

ESCONDIDO SIGNATURE PAVILION

NWQ E. Valley Pkwy. & Escondido Blvd.

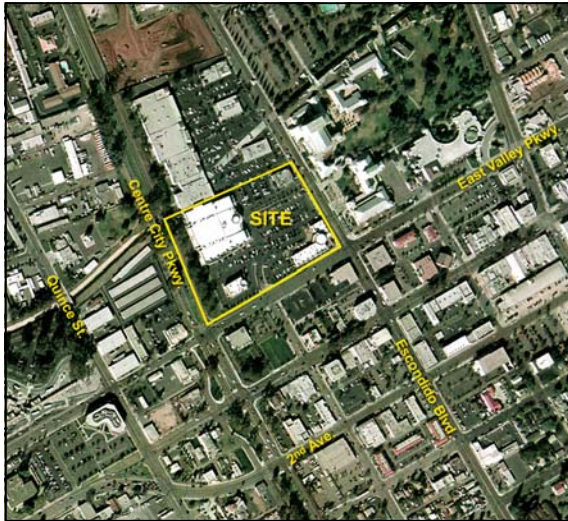
Escondido, CA



A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

RETAIL INSITE

► Features:



- Rare opportunity for shop space in the Signature Pavilion, strategically located in front of Regal Cinemas at the NWC of Escondido Blvd and East Valley Pkwy.
- New pad building to be built, can accommodate tenants 1,500 SF to 6,000 SF.
- Shop spaces available, approximately 1,500 SF and 3,000 SF upstairs.
- City offices are across the street and there is a Marriott Hotel proposed.

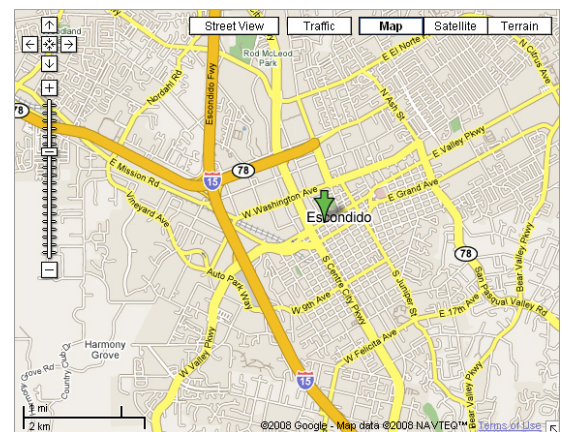
Proximity to:



► Demographics:

	3 Mile	5 Miles	7 Miles
2006 Population:	133,790	180,036	240,675
2011 Proj Pop:	139,109	188,322	242,272
HH Income:	\$59,826	\$65,170	\$71,050

Traffic Count: E. Valley Pkwy. 20,400 ADT
Escondido Blvd. 19,300 ADT (City of Escondido)



RETAIL INSITE

12526 High Bluff Dr.
Suite 210
San Diego, CA 92130

T 858.523.2090
F 858.523.2095
www.retailinsite.net

For more information, please contact:

Ron Pepper, Lic. 00865929
858.523.2085
rpepper@retailinsite.net

Matt Moser, Lic. 01772051
858.523.2096
mmoser@retailinsite.net

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Updated 6/4/2009

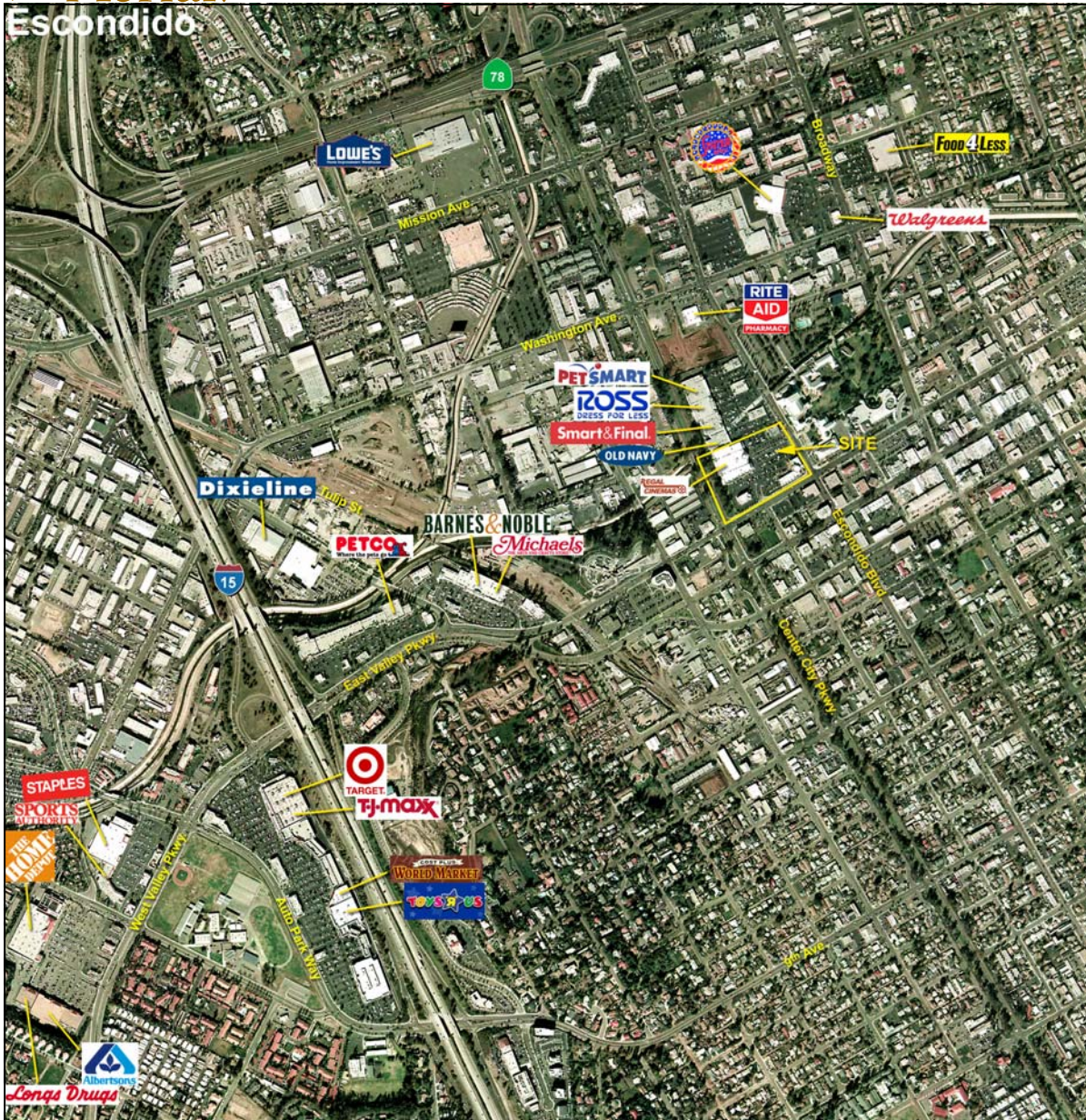
ESCONDIDO SIGNATURE PAVILION NWQ E. Valley Pkwy. & Escondido Blvd. Escondido, CA



A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

RETAIL INSITE

➤ Aerial: Escondido



RETAIL INSITE

12526 High Bluff Dr.
Suite 210
San Diego, CA 92130

Tel: 858-523-2090
Fax: 858-523-2095
www.retailinsite.net

FOR MORE INFORMATION CONTACT:

Ron Pepper
858-523-2085
rpepper@retailinsite.net

Matt Moser
858-523-2096
mmoser@retailinsite.net

ESCONDIDO SIGNATURE PAVILION

NWQ E. Valley Pkwy. & Escondido Blvd.

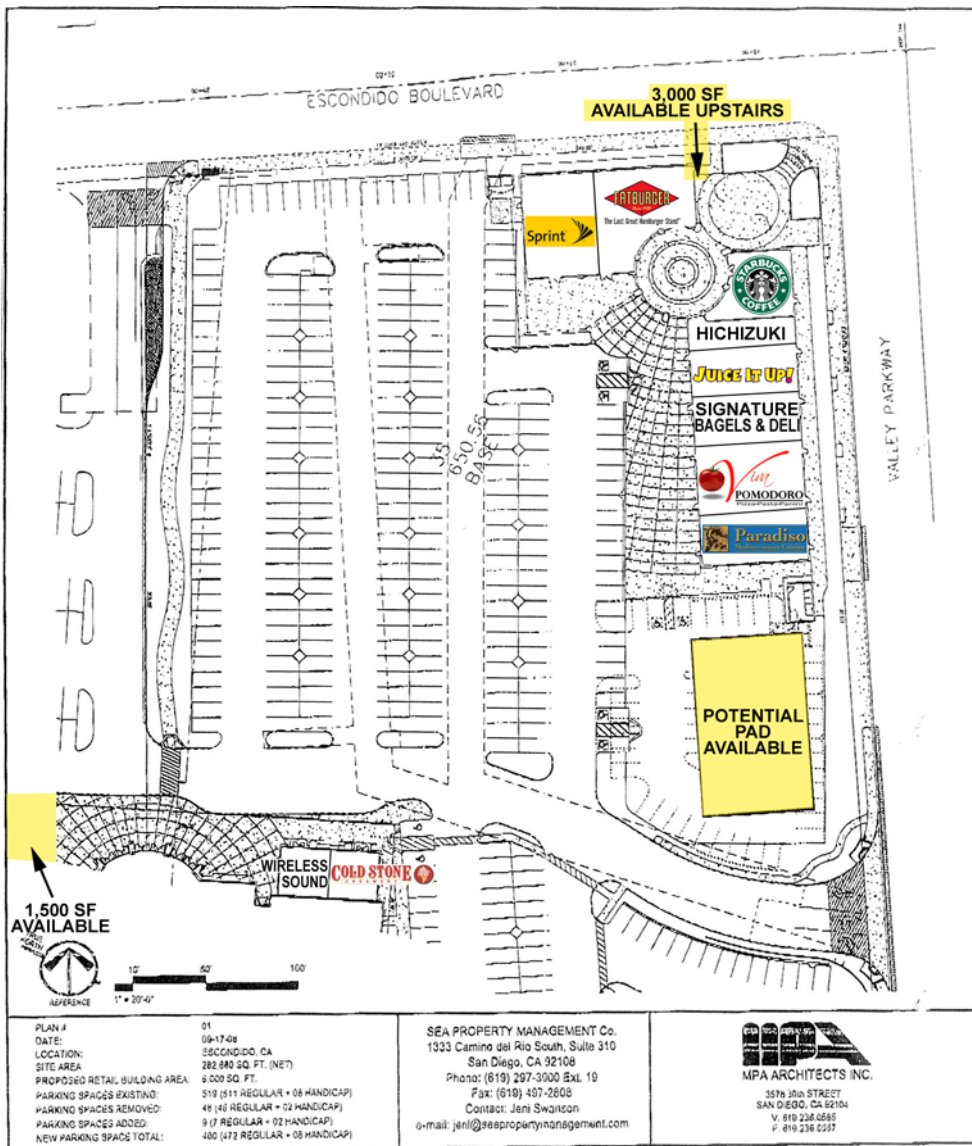
Escondido, CA



A MEMBER OF
CHAINLINKS
 RETAIL ADVISORS

RETAIL INSITE

➤ Site plan:



SIGNATURE PAVILION
 350 W. VALLEY PARKWAY
 ESCONDIDO, CALIFORNIA 92025

PLAN #	01	SEA PROPERTY MANAGEMENT Co.	MPA
DATE:	09-17-09	1333 Camino del Rio South, Suite 310	MPA ARCHITECTS INC.
LOCATION:	ESCONDIDO, CA	San Diego, CA 92108	3578 JON STREET
SITE AREA:	282,840 SQ. FT. (NET)	Phone: (619) 297-3000 Ext. 19	SAN DIEGO, CA 92104
PROPOSED RETAIL BUILDING AREA:	6,500 SQ. FT.	Fax: (619) 497-2608	V. 619 236 0585
PARKING SPACES EXISTING:	519 (311 REGULAR + 08 HANDICAP)	Contact: Jeni Swaitson	F. 619 236 0257
PARKING SPACES REMOVED:	49 (45 REGULAR + 04 HANDICAP)	e-mail: jeni@seapropertymanagement.com	
PARKING SPACES ADDED:	9 (7 REGULAR + 02 HANDICAP)		
NEW PARKING SPACES TOTAL:	480 (472 REGULAR + 08 HANDICAP)		

RETAIL INSITE

FOR MORE INFORMATION CONTACT:

12526 High Bluff Dr.
 Suite 210
 San Diego, CA 92130

Tel: 858-523-2090
 Fax: 858-523-2095
www.retailinsite.net

Ron Pepper
 858-523-2085
rpepper@retailinsite.net

Matt Moser
 858-523-2096
mmoser@retailinsite.net

DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2006 Estimates & 2011 Projections

Calculated using Proportional Block Groups



Lat/Lon: 33.12132/-117.08493

March 2008

RF5

Valley Pkwy. & Escondido Blvd. Escondido, CA	3.00 mi radius	5.00 mi radius	7.00 mi radius			
Population						
Estimated Population (2006)	133,790	180,036	240,675			
Census Population (1990)	108,159	142,427	182,471			
Census Population (2000)	127,417	170,031	224,121			
Projected Population (2011)	139,109	188,322	254,272			
Forecasted Population (2016)	148,840	201,303	277,290			
Historical Annual Growth (1990 to 2000)	19,258	1.8%	27,604	1.9%	41,650	2.3%
Historical Annual Growth (2000 to 2006)	6,373	0.8%	10,005	1.0%	16,554	1.2%
Projected Annual Growth (2006 to 2011)	5,319	0.8%	8,286	0.9%	13,597	1.1%
Est. Population Density (2006)	4,735.11	<i>psm</i>	2,345.87	<i>psm</i>	1,589.64	<i>psm</i>
Trade Area Size	28.26	<i>sq mi</i>	76.75	<i>sq mi</i>	151.40	<i>sq mi</i>
Households						
Estimated Households (2006)	43,235	59,632	81,562			
Census Households (1990)	38,485	50,708	65,975			
Census Households (2000)	41,239	56,407	76,198			
Projected Households (2011)	45,032	62,481	86,209			
Forecasted Households (2016)	44,890	62,076	87,451			
Households with Children (2006)	16,822	38.9%	22,437	37.6%	29,820	36.6%
Average Household Size (2006)	3.05		2.98		2.92	
Average Household Income						
Est. Average Household Income (2006)	\$59,826	\$65,170	\$71,050			
Proj. Average Household Income (2011)	\$64,257	\$70,183	\$76,739			
Average Family Income (2006)	\$65,642	\$71,902	\$78,840			
Median Household Income						
Est. Median Household Income (2006)	\$50,181	\$55,272	\$60,162			
Proj. Median Household Income (2011)	\$54,261	\$59,912	\$65,606			
Median Family Income (2006)	\$57,113	\$63,157	\$68,850			
Per Capita Income						
Est. Per Capita Income (2006)	\$19,904	\$22,082	\$24,509			
Proj. Per Capita Income (2011)	\$21,468	\$23,862	\$26,514			
Per Capita Income Est. 5 year change	\$1,564	7.9%	\$1,779	8.1%	\$2,005	8.2%
Other Income						
Est. Median Disposable Income (2006)	\$42,281	\$45,971	\$49,548			
Est. Median Disposable Income (2011)	\$45,271	\$49,334	\$53,441			
Disposable Income Est. 5 year change	\$2,991	7.1%	\$3,363	7.3%	\$3,893	7.9%
Est. Median Household Net Worth (2006)	\$39,463	\$42,788	\$45,454			
Daytime Demos						
Total Number of Businesses (2006)	5,461	6,834	9,319			
Total Number of Employees (2006)	57,093	70,388	94,258			
Company Headqtrs: Businesses (2006)	12	0.2%	14	0.2%	21	0.2%
Company Headqtrs: Employees (2006)	314	0.6%	357	0.5%	880	0.9%
Unemployment Rate (2006)	2.70%		2.50%		2.30%	
Employee Population per Business	10.5 to 1		10.3 to 1		10.1 to 1	
Residential Population per Business	24.5 to 1		26.3 to 1		25.8 to 1	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2006 Estimates & 2011 Projections

Calculated using Proportional Block Groups



Lat/Lon: 33.12132/-117.08493

March 2008

RF5

Valley Pkwy. & Escondido Blvd. Escondido, CA	3.00 mi radius		5.00 mi radius		7.00 mi radius	
Race & Ethnicity						
White (2006)	97,589	72.9%	135,639	75.3%	182,827	76.0%
Black or African American (2006)	3,265	2.4%	4,072	2.3%	5,185	2.2%
American Indian & Alaska Native (2006)	1,100	0.8%	1,310	0.7%	1,558	0.6%
Asian (2006)	7,553	5.6%	10,232	5.7%	14,963	6.2%
Hawaiian & Pacific Islander (2006)	381	0.3%	473	0.3%	626	0.3%
Other Race (2006)	19,080	14.3%	22,192	12.3%	27,682	11.5%
Two or More Races (2006)	4,822	3.6%	6,119	3.4%	7,834	3.3%
Not Hispanic or Latino Population (2006)	75,815	56.7%	111,075	61.7%	155,316	64.5%
Hispanic or Latino Population (2006)	57,975	43.3%	68,961	38.3%	85,360	35.5%
Not of Hispanic Origin Population (1990)	82,525	76.3%	112,310	78.9%	145,120	79.5%
Hispanic Origin Population (1990)	25,635	23.7%	30,117	21.1%	37,351	20.5%
Not Hispanic or Latino Population (2000)	76,355	59.9%	110,698	65.1%	152,288	67.9%
Hispanic or Latino Population (2000)	51,062	40.1%	59,333	34.9%	71,833	32.1%
Not Hispanic or Latino Population (2011)	76,301	54.8%	112,375	59.7%	158,771	62.4%
Hispanic or Latino Population (2011)	62,809	45.2%	75,947	40.3%	95,501	37.6%
Hist. Hispanic Ann Growth (1990 to 2006)	32,341	7.9%	38,844	8.1%	48,008	8.0%
Proj. Hispanic Ann Growth (2006 to 2011)	4,833	1.7%	6,986	2.0%	10,141	2.4%
Age Distribution						
Age 0 to 4 yrs (2006)	11,869	8.9%	15,089	8.4%	19,739	8.2%
Age 5 to 9 yrs (2006)	11,014	8.2%	14,272	7.9%	18,753	7.8%
Age 10 to 14 yrs (2006)	10,222	7.6%	13,600	7.6%	17,801	7.4%
Age 15 to 19 yrs (2006)	9,723	7.3%	12,739	7.1%	16,454	6.8%
Age 20 to 24 yrs (2006)	9,236	6.9%	11,469	6.4%	14,155	5.9%
Age 25 to 29 yrs (2006)	10,186	7.6%	12,736	7.1%	16,095	6.7%
Age 30 to 34 yrs (2006)	10,225	7.6%	13,242	7.4%	17,479	7.3%
Age 35 to 39 yrs (2006)	9,558	7.1%	12,871	7.1%	17,203	7.1%
Age 40 to 44 yrs (2006)	9,378	7.0%	13,048	7.2%	17,456	7.3%
Age 45 to 49 yrs (2006)	8,763	6.5%	12,541	7.0%	16,937	7.0%
Age 50 to 54 yrs (2006)	7,468	5.6%	10,952	6.1%	14,913	6.2%
Age 55 to 59 yrs (2006)	6,323	4.7%	9,292	5.2%	12,750	5.3%
Age 60 to 64 yrs (2006)	4,776	3.6%	6,978	3.9%	9,579	4.0%
Age 65 to 74 yrs (2006)	6,363	4.8%	9,316	5.2%	13,383	5.6%
Age 75 to 84 yrs (2006)	5,385	4.0%	7,595	4.2%	11,715	4.9%
Age 85 yrs plus (2006)	3,300	2.5%	4,298	2.4%	6,261	2.6%
Median Age (2006)	32.4 yrs		34.0 yrs		35.4 yrs	
Gender Age Distribution						
Female Population (2006)	67,373	50.4%	90,907	50.5%	122,021	50.7%
Age 0 to 19 yrs (2006)	20,999	31.2%	27,299	30.0%	35,623	29.2%
Age 20 to 64 yrs (2006)	37,274	55.3%	51,004	56.1%	67,974	55.7%
Age 65 yrs plus (2006)	9,101	13.5%	12,604	13.9%	18,424	15.1%
Female Median Age (2006)	33.7 yrs		35.3 yrs		36.7 yrs	
Male Population (2006)	66,417	49.6%	89,129	49.5%	118,655	49.3%
Age 0 to 19 yrs (2006)	21,831	32.9%	28,400	31.9%	37,125	31.3%
Age 20 to 64 yrs (2006)	38,639	58.2%	52,124	58.5%	68,594	57.8%
Age 65 yrs plus (2006)	5,947	9.0%	8,605	9.7%	12,935	10.9%
Male Median Age (2006)	31.3 yrs		32.8 yrs		34.1 yrs	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2006 Estimates & 2011 Projections

Calculated using Proportional Block Groups



Lat/Lon: 33.12132/-117.08493

March 2008

RF5

Valley Pkwy. & Escondido Blvd. Escondido, CA	3.00 mi radius		5.00 mi radius		7.00 mi radius	
Household Income Distribution						
HH Income \$200,000 or More (2006)	1,142	2.6%	1,930	3.2%	3,307	4.1%
HH Income \$150,000 to \$199,999 (2006)	1,035	2.4%	1,902	3.2%	3,082	3.8%
HH Income \$100,000 to \$149,999 (2006)	4,311	10.0%	7,264	12.2%	11,361	13.9%
HH Income \$75,000 to \$99,999 (2006)	4,804	11.1%	7,328	12.3%	10,676	13.1%
HH Income \$50,000 to \$74,999 (2006)	9,074	21.0%	12,246	20.5%	16,647	20.4%
HH Income \$35,000 to \$49,999 (2006)	6,804	15.7%	8,994	15.1%	11,792	14.5%
HH Income \$25,000 to \$34,999 (2006)	5,705	13.2%	7,283	12.2%	9,186	11.3%
HH Income \$15,000 to \$24,999 (2006)	5,448	12.6%	6,765	11.3%	8,238	10.1%
HH Income \$0 to \$14,999 (2006)	4,911	11.4%	5,920	9.9%	7,272	8.9%
HH Income \$35,000+ (2006)	27,171	62.8%	39,664	66.5%	56,866	69.7%
HH Income \$75,000+ (2006)	11,293	26.1%	18,424	30.9%	28,427	34.9%
Housing						
Total Housing Units (2006)	45,645		62,959		86,697	
Housing Units, Occupied (2006)	43,235	94.7%	59,632	94.7%	81,562	94.1%
<i>Housing Units, Owner-Occupied (2006)</i>	22,644	52.4%	35,515	59.6%	51,671	63.4%
<i>Housing Units, Renter-Occupied (2006)</i>	20,590	47.6%	24,117	40.4%	29,891	36.6%
Housing Units, Vacant (2006)	2,410	5.3%	3,327	5.3%	5,134	5.9%
Median Years in Residence (2006)	3.2	<i>yrs</i>	3.5	<i>yrs</i>	3.6	<i>yrs</i>
Marital Status						
Never Married (2006)	27,914	27.7%	35,542	25.9%	44,924	24.4%
Now Married (2006)	48,844	48.5%	70,710	51.6%	99,254	53.8%
Separated (2006)	7,843	7.8%	9,392	6.9%	11,729	6.4%
Widowed (2006)	6,045	6.0%	8,136	5.9%	11,298	6.1%
Divorced (2006)	10,035	10.0%	13,292	9.7%	17,173	9.3%
Household Type						
Population Family (2006)	113,695	85.0%	154,748	86.0%	207,838	86.4%
Population Non-Family (2006)	17,968	13.4%	22,941	12.7%	30,185	12.5%
Population Group Qtrs (2006)	2,128	1.6%	2,347	1.3%	2,652	1.1%
Family Households (2006)	29,595	68.5%	41,588	69.7%	57,184	70.1%
Married Couple With Children (2006)	10,899	22.3%	15,095	21.3%	20,573	20.7%
Average Family Household Size (2006)	3.84		3.72		3.63	
Non-Family Households (2006)	13,639	31.5%	18,044	30.3%	24,378	29.9%
Household Size						
1 Person Household (2006)	9,857	22.8%	12,951	21.7%	17,759	21.8%
2 Person Households (2006)	12,339	28.5%	18,247	30.6%	26,146	32.1%
3 Person Households (2006)	6,519	15.1%	9,151	15.3%	12,341	15.1%
4 Person Households (2006)	6,223	14.4%	8,838	14.8%	12,025	14.7%
5 Person Households (2006)	3,759	8.7%	5,010	8.4%	6,587	8.1%
6+ Person Households (2006)	4,537	10.5%	5,435	9.1%	6,705	8.2%
Household Vehicles						
Total Vehicles Available (2006)	84,611		121,009		166,337	
Household: 0 Vehicles Available (2006)	2,867	6.6%	3,387	5.7%	4,280	5.2%
Household: 1 Vehicles Available (2006)	14,241	32.9%	18,132	30.4%	24,061	29.5%
Household: 2+ Vehicles Available (2006)	26,127	60.4%	38,113	63.9%	53,221	65.3%
Average Vehicles Per Household (2006)	2.0		2.0		2.0	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2006 Estimates & 2011 Projections

Calculated using Proportional Block Groups



Lat/Lon: 33.12132/-117.08493

March 2008

RF5

Valley Pkwy. & Escondido Blvd. Escondido, CA	3.00 mi radius		5.00 mi radius		7.00 mi radius	
Labor Force						
Est. Labor: Population Age 16+ (2006)	98,702		134,438		180,961	
Est. Civilian Employed (2006)	59,541	60.3%	82,107	61.1%	108,686	60.1%
Est. Civilian Unemployed (2006)	2,708	2.7%	3,354	2.5%	4,220	2.3%
Est. in Armed Forces (2006)	1,055	1.1%	1,340	1.0%	1,738	1.0%
Est. not in Labor Force (2006)	35,398	35.9%	47,636	35.4%	66,317	36.6%
Occupation						
Occupation: Population Age 16+ (2000)	54,949		75,278		98,033	
Mgmt, Business, & Financial Operations (200)	5,966	10.9%	9,371	12.4%	13,641	13.9%
Professional and Related (2000)	8,518	15.5%	12,858	17.1%	18,204	18.6%
Service (2000)	10,826	19.7%	13,311	17.7%	16,085	16.4%
Sales and Office (2000)	14,053	25.6%	19,795	26.3%	26,005	26.5%
Farming, Fishing, and Forestry (2000)	843	1.5%	937	1.2%	1,185	1.2%
Construct, Extraction, & Maintenance (2000)	6,620	12.0%	8,586	11.4%	10,394	10.6%
Production, Transp. & Material Moving (2000)	8,122	14.8%	10,421	13.8%	12,519	12.8%
Percent White Collar Workers (2000)	51.9%		55.8%		59.0%	
Percent Blue Collar Workers (2000)	48.1%		44.2%		41.0%	
Consumer Expenditure (in \$,000,000s)						
Total Household Expenditure (2006)	\$2,118		\$3,094		\$4,492	
Total Non-Retail Expenditures (2006)	\$1,186	56.0%	\$1,735	56.1%	\$2,522	56.1%
Total Retail Expenditures (2006)	\$932	44.0%	\$1,359	43.9%	\$1,970	43.9%
Apparel (2006)	\$31	1.5%	\$45	1.5%	\$66	1.5%
Contributions (2006)	\$78	3.7%	\$117	3.8%	\$174	3.9%
Education (2006)	\$51	2.4%	\$76	2.4%	\$113	2.5%
Entertainment (2006)	\$122	5.8%	\$179	5.8%	\$260	5.8%
Food And Beverages (2006)	\$341	16.1%	\$494	16.0%	\$711	15.8%
Furnishings And Equipment (2006)	\$94	4.4%	\$139	4.5%	\$204	4.6%
Gifts (2006)	\$56	2.6%	\$84	2.7%	\$124	2.8%
Health Care (2006)	\$136	6.4%	\$196	6.3%	\$281	6.3%
Household Operations (2006)	\$77	3.6%	\$114	3.7%	\$168	3.7%
Miscellaneous Expenses (2006)	\$37	1.7%	\$53	1.7%	\$77	1.7%
Personal Care (2006)	\$32	1.5%	\$46	1.5%	\$67	1.5%
Personal Insurance (2006)	\$22	1.0%	\$33	1.1%	\$48	1.1%
Reading (2006)	\$7	0.3%	\$10	0.3%	\$15	0.3%
Shelter (2006)	\$421	19.9%	\$617	20.0%	\$899	20.0%
Tobacco (2006)	\$15	0.7%	\$21	0.7%	\$30	0.7%
Transportation (2006)	\$442	20.9%	\$644	20.8%	\$932	20.7%
Utilities (2006)	\$157	7.4%	\$225	7.3%	\$322	7.2%
Educational Attainment						
Adult Population (25 Years or Older) (2006)	81,725		112,868		153,772	
Elementary (0 to 8) (2006)	9,245	11.3%	10,587	9.4%	13,083	8.5%
Some High School (9 to 11) (2006)	8,866	10.8%	10,964	9.7%	13,354	8.7%
High School Graduate (12) (2006)	19,163	23.4%	25,635	22.7%	32,442	21.1%
Some College (13 to 16) (2006)	19,200	23.5%	27,268	24.2%	36,227	23.6%
Associate Degree Only (2006)	5,247	6.4%	7,473	6.6%	10,305	6.7%
Bachelor Degree Only (2006)	12,607	15.4%	19,326	17.1%	29,682	19.3%
Graduate Degree (2006)	7,397	9.1%	11,615	10.3%	18,679	12.1%

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

DEMOGRAPHIC PROFILE EXPANDED

1990 - 2000 Census, 2006 Estimates & 2011 Projections

Calculated using Proportional Block Groups



Lat/Lon: 33.12132/-117.08493

March 2008

RF5

Valley Pkwy. & Escondido Blvd. Escondido, CA	3.00 mi radius		5.00 mi radius		7.00 mi radius	
Units In Structure						
1 Detached Unit (2000)	19,650	46.3%	30,456	52.5%	42,863	54.3%
1 Attached Unit (2000)	2,657	6.3%	3,416	5.9%	5,878	7.5%
2 to 4 Units (2000)	2,959	7.0%	3,393	5.8%	4,546	5.8%
5 to 9 Units (2000)	2,842	6.7%	3,589	6.2%	4,616	5.9%
10 to 19 Units (2000)	2,626	6.2%	2,874	5.0%	3,748	4.8%
20 to 49 Units (2000)	2,525	6.0%	2,646	4.6%	3,001	3.8%
50 or more Units (2000)	5,862	13.8%	6,453	11.1%	8,110	10.3%
Mobile Home or Trailer (2000)	3,217	7.6%	5,092	8.8%	5,996	7.6%
Other Structure (2000)	78	0.2%	92	0.2%	113	0.1%
Homes Built By Year						
Homes Built 1999 to 2000	513	1.2%	993	1.7%	1,917	2.4%
Homes Built 1995 to 1998	1,083	2.6%	2,304	4.0%	4,234	5.4%
Homes Built 1990 to 1994	2,987	7.0%	4,814	8.3%	7,319	9.3%
Homes Built 1980 to 1989	11,577	27.3%	16,365	28.2%	22,195	28.1%
Homes Built 1970 to 1979	13,481	31.8%	18,513	31.9%	25,288	32.1%
Homes Built 1960 to 1969	6,779	16.0%	8,021	13.8%	10,013	12.7%
Homes Built 1950 to 1959	3,827	9.0%	4,407	7.6%	4,912	6.2%
Homes Built Before 1949	2,170	5.1%	2,595	4.5%	2,993	3.8%
Home Values						
Home Values \$1,000,000 or More (2000)	26	0.2%	42	0.2%	349	0.9%
Home Values \$500,000 to \$999,999 (2000)	561	3.4%	1,085	4.2%	1,875	4.9%
Home Values \$400,000 to \$499,999 (2000)	705	4.2%	1,455	5.6%	2,372	6.2%
Home Values \$300,000 to \$399,999 (2000)	1,268	7.6%	2,793	10.7%	5,559	14.5%
Home Values \$200,000 to \$299,999 (2000)	4,218	25.2%	7,374	28.2%	11,885	31.0%
Home Values \$150,000 to \$199,999 (2000)	6,138	36.7%	8,671	33.2%	10,560	27.6%
Home Values \$100,000 to \$149,999 (2000)	3,187	19.1%	3,977	15.2%	4,787	12.5%
Home Values \$70,000 to \$99,999 (2000)	476	2.9%	522	2.0%	648	1.7%
Home Values \$50,000 to \$69,999 (2000)	78	0.5%	108	0.4%	135	0.4%
Home Values \$25,000 to \$49,999 (2000)	19	0.1%	30	0.1%	54	0.1%
Home Values \$0 to \$24,999 (2000)	31	0.2%	45	0.2%	59	0.2%
Owner Occupied Median Home Value (2000)	\$210,353		\$227,059		\$247,800	
Renter Occupied Median Rent (2000)	\$705		\$725		\$762	
Transportation To Work						
Drive to Work Alone (2000)	39,754	71.1%	56,139	73.4%	73,612	74.0%
Drive to Work in Carpool (2000)	10,355	18.5%	12,685	16.6%	15,671	15.7%
Travel to Work - Public Transportation (2000)	1,621	2.9%	1,875	2.5%	2,241	2.3%
Drive to Work on Motorcycle (2000)	194	0.3%	278	0.4%	338	0.3%
Walk or Bicycle to Work (2000)	1,534	2.7%	1,755	2.3%	2,267	2.3%
Other Means (2000)	527	0.9%	708	0.9%	890	0.9%
Work at Home (2000)	1,894	3.4%	3,006	3.9%	4,511	4.5%
Travel Time						
Travel to Work in 14 Minutes or Less (2000)	14,264	26.4%	18,859	25.7%	24,033	25.3%
Travel to Work in 14 to 29 Minutes (2000)	18,087	33.5%	24,904	33.9%	32,153	33.8%
Travel to Work in 30 to 59 Minutes (2000)	17,217	31.9%	23,564	32.1%	31,136	32.8%
Travel to Work in 60 Minutes or More (2000)	4,418	8.2%	6,115	8.3%	7,698	8.1%
Average Travel Time to Work (2000)	25.6	mins	25.7	mins	25.6	mins

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.