

# #2 Walgreens in Entire State of Alaska



## 14+ Year NNN Walgreens

- Very Strong Store: \$3.6M in Reported Sales
- Tax-Free State
- 62,071 Cars Per Day at Intersection
- Better Than Market 3.6% Rate on Interest Only Loan
- 8 Years of Interest Only Cash Flow Remain
- Walgreens Corporate Credit Guarantees the Rent

*Walgreens*

📍 ANCHORAGE, AK

**\$14,162,000**

**5.1% CAP**

7.25% Return on Cash

📞 (888) 434-9701

✉️ [loopnet@deerfieldteam.com](mailto:loopnet@deerfieldteam.com)

John Giordani

Art Griffith



**DeerfieldPartners**

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# INVESTMENT SUMMARY

725 E NORTHERN LIGHTS BLVD | ANCHORAGE, AK 99503 WALGREENS #13656

**\$14,162,000**

**PRICE**

**5.1%**

**CAP**

**\$722,261**

**ANNUAL RENT**

**14.3**

**YRS. GUARANTEED**

Buyer must assume the existing loan, as described below.

- Non-recourse CMBS Loan
- 10 Year Fixed Rate Loan
- **10 Years Interest Only**
- Loan amount is \$8.45M
- Rate is 3.60%
- Start date is Dec 2020
- Loan due 1/1/2031 in amount of \$8.45M

## METRICS

Purchase Price	\$14,162,000
Less Loan Amount	(\$8,450,000)
<b>Cash Required</b>	<b>\$5,711,980</b>
<b>Avg Net Annual Cash Flow</b>	<b>\$413,836</b>
<b>Avg Cash on Cash</b>	<b>7.25%</b>
Loan to Value	60%

## NET CASH FLOWS TO BUYER

Year	Start	End	Annual Rent	Annual Debt Service	Net Annual Cash Flow	Return On Cash
1	1/1/2021	12/31/2021	\$722,261	(\$308,425)	\$413,836	7.25%
2	1/1/2022	12/31/2022	\$722,261	(\$308,425)	\$413,836	7.25%
3	1/1/2023	12/31/2023	\$722,261	(\$308,425)	\$413,836	7.25%
4	1/1/2024	12/31/2024	\$722,261	(\$308,425)	\$413,836	7.25%
5	1/1/2025	12/31/2025	\$722,261	(\$308,425)	\$413,836	7.25%
6	1/1/2026	12/31/2026	\$722,261	(\$308,425)	\$413,836	7.25%
7	1/1/2027	12/31/2027	\$722,261	(\$308,425)	\$413,836	7.25%
8	1/1/2028	12/31/2028	\$722,261	(\$308,425)	\$413,836	7.25%
9	1/1/2029	12/31/2029	\$722,261	(\$308,425)	\$413,836	7.25%
10	1/1/2030	12/31/2030	\$722,261	(\$308,425)	\$413,836	7.25%
<b>Total Net Cash Flow:</b>					<b>\$3,310,688</b>	<b>7.25%</b>

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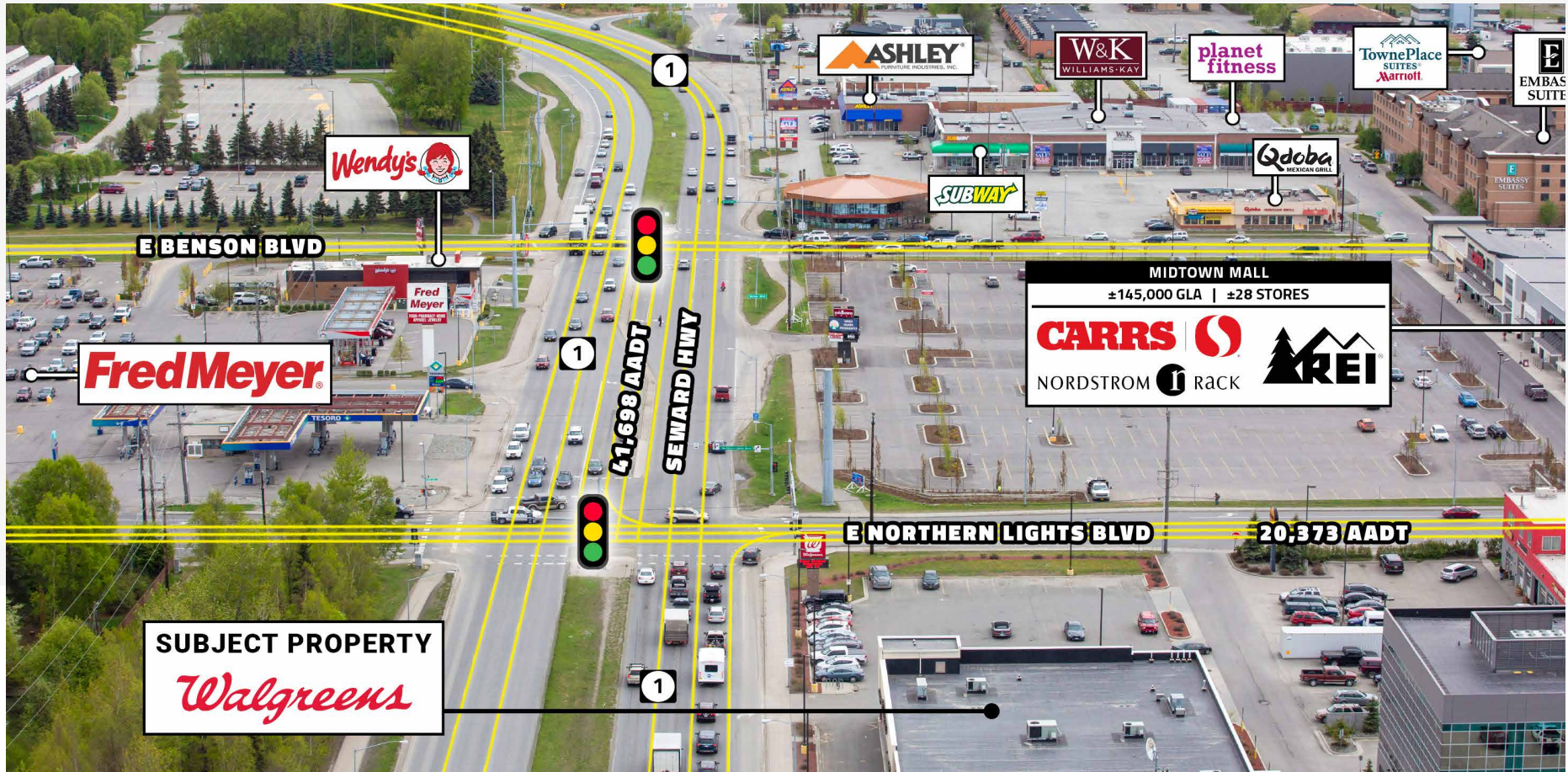
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# INVESTMENT SUMMARY

725 E NORTHERN LIGHTS BLVD | ANCHORAGE, AK 99503 WALGREENS #13656

This prototypical freestanding Walgreens has been open and operating for 10+ years, and boasts extremely strong reported sales volumes ... not surprising considering that Walgreens has the entire Anchorage market to themselves, as no national drugstores such as CVS/pharmacy or Rite Aid have operations in Alaska. This Walgreens store sits on a prime, high traffic intersection and is arguably one of the best corners in all of Alaska. This site also offers the rarely found combination of population density coupled with affluent demographics. Average household incomes here are in excess of \$100,000. Alaska has no state income tax, an additional benefit to investors.



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# OUTSTANDING LOCATION IN THE WALGREENS CHAIN

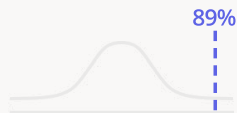
- #1 Walgreens in Anchorage
- #2 Walgreens in entire state of Alaska
- Top 89% of all 7,000+ Walgreens stores in the nation

## Ranking Overview - Chain

● Walgreens / E Northern Lights Blvd

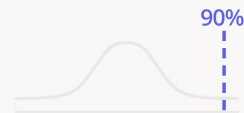
United States

786 / 7,673



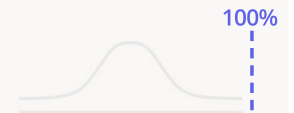
Alaska

2 / 11



Local (15 mi)

1 / 8



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# PROPERTY OVERVIEW



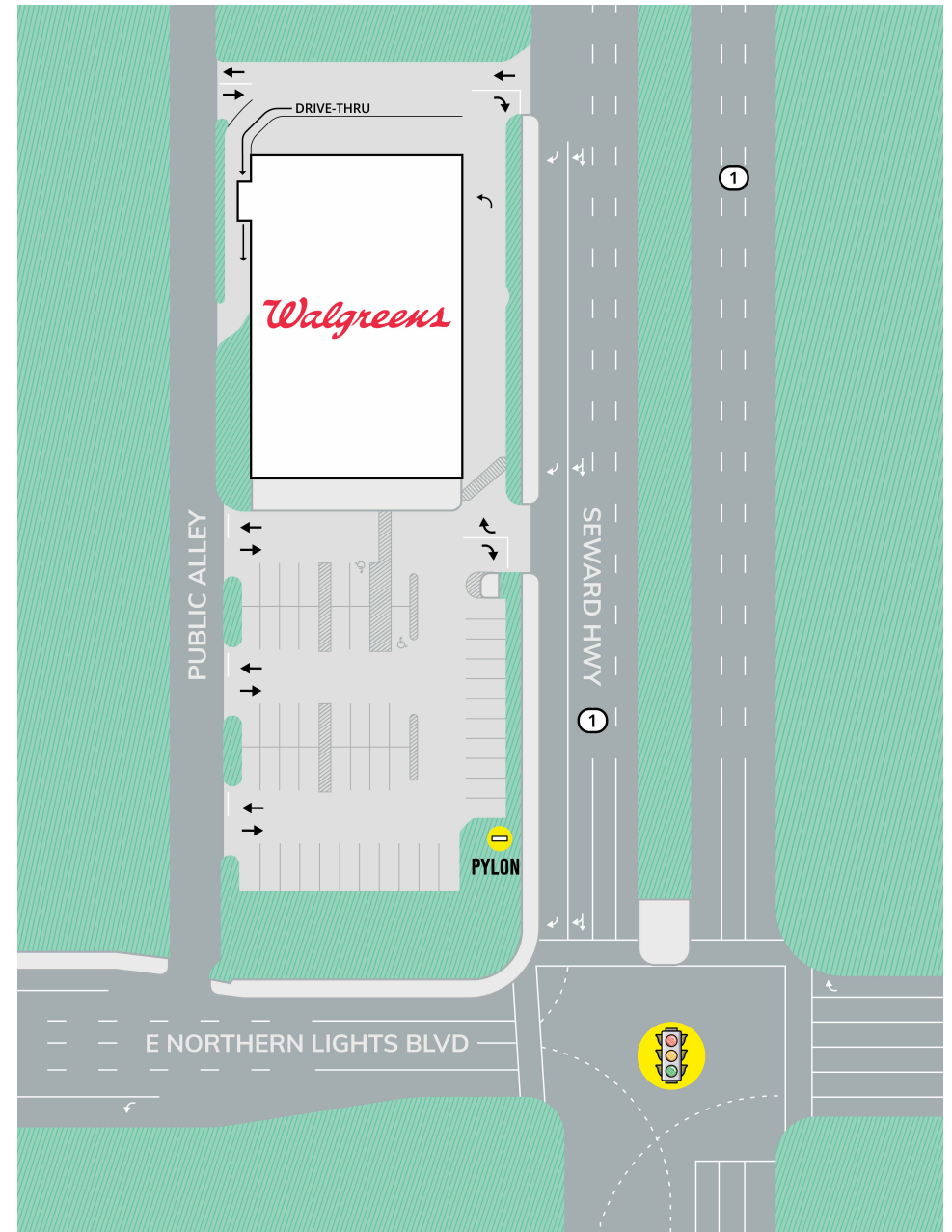
## PROPERTY DETAILS

**Address:** 725 E Northern Lights Blvd  
**Year Built:** 2010  
**Building Size:** 14,550 SF  
**Lot Size:** 1.39 Acres  
**Tenant:** Walgreens



## LEASE SUMMARY

**Lease Type:** NNN  
**Rent Start Date:** 10/3/2011  
**Firm Term End Date:** 10/31/2036  
**Termination Options:** Options: 3 x 5 year rights of cancellation, with 1-year rights following.



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**MIDTOWN MALL**  
 ±145,000 GLA | ±28 STORES

**CARRS** | **NORDSTROM** | **1 RACK** | **REI**

**Wendy's**

**Fred Meyer**

**ASHLEY**  
 Furniture, HomeDecor, Inc.

**W&K**  
 WILLIAMS-KAY

**THE HOME DEPOT**

**planet fitness**

**EMBASSY SUITES**

**TownePlace SUITES**  
 Marriott

**LOWE'S**

**WAL\*MART**  
 SUPERCENTER

**SUBWAY**

**Qdoba**  
 MEXICAN GRILL

**E BENSON BLVD**

**E NORTHERN LIGHTS BLVD**

**20,373 AADT**

**SEWARD HWY**

**11,698 AADT**

**SUBJECT PROPERTY**  
**Walgreens**

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# ANCHORAGE OVERVIEW



Anchorage is Alaska's biggest city and a major travel hub.



Subject location is 5 miles from Anchorage International Airport



Affluent city with avg. HH incomes of \$100,000+

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# ANCHORAGE, AK

A GATEWAY TO THE GREAT OUTDOORS



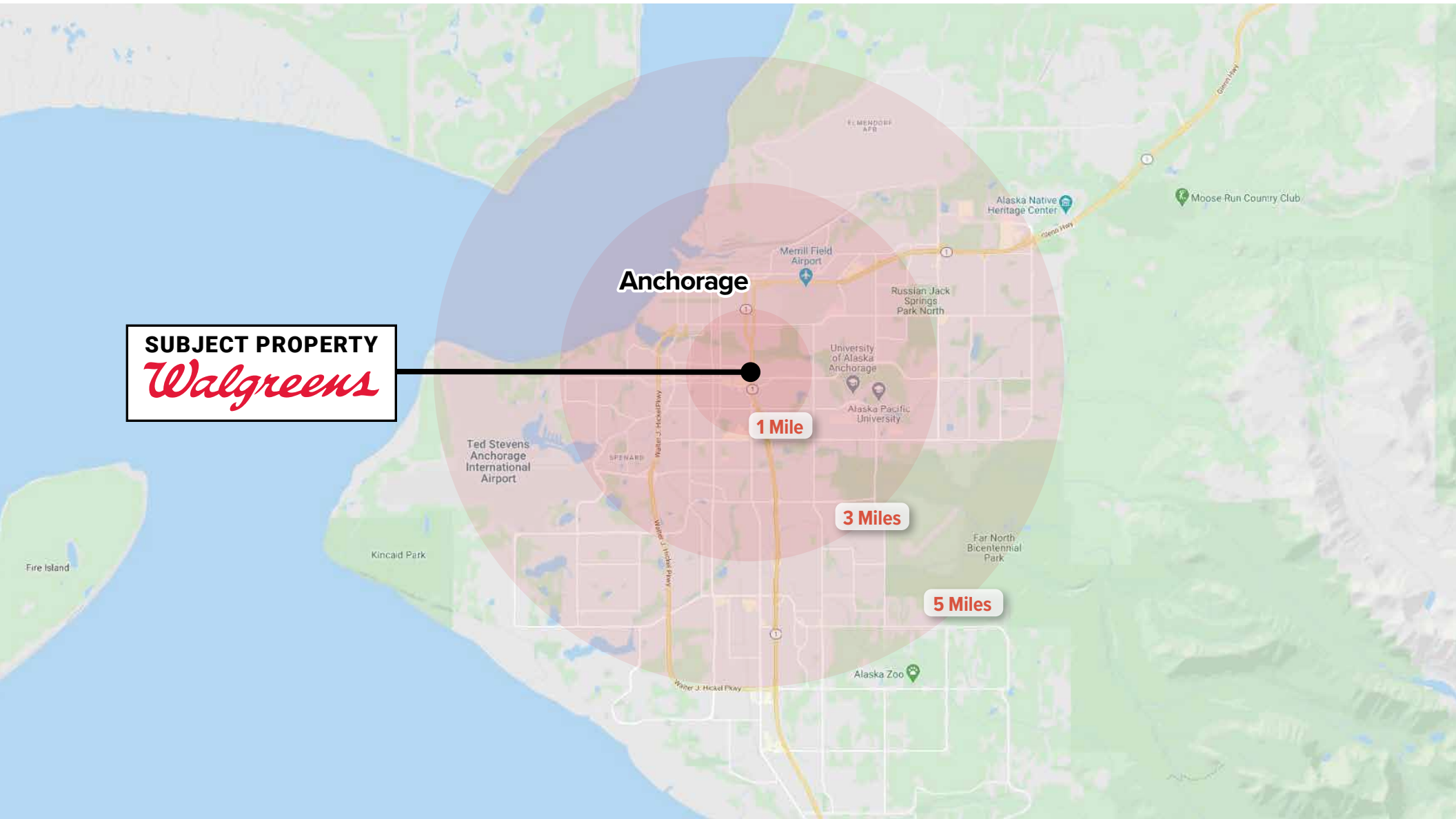
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# REGIONAL OVERVIEW



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# WALGREENS INCOME STATEMENTS TRAILING 5 YEARS

Fiscal year is Sept. – Aug. (All values USD millions)	2017	2018	2019	2020	2021
<b>Sales/Revenue</b>	<b>118.21B</b>	<b>131.54B</b>	<b>136.87B</b>	<b>139.54B</b>	<b>132.51B</b>
Sales Growth	-	11.27%	4.05%	-10.87%	8.63%
<b>Cost of Goods Sold (COGS) Incl, D&amp;A</b>	<b>90.71B</b>	<b>102.52B</b>	<b>108.83B</b>	<b>97.69B</b>	<b>106.37B</b>
COGS Growth	-	13.02%	6.16%	-10.24%	8.88%
COGS excluding D&A	89.05B	100.75B	106.79B	95.91B	104.44B
Depreciation & Amortization Expense	1.65B	1.77B	2.04B	1.78B	1.92B
Depreciation	1.27B	1.28B	1.49B	1.4B	1.4B
Amortization of Intangibles	385M	493M	552M	384M	523M
<b>Gross Income</b>	<b>27.51B</b>	<b>29.02B</b>	<b>28.04B</b>	<b>24.29B</b>	<b>26.14B</b>
Gross Income Growth	-	5.50%	-3.39%	-13.36%	7.62%
	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>
<b>SG&amp;A Expense</b>	<b>21.25B</b>	<b>22.88B</b>	<b>22.91B</b>	<b>20.55B</b>	<b>22.13B</b>
SGA Growth	-	7.70%	0.12%	-10.33%	7.70%
Research & Development	-	-	-	-	-
Other SG&A	21.25B	22.88B	22.91B	20.55B	22.13B
Other Operating Expense	-	-	-	-	-
Unusual Expense	886M	188M	311M	3.1B	959M
EBIT after Unusual Expense	5.37B	(188M)	4.82B	(3.1B)	3.06B
Non Operating Income/Expense	37M	450M	251M	66M	566M
Equity in Affiliates (Pretax)	135M	191M	164M	341M	(1.14B)
<b>Interest Expense</b>	<b>693M</b>	<b>616M</b>	<b>704M</b>	<b>613M</b>	<b>491M</b>
Interest Expense Growth	-	-11.11%	14.29%	-12.93%	-19.90%
Gross Interest Expense	693M	616M	704M	613M	491M
<b>Pretax Income</b>	<b>4.85B</b>	<b>5.98B</b>	<b>4.53B</b>	<b>446M</b>	<b>2B</b>
Pretax Income Growth	-	23.12%	-24.23%	-90.15%	347.31%
Income Tax	760M	998M	588M	339M	667M
Income Tax - Current Domestic	804M	969M	247M	233M	194M
Income Tax - Current Foreign	390M	353M	241M	135M	234M
Income Tax - Deferred Domestic	(330M)	(266M)	155M	(81M)	(56M)
Income Tax - Deferred Foreign	(104M)	(58M)	(55M)	52M	295M
Income Tax Credits	-	-	-	-	-
Equity In Affiliates	8M	54M	23M	31M	627M
Consolidated Net Income	4.1B	5.03B	3.96B	138M	1.96B
Minority Interest Expense	23M	7M	(20M)	(42M)	(39M)
<b>Net Income</b>	<b>4.08B</b>	<b>5.02B</b>	<b>3.98B</b>	<b>180M</b>	<b>1.99B</b>



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## ABOUT WALGREENS BOOTS ALLIANCE

*Walgreens*

Walgreens Boots Alliance (NASDAQ: WBA) is the first global pharmacy-led, health and wellbeing enterprise. The Company's heritage of trusted healthcare services through community pharmacy care and pharmaceutical wholesaling dates back more than 100 years.

Walgreens Boots Alliance is the largest retail pharmacy, health and daily living destination across the U.S. and Europe. Walgreens Boots Alliance and the companies in which it has equity method investments together have a presence in more than 25\* countries and employ more than 415,000\* people. The Company is a global leader in pharmacy-led, health and wellbeing retail and, together with the companies in which it has equity method investments, has more than 18,500\* stores in 11\* countries as well as one of the largest global pharmaceutical wholesale and distribution networks, with more than 390\* distribution centers delivering to more than 230,000\*\* pharmacies, doctors, health centers and hospitals each year in more than 20\* countries. In addition, Walgreens Boots Alliance is one of the world's largest purchasers of prescription drugs and many other health and wellbeing products. The Company's size, scale, and expertise will help us to expand the supply of, and address the rising cost of, prescription drugs in the U.S. and worldwide.

Walgreens Boots Alliance is included in Fortune magazine's 2018 list of the World's Most Admired Companies. This is the 25th consecutive year that Walgreens Boots Alliance or its predecessor company, Walgreen Co., has been named to the list.

\*As of 31 August 2018, using publicly available information for AmerisourceBergen.

\*\*For 12 months ending 31 August 2018, using publicly available information for AmerisourceBergen.



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# WALGREENS BOOTS ALLIANCE – SEGMENT STRUCTURE



Walgreens Boots Alliance

THE FIRST GLOBAL PHARMACY-LED, HEALTH  
WELLBEING ENTERPRISE IN THE WORLD

*Walgreens*

A Leading drugstore chain in  
the USA





The largest retail pharmacy  
chain in Europe

Alliance ™  
Healthcare

A leading global  
pharmaceutical wholesaler  
and distributor

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## WALGREENS BOOTS ALLIANCE – RETAIL PHARMACY USA DIVISION

Our Retail Pharmacy USA Division's principal retail pharmacy brands are Walgreens and Duane Reade. Together, they form one of the largest drugstore chains in the U.S., operating 8,100\* drugstores in 50\* states, the District of Columbia, Puerto Rico and the U.S. Virgin Islands. As of August 2017, approximately 76 percent of the population of the U.S. lives within five miles of a Walgreens or Duane Reade.

We sell prescription and non-prescription drugs, as well as general merchandise, including household items, convenience and fresh foods, personal care, beauty care, photofinishing and candy. We offer our products and services through drugstores, as well as through mail, telephone and online. We also provide specialty pharmacy and respiratory services, and operate retail clinics.

Our services help improve health outcomes for patients and manage costs for payers including employers, managed care organizations, health systems, pharmacy benefit managers and the public sector. Our stores sell branded and own brand general merchandise. In addition, Walgreens has approximately 400 in-store clinic locations throughout the U.S., some of which are operated by the Company and some of which are operated by health system partners.

Prescription drugs account for 69 percent† of sales, while retail products are 31 percent.

Overall, we filled approximately 764 million† prescriptions in fiscal 2017. Adjusted to 30-day equivalents, we filled approximately 990 million prescriptions in fiscal 2017. Third party sales, where reimbursement is received from managed care organizations, government and private insurance, were approximately 98 percent† of prescription sales.

We utilize our extensive retail network as a channel to provide affordable

quality health and wellness services to our customers and patients, as illustrated by our ability to play a significant role in providing flu vaccines and other immunizations.

We have more than 78,000\* healthcare service providers, including pharmacists, pharmacy technicians, nurse practitioners and other health related professionals. Through them we expect to continue to play a growing role in government and employer efforts to control escalating healthcare costs.


Our loyalty program, Balance® Rewards, is designed to reward our most valuable customers and encourage shopping in stores and online and allows customers the opportunity to earn points for purchasing select merchandise in addition to receiving special pricing on select products when shopping with a rewards card. Customers have the ability to instantly redeem rewards at our stores or through Walgreens.com. We had 88 million Balance® Rewards active members as of August 2017.

The Division's strategy is designed to further transform our traditional drugstore by offering ultimate convenience, driving the best customer loyalty and delivering extraordinary customer and patient care.

We seek to expand our product and service offerings across new channels and markets where, in addition to our stores, customers and patients can utilize our health system pharmacies, Walgreens.com, mobile applications and social media sites.

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# WALGREENS DRUGSTORES NATIONWIDE BY STATE

**TOTAL DRUGSTORES – 9,277**



*THROUGH AUGUST 31, 2019*

Alabama	154	Maryland	159	Pennsylvania	126
Alaska	12	Massachusetts	258	Rhode Island	49
Arkansas	239	Michigan	237	South Carolina	155
California	622	Minnesota	153	South Dakota	14
Colorado	171	Mississippi	84	Tennessee	276
Connecticut	120	Missouri	210	Texas	704
Delaware	64	Montana	13	Utah	57
Florida	820	Nebraska	57	Vermont	33
Georgia	280	Nevada	82	Virginia	211
Hawaii	19	New Hampshire	36	Washington	135
Idaho	38	New Jersey	289	West Virginia	99
Illinois	583	New Mexico	70	Wisconsin	225
Indiana	195	New York	632	Wyoming	10
Iowa	72	North Carolina	362	Puerto Rico	108
Kansas	71	North Dakota	1	Washington D.C.	15
Kentucky	173	Ohio	253	U.S. Virgin Islands	1
Louisiana	176	Oklahoma	116	<b>TOTAL</b>	<b>9,277</b>
Maine	82	Oregon	76		

Includes all 50 states, the District of Columbia, Puerto Rico and U.S. Virgin Islands

Note: Approximately 400 Walgreens stores offer Healthcare Clinic or other provider retail clinic services.

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# 1-Mile DEMOGRAPHICS

Summary	Census 2010	Census 2020	2022	2027
Population	13,163	13,162	12,991	12,831
Households	5,838	5,705	5,695	5,641
Families	2,837	-	2,592	2,542
Average Household Size	2.21	2.22	2.19	2.18
Owner Occupied Housing Units	2,074	-	2,038	2,082
Renter Occupied Housing Units	3,765	-	3,657	3,559
Median Age	35.4	-	37.5	38.3

Trends: 2022-2027 Annual Rate	Area	State	National
Population	-0.25%	0.02%	0.25%
Households	-0.19%	0.10%	0.31%
Families	-0.39%	-0.01%	0.28%
Owner HHs	0.43%	0.38%	0.53%
Median Household Income	1.54%	1.57%	3.12%

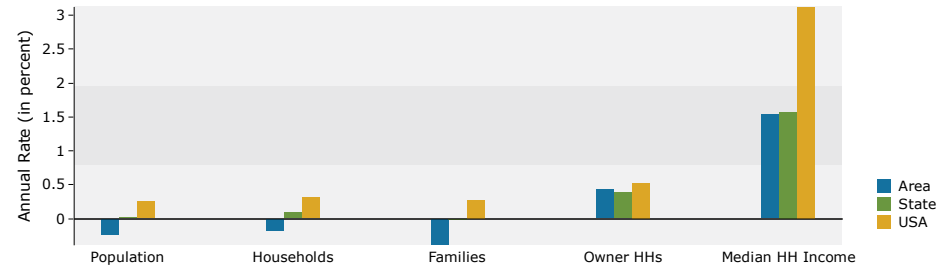
Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	691	12.1%	601	10.7%
\$15,000 - \$24,999	516	9.1%	475	8.4%
\$25,000 - \$34,999	666	11.7%	581	10.3%
\$35,000 - \$49,999	767	13.5%	731	13.0%
\$50,000 - \$74,999	938	16.5%	1,018	18.0%
\$75,000 - \$99,999	619	10.9%	542	9.6%
\$100,000 - \$149,999	765	13.4%	747	13.2%
\$150,000 - \$199,999	368	6.5%	463	8.2%
\$200,000+	364	6.4%	483	8.6%

Median Household Income	\$54,032	\$58,331
Average Household Income	\$85,425	\$99,152
Per Capita Income	\$37,684	\$43,856

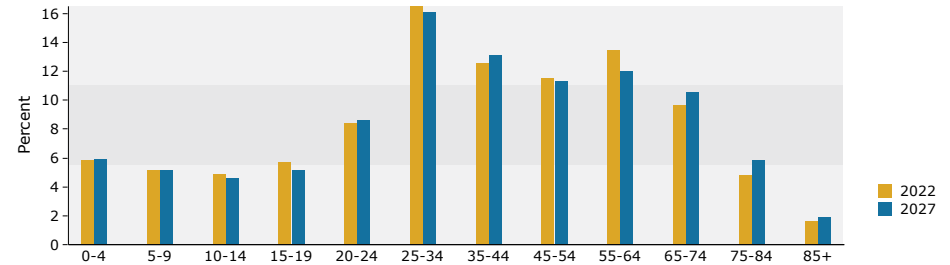
Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	863	6.6%	755	5.8%	752	5.9%
5 - 9	775	5.9%	682	5.2%	667	5.2%
10 - 14	696	5.3%	638	4.9%	588	4.6%
15 - 19	799	6.1%	735	5.7%	657	5.1%
20 - 24	1,246	9.5%	1,086	8.4%	1,102	8.6%
25 - 34	2,141	16.3%	2,150	16.5%	2,064	16.1%
35 - 44	1,545	11.7%	1,633	12.6%	1,686	13.1%
45 - 54	1,956	14.9%	1,488	11.5%	1,444	11.3%
55 - 64	1,674	12.7%	1,743	13.4%	1,545	12.0%
65 - 74	845	6.4%	1,246	9.6%	1,343	10.5%
75 - 84	467	3.5%	628	4.8%	746	5.8%
85+	155	1.2%	207	1.6%	238	1.9%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	7,330	55.7%	6,199	47.1%	6,046	46.5%	5,692	44.4%
Black Alone	1,149	8.7%	1,130	8.6%	1,113	8.6%	1,074	8.4%
American Indian Alone	1,272	9.7%	1,247	9.5%	1,215	9.4%	1,190	9.3%
Asian Alone	1,290	9.8%	1,366	10.4%	1,372	10.6%	1,405	10.9%
Pacific Islander Alone	564	4.3%	909	6.9%	925	7.1%	1,013	7.9%
Some Other Race Alone	436	3.3%	615	4.7%	623	4.8%	650	5.1%
Two or More Races	1,122	8.5%	1,696	12.9%	1,697	13.1%	1,808	14.1%
Hispanic Origin (Any Race)	1,108	8.4%	1,288	9.8%	1,279	9.8%	1,302	10.1%

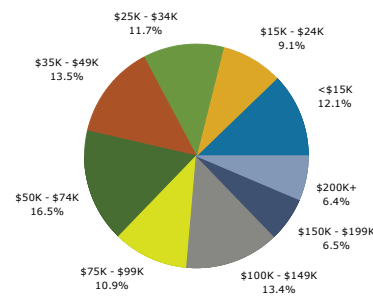
Trends 2022-2027



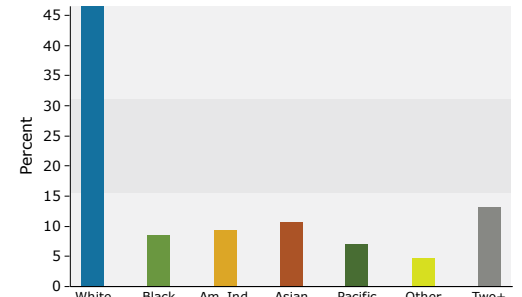
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 9.8%

# 3-Mile DEMOGRAPHICS

Summary	Census 2010	Census 2020	2022	2027
Population	96,126	94,065	94,358	93,386
Households	38,851	38,686	38,678	38,367
Families	20,596	-	19,204	18,880
Average Household Size	2.37	2.31	2.32	2.31
Owner Occupied Housing Units	16,933	-	17,389	17,622
Renter Occupied Housing Units	21,918	-	21,290	20,745
Median Age	33.0	-	34.8	35.3

Trends: 2022-2027 Annual Rate	Area	State	National
Population	-0.21%	0.02%	0.25%
Households	-0.16%	0.10%	0.31%
Families	-0.34%	-0.01%	0.28%
Owner HHs	0.27%	0.38%	0.53%
Median Household Income	1.99%	1.57%	3.12%

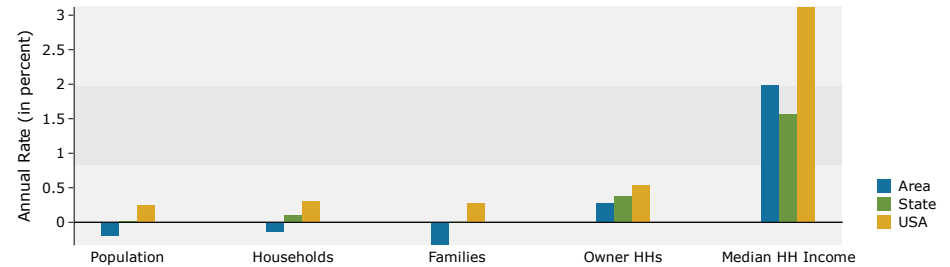
Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	3,496	9.0%	2,965	7.7%
\$15,000 - \$24,999	2,564	6.6%	2,137	5.6%
\$25,000 - \$34,999	3,517	9.1%	2,972	7.7%
\$35,000 - \$49,999	4,912	12.7%	4,327	11.3%
\$50,000 - \$74,999	7,177	18.6%	7,568	19.7%
\$75,000 - \$99,999	4,810	12.4%	4,676	12.2%
\$100,000 - \$149,999	6,368	16.5%	6,776	17.7%
\$150,000 - \$199,999	2,950	7.6%	3,503	9.1%
\$200,000+	2,885	7.5%	3,443	9.0%

Median Household Income	\$64,705	\$71,399
Average Household Income	\$94,806	\$107,534
Per Capita Income	\$39,003	\$44,293

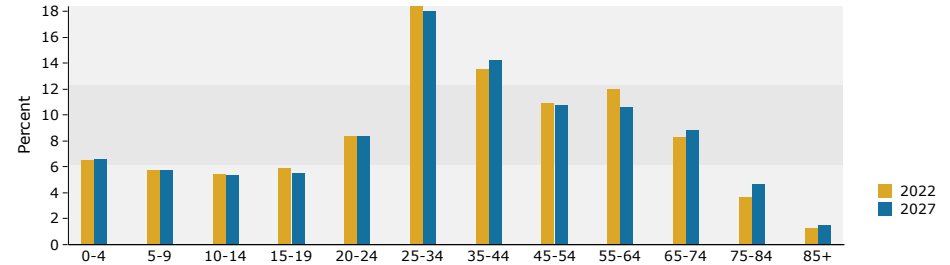
Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,932	7.2%	6,096	6.5%	6,170	6.6%
5 - 9	5,975	6.2%	5,510	5.8%	5,404	5.8%
10 - 14	5,607	5.8%	5,141	5.4%	4,914	5.3%
15 - 19	6,402	6.7%	5,520	5.9%	5,178	5.5%
20 - 24	9,278	9.7%	7,921	8.4%	7,846	8.4%
25 - 34	16,808	17.5%	17,324	18.4%	16,785	18.0%
35 - 44	12,190	12.7%	12,766	13.5%	13,286	14.2%
45 - 54	13,945	14.5%	10,268	10.9%	10,077	10.8%
55 - 64	10,865	11.3%	11,346	12.0%	9,865	10.6%
65 - 74	4,750	4.9%	7,785	8.3%	8,217	8.8%
75 - 84	2,438	2.5%	3,428	3.6%	4,260	4.6%
85+	934	1.0%	1,252	1.3%	1,384	1.5%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	54,835	57.0%	45,355	48.2%	44,979	47.7%	42,498	45.5%
Black Alone	6,205	6.5%	5,702	6.1%	5,701	6.0%	5,515	5.9%
American Indian Alone	10,235	10.6%	9,939	10.6%	9,964	10.6%	9,796	10.5%
Asian Alone	10,048	10.5%	10,931	11.6%	11,105	11.8%	11,400	12.2%
Pacific Islander Alone	3,074	3.2%	4,871	5.2%	5,035	5.3%	5,506	5.9%
Some Other Race Alone	3,166	3.3%	4,101	4.4%	4,163	4.4%	4,332	4.6%
Two or More Races	8,563	8.9%	13,166	14.0%	13,411	14.2%	14,340	15.4%
Hispanic Origin (Any Race)	8,566	8.9%	9,415	10.0%	9,408	10.0%	9,550	10.2%

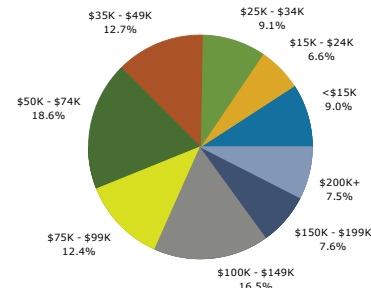
Trends 2022-2027



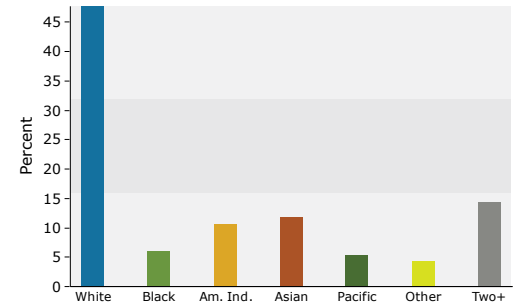
Population by Age



2022 Household Income



2022 Population by Race



2022 Percent Hispanic Origin: 10.0%



# 5-Mile DEMOGRAPHICS

Summary	Census 2010	Census 2020	2022	2027
Population	196,780	194,090	193,845	191,841
Households	74,706	75,222	75,243	74,672
Families	45,104	-	43,082	42,445
Average Household Size	2.56	2.50	2.49	2.49
Owner Occupied Housing Units	39,434	-	40,750	41,203
Renter Occupied Housing Units	35,271	-	34,493	33,469
Median Age	32.1	-	34.4	35.1

Trends: 2022-2027 Annual Rate	Area	State	National
Population	-0.21%	0.02%	0.25%
Households	-0.15%	0.10%	0.31%
Families	-0.30%	-0.01%	0.28%
Owner HHs	0.22%	0.38%	0.53%
Median Household Income	1.82%	1.57%	3.12%

Households by Income	Number	Percent	Number	Percent
<\$15,000	5,548	7.4%	4,660	6.2%
\$15,000 - \$24,999	4,090	5.4%	3,391	4.5%
\$25,000 - \$34,999	5,430	7.2%	4,576	6.1%
\$35,000 - \$49,999	8,706	11.6%	7,171	9.6%
\$50,000 - \$74,999	14,185	18.9%	14,627	19.6%
\$75,000 - \$99,999	9,953	13.2%	9,632	12.9%
\$100,000 - \$149,999	14,247	18.9%	15,014	20.1%
\$150,000 - \$199,999	7,120	9.5%	8,472	11.3%
\$200,000+	5,964	7.9%	7,129	9.5%

Median Household Income	\$74,155	\$81,162
Average Household Income	\$101,539	\$114,951
Per Capita Income	\$39,560	\$44,879

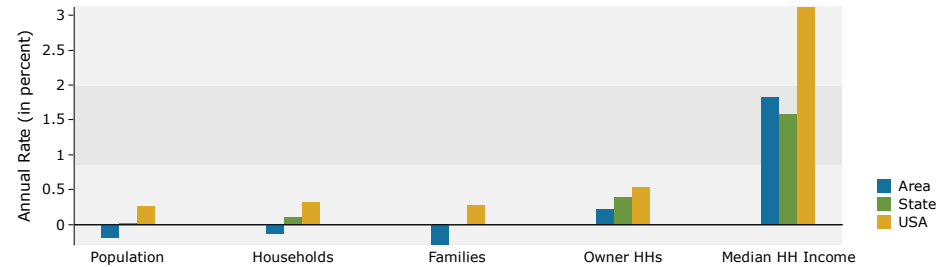
  

Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	15,200	7.7%	13,293	6.9%	13,397	7.0%
5 - 9	13,631	6.9%	12,495	6.4%	12,120	6.3%
10 - 14	13,036	6.6%	11,835	6.1%	11,412	5.9%
15 - 19	13,915	7.1%	11,667	6.0%	11,079	5.8%
20 - 24	17,853	9.1%	15,031	7.8%	14,826	7.7%
25 - 34	33,243	16.9%	34,754	17.9%	32,913	17.2%
35 - 44	25,638	13.0%	26,734	13.8%	28,363	14.8%
45 - 54	28,347	14.4%	20,937	10.8%	20,604	10.7%
55 - 64	21,016	10.7%	22,595	11.7%	19,394	10.1%
65 - 74	9,035	4.6%	15,667	8.1%	16,669	8.7%
75 - 84	4,347	2.2%	6,472	3.3%	8,412	4.4%
85+	1,518	0.8%	2,367	1.2%	2,650	1.4%

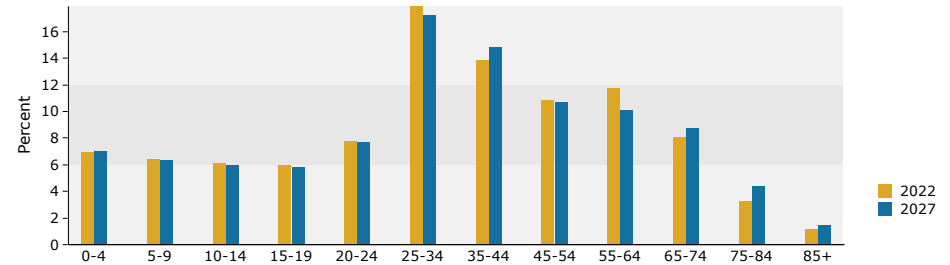
  

Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	115,545	58.7%	94,451	48.7%	93,224	48.1%	88,009	45.9%
Black Alone	13,283	6.8%	11,834	6.1%	11,774	6.1%	11,396	5.9%
American Indian Alone	18,983	9.6%	19,366	10.0%	19,301	10.0%	18,981	9.9%
Asian Alone	19,658	10.0%	22,767	11.7%	23,099	11.9%	23,794	12.4%
Pacific Islander Alone	5,508	2.8%	9,282	4.8%	9,537	4.9%	10,420	5.4%
Some Other Race Alone	5,693	2.9%	7,828	4.0%	7,946	4.1%	8,286	4.3%
Two or More Races	18,111	9.2%	28,562	14.7%	28,964	14.9%	30,956	16.1%
Hispanic Origin (Any Race)	16,861	8.6%	19,234	9.9%	19,149	9.9%	19,415	10.1%

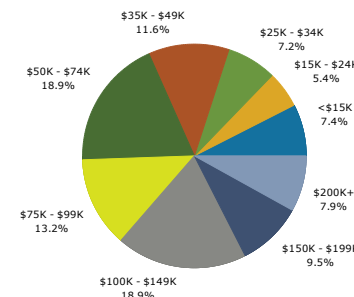
Trends 2022-2027



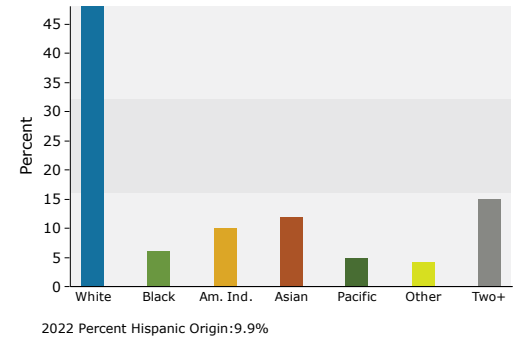
Population by Age



2022 Household Income



2022 Population by Race



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