epsteen & associates

# FOR LEASE



# PACIFIC BEACH

1245 Garnet Ave, San Diego, CA 92109

## **AVAILABLE**

- Up to 3,000 sf endcap (Divisible)
- Ample parking (Unusual for Trade Area)

## **FEATURES**

- Heart of Pacific Beach Trade Area
- Proposed remodel
- Pole Sign for exposure/branding
- Patio Available

## AREA RETAILERS (N.A.P.)



epsteen & associates

3990 Old Town Ave, Suite B-208

San Diego, CA 92110

Phone: (858) 536-8383

Website: www.epsteen.com







DEMOGRAPHICS (2018)				
	2 Mile			
Population:	55,927			
Ave HH Income:	\$120,917			



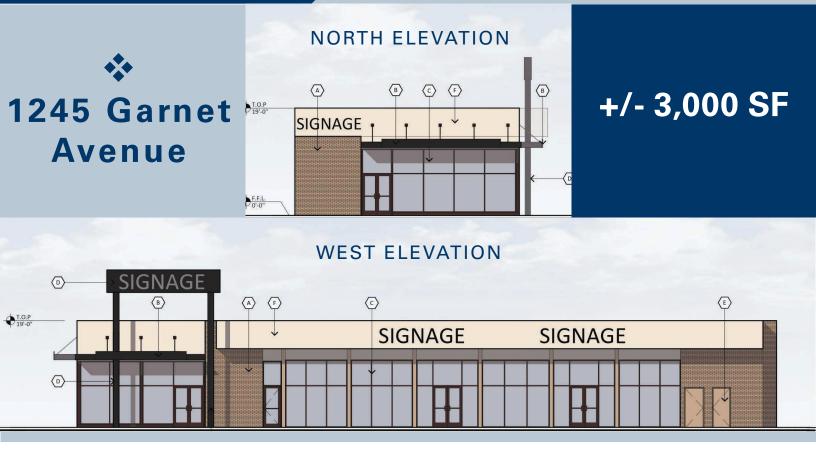
This information is deemed reliable, but not guaranteed. All information should be independently verified for its accuracy and completeness before relying upon it.

## **Contact Information**

Gene Mello gmello@epsteensd.com Lic #01909763 Joe Wojdowski jwojdowski@epsteensd.com Lic #01237995

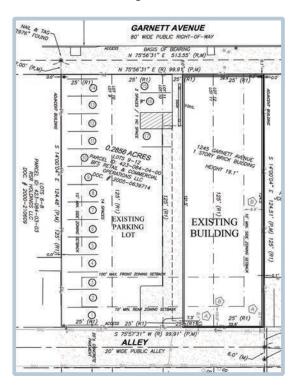


# RENDERINGS & SITE PLAN

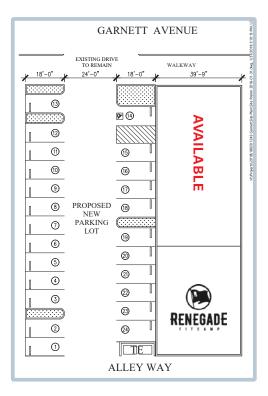


## Site Plan

**Existing Site Plan** 



**Proposed Site Plan** 



## PACIFIC BEACH

## 1245 Garnet Ave, San Diego, CA 92109





#### PACIFIC BEACH RETAILERS

- 1 The Baked Bear and Board & Brew
- 2 Denny's
- 3 Backyard Kitchen & Tap
- 4 Bank of America
- 5 Chase Bank
- 6 Five Guys & Fries
- 7 Cabo Cantina
- 8 Flame Broiler
- 9 Better Buzz Coffee
- 10 Tavern at the Beach
- 11 Wells Fargo Bank
- 12 Poké Shop
- 13 Hammond's Gourmet Ice Cream
- 14 PB Cantina
- 15 Chipotle Mexican Grill
- 16 Iron Pig Alehouse
- 17 Core Power Yoga & Papa John's Pizza
- 18 Staples
- 19 Petsmart
- 20 Rite Aid

22 Jamba Juice
23 PETCO
24 CVS Pharmacy
25 Comerica Bank

Union Bank

21

- 26 Juice Kaboose
- 27 Bruegger's Bagels
- 28 The Broken Yolk Café
- 29 The Silver Fox Lounge
- 30 Pacific Beach Fish Shop
- 31 Fantastic Sam's
- 32 Empire Beauty Supply
- 33 Barre Body Workout
- 34 Mister Sushi
- 35 Ichiban PB
- 36 World Curry Restaurant
- 37 Vallarta Express
- 38 Reach Yoga
- 39 7Eleven
- 40 Barrel Republic and SDTap Room

- 41 Woodstock Pizza
- 42 PB Sushi and Crunch Fitness
- 43 Moonshine Beach & Cerveza Jack
- 44 McDonald's
- 45 Buffalo Exchange
- 46 Primitive Smoke BBQ
- 47 PB Pho Grill
- 48 Little Farmer's Cafe
- 49 Crushed
- 50 Johnny V
- 51 24HR Fitness
- 52 Breakfast Republic (Coming Soon) replacing Miller's Field
- 53 CVS Pharmacy
- 54 Taco Bell
- 55 IHOP
- 56 Rubio's Mexican Restaurant
- 57 PB Alehouse
- 58 Wings Empire
- 59 Wendy's Hamburgers
- 60 KFC

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# **DEMOGRAPHICS** 1245 Garnet Ave, San Diego, CA 92109



2018 Estimated Population     32,967     56,927     88,088     272283       2020 Orenus Population     30,966     52,940     82,930     256,211       Projected Annual Growth 2016 to 2023     0.6%     0.6%     0.8%     0.8%     0.8%       Projected Annual Growth 2016 to 2023     0.6%     0.6%     0.8%     0.8%     0.8%       2018 Median Age     31.9     35.9     37.8     37.6       PUOSEHOLDS     1 Mile     2 Miles     3 Miles     5 Miles       2018 Estimated Households     17.315     2.7.44     41.175     118.665       2023 Projected Households     16.42     22.073     39.9.41     12.629       2010 Consuls Households     16.566     2.6.455     40.200     113.288       Projected Annual Growth 2016 to 2023     0.9%     1.0%     0.3%     72.6%       2010 Estimated Black or African American     1.6%     1.7%     3.2%     72.6%       2018 Estimated Alama & Pacific Islander     5.5%     6.1%     1.1%     2.1%     0.3%       2018 Estimated Anner, Canific Islander     5.5%	POPULATION	1 Mile	2 Miles	3 Miles	5 Miles
2010 Cansus Population     30,966     52,645     63,044     260,054       2000 Cansus Population     30,425     52,340     42,303     256,211       Projected Annual Growth 2000 to 2018     31,9%     35,9%     0.3%     0.5%       2018 Median Age     31,9     35,9     37.8     97.8       POUSENDLDS     1 Mile     2 Miles     3 Miles     5 Miles       2018 Estimated Households     17,315     27.38     41,175     118,060       2023 Projected Households     16,462     26,073     39,341     112,629       2000 Cansus Households     16,462     26,073     39,341     112,629       2000 Cansus Households     16,462     26,073     39,341     112,629       2000 Cansus Households     16,462     26,073     39,341     112,629       2010 Cansus Households     16,462     26,073     39,341     12,629       2000 Cansus Households     10,66     24,455     40,000     13,288       Projected Annual Growth 2000 to 2018     13,68     10,85     41,87     1,77     3,72,5%	2018 Estimated Population	32,967	55,927	88,088	277,263
200 Census Population     30,425     52,340     82,930     256,211       Projected Annual Growth 2018 to 2023     0.8%	2023 Projected Population	34,354	58,292	91,697	287,263
Projected Annual Growth 2018 to 2023     0.8%     0.8%     0.8%     0.8%     0.8%       Historical Annual Growth 2000 to 2018     31.9%     35.9     37.8     37.6       HOUSEHOLDS     1 Mile     2 Miles     3 Miles     5 Miles       2018 Estimated Households     17.315     2.7.348     41.175     118.665       2023 Projected Households     16.482     26.073     39.341     112.629       2000 Census Households     16.482     26.073     39.341     112.629       2000 Census Households     16.482     26.073     39.341     112.629       2000 Census Households     10.8%     0.1%     0.3%     0.2%     0.1%     0.3%       Projected Annual Growth 2000 to 2018     0.3%     0.2%     0.1%     0.3%     0.2%     0.1%     0.3%       Statimated Black or Africa American     16.1%     1.7%     1.7%     3.2%     0.1%     0.3%     0.2%     0.1%     0.3%     0.4%     0.5%     0.3%     0.4%     0.5%     0.3%     0.2%     0.1%     0.3%     0.4%     0.5%	2010 Census Population	30,966	52,645	83,044	260,054
Historical Annual Growth 2000 to 2018   31.9%   35.9%   0.3%   0.5%     2018 Median Age   31.9   35.9   37.8   37.6     HOUSEHOLDS   1 Mile   2 Miles   3 Miles   5 Miles     2018 Estimated Households   17.315   27.48   41,175   118.665     2023 Projected Households   16,482   26,073   39,341   112,629     2010 Cansus Households   16,666   26,455   40,200   113,288     Projected Annual Growth 2018 to 2023   0.9%   1.0%   0.9%   1.0%   0.9%     Projected Annual Growth 2018 to 2023   0.9%   1.0%   0.9%   1.0%   0.9%     2018 Estimated Annual Growth 2018 to 2023   0.9%   1.0%   0.1%   0.9%     2018 Estimated Annual Growth 2018 to 2023   0.9%   1.0%   0.1%   0.9%     2018 Estimated Annual Growth 2018 to 2023   0.9%   1.0%   0.1%   0.9%     2018 Estimated Media Annerican Indian & Native Alaskan   0.4%   0.4%   0.5%     2018 Estimated Average Household Income   \$99,274   \$120,917   \$122,43   \$11.6%     2018 Estimated Average Hous	2000 Census Population	30,425	52,340	82,930	256,211
2018 Median Age     319     35.9     37.8     37.66       KOUSEHOLDS     1 Mile     2 Miles     3 Miles     5 Miles       2018 Estimated Households     17.315     27.348     41,175     118,665       2023 Projected Households     16,482     26.073     39.341     112,629       2000 Census Households     16,666     28,455     40,200     13.288       Projected Annual Growth 2018 to 2023     0.9%     1.0%     1.0%     0.9%       MACE AND ETHNICITY     1 Mile     2 Miles     3 Miles     5 Miles       2018 Estimated Mohta     83.6%     82.3%     72.8%     2018       2018 Estimated Alakor African American     1.6%     1.7%     6.1%     11.9%       2018 Estimated American Indian & Native Alaskan     0.4%     0.4%     0.4%     0.5%       2018 Estimated American Indian & Native Alaskan     0.4%     0.4%     0.5%     18.2%     11.6%     11.6%     11.6%     1.5%     18.2%     18.2%     18.2%     18.2%     18.2%     18.2%     18.2%     18.2%     18.2%     18.6%	Projected Annual Growth 2018 to 2023	0.8%	0.8%	0.8%	0.8%
HOUSEHOLDS     1 Mile     2 Miles     3 Miles     5 Miles       2018 Estimated Households     17.315     27.348     41.175     118.665       2023 Projected Households     18,119     26,670     43,162     124.293       2000 Census Households     16,482     26,073     39,341     112.629       2000 Census Households     16,566     26,455     40.200     11.328       Projected Annual Growth 2010 to 2018     0.3%     0.2%     0.1%     0.3%       RACE AND ETHNICITY     1 Mile     2 Miles     3 Miles     5 Miles       2018 Estimated Minto     84.4%     83.5%     82.3%     72.8%       2018 Estimated Anerican Indian & Native Alaskan     0.4%     0.4%     0.4%     0.4%       2018 Estimated Anerican Indian & Native Alaskan     0.4%     0.5%     <	Historical Annual Growth 2000 to 2018	31.9%	35.9%	0.3%	0.5%
2018 Estimated Households     17315     27348     41,175     118,685       2023 Projected Households     18,119     28,670     43,162     124,293       2010 Census Households     16,482     26,073     39,341     112,629       2000 Census Households     16,566     26,455     40,200     113,288       Projected Annual Growth 2018 to 2023     0.9%     1.0%     0.9%       Istorical Annual Growth 2010 to 2018     0.3%     0.2%     0.1%     0.3%       2018 Estimated White     24.44%     83.5%     82.3%     72.8%       2018 Estimated Mhite     84.4%     83.5%     82.3%     72.8%       2018 Estimated Black or African American     1.6%     1.7%     1.7%     3.2%       2018 Estimated American Indian & Native Alaskan     0.4%     0.4%     0.5%       2018 Estimated Other Races     8.5%     8.7%     9.4%     116.%       2018 Estimated Other Races     3.5%     501.49%     512.243     \$112,767       2018 Estimated Merian Household Income     \$99,274     \$120,917     \$122,343     \$112,767	2018 Median Age	31.9	35.9	37.8	37.6
2023 Projected Households     18,119     28,670     43,162     124,293       2010 Census Households     16,482     26,073     39,341     112,629       2000 Census Households     16,666     26,455     40,200     113,288       Projected Annual Growth 2018 to 2023     0.9%     0.0%     0.9%     0.0%       Istorical Annual Growth 2018 to 2023     0.9%     2.0%     0.1%     0.9%       2018 Estimated Montel Growth 2000 to 2018     84.4%     83.5%     82.3%     72.8%       2018 Estimated Mhite     84.4%     83.5%     82.3%     72.8%       2018 Estimated Anerican Indian & Native Alaskan     0.4%     0.4%     0.4%     0.5%       2018 Estimated Anerican Indian & Native Alaskan     0.4%     14.0%     15.2%     18.2%       INCOME     1 Mile     2 Miles     3 Miles     5 Miles       2018 Estimated Median Household Income     \$99,274     \$120,917     \$122,343     \$112,67       2018 Estimated Median Household Income     \$99,274     \$120,917     \$122,433     \$112,67       2018 Estimated Median Household Income     \$99,274	HOUSEHOLDS	1 Mile	2 Miles	3 Miles	5 Miles
2010 Census Households     16,422     26,073     39,341     112,629       2000 Census Households     16,666     26,455     40,200     113,288       Projected Annual Growth 2018 to 2023     0.9%     1.0%     0.9%     0.1%     0.9%       RACE AND ETHNICITY     1 Mile     2 Miles     3 Miles     5 Miles       2018 Estimated White     84.4%     83.5%     62.3%     72.8%       2018 Estimated Black or African American     1.6%     1.7%     1.7%     3.2%       2018 Estimated Maerican Indian & Native Alaskan     0.4%     0.4%     0.6%     0.5%       2018 Estimated Hispanic     1 Mile     2 Miles     3 Miles     5 Miles       2018 Estimated Average Household Income     599,274     \$120,917     \$122,343     \$112,767       2018 Estimated Median Household Income     \$59,221     \$50,282     \$57,346     \$44,87       2018 Estimated Median Household Income     \$59,271     \$1122,343     \$112,767       2018 Estimated Median Household Income     \$59,221     \$50,282     \$57,346     \$44,876       2018 Estimated Median Household Income	2018 Estimated Households	17,315	27,348	41,175	118,665
2000 Census Households     16,566     26,455     40,200     113,288       Projected Annual Growth 2018 to 2023     0.9%     1.0%     1.0%     0.9%       Historical Annual Growth 2000 to 2018     0.3%     0.2%     0.1%     0.3%       FACE AND ETHINICITY     1 Mile     2 Miles     3 Miles     5 Miles       2018 Estimated Make or African American     1.6%     1.7%     1.7%     3.2%       2018 Estimated American Indian & Native Alaskan     0.4%     0.4%     0.4%     0.6%       2018 Estimated American Indian & Native Alaskan     0.4%     0.4%     0.4%     0.5%       2018 Estimated American Indian & Native Alaskan     0.4%     0.4%     0.4%     0.5%       2018 Estimated American Indian & Native Alaskan     0.4%     0.4%     0.5%     0.1%     0.1%     0.1%     0.5%     0.1%     0.1%     0.5%     0.1%     0.1%     0.5%     0.1%     0.1%     0.1%     0.1%     0.1%     0.1%     0.1%     0.1%     0.1%     0.1%     0.1%     0.1%     0.1%     0.1%     0.1%     0.1%     0.1% </td <td>2023 Projected Households</td> <td>18,119</td> <td>28,670</td> <td>43,162</td> <td>124,293</td>	2023 Projected Households	18,119	28,670	43,162	124,293
Projected Annual Growth 2018 to 2023     0.9%     1.0%     1.0%     0.9%       Historical Annual Growth 2000 to 2018     0.3%     0.2%     0.1%     0.3%       RACE AND ETHNICITY     1 Mile     2 Miles     3 Miles     5 Miles       2018 Estimated White     84.4%     83.5%     82.3%     72.8%       2018 Estimated Maine American American     1.6%     1.7%     1.7%     3.2%       2018 Estimated American Indian & Native Alaskan     0.4%     0.4%     0.4%     0.5%       2018 Estimated Hispanic     1.8%     1.0%     0.4%     0.4%     0.5%       2018 Estimated Average Household Income     \$89,274     \$120,917     \$122,343     \$112,677       2018 Estimated Median Household Income     \$89,224     \$120,917     \$122,343     \$112,672       2018 Estimated Median Household Income     \$89,225     \$91,488     \$94,239     \$86,850       2018 Estimated Median Household Income     \$52,221     \$55,928     \$57,346     \$48,785       EDUCATION (AGE 25+)     1 Mile     2 Miles     3 Miles     5 Miles       2018 Estimated Elementary (Gra	2010 Census Households	16,482	26,073	39,341	112,629
Historical Annual Growth 2000 to 2018     0.3%     0.2%     0.1%     0.3%       RACE AND ETHNICITY     1 Mile     2 Miles     3 Miles     5 Miles       2018 Estimated White     84.4%     83.5%     82.3%     72.8%       2018 Estimated Black or African American     1.6%     1.7%     1.7%     3.2%       2018 Estimated Asian & Pacific Islander     5.1%     5.7%     6.1%     11.9%       2018 Estimated American Indian & Native Alaskan     0.4%     0.4%     0.4%     0.6%       2018 Estimated Other Races     8.5%     8.7%     9.4%     11.6%       2018 Estimated Average Household Income     \$99,274     \$120,917     \$122,343     \$112,767       2018 Estimated Median Household Income     \$99,274     \$120,917     \$122,343     \$112,767       2018 Estimated Median Household Income     \$99,274     \$120,917     \$122,343     \$112,767       2018 Estimated For Capita Income     \$99,274     \$120,917     \$122,343     \$112,767       2018 Estimated Median Household Income     \$99,274     \$120,917     \$122,343     \$112,767       2018 Estimated Medi	2000 Census Households	16,566	26,455	40,200	113,288
RACE AND ETHNICITY     1 Mile     2 Miles     3 Miles     5 Miles       2018 Estimated White     84.4%     83.5%     82.3%     72.8%       2018 Estimated Black or Atrican American     1.6%     1.7%     1.7%     3.2%       2018 Estimated Asian & Pacific Islander     5.1%     5.7%     6.1%     11.9%       2018 Estimated American Indian & Native Alaskan     0.4%     0.4%     0.4%     0.5%       2018 Estimated Other Races     8.5%     8.7%     9.4%     11.6%       2018 Estimated Median Household Income     \$99,274     \$120,917     \$122,343     \$112,767       2018 Estimated Median Household Income     \$99,274     \$120,917     \$122,343     \$112,767       2018 Estimated Median Household Income     \$99,274     \$120,917     \$122,343     \$112,767       2018 Estimated Per Capita Income     \$98,625     \$91,498     \$94,239     \$86,650       2018 Estimated Median Household Income     \$98,625     \$91,498     \$94,239     \$86,850       2018 Estimated Elementary (Grade Level 0 to 8)     1.3%     1.4%     1.6%     3.2%       2018 Estimated So	Projected Annual Growth 2018 to 2023	0.9%	1.0%	1.0%	0.9%
2018 Estimated White     84.4%     83.5%     82.3%     72.8%       2018 Estimated Black or African American     1.6%     1.7%     1.7%     3.2%       2018 Estimated Asian & Pacific Islander     5.1%     5.7%     6.1%     119%       2018 Estimated American Indian & Native Alaskan     0.4%     0.4%     0.4%     0.4%       2018 Estimated Other Races     8.5%     8.7%     9.4%     11.6%       2018 Estimated Hispanic     13.6%     14.0%     15.2%     18.2%       INCOME     1 Mile     2 Miles     3 Miles     5 Miles       2018 Estimated Average Household Income     \$99,274     \$120,917     \$122,343     \$112,767       2018 Estimated Median Household Income     \$99,274     \$120,917     \$122,343     \$112,767       2018 Estimated Per Capita Income     \$52,221     \$59,282     \$57,346     \$48,785       EDUCATION (AGE 25+)     1 Mile     2 Miles     3 Miles     5 Miles       2018 Estimated Some High School Grade Level 9 to 11)     1.6%     1.6%     2.1%     3.1%       2018 Estimated Some College     175%     16	Historical Annual Growth 2000 to 2018	0.3%	0.2%	0.1%	0.3%
2018 Estimated Black or African American   1.6%   1.7%   1.7%   3.2%     2018 Estimated Asian & Pacific Islander   5.1%   5.7%   6.1%   11.9%     2018 Estimated American Indian & Native Alaskan   0.4%   0.4%   0.4%   0.5%     2018 Estimated Other Races   8.5%   8.7%   9.4%   11.6%     2018 Estimated Other Races   13.6%   14.0%   15.2%   18.2%     INCOME   1 Mile   2 Miles   3 Miles   5 Miles     2018 Estimated Average Household Income   \$99,274   \$120,917   \$122,343   \$112,767     2018 Estimated Per Capita Income   \$99,274   \$59,282   \$57,346   \$48,765     EDUCATION (AGE 25+)   1 Mile   2 Miles   3 Miles   5 Miles     2018 Estimated Elementary (Grade Level 0 to 8)   1.3%   1.4%   1.6%   3.2%     2018 Estimated Some High School (Grade Level 9 to 11)   1.6%   1.6%   2.1%   3.1%     2018 Estimated Associates Degree Only   6.3%   5.8%   6.1%   6.4%     2018 Estimated Associates Degree Only   6.3%   5.8%   6.1%   6.4%     2018 Estimated Gra	RACE AND ETHNICITY	1 Mile	2 Miles	3 Miles	5 Miles
2018 Estimated Asian & Pacific Islander   5.1%   5.7%   6.1%   11.9%     2018 Estimated American Indian & Native Alaskan   0.4%   0.4%   0.4%   0.5%     2018 Estimated Other Races   8.5%   8.7%   9.4%   11.6%     2018 Estimated Other Races   13.6%   14.0%   15.2%   18.2%     INCOME   1 Mile   2 Miles   3 Miles   5 Miles     2018 Estimated Average Household Income   \$99,274   \$120,917   \$122,343   \$112,767     2018 Estimated Median Household Income   \$99,274   \$120,917   \$122,343   \$86,650     2018 Estimated Per Capita Income   \$52,221   \$59,282   \$57,346   \$48,785     2018 Estimated Elementary (Grade Level 0 to 8)   1.3%   1.4%   1.6%   3.2%     2018 Estimated Some High School (Graduate   8.7%   9.5%   10.9%   13.2%     2018 Estimated Associates Degree Only   6.3%   5.8%   6.1%   6.4%     2018 Estimated Graduate Degree Only   6.3%   5.8%   6.1%   6.4%     2018 Estimated Graduate Degree Only   6.3%   5.8%   6.1%   6.4%     2018 Estimate	2018 Estimated White	84.4%	83.5%	82.3%	72.8%
2018 Estimated American Indian & Native Alaskan0.4%0.4%0.4%0.5%2018 Estimated Other Races8.5%8.7%9.4%11.6%2018 Estimated Hispanic13.6%14.0%15.2%18.2%INCOME1 Mile2 Miles3 Miles5 Miles2018 Estimated Average Household Income\$99,274\$120,917\$122,343\$112,7672018 Estimated Median Household Income\$78,625\$91,498\$94,239\$86,8502018 Estimated Per Capita Income\$52,221\$59,282\$57,346\$48,785EOUCATION (AGE 25+)1 Mile2 Miles3 Miles5 Miles2018 Estimated Elementary (Grade Level 0 to 8)1.3%1.4%1.6%3.2%2018 Estimated Associates Degree Only8.7%9.5%10.9%13.2%2018 Estimated Associates Degree Only6.3%5.8%6.1%6.4%2018 Estimated Graduate Degree19.1%21.4%21.6%22.0%2018 Estimated Total Businesses1,7392,6594.43713.9672018 Estimated Total Employees10,02823.04036,770130,7492018 Estimated Total Employee Population per Business5.88.78.39.5	2018 Estimated Black or African American	1.6%	1.7%	1.7%	3.2%
2018 Estimated Other Races   8.5%   8.7%   9.4%   11.6%     2018 Estimated Hispanic   13.6%   14.0%   15.2%   18.2%     INCOME   1 Mile   2 Miles   3 Miles   5 Miles     2018 Estimated Average Household Income   \$99,274   \$120,917   \$122,343   \$112,767     2018 Estimated Median Household Income   \$78,625   \$91,498   \$94,239   \$86,650     2018 Estimated Per Capita Income   \$52,221   \$59,282   \$57,346   \$48,785     EDUCATION (AGE 25+)   1 Mile   2 Miles   3 Miles   5 Miles     2018 Estimated Elementary (Grade Level 0 to 8)   1.3%   1.4%   1.6%   3.2%     2018 Estimated Some High School (Grade Level 9 to 11)   1.6%   1.6%   2.1%   3.1%     2018 Estimated Associates Degree Only   6.3%   5.8%   6.1%   6.4%     2018 Estimated Graduate Degree Only   6.3%   5.8%   6.1%   6.4%     2018 Estimated Graduate Degree Only   45.5%   43.4%   39.7%   32.2%     2018 Estimated Graduate Degree Only   45.5%   43.4%   39.7%   32.2%     2018 Estimated Graduat	2018 Estimated Asian & Pacific Islander	5.1%	5.7%	6.1%	11.9%
2018 Estimated Hispanic13.6%14.0%15.2%18.2%INCOME1 Mile2 Miles3 Miles5 Miles2018 Estimated Average Household Income\$99,274\$120,917\$122,343\$112,7672018 Estimated Median Household Income\$78,625\$91,498\$94,239\$86,6502018 Estimated Per Capita Income\$52,221\$59,282\$57,346\$48,785EDUCATION (AGE 25+)1 Mile2 Miles3 Miles5 Miles2018 Estimated Elementary (Grade Level 0 to 8)1.3%1.4%1.6%3.2%2018 Estimated Some High School (Grade Level 9 to 11)1.6%1.6%2.1 %3.1%2018 Estimated Associates Degree Only6.3%5.8%6.1 %6.4%2018 Estimated Associates Degree Only45.5%43.4%39.7%32.2%2018 Estimated Graduate Degree19.1%21.4%21.6%22.0%2018 Estimated Total Businesses1,7392.6594.43713.0772018 Estimated Total Employees10.02823.04036,770130.7492018 Estimated Total Employees5.88.78.39.5	2018 Estimated American Indian & Native Alaskan	0.4%	0.4%	0.4%	0.5%
INCOME     1 Mile     2 Miles     3 Miles     5 Miles       2018 Estimated Average Household Income     \$99,274     \$120,917     \$122,343     \$112,767       2018 Estimated Median Household Income     \$78,625     \$91,498     \$94,239     \$86,850       2018 Estimated Per Capita Income     \$52,221     \$59,262     \$57,346     \$48,785       EDUCATION (AGE 25+)     1 Mile     2 Miles     3 Miles     5 Miles       2018 Estimated Elementary (Grade Level 0 to 8)     1.3%     1.4%     1.6%     3.2%       2018 Estimated Some High School (Grade Level 9 to 11)     1.6%     1.6%     2.1%     3.1%       2018 Estimated Some College     175%     16.9%     17.9%     19.9%       2018 Estimated Associates Degree Only     6.3%     5.8%     6.1%     6.4%       2018 Estimated Graduate Degree     19.1%     21.4%     39.7%     32.2%       2018 Estimated Bachelors Degree Only     45.5%     43.4%     39.7%     32.2%       2018 Estimated Graduate Degree     19.1%     21.4%     20.6%     4.437     20.6%       2018 Estimated Total Businesses	2018 Estimated Other Races	8.5%	8.7%	9.4%	11.6%
2018 Estimated Average Household Income   \$99,274   \$120,917   \$122,343   \$112,767     2018 Estimated Median Household Income   \$78,625   \$91,498   \$94,239   \$86,850     2018 Estimated Per Capita Income   \$52,221   \$59,282   \$57,346   \$48,785     EDUCATION (AGE 25+)   1 Mile   2 Miles   3 Miles   5 Miles     2018 Estimated Elementary (Grade Level 0 to 8)   1.3%   1.4%   1.6%   3.2%     2018 Estimated Some High School (Grade Level 9 to 11)   1.6%   1.6%   2.1%   3.1%     2018 Estimated Some College   17.5%   16.9%   179%   19.9%     2018 Estimated Associates Degree Only   6.3%   5.8%   6.1%   6.4%     2018 Estimated Graduate Degree   19.1%   21.4%   39.7%   32.2%     2018 Estimated Graduate Degree Only   6.3%   5.8%   6.1%   6.4%     2018 Estimated Graduate Degree   19.1%   21.4%   39.7%   32.2%     2018 Estimated Graduate Degree   19.1%   21.4%   39.7%   32.2%     2018 Estimated Total Businesses   1,739   2,659   4,437   13.967     201	2018 Estimated Hispanic	13.6%	14.0%	15.2%	18.2%
2018 Estimated Median Household Income   \$78,625   \$91,498   \$94,239   \$86,850     2018 Estimated Per Capita Income   \$52,221   \$59,282   \$57,346   \$48,785     EDUCATION (AGE 25+)   1 Mile   2 Miles   3 Miles   5 Miles     2018 Estimated Elementary (Grade Level 0 to 8)   1.3%   1.4%   1.6%   3.2%     2018 Estimated Some High School (Grade Level 9 to 11)   1.6%   1.6%   2.1%   3.1%     2018 Estimated Some College   8.7%   9.5%   10.9%   13.2%     2018 Estimated Some College   17.5%   16.9%   17.9%   19.9%     2018 Estimated Graduate   6.3%   5.8%   6.1%   6.4%     2018 Estimated Graduate Degree Only   45.5%   43.4%   39.7%   32.2%     2018 Estimated Graduate Degree   19.1%   21.4%   21.6%   22.0%     2018 Estimated Total Businesses   1,739   2,659   4,437   13.967     2018 Estimated Total Employees   10,028   23,040   36,770   130,749     2018 Estimated Total Employees   5.8   8.7   8.3   9.5	INCOME	1 Mile	2 Miles	3 Miles	5 Miles
2018 Estimated Per Capita Income   \$52,221   \$59,282   \$57,346   \$48,785     EDUCATION (AGE 25+)   1 Mile   2 Miles   3 Miles   5 Miles     2018 Estimated Elementary (Grade Level 0 to 8)   1.3%   1.4%   1.6%   3.2%     2018 Estimated Some High School (Grade Level 9 to 11)   1.6%   1.6%   2.1%   3.1%     2018 Estimated High School Graduate   8.7%   9.5%   10.9%   13.2%     2018 Estimated Some College   17.5%   16.9%   17.9%   19.9%     2018 Estimated Associates Degree Only   6.3%   5.8%   6.1%   6.4%     2018 Estimated Graduate Degree Only   45.5%   43.4%   39.7%   32.2%     2018 Estimated Graduate Degree Only   45.5%   43.4%   39.7%   32.2%     2018 Estimated Graduate Degree   19.1%   21.4%   21.6%   22.0%     BUSINESS   1 Mile   2 Miles   3 Miles   5 Miles     2018 Estimated Total Businesses   1,739   2,659   4,437   13,967     2018 Estimated Total Employees   10,028   23,040   36,770   130,749     2018 Estimated Employee Population p	2018 Estimated Average Household Income	\$99,274	\$120,917	\$122,343	\$112,767
EDUCATION (AGE 25+)1 Mile2 Miles3 Miles5 Miles2018 Estimated Elementary (Grade Level 0 to 8)1.3%1.4%1.6%3.2%2018 Estimated Some High School (Grade Level 9 to 11)1.6%1.6%2.1%3.1%2018 Estimated High School Graduate8.7%9.5%10.9%13.2%2018 Estimated Some College17.5%16.9%17.9%19.9%2018 Estimated Associates Degree Only6.3%5.8%6.1%6.4%2018 Estimated Bachelors Degree Only45.5%43.4%39.7%32.2%2018 Estimated Graduate Degree19.1%21.4%21.6%22.0%BUSINESS1 Mile2 Miles3 Miles5 Miles2018 Estimated Total Businesses1.7392.6594.43713.9672018 Estimated Total Employees10.02823.04036.770130.7492018 Estimated Employee Population per Business5.88.78.39.5	2018 Estimated Median Household Income	\$78,625	\$91,498	\$94,239	\$86,850
2018 Estimated Elementary (Grade Level 0 to 8)   1.3%   1.4%   1.6%   3.2%     2018 Estimated Some High School (Grade Level 9 to 11)   1.6%   1.6%   2.1%   3.1%     2018 Estimated High School Graduate   8.7%   9.5%   10.9%   13.2%     2018 Estimated Some College   17.5%   16.9%   17.9%   19.9%     2018 Estimated Associates Degree Only   6.3%   5.8%   6.1%   6.4%     2018 Estimated Bachelors Degree Only   45.5%   43.4%   39.7%   32.2%     2018 Estimated Graduate Degree   19.1%   21.4%   21.6%   22.0%     BUSINESS   1 Mile   2 Miles   3 Miles   5 Miles     2018 Estimated Total Businesses   1,739   2,659   4,437   13,967     2018 Estimated Total Employees   10,028   23,040   36,770   130,749     2018 Estimated Employee Population per Business   5.8   8.7   8.3   9.5	2018 Estimated Per Capita Income	\$52,221	\$59,282	\$57,346	\$48,785
2018 Estimated Some High School (Grade Level 9 to 11)1.6%1.6%2.1%3.1%2018 Estimated High School Graduate8.7%9.5%10.9%13.2%2018 Estimated Some College17.5%16.9%17.9%19.9%2018 Estimated Associates Degree Only6.3%5.8%6.1%6.4%2018 Estimated Bachelors Degree Only45.5%43.4%39.7%32.2%2018 Estimated Graduate Degree19.1%21.4%21.6%22.0%BUSINESS1 Mile2 Miles3 Miles5 Miles2018 Estimated Total Businesses1,7392,6594,43713,9672018 Estimated Total Employees10,02823,04036,770130,7492018 Estimated Employee Population per Business5.88.78.39.5	EDUCATION (AGE 25+)	1 Mile	2 Miles	3 Miles	5 Miles
2018 Estimated High School Graduate8.7%9.5%10.9%13.2%2018 Estimated Some College17.5%16.9%17.9%19.9%2018 Estimated Associates Degree Only6.3%5.8%6.1%6.4%2018 Estimated Bachelors Degree Only45.5%43.4%39.7%32.2%2018 Estimated Graduate Degree19.1%21.4%21.6%22.0%BUSINESS1 Mile2 Miles3 Miles5 Miles2018 Estimated Total Businesses1,7392,6594,43713,9672018 Estimated Total Employees10,02823,04036,770130,7492018 Estimated Employee Population per Business5.88.78.39.5	2018 Estimated Elementary (Grade Level 0 to 8)	1.3%	1.4%	1.6%	3.2%
2018 Estimated Some College17.5%16.9%17.9%19.9%2018 Estimated Associates Degree Only6.3%5.8%6.1%6.4%2018 Estimated Bachelors Degree Only45.5%43.4%39.7%32.2%2018 Estimated Graduate Degree19.1%21.4%21.6%22.0%BUSINESS1 Mile2 Miles3 Miles5 Miles2018 Estimated Total Businesses1,7392,6594,43713,9672018 Estimated Total Employees10,02823,04036,770130,7492018 Estimated Employee Population per Business5.88.78.39.5	2018 Estimated Some High School (Grade Level 9 to 11)	1.6%	1.6%	2.1%	3.1%
2018 Estimated Associates Degree Only6.3%5.8%6.1%6.4%2018 Estimated Bachelors Degree Only45.5%43.4%39.7%32.2%2018 Estimated Graduate Degree19.1%21.4%21.6%22.0%BUSINESS1 Mile2 Miles3 Miles5 Miles2018 Estimated Total Businesses1,7392,6594,43713,9672018 Estimated Total Employees10,02823,04036,770130,7492018 Estimated Employee Population per Business5.88.78.39.5	2018 Estimated High School Graduate	8.7%	9.5%	10.9%	13.2%
2018 Estimated Bachelors Degree Only 2018 Estimated Graduate Degree45.5% 19.1%43.4% 21.4%39.7% 21.6%32.2% 22.0%BUSINESS1 Mile2 Miles3 Miles5 Miles2018 Estimated Total Businesses1,7392,6594,43713,9672018 Estimated Total Employees10,02823,04036,770130,7492018 Estimated Employee Population per Business5.88.78.39.5	2018 Estimated Some College	17.5%	16.9%	17.9%	19.9%
2018 Estimated Graduate Degree19.1%21.4%21.6%22.0%BUSINESS1 Mile2 Miles3 Miles5 Miles2018 Estimated Total Businesses1,7392,6594,43713,9672018 Estimated Total Employees10,02823,04036,770130,7492018 Estimated Employee Population per Business5.88.78.39.5	2018 Estimated Associates Degree Only	6.3%	5.8%	6.1%	6.4%
BUSINESS     1 Mile     2 Miles     3 Miles     5 Miles       2018 Estimated Total Businesses     1,739     2,659     4,437     13,967       2018 Estimated Total Employees     10,028     23,040     36,770     130,749       2018 Estimated Employee Population per Business     5.8     8.7     8.3     9.5	2018 Estimated Bachelors Degree Only	45.5%	43.4%	39.7%	32.2%
2018 Estimated Total Businesses   1,739   2,659   4,437   13,967     2018 Estimated Total Employees   10,028   23,040   36,770   130,749     2018 Estimated Employee Population per Business   5.8   8.7   8.3   9.5	2018 Estimated Graduate Degree	19.1%	21.4%	21.6%	22.0%
2018 Estimated Total Employees   10,028   23,040   36,770   130,749     2018 Estimated Employee Population per Business   5.8   8.7   8.3   9.5	BUSINESS	1 Mile	2 Miles	3 Miles	5 Miles
2018 Estimated Employee Population per Business5.88.78.39.5					
	2018 Estimated Total Businesses	1,739	2,659	4,437	13,967
2018 Estimated Residential Population per Business19.021.019.820.2					
	2018 Estimated Total Employees	10,028	23,040	36,770	130,749

