



OFFERING MEMORANDUM

121 E Live Oak St
San Gabriel, CA 91776

*Prime 11-unit Value-add, Excellent Location, NO LOCAL Rent Control,
 Core San Gabriel City, walk to San Gabriel Country Club
 SUPER LOW 4.05% Interest ASSUMABLE LOAN - Fixed until 2029
 Well Maintained, Excellent Unit Mix, Large units, Large lot (ADUs upside)*

Exclusively Listed By:
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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of 121 Live Oak St, San Gabriel, CA 91776 ("Property").

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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to Growth Investment Group.

Summary

Subject Property:	121 E Live Oak San Gabriel, CA 91776
Price:	\$5,150,000
Price Per Unit:	\$468,000
Price Per SF:	\$388
Year Built:	1971
Building Area:	13,279 SF
Lot Size:	19,015 SF
APN#:	5367-013-017
Zoning/Parking:	R3 / 22
Unit Mix:	1 x 3B + 2B Townhouse Style 9 x 2B + 2B 1 x 2B + 1B

Financials & Rent Roll on Pages 27-28

Investment Highlights

- Prime value-add apartments in the heart of City of San Gabriel with $\pm 24\%$ rental upside potential PLUS 2 ADUs upside
- Extremely Attractive Assumable Loan at 4.05% Fixed until June/July 2029 and due in 2052 (buyer to verify)
- Excellent demographics with $\pm \$130,698$ average household income within a-mile radius
- Bordered by San Marino, Pasadena, Arcadia, Temple City, and Alhambra; Limited inventory in the “core” City of San Gabriel
- Nearby many new Townhouse/Condominiums developments
- Excellent access to Valley Blvd retail corridor, and FWY 10, Easy access to downtown Los Angeles via FWY 10

Property Highlights

- Prime location nearby San Gabriel Country Club, Core San Gabriel (not unincorporated area)
- Walk Score 86
- Very well-maintained apartment with an excellent curb appeal
- 1971 construction with Central A/C and heating in each unit
- Brand New roof installed in 2024
- Excellent unit mix of one large 3-bedroom Townhouse and ten (10) x 2-bedrooms units
- Large units with average unit size of over $\pm 1,100\text{sf}$ to $\pm 1200\text{sf}$ (buyer to verify)
- Large lot size with ample parking (22 spaces) and ability to add 2 ADUs
- Each unit has private/semi-private patio or balcony; 2 units have been fully upgraded (w/ in-unit laundry), and ± 4 units have been partially upgraded
- Not under any local rent control (only State AB1482 – max. rent increases)
- Located within desirable San Gabriel School District
- Separately metered for electricity (no gas), shared laundry room

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Executive Summary

Growth Investment Group California is proud to offer 121 E Live Oak St, a 11-unit Value-Add apartment in the highly desirable City of San Gabriel. This immaculate and well-maintained property is located right off Del Mar Blvd and within walking distance to San Gabriel Country Club and just several blocks north of Valley Blvd retail corridor. The property is not under any local rent control which allows maximum rent increases under statewide AB1482 ordinance. The property is within the desirable San Gabriel School District. It is being offered with a very attractive Assumable Loan at rock bottom interest rates of 4.05% which is fixed until June/July 2029, and due in 2052 (buyer to verify). The existing CAP Rate is also attractive with significant upside potential!

The property was built in 1971, has a total of ±13,209sqft building size (average unit size is ±1200SF-buyer to verify), and situated on a large ±19,015sqft lot with an excellent curb-appeal and neatly manicured landscaping. It has excellent curb appeal and is complete with central A/C and heating for each unit and tuck-under parking. In addition to rental upside, the large lot allows up-to 2 ADUs to be added in the back parking area (buyer to verify). The property has a brand-new roof that was installed in 2024.



It offers an excellent unit mix of one (1) large 3bedroom+2bathroom townhouse unit, nine (9) large 2bedroom+2bathroom, and one (1) large 2bedroom+1bathroom units. Each unit is large unit with an average size of over 1,000SF, and individually metered for electricity (no gas). The 3-bedroom unit is a townhouse style with 2 bedrooms upstairs, a private patio, and direct access to the parking area. The remaining 2-bedroom units are large units with an excellent layout with some units have private patio/balcony. Two units have been fully upgraded (with in-unit laundry installed), and four units have been partially upgraded with new flooring. This leaves significant value-add potential on the remaining

5 units; or the new owner can take the upgrades to the next level by completely upgrading each unit to its maximum potential.

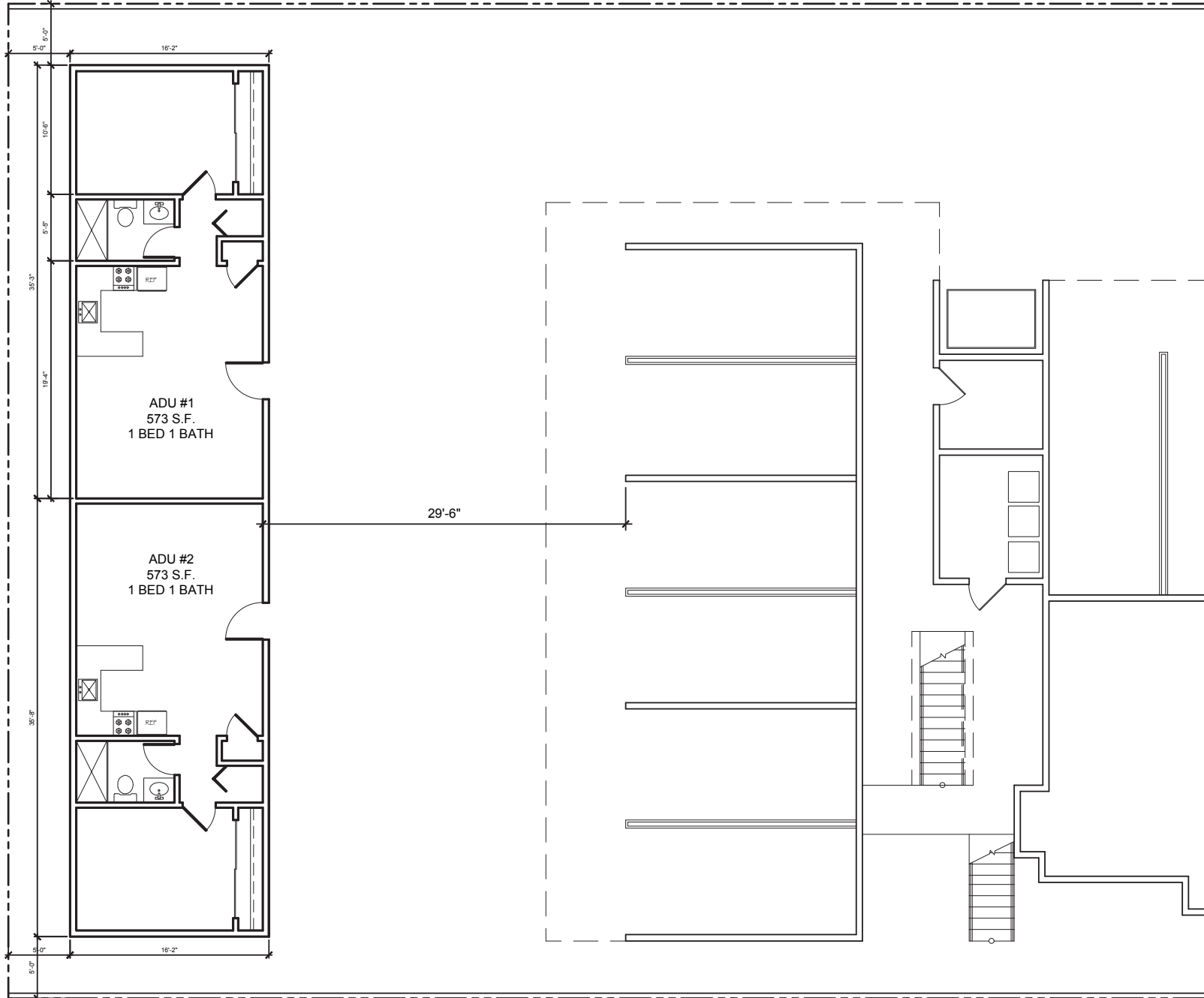
There are 22 parking spaces that consist of 13 tuck-under parking spaces and 9 open spaces in the back. The building is served by a master water heater. The site should be able to support 2 additional ADUs (Accessory Dwelling Units) in the open space parking area (ADU plan is not approved, listing broker can connect to the architect during due diligence period - buyer to verify).

LOCATION, AMENITIES, & ACCESS

The property is in the heart of City of San Gabriel with walking distance to San Gabriel Country Club and just minutes away from Valley Blvd & Del Mar Blvd. Tenants have ease of access to myriads of stores, restaurants, and shopping options along Valley Blvd. It is also within minutes from FWY 10 that connects to downtown Los Angeles. Public transportations are abundant along San Gabriel Blvd and Valley Blvd. The property is within a residential area and has a strong occupancy history due to its excellent location. The city of San Gabriel itself is bordered by City of San Marino, Pasadena, Arcadia, Temple City, and Alhambra.

Often referred to as the “Birthplace” of the Los Angeles metropolitan area, San Gabriel boasts a mixture of Asian, European, and North American cultures. Second and third generation Chinese Americans patronize its diverse array of stores and eateries with most being on Valley Blvd. The San Gabriel Square mall is sometimes referred to as the “Chinese Disneyland” and also by the Los Angeles Times as “the great mall of China.” It is in the San Gabriel Unified School District which consistently ranks as one of the highest achieving schools with some of the highest scores possible among public schools in California.

Conceptual Floorplan for 2 ADUs (Not Approved - Buyer to verify directly w/ city and their own architect)



Nearby Projects



SUMMARY

HYATT PLACE

101-111 W Valley Blvd., San Gabriel, CA 91776

- 222-room Hyatt Place Hotel
- ±5,500 SF commercial space
- 87 residential condominiums
- 2 levels of underground parking

LOCATION: Minutes away from SUBJECT PROPERTY



SUMMARY

THE ONE

**1540 S Del Mar Ave a.k.a. 101-109 E Valley Blvd
San Gabriel, CA 91776**

- 81 residential condominiums
- ±16,500 SF retail space

LOCATION: SEVERAL BLOCKS FROM SUBJECT PROPERTY
RECENTLY COMPLETED



SUMMARY

PROVINCE

400-420 W Valley Blvd, San Gabriel, CA 91776

- 127 residential condominiums (per city's website)
- ±50,495 SF commercial space (per city's website)

LOCATION: SEVERAL BLOCKS FROM SUBJECT PROPERTY

Nearby Projects



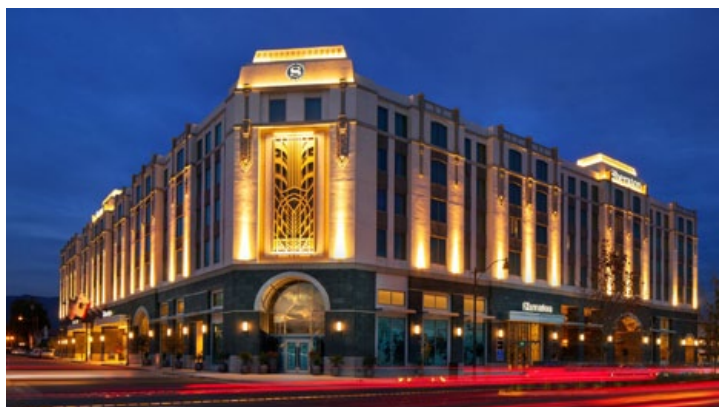
SUMMARY

PACIFIC SQUARE

700-800 S San Gabriel Blvd., San Gabriel

- ±5.83acre lot
- 243 residential condominiums
- total ±115,000 SF gross leasable commercial space

status: Minutes away from SUBJECT PROPERTY



SUMMARY

SHERATON PLAZA

303 E Valley Blvd., San Gabriel, CA 91776

- 288-room Sheraton hotel
- ±247,960 SF building on ±88,000 SF lot size
- completed in 2017

LOCATION: SEVERAL BLOCKS FROM SUBJECT PROPERTY



SUMMARY

RUBIO VILLAGE (former Bowling Alley)

201-217 S San Gabriel Blvd., San Gabriel

- 159 residential condominiums
- ±16,549 SF retail
- ±125,852 SF gross leasable area

status: under construction, completion date scheduled fall 2021
Minutes away from SUBJECT PROPERTY

Nearby Projects



SUMMARY

860 E Valley Blvd., San Gabriel, CA 91776

- mixed use
- 49 residential condominiums
- ±9,258 SF retail

status: under construction
Minutes away from SUBJECT PROPERTY



SUMMARY

**San Gabriel Plaza
220 S San Gabriel Blvd, San Gabriel, CA 91776**

- 163 residential condominiums
- ±34,835 SF commercial space

status: proposed
Minutes away from SUBJECT PROPERTY

Aerial Photos



SAN GABRIEL COUNTRY CLUB



THE ARBORETUM



WESTFIELD SANTA ANITA



SANTA ANITA PARK

NEW CONDO DEVELOPMENTS

NEW CONDO DEVELOPMENTS

GROWTH INVESTMENT GROUP

LAS TUNAS DR.

DEL MAR BLVD



121 E LIVE OAK ST

LIVE OAK ST.

Walk Score
86

Very Walkable

Most errands can be accomplished on foot.

Aerial Photos



DOWNTOWN ALHAMBRA



SAN GABRIEL VALLEY MEDICAL CENTER



SAN GABRIEL MISSION



121 E LIVE OAK ST

Walk Score **86** Very Walkable
Most errands can be accomplished on foot.

Aerial Photos



DOWNTOWN ALHAMBRA



ALMANSOR COURT

ALHAMBRA GOLF COURSE

NEW CONDO DEVELOPMENTS



SAN GABRIEL MISSION

GROWTH INVESTMENT GROUP

DEL MAR BLVD.

LIVE OAK ST.



121 E LIVE OAK ST

Walk Score **86** Very Walkable
 Most errands can be accomplished on foot.

Aerial Photos



Walk Score **86** Very Walkable
Most errands can be accomplished on foot.



121 E LIVE OAK ST

Aerial Photos



Walk Score **86** **Very Walkable**
Most errands can be accomplished on foot.

Aerial Photos



Walk Score **86** Very Walkable
Most errands can be accomplished on foot.

Property Photos



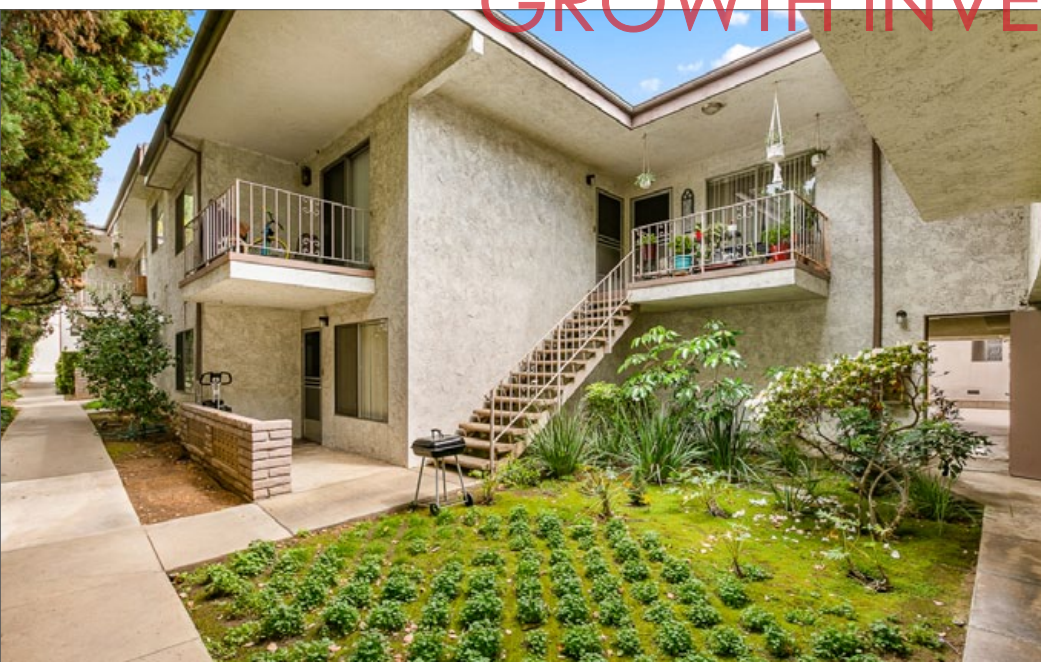
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Property Photos



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Property Photos



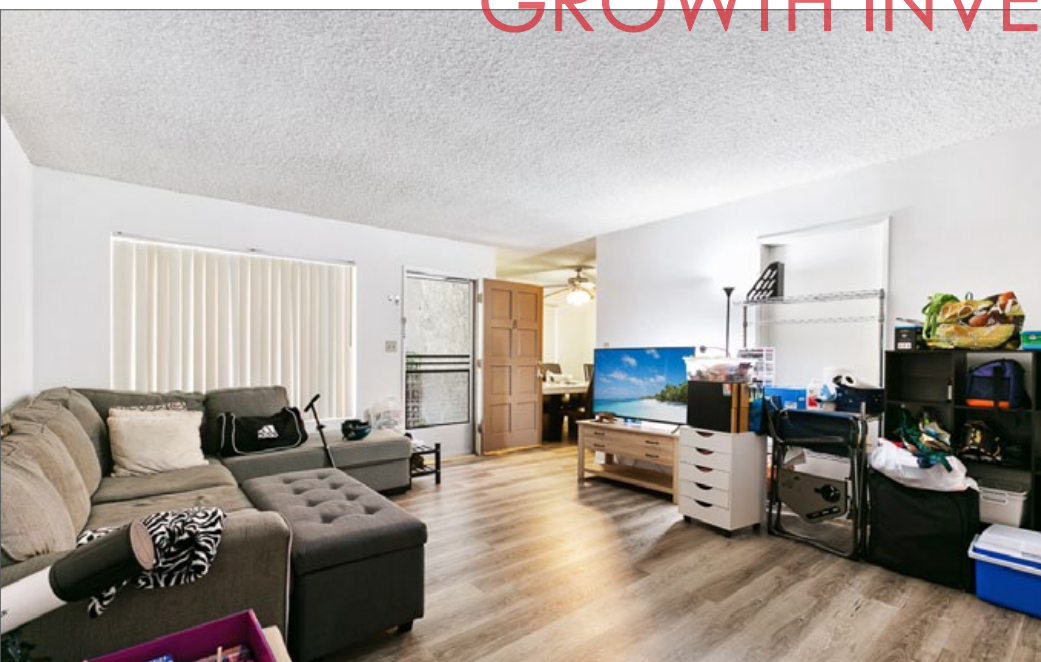
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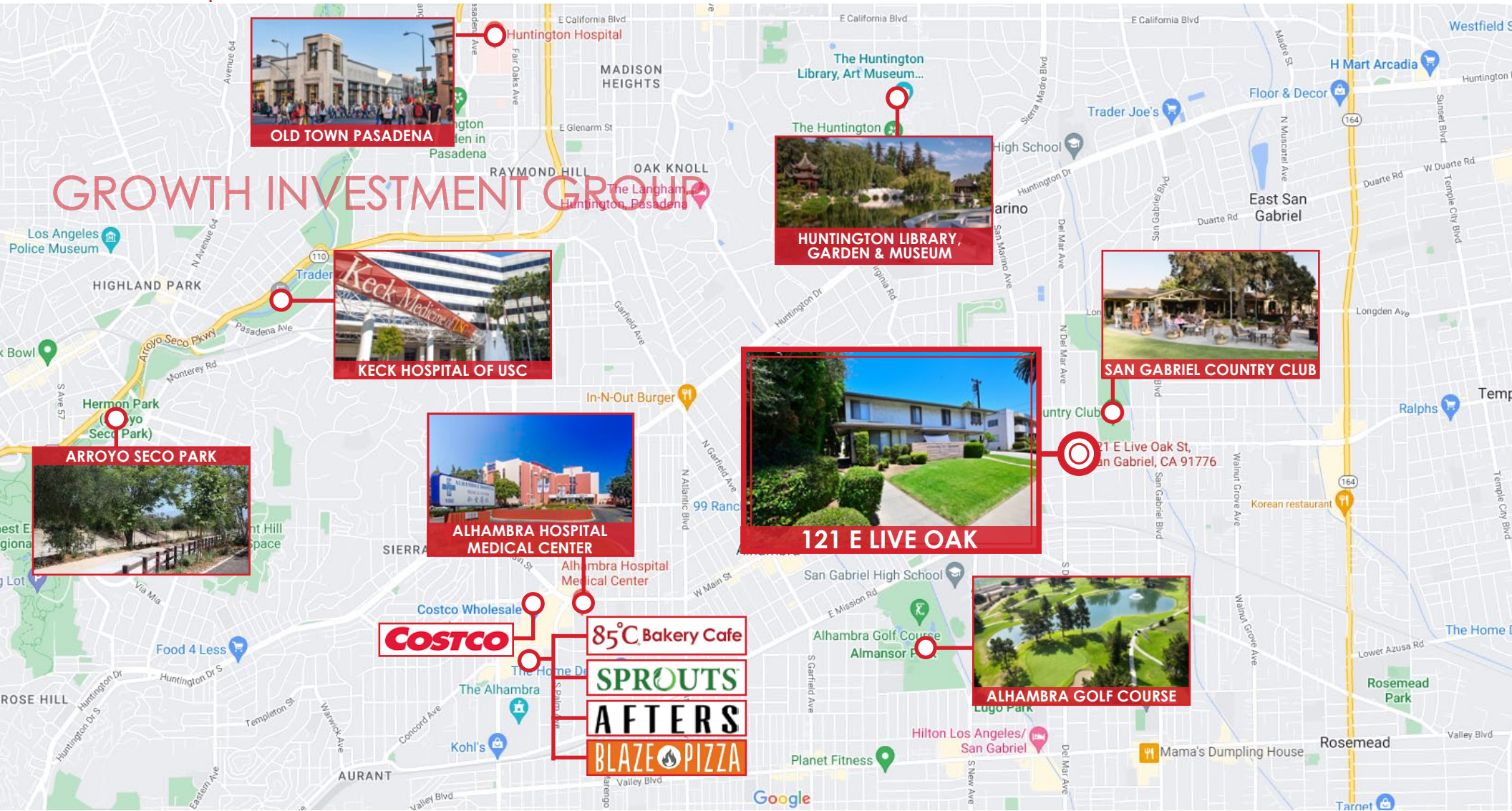
Property Photos



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Local Map



~5 min from **The Huntington Library**
 ~15 min from **LA County Arboretum**
 ~15 min from **Costco**

~8 min from **Alhambra Golf Course**
 ~11 min from **Whittier Narrows Recreation**
 ~10 min from **The Arboretum**

Walk Score Map

121 East Live Oak Street

East of Smith Park, San Gabriel, 91776

Commute to **Downtown San Gabriel**

🚗 1 min 🚌 9 min 🚲 3 min 🚶 11 min [View Routes](#)

📍 Favorite
🗺 Map
🔍 **Nearby San Gabriel Apartments on Redfin**

[More about 121 East Live Oak Street](#)

Walk Score
86

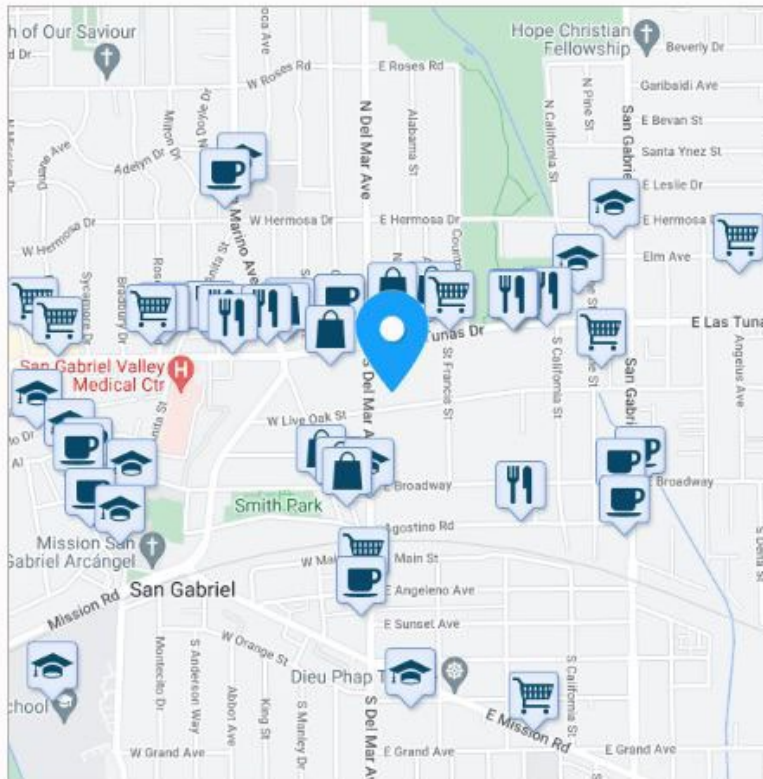
Very Walkable
Most errands can be accomplished on foot.

Transit Score
40

Some Transit
A few nearby public transportation options.

Bike Score
53

Bikeable
Some bike infrastructure.



[About your score](#)

Regional Map



Area Amenities

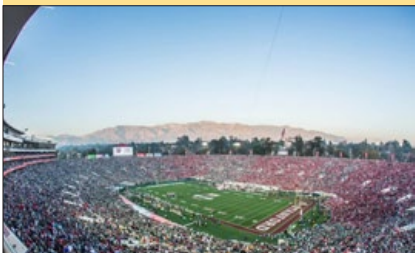
Old Town Pasadena



Distance from 121 E Live Oak:
10 minute drive, 2.3 miles

"Our eclectic, historic district spans 22 blocks and features more than 300 businesses. Visitors can find premiere shopping, world-class dining, entertainment and activities for all ages, convenient parking, and pedestrian-friendly streets and historic alleys that are perfect for meandering and discovering the authentic character of Old Pasadena." - Visit Old Pasadena

Rose Bowl Stadium



Distance from 121 E Live Oak:
10 minute drive, 3.5 miles

One of the most famous venues in sporting history, the Rose Bowl is best known as a college football venue, specifically as the host of the annual Rose Bowl Game for which it is named. Since 1982, it has served as the home stadium of the UCLA Bruins football team.

Westfield Santa Anita



Distance from 121 E Live Oak:
15 minute drive, 7.0 miles

The Westfield Santa Anita is a super-regional shopping mall located in Arcadia, California adjacent to the Santa Anita Race Track. It features major stores such as Macy's, Dave and Buster's, and Din Tai Fung.

The Huntington Library



Distance from 121 E Live Oak:
10 minute drive, 4.0 miles

The Huntington Library, Art Museum, and Botanical Gardens is a collections-based research and educational institution serving scholars and the general public.

California Institute of Technology



Distance from 121 E Live Oak:
10 minute drive, 3.3 miles

Caltech is an independent, privately supported institution with a 124-acre campus located in Pasadena, California. The Institute manages JPL for NASA, sending probes to explore the planets of our solar system and quantify changes on our home planet.

Dodger Stadium



Distance from 121 E Live Oak:
15 minute drive, 8.0 miles

Dodger Stadium is a baseball stadium in the Elysian Park neighborhood of Los Angeles, California, home to the Los Angeles Dodgers. It is the world's largest baseball stadium by seat capacity, and hosted the Major League Baseball All-Star Game in 1980—and will host again in 2022.



02. FINANCIALS

Investment Overview

Price	\$	5,150,000
Price Per Unit	\$	468,000
Price Per SF	\$	388
Cap Rate		4.12%
GRM		15.94
Market CAP Rate		5.52%
Market GRM		12.99

Unit Mix and Rent Schedule

	Units	Type	Avg. Current Rent	Total Rent	Proforma Rent	Total Proforma Rent
	1	3B + 2B	\$ 2,675	\$ 2,675	\$ 3,200	\$ 3,200
	9	2B + 2B	\$ 2,329	\$ 20,957	\$ 2,900	\$ 26,100
	1	2B + 1B	\$ 2,350	\$ 2,350	\$ 2,800	\$ 2,800
	11			\$ 25,982		\$ 32,100

Potential Upside 24%

Property Information

Building Size	13,279
Lot Size	19,015 SF / 0.44 AC
Number of Units	11
Year Built	1971
Parcel(s)	5367-013-017
Zoning	R3
Parking	22

* Lot could support additional 2 ADU units

Proposed Financing

Down Payment	\$3,112,346
Approximate Loan Amount	\$2,037,654
Interest Rate	4.050%
Loan To Value	40%
Annual Debt Service	\$117,443
Debt Coverage Ratio	1.81
Year-1 Net Cash-Flow	\$94,726
Year-1 Principal Reduction	\$35,573
Year-1 Cash-On-Cash Return	\$130,300
Year-1 Cash-On-Cash Return	4.19%
Loan Type	Loan assumption (Chase), 7yr fixed, loan start date June 2022 - Fixed until June 2029 - Loan due in 30 yrs (buyer to verify during due diligence period)

Income

	Current	Proforma
Annual Gross Rent (Current/Potential)	\$ 25,982 per month	\$ 311,784 \$ 385,200
Laundry (lease - 50/50 split)	\$ 250 per month	\$ 3,000 \$ 3,000 2024
RUBS Income	\$ 700 per month	\$ 8,400 \$ 8,400 2024
Gross Scheduled Income		\$ 323,184 \$ 396,600
Vacancy Factor	2.00%	\$ (6,464) \$ (7,932)
Effective Gross Income		\$ 316,720 \$ 388,668

Expenses

	Current	Proforma
Operating Expenses (Current/Potential)		
New Property Taxes	1.289106%	\$ 66,389 \$ 66,389 per tax assessor
Direct Assessments		\$ 4,142 \$ 4,142 per tax assessor
Insurance	\$ 0.68 per SF	\$ 9,000 \$ 9,000 2024
Electricity	\$ 235.00 per month	\$ 2,820 \$ 2,820 2024
Gas	\$ 270.00 per month	\$ 3,240 \$ 3,240 2024
Water	\$ 690.00 per month	\$ 8,280 \$ 8,280 2024
Trash	\$ 445.00 per month	\$ 5,340 \$ 5,340 2024
Gardening	\$ 170.00 per month	\$ 2,040 \$ 2,040 2024
Repair & Maintenance	\$ 300.00 per unit	\$ 3,300 \$ 3,300 2024
Total Operating Expenses	32% of GSI	\$ 104,551 \$ 104,551
Expenses Per Unit		\$ 9,505 \$ 9,505
Expenses Per SF		\$ 7.87 \$ 7.87

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	Current	Proforma
Net Operating Income	\$ 212,169	\$ 284,117

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Rent Roll

Unit No.	Unit Type	Current Rent	Proforma	Lease Start Date	Lease End Date	Estimated unit size (buyer to verify)	Remark
A	3B + 2B	\$2,675.00	\$ 3,200	12/8/2020	MTM	± 1,800	updated
B	2B + 2B	\$2,395.00	\$ 2,900	1/2/2025	1/1/2026	± 1,150	updated flooring
C	2B + 2B	\$2,172.00	\$ 2,900	2/27/2010	MTM	± 1,150	non updated
D	2B + 2B	\$2,600.00	\$ 2,900	4/15/2022	MTM	± 1,150	fully upgraded, with in-unit laundry
E	2B + 2B	\$2,150.00	\$ 2,900	8/10/2013	MTM	± 1,150	non updated
F	2B + 2B	\$2,300.00	\$ 2,900	1/3/2020	MTM	± 1,150	updated
G	2B + 2B	\$2,242.00	\$ 2,900	2/28/2021	MTM	± 1,150	partially updated
H	2B + 2B	\$2,800.00	\$ 2,900	12/1/2023	MTM	± 1,150	fully upgraded, with in-unit laundry
I	2B + 2B	\$2,150.00	\$ 2,900	10/15/2007	MTM	± 1,150	non updated
J	2B + 1B	\$2,350.00	\$ 2,800	6/1/2014	MTM	± 1,100	non updated
K	2B + 2B	\$2,148.00	\$ 2,900	3/1/2010	MTM	± 1,150	non updated
TOTAL		\$ 25,982	\$ 32,100			± 13,250	

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#Units	Unit Type	AVERAGE	MIN	MAX	Proforma
1	3B + 2B	\$ 2,675	\$ 2,675	\$ 2,675	\$ 3,200
9	2B + 2B	\$ 2,329	\$ 2,148	\$ 2,800	\$ 2,900
1	2B + 1B	\$ 2,350	\$ 2,150	\$ 2,150	\$ 2,800

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03. MARKET OVERVIEW

Market Overview - San Gabriel

San Gabriel, CA is in the heart of the San Gabriel Valley, a suburban region just east of Downtown Los Angeles and home to a diverse population. It is named after the Mission San Gabriel Arcángel, founded by Junipero Serra. The city grew outward from the mission and in 1852 became the original township of Los Angeles County. San Gabriel was incorporated in 1913. The city's motto is "A city with a Mission" and it is often called the "Birthplace" of the Los Angeles metropolitan area. At the 2010 census, the population was 39,718.

With the founding of the Mission San Gabriel Archangel in 1771, San Gabriel became the heart and soul of the Los Angeles region and this great Valley that bears its name. The Mission San Gabriel, "Pride of the California Missions," has long been a center for culture and art, and

is the fourth of the California Missions built in Father Junipero Serra's chain of 21 California Missions.

Diversity is not new to San Gabriel. From its earliest days, San Gabriel has been a place for peoples of different cultures, beliefs, and values to come together.



San Gabriel
CITY WITH A MISSION

The community was created when Father Junipero Serra, a Spanish priest, and the Gabriellino-Tongva Indians came together to build a magnificent Mission in 1771, located in the mid-west portion of the City within the City's historic core, known as the San Gabriel Mission District. The District contains City Hall, San Gabriel Mission Playhouse, and several other historic buildings and sites, which exhibit Spanish, Native American, and early American history.



Market Overview: City of San Gabriel

San Gabriel had a population of 39,718. The population density was 9,581.5 people per square mile (3,699.4/km²). The racial makeup of San Gabriel was 24,091 (60.7%) Asian, 10,076 (25.4%) White (11.4% Non-Hispanic White), 388 (1.0%) African American, 220 (0.6%) Native American, 43 (0.1%) Pacific Islander, 3,762 (9.5%) from other races, and 1,138 (2.9%) from two or more races. Hispanic or Latino of any race were 10,189 persons (25.7%).

There were 12,542 households, out of which 4,542 (36.2%) had children under the age of 18 living in them, 6,668 (53.2%) were opposite-sex married couples living together, 1,961 (15.6%) had a female householder with no husband present, 965 (7.7%) had a male householder with no wife present. There were 481 (3.8%) unmarried opposite-sex partnerships, and 76 (0.6%) same-sex married couples or partnerships. 2,121 households (16.9%) were made up of individuals and 800 (6.4%) had someone living alone who was 65 years of age or older. The average household size was 3.13. There were 9,594 families (76.5% of all households); the average family size was 3.47.

There were 13,237 housing units at an average density of 3,193.3 per square mile (1,232.9/km²), of which 6,168 (49.2%) were owner-occupied, and 6,374 (50.8%) were occupied by renters. The homeowner vacancy rate was 1.0%; the rental vacancy rate was 5.7%. 19,974 people (50.3% of the population) lived in owner-occupied housing units and 19,292 people (48.6%) lived in rental housing units.



Demographic & Income Profile (1 mile radius)

Summary	Census 2010	Census 2020	2024	2029
Population	26,641	27,353	26,193	26,090
Households	8,891	9,207	9,075	9,256
Families	6,663	6,944	6,717	6,875
Average Household Size	2.95	2.91	2.82	2.76
Owner Occupied Housing Units	4,741	4,659	4,596	4,636
Renter Occupied Housing Units	4,150	4,548	4,479	4,620
Median Age	40.0	42.6	43.1	43.9

Trends: 2024-2029 Annual Rate	Area	State	National
Population	-0.08%	0.09%	0.38%
Households	0.40%	0.38%	0.64%
Families	0.47%	0.37%	0.56%
Owner HHs	0.17%	0.58%	0.97%
Median Household Income	2.71%	2.70%	2.95%

Households by Income	2024		2029	
	Number	Percent	Number	Percent
<\$15,000	626	6.9%	562	6.1%
\$15,000 - \$24,999	449	4.9%	333	3.6%
\$25,000 - \$34,999	514	5.7%	387	4.2%
\$35,000 - \$49,999	675	7.4%	602	6.5%
\$50,000 - \$74,999	1,202	13.2%	1,054	11.4%
\$75,000 - \$99,999	1,148	12.7%	1,095	11.8%
\$100,000 - \$149,999	1,743	19.2%	1,849	20.0%
\$150,000 - \$199,999	1,060	11.7%	1,276	13.8%
\$200,000+	1,658	18.3%	2,098	22.7%

Median Household Income	\$97,887	\$111,877
Average Household Income	\$130,698	\$152,418
Per Capita Income	\$45,123	\$53,888