



© 2012 Google

Google earth

feet
meters

1000

500





THE VINEYARDS @ ANDERSON
 (A 2,400 Ac Master
 Planned Community)

RHONDA ROAD EXTENSION

±7.36 Acres
 (Divisible)

±1.4 AC

±1.7 AC

HILLS DR

PLEASANT

WALMART

ANDERSON
 MARKETPLACE

Shasta Outlets

RHONDA ROAD

WALMART
 SUPERCENTER

SONIC
 Drive-Ins

STARBUCKS
 COFFEE

PICKLES
 SANDWICH DROP

PANDA
 EXPRESS

273

South Bound
 On Ramp

North Bound
 Off Ramp

5

DRESS BARN

Payless ShoeSource

GYN 30RE

MARY'S

GAP

Factory-Brand Shoes

verizon

VANS

GINC
 GENERAL NUTRITION CENTERS



LEGEND

- SET 5/8" REBAR W/ ALUM CAP MKD LS 4975 UNLESS NOTED OTHERWISE
- RECORD MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- CENTERLINE MONUMENTS MARKED LS 4975 TO BE SET AT THE TIME ROAD IMPROVEMENTS ARE CONSTRUCTED
- PUBLIC SERVICE EASEMENT
- BC BEGIN CURVE
- (R) RADIAL
- (- - -) RECORD & MEASURED DATA PER 18 PM 25
- (---) RECORD DATA PER 28 PM 92
- (---) RECORD & MEASURED DATA PER 18 PM 25
- (---) RECORD & MEASURED DATA PER 28 PM 92
- (---) RECORDS DOCUMENT NO. 2002-0029824
- (---) AREA TO BE DEDICATED TO CITY OF ANDERSON FOR STREET PURPOSES
- ||||| ABUTTERS ACCESS RIGHTS RELINQUISHED
- ||||| EXISTING RIGHT OF WAY TO BE ABANDONED

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH
C1	28°35'00"	236.00	119.70
C2	30°07'10"	256.00	124.84
C3	31°28'58"	342.00	167.72
C4	78°28'01"	30.00	40.04
C5	40°40'30"	348.00	247.07
C6	20°54'30"	400.00	145.67
C7	22°09'57"	100.00	34.69
C8	28°03'08"	234.00	102.32
C9	82°42'10"	256.00	282.35
C10	33°48'58"	300.00	178.89
C11	62°42'10"	300.00	328.21
C12	41°31'27"	348.00	252.21
C13	7°52'32"	285.00	215.14
C14	0°50'48"	348.00	36.69
C15	15°09'54"	236.00	63.28

BASES OF BEARINGS
 THE BASES OF BEARINGS IS ALONG THE NORTH LINE OF SECTION 26, T. 30 N. R. 4 W. M.D.M. TAKEN AS SHOWN ON MAPS 51 LS 41 AND 28 PM 92.

NOTE TO THE PROSPECTIVE BUYERS
 NO OCCUPANCY PERMIT WILL BE ISSUED TO ANY PROPERTY OWNER UNLESS ALL CONDITIONS OF APPROVAL FOR THE PARCEL MAP HAVE BEEN MET. BUYER IS ADVISED TO CHECK WITH THE CITY OF ANDERSON, PLANNING DEPARTMENT FOR CONFIRMATION. (TELEPHONE 530-378-8638)

NOTE
 THE DEVELOPER SHALL CONSTRUCT CURB, GUTTER, SIDEWALK, AND TIE-IN PAVING ALONG THE FRONTAGE OF PARCEL 6 AT THE TIME OF DEVELOPMENT OF THE PARCEL.

PARCEL C
 PLA 02-03
 2002-0029824

LINE TABLE

LINE	BEARING	LENGTH
L1	S28°20'41"E	84.98
L2	S37°09'17"E	148.98
L3	S37°09'17"E	150.75
L4	S89°09'54"E	500.23
L5	S89°09'54"E	188.84
L6	S45°33'45"E	63.47
L7	N00°00'00"E	119.05
L8	N00°00'00"E	99.02
L9	N00°00'00"E	287.17
L10	S32°39'15"E	27.87
L11	S32°35'25"E	77.72
L12	N52°30'08"E	195.40
L13	N52°30'08"E	147.08
L14	N45°15'08"E	68.54
L15	N78°39'22"E	108.52
L16	S07°09'52"E	52.08
L17	S07°09'52"E	240.78
L18	S17°44'34"W	167.27
L19	S17°09'52"E	122.57
L20	S17°09'52"E	7.88
L21	N32°39'22"E	39.75
L22	N32°39'22"E	48.61
L23	N28°20'41"E	303.48
L24	S37°09'17"E	72.72
L25	S89°09'54"E	51.43
L26	S37°09'17"E	32.08
L27	S37°09'17"E	151.42
L28	S37°09'17"E	0.78

RADIAL TABLE

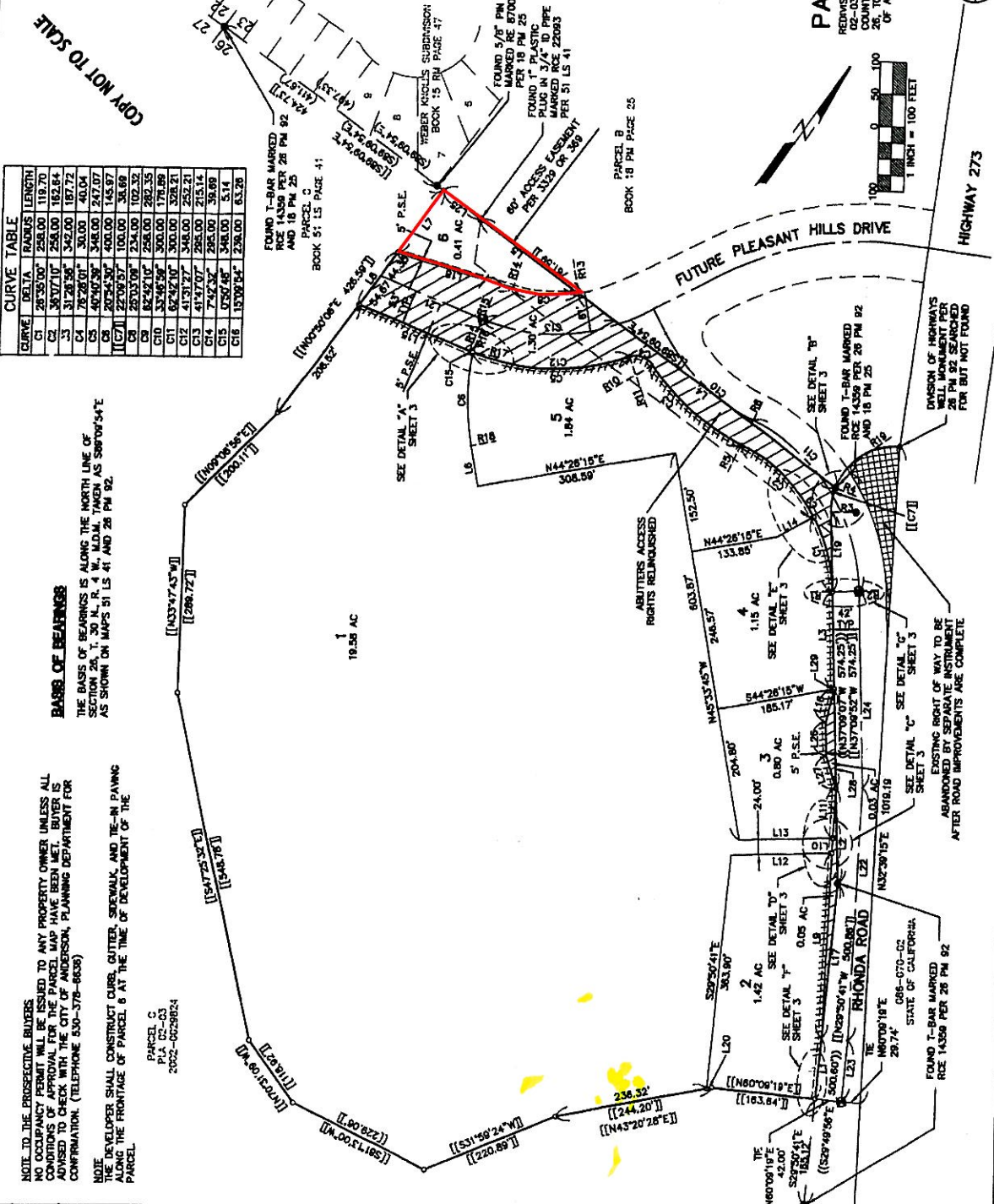
LINE	BEARING	LENGTH
R1	N52°30'08"E	195.40
R2	N52°30'08"E	147.08
R3	N45°15'08"E	68.54
R4	N78°39'22"E	108.52
R5	S07°09'52"E	52.08
R6	S07°09'52"E	240.78
R7	NOT USED	
R8	NOT USED	
R9	S27°04'45"W	147.08
R10	N21°24'58"W	68.54
R11	N54°33'05"W	108.52
R12	NOT USED	
R13	S44°16'30"E	240.78
R14	S19°15'28"E	167.27
R15	S12°21'38"E	122.57
R16	S14°12'26"E	7.88
R17	S85°01'07"W	39.75
R18	S44°16'30"E	48.61
R19	S19°15'28"E	303.48

PARCEL MAP NO. 03-02

REDUCTION OF PARCEL A PER PROPERTY LINE ADJUSTMENT NO. 02-03 RECORDED IN BOOK 142-000824, SHASTA COUNTY RECORDS IN A PORTION OF WEST 1/4 IN SECTION 26, TOWNSHIP 30 NORTH, RANGE 4 WEST, M.D.M. IN THE CITY OF ANDERSON, COUNTY OF SHASTA, STATE OF CALIFORNIA

FOR
 GOSSNER LIVING TRUST, ET AL
 BY
 SHARBAR DUNLAP SAWYER, INC.
 ENGINEERING - PLANNING - SURVEYING
 2000 Industrial Lane, Suite 100
 Yuba City, California 95991
 (530) 221-1992 Fax (530) 251-8388

DATE: AUGUST, 2004 SCALE: 1"=100' SHEET 2 OF 3



DIVISION OF HIGHWAYS
 WELL MONUMENT PER
 PARCEL MAP 52
 FOR BUT NOT FOUND

Retail Site Available

NWC Highway 273 & Pleasant Hills Drive Anderson, California

Description:

The site consists of approximately .41 commercially zoned acres, directly across the street from Super Wal-Mart.

Trade Area Population:

There are 54,820 (estimated by postal drops) people in the trade area which does not include the over 620,000 pass by visitors to both Redding and Shasta Lake annually.

Average Household Income:

\$51,163

For more information contact:

Sang Kim

3300 Douglas Blvd., Suite 385

Roseville, CA 95661

Phone: (916) 780-6670

Fax: (916) 780-6746

E-mail: skim@kkprop.net

Traffic Counts:

I-5 @ N. 273 Junction: 87,000 ADT
Pleasant Hills Drive: 12,344 ADT
Hwy 273 @ Pinon Ave: 22,300 ADT
Hwy 273 @ I-5 on/off ramp: 10,217

Comments:

This site provides a retailer with a great opportunity to locate at the strongest retail corner in Anderson and South Shasta County. This site is across the street from the recently opened Super Wal-Mart and has great visibility. The Super Wal-Mart is reportedly the highest grossing store north of Sacramento. The Factory Outlets are also just across the street, another regional draw into this area generating over 2.5 million visitors in 2008.

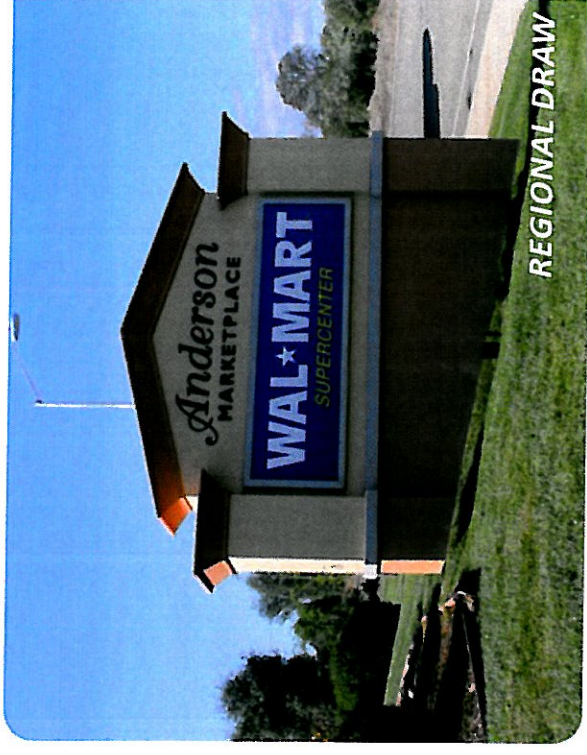


SHOPS AT ANDERSON MARKETPLACE

This offering of the main shops portion of Anderson Marketplace includes ±10,500 SF of retail improvements in a shopping center anchored by a 184,000 SF Wal-Mart Supercenter. It is located at the junction of Hwy 273 and Interstate 5, directly across from the Shasta Factory Outlets. Other tenants in this center include Panda Express, GameStop, Starbucks and a Sonic Drive-In.

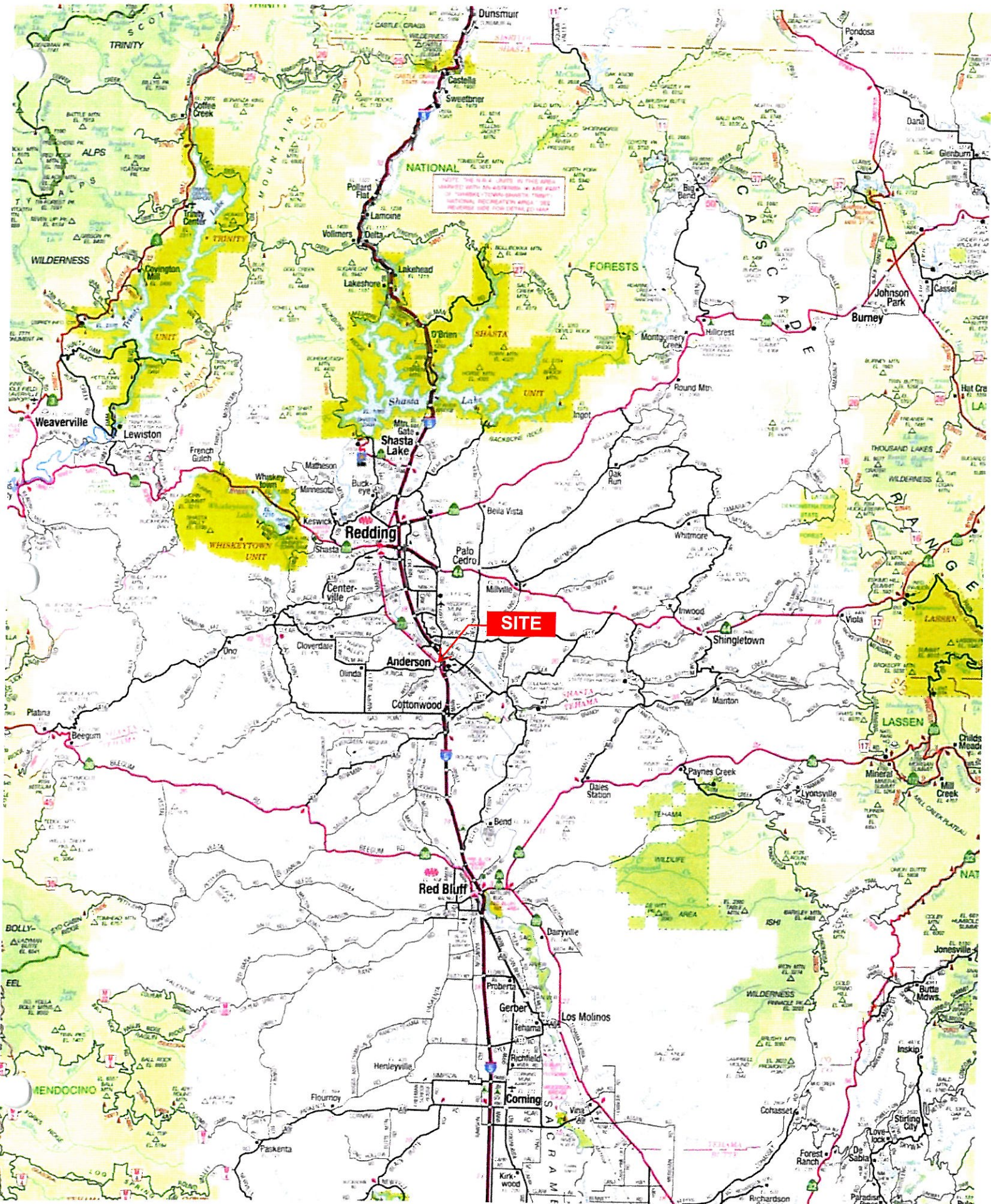
Anderson, CA is a suburb of Redding, the state's largest city north of Sacramento and a regional hub for healthcare, retirement and recreation.

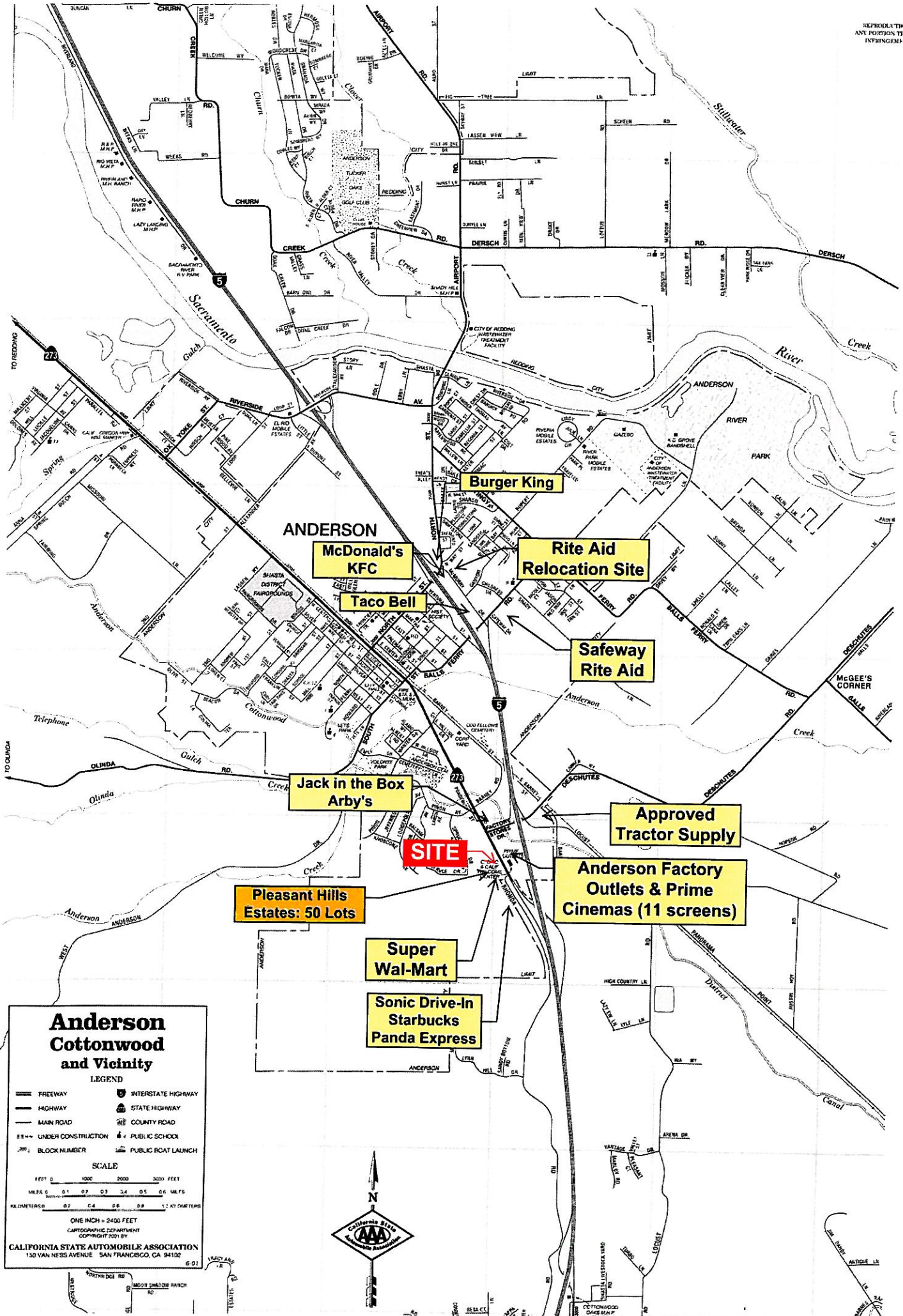
Anderson and Redding both see a customer draw from a very large regional market.



	1 mi	3 mi	5 mi
DEMOGRAPHICS			
Distance	1 mi	3 mi	5 mi
Estimated 2011 Population	25,600	81,200	149,700
Daytime Pop. (Employees)	8,050	24,800	67,260
Median Household Income	\$38,800	\$44,500	\$46,400
Average Household Income	\$47,700	\$55,900	\$58,900
Median Age	36.0	35.7	36.3





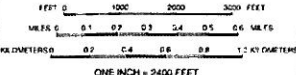


Anderson Cottonwood and Vicinity

LEGEND

- FREEWAY
- HIGHWAY
- MAIN ROAD
- UNDER CONSTRUCTION
- BLOCK NUMBER
- INTERSTATE HIGHWAY
- STATE HIGHWAY
- COUNTY ROAD
- PUBLIC SCHOOL
- PUBLIC BOAT LAUNCH

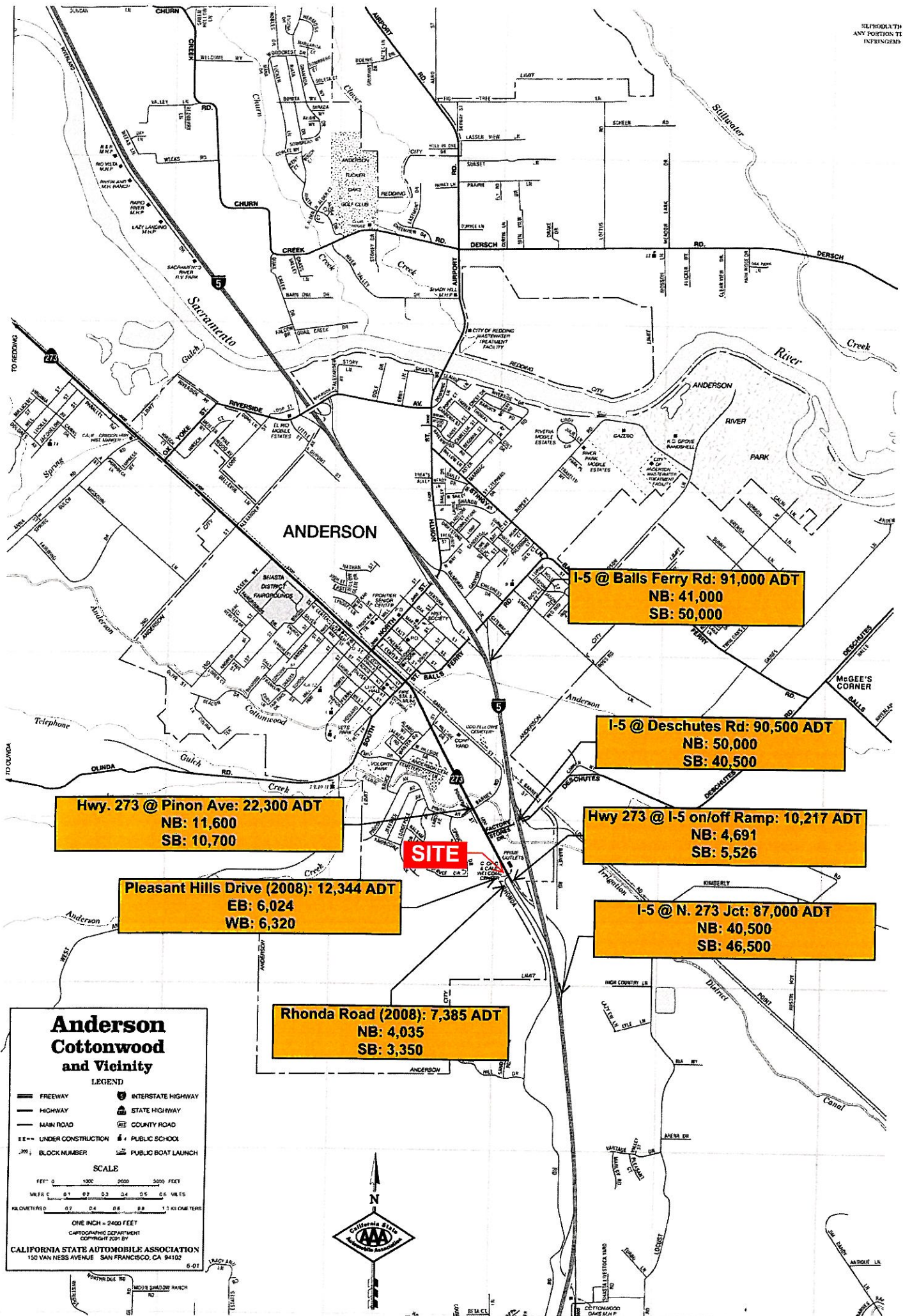
SCALE



ONE INCH = 2400 FEET
 CARTOGRAPHIC DEPARTMENT
 COPYRIGHT 2001 BY

CALIFORNIA STATE AUTOMOBILE ASSOCIATION
 130 VAN NESS AVENUE SAN FRANCISCO, CA 94102
 6.01





I-5 @ Balls Ferry Rd: 91,000 ADT
NB: 41,000
SB: 50,000

I-5 @ Deschutes Rd: 90,500 ADT
NB: 50,000
SB: 40,500

Hwy. 273 @ Pinon Ave: 22,300 ADT
NB: 11,600
SB: 10,700

Hwy 273 @ I-5 on/off Ramp: 10,217 ADT
NB: 4,691
SB: 5,526

Pleasant Hills Drive (2008): 12,344 ADT
EB: 6,024
WB: 6,320

I-5 @ N. 273 Jct: 87,000 ADT
NB: 40,500
SB: 46,500

Rhonda Road (2008): 7,385 ADT
NB: 4,035
SB: 3,350

**Anderson
Cottonwood
and Vicinity**

LEGEND

FREEWAY	INTERSTATE HIGHWAY
HIGHWAY	STATE HIGHWAY
MAIN ROAD	COUNTY ROAD
UNDER CONSTRUCTION	PUBLIC SCHOOL
BLOCK NUMBER	PUBLIC BOAT LAUNCH

SCALE

FEET 0 1000 2000 3000 FEET

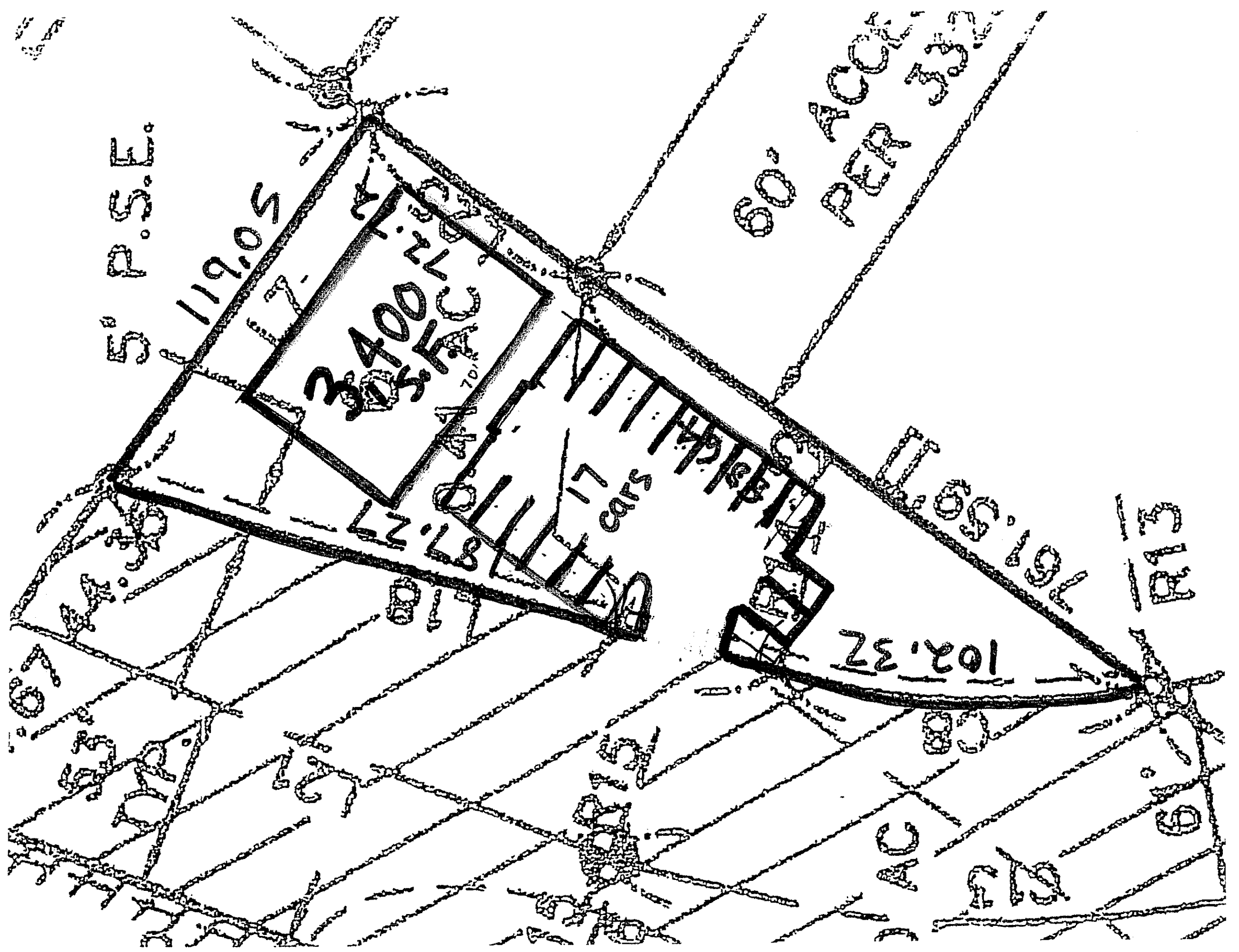
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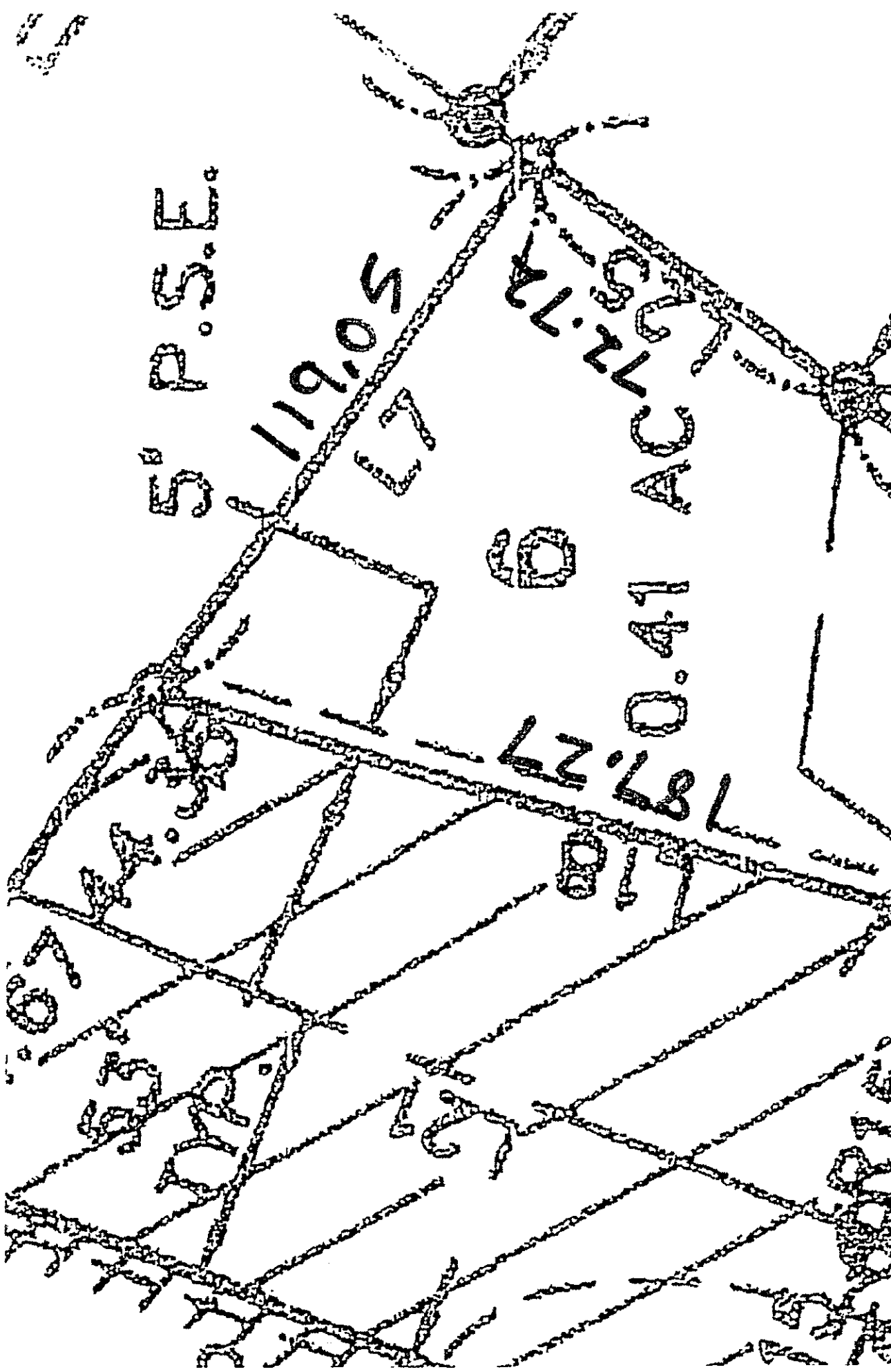
KILOMETERS 0 0.2 0.4 0.6 0.8 1.0 KILOMETERS

ONE INCH = 2400 FEET

CARTOGRAPHIC DEPARTMENT
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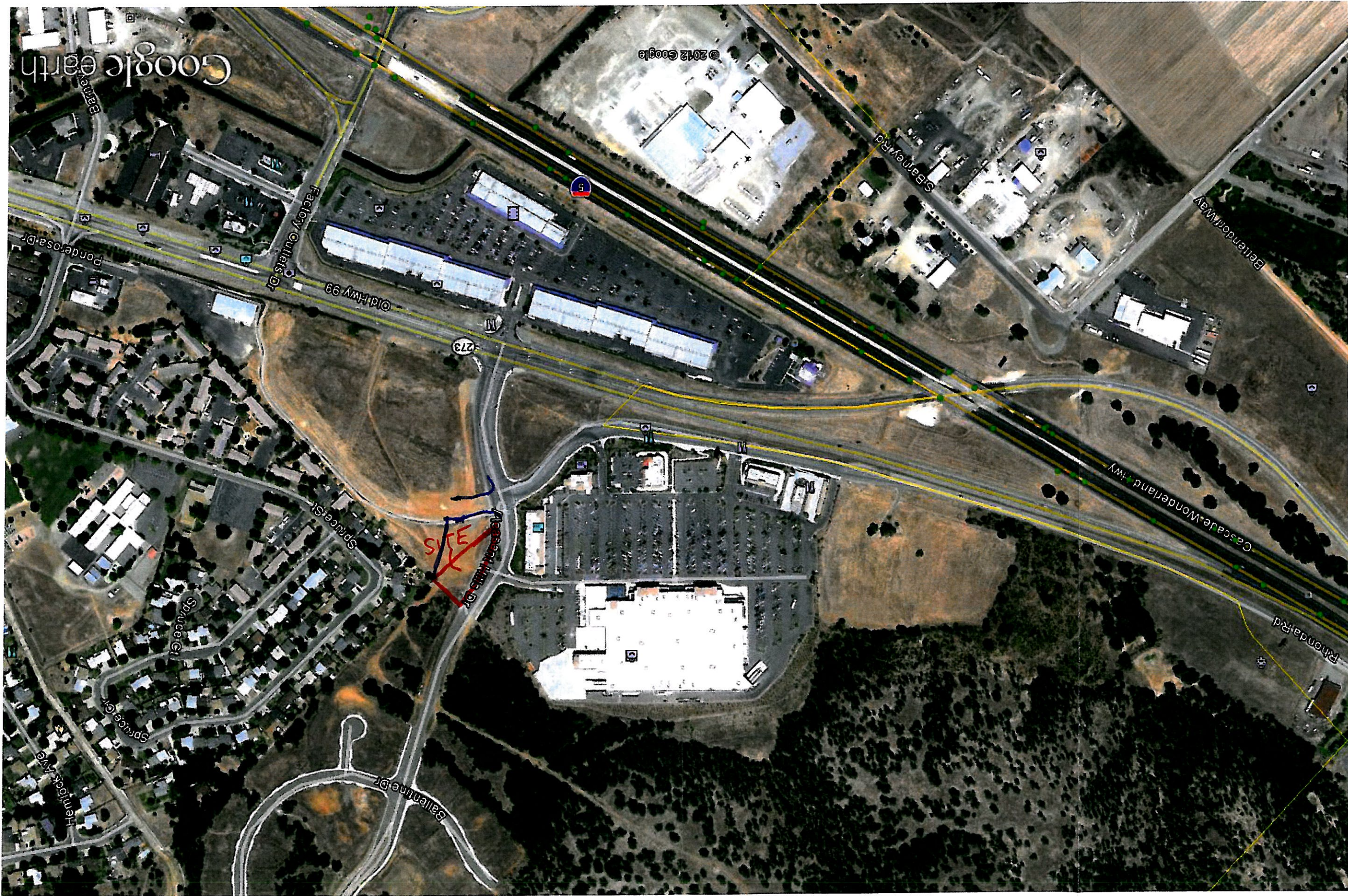


S.P.S.E.

119.05
27

27.0.41
AC 27.17

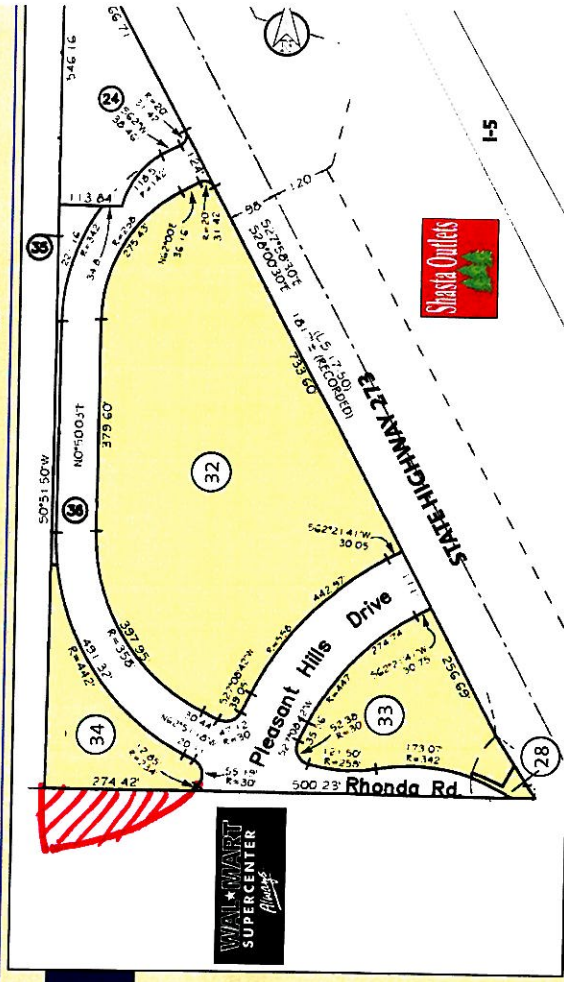
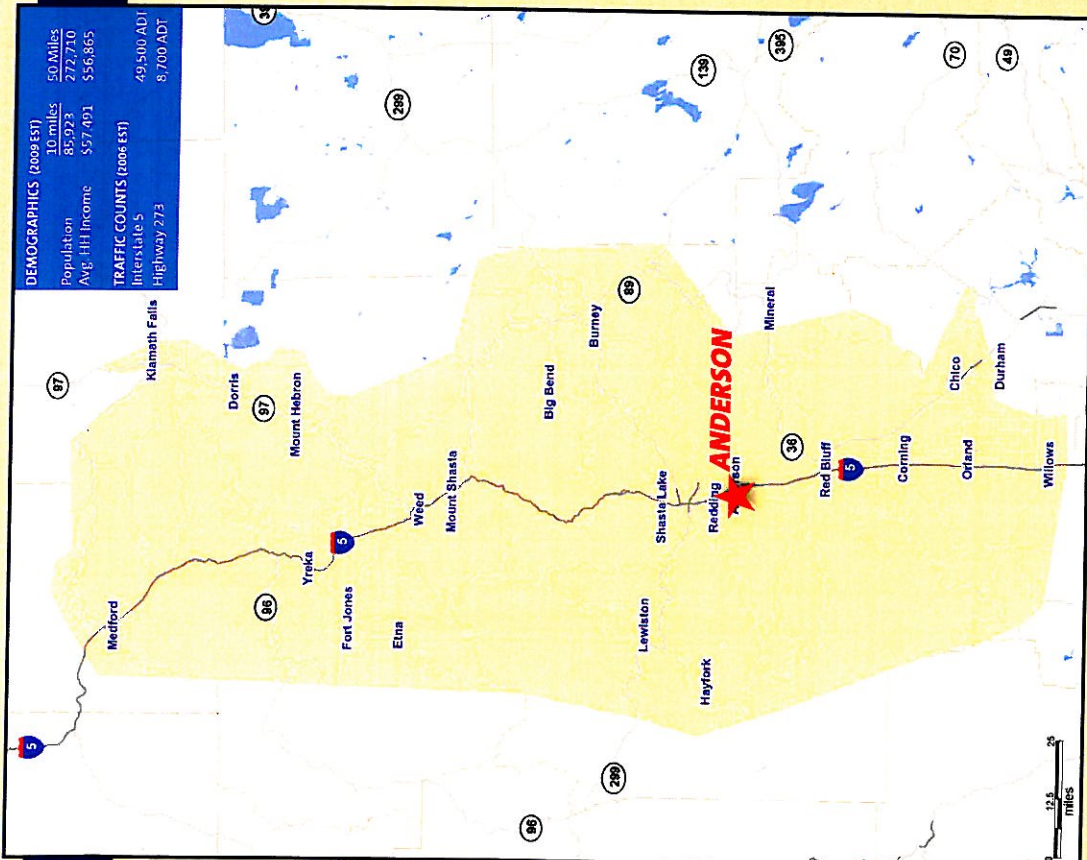
27.27
18



Google earth

@ 2012 Google

RETAIL PADS & COMMERCIAL LAN FOR SALE ANDERSON, CA @ I-5



- PROPERTY FEATURES**
- Wal Mart shadow commercial land
 - Across from 166,000 SF Shasta Outlets Regional Retail Complex
 - Entrance to The Vineyards at Anderson (A ±2,400 Acre Master Planned Community)
 - ±7.36 Acres Divisible (Parcel 32)
 - ±1.7 Acres (Parcel 33)
 - ±1.4 Acres (Parcel 34)

For more information, please contact:

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GRUBB & ELLIS.
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 From Insight to Results

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NOTE
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BASIS OF BEARINGS

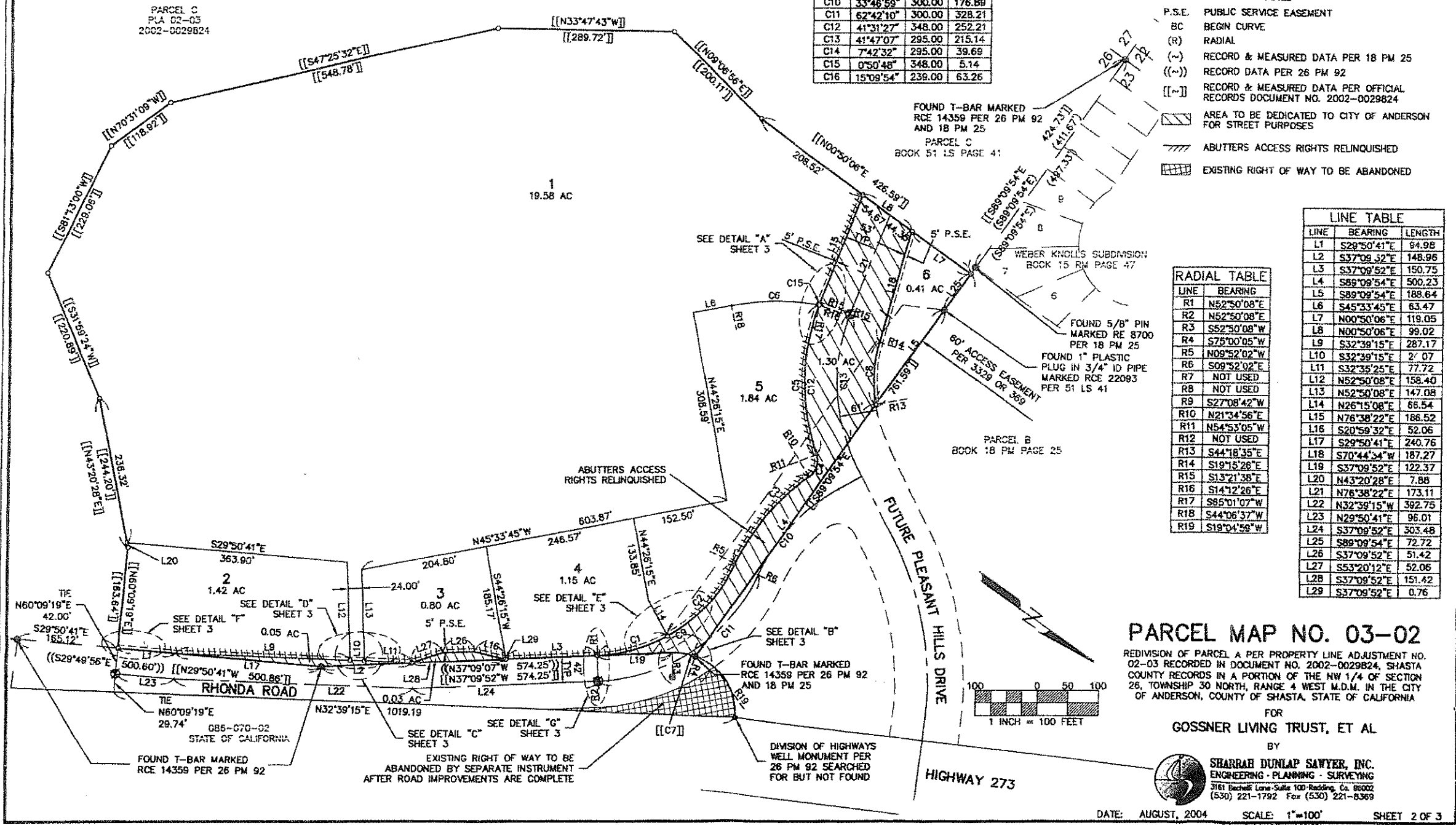
THE BASIS OF BEARINGS IS ALONG THE NORTH LINE OF SECTION 26, T. 30 N., R. 4 W., M.D.M. TAKEN AS S89°09'54"E AS SHOWN ON MAPS 51 LS 41 AND 26 PM 92.

CURVE	DELTA	RADIUS	LENGTH
C1	26°35'00"	258.00	119.70
C2	36°07'10"	258.00	162.64
C3	31°26'58"	342.00	187.72
C4	76°28'01"	30.00	40.04
C5	40°40'39"	348.00	247.07
C6	20°54'30"	400.00	145.97
[[C7]]	22°09'57"	100.00	38.69
C8	25°03'09"	234.00	102.32
C9	62°42'10"	258.00	282.35
C10	33°46'59"	300.00	176.89
C11	62°42'10"	300.00	328.21
C12	41°31'27"	348.00	252.21
C13	41°47'07"	295.00	215.14
C14	7°42'32"	295.00	39.69
C15	0°50'48"	348.00	5.14
C16	15°09'54"	239.00	63.26

LEGEND

- SET 5/8" REBAR W/ ALUM CAP MKD LS 4975 UNLESS NOTED OTHERWISE
- RECORD MONUMENT AS NOTED
- ⊙ FOUND MONUMENT AS NOTED
- ⊕ CENTERLINE MONUMENTS MARKED LS 4975 TO BE SET AT THE TIME ROAD IMPROVEMENTS ARE CONSTRUCTED
- P.S.E. PUBLIC SERVICE EASEMENT
- BC BEGIN CURVE
- (R) RADIAL
- (~) RECORD & MEASURED DATA PER 18 PM 25
- (-~) RECORD DATA PER 26 PM 92
- [[~]] RECORD & MEASURED DATA PER OFFICIAL RECORDS DOCUMENT NO. 2002-0029824
- ▨ AREA TO BE DEDICATED TO CITY OF ANDERSON FOR STREET PURPOSES
- ▧ ABUTTERS ACCESS RIGHTS RELINQUISHED
- ▩ EXISTING RIGHT OF WAY TO BE ABANDONED

COPY NOT TO SCALE



LINE	BEARING	LENGTH
L1	S29°50'41"E	84.98
L2	S37°09'52"E	148.96
L3	S37°09'52"E	150.75
L4	S89°09'54"E	500.23
L5	S89°09'54"E	188.64
L6	S45°33'45"E	63.47
L7	N00°50'06"E	119.05
L8	N00°50'06"E	99.02
L9	S32°39'15"E	287.17
L10	S32°39'15"E	2' 07"
L11	S32°35'25"E	77.72
L12	N52°50'08"E	158.40
L13	N52°50'08"E	147.08
L14	N26°15'08"E	66.54
L15	N76°38'22"E	188.52
L16	S20°59'32"E	52.06
L17	S29°50'41"E	240.76
L18	S70°44'34"W	187.27
L19	S37°09'52"E	122.37
L20	N43°20'28"E	7.88
L21	N76°38'22"E	173.11
L22	N32°39'15"W	392.75
L23	N29°50'41"E	96.01
L24	S37°09'52"E	303.48
L25	S89°09'54"E	72.72
L26	S37°09'52"E	51.42
L27	S53°20'12"E	52.06
L28	S37°09'52"E	151.42
L29	S37°09'52"E	0.76

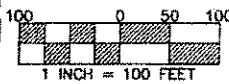
LINE	BEARING
R1	N52°50'08"E
R2	N52°50'08"E
R3	S52°50'08"W
R4	S75°00'05"W
R5	N09°52'02"W
R6	S09°52'02"E
R7	NOT USED
R8	NOT USED
R9	S27°08'42"W
R10	N21°34'56"E
R11	N54°53'05"W
R12	NOT USED
R13	S44°18'35"E
R14	S19°15'26"E
R15	S13°21'38"E
R16	S14°12'26"E
R17	S85°01'07"W
R18	S44°06'37"W
R19	S19°04'59"W

PARCEL MAP NO. 03-02

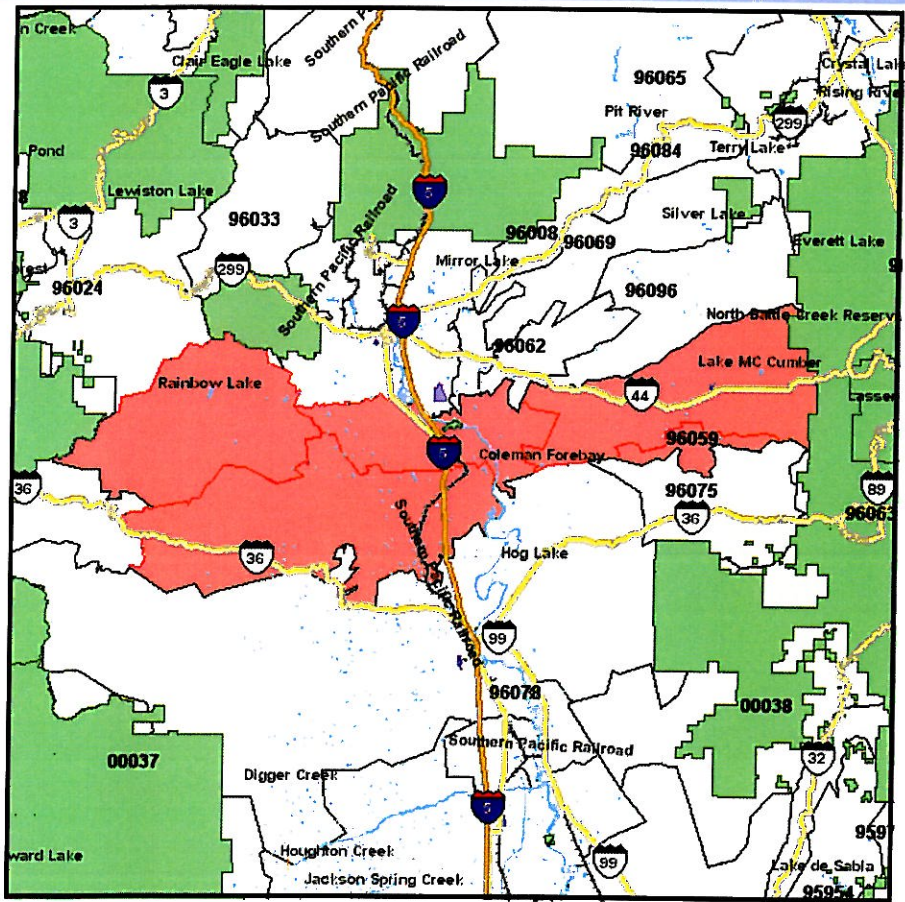
REDIVISION OF PARCEL A PER PROPERTY LINE ADJUSTMENT NO. 02-03 RECORDED IN DOCUMENT NO. 2002-0029824, SHASTA COUNTY RECORDS IN A PORTION OF THE NW 1/4 OF SECTION 26, TOWNSHIP 30 NORTH, RANGE 4 WEST M.D.M. IN THE CITY OF ANDERSON, COUNTY OF SHASTA, STATE OF CALIFORNIA

FOR
 GOSSNER LIVING TRUST, ET AL

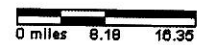
BY
SHARRAH DUNLAP SAWYER, INC.
 ENGINEERING · PLANNING · SURVEYING
 3161 Bechtel Lane - Suite 100 - Redding, Ca. 96002
 (530) 221-1792 Fax (530) 221-8369



Area Map



Zip Code
See Appendix for Geographies



Pop-Facts: Demographic Snapshot 2012 Report

ZIP, (see appendix for geographies), aggregate

Description	Total ZIP	%
Population		
2017 Projection	46,956	
2012 Estimate	45,069	
2000 Census	39,282	
1990 Census	35,568	
Growth 2012-2017	4.19%	
Growth 2000-2012	14.73%	
Growth 1990-2000	10.44%	
2012 Est. Pop by Single Race Class		
	45,069	
White Alone	39,423	87.47
Black or African American Alone	198	0.44
Amer. Indian and Alaska Native Alone	1,379	3.06
Asian Alone	719	1.60
Native Hawaiian and Other Pac. Isl. Alone	77	0.17
Some Other Race Alone	1,249	2.77
Two or More Races	2,024	4.49
2012 Est. Pop Hisp or Latino by Origin		
	45,069	
Not Hispanic or Latino	40,856	90.65
Hispanic or Latino:	4,213	9.35
Mexican	3,569	84.71
Puerto Rican	154	3.66
Cuban	21	0.50
All Other Hispanic or Latino	469	11.13
2012 Est. Hisp or Latino by Single Race Class		
	4,213	
White Alone	2,221	52.72
Black or African American Alone	16	0.38
American Indian and Alaska Native Alone	214	5.08
Asian Alone	20	0.47
Native Hawaiian and Other Pacific Islander Alone	6	0.14
Some Other Race Alone	1,198	28.44
Two or More Races	538	12.77

Pop-Facts: Demographic Snapshot 2012 Report

ZIP, (see appendix for geographies), aggregate

Description	Total	
	ZIP	%
2012 Est. Pop. Asian Alone Race by Cat	719	
Chinese, except Taiwanese	95	13.21
Filipino	124	17.25
Japanese	91	12.66
Asian Indian	40	5.56
Korean	118	16.41
Vietnamese	11	1.53
Cambodian	2	0.28
Hmong	1	0.14
Laotian	188	26.15
Thai	25	3.48
All Other Asian Races Including 2+ Category	24	3.34
2012 Est. Population by Ancestry	45,069	
Pop, Arab	593	1.32
Pop, Czech	71	0.16
Pop, Danish	313	0.69
Pop, Dutch	681	1.51
Pop, English	4,025	8.93
Pop, French (except Basque)	1,242	2.76
Pop, French Canadian	189	0.42
Pop, German	5,872	13.03
Pop, Greek	143	0.32
Pop, Hungarian	80	0.18
Pop, Irish	5,227	11.60
Pop, Italian	1,464	3.25
Pop, Lithuanian	6	0.01
Pop, United States or American	3,126	6.94
Pop, Norwegian	617	1.37
Pop, Polish	358	0.79
Pop, Portuguese	463	1.03
Pop, Russian	282	0.63
Pop, Scottish	695	1.54
Pop, Scotch-Irish	455	1.01
Pop, Slovak	12	0.03
Pop, Sub-Saharan African	32	0.07
Pop, Swedish	541	1.20
Pop, Swiss	251	0.56
Pop, Ukrainian	44	0.10
Pop, Welsh	136	0.30
Pop, West Indian (exc Hisp groups)	0	0.00
Pop, Other ancestries	12,639	28.04

Pop-Facts: Demographic Snapshot 2012 Report

ZIP, (see appendix for geographies), aggregate

Description	Total	
	ZIP	%
2012 Est. Population by Ancestry		
Pop, Ancestry Unclassified	5,512	12.23
2012 Est. Pop Age 5+ by Language Spoken At Home		
Speak Only English at Home	37,992	89.46
Speak Asian/Pac. Isl. Lang. at Home	695	1.64
Speak IndoEuropean Language at Home	766	1.80
Speak Spanish at Home	2,511	5.91
Speak Other Language at Home	506	1.19
2012 Est. Population by Sex		
Male	22,199	49.26
Female	22,870	50.74
2012 Est. Population by Age		
Age 0 - 4	2,599	5.77
Age 5 - 9	2,562	5.68
Age 10 - 14	2,834	6.29
Age 15 - 17	2,182	4.84
Age 18 - 20	1,888	4.19
Age 21 - 24	2,215	4.91
Age 25 - 34	5,133	11.39
Age 35 - 44	4,681	10.39
Age 45 - 54	7,009	15.55
Age 55 - 64	6,851	15.20
Age 65 - 74	4,222	9.37
Age 75 - 84	2,211	4.91
Age 85 and over	682	1.51
Age 16 and over	36,314	80.57
Age 18 and over	34,892	77.42
Age 21 and over	33,004	73.23
Age 65 and over	7,115	15.79
2012 Est. Median Age		
	41.67	
2012 Est. Average Age		
	40.30	

Pop-Facts: Demographic Snapshot 2012 Report

ZIP, (see appendix for geographies), aggregate

Description	Total	
	ZIP	%
2012 Est. Male Population by Age	22,199	
Age 0 - 4	1,337	6.02
Age 5 - 9	1,317	5.93
Age 10 - 14	1,466	6.60
Age 15 - 17	1,119	5.04
Age 18 - 20	1,011	4.55
Age 21 - 24	1,174	5.29
Age 25 - 34	2,637	11.88
Age 35 - 44	2,249	10.13
Age 45 - 54	3,266	14.71
Age 55 - 64	3,310	14.91
Age 65 - 74	2,049	9.23
Age 75 - 84	1,006	4.53
Age 85 and over	258	1.16
2012 Est. Median Age, Male	39.62	
2012 Est. Average Age, Male	39.30	
2012 Est. Female Population by Age	22,870	
Age 0 - 4	1,262	5.52
Age 5 - 9	1,245	5.44
Age 10 - 14	1,368	5.98
Age 15 - 17	1,063	4.65
Age 18 - 20	877	3.83
Age 21 - 24	1,041	4.55
Age 25 - 34	2,496	10.91
Age 35 - 44	2,432	10.63
Age 45 - 54	3,743	16.37
Age 55 - 64	3,541	15.48
Age 65 - 74	2,173	9.50
Age 75 - 84	1,205	5.27
Age 85 and over	424	1.85
2012 Est. Median Age, Female	43.56	
2012 Est. Average Age, Female	41.30	

Pop-Facts: Demographic Snapshot 2012 Report

ZIP, (see appendix for geographies), aggregate

Description	Total	
	ZIP	%
2012 Est. Pop Age 15+ by Marital Status	37,074	
Total, Never Married	8,756	23.62
Males, Never Married	4,832	13.03
Females, Never Married	3,924	10.58
Married, Spouse present	19,264	51.96
Married, Spouse absent	1,685	4.54
Widowed	2,437	6.57
Males Widowed	685	1.85
Females Widowed	1,752	4.73
Divorced	4,932	13.30
Males Divorced	2,327	6.28
Females Divorced	2,605	7.03
2012 Est. Pop. Age 25+ by Edu. Attainment	30,789	
Less than 9th grade	1,373	4.46
Some High School, no diploma	3,424	11.12
High School Graduate (or GED)	9,039	29.36
Some College, no degree	9,943	32.29
Associate Degree	2,662	8.65
Bachelor's Degree	3,018	9.80
Master's Degree	891	2.89
Professional School Degree	330	1.07
Doctorate Degree	109	0.35
2012 Est Pop Age 25+ by Edu. Attain, Hisp. or Lat	2,195	
Less than 9th grade	232	10.57
Some High School, no diploma	277	12.62
High School Graduate (or GED)	523	23.83
Some College, no degree	820	37.36
Associate Degree	207	9.43
Bachelor's Degree	94	4.28
Graduate or Professional Degree	42	1.91

Pop-Facts: Demographic Snapshot 2012 Report

ZIP, (see appendix for geographies), aggregate

Description	Total ZIP	%
Households		
2017 Projection	18,220	
2012 Estimate	17,511	
2000 Census	14,745	
1990 Census	13,123	
Growth 2012-2017	4.05%	
Growth 2000-2012	18.76%	
Growth 1990-2000	12.36%	
2012 Est. Households by Household Type		
Family Households	13,028	74.40
Nonfamily Households	4,483	25.60
2012 Est. Group Quarters Population		
	85	
2012 HHs by Ethnicity, Hispanic/Latino		
	1,137	6.49
2012 Est. HHs by HH Income		
	17,511	
Income Less than \$15,000	2,714	15.50
Income \$15,000 - \$24,999	2,479	14.16
Income \$25,000 - \$34,999	2,461	14.05
Income \$35,000 - \$49,999	3,043	17.38
Income \$50,000 - \$74,999	3,484	19.90
Income \$75,000 - \$99,999	1,740	9.94
Income \$100,000 - \$124,999	774	4.42
Income \$125,000 - \$149,999	291	1.66
Income \$150,000 - \$199,999	305	1.74
Income \$200,000 - \$499,999	186	1.06
Income \$500,000 and more	34	0.19
2012 Est. Average Household Income		
	\$51,163	
2012 Est. Median Household Income		
	\$40,430	
2012 Est. Per Capita Income		
	\$19,915	

Pop-Facts: Demographic Snapshot 2012 Report

ZIP, (see appendix for geographies), aggregate

Description	Total	
	ZIP	%
2012 Median HH Inc by Single Race Class. or Ethn		
White Alone	40,847	
Black or African American Alone	46,250	
American Indian and Alaska Native Alone	39,313	
Asian Alone	42,308	
Native Hawaiian and Other Pacific Islander Alone	62,500	
Some Other Race Alone	32,451	
Two or More Races	36,286	
Hispanic or Latino	38,105	
Not Hispanic or Latino	40,581	
2012 Est. Family HH Type, Presence Own Children		
	13,028	
Married-Couple Family, own children	3,479	26.70
Married-Couple Family, no own children	6,404	49.16
Male Householder, own children	628	4.82
Male Householder, no own children	530	4.07
Female Householder, own children	1,019	7.82
Female Householder, no own children	968	7.43
2012 Est. Households by Household Size		
	17,511	
1-person household	3,998	22.83
2-person household	6,506	37.15
3-person household	2,929	16.73
4-person household	2,317	13.23
5-person household	1,042	5.95
6-person household	480	2.74
7 or more person household	239	1.36
2012 Est. Average Household Size		
	2.57	

Pop-Facts: Demographic Snapshot 2012 Report

ZIP, (see appendix for geographies), aggregate

Description	Total	
	ZIP	%
2012 Est. Households by Presence of People	17,511	
Households with 1 or more People under Age 18:	5,658 32.31	
Married-Couple Family	3,619	63.96
Other Family, Male Householder	791	13.98
Other Family, Female Householder	1,201	21.23
Nonfamily, Male Householder	22	0.39
Nonfamily, Female Householder	25	0.44
Households no People under Age 18:	11,853 67.69	
Married-Couple Family	5,732	48.36
Other Family, Male Householder	315	2.66
Other Family, Female Householder	644	5.43
Nonfamily, Male Householder	2,477	20.90
Nonfamily, Female Householder	2,685	22.65
2012 Est. Households by Number of Vehicles	17,511	
No Vehicles	1,178	6.73
1 Vehicle	4,776	27.27
2 Vehicles	6,756	38.58
3 Vehicles	3,234	18.47
4 Vehicles	1,076	6.14
5 or more Vehicles	491	2.80
2012 Est. Average Number of Vehicles	2.01	
Family Households		
2017 Projection	13,571	
2012 Estimate	13,028	
2000 Census	10,948	
1990 Census	10,118	
Growth 2012-2017	4.17%	
Growth 2000-2012	19.00%	
Growth 1990-2000	8.20%	
2012 Est. Families by Poverty Status	13,028	
2012 Families at or Above Poverty	11,550	88.66
2012 Families at or Above Poverty with Children	4,846	37.20
2012 Families Below Poverty	1,478	11.34
2012 Families Below Poverty with Children	1,079	8.28

Pop-Facts: Demographic Snapshot 2012 Report

ZIP, (see appendix for geographies), aggregate

Description	Total	
	ZIP	%
2012 Est. Pop Age 16+ by Employment Status	36,314	
In Armed Forces	29	0.08
Civilian - Employed	17,536	48.29
Civilian - Unemployed	2,460	6.77
Not in Labor Force	16,289	44.86
2012 Est. Civ Employed Pop 16+ Class of Worker	18,695	
For-Profit Private Workers	12,083	64.63
Non-Profit Private Workers	1,306	6.99
Local Government Workers	1,937	10.36
State Government Workers	697	3.73
Federal Government Workers	261	1.40
Self-Emp Workers	2,363	12.64
Unpaid Family Workers	48	0.26
2012 Est. Civ Employed Pop 16+ by Occupation	18,695	
Architect/Engineer	300	1.60
Arts/Entertain/Sports	259	1.39
Building Grounds Maint	774	4.14
Business/Financial Ops	464	2.48
Community/Soc Svcs	282	1.51
Computer/Mathematical	169	0.90
Construction/Extraction	1,659	8.87
Edu/Training/Library	964	5.16
Farm/Fish/Forestry	276	1.48
Food Prep/Serving	728	3.89
Health Practitioner/Tec	818	4.38
Healthcare Support	642	3.43
Maintenance Repair	1,082	5.79
Legal	89	0.48
Life/Phys/Soc Science	138	0.74
Management	1,325	7.09
Office/Admin Support	2,771	14.82
Production	844	4.51
Protective Svcs	402	2.15
Sales/Related	2,329	12.46
Personal Care/Svc	1,028	5.50
Transportation/Moving	1,352	7.23

Pop-Facts: Demographic Snapshot 2012 Report

ZIP, (see appendix for geographies), aggregate

Description	Total	
	ZIP	%
2012 Est. Pop 16+ by Occupation Classification		
Blue Collar	4,937	26.41
White Collar	9,908	53.00
Service and Farm	3,850	20.59
2012 Est. Workers Age 16+, Transp. To Work		
Drove Alone	14,627	80.53
Car Pooled	1,542	8.49
Public Transportation	24	0.13
Walked	451	2.48
Bicycle	112	0.62
Other Means	436	2.40
Worked at Home	971	5.35
2012 Est. Workers Age 16+ by Travel Time to Work *		
Less than 15 Minutes	4,358	
15 - 29 Minutes	7,700	
30 - 44 Minutes	3,692	
45 - 59 Minutes	654	
60 or more Minutes	1,030	
2012 Est. Avg Travel Time to Work in Minutes		
	26.14	
2012 Est. Tenure of Occupied Housing Units		
Owner Occupied	11,993	68.49
Renter Occupied	5,518	31.51
2012 Owner Occ. HUs: Avg. Length of Residence		
	17	
2012 Renter Occ. HUs: Avg. Length of Residence		
	7	

Pop-Facts: Demographic Snapshot 2012 Report

ZIP, (see appendix for geographies), aggregate

Description	Total	
	ZIP	%
2012 Est. All Owner-Occupied Housing Values	11,993	
Value Less than \$20,000	489	4.08
Value \$20,000 - \$39,999	240	2.00
Value \$40,000 - \$59,999	266	2.22
Value \$60,000 - \$79,999	281	2.34
Value \$80,000 - \$99,999	443	3.69
Value \$100,000 - \$149,999	2,460	20.51
Value \$150,000 - \$199,999	3,030	25.26
Value \$200,000 - \$299,999	3,044	25.38
Value \$300,000 - \$399,999	953	7.95
Value \$400,000 - \$499,999	385	3.21
Value \$500,000 - \$749,999	243	2.03
Value \$750,000 - \$999,999	63	0.53
Value \$1,000,000 or more	96	0.80
2012 Est. Median All Owner-Occupied Housing Value	\$179,992	
2012 Est. Housing Units by Units in Structure	19,524	
1 Unit Attached	573	2.93
1 Unit Detached	14,010	71.76
2 Units	235	1.20
3 or 4 Units	415	2.13
5 to 19 Units	553	2.83
20 to 49 Units	148	0.76
50 or More Units	142	0.73
Mobile Home or Trailer	3,381	17.32
Boat, RV, Van, etc.	67	0.34
2012 Est. Housing Units by Year Structure Built	19,524	
Housing Unit Built 2005 or later	972	4.98
Housing Unit Built 2000 to 2004	1,948	9.98
Housing Unit Built 1990 to 1999	2,679	13.72
Housing Unit Built 1980 to 1989	3,241	16.60
Housing Unit Built 1970 to 1979	5,026	25.74
Housing Unit Built 1960 to 1969	2,356	12.07
Housing Unit Built 1950 to 1959	2,035	10.42
Housing Unit Built 1940 to 1949	589	3.02
Housing Unit Built 1939 or Earlier	678	3.47
2012 Est. Median Year Structure Built **	1978	