

OFFERING MEMORANDUM

# 5.42 ACRE RESIDENTIAL DEVELOPMENT SITE

Appaloosa Ave, Jurupa Valley, CA 92609

Marcus & Millichap



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Activity ID #ZAH0100097

**Marcus & Millichap**

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SECTION 1



# EXECUTIVE SUMMARY

Offering Summary  
Investment Highlights

Marcus & Millichap





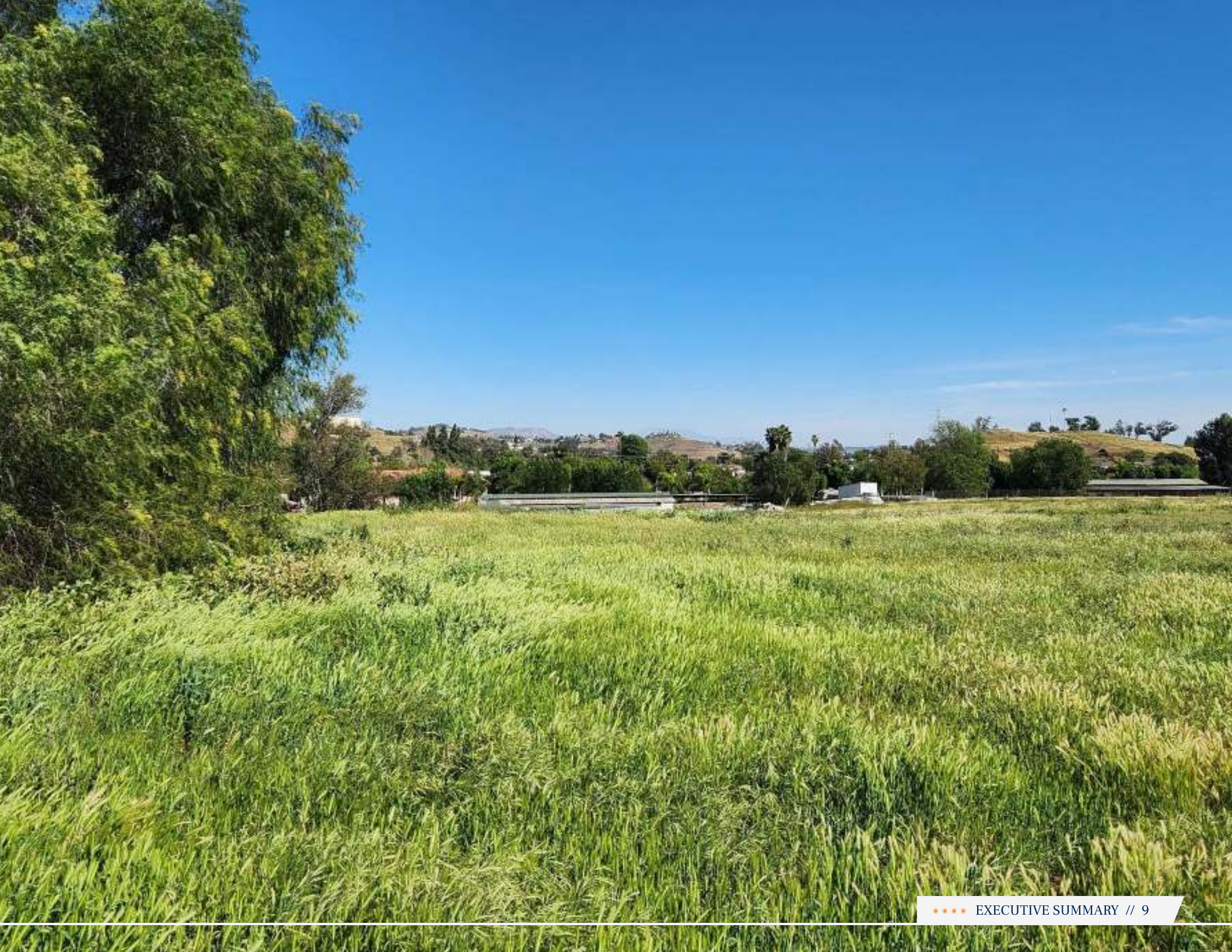
**Appaloosa Ave**

5545

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# 5.42 ACRE RESIDENTIAL DEVELOPMENT SITE

Appaloosa Ave, Jurupa Valley, CA 92609

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## INVESTMENT OVERVIEW

Marcus & Millichap is pleased to offer for sale the ±5.42-acre residential development site located on Appaloosa Avenue just north of 56th Street in the city of Jurupa Valley, CA. The property is composed of two adjacent parcels of land, APN # 162-032-008 & 010, and is a rectangular piece of infill vacant land surrounded on all sides by other single family residential homes.

Zoning on this property is R-A-20000 which allows a maximum density of 2.2 dwelling units/acre with a minimum SFR lot size of 20,000 SF.

The General Plan Land Use designation is Low Density Residential (LDR) which allows a maximum density of 2.0 dwelling units/acre.

Low Density Residential also allows for limited agriculture, intensive equestrian and animal keeping uses as well.

Tentative Tract Map #14673 (expired) was originally approved in 2005 and included 10 separate lots for detached single-family homes.

This tract map featured a double-loaded cul-de-sac driveway running east to west coming in from Appaloosa Avenue in the middle of the site.

This property is rectangular in shape with approximately 475' of frontage along Appaloosa Avenue and a depth of approximately 512'.

The topography of the site is generally level with a slight gradient that slopes toward the northeast corner of the site.

Vegetation on the site consists of seasonal weeds/grasses with a couple of mature trees.

The city of Jurupa Valley covers about 43.5 square miles and had a population of 105,053 (2020 census). Jurupa Valley is bordered by the cities of Eastvale, Norco, and Riverside in Riverside County and the cities of Ontario, Fontana, Rialto, Bloomington, and Colton in neighboring San Bernardino County. The school district is the Jurupa Unified School District.

## INVESTMENT HIGHLIGHTS

5.42 Acre Residential Development Site in a Desirable Jurupa Valley Location

Infill Site Surrounded by other Single-Family Homes

Zoning on the Site is R-A-20000 for 20,000 SF Lot Single Family Homes

General Plan Land Use is Low Density Residential (LDR) allowing up to 2 du/acre

Previous Tentative Tract Map #14673 (Expired) was for 10 Detached Single Family Homes

Property is Rectangular in Shape with 475' of Frontage on Appaloosa Avenue



SECTION 2

02



# PROPERTY INFORMATION

Regional Map  
Plat Map  
Zoning Map  
Expired TTM #14673 (10 SFR Lots)  
Aerial - Expired TTM #14673  
Sales Comps - Single Family Homes

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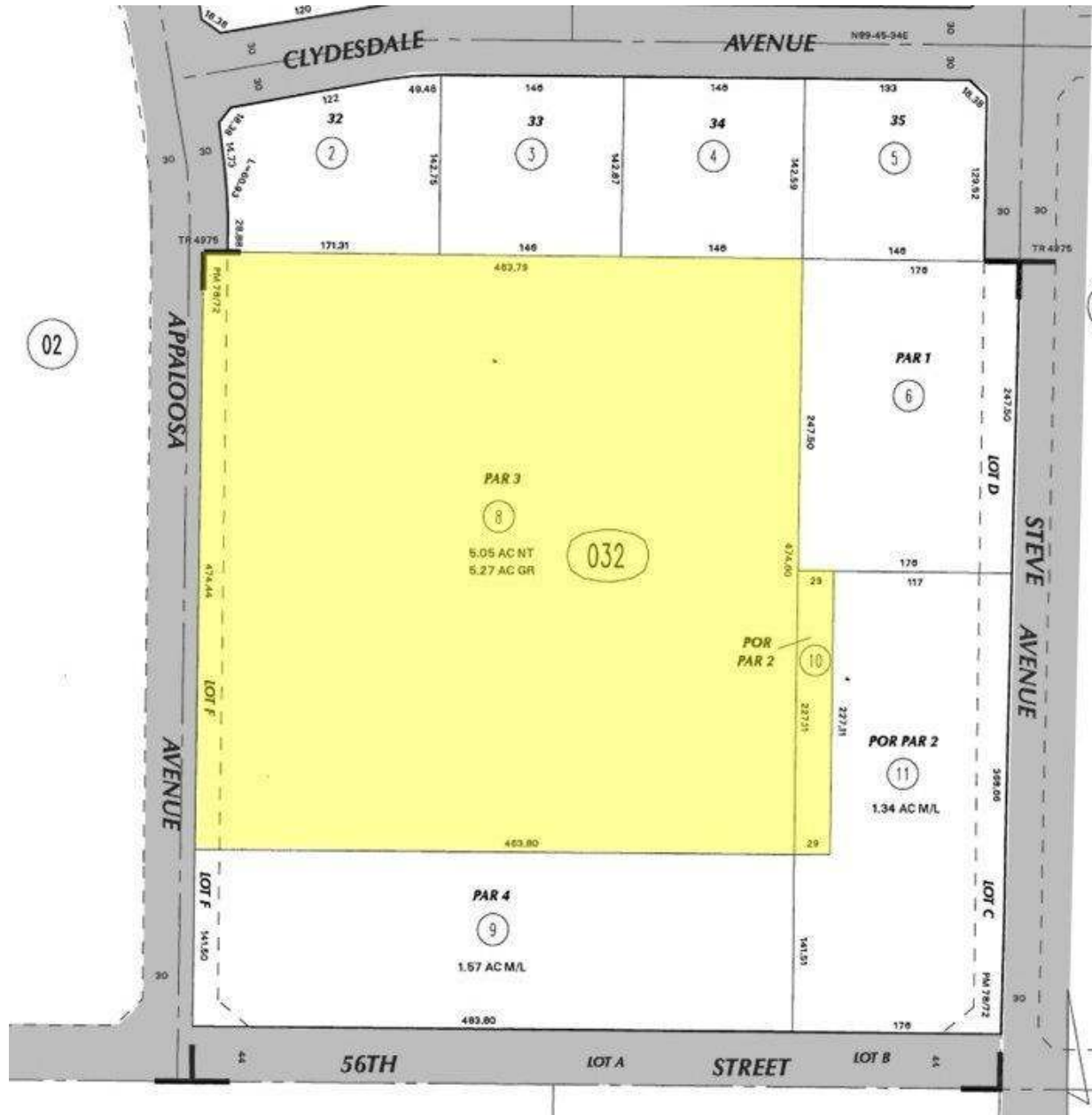
# 5.42 ACRE RESIDENTIAL DEVELOPMENT SITE

REGIONAL MAP



# 5.42 ACRE RESIDENTIAL DEVELOPMENT SITE

PLAT MAP



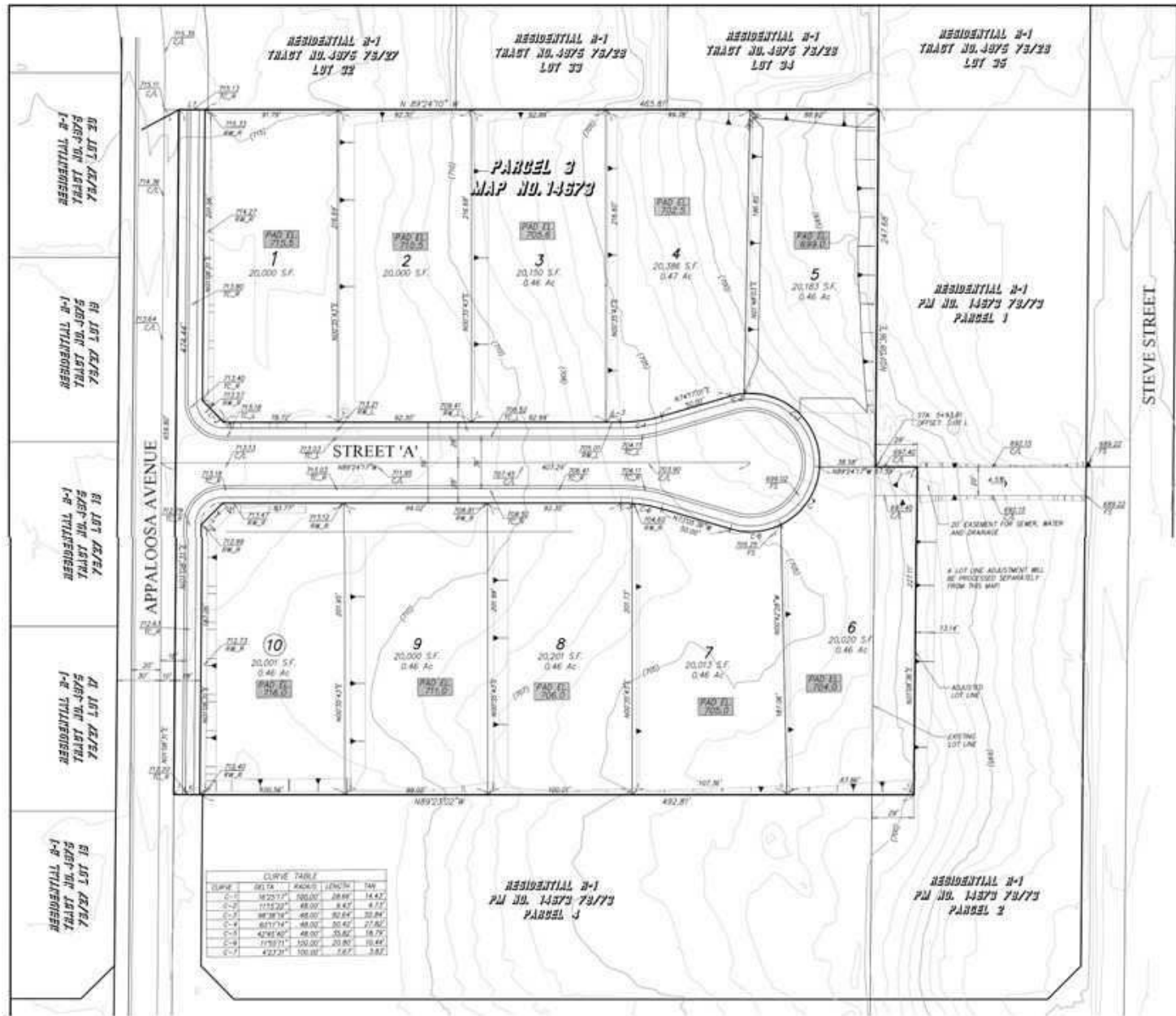
# 5.42 ACRE RESIDENTIAL DEVELOPMENT SITE

ZONING MAP



# 5.42 ACRE RESIDENTIAL DEVELOPMENT SITE

EXPIRED TTM #14673 (10 SFR LOTS)



# 5.42 ACRE RESIDENTIAL DEVELOPMENT SITE

AERIAL - EXPIRED TTM #14673

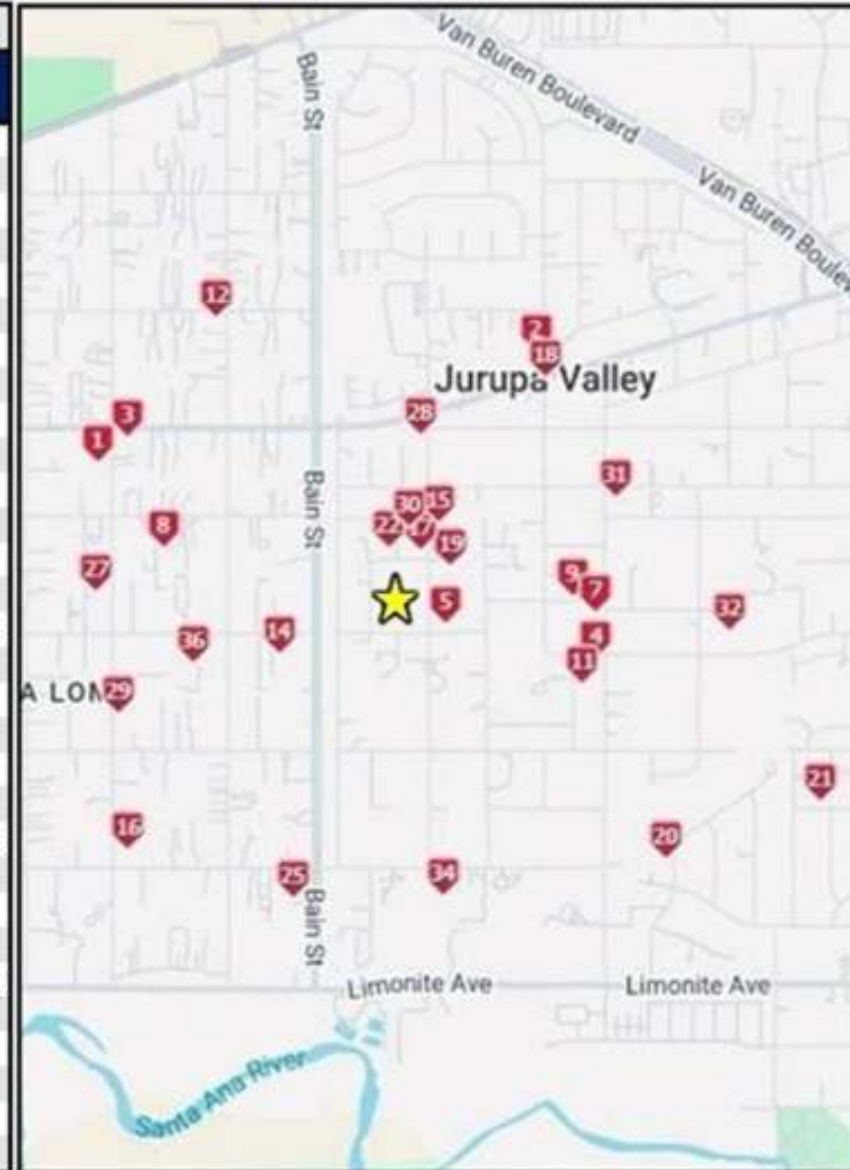


# 5.42 ACRE RESIDENTIAL DEVELOPMENT SITE

SALES COMPS - SINGLE FAMILY HOMES

Jurupa Valley Single Family Home Sales

|    | Address                | City          | Year Built | Sqft  | BR/BA   | Price     | Price/SF | Lot Size SF | COE        |
|----|------------------------|---------------|------------|-------|---------|-----------|----------|-------------|------------|
| 1  | 9417 56th Street       | Jurupa Valley | 1966       | 1,706 | 3br/3ba | \$900,000 | \$527.55 | 95,396      | 1/15/2025  |
| 2  | 11877 Crossbill Way    | Jurupa Valley | 2018       | 3,389 | 5br/3ba | \$900,000 | \$265.57 | 6,970       | 11/3/2025  |
| 3  | 5376 Beach Street      | Jurupa Valley | 1949       | 2,361 | 4br/3ba | \$896,000 | \$379.50 | 33,977      | 2/19/2025  |
| 4  | 10042 54th Street      | Jurupa Valley | 1974       | 2,031 | 4br/2ba | \$850,000 | \$418.51 | 19,602      | 3/26/2025  |
| 5  | 5726 Marlatt           | Jurupa Valley | 1970       | 1,891 | 3br/2ba | \$835,000 | \$441.57 | 30,928      | 2/20/2026  |
| 6  | 5261 Streeveve Street  | Jurupa Valley | 1972       | 1,745 | 3br/2ba | \$830,000 | \$475.64 | 19,166      | 6/5/2025   |
| 7  | 5535 Marlatt Street    | Jurupa Valley | 1975       | 2,092 | 4br/2ba | \$829,900 | \$396.70 | 22,651      | 4/23/2025  |
| 8  | 4850 Eclipse Avenue    | Jurupa Valley | 1978       | 1,773 | 4br/2ba | \$820,000 | \$462.49 | 32,670      | 6/30/2025  |
| 9  | 6049 Bain Street       | Jurupa Valley | 1959       | 1,798 | 4br/2ba | \$814,000 | \$452.73 | 40,511      | 3/5/2026   |
| 10 | 4740 Brookhill Terrace | Jurupa Valley | 1984       | 2,019 | 4br/2ba | \$805,000 | \$398.71 | 20,000      | 11/5/2025  |
| 11 | 5451 Colt Lane         | Jurupa Valley | 1974       | 1,232 | 4br/2ba | \$800,000 | \$649.35 | 20,909      | 6/1/2025   |
| 12 | 3545 Valley Way        | Jurupa Valley | 1947       | 1,204 | 3br/1ba | \$800,000 | \$664.45 | 75,359      | 9/19/2025  |
| 13 | 5895 Snowgrass Trail   | Jurupa Valley | 1976       | 2,025 | 4br/2ba | \$785,000 | \$387.65 | 20,909      | 6/23/2025  |
| 14 | 9978 Clydesdale Avenue | Jurupa Valley | 1974       | 1,232 | 3br/2ba | \$775,000 | \$629.06 | 21,780      | 2/19/2026  |
| 15 | 5999 Homestead         | Jurupa Valley | 1978       | 1,692 | 4br/2ba | \$775,000 | \$458.04 | 18,731      | 12/18/2025 |
| 16 | 9557 Venetian Way      | Jurupa Valley | 2022       | 2,610 | 4br/3ba | \$770,000 | \$295.02 | 5,998       | 3/10/2025  |
| 17 | 5461 Streeveve Street  | Jurupa Valley | 1974       | 1,738 | 4br/2ba | \$755,000 | \$434.41 | 20,473      | 5/2/2025   |
| 18 | 5956 Marlatt Street    | Jurupa Valley | 1971       | 1,705 | 4br/2ba | \$740,000 | \$434.02 | 30,928      | 9/29/2025  |
| 19 | 5424 Streeveve Street  | Jurupa Valley | 1974       | 1,080 | 3br/2ba | \$695,000 | \$643.52 | 20,909      | 3/21/2025  |
| 20 | 10240 56th Street      | Jurupa Valley | 1989       | 1,360 | 3br/2ba | \$680,000 | \$500.00 | 15,682      | 5/28/2025  |
| 21 | 7095 Vista Del Verde   | Jurupa Valley | 1976       | 1,797 | 4br/2ba | \$645,000 | \$358.93 | 30,056      | 11/21/2025 |
| 22 | 10314 50th Street      | Jurupa Valley | 1979       | 1,230 | 3br/2ba | \$640,000 | \$520.33 | 9,583       | 4/28/2025  |
| 23 | 5154 34th Street       | Jurupa Valley | 1960       | 1,469 | 3br/2ba | \$635,000 | \$432.27 | 40,162      | 8/4/2025   |
| 24 | 5684 Rutile Street     | Jurupa Valley | 1977       | 1,295 | 3br/1ba | \$635,000 | \$490.35 | 19,602      | 7/7/2025   |
| 25 | 9745 55th Street       | Jurupa Valley | 1976       | 2,137 | 3br/2ba | \$625,000 | \$292.47 | 8,712       | 12/22/2025 |
| 26 | 10418 54th Street      | Jurupa Valley | 1952       | 2,028 | 4br/2ba | \$600,000 | \$295.86 | 31,799      | 3/17/2025  |
| 27 | 5521 Beach Street      | Jurupa Valley | 1961       | 1,426 | 4br/2ba | \$590,000 | \$413.74 | 10,890      | 1/24/2025  |
| 28 | 3087 Cabana Street     | Jurupa Valley | 1983       | 1,116 | 2br/2ba | \$577,500 | \$517.47 | 7,405       | 11/7/2025  |
| 29 | 5582 Streeveve Street  | Jurupa Valley | 1983       | 1,440 | 2br/2ba | \$575,000 | \$399.31 | 37,897      | 1/13/2025  |
| 30 | 5609 Beach Street      | Jurupa Valley | 1949       | 815   | 2br/1ba | \$545,000 | \$668.71 | 13,504      | 7/22/2025  |





Appaloosa Ave

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SECTION 3

03

# FINANCIAL ANALYSIS

Financial Details

Marcus & Millichap



# 5.42 ACRE RESIDENTIAL DEVELOPMENT SITE

## FINANCIAL DETAILS

### FINANCIAL DETAILS

|                                 |                            |
|---------------------------------|----------------------------|
| Listed Price                    | \$1,700,000                |
| Lot Size                        | 5.42 Acres (236,095 SF)    |
| Price/Acre                      | \$313,653/Acre             |
| Price/SF                        | \$7.20/SF                  |
| Zoning                          | R-A-20000 (20,000 SF Lots) |
| Previous TTM #14673             | 10 Detached SFR Lots       |
| Price/Lot (Based on TTM #14673) | \$170,000/Proposed Lot     |

SECTION 4

# 04

## SALE COMPARABLES

Sale Comps Map  
Sale Comps Summary  
Price per Acre Chart  
Price per SF Chart  
Sale Comps

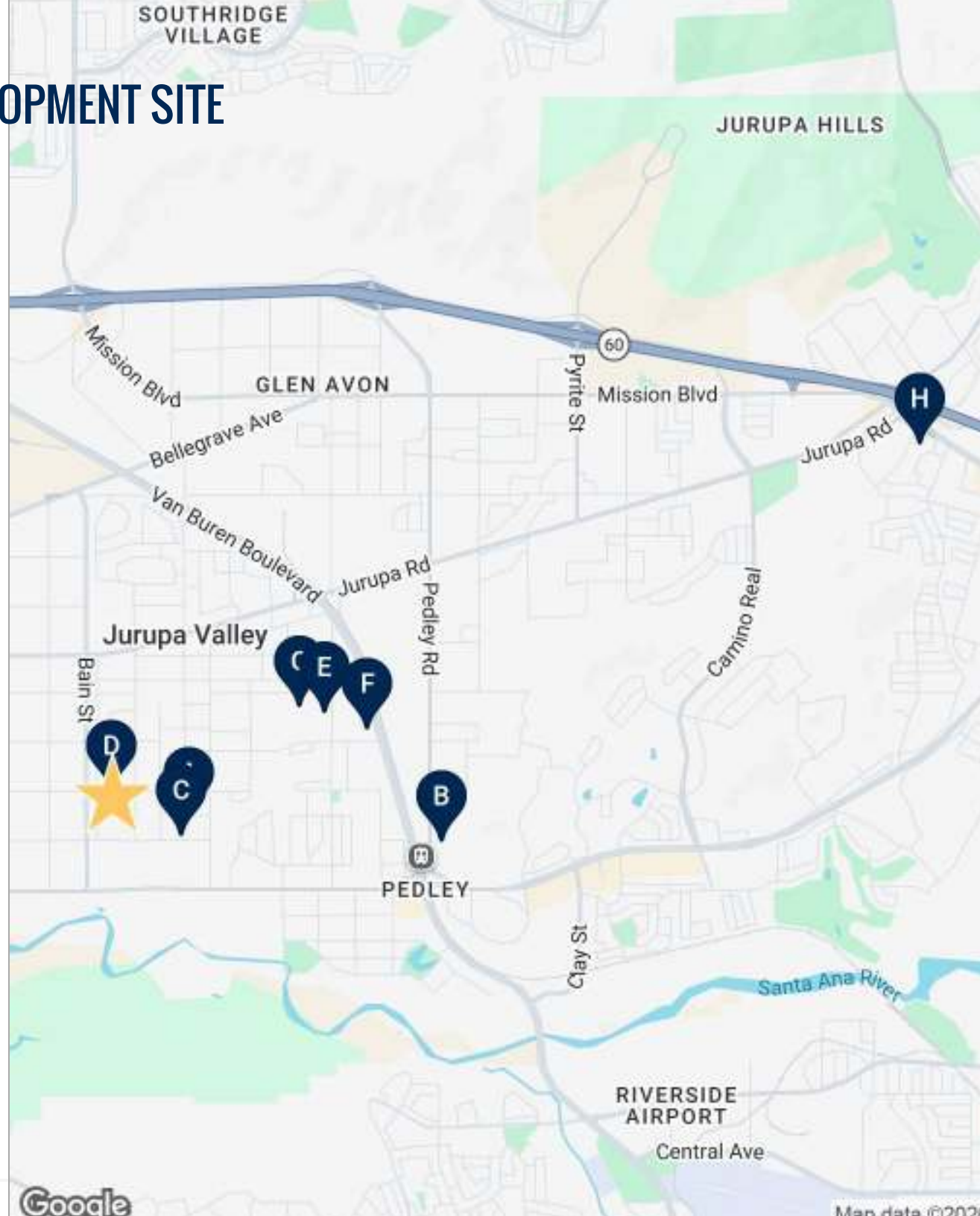
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# 5.42 ACRE RESIDENTIAL DEVELOPMENT SITE

SALE COMPS MAP

## SALE COMPS MAP








-  5.42 Acre Residential Development Site
-  9790 59th Street
-  6006 Pedley Rd
-  9825 60th Street
-  58th Street at Appaloosa
-  5479 Feldspar St
-  9045 56th St
-  5477 Feldspar St
-  6620 Jewel St



# 5.42 ACRE RESIDENTIAL DEVELOPMENT SITE


## SALE COMPS SUMMARY

|  | SUBJECT PROPERTY  | PRICE       | LOT SIZE | \$/ACRE   | CLOSE     |
|--|---|-------------|----------|-----------|-----------|
|  | <b>5.42 Acre Residential Development Site</b><br>Appaloosa Ave<br>Jurupa Valley, CA 92609 | \$1,700,000 | 5.42 AC  | \$313,653 | On Market |

|  | SALE COMPARABLES   | PRICE       | LOT SIZE | \$/ACRE   | CLOSE      |
|--|--|-------------|----------|-----------|------------|
|    | <b>9790 59th Street</b><br>Jurupa Valley, CA 92509         | \$1,550,000 | 5.0 AC   | \$310,000 | 04/17/2024 |
|    | <b>6006 Pedley Rd</b><br>Jurupa Valley, CA 92509           | \$3,000,000 | 9.74 AC  | \$308,008 | 03/19/2025 |
|    | <b>9825 60th Street</b><br>Jurupa Valley, CA 92509         | \$1,625,000 | 5.0 AC   | \$325,000 | On Market  |
|   | <b>58th Street at Appaloosa</b><br>Jurupa Valley, CA 91752 | \$1,375,000 | 5.0 AC   | \$275,000 | 02/14/2025 |
|  | <b>5479 Feldspar St</b><br>Jurupa Valley, CA 92509         | \$1,000,000 | 3.33 AC  | \$300,300 | 06/02/2025 |
|  | <b>9045 56th St</b><br>Jurupa Valley, CA 92509             | \$1,500,000 | 4.88 AC  | \$307,377 | On Market  |
|  | <b>5477 Feldspar St</b><br>Jurupa Valley, CA 92509         | \$460,000   | 1.47 AC  | \$312,925 | 05/30/2025 |

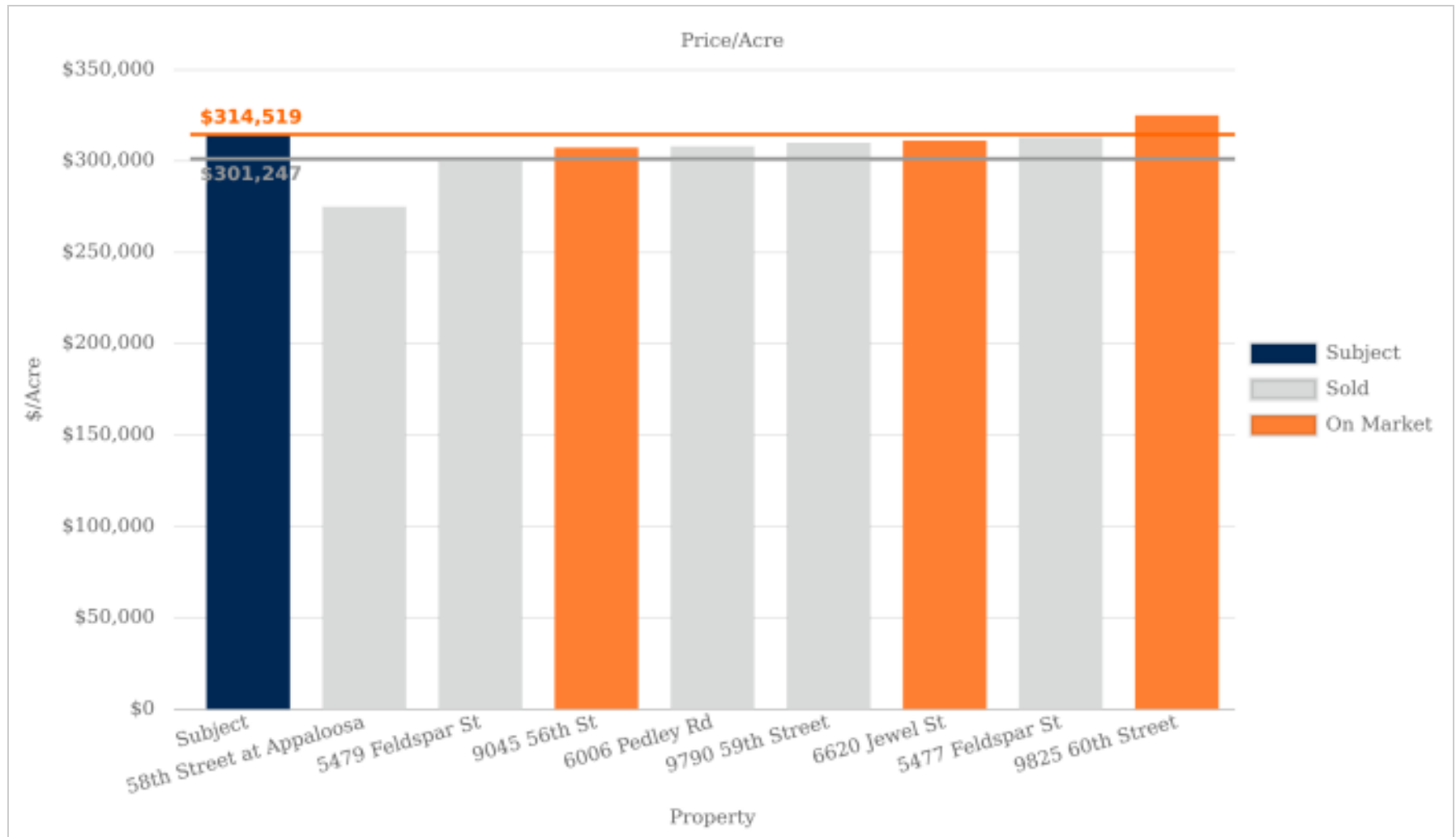
# 5.42 ACRE RESIDENTIAL DEVELOPMENT SITE

SALE COMPS SUMMARY

| SUBJECT PROPERTY   | PRICE              | LOT SIZE      | \$/ACRE          | CLOSE     |
|--|--------------------|---------------|------------------|-----------|
|  <p data-bbox="268 321 527 383"><b>6620 Jewel St</b><br/>Jurupa Valley, CA 92509</p> | \$1,475,000        | 4.74 AC       | \$311,181        | On Market |
| <b>AVERAGES</b>  | <b>\$1,498,125</b> | <b>4.9 AC</b> | <b>\$306,224</b> | -         |

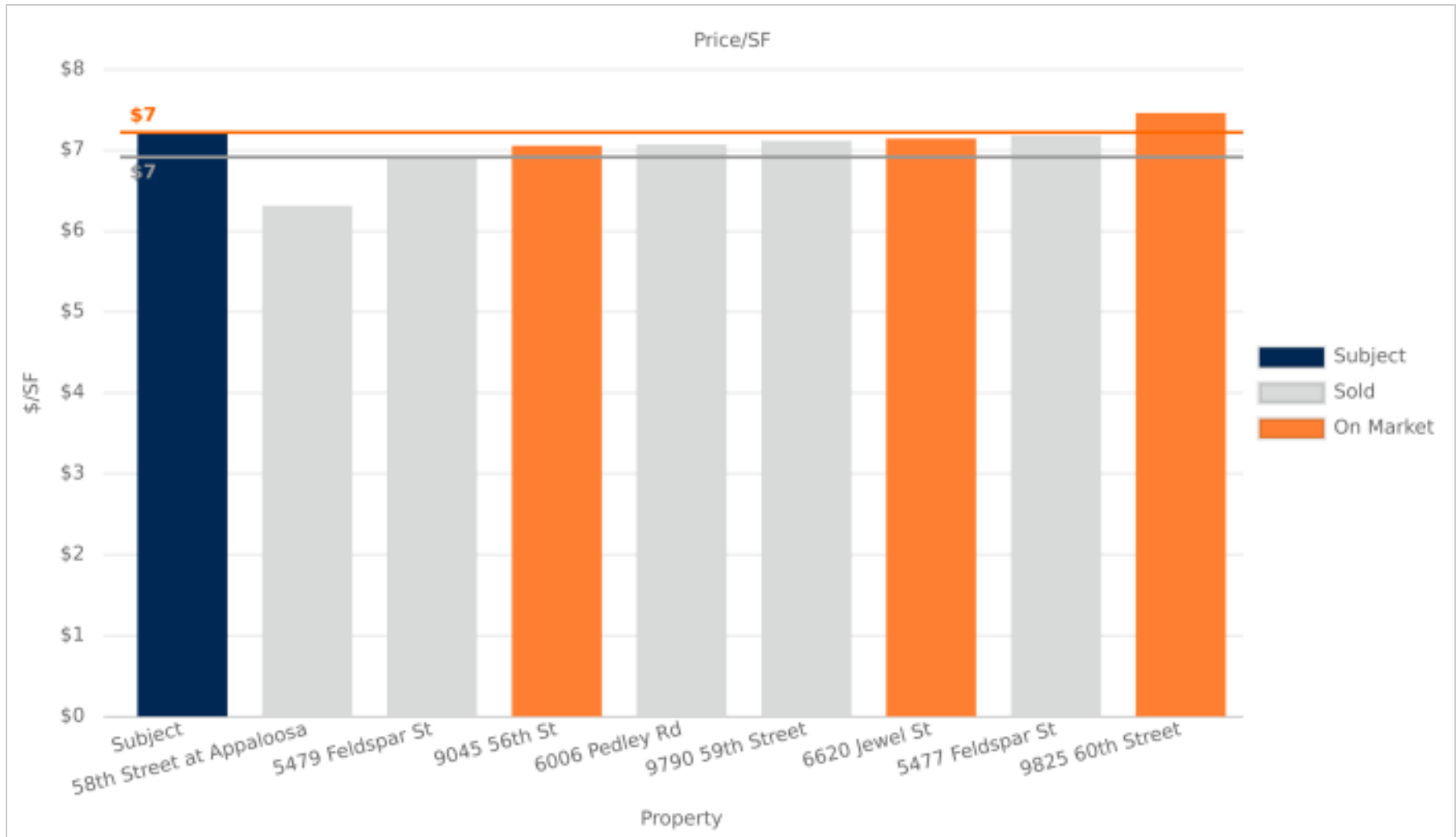
# 5.42 ACRE RESIDENTIAL DEVELOPMENT SITE

PRICE PER ACRE CHART



# 5.42 ACRE RESIDENTIAL DEVELOPMENT SITE

PRICE PER SF CHART



# 5.42 ACRE RESIDENTIAL DEVELOPMENT SITE

SALE COMPS



**★ 5.42 Acre Residential Development Site**  
Appaloosa Ave, Jurupa Valley, CA 92609

|                 |             |                 |             |
|-----------------|-------------|-----------------|-------------|
| Listing Price:  | \$1,700,000 | Density:        | 2           |
| Number Of Lots: | 10          | Lot Dimensions: | 474' x 492' |
| Price/Lot:      | \$170,000   | Lot Size:       | 5.42 Acres  |
| Price/Acre:     | \$313,653   |                 |             |
| Zoning:         | R-A-20000   |                 |             |



**A 9790 59th Street**  
Jurupa Valley, CA 92509

|                 |             |           |            |
|-----------------|-------------|-----------|------------|
| Sale Price:     | \$1,550,000 | COE:      | 04/17/2024 |
| Lot Dimensions: | 330' x 635' | Lot Size: | 5 Acres    |
| Price/Acre:     | \$310,000   |           |            |
| Zoning:         | A-1         |           |            |

# 5.42 ACRE RESIDENTIAL DEVELOPMENT SITE

SALE COMPS



**B** 6006 Pedley Rd  
Jurupa Valley, CA 92509

|                 |               |           |            |
|-----------------|---------------|-----------|------------|
| Sale Price:     | \$3,000,000   | COE:      | 03/19/2025 |
| Lot Dimensions: | 1,064' x 488' | Lot Size: | 9.74 Acres |
| Price/Acre:     | \$308,008     |           |            |
| Zoning:         | A-1           |           |            |



**C** 9825 60th Street  
Jurupa Valley, CA 92509

|                 |             |           |           |
|-----------------|-------------|-----------|-----------|
| Listing Price:  | \$1,625,000 | COE:      | On Market |
| Lot Dimensions: | 330' x 635' | Lot Size: | 5 Acres   |
| Price/Acre:     | \$325,000   |           |           |
| Zoning:         | A-1         |           |           |

# 5.42 ACRE RESIDENTIAL DEVELOPMENT SITE

## SALE COMPS



**D 58th Street At Appaloosa**  
Jurupa Valley, CA 91752

|                 |             |           |            |
|-----------------|-------------|-----------|------------|
| Sale Price:     | \$1,375,000 | COE:      | 02/14/2025 |
| Lot Dimensions: | 330' x 637' | Lot Size: | 5 Acres    |
| Price/Acre:     | \$275,000   |           |            |
| Zoning:         | A-1         |           |            |



**E 5479 Feldspar St**  
Jurupa Valley, CA 92509

|                 |               |           |            |
|-----------------|---------------|-----------|------------|
| Sale Price:     | \$1,000,000   | COE:      | 06/02/2025 |
| Lot Dimensions: | 135' x 1,289' | Lot Size: | 3.33 Acres |
| Price/Acre:     | \$300,300     |           |            |
| Zoning:         | A-1           |           |            |

# 5.42 ACRE RESIDENTIAL DEVELOPMENT SITE

## SALE COMPS



**F** 9045 56th St  
Jurupa Valley, CA 92509

|                 |             |           |            |
|-----------------|-------------|-----------|------------|
| Listing Price:  | \$1,500,000 | COE:      | On Market  |
| Lot Dimensions: | 363' x 635' | Lot Size: | 4.88 Acres |
| Price/Acre:     | \$307,377   |           |            |
| Zoning:         | A-1         |           |            |



**G** 5477 Feldspar St  
Jurupa Valley, CA 92509

|                 |             |           |            |
|-----------------|-------------|-----------|------------|
| Sale Price:     | \$460,000   | COE:      | 05/30/2025 |
| Lot Dimensions: | 330' x 195' | Lot Size: | 1.47 Acres |
| Price/Acre:     | \$312,925   |           |            |
| Zoning:         | A-1         |           |            |

# 5.42 ACRE RESIDENTIAL DEVELOPMENT SITE

SALE COMPS



**H** 6620 Jewel St  
Jurupa Valley, CA 92509

|                 |             |           |            |
|-----------------|-------------|-----------|------------|
| Listing Price:  | \$1,475,000 | COE:      | On Market  |
| Lot Dimensions: | 475' x 452' | Lot Size: | 4.74 Acres |
| Price/Acre:     | \$311,181   |           |            |
| Zoning:         | MDR         |           |            |



SECTION 5

05



# MARKET OVERVIEW

Market Overview  
Demographics

Marcus & Millichap





# 5.42 ACRE RESIDENTIAL DEVELOPMENT SITE

MARKET OVERVIEW

## RIVERSIDE-SAN BERNARDINO

Known as the Inland Empire, the Riverside-San Bernardino metro is a 28,000-square-mile region in Southern California, encompassing San Bernardino and Riverside counties. The metro contains a population of 4.7 million. The largest city is Riverside, with roughly 319,000 residents, followed by San Bernardino and Fontana, with more than 200,000 people each. Valleys in the southwestern portion of the region that are adjacent to Los Angeles, Orange County and San Diego County are the most populous in the metro. These areas about the San Bernardino and San Jacinto mountains, behind which lies the high-desert area of Victorville/Barstow to the north, and the low-desert Coachella Valley — home of Palm Springs — to the east. Abundant land and proximity to the Los Angeles metro have led the area formerly known as the Orange Empire to transition from an agricultural economy into a manufacturing and logistics hub in the last 70 years.

### METRO HIGHLIGHTS



#### STRATEGIC LOCATION

Access to multiple inter-states and proximity to LAX and Ontario International airports, as well as ports in Long Beach and Los Angeles, contribute to the metro's vast transportation network.



#### DOMINANT INDUSTRIAL MARKET

The metro continues to be one of the nation's leading industrial markets in terms of annual property sales, construction activity and net absorption.



#### STRONG DEMOGRAPHIC TRENDS

Job growth, colleges and regionally affordable housing options draw thousands of new residents to the Inland Empire each year.

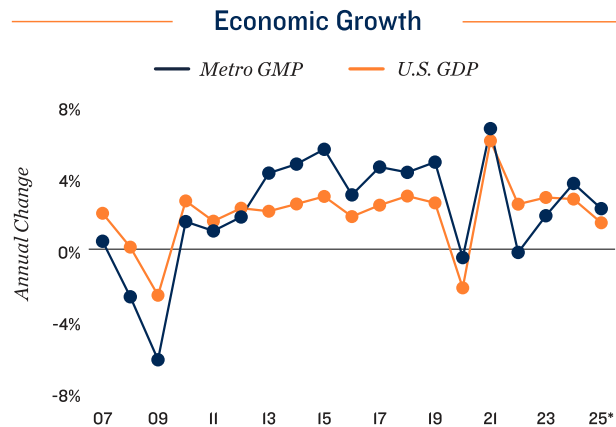


# 5.42 ACRE RESIDENTIAL DEVELOPMENT SITE

## MARKET OVERVIEW

### ECONOMY

- Intermodal infrastructure supports the industrial sector. Ontario International is the major cargo airport, with Union Pacific and BNSF operating rail facilities in Fontana and San Bernardino. Another rail facility has been proposed by BNSF in Barstow.
- The metro's standing as a logistics hub requires many Fortune 500 companies to have massive distribution centers and warehouses in the area, such as Amazon and J.B. Hunt.
- East of Riverside and San Bernardino, communities in the Coachella Valley serve as tourist destinations and support employment in the hospitality sector.



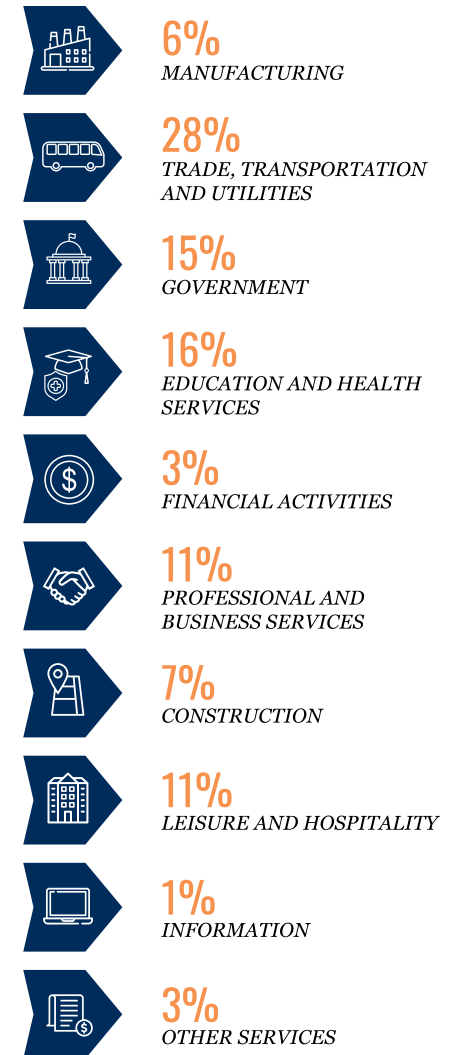
\* Forecast

### MAJOR AREA EMPLOYERS

- Kaiser Permanente
- Riverside Community
- AT&T
- Loma Linda University Medical Center
- Walmart
- University of California, Riverside
- Amazon
- Inland Cold Storage



### SHARE OF 2025 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

# 5.42 ACRE RESIDENTIAL DEVELOPMENT SITE

## MARKET OVERVIEW

### DEMOGRAPHICS

- The metro is expected to add more than 98,000 people through 2029, and during this time, roughly 34,000 households will be formed, generating demand for newly built single-family homes and rentals.
- About 64 percent of households own the home they live in, which is one of the higher rates in California.
- The local median home price of roughly \$621,000 is by far the lowest among Southern California markets.

### QUALITY OF LIFE

Regionally affordable housing continues to draw residents from other Southern California markets to the Inland Empire. The median home price in Riverside-San Bernardino is significantly lower than in Los Angeles, Orange and San Diego counties. The Inland Empire provides cultural opportunities, including the Riverside Metropolitan Museum and the Ontario Museum of History & Art. The Riverside County Philharmonic performs classical music concerts throughout the area. The region features an impressive offering of higher education institutions with at least 10 community colleges; California State University, San Bernardino; the University of Redlands; and the University of California, Riverside.

### SPORTS

Basketball | **NBA-G** | Ontario Clippers  
 Soccer | **MASL** | Empire Strykers  
 Hockey | **AHL** | Ontario Reign



### EDUCATION

- University of California, Riverside
- University of Redlands
- California State University, San Bernardino



### ARTS & ENTERTAINMENT

- Ontario Museum of History and Art
- Coachella Valley Music and Arts Festival
  - Riverside County Philharmonic
  - Riverside Metropolitan Museum



### QUICK FACTS



POPULATION  
**4.7M**  
 Growth 2025-2029\*  
 2.1%



HOUSEHOLDS  
**1.5M**  
 Growth 2025-2029\*  
 2.3%



MEDIAN AGE  
**36**  
 U.S. Median:  
 39

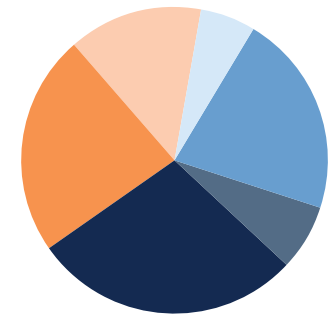


MEDIAN HOUSEHOLD INCOME  
**\$89,900**  
 U.S. Median:  
 \$76,100

\* Forecast

### 2025 Population by Age

- 6% 0-4 years
- 21% 5-19 years
- 7% 20-24 years
- 28% 25-44 years
- 23% 45-64 years
- 14% 65+ years



\* Forecast

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

# 5.42 ACRE RESIDENTIAL DEVELOPMENT SITE

## DEMOGRAPHICS

| POPULATION                    | 1 Mile | 3 Miles | 5 Miles |
|-------------------------------|--------|---------|---------|
| <b>2030 Projection</b>        |        |         |         |
| Total Population              | 22,767 | 146,561 | 338,277 |
| <b>2025 Estimate</b>          |        |         |         |
| Total Population              | 22,432 | 144,555 | 330,920 |
| <b>2020 Census</b>            |        |         |         |
| Total Population              | 23,041 | 146,184 | 330,193 |
| <b>2010 Census</b>            |        |         |         |
| Total Population              | 23,177 | 140,958 | 285,437 |
| <b>Daytime Population</b>     |        |         |         |
| 2025 Estimate                 | 23,946 | 160,274 | 396,701 |
| HOUSEHOLDS                    | 1 Mile | 3 Miles | 5 Miles |
| <b>2030 Projection</b>        |        |         |         |
| Total Households              | 8,075  | 58,849  | 134,258 |
| <b>2025 Estimate</b>          |        |         |         |
| Total Households              | 7,961  | 58,038  | 131,610 |
| Average (Mean) Household Size | 2.9    | 2.6     | 2.6     |
| <b>2020 Census</b>            |        |         |         |
| Total Households              | 7,742  | 56,495  | 126,578 |
| <b>2010 Census</b>            |        |         |         |
| Total Households              | 7,421  | 53,210  | 108,314 |

| HOUSEHOLDS BY INCOME     | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------------------|-----------|-----------|-----------|
| <b>2025 Estimate</b>     |           |           |           |
| \$250,000 or More        | 11.9%     | 13.6%     | 16.8%     |
| \$200,000-\$249,999      | 6.2%      | 7.1%      | 8.7%      |
| \$150,000-\$199,999      | 14.4%     | 13.8%     | 14.5%     |
| \$125,000-\$149,999      | 8.8%      | 8.4%      | 8.8%      |
| \$100,000-\$124,999      | 11.2%     | 10.9%     | 11.2%     |
| \$75,000-\$99,999        | 11.8%     | 11.1%     | 10.1%     |
| \$50,000-\$74,999        | 13.3%     | 12.0%     | 10.5%     |
| \$35,000-\$49,999        | 8.2%      | 7.8%      | 6.4%      |
| \$25,000-\$34,999        | 5.1%      | 4.8%      | 3.7%      |
| \$15,000-\$24,999        | 2.7%      | 4.2%      | 3.3%      |
| Under \$15,000           | 6.6%      | 6.4%      | 6.0%      |
| Average Household Income | \$138,130 | \$146,823 | \$159,667 |
| Median Household Income  | \$116,717 | \$123,602 | \$136,936 |
| Per Capita Income        | \$47,766  | \$55,383  | \$60,874  |

# 5.42 ACRE RESIDENTIAL DEVELOPMENT SITE

## DEMOGRAPHICS

| POPULATION PROFILE       | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|--------|---------|---------|
| <b>Population By Age</b> |        |         |         |
| 2025 Estimate            | 22,432 | 144,555 | 330,920 |
| 0 to 4 Years             | 4.7%   | 4.4%    | 5.0%    |
| 5 to 14 Years            | 10.1%  | 9.7%    | 10.8%   |
| 15 to 17 Years           | 3.3%   | 3.2%    | 3.5%    |
| 18 to 19 Years           | 2.2%   | 2.0%    | 2.1%    |
| 20 to 24 Years           | 5.7%   | 4.6%    | 5.0%    |
| 25 to 29 Years           | 6.4%   | 5.1%    | 5.8%    |
| 30 to 34 Years           | 6.7%   | 5.9%    | 6.9%    |
| 35 to 39 Years           | 6.3%   | 6.0%    | 6.9%    |
| 40 to 49 Years           | 11.5%  | 11.5%   | 13.0%   |
| 50 to 59 Years           | 13.5%  | 13.8%   | 14.1%   |
| 60 to 64 Years           | 6.9%   | 7.4%    | 6.8%    |
| 65 to 69 Years           | 6.0%   | 7.1%    | 6.0%    |
| 70 to 74 Years           | 5.1%   | 6.3%    | 5.0%    |
| 75 to 79 Years           | 4.3%   | 5.3%    | 3.9%    |
| 80 to 84 Years           | 3.2%   | 3.7%    | 2.6%    |
| Age 85+                  | 4.1%   | 4.0%    | 2.6%    |
| Median Age               | 43.0   | 47.0    | 44.0    |

| POPULATION PROFILE                       | 1 Mile | 3 Miles | 5 Miles |
|--|--------|---------|---------|
| <b>Population 25+ by Education Level</b> |        |         |         |
| 2025 Estimate Population Age 25+         | 16,621 | 110,064 | 243,703 |
| Elementary (0-8)                         | 6.0%   | 3.9%    | 2.8%    |
| Some High School (9-11)                  | 5.9%   | 3.2%    | 2.5%    |
| High School Graduate (12)                | 19.6%  | 15.4%   | 13.3%   |
| Some College (13-15)                     | 20.1%  | 20.6%   | 18.5%   |
| Associate Degree Only                    | 10.2%  | 8.9%    | 8.4%    |
| Bachelor's Degree Only                   | 27.0%  | 30.8%   | 34.1%   |
| Graduate Degree                          | 11.3%  | 17.1%   | 20.4%   |
| <b>HOUSING UNITS</b>                     |        |         |         |
| <b>Occupied Units</b>                    |        |         |         |
| 2030 Projection                          | 8,388  | 61,864  | 142,770 |
| 2025 Estimate                            | 8,270  | 60,993  | 139,740 |
| Owner Occupied                           | 5,087  | 41,183  | 83,801  |
| Renter Occupied                          | 2,924  | 16,890  | 47,680  |
| Vacant                                   | 309    | 2,955   | 8,129   |
| <b>Persons in Units</b>                  |        |         |         |
| 2025 Estimate Total Occupied Units       | 7,961  | 58,038  | 131,610 |
| 1 Person Units                           | 24.9%  | 28.6%   | 26.6%   |
| 2 Person Units                           | 31.1%  | 34.1%   | 33.7%   |
| 3 Person Units                           | 15.3%  | 15.1%   | 16.8%   |
| 4 Person Units                           | 14.1%  | 13.0%   | 14.6%   |
| 5 Person Units                           | 7.3%   | 5.5%    | 5.3%    |
| 6+ Person Units                          | 7.2%   | 3.7%    | 2.9%    |

# 5.42 ACRE RESIDENTIAL DEVELOPMENT SITE

## DEMOGRAPHICS



### POPULATION

In 2025, the population in your selected geography is 330,920. The population has changed by 15.93 percent since 2010. It is estimated that the population in your area will be 338,277 five years from now, which represents a change of 2.2 percent from the current year. The current population is 48.6 percent male and 51.4 percent female. The median age of the population in your area is 44.0, compared with the U.S. average, which is 40.0. The population density in your area is 4,213 people per square mile.



### HOUSEHOLDS

There are currently 131,610 households in your selected geography. The number of households has changed by 21.51 percent since 2010. It is estimated that the number of households in your area will be 134,258 five years from now, which represents a change of 2.0 percent from the current year. The average household size in your area is 2.6 people.



### INCOME

In 2025, the median household income for your selected geography is \$136,936, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 59.99 percent since 2010. It is estimated that the median household income in your area will be \$159,229 five years from now, which represents a change of 16.3 percent from the current year.

The current year per capita income in your area is \$60,874, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$159,667, compared with the U.S. average, which is \$103,571.



### EMPLOYMENT

In 2025, 178,156 people in your selected area were employed. The 2010 Census revealed that 76.9 percent of employees are in white-collar occupations in this geography, and 9.8 percent are in blue-collar occupations. In 2025, unemployment in this area was 4.0 percent. In 2010, the average time traveled to work was 28.00 minutes.



### HOUSING

The median housing value in your area was \$971,714 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 76,176.00 owner-occupied housing units and 32,140.00 renter-occupied housing units in your area.



### EDUCATION

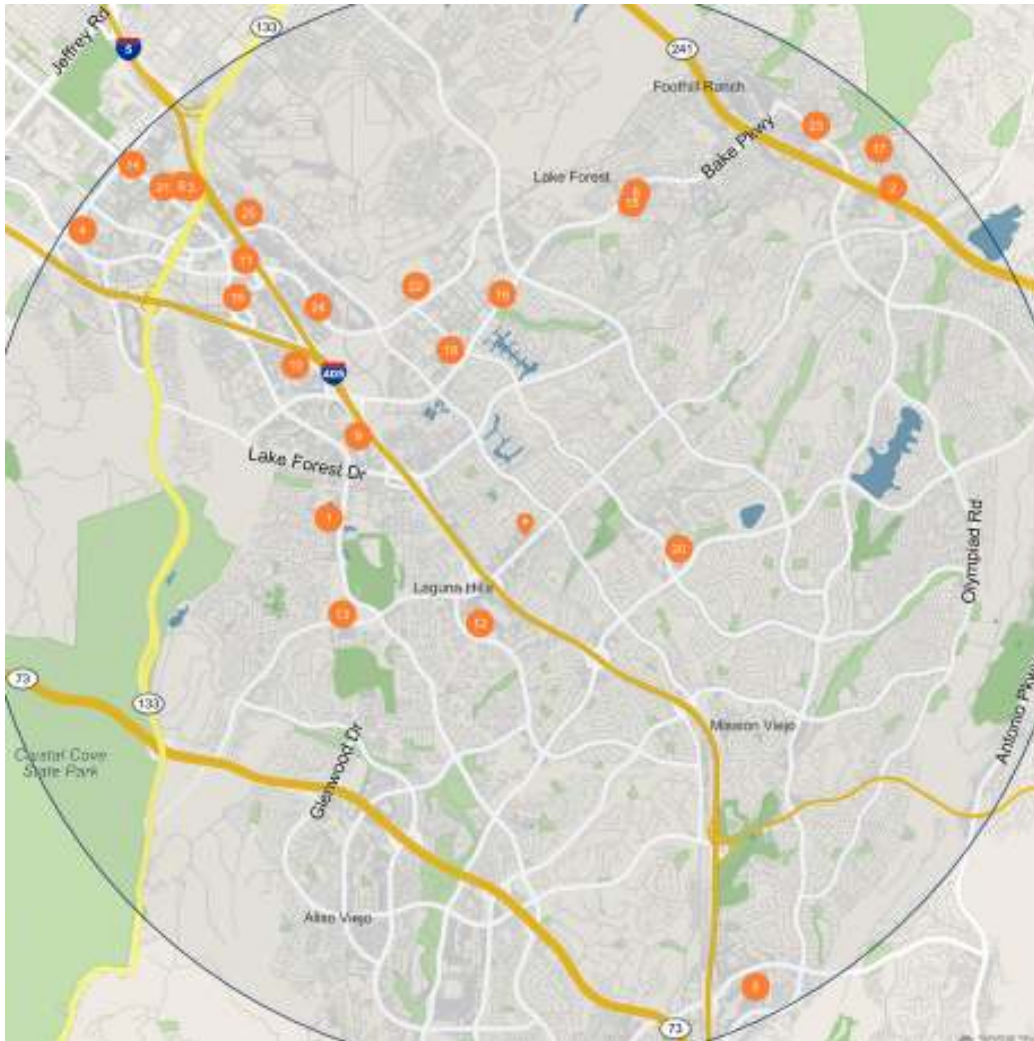
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 52.2 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 8.4 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 12.9 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 1.3 percent vs. 26.1 percent for the nation. The percentage of residents who completed some college is also lower than the average for the nation, at 19.0 percent in the selected area compared with the 19.6 percent in the U.S.

# 5.42 ACRE RESIDENTIAL DEVELOPMENT SITE

## DEMOGRAPHICS



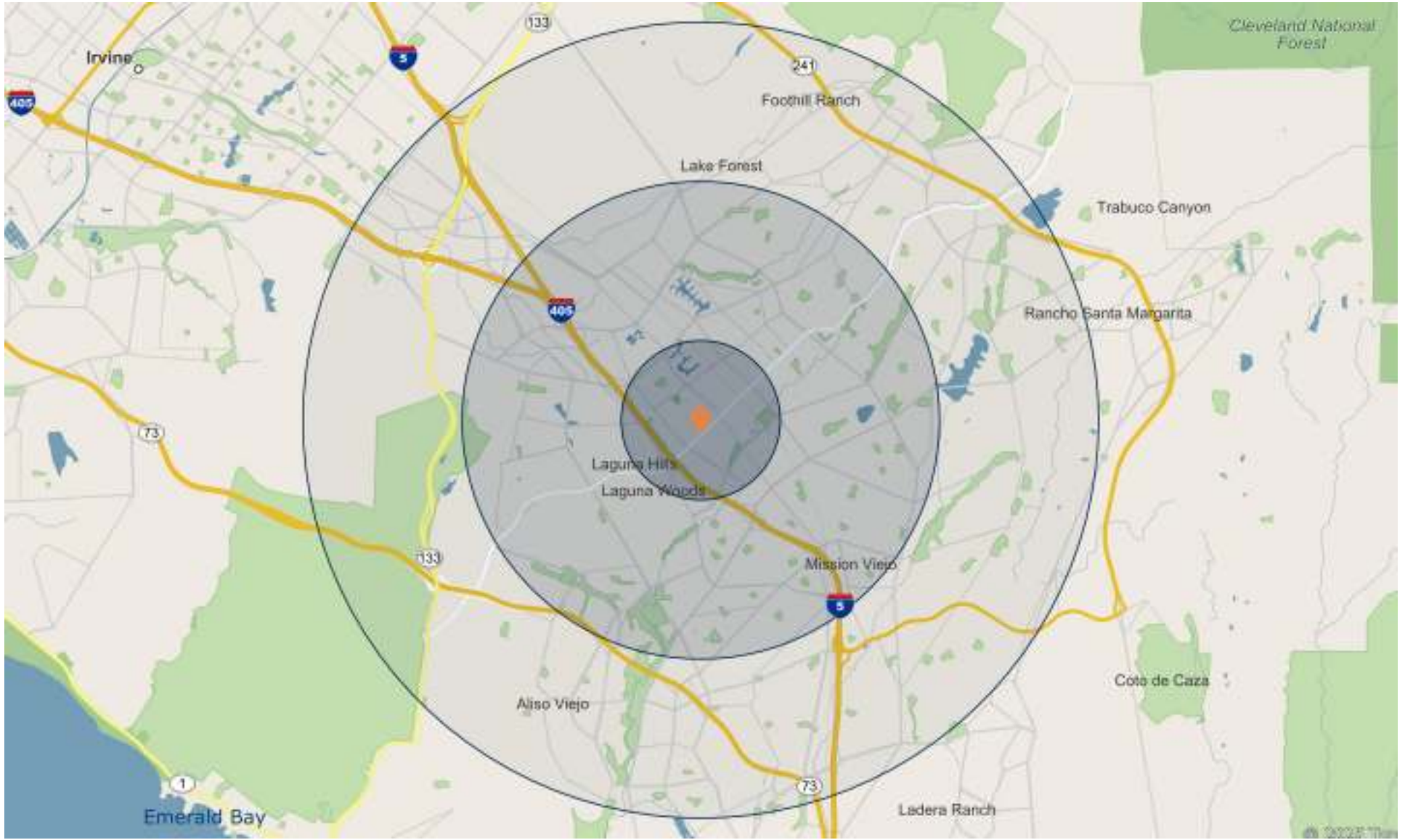
### Major Employers

### Employees

|    |  |       |
|----|--|-------|
| 1  | Lumen Tech Gvrnment Sltions Inc-                           | 5,006 |
| 2  | Cox Communications Inc-Cox Communications                  | 2,731 |
| 3  | Pennymac Financial Svcs Inc-                               | 2,533 |
| 4  | Sodexo Management Inc-                                     | 1,957 |
| 5  | Mission Hosp Regional Med Ctr-Mission Hospital             | 1,349 |
| 6  | Sagittarius Restaurants LLC-                               | 1,328 |
| 7  | Auxiliary of Mssion Hosp Mssion-MISSION HOSPITAL           | 1,242 |
| 8  | I-Flow LLC-  | 1,100 |
| 9  | Horiba Americas Holding Inc-                               | 1,055 |
| 10 | 4I Technologies Inc-Full Circle Wireless                   | 1,047 |
| 11 | Taco Bell Corp-Taco Bell                                   | 1,025 |
| 12 | Saddleback Memorial Med Ctr-Memoricare Heart Vascular Inst | 1,020 |
| 13 | Laguna Woods Village-                                      | 1,000 |
| 14 | Loandepotcom LLC-Customer Loan Depot                       | 963   |
| 15 | Staar Surgical Company-Staar                               | 962   |
| 16 | Emcor Svcs Intgrated Solutions-                            | 952   |
| 17 | Oakley Inc-  | 900   |
| 18 | Karma Automotive Inc-                                      | 896   |
| 19 | SBC Medical Group Holdings Inc-                            | 863   |
| 20 | Perkins Mrie Cllnders Hldg Inc-                            | 850   |
| 21 | Rushmore Loan MGT Svcs LLC-Rushmore Crrspndent Lnding Svc  | 846   |
| 22 | Teva Parenteral Medicines Inc-                             | 830   |
| 23 | Baldwin Hardware Corporation-Baldwin Brass                 | 816   |
| 24 | Topac USA Inc-   | 806   |
| 25 | Consoldted Fire Protection LLC-                            | 800   |

# 5.42 ACRE RESIDENTIAL DEVELOPMENT SITE

DEMOGRAPHICS



APPALOOSA AVE

EXCLUSIVELY  
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