

**199 W. Garvey Ave  
Monterey Park, CA 91754**

**For Sale  
\$1,980,000**



**Exclusively Listed By:  
John Man Group**

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**MAN INVESTMENT GROUP**  
Property Management & Investment Company

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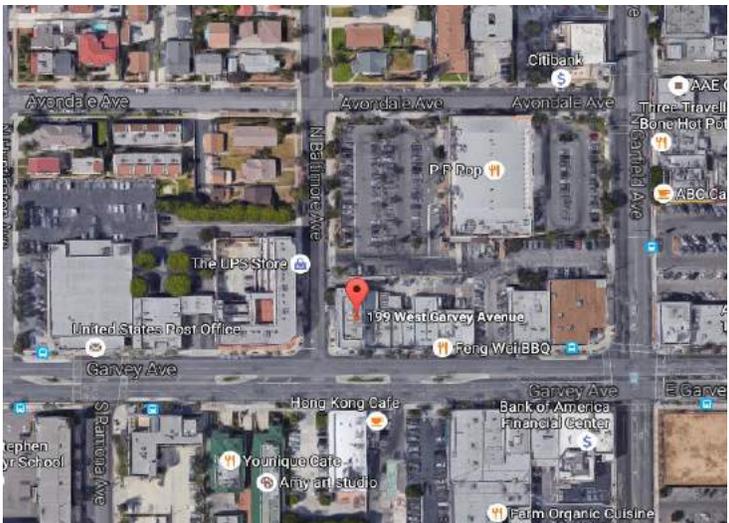
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# FOR SALE

## 199 W. Garvey Ave, Monterey Park , CA 91754



### Features

**Asking Price:** \$1,980,000

**Building Size:** 6,780 sf

**Lot Size:** 4,606 sf

**APN:** 5255-007-009

**Type:** Office/Retail

**Zoning:** MPC3\*

**Traffic Count:** 24,000

### Property Description

Great 5-unit, 2-level corner property in the heart of the Central Business District and highest foot traffic location in Monterey Park. Currently three long-term tenants with great track record and are wanting to stay. Good potential for income growth. Location is conveniently located 20 minutes from Downtown Los Angeles and near the 10 fwy. Rent roll upon request.

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**John Man, President**

**DRE No. 01388408**

**Direct: 626.236.2911**

**Email: [Jman@maninvestmentgroup.com](mailto:Jman@maninvestmentgroup.com)**



First American

myFirstAm® Property Profile

199 W Garvey Ave, Monterey Park, CA 91754

Property Information	
<b>Owner(s):</b> Kyey Llc	<b>Mailing Address:</b> 199 W Garvey Ave, Monterey Park, CA 91754
<b>Owner Phone:</b> Unknown	<b>Property Address:</b> 199 W Garvey Ave, Monterey Park, CA 91754
<b>Vesting Type:</b> N/A	<b>Alt. APN:</b>
<b>County:</b> Los Angeles	<b>APN:</b> 5255-007-009
<b>Map Coord:</b> 46-C2	<b>Census Tract:</b> 481714
<b>Lot#:</b> 133	<b>Block:</b>
<b>Subdivision:</b> Ramona Acres Plat #2	<b>Tract:</b>
<b>Legal:</b> Ramona Acres Plat No 2 W 45 Ft Of S 104 Ft Of Lot 133	

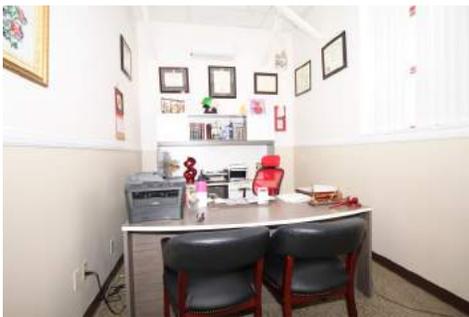
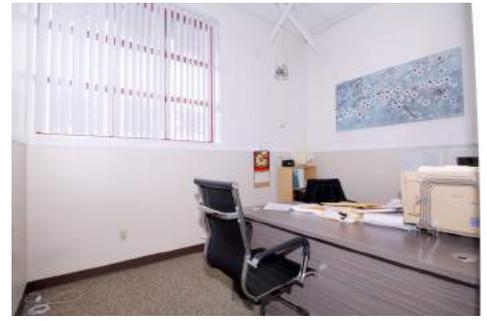
Property Characteristics			
<b>Use:</b> Stores & Offices	<b>Year Built / Eff. :</b> 1924 / 1926	<b>Sq. Ft. :</b> 6780	
<b>Zoning:</b> MPC3*	<b>Lot Size Ac / Sq Ft:</b> 0.1057 / 4606	<b># of Units:</b>	
<b>Stories:</b> 1	<b>Improvements:</b>	<b>Parking / #:</b> /	
<b>Gross Area:</b> 6780	<b>Garage Area :</b>	<b>Basement Area:</b>	

Sale and Loan Information			
<b>Sale / Rec Date:</b> 01/27/2017 / 03/16/2017	<b>*/Sq. Ft.:</b> \$254.87	<b>2nd Mtg.:</b>	
<b>Sale Price:</b> \$1,728,000	<b>1st Loan:</b> \$1,598,000	<b>Prior Sale Amt:</b> \$700,000	
<b>Doc No.:</b> 000000301804	<b>Loan Type:</b> Small Business	<b>Prior Sale Date:</b> 01/08/2009	
<b>Doc Type:</b> Grant Deed	<b>Transfer Date:</b> 03/16/2017	<b>Prior Doc No.:</b> 75459	
<b>Seller:</b> Pham Family Trust	<b>Lender:</b> Wells Fargo Bk Na	<b>Prior Doc Type:</b> Deed	

\*\$/Sq.Ft. is a calculation of Sale Price divided by Sq.Feet.

Tax Information	
<b>Imp Value:</b> \$1,069,531	<b>Exemption Type:</b>
<b>Land Value:</b> \$728,280	<b>Tax Year / Area:</b> 2019 / 01-846
<b>Total Value:</b> \$1,797,811	<b>Tax Value:</b>
<b>Total Tax Amt:</b> \$23,224.91	<b>Improved:</b> 59%

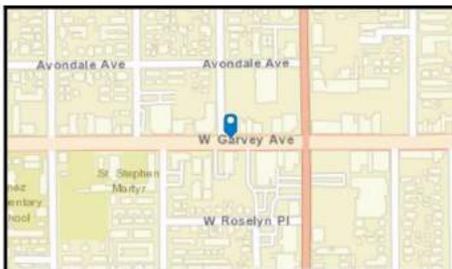
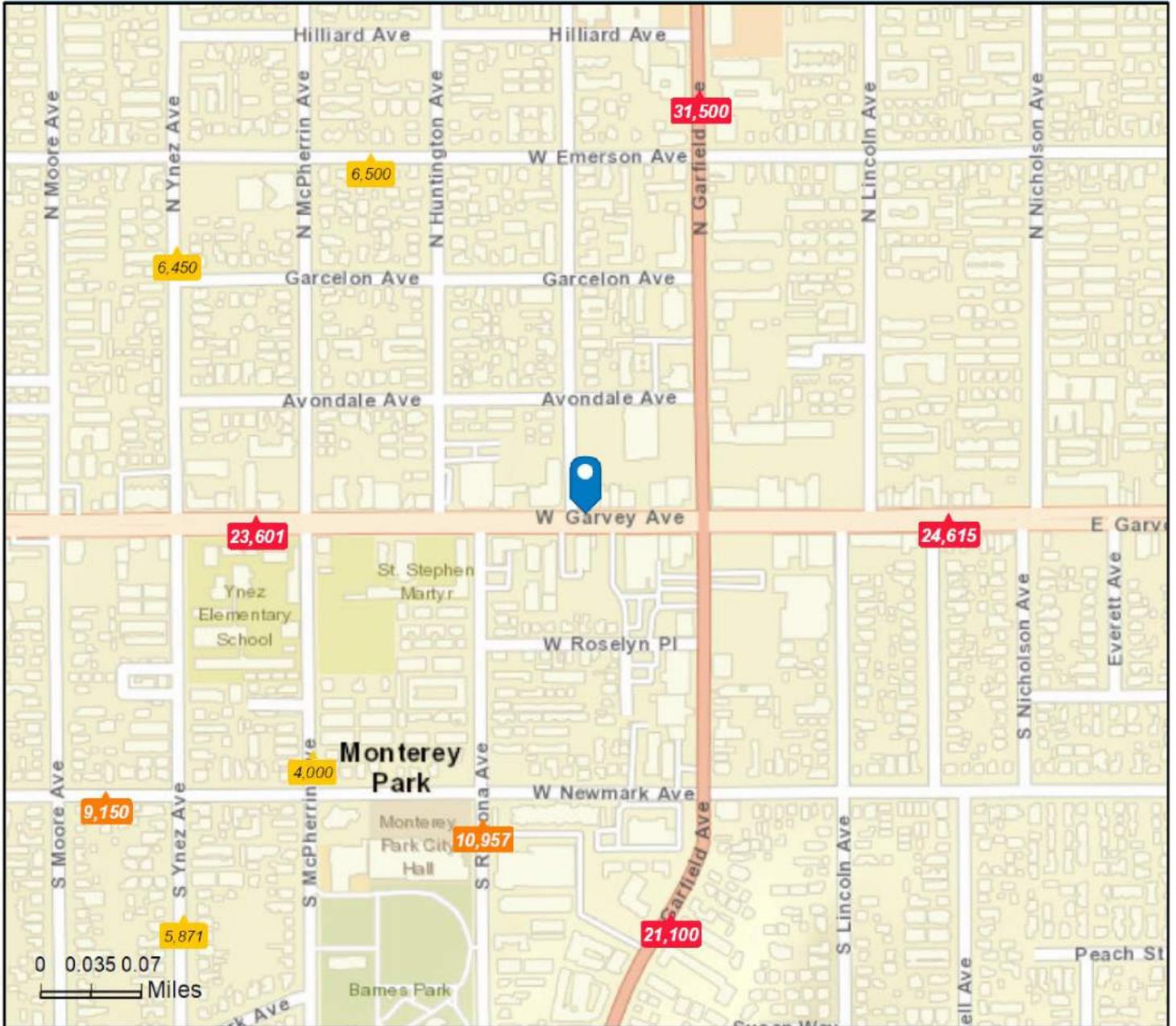




# Traffic Count Map - Close Up

199 W. Garvey Ave  
199 W Garvey Ave, Monterey Park, California, 91754  
Rings: 1, 3, 5 mile radii

Prepared by John Man Group  
Latitude: 34.06257  
Longitude: -118.12424



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q4 2019).

May 15, 2020

## Traffic Count Profile

199 W. Garvey Ave  
199 W Garvey Ave, Monterey Park, California, 91754  
Rings: 1, 3, 5 mile radii

Prepared by John Man Group  
Latitude: 34.06257  
Longitude: -118.12424

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.22	S Ramona Ave	W Newmark Ave (0.02 miles N)	2018	10,957
0.23	W Garvey Ave	N Mc Pherrin Ave (0.04 miles E)	2011	23,601
0.25	E Garvey Ave	N Lincoln Ave (0.05 miles W)	2011	24,615
0.25	S McPherrin Ave	W el Repetto Dr (1.02999997 miles S)	2005	4,000
0.28	Garfield Ave	E Newmark Ave (0.09 miles N)	2005	21,100
0.29	W Emerson Ave	N Mc Pherrin Ave (0.04 miles W)	2005	6,500
0.30	N Garfield Ave	W Emerson Ave (0.04 miles S)	2005	31,500
0.33	N Ynez Ave	Garcelon Ave (0.02 miles S)	2005	6,450
0.38	W Newmark Ave	S Moore Ave (0.03 miles W)	2005	9,150
0.39	S Ynez Ave	W Newmark Ave (0.09 miles N)	2018	5,871
0.45	E Garvey Ave	S Alhambra Ave (0.02 miles W)	2011	26,106
0.47	N Garfield Ave	W Hampton Ave (0.05 miles S)	1999	42,300
0.49	S Alhambra Ave	E Newmark Ave (0.05 miles N)	2005	8,100
0.50	W Hellman Ave	S 2nd St (0.03 miles W)	2009	11,400
0.51	Harding Ave	S Ynez Ave (0.04 miles W)	2005	3,300
0.53	W Hellman Ave	N Mc Pherrin Ave (0.01 miles W)	1999	7,295
0.54	N Alhambra Ave	E Emerson Ave (0.08 miles S)	2005	8,100
0.55	E Newmark Ave	S Sefton Ave (0.04 miles E)	2005	7,700
0.55	E Hellman Ave	S Chapel Ave (0.02 miles E)	2009	11,500
0.57	N Atlantic Blvd	W Emerson Ave (0.22 miles N)	1998	37,355
0.59	N Atlantic Blvd	W Emerson Ave (0.11 miles N)	2005	39,800
0.60	S Atlantic Blvd	W Newmark Ave (0.06 miles N)	2005	32,650
0.62	E Graves Ave	Everett Ave (0.04 miles W)	2005	4,200
0.63	I- 10	S Garfield Ave (0.17 miles E)	2013	214,000
0.65	Kempton Ave	Mooney Dr (0.04 miles N)	2005	900
0.66	W Hellman Ave	N Chandler Ave (0.01 miles W)	2009	8,200
0.68	Hathaway Ave	Emerson Ave (0.05 miles N)	2014	1,064
0.71	N Orange Ave	E Emerson Ave (0.05 miles S)	2005	1,200
0.73	N Atlantic Blvd	W Hellman Ave (0.05 miles N)	1999	41,400
0.74	S Orange Ave	E Newmark Ave (0.11 miles N)	2005	6,000

**Data Note:** The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2019 to 1963. Over 25% of the counts were taken between 2010 and 2019 and over 77% of the counts were taken between 2000 and 2019. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

**Source:** ©2019 Kalibrate Technologies (Q4 2019).

199 W. Garvey Ave  
199 W Garvey Ave, Monterey Park, California, 91754  
Rings: 1, 3, 5 mile radii

Prepared by John Man Group  
Latitude: 34.06257  
Longitude: -118.12424

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	39,820	273,679	707,323
2010 Population	39,976	270,754	706,312
2019 Population	41,317	279,967	726,392
2024 Population	41,868	283,879	734,710
2000-2010 Annual Rate	0.04%	-0.11%	-0.01%
2010-2016 Annual Rate	0.36%	0.36%	0.30%
2016-2021 Annual Rate	0.27%	0.28%	0.23%
2019 Male Population	48.1%	48.3%	48.9%
2019 Female Population	51.9%	51.7%	51.1%
2019 Median Age	44.7	40.3	36.4

In the identified area, the current year population is 41,317. In 2010, the Census count in the area was 39,976. The rate of change since 2010 was 0.36% annually. The five-year projection for the population in the area is 41,868 representing a change of 0.27% annually from 2016 to 2021. Currently, the population is 48.1% male and 51.9% female.

### Median Age

The median age in this area is 44.7, compared to U.S. median age of 38.0.

### Race and Ethnicity

2019 White Alone	13.4%	26.5%	38.1%
2019 Black Alone	0.4%	0.9%	1.1%
2019 American Indian/Alaska Native Alone	0.3%	0.6%	0.8%
2019 Asian Alone	76.2%	52.9%	31.3%
2019 Pacific Islander Alone	0.0%	0.1%	0.1%
2019 Other Race	7.4%	15.9%	25.1%
2019 Two or More Races	2.3%	3.1%	3.5%
2019 Hispanic Origin (Any Race)	19.2%	39.8%	59.3%

Persons of Hispanic origin represent 19.2% of the population in the identified area compared to 17.9% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 58.6 in the identified area, compared to 63.5 for the U.S. as a whole.

### Households

2000 Households	12,466	84,343	206,361
2010 Households	12,684	85,322	208,823
2019 Total Households	13,028	87,729	213,199
2024 Total Households	13,148	88,604	214,705
2000-2010 Annual Rate	0.17%	0.12%	0.12%
2010-2016 Annual Rate	0.29%	0.30%	0.22%
2016-2021 Annual Rate	0.18%	0.20%	0.14%
2019 Average Household Size	3.15	3.16	3.38

The household count in this area has changed from 12,684 in 2010 to 13,028 in the current year, a change of 0.29% annually. The five-year projection of households is 13,148, a change of 0.18% annually from the current year total. Average household size is currently 3.15, compared to 3.13 in the year 2010. The number of families in the current year is 10,047 in the specified area.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

199 W. Garvey Ave  
199 W Garvey Ave, Monterey Park, California, 91754  
Rings: 1, 3, 5 mile radii

Prepared by John Man Group

Latitude: 34.06257

Longitude: -118.12424

	1 mile	3 miles	5 miles
<b>Median Household Income</b>			
2019 Median Household Income	\$56,083	\$58,683	\$57,383
2024 Median Household Income	\$65,341	\$69,446	\$67,271
2016-2021 Annual Rate	3.10%	3.43%	3.23%
<b>Average Household Income</b>			
2019 Average Household Income	\$77,692	\$80,154	\$82,641
2024 Average Household Income	\$92,819	\$95,482	\$97,253
2016-2021 Annual Rate	3.62%	3.56%	3.31%
<b>Per Capita Income</b>			
2019 Per Capita Income	\$24,696	\$25,155	\$24,224
2024 Per Capita Income	\$29,387	\$29,842	\$28,382
2016-2021 Annual Rate	3.54%	3.48%	3.22%

Current median household income is \$56,083 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$65,341 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$77,692 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$92,819 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$24,696 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$29,387 in five years, compared to \$32,025 for all U.S. households

**Housing**

2000 Total Housing Units	12,945	87,112	213,791
2000 Owner Occupied Housing Units	5,072	39,033	95,208
2000 Renter Occupied Housing Units	7,394	45,310	111,153
2000 Vacant Housing Units	479	2,769	7,430
2010 Total Housing Units	13,330	89,595	219,154
2010 Owner Occupied Housing Units	5,586	40,447	97,688
2010 Renter Occupied Housing Units	7,098	44,875	111,135
2010 Vacant Housing Units	646	4,273	10,331
2019 Total Housing Units	13,656	91,850	223,692
2019 Owner Occupied Housing Units	5,456	39,923	95,809
2019 Renter Occupied Housing Units	7,573	47,806	117,390
2019 Vacant Housing Units	628	4,121	10,493
2024 Total Housing Units	13,779	92,712	225,417
2024 Owner Occupied Housing Units	5,614	40,938	98,054
2024 Renter Occupied Housing Units	7,534	47,666	116,652
2024 Vacant Housing Units	631	4,108	10,712

Currently, 40.0% of the 13,656 housing units in the area are owner occupied; 55.5%, renter occupied; and 4.6% are vacant. Currently, in the U.S., 55.4% of the housing units in the area are owner occupied; 32.9% are renter occupied; and 11.7% are vacant. In 2010, there were 13,330 housing units in the area - 41.9% owner occupied, 53.2% renter occupied, and 4.8% vacant. The annual rate of change in housing units since 2010 is 1.08%. Median home value in the area is \$635,042, compared to a median home value of \$198,891 for the U.S. In five years, median value is projected to change by 0.93% annually to \$664,969.

**Data Note:** Income is expressed in current dollars

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021. Esri converted Census 2000 data into 2010 geography.

## MIG - Demographic and Income Profile

199 W. Garvey Ave  
199 W Garvey Ave, Monterey Park, California, 91754  
Ring: 1 mile radius

Prepared by John Man Group

Latitude: 34.06257

Longitude: -118.12424

<b>Summary</b>	<b>Census 2010</b>		<b>2019</b>		<b>2024</b>	
Population	39,976		41,317		41,868	
Households	12,684		13,028		13,148	
Families	9,744		10,047		10,167	
Average Household Size	3.13		3.15		3.17	
Owner Occupied Housing Units	5,586		5,456		5,614	
Renter Occupied Housing Units	7,098		7,573		7,534	
Median Age	42.9		44.7		45.6	
<b>Trends: 2019 - 2024 Annual Rate</b>	<b>Area</b>		<b>State</b>		<b>National</b>	
Population	0.27%		0.67%		0.84%	
Households	0.18%		0.62%		0.79%	
Families	0.24%		0.62%		0.72%	
Owner HHs	0.57%		0.79%		0.73%	
Median Household Income	3.10%		2.99%		1.89%	
<b>Households by Income</b>			<b>2019</b>		<b>2024</b>	
			Number	Percent	Number	Percent
< \$15,000			1,647	12.6%	1,436	10.9%
\$15,000 - \$24,999			1,444	11.1%	1,241	9.4%
\$25,000 - \$34,999			1,072	8.2%	936	7.1%
\$35,000 - \$49,999			1,603	12.3%	1,401	10.7%
\$50,000 - \$74,999			2,315	17.8%	2,243	17.1%
\$75,000 - \$99,999			1,652	12.7%	1,704	13.0%
\$100,000 - \$149,999			1,722	13.2%	1,981	15.1%
\$150,000 - \$199,999			858	6.6%	1,189	9.0%
\$200,000+			715	5.5%	1,017	7.7%
Median Household Income			\$56,083		\$65,341	
Average Household Income			\$77,692		\$92,819	
Per Capita Income			\$24,696		\$29,387	
<b>Population by Age</b>	<b>Census 2010</b>		<b>2019</b>		<b>2024</b>	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,741	4.4%	1,651	4.0%	1,660	4.0%
5 - 9	1,846	4.6%	1,717	4.2%	1,702	4.1%
10 - 14	2,007	5.0%	1,955	4.7%	1,865	4.5%
15 - 19	2,329	5.8%	2,113	5.1%	1,971	4.7%
20 - 24	2,692	6.7%	2,307	5.6%	2,267	5.4%
25 - 34	5,058	12.7%	5,777	14.0%	5,423	13.0%
35 - 44	5,547	13.9%	5,302	12.8%	5,752	13.7%
45 - 54	6,607	16.5%	5,934	14.4%	5,599	13.4%
55 - 64	5,279	13.2%	6,067	14.7%	6,160	14.7%
65 - 74	3,123	7.8%	4,369	10.6%	4,939	11.8%
75 - 84	2,400	6.0%	2,650	6.4%	3,011	7.2%
85+	1,347	3.4%	1,477	3.6%	1,521	3.6%
<b>Race and Ethnicity</b>	<b>Census 2010</b>		<b>2019</b>		<b>2024</b>	
	Number	Percent	Number	Percent	Number	Percent
White Alone	5,826	14.6%	5,538	13.4%	5,449	13.0%
Black Alone	163	0.4%	150	0.4%	144	0.3%
American Indian Alone	144	0.4%	135	0.3%	134	0.3%
Asian Alone	29,897	74.8%	31,503	76.2%	32,199	76.9%
Pacific Islander Alone	15	0.0%	15	0.0%	15	0.0%
Some Other Race Alone	3,023	7.6%	3,040	7.4%	3,000	7.2%
Two or More Races	908	2.3%	936	2.3%	926	2.2%
Hispanic Origin (Any Race)	7,925	19.8%	7,920	19.2%	7,932	18.9%

**Data Note:** Income is expressed in current dollars.

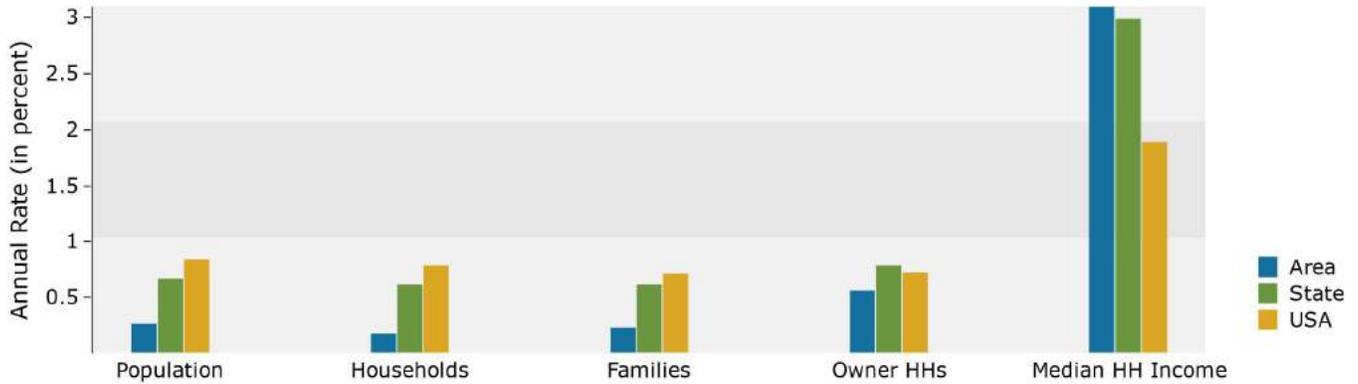
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

# MIG - Demographic and Income Profile

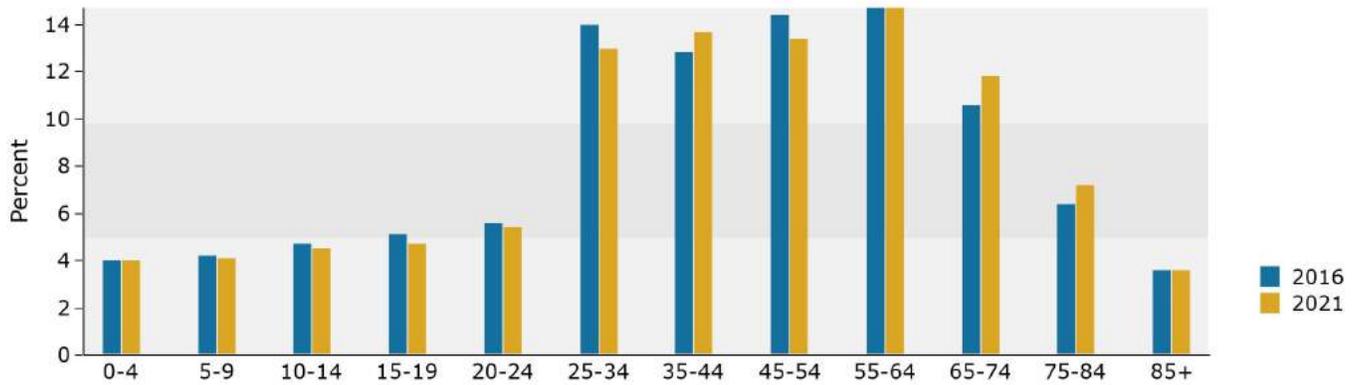
199 W. Garvey Ave  
199 W Garvey Ave, Monterey Park, California, 91754  
Ring: 1 mile radius

Prepared by John Man Group  
Latitude: 34.06257  
Longitude: -118.12424

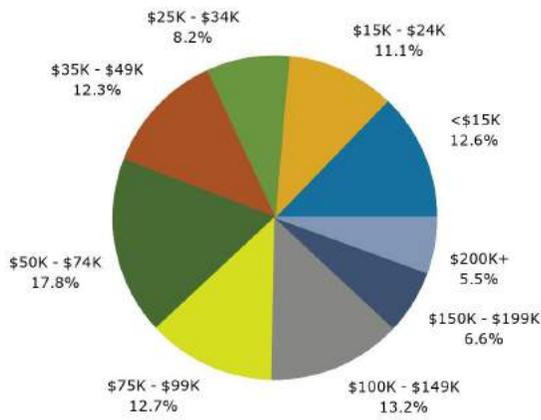
Trends 2016-2021



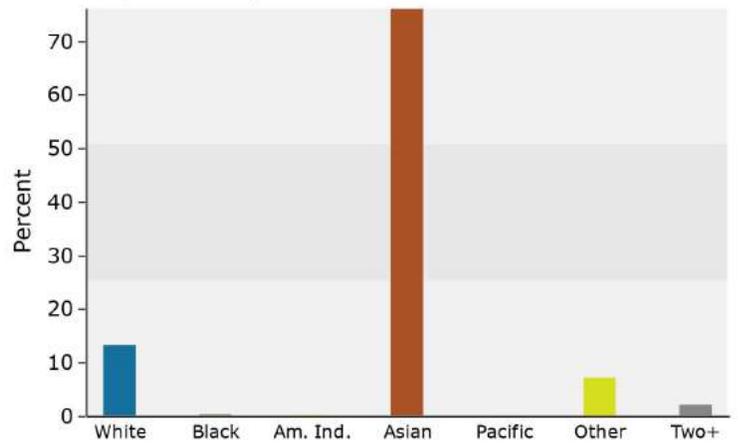
Population by Age



2016 Household Income



2016 Population by Race



2019 Percent Hispanic Origin: 19.2%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

## MIG - Demographic and Income Profile

199 W. Garvey Ave  
199 W Garvey Ave, Monterey Park, California, 91754  
Ring: 3 mile radius

Prepared by John Man Group

Latitude: 34.06257

Longitude: -118.12424

<b>Summary</b>	<b>Census 2010</b>		<b>2019</b>		<b>2024</b>	
Population	270,754		279,967		283,879	
Households	85,322		87,729		88,604	
Families	64,701		66,699		67,520	
Average Household Size	3.14		3.16		3.17	
Owner Occupied Housing Units	40,447		39,923		40,938	
Renter Occupied Housing Units	44,875		47,806		47,666	
Median Age	39.0		40.3		41.5	
<b>Trends: 2019 - 2024 Annual Rate</b>	<b>Area</b>		<b>State</b>		<b>National</b>	
Population	0.28%		0.67%		0.84%	
Households	0.20%		0.62%		0.79%	
Families	0.24%		0.62%		0.72%	
Owner HHs	0.50%		0.79%		0.73%	
Median Household Income	3.43%		2.99%		1.89%	
<b>Households by Income</b>			<b>2019</b>		<b>2024</b>	
			Number	Percent	Number	Percent
< \$15,000			8,718	9.9%	7,352	8.3%
\$15,000 - \$24,999			9,129	10.4%	7,562	8.5%
\$25,000 - \$34,999			7,846	8.9%	6,739	7.6%
\$35,000 - \$49,999			11,152	12.7%	9,795	11.1%
\$50,000 - \$74,999			15,941	18.2%	15,420	17.4%
\$75,000 - \$99,999			11,066	12.6%	11,435	12.9%
\$100,000 - \$149,999			13,420	15.3%	15,761	17.8%
\$150,000 - \$199,999			5,625	6.4%	7,744	8.7%
\$200,000+			4,831	5.5%	6,796	7.7%
Median Household Income			\$58,683		\$69,446	
Average Household Income			\$80,154		\$95,482	
Per Capita Income			\$25,155		\$29,842	
<b>Population by Age</b>	<b>Census 2010</b>		<b>2019</b>		<b>2024</b>	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	14,440	5.3%	13,855	4.9%	13,908	4.9%
5 - 9	14,436	5.3%	14,417	5.1%	13,883	4.9%
10 - 14	15,878	5.9%	15,311	5.5%	14,987	5.3%
15 - 19	18,455	6.8%	16,059	5.7%	15,402	5.4%
20 - 24	19,110	7.1%	17,656	6.3%	16,605	5.8%
25 - 34	37,387	13.8%	42,017	15.0%	40,260	14.2%
35 - 44	38,886	14.4%	37,735	13.5%	40,663	14.3%
45 - 54	39,926	14.7%	37,821	13.5%	37,193	13.1%
55 - 64	32,020	11.8%	35,900	12.8%	36,287	12.8%
65 - 74	19,339	7.1%	26,580	9.5%	29,222	10.3%
75 - 84	14,172	5.2%	14,942	5.3%	17,465	6.2%
85+	6,705	2.5%	7,676	2.7%	8,005	2.8%
<b>Race and Ethnicity</b>	<b>Census 2010</b>		<b>2019</b>		<b>2024</b>	
	Number	Percent	Number	Percent	Number	Percent
White Alone	75,307	27.8%	74,066	26.5%	74,122	26.1%
Black Alone	2,807	1.0%	2,619	0.9%	2,502	0.9%
American Indian Alone	1,876	0.7%	1,798	0.6%	1,765	0.6%
Asian Alone	138,895	51.3%	148,019	52.9%	152,216	53.6%
Pacific Islander Alone	193	0.1%	198	0.1%	199	0.1%
Some Other Race Alone	43,425	16.0%	44,650	15.9%	44,469	15.7%
Two or More Races	8,250	3.0%	8,617	3.1%	8,608	3.0%
Hispanic Origin (Any Race)	108,776	40.2%	111,291	39.8%	112,565	39.7%

**Data Note:** Income is expressed in current dollars.

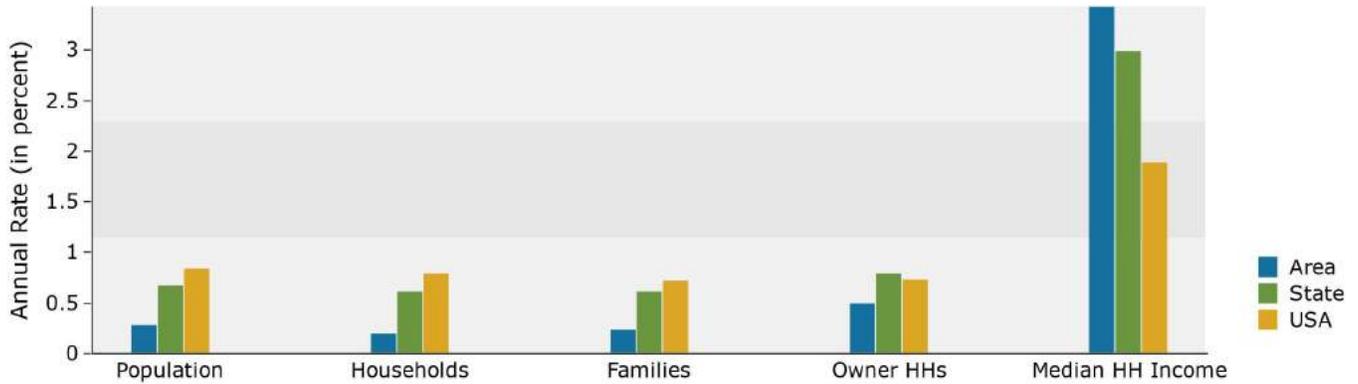
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

# MIG - Demographic and Income Profile

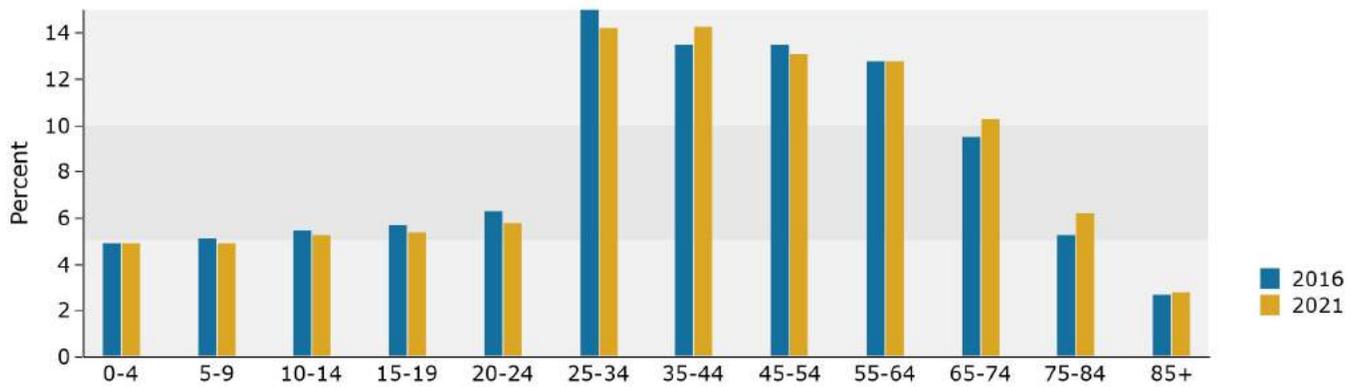
199 W. Garvey Ave  
199 W Garvey Ave, Monterey Park, California, 91754  
Ring: 3 mile radius

Prepared by John Man Group  
Latitude: 34.06257  
Longitude: -118.12424

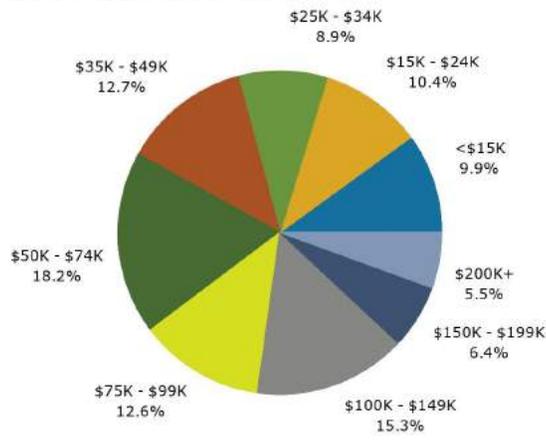
Trends 2016-2021



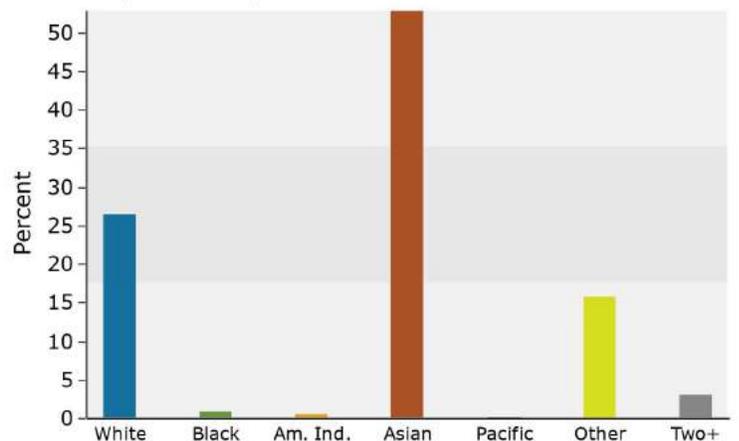
Population by Age



2016 Household Income



2016 Population by Race



2019 Percent Hispanic Origin: 39.8%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

# MIG - Demographic and Income Profile

199 W. Garvey Ave  
199 W Garvey Ave, Monterey Park, California, 91754  
Ring: 5 mile radius

Prepared by John Man Group  
Latitude: 34.06257  
Longitude: -118.12424

<b>Summary</b>	<b>Census 2010</b>		<b>2019</b>		<b>2024</b>	
Population	706,312		726,392		734,710	
Households	208,823		213,199		214,705	
Families	161,484		165,295		166,828	
Average Household Size	3.35		3.38		3.39	
Owner Occupied Housing Units	97,688		95,809		98,054	
Renter Occupied Housing Units	111,135		117,390		116,652	
Median Age	35.5		36.4		38.0	
<b>Trends: 2019 - 2024 Annual Rate</b>	<b>Area</b>		<b>State</b>		<b>National</b>	
Population	0.23%		0.67%		0.84%	
Households	0.14%		0.62%		0.79%	
Families	0.18%		0.62%		0.72%	
Owner HHs	0.46%		0.79%		0.73%	
Median Household Income	3.23%		2.99%		1.89%	
<b>Households by Income</b>			<b>2019</b>		<b>2024</b>	
			Number	Percent	Number	Percent
< \$15,000			22,289	10.5%	18,585	8.7%
\$15,000 - \$24,999			22,681	10.6%	18,686	8.7%
\$25,000 - \$34,999			19,342	9.1%	16,853	7.8%
\$35,000 - \$49,999			27,623	13.0%	24,785	11.5%
\$50,000 - \$74,999			38,290	18.0%	37,305	17.4%
\$75,000 - \$99,999			26,472	12.4%	27,834	13.0%
\$100,000 - \$149,999			29,687	13.9%	34,887	16.2%
\$150,000 - \$199,999			13,071	6.1%	17,808	8.3%
\$200,000+			13,743	6.4%	17,963	8.4%
Median Household Income			\$57,383		\$67,271	
Average Household Income			\$82,641		\$97,253	
Per Capita Income			\$24,224		\$28,382	
<b>Population by Age</b>	<b>Census 2010</b>		<b>2019</b>		<b>2024</b>	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	46,459	6.6%	44,875	6.2%	44,853	6.1%
5 - 9	46,442	6.6%	45,694	6.3%	43,340	5.9%
10 - 14	49,837	7.1%	47,181	6.5%	46,170	6.3%
15 - 19	54,533	7.7%	48,334	6.7%	45,487	6.2%
20 - 24	50,847	7.2%	50,930	7.0%	46,783	6.4%
25 - 34	99,885	14.1%	111,777	15.4%	108,772	14.8%
35 - 44	101,192	14.3%	96,346	13.3%	103,763	14.1%
45 - 54	95,738	13.6%	91,895	12.7%	91,001	12.4%
55 - 64	73,522	10.4%	83,024	11.4%	84,876	11.6%
65 - 74	43,970	6.2%	59,213	8.2%	65,669	8.9%
75 - 84	30,323	4.3%	31,904	4.4%	37,985	5.2%
85+	13,563	1.9%	15,219	2.1%	16,009	2.2%
<b>Race and Ethnicity</b>	<b>Census 2010</b>		<b>2019</b>		<b>2024</b>	
	Number	Percent	Number	Percent	Number	Percent
White Alone	278,174	39.4%	276,503	38.1%	278,252	37.9%
Black Alone	8,090	1.1%	7,665	1.1%	7,393	1.0%
American Indian Alone	6,216	0.9%	5,975	0.8%	5,851	0.8%
Asian Alone	211,899	30.0%	227,632	31.3%	235,049	32.0%
Pacific Islander Alone	492	0.1%	500	0.1%	502	0.1%
Some Other Race Alone	177,018	25.1%	182,593	25.1%	182,121	24.8%
Two or More Races	24,423	3.5%	25,525	3.5%	25,543	3.5%
Hispanic Origin (Any Race)	419,177	59.3%	430,601	59.3%	436,020	59.3%

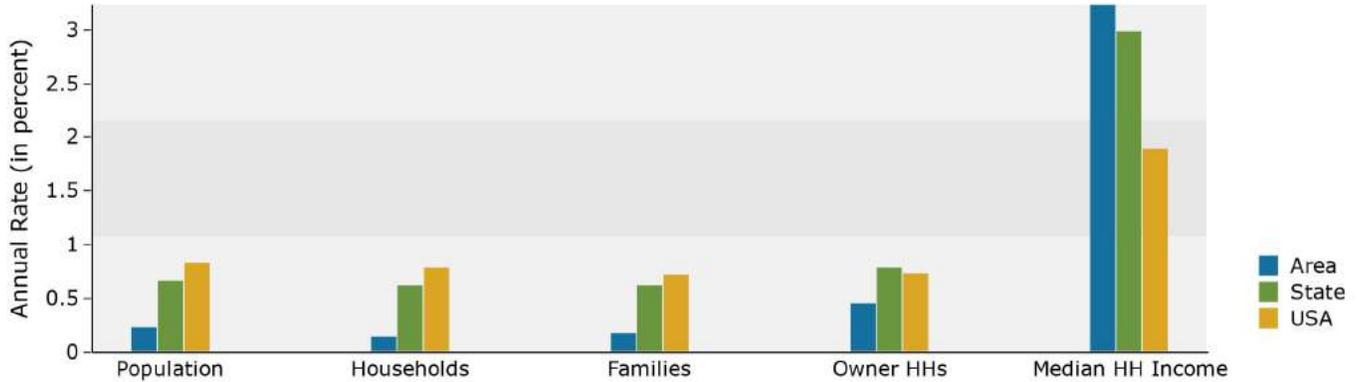
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

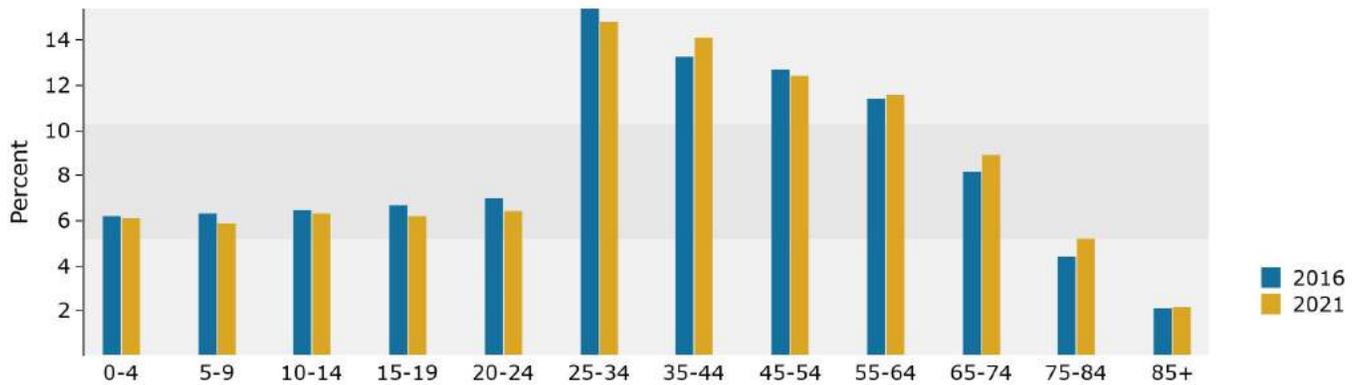
199 W. Garvey Ave  
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Ring: 5 mile radius

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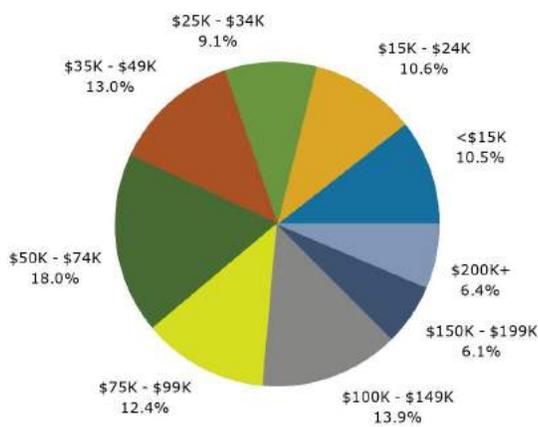
## Trends 2016-2021



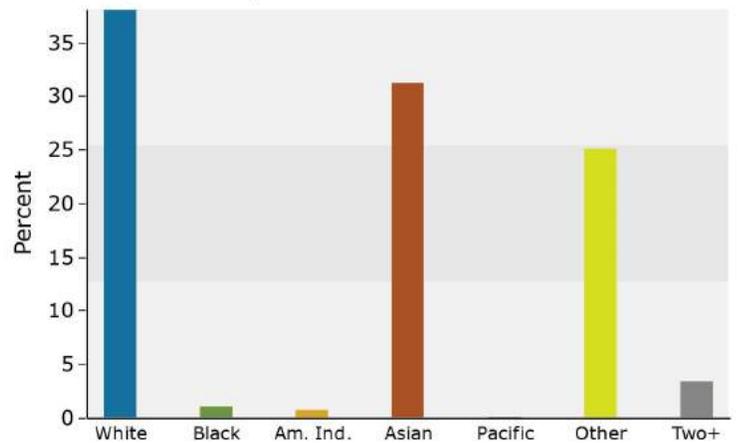
## Population by Age



## 2016 Household Income



## 2016 Population by Race



2019 Percent Hispanic Origin: 59.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.