

# OFFERING MEMORANDUM.



## Starbucks-Anchored Retail Property Fairfield, CA

TheMaffiaTeam



**\$2,384,000**  
6.25% CAP Rate

- ◆ 100% Leased Retail Property
- ◆ Drive-Thru Component
- ◆ Outparcel to Staples
- ◆ Hard Corner Location
- ◆ Excellent Visibility & Access from Interstate 80

**Newmark Knight Frank**  
**Cornish & Carey Commercial**  
Leased Investment Group

[www.maffiateam.com](http://www.maffiateam.com)



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Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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## Property Overview

Location	Located at 1200 Oliver Road in Fairfield, California, adjacent to Interstate 80.
Lot Size	Approximately 0.8947 acres, or 38,974 square feet.
Improvements	Construction was completed in August 2008 of an approximately 4,511 square foot building demised into two retail suites occupied by <b>Starbucks</b> and <b>Leslie's Swimming Pool Supplies</b> .
Leases	<p>Leased to <b>Starbucks Corporation</b> for 10 years from March 4, 2009, to March 31, 2019, at an annual rent of \$89,040. There are four five-year options to renew the lease, each with a 10% increase in the rent. The tenant is responsible for maintaining the interior of its suite and for its prorata share of all real estate taxes, insurance, and maintenance, and pays a 10% administrative fee on common area maintenance.</p> <p>Leased to <b>Leslie's Poolmart, Inc.</b>, for five years from approximately June 8, 2012, to December 31, 2017, at an annual rent of \$66,264. There are three five-year options to renew the lease. The rent adjusts to fair market rent at the commencement of the first option and increases by 7.5% every 30 months thereafter throughout the option periods. The tenant is responsible for maintaining the interior of its suite and for its prorata share of all real estate taxes, insurance, and common area maintenance, and pays a 5% administrative fee on common area maintenance. There is a cap in effect of \$7.94 per square foot per year for fiscal year 2012 on the tenant's contributions toward real estate taxes, insurance, and common area maintenance.</p>
Net Operating Income	\$149,001 (see pages 4-5 for Schedule of Prospective Cash Flow)
Price	<b>\$2,384,000 (6.25% Return)</b>



# Financial Analysis

## Assumptions

	General Assumptions	Market Leasing Assumptions	
Analysis Date	Jun-13	Market Rent PSF/Month	\$2.00 - \$3.00
Total Rentable Area	4,511 SF	Rent Growth Rate (Annual)	3%
Total Area for CAM Reimbursement	4,511 SF	Renewal Rent PSF/Month	\$2.00 - \$3.00
General Inflation per Annum	3%	Renewal Probability	85%
General Expense Growth per Annum	3%	Renewal Probability, Starbucks	100% (option)
Real Estate Tax Growth per Annum	2%	Type of Lease	NNN + 10% AF on CAM
Management Fee	2% of EGR	Speculative Lease Term	5 yrs
General Vacancy Loss	none	Escalations within Lease Term	none
Tenants Excluded from General Vacancy	n/a	Months Down Time	6
		TI Allowance	\$15 psf
		Leasing Commission	6%



# Financial Analysis

## Schedule Of Prospective Cash Flow In Inflated Dollars for the Fiscal Year Beginning 6/1/2013

For the Years Ending	Year 1 May-2014	Year 2 May-2015	Year 3 May-2016	Year 4 May-2017	Year 5 May-2018	Year 6 May-2019	Year 7 May-2020	Year 8 May-2021	Year 9 May-2022	Year 10 May-2023
Potential Gross Revenue										
Base Rental Revenue	\$155,304	\$155,304	\$155,304	\$155,304	\$158,769	\$165,091	\$172,441	\$172,441	\$172,441	\$176,400
Absorption & Turnover Vacancy					(6,215)					(7,205)
Scheduled Base Rental Revenue	155,304	155,304	155,304	155,304	152,554	165,091	172,441	172,441	172,441	169,195
Expense Reimbursement Revenue										
Utilities: Water	640	669	699	731	737	829	854	879	905	885
Utilities: Electric	2,134	2,229	2,330	2,435	2,456	2,763	2,846	2,931	3,019	2,948
Utilities: Trash	4,907	5,128	5,360	5,602	5,647	6,354	6,545	6,741	6,944	6,781
Landscaping	1,654	1,728	1,806	1,888	1,904	2,142	2,206	2,272	2,340	2,285
Parking Lot Sweeping	413	433	452	472	476	536	552	568	585	572
Steam Cleaning	141	148	155	162	163	183	189	195	201	196
Pest Control	182	190	198	207	208	235	242	249	256	250
Janitorial Maintenance	1,493	1,560	1,630	1,705	1,718	1,933	1,992	2,052	2,113	2,063
Fire Prevention	565	590	618	646	651	732	755	776	800	782
Lighting Inspections/Repairs	320	335	349	366	368	415	427	440	453	442
General Repairs	356	372	388	406	409	460	474	489	503	491
Parking Lot Maintenance	889	930	972	1,015	1,024	1,152	1,186	1,222	1,258	1,229
Roof Maintenance	81	84	88	92	93	105	108	111	114	112
Insurance	1,038	1,084	1,133	1,185	1,182	1,307	1,347	1,387	1,429	1,395
Real Estate Taxes Management	24,170	25,019	25,901	26,818	26,489	29,024	29,605	30,197	30,801	29,796
Total Reimbursement Revenue	38,983	40,499	42,079	43,730	43,525	48,170	49,328	50,509	51,721	50,227
Total Potential Gross Revenue	194,287	195,803	197,383	199,034	196,079	213,261	221,769	222,950	224,162	219,422
<b>Effective Gross Revenue</b>	<b>194,287</b>	<b>195,803</b>	<b>197,383</b>	<b>199,034</b>	<b>196,079</b>	<b>213,261</b>	<b>221,769</b>	<b>222,950</b>	<b>224,162</b>	<b>219,422</b>



# Financial Analysis

For the Years Ending	Year 1 May-2014	Year 2 May-2015	Year 3 May-2016	Year 4 May-2017	Year 5 May-2018	Year 6 May-2019	Year 7 May-2020	Year 8 May-2021	Year 9 May-2022	Year 10 May-2023
<b>Operating Expenses</b>										
Utilities: Water	650	669	690	710	732	754	776	799	823	848
Utilities: Electric	2,166	2,231	2,298	2,367	2,438	2,511	2,586	2,664	2,744	2,826
Utilities: Trash	4,982	5,131	5,285	5,444	5,607	5,776	5,949	6,127	6,311	6,500
Landscaping	1,679	1,729	1,781	1,835	1,890	1,946	2,005	2,065	2,127	2,191
Parking Lot Sweeping	420	433	446	459	473	487	502	517	532	548
Steam Cleaning	144	148	153	157	162	167	172	177	182	188
Pest Control	184	190	195	201	207	213	220	226	233	240
Janitorial Maintenance	1,516	1,561	1,608	1,657	1,706	1,757	1,810	1,864	1,920	1,978
Fire Prevention	574	591	609	627	646	665	685	706	727	749
Lighting Inspections/Repairs	325	335	345	355	366	377	388	400	412	424
General Repairs	361	372	383	394	406	418	431	444	457	471
Parking Lot Maintenance	903	930	958	987	1,016	1,047	1,078	1,111	1,144	1,178
Roof Maintenance	82	84	87	90	92	95	98	101	104	107
Insurance	1,128	1,162	1,196	1,232	1,269	1,307	1,347	1,387	1,429	1,471
Real Estate Taxes	26,286	26,811	27,348	27,895	28,452	29,022	29,602	30,194	30,798	31,414
Management	3,886	3,916	3,948	3,981	3,922	4,265	4,435	4,459	4,483	4,388
<b>Total Operating Expenses</b>	<b>45,286</b>	<b>46,293</b>	<b>47,330</b>	<b>48,391</b>	<b>49,384</b>	<b>50,807</b>	<b>52,084</b>	<b>53,241</b>	<b>54,426</b>	<b>55,521</b>
<b>Net Operating Income</b>	<b>149,001</b>	<b>149,510</b>	<b>150,053</b>	<b>150,643</b>	<b>146,695</b>	<b>162,454</b>	<b>169,685</b>	<b>169,709</b>	<b>169,736</b>	<b>163,901</b>
<b>Leasing &amp; Capital Costs</b>										
Tenant Improvements					6,992					8,106
Leasing Commissions					22,374					25,938
<b>Total Leasing &amp; Capital Costs</b>					<b>29,366</b>					<b>34,044</b>
<b>Cash Flow Before Debt Service &amp; Taxes</b>	<b>\$149,001</b>	<b>\$149,510</b>	<b>\$150,053</b>	<b>\$150,643</b>	<b>\$117,329</b>	<b>\$162,454</b>	<b>\$169,685</b>	<b>\$169,709</b>	<b>\$169,736</b>	<b>\$129,857</b>



# Rent Roll

Suite	Tenant	Sq. Ft.	Monthly Rent PSF	Annual Rent PSF	Annual Rent	Term	Rent Commence. Date	Lease Expiration Date	Rental Increase Date(s)	Rental Increase Amount	Options
100	Starbucks	1,750	\$3.85	\$46.20	\$80,850 <sup>(1)</sup>	10 yrs	03/04/09	03/31/19	04/01/14	\$89,040 <sup>(1)</sup>	4 @ 5 yrs Opt. 1: \$97,860 Opt. 2: \$107,730 Opt. 3: \$118,440 Opt. 4: \$120,960
105	Leslie's Swimming Pool Supplies	2,761	\$2.00	\$24.00	\$66,264 <sup>(2)</sup>	5 yrs <sup>(3)</sup>	06/08/12	12/31/17	n/a	n/a	3 @ 5 yrs Opt. 1: \$72,890 Opt. 2, Months 1-30: Fair Market Rent Opt. 2, Months 31-60: 7.5% Increase Opt. 3, Months 1-30: 7.5% Increase Opt. 3, Months 31-60: 7.5% Increase
Leased		4,511	100%								
Vacant		0	0%								
<b>TOTAL</b>		<b>4,511</b>	<b>100.0%</b>								

<sup>(1)</sup> While the tenant's rent increase is not effective until 04/01/14, for purposes of the financial analysis in this offering memorandum, we have moved forward the rent increase to the analysis date of Jun-13 and capitalized the resulting net operating income. The seller will credit any difference in the rent for this tenant at close of escrow.

<sup>(2)</sup> If the space currently occupied by Staples is vacant for more than six months, the tenant is entitled to reduce its base rent by 50%. If the reduced occupancy continues for six months or longer, the tenant may either terminate the lease with 30 days' notice or return to paying the full base rent.

<sup>(3)</sup> The tenant has a one-time right at any time after the first 36 months of the term to terminate the lease in the event that gross sales do not exceed \$850,000 in the preceding 12 months.





## Tenant Information



**Starbucks Corporation** operates more than 18,000 retail stores in 60 countries, including more than 9,400 company-operated stores and more than 8,600 licensed stores. It operates approximately 6,700 company-operated stores and 4,000 licensed stores in the U.S. alone. Its stores offer approximately 30 blends and single-origin premium arabica coffees, handcrafted beverages, merchandise products, fresh food items, VIA ready brew coffee, bottled frappuccino beverages, and ice creams. Many of these products are also offered for sale at authorized vendors including grocery stores. The company's brand portfolio includes Tazo tea, Ethos water, Seattle's Best Coffee, and Torrefazione Italia Coffee. Starbucks Corporation was founded in 1971 and is based in Seattle, Washington.

For the fiscal year ended September 29, 2012, Starbucks Corporation reported revenue of \$13.300 billion with net income of \$1.384 billion and total stockholder equity of \$5.109 billion. Starbucks is rated "A-" by Standard & Poor's. This is a corporate lease.



Privately held **Leslie's Poolmart, Inc.**, operates nearly 700 **Leslie's Swimming Pool Supplies** stores nationwide. It is the largest retailer of swimming pool supplies and related products in the world. Leslie's sells the full range of supplies for pool maintenance including chemicals, cleaning devices, equipment and parts as well as recreational and safety products for swimming pools. It also sells items for the backyard and patio. The company is headquartered in Phoenix, Arizona, and has a particularly strong retail presence in Arizona, California, Florida, Georgia, and Texas. In 1997, the company was acquired for \$140 million by private equity firms Leonard Green & Partners and Hancock Park Associates and in 2010, Leonard Green explored a sale of the company targeting in excess of \$1 billion for the company. In lieu of a sale, Leonard Green ultimately sold a substantial stake in the company to CVC Capital Partners and GSO Capital Partners.

For the year ended October 2009, Leslie's had sales of \$510 million.



## About the Area

### Site Information

The property is located in southwest Fairfield with excellent visibility from Interstate 80. The property is accessible via Travis Boulevard exit for eastbound travelers and via Travis Boulevard and Oliver Road exits for westbound travelers. The average annual daily traffic count on Interstate 80 at the Travis Boulevard interchange is 176,000 vehicles per day. There are a variety of national retailers and restaurants in the immediate vicinity, including OSH, Raley's, McDonald's, Subway, Baskin-Robbins, AM-PM, Petco, Jiffy Lube, Denny's, In-N-Out, Domino's, Taco Bell, Chuck E Cheese's, Kelly-Moore Paint Co., U-Haul, Penske Truck Rental and Mattress Discounters. On the opposite side of the Travis Boulevard exit off of Interstate 80 is the Westfield Solano Shopping Center, a 1.069 million square foot regional mall anchored by Macy's, JCPenney and Sears. Also on the opposite side of the freeway is Fairfield Gateway, a power center tenanted by Trader Joe's, Cost Plus, Babies 'R Us, Party City, Barnes & Noble, Ross and Aaron Brothers.

### General Overview

The City of Fairfield has a population of 108,321 as of the 2010 U.S. Census and is the seat of Solano County. The city benefits from its location midway between San Francisco and Sacramento straddling Interstate 80, the major east-west route linking the two larger cities. Additionally, Interstate 680 provides a direct link to the East Bay communities of Walnut Creek, Concord, Fremont, San Ramon, Livermore, and Pleasanton as well as San Jose and the Silicon Valley. State Route 12 links Fairfield to the Napa and Sonoma County areas to the north and to numerous Central Valley communities to the south. Currently, the Solano Transportation Authority is pursuing plans to develop the Solano North Connector roadway project, which would connect State Route 12 with Abernathy Road to the east.

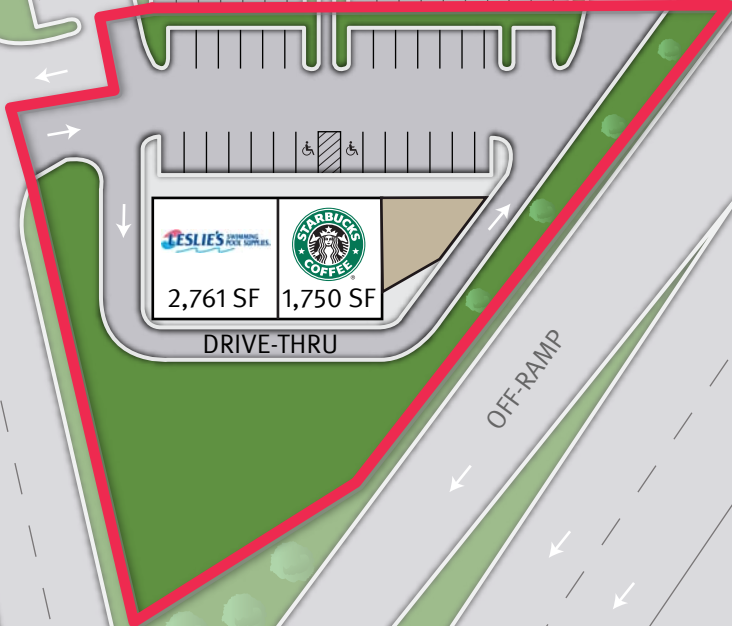
Fairfield has a diversified economy, with robust government, manufacturing, health care, retail, professional and commercial construction sectors. Both Clorox and Anheuser-Busch operate large manufacturing facilities in Fairfield. Jelly Belly is headquartered in the city and offers tours of its jelly bean factory. Copart Auto, a leading online remarketer of over one million cars per year, is also headquartered in Fairfield. Travis Air Force Base, located in northeast Fairfield, handles more cargo and passenger traffic through its airport than any other military air terminal in the United States. The Base includes approximately 7,260 active military personnel, 3,770 civilians and 4,250 reservists, making it the largest employer in the City and Solano County as well. Its massive workforce has a local economic impact of more than \$1 billion annually. The base also contributes a large number of highly skilled people to the local labor pool.

Site Plan

OLIVER ROAD

**STAPLES**

20,390 SF



LESLIE'S  
2,761 SF

STARBUCK'S  
COFFEE  
1,750 SF

DRIVE-THRU

OFF-RAMP





LESLIE'S SWIMMING POOL SUPPLIES

1200

©TheMaffiaTeam



**STAPLES**

©TheMaffiaTeam

**NO PARKING FIRE LANE**

Office Space

TRAVIS BLVD (18,731 ADT)



KUMON



H&R BLOCK

baskinBROBBINS



OLIVER RD (9,409 ADT)

©TheMafiaTeam

Office Space



STAPLES



(340,000 ADT)



(340,000 AADT)



Office Space

OLIVER RD (9,409 ADT)

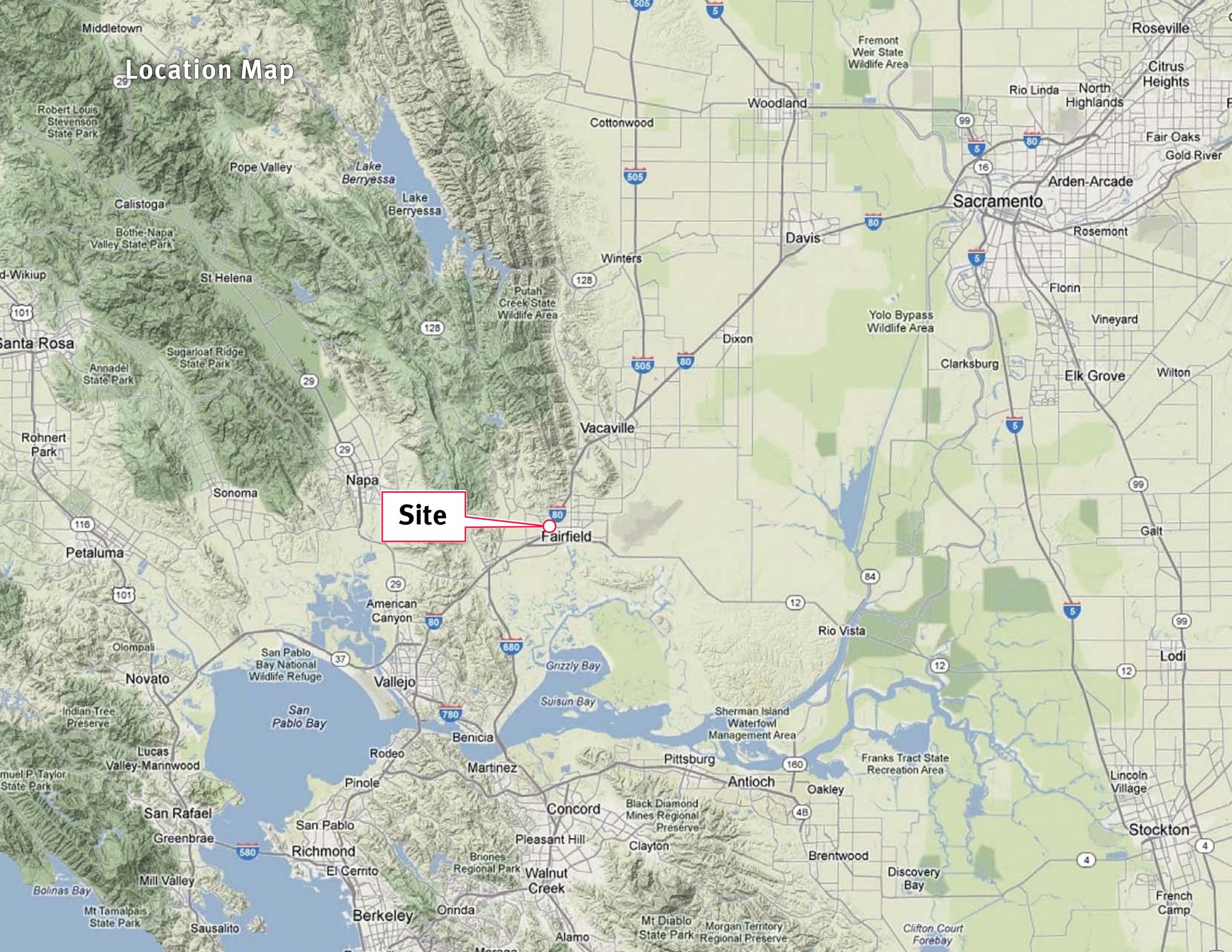


Office Space

TRAVIS BLVD (18,731 ADT)

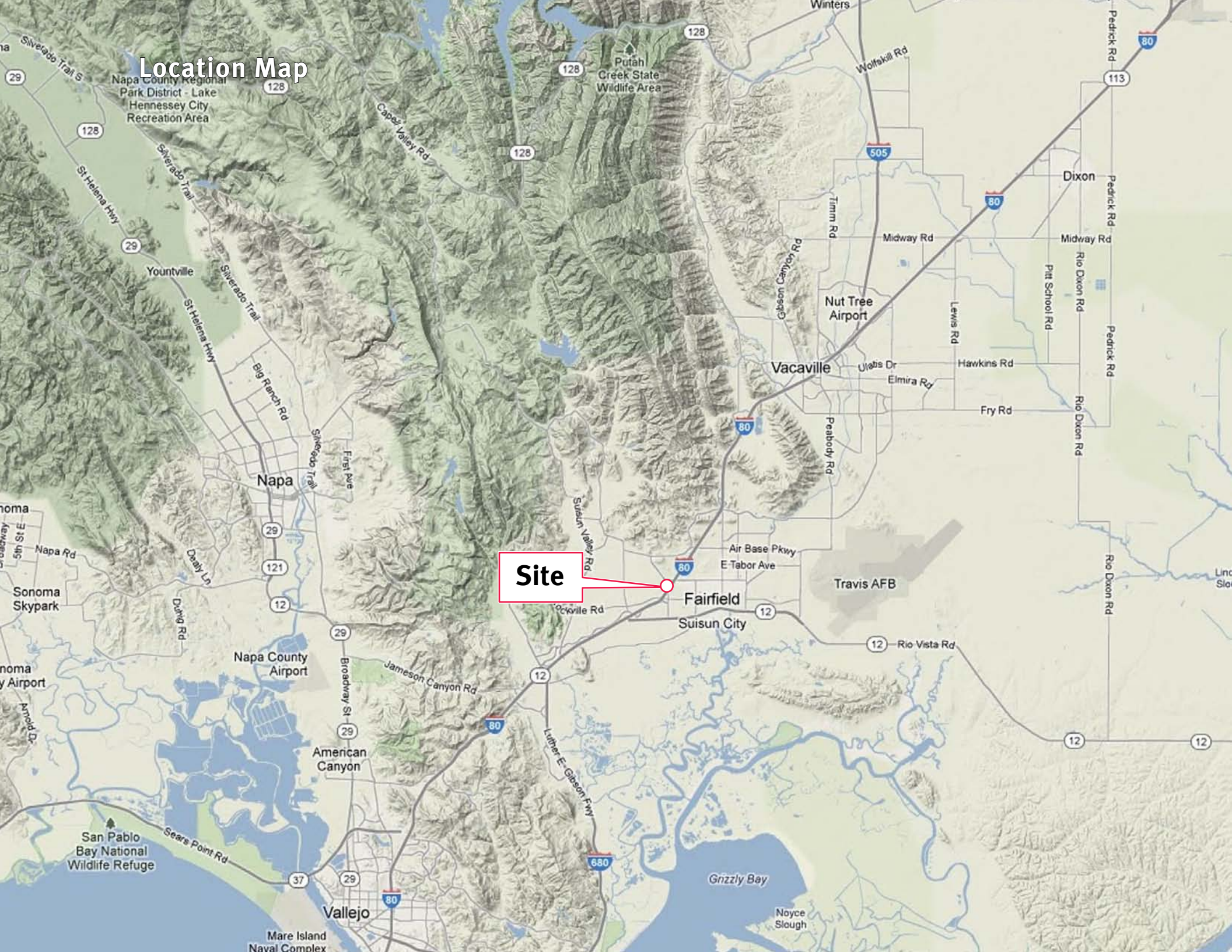


# Location Map





# Location Map



Site

Fairfield  
Suisun City

Travis AFB

Vacaville

Nut Tree  
Airport

Napa

Yountville

Vallejo

San Pablo  
Bay National  
Wildlife Refuge

Napa County  
Airport

Putah  
Creek State  
Wildlife Area

Napa County Regional  
Park District - Lake  
Hennessey City  
Recreation Area

# Location Map





# Demographics

1200 Oliver Road  
Fairfield, CA 94534

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	12,694	70,323	106,035
2000 Group Quarters	244	1,751	2,173
2010 Total Population	12,606	71,973	112,882
2015 Total Population	12,503	72,202	115,104
2010-2015 Annual Rate	-0.16%	0.06%	0.39%
<b>Household Summary</b>			
2000 Households	4,148	23,621	34,675
2000 Average Household Size	3.00	2.90	3.00
2010 Households	4,124	24,168	37,156
2010 Average Household Size	3.00	2.91	2.98
2015 Households	4,085	24,251	37,919
2015 Average Household Size	3.00	2.91	2.98
2010-2015 Annual Rate	-0.19%	0.07%	0.41%
2000 Families	3,181	17,499	26,548
2000 Average Family Size	3.37	3.32	3.38
2010 Families	3,173	17,874	28,468
2010 Average Family Size	3.36	3.33	3.36
2015 Families	3,136	17,863	28,986
2015 Average Family Size	3.37	3.34	3.37
2010-2015 Annual Rate	-0.23%	-0.01%	0.36%
<b>Housing Unit Summary</b>			
2000 Housing Units	4,280	24,386	35,697
Owner Occupied Housing Units	69.4%	56.6%	62.9%
Renter Occupied Housing Units	27.5%	40.1%	34.2%
Vacant Housing Units	3.1%	3.3%	2.9%
2010 Housing Units	4,538	26,587	40,656
Owner Occupied Housing Units	63.2%	52.1%	58.7%
Renter Occupied Housing Units	27.7%	38.8%	32.7%
Vacant Housing Units	9.1%	9.1%	8.6%
2015 Housing Units	4,612	27,328	42,385
Owner Occupied Housing Units	61.5%	50.9%	57.7%
Renter Occupied Housing Units	27.1%	37.9%	31.7%
Vacant Housing Units	11.4%	11.3%	10.5%
<b>Median Household Income</b>			
2000	\$55,437	\$48,949	\$53,552
2010	\$69,144	\$64,582	\$69,067
2015	\$75,057	\$71,418	\$76,997
<b>Median Home Value</b>			
2000	\$159,763	\$156,769	\$163,782
2010	\$196,476	\$195,933	\$208,957
2015	\$224,058	\$224,637	\$236,032
<b>Per Capita Income</b>			
2000	\$21,528	\$20,182	\$21,161
2010	\$26,839	\$25,602	\$27,235
2015	\$29,483	\$28,870	\$30,601
<b>Median Age</b>			
2000	34.3	32.8	33.4
2010	35.4	33.7	34.9
2015	35.7	34.0	35.4



# Demographics

1200 Oliver Road  
Fairfield, CA 94534

	1 mile	3 miles	5 miles
<b>2000 Households by Income</b>			
Household Income Base	4,118	23,544	34,660
<\$15,000	8.3%	11.3%	9.4%
\$15,000 - \$24,999	8.1%	10.9%	9.4%
\$25,000 - \$34,999	11.3%	12.2%	11.2%
\$35,000 - \$49,999	14.7%	16.6%	15.8%
\$50,000 - \$74,999	27.2%	22.3%	23.8%
\$75,000 - \$99,999	16.6%	13.7%	15.5%
\$100,000 - \$149,999	8.9%	9.0%	10.8%
\$150,000 - \$199,999	3.3%	2.4%	2.4%
\$200,000+	1.6%	1.6%	1.7%
Average Household Income	\$65,452	\$59,331	\$63,125
<b>2010 Households by Income</b>			
Household Income Base	4,121	24,166	37,156
<\$15,000	5.6%	7.8%	6.2%
\$15,000 - \$24,999	5.5%	7.8%	6.2%
\$25,000 - \$34,999	7.5%	8.4%	7.2%
\$35,000 - \$49,999	10.9%	14.0%	12.9%
\$50,000 - \$74,999	27.5%	22.9%	23.5%
\$75,000 - \$99,999	17.7%	17.0%	18.1%
\$100,000 - \$149,999	18.2%	14.6%	17.4%
\$150,000 - \$199,999	4.5%	4.4%	5.1%
\$200,000+	2.6%	3.1%	3.5%
Average Household Income	\$80,511	\$75,271	\$81,293
<b>2015 Households by Income</b>			
Household Income Base	4,085	24,250	37,922
<\$15,000	4.4%	6.1%	4.7%
\$15,000 - \$24,999	4.3%	6.2%	4.8%
\$25,000 - \$34,999	5.7%	6.5%	5.4%
\$35,000 - \$49,999	8.3%	11.1%	9.8%
\$50,000 - \$74,999	27.4%	23.4%	23.2%
\$75,000 - \$99,999	18.6%	18.2%	18.9%
\$100,000 - \$149,999	22.5%	18.9%	22.2%
\$150,000 - \$199,999	5.5%	5.5%	6.4%
\$200,000+	3.5%	4.1%	4.6%
Average Household Income	\$88,441	\$84,837	\$91,243
<b>2000 Owner Occupied Housing Units by Value</b>			
Total	2,960	13,768	22,463
<\$50,000	2.1%	2.8%	2.8%
\$50,000 - \$99,999	5.7%	6.7%	6.0%
\$100,000 - \$149,999	36.4%	35.6%	30.3%
\$150,000 - \$199,999	24.3%	27.7%	31.2%
\$200,000 - \$299,999	27.1%	18.1%	20.3%
\$300,000 - \$499,999	4.4%	8.0%	7.7%
\$500,000 - \$999,999	0.1%	0.8%	1.4%
\$1,000,000 +	0.0%	0.3%	0.4%
Average Home Value	\$176,151	\$181,912	\$190,065
<b>2000 Specified Renter Occupied Housing Units by Contract Rent</b>			
Total	1,167	9,761	12,144
With Cash Rent	96.0%	97.9%	97.6%
No Cash Rent	4.0%	2.1%	2.4%
Median Rent	\$718	\$675	\$697
Average Rent	\$700	\$701	\$730



# Demographics

1200 Oliver Road  
Fairfield, CA 94534

	1 mile	3 miles	5 miles
<b>2000 Population by Age</b>			
Total	12,694	70,324	106,034
0 - 4	6.8%	8.1%	7.6%
5 - 9	8.3%	8.5%	8.5%
10 - 14	8.7%	8.2%	8.5%
15 - 24	15.2%	14.5%	14.3%
25 - 34	11.8%	13.9%	13.3%
35 - 44	16.5%	16.1%	16.9%
45 - 54	14.4%	12.8%	13.5%
55 - 64	8.5%	7.6%	7.7%
65 - 74	6.0%	5.8%	5.5%
75 - 84	3.0%	3.5%	3.3%
85 +	0.7%	1.0%	0.9%
18 +	70.2%	70.4%	70.3%
<b>2010 Population by Age</b>			
Total	12,606	71,973	112,880
0 - 4	6.9%	8.1%	7.7%
5 - 9	7.1%	7.6%	7.4%
10 - 14	6.9%	7.1%	7.2%
15 - 24	15.2%	14.6%	14.0%
25 - 34	13.4%	14.4%	13.8%
35 - 44	12.6%	12.8%	13.2%
45 - 54	15.4%	13.8%	14.8%
55 - 64	11.7%	10.6%	11.1%
65 - 74	6.2%	5.8%	5.9%
75 - 84	3.4%	3.7%	3.7%
85 +	1.2%	1.4%	1.4%
18 +	73.6%	72.6%	73.0%
<b>2015 Population by Age</b>			
Total	12,501	72,204	115,105
0 - 4	7.0%	8.1%	7.6%
5 - 9	7.1%	7.6%	7.4%
10 - 14	7.2%	7.2%	7.4%
15 - 24	13.9%	13.7%	13.1%
25 - 34	13.9%	14.8%	13.9%
35 - 44	12.7%	12.7%	13.3%
45 - 54	13.4%	12.3%	13.1%
55 - 64	12.6%	11.2%	11.8%
65 - 74	7.6%	7.2%	7.3%
75 - 84	3.4%	3.7%	3.7%
85 +	1.2%	1.5%	1.4%
18 +	74.0%	73.0%	73.4%
<b>2000 Population by Sex</b>			
Males	49.2%	48.9%	49.1%
Females	50.8%	51.1%	50.9%
<b>2010 Population by Sex</b>			
Males	49.5%	48.9%	48.8%
Females	50.5%	51.1%	51.2%
<b>2015 Population by Sex</b>			
Males	49.8%	48.9%	48.8%
Females	50.2%	51.1%	51.2%



# Demographics

1200 Oliver Road  
Fairfield, CA 94534

	1 mile	3 miles	5 miles
<b>2000 Population by Race/Ethnicity</b>			
Total	12,694	70,323	106,035
White Alone	57.9%	53.2%	52.8%
Black Alone	13.3%	16.1%	16.4%
American Indian Alone	1.1%	0.8%	0.8%
Asian or Pacific Islander Alone	9.1%	11.6%	13.2%
Some Other Race Alone	11.1%	10.7%	9.2%
Two or More Races	7.4%	7.5%	7.6%
Hispanic Origin	22.1%	21.9%	19.6%
Diversity Index	76.4	78.9	78.0
<b>2010 Population by Race/Ethnicity</b>			
Total	12,605	71,973	112,883
White Alone	51.0%	47.2%	47.3%
Black Alone	13.6%	16.1%	16.2%
American Indian Alone	1.2%	0.9%	0.8%
Asian or Pacific Islander Alone	10.5%	13.2%	15.0%
Some Other Race Alone	14.8%	13.9%	11.8%
Two or More Races	8.9%	8.8%	8.9%
Hispanic Origin	29.3%	28.3%	25.3%
Diversity Index	83.1	84.4	83.2
<b>2015 Population by Race/Ethnicity</b>			
Total	12,503	72,203	115,103
White Alone	47.8%	44.5%	44.8%
Black Alone	13.6%	15.9%	15.9%
American Indian Alone	1.2%	0.9%	0.8%
Asian or Pacific Islander Alone	11.1%	13.9%	15.9%
Some Other Race Alone	16.7%	15.4%	13.2%
Two or More Races	9.6%	9.4%	9.5%
Hispanic Origin	32.9%	31.5%	28.2%
Diversity Index	85.6	86.4	85.3
<b>2000 Population 3+ by School Enrollment</b>			
Total	12,164	67,086	101,510
Enrolled in Nursery/Preschool	1.5%	1.8%	1.7%
Enrolled in Kindergarten	1.9%	1.8%	1.7%
Enrolled in Grade 1-8	14.5%	14.6%	14.8%
Enrolled in Grade 9-12	8.5%	7.2%	7.4%
Enrolled in College	5.4%	5.4%	5.7%
Enrolled in Grad/Prof School	0.4%	0.6%	0.7%
Not Enrolled in School	67.9%	68.7%	68.0%
<b>2010 Population 25+ by Educational Attainment</b>			
Total	8,056	45,076	71,895
Less Than 9th Grade	6.3%	8.1%	6.8%
9th to 12th Grade, No Diploma	7.8%	8.1%	7.1%
High School Graduate	30.8%	28.2%	26.5%
Some College, No Degree	26.9%	26.1%	27.0%
Associate Degree	9.9%	9.8%	11.2%
Bachelor's Degree	13.4%	13.7%	15.4%
Graduate/Professional Degree	5.1%	5.9%	6.0%