar occupations. In 2022, unemployment in this area was 4.0 percent. In 2000, the average time traveled to work was 26.6 minutes.



HOUSING

The median housing value in your area was \$349,008 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 5,634 owner-occupied housing units and 1,285 renter-occupied housing units in your area. The median rent at the time was \$787.



EDUCATION

The selected area in 2022 had a higher level of educational attainment when compared with the U.S. averages. Only 8.5 percent of the selected area's residents had earned a graduate degree compared with the national average of 12.3 percent, and 19.9 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was higher than the nation's at 9.6 percent vs. 8.4 percent, respectively.

The area had fewer high-school graduates, 25.3 percent vs. 27.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 25.6 percent in the selected area compared with the 20.4 percent in the U.S.



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