



SOMMERSET PLAZA
EAST & WEST
1655-1660 BROADWAY
CHULA VISTA, CALIFORNIA

FOR SALE

\$3,200,000

11.43% Cap Rate

Offered Exclusively By:

Dan Malcolm

RETAIL PROPERTIES GROUP, INC.

La Jolla Corporate Center
3262 Holiday Court, Suite 100
La Jolla, CA 92037

Sommerset Plaza



East



West

Sommerset Plaza

East & West

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Sommerset Plaza East & West



**SWC & SEC of Broadway & Anita Street
Chula Vista, California**

FEATURES:

- ◆ 80,000 square foot vibrant retail center well situated along the Chula Vista Commercial/Retail thoroughfare.
- ◆ Project is centrally located in a densely populated and established neighborhood.
- ◆ Located on busy signalized intersection with excellent ingress & egress.
- ◆ Annual NOI: \$365,664.00.
- ◆ Underlying long term ground lease – expires 2065.
- ◆ Diverse and successful tenant mix including Family Fitness Center, Tile Club and Baja Auto Parts.
- ◆ 19,000 square feet vacant plus two corner pad locations – tremendous upside for new owner.
- ◆ Call Broker for complete sales package.

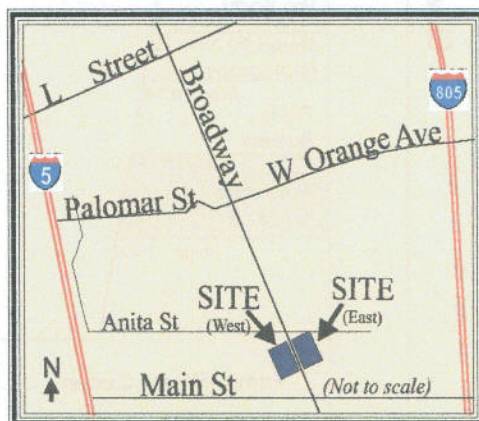
FOR SALE
\$3,200,000
11.43% Cap Rate

BLDG. SQ. FT.:

East: 33,568 SF
West: 46,090 SF
Total: 79,666 SF

LAND SQ. FT.

East: 147,668 SF
West: 172,240 SF
Total: 319,908 SF



TRAFFIC COUNT:
(cars per day, SANDAG, 1998)

Broadway: 16,400
9th Street: 5,600
Total: 22,000

For Further Information Contact:

❖ **Dan Malcolm** ❖

Exclusive Agent

Phone (858) 453-9990

Fax (858) 453-9965

DEMOGRAPHICS:

	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population:	17,431	85,680	220,493	295,376
Average HH Income:	\$32,416	\$41,968	\$44,928	\$47,418



Retail Properties Group, Inc.

A Full Service Commercial Real Estate Company

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Sommerset Plaza

East & West

Executive Summary

PROPERTY DESCRIPTION:	Sommerset Plaza consists of two separate buildings situated on long term ground lease. Both buildings contain multiple retail tenants, including such tenants as Family Fitness Center, Tile Club and Baja Auto Parts. There is currently 19,000 square feet of vacant leasable space and two buildable corner pad locations representing substantial upside potential for this property.	
ADDRESS:	1655-1660 Broadway Chula Vista, California	
IMPROVEMENTS:	Sommerset Plaza (East):	33,568 Net Rentable sq. ft.
	Sommerset Plaza (West):	<u>46,090</u> Net Rentable sq. ft.
	Total:	79,666 Net Rentable sq. ft.
LAND:	East: Approx. 147,668 square feet (3.39 acres) of leased ground. West: Approx. 172,240 square feet (4.0 acres) of leased ground.	
ZONING:	CT, Chula Vista	
YEAR BUILT:	1990	
PARCEL NUMBER:	622-111-49&50	
PURCHASE PRICE:	\$3,200,000	
EXISTING FINANCING:	None.	
CAP RATE:	11.43%	

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Somerset Plaza

East & West

Projected 2000 Income & Expense Analysis

2000 Annual Gross Scheduled Income

Occupied Spaces (60,281 sf @ \$65,253.00 mo.)	\$783,036
CAM Reimbursement (\$14,875.00/mo)	\$178,500
Other Income	\$30,912
Vacant (19,385 sq. ft.)	<u>-0-</u>
Total 2000 Annual Gross Scheduled Income	\$992,448

Projected 2000 Annual Expense Budget

Property Management Fees	\$36,000	
Real Property Taxes*	\$73,320	
Ground Lease**	\$357,444	
Basic All Risk Insurance	\$10,000	
Electricity	\$10,000	
Sewer & Water	\$74,604	
Garbage & Refuse Collection	\$37,416	
HVAC-Maintenance	\$3,000	
Parking lot Cleaning & Powersweeping	\$3,600	
Landscape Maintenance – Contract	\$14,400	
Misc. Annual repairs	\$5,000	
Reserves	\$5,000	
Total 2000 Budgeted CAM Expenses		<u>\$626,784</u>

PROJECTED 2000 NET OPERATING INCOME **\$365,664**

SALE PRICE **\$3,200,000**

CAP RATE **11.43%**

**Real Property Taxes are based on the current Assessment.*

***The ground lease covers all underlying ground area and expires in 2065. Annual rental payments are adjusted every five years by the C.P.I. with a 10.41% minimum and 27.63% maximum 5 year adjustment.*

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Somerset Plaza (East and West) Rent Roll

SUITE #	TENANT	SQ. FT.	VACANT SQ. FT.	LEASE COMM.	LEASE EXP.	RENT	RENT \$/SF	VACANCY \$0.65	CAM	HVAC	OTHER	SECURITY DEPOSIT	CRITICAL DATES/COMMENTS
E1-2	Baja Automotive	4,240		05/22/96	08/31/01	\$2,671.20	\$0.63		\$848.00			\$2,968.00	Rent increase 6/1/00 = \$2,804.76, 6/1/01 = \$2,945 1 5-Yr Option CPI (notice 8/1/01)
E3-4	Best Auto Svc.	2,267		06/01/99	05/31/02	\$1,474.00	\$0.65		\$453.40			\$1,474.00	Rent increase 6/1/00 - \$1,532, 6/1/01 = \$1,594
E7			3,198					\$2,078.70					
E8	GCF Laundry	2,408		08/01/95	07/31/15	\$1,806.00	\$0.75		\$481.60		\$750.00		Rent increase 8/1/00 - \$1,928, 8/1/05 = \$2,047 8/1/10 = \$2,187, 2 5-Yr Option (notice 2/05, 2/10) (T) pays excess water usage (T) currently paying \$.47/sf per month
E9			2,199					\$1,429.35					
E10			2,007					\$1,304.55					
E11			1,921					\$1,248.65					
E12	Yolanda's Water	1,921		06/22/96	06/30/98	\$1,100.00	\$0.57					\$1,000.00	Lease originally with Ice Age Water. Yolanda's purchased business on 12/98
E13-14			3,842					\$2,497.30					
E16-18	San Ysidro Health	5,251		03/01/94	01/31/02	\$3,556.74	\$0.68		\$1,050.20		\$1,279.00		Annual 4.5% rent increase 3/99. Termination option w/60 day notice & penalty. 1 5-yr Option: 4.5% annual increase.
E19-20	SD Nutrition	3,050		03/01/94	01/31/00	\$2,430.22	\$0.80		\$610.00				
E15 21-23	Tile Club	6,158		09/01/99	08/31/04	\$4,679.40	\$0.76		\$1,232.00	\$42.00			1 5 Yr Option (notice 3/04), Rent increase 9/01 = \$4,914, 9/02 = \$5,180, 9/03 = \$5,418
E24-28	Ken Shamrock	11,739		08/01/99	07/31/04	\$7,630.00	\$0.65		\$2,348.00			\$7,630.00	Annual 4% rent increase 8/1/00, 1 5 Yr Option (notice 2/1/00). 1/2 rent & cam
E30	Ledezma Muffler	2,752		09/01/89	08/31/99	\$1,450.00	\$0.53		\$550.00		\$167.00		1 5-Yr Option FMV (Notice 9/1/99). "Other" charges are payments on past due balance
E30	Ledezma Muffler	2,752		09/01/89	08/31/99	\$1,450.00	\$0.53		\$550.00		\$167.00		1 5-Yr Option FMV (Notice 9/1/99). "Other" charges are payments on past due balance

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Somerset Plaza (East and West) Rent Roll

SUITE #	TENANT	SQ. FT.	VACANT SQ. FT.	COMM.	EXP	RENT	RENT \$/SF	VACANCY \$0.65	CAM	HVAC	OTHER	DEPOSIT	CRITICAL DATES/COMMENTS
W1-2	Don Roberto	1,978		01/01/90	12/31/99	\$3,164.00	\$1.60		\$395.60	\$28.00	\$140.00		1 5-Yr Option 95% FMV (notice 7/1/99) "Other" charges = signage
W3	Printmasters	1,280		06/10/89	04/30/00	\$1,024.00	\$0.80		\$256.00	\$14.00			
W4			1,440					\$936.00					
W5-6	Four Seasons	3,104		07/01/90	06/30/00	\$3,538.56	\$1.14		\$620.80	\$28.00			1 10-Yr Option (notice 1/1/00). Annual 4% increase each July although never increased
W7	Body Arts Ctr.	1,409		04/05/93	05/31/01	\$1,400.00	\$0.99		\$281.80	\$14.00			Rent increase 6/1/00 = \$1,450
W8	Manilla Gardens	1,465		10/01/99	03/31/00	\$1,007.00	\$0.69		\$293.00			\$1,200.00	
W9	Dr. Lopez	1,342		05/01/99	04/30/00	\$1,208.00	\$0.90		\$268.00			\$1,208.00	1 1-Yr Option 4% increase (notice 11/1/00)
W10	Dr. Lopez	1,370		05/01/99	04/30/00	\$891.00	\$0.65		\$274.00			\$591.00	1 1-Yr Option 4% increase (notice 11/1/00)
W11	Pro Body Whse	1,552		01/25/95	12/24/98	\$1,352.10	\$0.87		\$296.40	\$14.00		\$1,427.84	
W12	Studio 22	1,552		07/01/97	06/30/02	\$952.07	\$0.61		\$310.40			\$1,241.60	CPI increase 7/00, 7/01
W13-14	Price Buster	3,300		02/01/97	01/31/97	\$2,200.00	\$0.67						
W15-16			4,778					\$3,105.70					
W17-22	Family Fitness	21,528		06/01/90	05/31/05	\$21,719.40	\$1.01		\$4,305.60		\$100.00		Annual CPI increase 6/99, 2 5-Yr Option FMV (notice 12/01/04). "Other" charges are signage
TOTAL:		79,666	19,385			\$65,253.69	\$0.72	\$12,600.90	\$14,874.80	\$140.00	\$2,436.00	\$19,040.44	

TOTAL GROSS INCOME:	\$82,704.49
TOTAL VACANCY:	\$12,600.90

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Sommerset Plaza

East & West

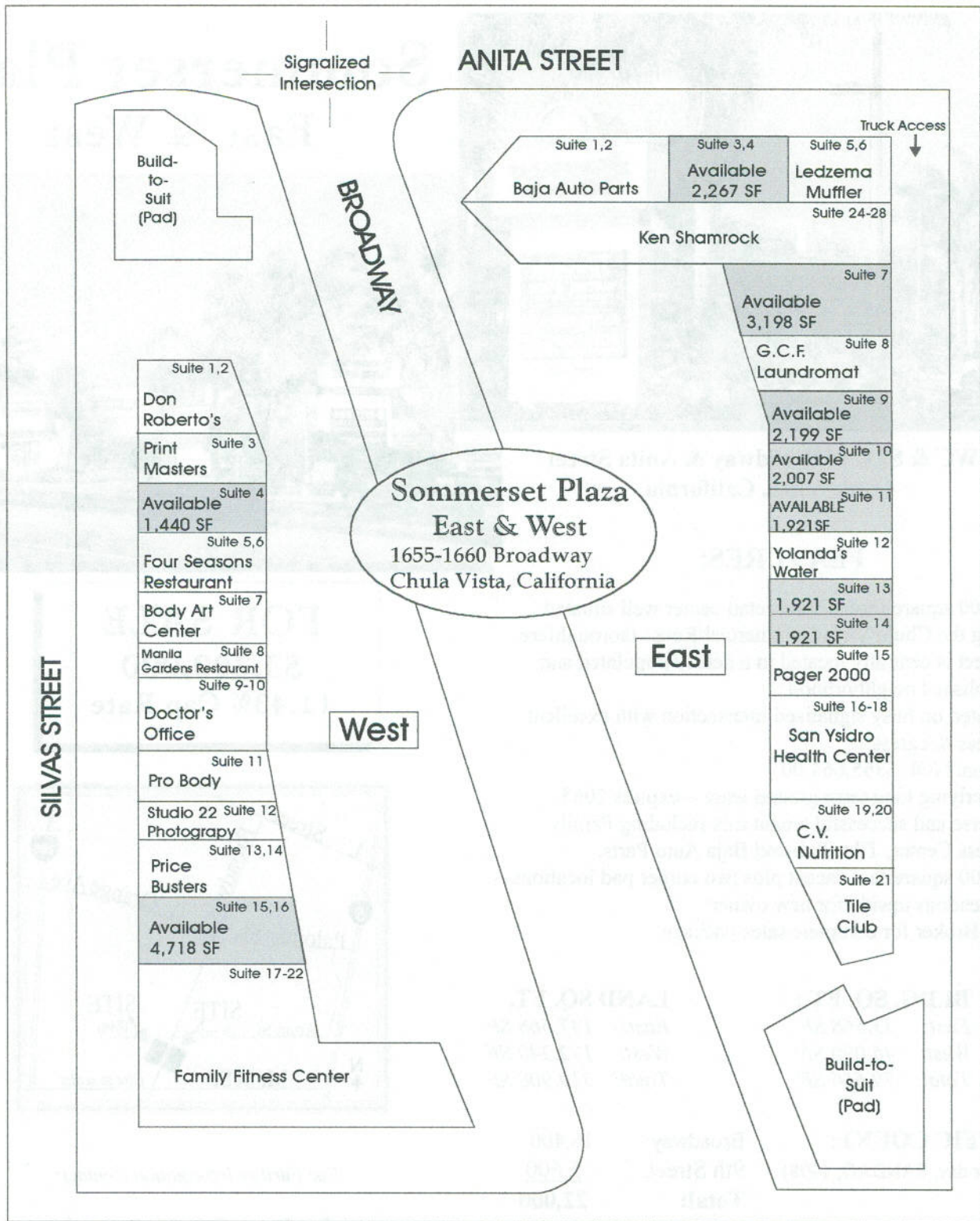
RECENT SALES

Property Location	Year Built	Square Feet	Sales Price	Price / Sq. Ft.	CAP	SALE DATE
Sommeret Plaza 1655-1660 Broadway Chula Vista, CA (SUBJECT PROPERTY) Strip Shopping Center occupied by Family Fitness Center and Tile Club. Building situated on long term ground lease.	1990	79,666	\$3,200,000	\$40.16	11.43%	N/A
Castle Park Shopping Center 1325 Third Avenue Chula Vista, CA Grocery Drug anchored center situated on signalized corner of Broadway and Palomar. Anchored by Sav-A-Lot and Rite-Aid. Rite Aid will be vacating in one year.	N/A	82,000	7,100,000	\$86.58	10.0%	1/2000
Gallaria Plaza 2720 Plaza Blvd. National City, CA Strip Shopping Center occupied by H & R Block, Mailbox Express, and local tenants. Portion of underlying property is on a long term ground lease.	1989	30,213	\$3,500,000	\$115.84	10.3%	On Market
Naples Centre 1105-1111 Broadway Chula Vista, CA Shopping Center occupied by Western Dental, Healthsound, Broadway Pharmacy, & Levy Marketing. Building is in average condition.	1986	28,657	\$2,525,000	\$88.11	10.57%	8/99
Naples Plaza 1090 Third Avenue Chula Vista, CA Property in fair condition, several vacancies.	N/A	28,812	\$2,200,000 100%	\$76.36	N/A	In Escrow
Imperial Shopping Center 802-894 Palm Avenue Imperial Beach, CA Grocery anchored – Wally’s IGA Market. Substantial deferred maintenance.	1971	55,000	\$2,875,000	\$55.27	10.2%	In Escrow

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DM: IF Package SommersetPlaza



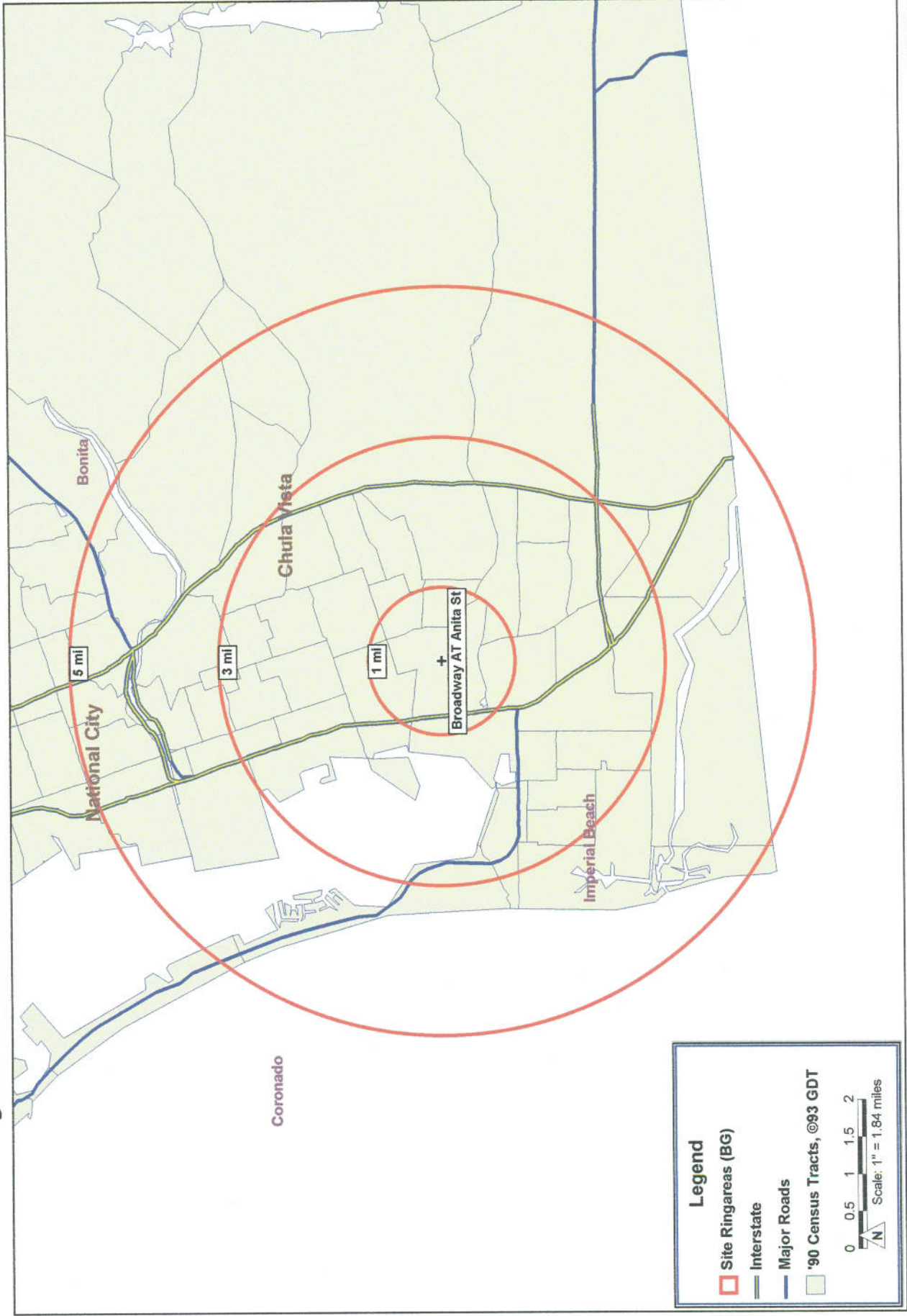


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Broadway and Anita Street



	1 MI RING	3 MI RING	5 MI RING
1990 Population	15,798	182,895	259,258
1999 Population	17,431	203,681	295,376
2004 Population	18,827	220,493	322,109
1990-1999 Annual Change	1.2%	1.3%	1.6%
1999-2004 Annual Change	1.6%	1.6%	1.7%

POPULATION BY AGE

	1 MI RING		3 MI RING		5 MI RING	
1990						
0 - 4 Years	1,576	10.0%	16,419	9.0%	23,051	8.9%
5 - 14 Years	2,036	12.9%	28,818	15.8%	39,719	15.3%
15 - 19 Years	943	6.0%	14,463	7.9%	20,096	7.8%
20 - 24 Years	1,741	11.0%	16,873	9.2%	24,620	9.5%
25 - 34 Years	3,231	20.5%	34,567	18.9%	50,170	19.4%
35 - 44 Years	1,676	10.6%	24,845	13.6%	35,339	13.6%
45 - 54 Years	1,087	6.9%	16,269	8.9%	22,834	8.8%
55 - 64 Years	1,209	7.7%	13,970	7.6%	19,144	7.4%
65 - 74 Years	1,332	8.4%	10,885	6.0%	15,334	5.9%
75 - 84 Years	786	5.0%	4,700	2.6%	6,978	2.7%
85+ Years	181	1.1%	1,086	0.6%	1,973	0.8%
18+ Years	11,642	73.7%	129,178	70.6%	184,840	71.3%
Median Age	31.9		29.9		30.1	
1999						
0 - 4 Years	1,744	10.0%	18,265	9.0%	26,075	8.8%
5 - 14 Years	2,614	15.0%	36,143	17.7%	50,853	17.2%
15 - 19 Years	1,032	5.9%	15,433	7.6%	21,972	7.4%
20 - 24 Years	1,437	8.2%	14,149	6.9%	21,129	7.2%
25 - 34 Years	2,979	17.1%	31,951	15.7%	47,573	16.1%
35 - 44 Years	2,047	11.7%	30,030	14.7%	44,038	14.9%
45 - 54 Years	1,546	8.9%	23,386	11.5%	33,791	11.4%
55 - 64 Years	1,283	7.4%	15,124	7.4%	21,194	7.2%
65 - 74 Years	1,400	8.0%	11,127	5.5%	16,003	5.4%
75 - 84 Years	1,081	6.2%	6,463	3.2%	9,761	3.3%
85+ Years	268	1.5%	1,610	0.8%	2,987	1.0%
18+ Years	12,496	71.7%	140,291	68.9%	205,779	69.7%
Median Age	32.9		31.2		31.4	
2004						
0 - 4 Years	1,810	9.6%	18,987	8.6%	27,266	8.5%
5 - 14 Years	2,750	14.6%	38,071	17.3%	54,003	16.8%
15 - 19 Years	1,140	6.1%	17,006	7.7%	24,412	7.6%
20 - 24 Years	1,678	8.9%	16,584	7.5%	24,869	7.7%
25 - 34 Years	2,977	15.8%	31,968	14.5%	47,827	14.8%
35 - 44 Years	2,021	10.7%	29,836	13.5%	44,186	13.7%
45 - 54 Years	1,840	9.8%	27,876	12.6%	40,708	12.6%
55 - 64 Years	1,632	8.7%	19,328	8.8%	27,282	8.5%
65 - 74 Years	1,461	7.8%	11,689	5.3%	16,929	5.3%
75 - 84 Years	1,187	6.3%	7,157	3.2%	10,917	3.4%
85+ Years	331	1.8%	1,991	0.9%	3,710	1.2%
18+ Years	13,626	72.4%	153,514	69.6%	226,733	70.4%
Median Age	33.2		31.8		32.1	

	1 MI RING	3 MI RING	5 MI RING
1990 Households	6,057	57,987	82,477
Average HH Size	2.60	3.13	3.06
1999 Households	6,654	64,616	94,177
Average HH Size	2.61	3.13	3.05
2004 Households	7,184	70,019	103,067
1990 - 1999 Annual Change	1.1%	1.3%	1.6%
1999 - 2004 Annual Change	1.5%	1.6%	1.8%

HOUSEHOLDS BY INCOME*

1990		1 MI RING		3 MI RING		5 MI RING	
Household Income Base	6,046		58,050		82,417		
<\$15,000	1,913	31.6%	12,277	21.1%	18,459	22.4%	
\$15,000 - \$24,999	1,649	27.3%	11,295	19.5%	15,754	19.1%	
\$25,000 - \$34,999	1,181	19.5%	10,376	17.9%	14,482	17.6%	
\$35,000 - \$49,000	783	13.0%	11,287	19.4%	15,092	18.3%	
\$50,000 - \$74,999	427	7.1%	9,584	16.5%	13,071	15.9%	
\$75,000 - \$99,999	40	0.7%	2,228	3.8%	3,494	4.2%	
\$100,000 - \$149,000	53	0.9%	803	1.4%	1,409	1.7%	
\$150,000 +	0	0.0%	200	0.3%	656	0.8%	
Median Household Income	\$21,792		\$31,151		\$31,395		
Average Household Income	\$25,089		\$34,752		\$35,688		
1999		1 MI RING		3 MI RING		5 MI RING	
Household Income Base	6,654		64,616		94,175		
<\$15,000	1,536	23.1%	9,365	14.5%	14,403	15.3%	
\$15,000 - \$24,999	1,440	21.6%	10,302	15.9%	14,858	15.8%	
\$25,000 - \$34,999	1,382	20.8%	10,235	15.8%	14,629	15.5%	
\$35,000 - \$49,000	1,248	18.8%	13,318	20.6%	18,696	19.9%	
\$50,000 - \$74,999	792	11.9%	13,481	20.9%	18,735	19.9%	
\$75,000 - \$99,999	158	2.4%	4,942	7.6%	7,265	7.7%	
\$100,000 - \$149,000	64	1.0%	2,308	3.6%	3,967	4.2%	
\$150,000 +	34	0.5%	665	1.0%	1,622	1.7%	
Median Household Income	\$27,223		\$38,501		\$39,176		
Average Household Income	\$32,416		\$44,928		\$47,418		
2004		1 MI RING		3 MI RING		5 MI RING	
Household Income Base	7,184		70,019		103,065		
<\$15,000	1,146	16.0%	6,484	9.3%	10,092	9.8%	
\$15,000 - \$24,999	1,120	15.6%	8,006	11.4%	12,041	11.7%	
\$25,000 - \$34,999	1,351	18.8%	9,653	13.8%	13,727	13.3%	
\$35,000 - \$49,000	1,568	21.8%	13,778	19.7%	19,670	19.1%	
\$50,000 - \$74,999	1,353	18.8%	16,358	23.4%	23,157	22.5%	
\$75,000 - \$99,999	412	5.7%	8,330	11.9%	11,830	11.5%	
\$100,000 - \$149,000	155	2.2%	5,638	8.1%	8,694	8.4%	
\$150,000 +	79	1.1%	1,772	2.5%	3,854	3.7%	
Median Household Income	\$34,574		\$48,146		\$49,325		
Average Household Income	\$41,184		\$58,019		\$62,819		

PER CAPITA INCOME*

1990	\$9,729	\$11,181	\$11,621
1999	\$12,487	\$14,362	\$15,381
2004	\$15,830	\$18,535	\$20,364

* Income represents the preceding year, expressed in current dollars.

1 MI RING

3 MI RING

5 MI RING

POPULATION BY RACE BY HISPANIC ORIGIN*

1990 Population By Race

White	9,762	61.8%	107,825	59.0%	153,731	59.3%
Black	1,028	6.5%	9,027	4.9%	13,601	5.2%
American Indian	115	0.7%	1,213	0.7%	1,700	0.7%
Asian/Pacific Islander	1,081	6.8%	22,759	12.4%	28,600	11.0%
Other Races	3,812	24.1%	42,071	23.0%	61,626	23.8%
% Hispanic Origin	7,830	49.6%	79,717	43.6%	115,637	44.6%

Hispanic Origin By Race

White	3,733	47.7%	34,577	43.4%	49,778	43.0%
Black	127	1.6%	873	1.1%	1,398	1.2%
American Indian	37	0.5%	344	0.4%	497	0.4%
Asian/Pacific Islander	161	2.1%	2,255	2.8%	2,915	2.5%
Other Races	3,772	48.2%	41,668	52.3%	61,049	52.8%

1999 Population By Race

White	9,464	54.3%	105,358	51.7%	155,415	52.6%
Black	1,046	6.0%	9,253	4.5%	14,197	4.8%
American Indian	109	0.6%	1,160	0.6%	1,645	0.6%
Asian/Pacific Islander	1,396	8.0%	28,898	14.2%	38,038	12.9%
Other Races	5,416	31.1%	59,012	29.0%	86,081	29.1%
% Hispanic Origin	10,655	61.1%	109,072	53.6%	158,986	53.8%

Hispanic Origin By Race

White	4,851	45.5%	46,122	42.3%	67,329	42.3%
Black	198	1.9%	1,316	1.2%	2,104	1.3%
American Indian	43	0.4%	385	0.4%	554	0.3%
Asian/Pacific Islander	187	1.8%	2,611	2.4%	3,460	2.2%
Other Races	5,376	50.5%	58,638	53.8%	85,539	53.8%

2004 Population By Race

White	9,693	51.5%	107,907	48.9%	160,969	50.0%
Black	1,058	5.6%	9,388	4.3%	14,382	4.5%
American Indian	107	0.6%	1,146	0.5%	1,630	0.5%
Asian/Pacific Islander	1,546	8.2%	32,015	14.5%	43,017	13.4%
Other Races	6,423	34.1%	70,037	31.8%	102,111	31.7%
% Hispanic Origin	12,422	66.0%	128,060	58.1%	186,989	58.1%

Hispanic Origin By Race

White	5,560	44.8%	53,632	41.9%	78,632	42.1%
Black	233	1.9%	1,545	1.2%	2,431	1.3%
American Indian	44	0.4%	400	0.3%	575	0.3%
Asian/Pacific Islander	201	1.6%	2,811	2.2%	3,766	2.0%
Other Races	6,384	51.4%	69,672	54.4%	101,585	54.3%

* Persons of Hispanic Origin may be of any race.

	1 MI RING		3 MI RING		5 MI RING	
1990 Families	4,073		45,173		62,940	
Average Family Size	3.16		3.53		3.48	
1999 Families	4,444		50,222		71,766	
Average Family Size	3.14		3.48		3.42	
2004 Families	4,780		54,285		78,374	
1990-1999 Annual Change	1.1%		1.3%		1.6%	
1999-2004 Annual Change	1.5%		1.6%		1.8%	

1990 CENSUS PROFILE

Household Type

Family	4073		45173		62940	
Married Couple	2921	71.7%	34325	76.0%	47215	75.0%
Male Householder	255	6.3%	2505	5.5%	3660	5.8%
Female Householder	897	22.0%	8343	18.5%	12065	19.2%
Families with Children	2184	53.6%	26935	59.6%	37231	59.2%
Non-family Households	1984		12814		19537	
Single Person	1642	82.8%	9757	76.1%	14936	76.4%
Households with Persons 65+	1770	29.2%	12591	21.7%	17761	21.5%

Education Attainment

Total, Persons 25+ Years	9689		107550		152881	
Less Than High School	3518	36.3%	32221	30.0%	45980	30.1%
High School Graduate	6171	63.7%	75329	70.0%	106901	69.9%
Bachelor's Degree +	746	7.7%	12690	11.8%	21087	13.8%
Graduate/Professional Degree	188	1.9%	3358	3.1%	6585	4.3%

Labor Force

Total, Persons 16+ Years	11943		134768		192700	
In Labor Force	7121	59.6%	88026	65.3%	121846	63.2%
Employed (Civilian)	5849	90.1%	74980	92.2%	103957	91.9%
Unemployed	640	9.9%	6332	7.8%	9189	8.1%
Females 16+ Years	2104		26243		36399	
In Labor Force	2928	139.2%	37932	144.5%	52130	143.2%
With Children < 18 Years	2104		26243		36399	
In Labor Force	1092	51.9%	15893	60.6%	21422	58.9%

Industry (% Employed 16+)

Manufacturing	829	14.2%	11619	15.5%	15708	15.1%
Trade	1525	26.1%	18601	24.8%	25683	24.7%
Services	1795	30.7%	22370	29.8%	31554	30.4%
Public Administration	528	9.0%	7012	9.4%	9185	8.8%

Occupation (% Employed 16+)

Managerial/Professional	993	17.0%	14886	19.9%	22411	21.6%
Technical	145	2.5%	2672	3.6%	3563	3.4%
Sales/Administrative Support	1759	30.1%	22932	30.6%	31105	29.9%
Service	1132	19.4%	12337	16.5%	16837	16.2%
Operator/Mover/Laborer	877	15.0%	10119	13.5%	13886	13.4%

Journey To Work (% Workers 16+)

Drove Alone	3965	71.1%	55796	75.1%	76669	75.4%
Carpooled	1227	22.0%	14389	19.4%	19189	18.9%
Public Transportation	384	6.9%	4069	5.5%	5778	5.7%
Average Travel Time/Work (Mins)	22.1		22.7		22.4	

1 MI RING

3 MI RING

5 MI RING

1990 HOUSING SUMMARY

Total Housing Units	6,320		59,775		86,004	
Occupied	6,057	95.8%	57,987	97.0%	82,477	95.9%
Owner	2,200	36.3%	29,977	51.7%	39,879	48.4%
Renter	3,857	63.7%	28,010	48.3%	42,598	51.6%
Vacant	263	4.2%	1,788	3.0%	3,527	4.1%
Home Value						
Specified Owner Units	707		22,715		30,641	
<\$50,000	19	2.7%	221	1.0%	319	1.0%
\$50,000 - \$99,999	160	22.6%	3,007	13.2%	3,800	12.4%
\$100,000 - \$149,999	301	42.6%	9,975	43.9%	11,692	38.2%
\$150,000 - \$199,999	176	24.9%	7,707	33.9%	9,535	31.1%
\$200,000 - \$299,999	36	5.1%	1,518	6.7%	3,749	12.2%
\$300,000 - \$399,999	4	0.6%	188	0.8%	762	2.5%
\$400,000 - \$499,999	3	0.4%	47	0.2%	348	1.1%
\$500,000+	8	1.1%	52	0.2%	436	1.4%
Median Home Value	\$128,566		\$143,796		\$159,670	
Rent						
Specified Renter Units	3,783		27,412		41,686	
<\$250	224	5.9%	1,895	6.9%	2,950	7.1%
\$250 - \$499	1,624	42.9%	8,827	32.2%	14,458	34.7%
\$500 - \$749	1,854	49.0%	13,550	49.4%	19,668	47.2%
\$750+	81	2.1%	3,140	11.5%	4,610	11.1%
Median Rent	\$495		\$544		\$537	
Condominiums	288		5,393		7,901	
Occupied	270	93.8%	5,202	96.5%	7,348	93.0%
Vacant	18	6.3%	191	3.5%	553	7.0%
Units in Structure (% Total Units)						
1, Detached	1,003	15.9%	27,936	46.7%	38,687	45.0%
1, Attached	217	3.4%	4,434	7.4%	6,258	7.3%
2 - 4	423	6.7%	4,137	6.9%	6,501	7.6%
5+	2,968	47.0%	17,289	28.9%	27,124	31.5%
Mobile Home/Other	1,709	27.0%	5,979	10.0%	7,434	8.6%
Year Structure Built (% Total Units)						
1985 to March 1990	602	9.4%	6,544	11.0%	11,678	13.6%
1980 to 1984	464	7.2%	6,291	10.5%	8,918	10.4%
1970 to 1979	1,820	28.3%	18,053	30.2%	24,141	28.1%
1969 or Earlier	3,546	55.1%	28,825	48.3%	41,312	48.0%
Year Householder Moved In (% Occupied)						
1989 to 1990: Newcomers	1,980	32.1%	16,112	27.8%	24,412	29.6%
1985 to 1988: Recent Movers	2,024	32.8%	16,963	29.3%	24,831	30.1%
1984 or Earlier: Stable Residents	2,164	35.1%	24,866	42.9%	33,272	40.3%
Vehicles Available (% Occupied)						
None	870	14.1%	4,748	8.2%	7,925	9.6%
1	3,018	48.9%	20,513	35.4%	29,636	35.9%
2	1,803	29.2%	21,341	36.8%	29,640	35.9%
3+	477	7.7%	11,339	19.6%	15,314	18.6%

1 MI RING

3 MI RING

5 MI RING

1999 CONSUMER SPENDING SUMMARY

	1 MI RING	3 MI RING	5 MI RING
Apparel: Total \$000	\$6,174	\$67,694	\$100,220
Average Spent	\$1,220	\$1,329	\$1,352
Spending Potential Index	87	95	97
Auto Aftermarket: Total \$000	\$2,105	\$23,753	\$34,812
Average Spent	\$618	\$666	\$670
Spending Potential Index	95	103	103
Auto Loans: Total \$000	\$7,074	\$80,153	\$118,453
Average Spent	\$3,688	\$3,795	\$3,826
Spending Potential Index	94	97	97
Electronics: Total \$000	\$1,233	\$14,492	\$21,396
Average Spent	\$468	\$505	\$509
Spending Potential Index	95	102	103
Health Insurance: Total \$000	\$5,172	\$51,192	\$73,929
Average Spent	\$1,281	\$1,287	\$1,289
Spending Potential Index	96	96	97
Home Loans: Total \$000	\$17,955	\$234,907	\$349,509
Average Spent	\$7,804	\$8,934	\$9,080
Spending Potential Index	98	113	114
Home Improvement: Total \$000	\$5,952	\$65,743	\$97,219
Average Spent	\$2,029	\$2,106	\$2,138
Spending Potential Index	89	93	94
Household Furnishing: Total \$000	\$3,360	\$38,734	\$57,337
Average Spent	\$869	\$956	\$970
Spending Potential Index	92	101	103
Investments: Total \$000	\$1,128	\$15,540	\$23,828
Average Spent	\$12,104	\$12,872	\$13,075
Spending Potential Index	92	98	99
Pets & Supplies: Total \$000	\$304	\$3,438	\$5,071
Average Spent	\$277	\$289	\$290
Spending Potential Index	93	97	97
Restaurants: Total \$000	\$5,592	\$62,078	\$91,428
Average Spent	\$1,046	\$1,147	\$1,160
Spending Potential Index	92	101	103
Sporting Goods: Total \$000	\$485	\$5,987	\$8,955
Average Spent	\$565	\$598	\$607
Spending Potential Index	87	92	94
Travel: Total \$000	\$2,582	\$30,112	\$44,829
Average Spent	\$1,708	\$1,773	\$1,800
Spending Potential Index	92	96	97

Source: CACI estimates, calculated from the Consumer Expenditure Interview Survey, Bureau of Labor Statistics.

* The average amount spent is per consumer household. The Spending Potential Index is the area average divided by the U.S. average.