

# 8 Units | 0.44 Acre Lot | Ventura, CA

40-54 N Brent St, Ventura, CA 93003



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# COMMUNITY MEMORIAL HOSPITAL

**40 N BRENT STREET**

## DISCLAIMER

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An aerial photograph of the Community Memorial Hospital campus. The main hospital building is a large, multi-story pink structure. In the foreground, a property is highlighted with a white dashed border. This property includes a large, flat-roofed yellow building, a smaller yellow building, and a green lawn. To the left of the highlighted area is a white building with a red roof and a sign that reads "TUNE-UPS PLUS". In the background, there are hills and a clear blue sky.

# COMMUNITY MEMORIAL HOSPITAL

**40 N BRENT STREET**



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SECTION 1

# Executive Summary

OFFERING SUMMARY

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**VENTURA BEACH**

**SURFERS POINT**

**VONS**

**Smart  
& Final**

**MAIN ST**

**40 N BRENT STREET**



# OFFERING SUMMARY



Listing Price  
**\$2,487,000**



Cap Rate  
**4.78%**



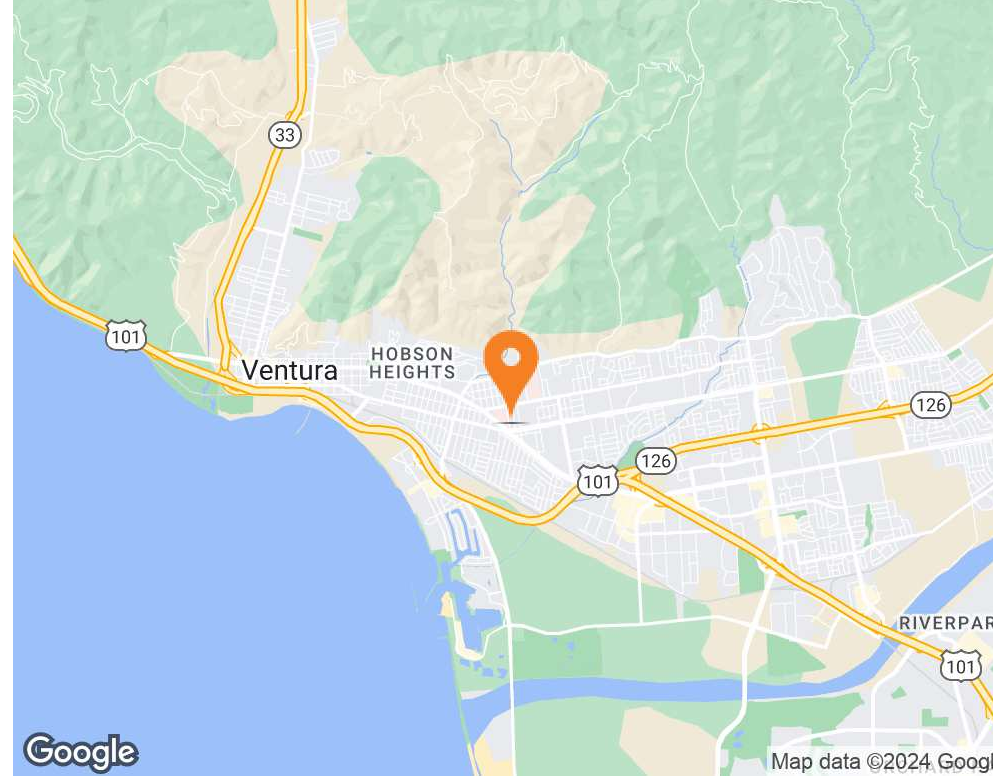
# of Units  
**8**

## FINANCIAL

Listing Price	\$2,487,000
Cap Rate	4.78%
GRM	13.32
Price/SF	\$565.23
Price/Unit	\$310,875

## OPERATIONAL

Approx. Gross SF	4,400 SF
# of Units	8
Lot Size	0.44 Acres (19,166 SF)
Occupancy	100%
Year Built	1950





SECTION 2

# Property Information

INVESTMENT HIGHLIGHTS

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AMENITIES

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REGIONAL MAP

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LOCAL MAP

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AERIAL MAP

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Marcus & Millichap  
LAAA TEAM

# 40-54 N BRENT ST

## 40 N Brent St, Ventura, CA 93003

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### INVESTMENT OVERVIEW

The LAAA Team of Marcus & Millichap is proud to present 40-54 N Brent St, an 8-unit multifamily property located in one of the best pockets of Ventura, CA. The property is directly across the street from the Community Memorial Hospital and walking distance to all the shops and restaurants that Main Street has to offer.

The city of Ventura doesn't have any local rent control laws, meaning this property is only subject to California's AB-1482. This limits annual rent increases to 5% + CPI with a ceiling of 10%. Currently, AB-1482 properties can be increased by about 8% per year. Buyer should rely on their own due diligence.

This 8-unit multifamily property was built in 1950 and sits on a very large 19,126 SqFt Lot (0.44 Acres). The 8 units are split equally into two separate 4-unit buildings with a driveway between them leading to the large parking and grass area in the back.

All 8 units are 1 bed / 1 bath units of approximately 550 square feet each. There's ample upside available for a savvy investor looking to maximize this property's potential. Currently, these 1 bed units are bringing in an average rent of \$1,945/month which is about 16% below full market rents in the area. Furthermore, this huge lot provides an investor the ideal property to build up to two additional ADUs at the back of the lot without having to sacrifice much if any parking.

There are 11 total parking spots with 8 covered spaces and ample room for more surface parking in the back of the large lot. The well maintained grass area in the back provides great scenery for the tenants, but as we mentioned before, would be the ideal place to build a couple ADUs on.

### INVESTMENT HIGHLIGHTS

8 Units in Prime Ventura Location

No Local Rent Control | Only Subject to AB-1482

Located on a Huge 0.44 Acre Lot

Directly Across from Community Memorial Hospital

16%+ Upside in Current Rental Income

Ideal Property to Build Two Detached ADUs

92 Walk Score | Walker's Paradise

### UNIT AMENITIES

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- All Units are 1 Bed / 1 Bath of Approximately 550 Square Feet
- 7 of the 8 Units have Been Renovated by Current Ownership
- Separately Metered for Gas & Electric
- Spacious and Bright 1 Bedroom Floorplans

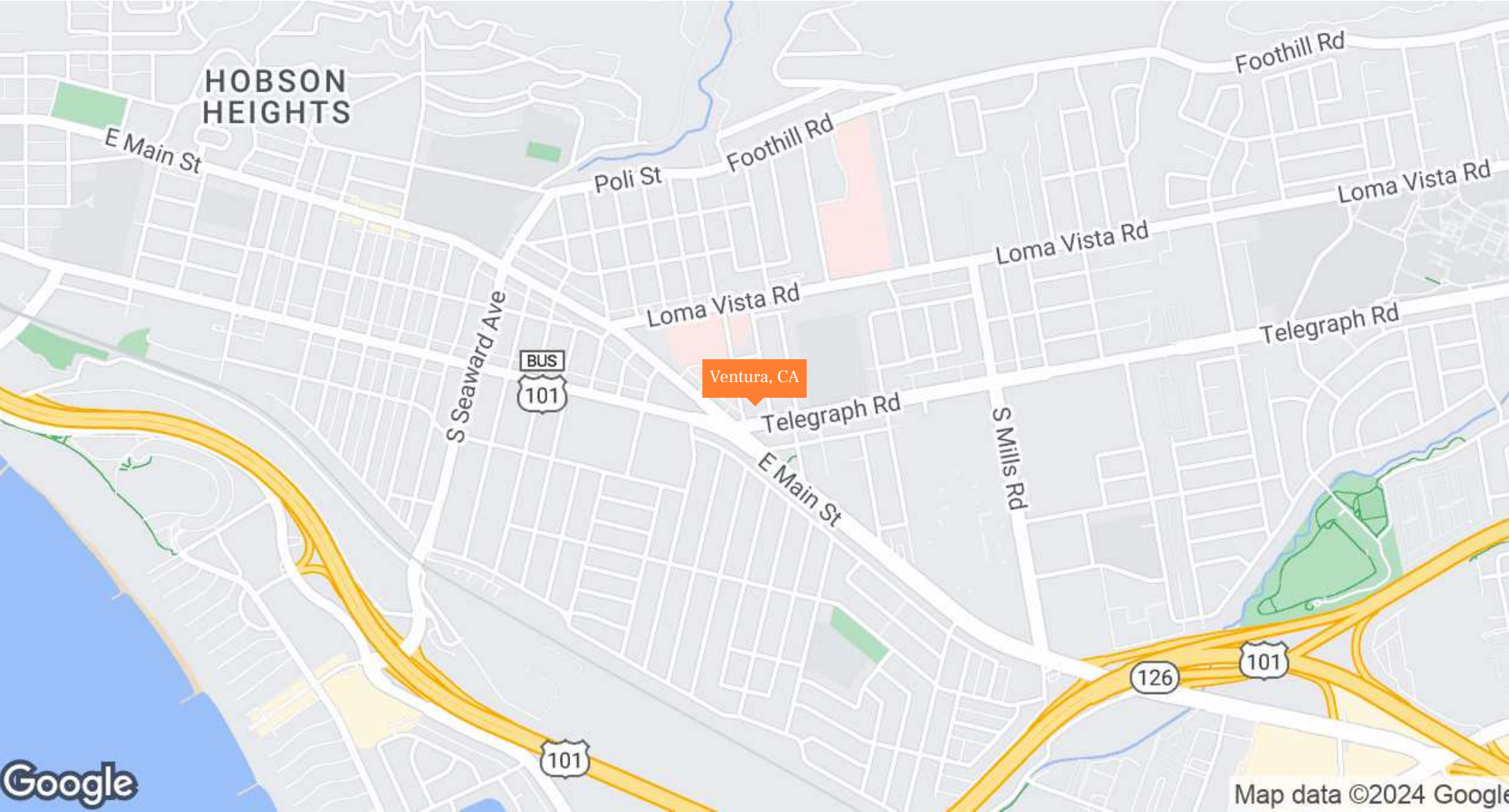
### COMMON-AREA AMENITIES

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- 8 Covered Parking Spots at the Back of the Lot
- Central Location in the City of Ventura, Right Next to Community Memorial Hospital
- Walking Distance to Main Street - 92 Walk Score - Walker's Paradise
- Well Maintained and Professionally Managed Property



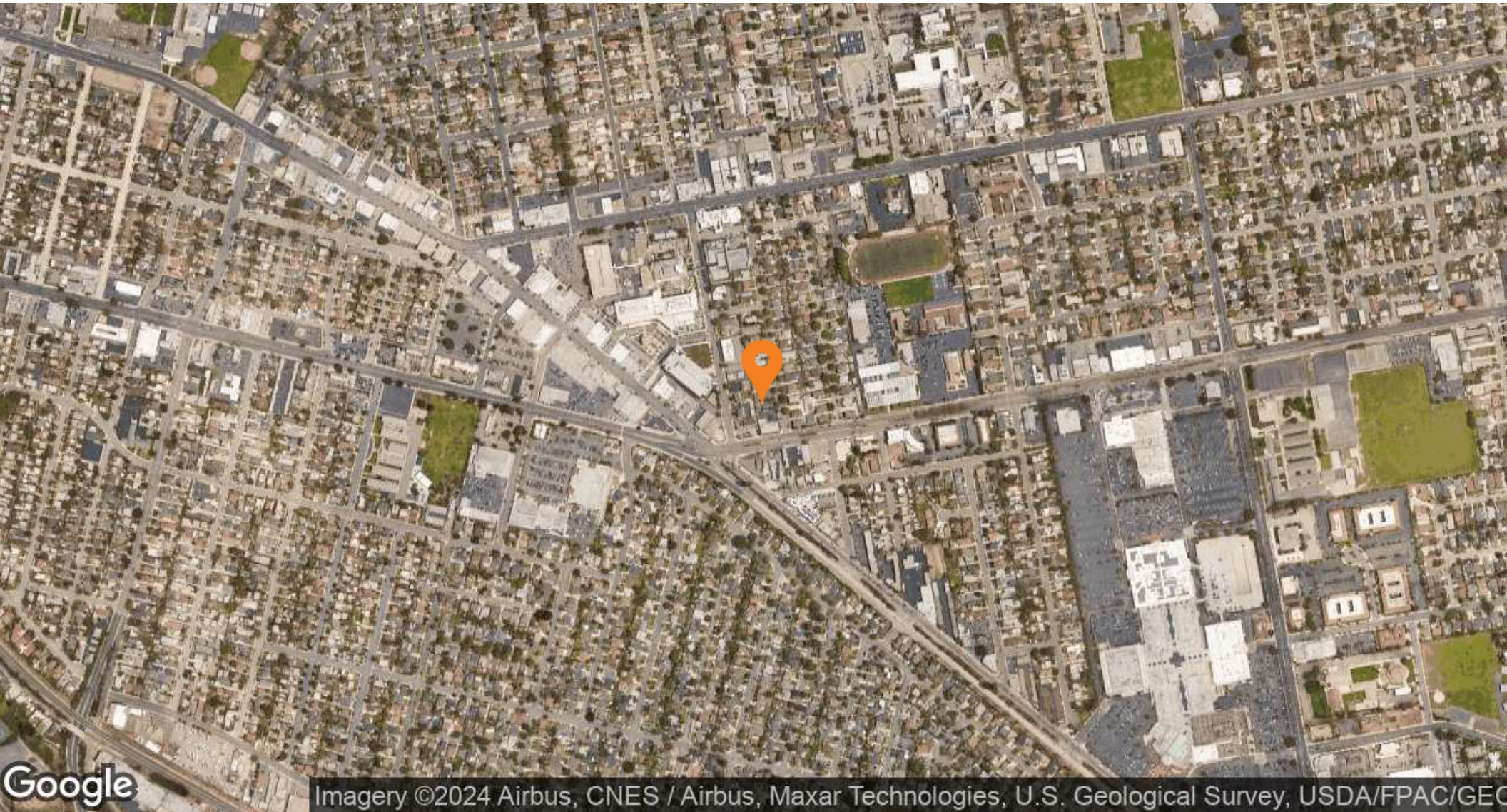
REGIONAL MAP // 40-54 N Brent St



40-54 N Brent St // LOCAL MAP



AERIAL MAP // 40-54 N Brent St



Google

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SECTION 3

# Financial Analysis

FINANCIAL DETAILS

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## 40-54 N Brent St // FINANCIAL DETAILS

As of February,2024

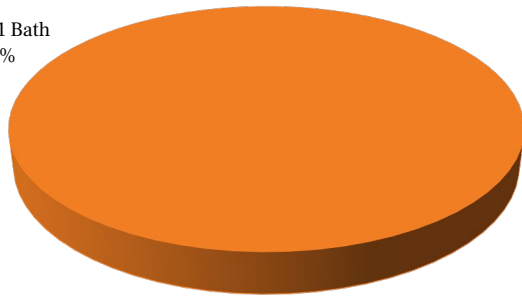
UNIT	UNIT TYPE	Square Feet	CURRENT Rent / Month	CURRENT Rent / SF/ Month	POTENTIAL Rent / Month	POTENTIAL Rent/ SF/ Month
40	1 Bed / 1 Bath	550	\$1,855	\$3.37	\$2,250	\$4.09
42	1 Bed / 1 Bath	550	\$2,121	\$3.86	\$2,250	\$4.09
44	1 Bed / 1 Bath	550	\$2,012	\$3.66	\$2,250	\$4.09
46	1 Bed / 1 Bath	550	\$1,944	\$3.53	\$2,250	\$4.09
48	1 Bed / 1 Bath	550	\$1,884	\$3.43	\$2,250	\$4.09
50	1 Bed / 1 Bath	550	\$1,855	\$3.37	\$2,250	\$4.09
52	1 Bed / 1 Bath	550	\$1,944	\$3.53	\$2,250	\$4.09
54	1 Bed / 1 Bath	550	\$1,944	\$3.53	\$2,250	\$4.09
<b>Total</b>		<b>4,400</b>	<b>\$15,559</b>	<b>\$3.54</b>	<b>\$18,000</b>	<b>\$4.09</b>

# FINANCIAL DETAILS // 40-54 N Brent St

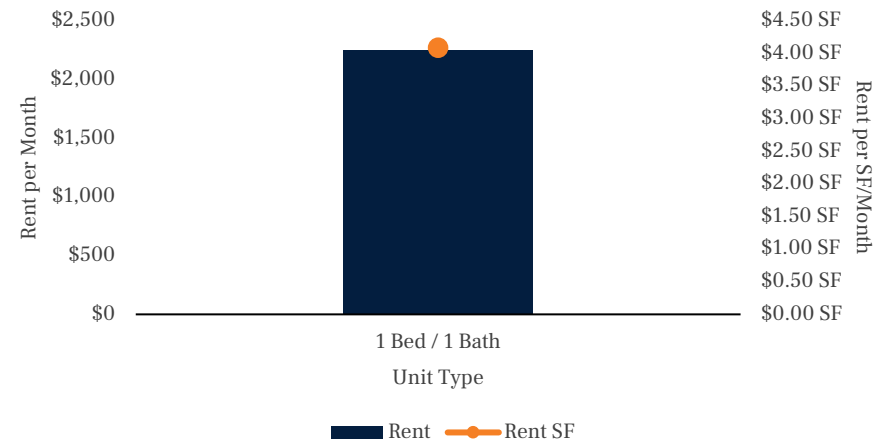
UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	Current			POTENTIAL		
				Average Rent	Average Rent / SF	Monthly Income	AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME
1 Bed / 1 Bath	8	550	\$1,855 - \$2,121	\$1,945	\$3.54	\$15,559	\$2,250	\$4.09	\$18,000
TOTALS/WEIGHTED AVERAGES	8	550		\$1,945	\$3.54	\$15,559	\$2,250	\$4.09	\$18,000
GROSS ANNUALIZED RENTS				\$186,708			\$216,000		

Unit Distribution

1 Bed / 1 Bath  
100%



Unit Rent



## 40-54 N Brent St // FINANCIAL DETAILS

INCOME	Current		Pro Forma		NOTES	PER UNIT	PER SF
<b>Rental Income</b>							
Gross Current Rent	186,708		216,000			27,000	49.09
Physical Vacancy	(5,601)	3.0%	(6,480)	3.0%		(810)	(1.47)
<b>TOTAL VACANCY</b>	<b>(\$5,601)</b>	<b>3.0%</b>	<b>(\$6,480)</b>	<b>3.0%</b>		<b>(\$810)</b>	<b>(\$1)</b>
Effective Rental Income	181,107		209,520			26,190	47.62
<b>Other Income</b>							
Laundry Income	699		699		[1]	87	0.16
<b>TOTAL OTHER INCOME</b>	<b>\$699</b>		<b>\$699</b>			<b>\$87</b>	<b>\$0.16</b>
<b>EFFECTIVE GROSS INCOME</b>	<b>\$181,805</b>		<b>\$210,219</b>			<b>\$26,277</b>	<b>\$47.78</b>
<b>EXPENSES</b>							
Real Estate Taxes	27,357		27,357		[2]	3,420	6.22
Insurance	7,486		7,486		[3]	936	1.70
Utilities - Electric	2,003		2,003		[4]	250	0.46
Utilities - Water & Sewer	5,267		5,267		[5]	658	1.20
Utilities - Gas	942		942		[6]	118	0.21
Trash Removal	2,825		2,825		[7]	353	0.64
Repairs & Maintenance	4,800		4,800		[8]	600	1.09
Grounds Upkeep	2,520		2,520		[9]	315	0.57
Pest Control	100		100		[10]	13	0.02
General & Administrative	517		517		[11]	65	0.12
Management Fee	9,090	5.0%	10,511	5.0%	[12]	1,314	2.39
<b>TOTAL EXPENSES</b>	<b>\$62,907</b>		<b>\$64,328</b>			<b>\$8,041</b>	<b>\$14.62</b>
EXPENSES AS % OF EGI	34.6%		30.6%				
<b>NET OPERATING INCOME</b>	<b>\$118,898</b>		<b>\$145,891</b>			<b>\$18,236</b>	<b>\$33.16</b>

Notes and assumptions to the above analysis are on the following page.

### NOTES TO OPERATING STATEMENT

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- [1] Owner provided 2023 YTD P&Ls
- [2] 1.10% of the purchase price
- [3] Loan quote from Westchester Specialty Insurance Services, Inc.
- [4] Owner provided 2023 YTD P&Ls
- [5] Owner provided 2023 YTD P&Ls
- [6] Owner provided 2023 YTD P&Ls
- [7] Owner provided 2023 YTD P&Ls
- [8] \$600 per unit
- [9] Owner provided 2023 YTD P&Ls
- [10] Owner provided 2023 YTD P&Ls
- [11] Owner provided 2023 YTD P&Ls
- [12] 5.0% of the gross income

## 40-54 N Brent St // FINANCIAL DETAILS

SUMMARY		
Price	\$2,487,000	
Down Payment	\$2,487,000	100%
Number of Units	8	
Price Per Unit	\$310,875	
Price Per SqFt	\$565.23	
Rentable SqFt	4,400	
Lot Size	0.44 Acres	
Approx. Year Built	1950	

RETURNS	Current	Pro Forma
CAP Rate	4.78%	5.87%
GRM	13.32	11.51
Cash-on-Cash	4.78%	5.87%
Debt Coverage Ratio	N/A	N/A

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
8	1 Bed / 1 Bath	550	\$1,945	\$2,250

OPERATING DATA				
INCOME		Current	Pro Forma	
Gross Scheduled Rent		\$186,708		\$216,000
Less: Vacancy/Deductions	3.0%	\$5,601	3.0%	\$6,480
Total Effective Rental Income		\$181,107		\$209,520
Other Income		\$699		\$699
Effective Gross Income		\$181,805		\$210,219
Less: Expenses	34.6%	\$62,907	30.6%	\$64,328
Net Operating Income		\$118,898		\$145,891
Cash Flow		\$118,898		\$145,891
Debt Service		\$0		\$0
Net Cash Flow After Debt Service		4.78%	\$118,898	5.87%
Principal Reduction		\$0		\$0
TOTAL RETURN		4.78%	\$118,898	5.87%

EXPENSES		
	Current	Pro Forma
Real Estate Taxes	\$27,357	\$27,357
Insurance	\$7,486	\$7,486
Utilities - Electric	\$2,003	\$2,003
Utilities - Water & Sewer	\$5,267	\$5,267
Utilities - Gas	\$942	\$942
Trash Removal	\$2,825	\$2,825
Repairs & Maintenance	\$4,800	\$4,800
Grounds Upkeep	\$2,520	\$2,520
Pest Control	\$100	\$100
General & Administrative	\$517	\$517
Management Fee	\$9,090	\$10,511
TOTAL EXPENSES	\$62,907	\$64,328
Expenses/Unit	\$7,863	\$8,041
Expenses/SF	\$14.30	\$14.62

SECTION 4

# Sale Comparables

SALE COMPS MAP

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SALE COMPS SUMMARY

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CAP RATE CHART

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GRM CHART

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PRICE PER SF CHART

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PRICE PER UNIT CHART

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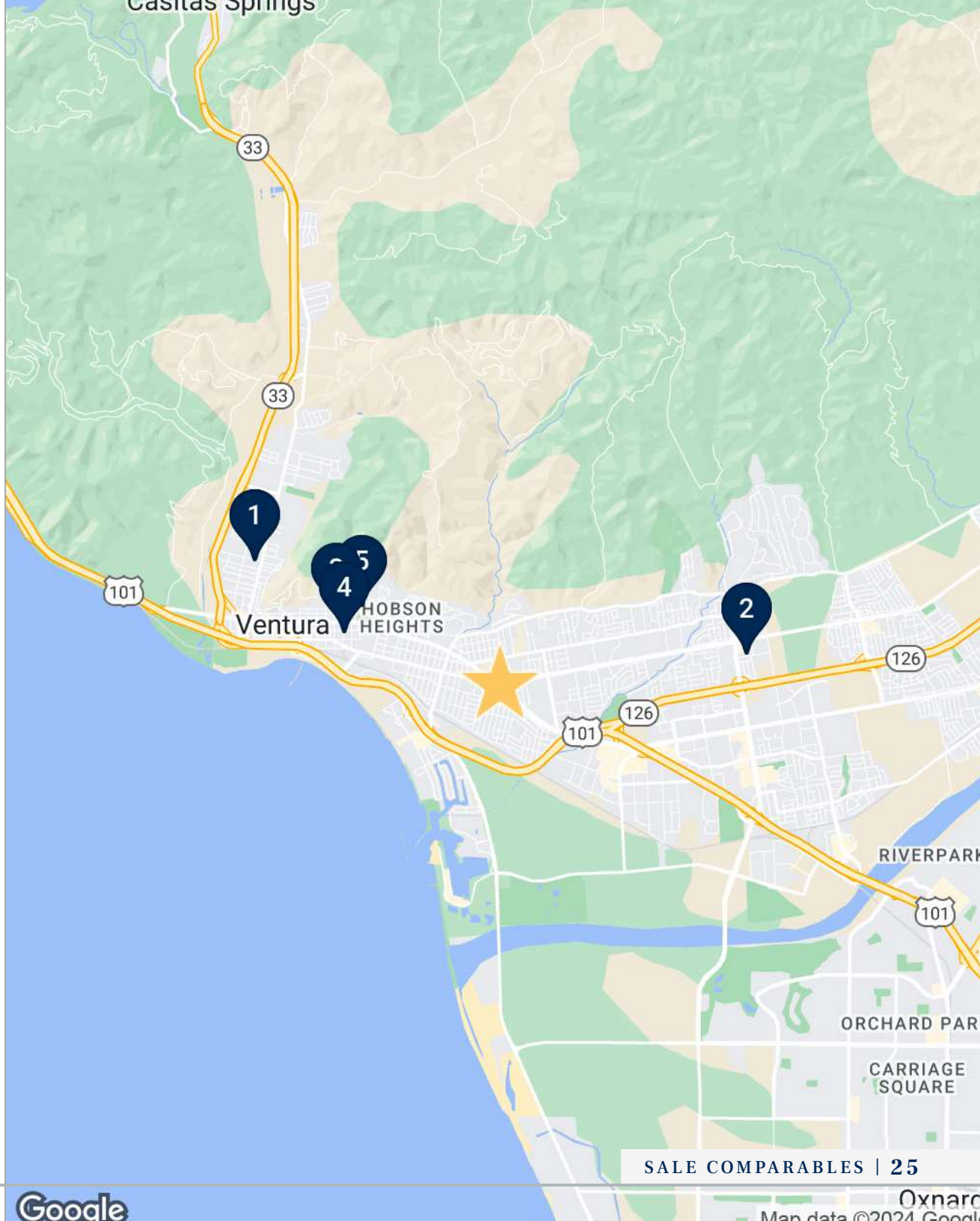
SALE COMPS

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# SALE COMPS MAP

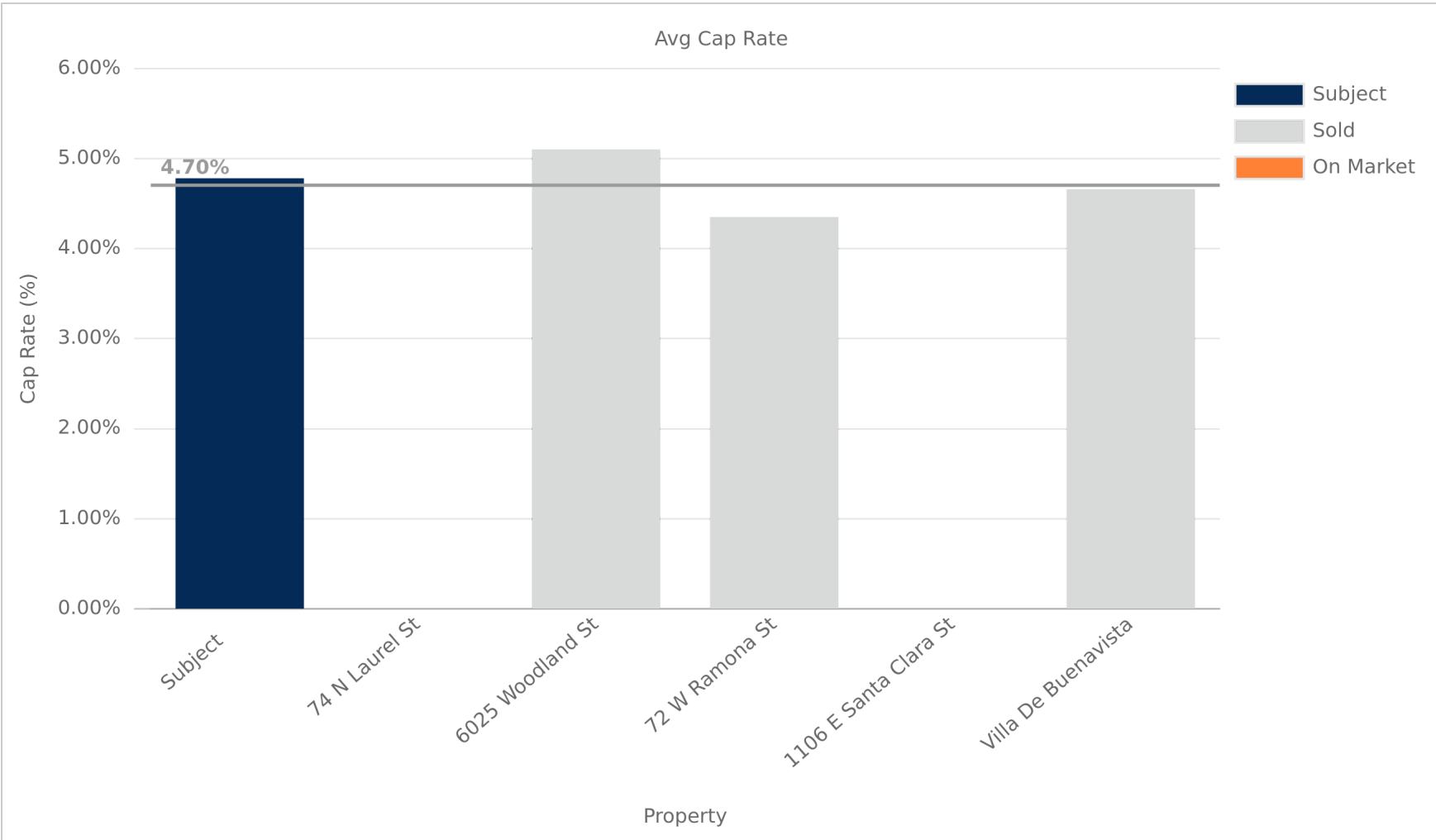
- ★ 40-54 N Brent St
- 1 72 W Ramona St
- 2 6025 Woodland St
- 3 74 N Laurel St
- 4 1106 E Santa Clara St
- 5 Villa De Buenavista



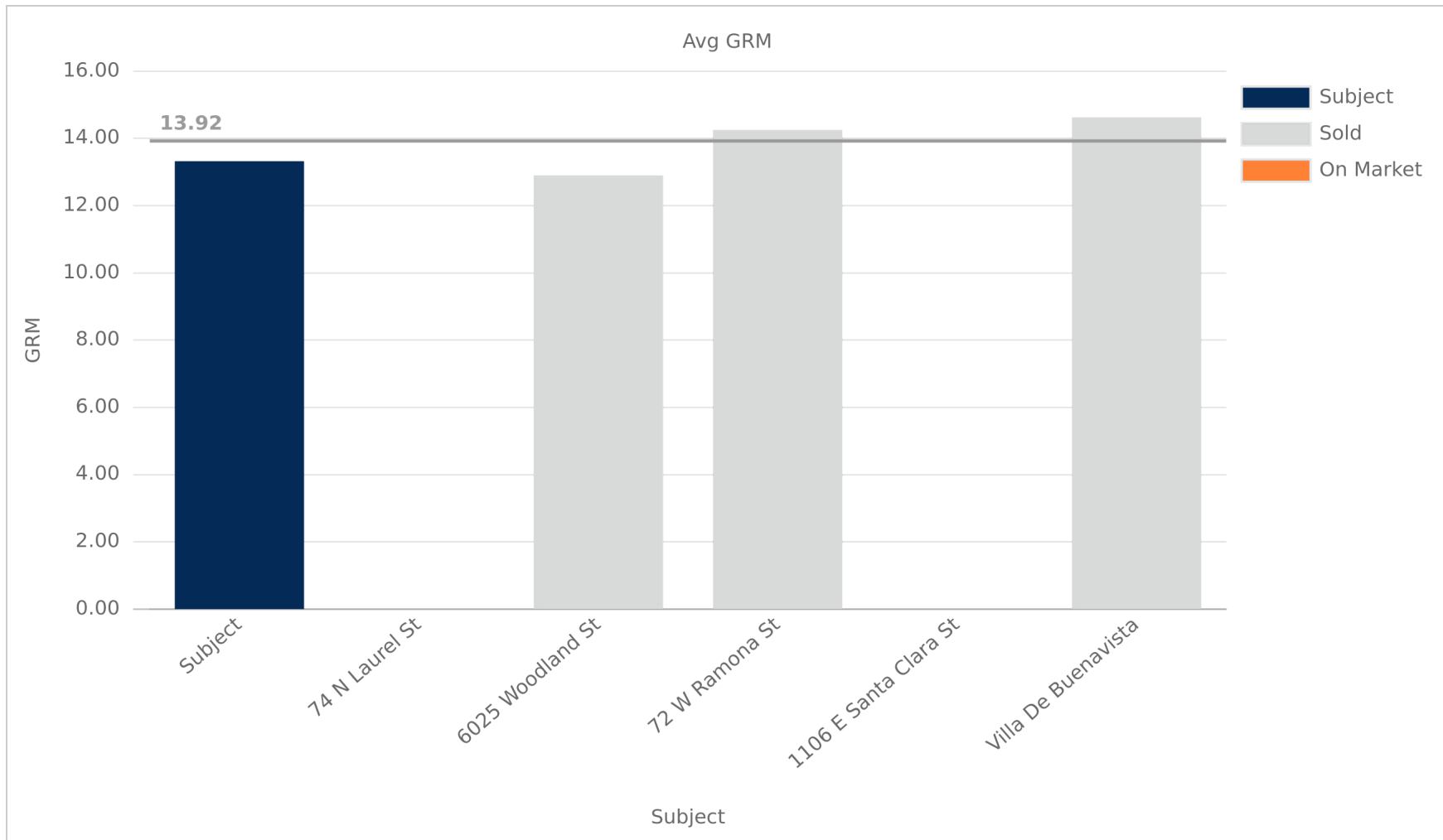
## SALE COMPS SUMMARY // 40-54 N Brent St

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	<b>40-54 N Brent St</b> 40 N Brent St Ventura, CA 93003	\$2,487,000	4,400 SF	\$565.23	0.44 AC	\$310,875	4.78%	8	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	<b>72 W Ramona St</b> 72 W Ramona St Ventura, CA 93001	\$3,500,000	7,950 SF	\$440.25	0.53 AC	\$291,666	4.35%	12	06/20/2023
	<b>6025 Woodland St</b> 6025 Woodland St Ventura, CA 93003	\$4,975,000	14,020 SF	\$354.85	0.36 AC	\$414,583	5.10%	12	07/01/2022
	<b>74 N Laurel St</b> 74 N Laurel St Ventura, CA 93001	\$2,600,000	5,128 SF	\$507.02	0.22 AC	\$325,000	-	8	04/21/2022
	<b>1106 E Santa Clara St</b> 1106 E Santa Clara St Ventura, CA 93001	\$1,650,000	3,100 SF	\$532.26	0.2 AC	\$275,000	-	6	06/23/2023
	<b>Villa De Buenavista</b> 1313 Buena Vista St Ventura, CA 93001	\$5,930,000	10,317 SF	\$574.78	0.45 AC	\$494,166	4.66%	12	07/05/2023
	<b>AVERAGES</b>	<b>\$3,731,000</b>	<b>8,103 SF</b>	<b>\$481.83</b>	<b>0.35 AC</b>	<b>\$360,083</b>	<b>4.70%</b>	<b>10</b>	<b>-</b>

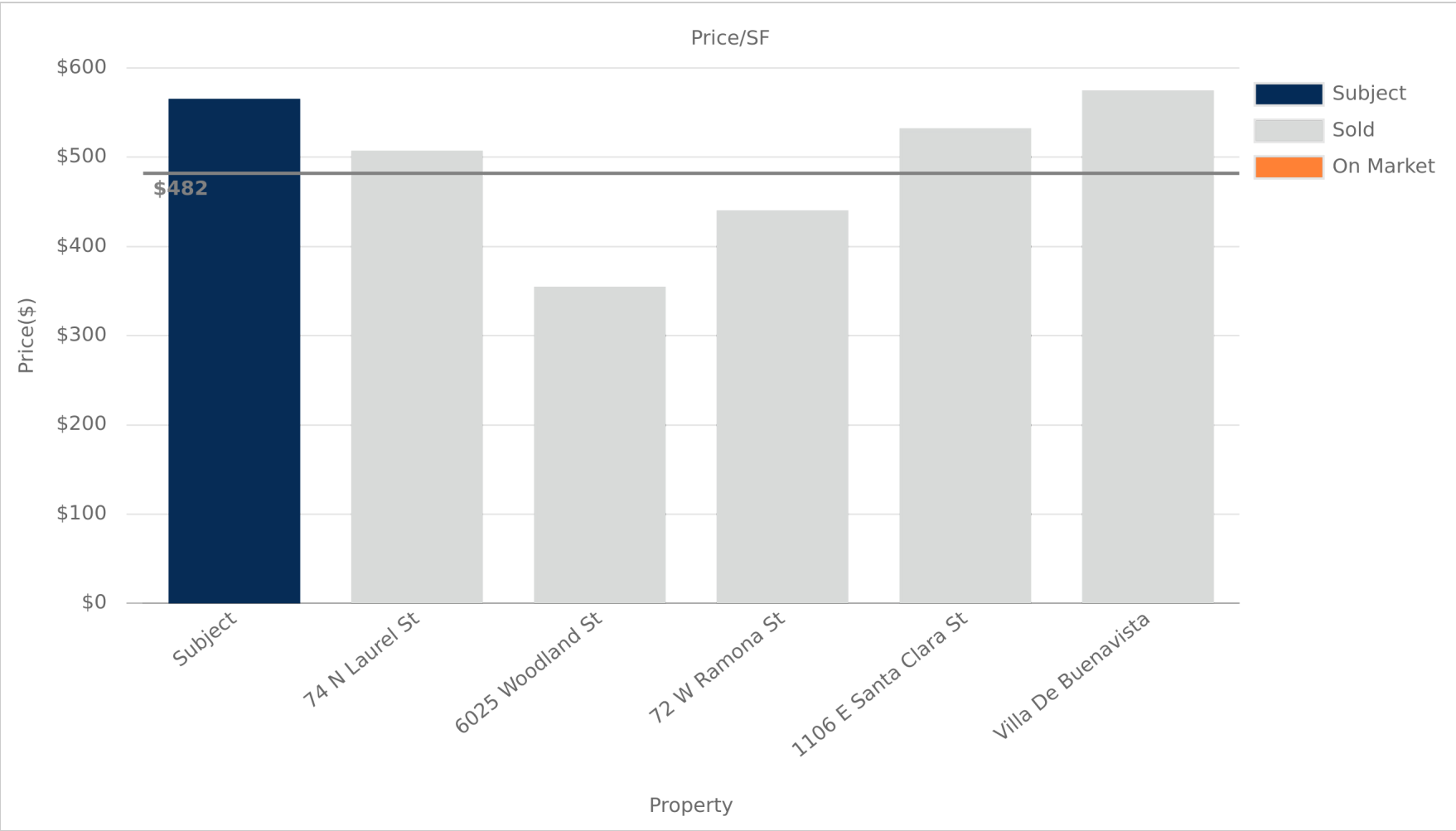
40-54 N Brent St // CAP RATE CHART



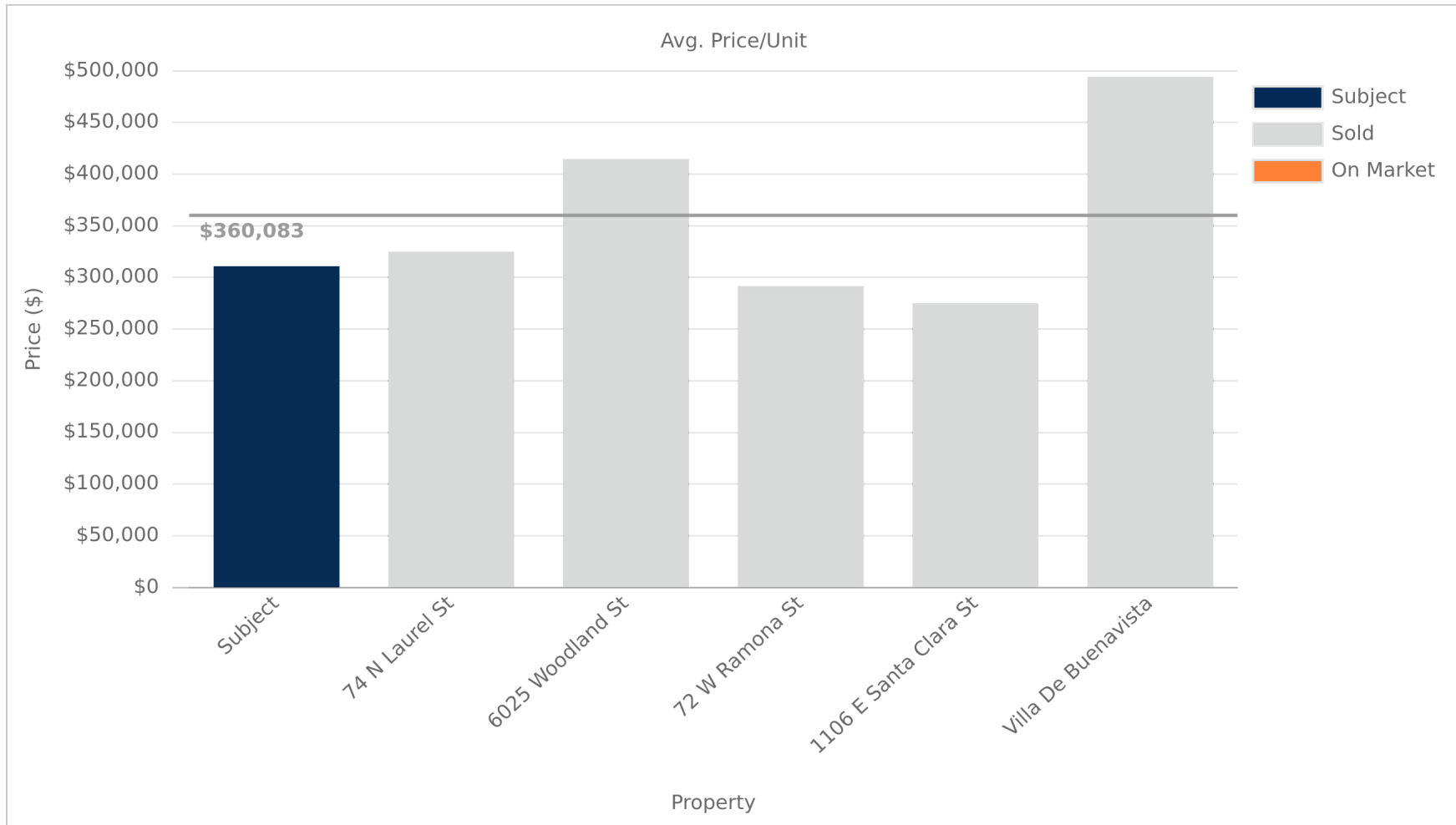
# GRM CHART // 40-54 N Brent St



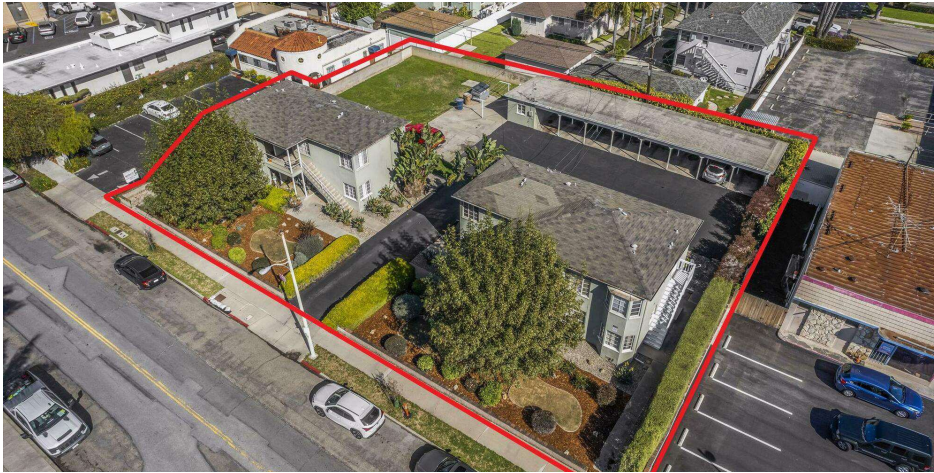
40-54 N Brent St // PRICE PER SF CHART



## PRICE PER UNIT CHART // 40-54 N Brent St



## 40-54 N Brent St // SALE COMPS



**★ 40-54 N Brent St**  
40 N Brent St, Ventura, CA 93003

Listing Price:	\$2,487,000	Price/SF:	\$565.23
Property Type:	Multifamily	GRM:	13.32
NOI:	\$118,898	Cap Rate:	4.78%
Occupancy:	100%	Year Built:	1950
COE:	On Market	Number Of Units:	8
Lot Size:	0.44 Acres	Price/Unit:	\$310,875
Total SF:	4,400 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	8	100.0	550	\$1,945	\$3.54
<b>TOTAL/AVG</b>	<b>8</b>	<b>100%</b>	<b>550</b>	<b>\$1,945</b>	<b>\$3.54</b>



**1 72 W Ramona St**  
72 W Ramona St Ventura, CA 93001

Sale Price:	\$3,500,000	Price/SF:	\$440.25
Property Type:	Multifamily	GRM:	14.25
NOI:	\$152,080	Cap Rate:	4.35%
Occupancy:	-	Year Built:	1986
COE:	06/20/2023	Number Of Units:	12
Lot Size:	0.53 Acres	Price/Unit:	\$291,666
Total SF:	7,950 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	11	91.7	600	\$1,693	\$2.82
2 Bed / 2 Bath House	1	8.3	1,200	\$1,842	\$1.54
<b>TOTAL/AVG</b>	<b>12</b>	<b>100%</b>	<b>650</b>	<b>\$1,705</b>	<b>\$2.62</b>

## SALE COMPS // 40-54 N Brent St



**2 6025 Woodland St**  
6025 Woodland St Ventura, CA 93003

Sale Price:	\$4,975,000	Price/SF:	\$354.85
Property Type:	Multifamily	GRM:	12.9
NOI:	-	Cap Rate:	5.10%
Occupancy:	-	Year Built:	1966
COE:	07/01/2022	Number Of Units:	12
Lot Size:	0.36 Acres	Price/Unit:	\$414,583
Total SF:	14,020 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	9	75			
3 Bed / 2 Bath	3	25			
TOTAL/AVG	12	100%	0	\$0	



**3 74 N Laurel St**  
74 N Laurel St Ventura, CA 93001

Sale Price:	\$2,600,000	Price/SF:	\$507.02
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Occupancy:	-	Year Built:	1963
COE:	04/21/2022	Number Of Units:	8
Lot Size:	0.22 Acres	Price/Unit:	\$325,000
Total SF:	5,128 SF		



## 40-54 N Brent St // SALE COMPS



**4 1106 E Santa Clara St**  
1106 E Santa Clara St Ventura, CA 93001

Sale Price:	\$1,650,000	Price/SF:	\$532.26
Property Type:	Multifamily	GRM:	-
NOI:	-	Cap Rate:	-
Occupancy:	-	Year Built:	1910
COE:	06/23/2023	Number Of Units:	6
Lot Size:	0.2 Acres	Price/Unit:	\$275,000
Total SF:	3,100 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bed / 1 Bath	6	100			
TOTAL/AVG	6	100%	0	\$0	



**5 Villa De Buenavista**  
1313 Buena Vista St Ventura, CA 93001

Sale Price:	\$5,930,000	Price/SF:	\$574.78
Property Type:	Multifamily	GRM:	14.62
NOI:	\$276,300	Cap Rate:	4.66%
Occupancy:	-	Year Built:	1926
COE:	07/05/2023	Number Of Units:	12
Lot Size:	0.45 Acres	Price/Unit:	\$494,166
Total SF:	10,317 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
Studio / 1 Bath	2	16.7			
1 Bed / 1 Bath	10	83.3			
TOTAL/AVG	12	100%	0	\$0	

SECTION 5

# Lease Comparables

RENT COMPS MAP

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RENT COMPS SUMMARY

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RENT BY BED CHART

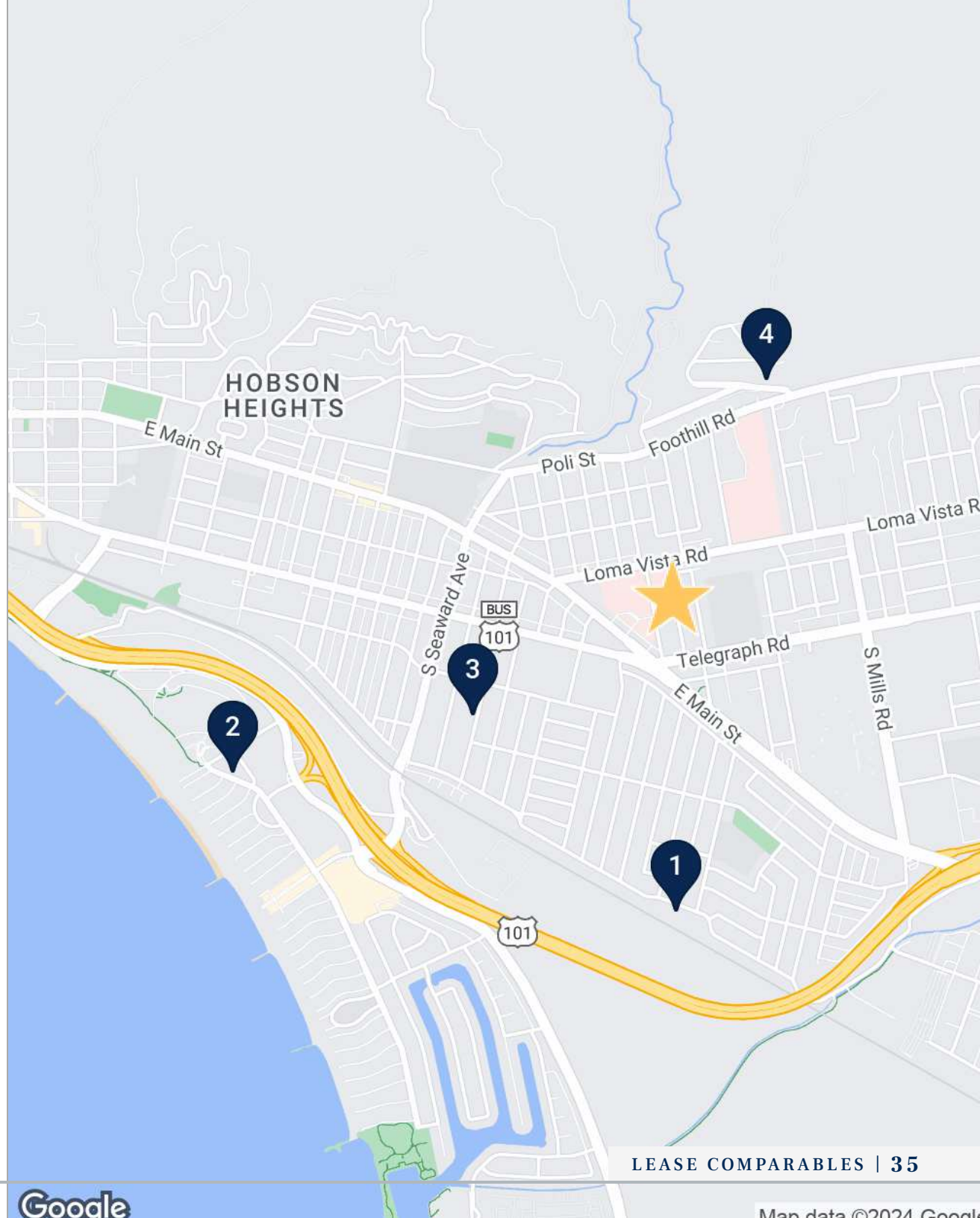
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RENT COMPS






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# RENT COMPS MAP

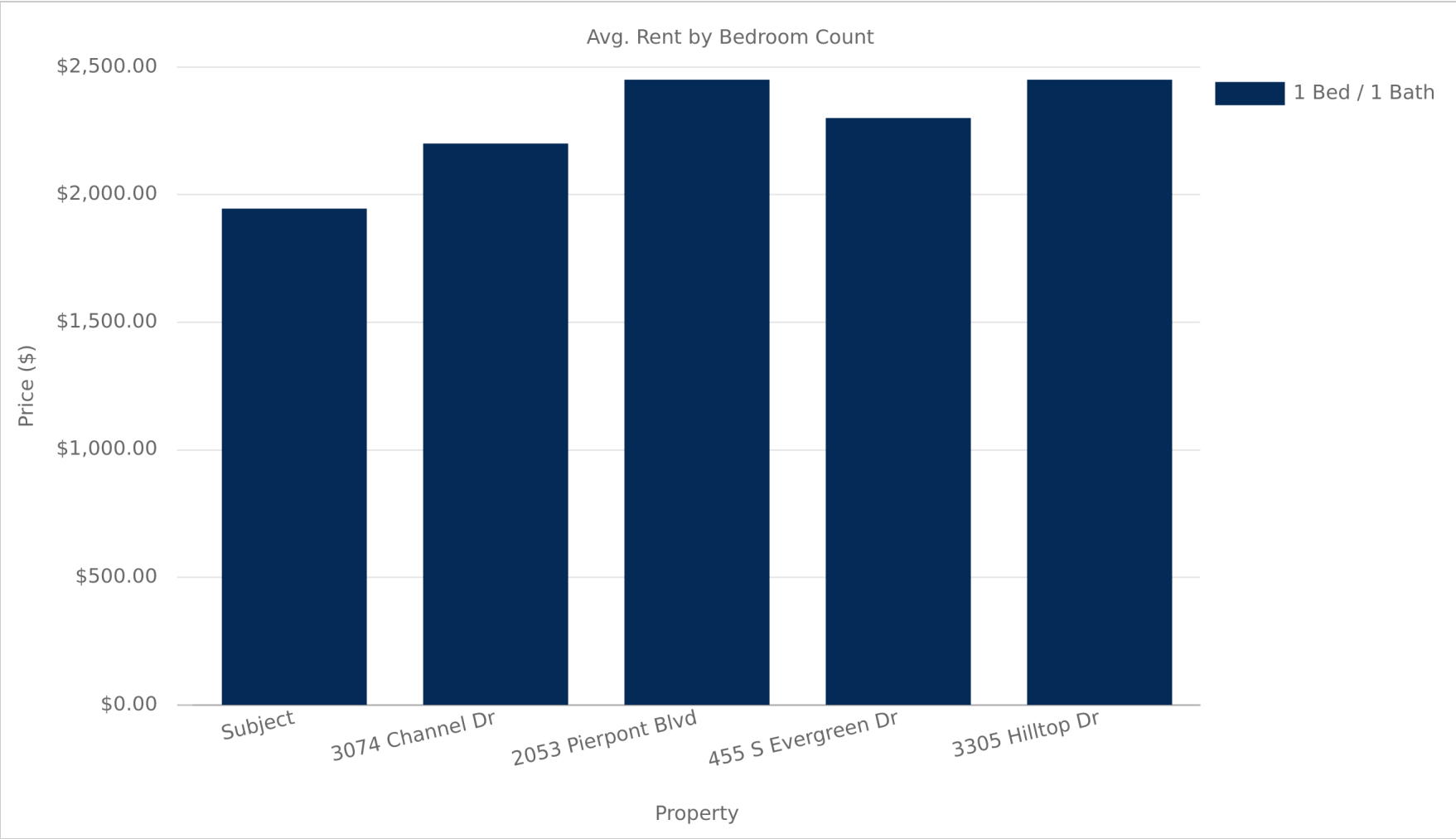
- ★ 40-54 N Brent St
- 1 3074 Channel Dr
- 2 2053 Pierpont Blvd
- 3 455 S Evergreen Dr
- 4 3305 Hilltop Dr



## RENT COMPS SUMMARY // 40-54 N Brent St

	SUBJECT PROPERTY	RENT/SF	AVG SIZE	AVG RENT/UNIT	LOT SIZE	# OF UNITS
	<b>40-54 N Brent St</b> 40 N Brent St Ventura, CA 93003	\$3.54	550 SF	\$1,945	0.44 AC	8
	RENT COMPARABLES	RENT/SF	AVG SIZE	AVG RENT/UNIT	LOT SIZE	# OF UNITS
	<b>3074 Channel Dr</b> 3074 Channel Dr Ventura, CA 93003	\$3.52	625 SF	\$2,200	0.84 AC	25
	<b>2053 Pierpont Blvd</b> 2053 Pierpont Blvd Ventura, CA 93001	\$5.44	450 SF	\$2,450	0.09 AC	3
	<b>455 S Evergreen Dr</b> 455 S Evergreen Dr Ventura, CA 93003	\$4.60	500 SF	\$2,300	0.18 AC	3
	<b>3305 Hilltop Dr</b> 3305 Hilltop Dr Ventura, CA 93003	\$4.45	550 SF	\$2,450	0.23 AC	4
	<b>AVERAGES</b>	<b>\$4.50</b>	<b>531 SF</b>	<b>\$2,350</b>	<b>0.34 AC</b>	<b>9</b>

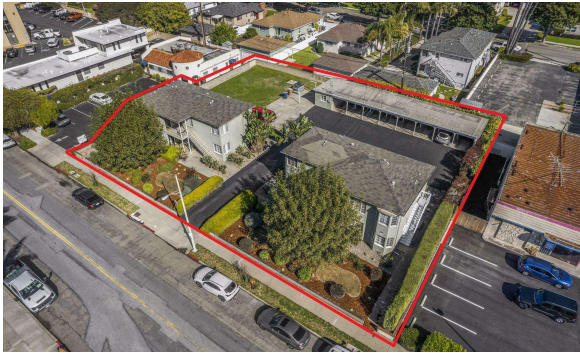
40-54 N Brent St // RENT BY BED CHART



## RENT COMPS // 40-54 N Brent St

★ **40-54 N Brent St**  
40 N Brent St, Ventura, CA 93003

🏠 8 Units | 👤 100% Total Occupancy | 🕒 Year Built 1950



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	8	100.0	550	\$1,945	\$3.54
TOTAL/AVG	8	100%	550	\$1,945	\$3.54

1 **3074 Channel Dr**  
3074 Channel Dr, Ventura, CA 93003

🏠 25 Units | 🕒 Year Built 1969



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	100	625	\$2,200	\$3.52
TOTAL/AVG	1	100%	625	\$2,200	\$3.52

## 40-54 N Brent St // RENT COMPS

**2** **2053 Pierpont Blvd**  
2053 Pierpont Blvd, Ventura, CA 93001

🏠 3 Units | 🕒 Year Built 1929



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	100	450	\$2,450	\$5.44
TOTAL/AVG	1	100%	450	\$2,450	\$5.44

**3** **455 S Evergreen Dr**  
455 S Evergreen Dr, Ventura, CA 93003

🏠 3 Units | 🕒 Year Built 1951



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	100	500	\$2,300	\$4.60
TOTAL/AVG	1	100%	500	\$2,300	\$4.60

# RENT COMPS // 40-54 N Brent St

**4** 3305 Hilltop Dr  
3305 Hilltop Dr, Ventura, CA 93003

 4 Units |  Year Built 1962



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bed / 1 Bath	1	100	550	\$2,450	\$4.45
TOTAL/AVG	1	100%	550	\$2,450	\$4.45



SECTION 6

# Market Overview

MARKET OVERVIEW

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DEMOGRAPHICS

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Marcus & Millichap  
LAAA TEAM

## VENTURA COUNTY

Ventura County is located along the coast of Southern California between Malibu and Santa Barbara, stretching across nearly 43 miles of coastline. Executive housing, excellent public schools, open space, and a wide range of recreational activities — including horseback riding, surfing, sailing, scuba and golf — contribute to its quality of life. An educated workforce, the 101 Tech Corridor, a deep-water port and Naval Base Ventura County (NBVC) draw businesses and residents to the market, while high barriers to entry continue to push valuations higher.



\* Forecast  
Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

### METRO HIGHLIGHTS



#### SKILLED LABOR POOL

California State University Channel Islands, California Lutheran University and Ventura County Community College support a talented labor pool. Roughly 34 percent of people age 25 and older hold a bachelor's degree or higher.



#### 101 TECH CORRIDOR

The 101 Corridor — stretching from Calabasas to Camarillo — is a center for high-tech companies, specifically biotechnology, health care, telecommunications and clean energy firms. Amgen's world headquarters is in Thousand Oaks.



#### NAVAL BASE VENTURA COUNTY

NBVC generates large revenues for the local economy, supporting jobs in the government sector, as well as at defense contractors serving the base. More than 19,000 people are housed at the base.

### ECONOMY

- Ventura County's economy is supported by the agriculture, health services, biomedicine, tourism and financial services sectors.
- Due to Ventura County's proximity to Los Angeles, local businesses can capitalize on major air, ground, rail and port-served transportation networks, drawing businesses.
- NBVC, which is composed of Port Hueneme, Point Mugu and San Nicolas Island (60 miles offshore), is a major aviation shore command and naval construction force mobilization site. Port Hueneme has five berths and is the only deep-water port between Los Angeles and San Francisco, connecting Ventura County to markets around the world.

### DEMOGRAPHICS



POPULATION  
**842K**

Growth 2022-2027\*  
**1.3%**



HOUSEHOLDS  
**278K**

Growth 2022-2027\*  
**1.8%**



MEDIAN AGE  
**39.0**

U.S. Median  
**38.6**



MEDIAN HOUSEHOLD INCOME  
**\$95,400**

U.S. Median  
**\$66,400**

## 40-54 N Brent St // DEMOGRAPHICS

<b>POPULATION</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>2027 Projection</b>			
Total Population	16,593	62,785	110,591
<b>2022 Estimate</b>			
Total Population	16,595	62,589	109,281
<b>2010 Census</b>			
Total Population	16,523	62,150	107,097
<b>2000 Census</b>			
Total Population	16,750	59,490	100,415
<b>Daytime Population</b>			
2022 Estimate	38,173	91,012	125,917
<b>HOUSEHOLDS</b>			
<b>2027 Projection</b>			
Total Households	6,923	25,012	41,659
<b>2022 Estimate</b>			
Total Households	6,909	24,925	41,096
Average (Mean) Household Size	2.3	2.4	2.6
<b>2010 Census</b>			
Total Households	6,810	24,502	39,780
<b>2000 Census</b>			
Total Households	6,907	23,610	38,012
Growth 2022-2027	0.2%	0.3%	1.4%
<b>HOUSING UNITS</b>			
<b>Occupied Units</b>			
2027 Projection	7,304	26,815	44,019
2022 Estimate	7,273	26,658	43,347
Owner Occupied	3,419	11,552	22,297
Renter Occupied	3,490	13,373	18,799
Vacant	364	1,733	2,251
<b>Persons in Units</b>			
2022 Estimate Total Occupied Units	6,909	24,925	41,096
1 Person Units	30.3%	31.7%	26.5%
2 Person Units	35.2%	33.9%	33.0%
3 Person Units	16.5%	14.9%	16.2%
4 Person Units	11.2%	10.4%	12.6%
5 Person Units	4.1%	4.9%	6.3%
6+ Person Units	2.7%	4.1%	5.4%

<b>HOUSEHOLDS BY INCOME</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
<b>2022 Estimate</b>			
\$200,000 or More	12.5%	10.8%	10.9%
\$150,000-\$199,999	9.6%	10.1%	11.5%
\$100,000-\$149,999	19.5%	18.8%	20.9%
\$75,000-\$99,999	13.8%	13.1%	13.6%
\$50,000-\$74,999	16.9%	16.5%	15.8%
\$35,000-\$49,999	9.8%	10.1%	9.5%
\$25,000-\$34,999	6.0%	6.5%	5.8%
\$15,000-\$24,999	4.7%	5.9%	5.3%
Under \$15,000	7.1%	8.2%	6.8%
Average Household Income	\$120,776	\$112,550	\$117,066
Median Household Income	\$84,013	\$79,777	\$87,208
Per Capita Income	\$50,628	\$45,295	\$44,509
<b>POPULATION PROFILE</b>			
<b>Population By Age</b>			
2022 Estimate Total Population	16,595	62,589	109,281
Under 20	21.5%	21.6%	22.6%
20 to 34 Years	19.4%	20.7%	20.1%
35 to 39 Years	6.9%	7.0%	6.7%
40 to 49 Years	13.8%	12.8%	12.6%
50 to 64 Years	22.3%	20.7%	21.0%
Age 65+	16.1%	17.2%	17.0%
Median Age	41.6	40.6	40.5
<b>Population 25+ by Education Level</b>			
2022 Estimate Population Age 25+	12,118	45,373	77,783
Elementary (0-8)	2.4%	4.2%	4.5%
Some High School (9-11)	4.5%	6.0%	5.9%
High School Graduate (12)	18.2%	18.4%	19.1%
Some College (13-15)	26.2%	25.1%	25.2%
Associate Degree Only	10.0%	9.3%	9.8%
Bachelor's Degree Only	23.0%	22.6%	22.2%
Graduate Degree	15.6%	14.4%	13.4%
<b>Population by Gender</b>			
2022 Estimate Total Population	16,595	62,589	109,281
Male Population	48.5%	49.6%	49.4%
Female Population	51.5%	50.4%	50.6%

## DEMOGRAPHICS // 40-54 N Brent St



### POPULATION

In 2022, the population in your selected geography is 109,281. The population has changed by 8.8 percent since 2000. It is estimated that the population in your area will be 110,591 five years from now, which represents a change of 1.2 percent from the current year. The current population is 49.4 percent male and 50.6 percent female. The median age of the population in your area is 40.5, compared with the U.S. average, which is 38.6. The population density in your area is 1,391 people per square mile.



### HOUSEHOLDS

There are currently 41,096 households in your selected geography. The number of households has changed by 8.1 percent since 2000. It is estimated that the number of households in your area will be 41,659 five years from now, which represents a change of 1.4 percent from the current year. The average household size in your area is 2.6 people.



### INCOME

In 2022, the median household income for your selected geography is \$87,208, compared with the U.S. average, which is currently \$66,422. The median household income for your area has changed by 64.2 percent since 2000. It is estimated that the median household income in your area will be \$103,279 five years from now, which represents a change of 18.4 percent from the current year.

The current year per capita income in your area is \$44,509, compared with the U.S. average, which is \$37,200. The current year's average household income in your area is \$117,066, compared with the U.S. average, which is \$96,357.



### EMPLOYMENT

In 2022, 59,248 people in your selected area were employed. The 2000 Census revealed that 67.8 percent of employees are in white-collar occupations in this geography, and 32.2 percent are in blue-collar occupations. In 2022, unemployment in this area was 5.0 percent. In 2000, the average time traveled to work was 18.3 minutes.



### HOUSING

The median housing value in your area was \$614,701 in 2022, compared with the U.S. median of \$250,735. In 2000, there were 22,072 owner-occupied housing units and 15,940 renter-occupied housing units in your area. The median rent at the time was \$786.



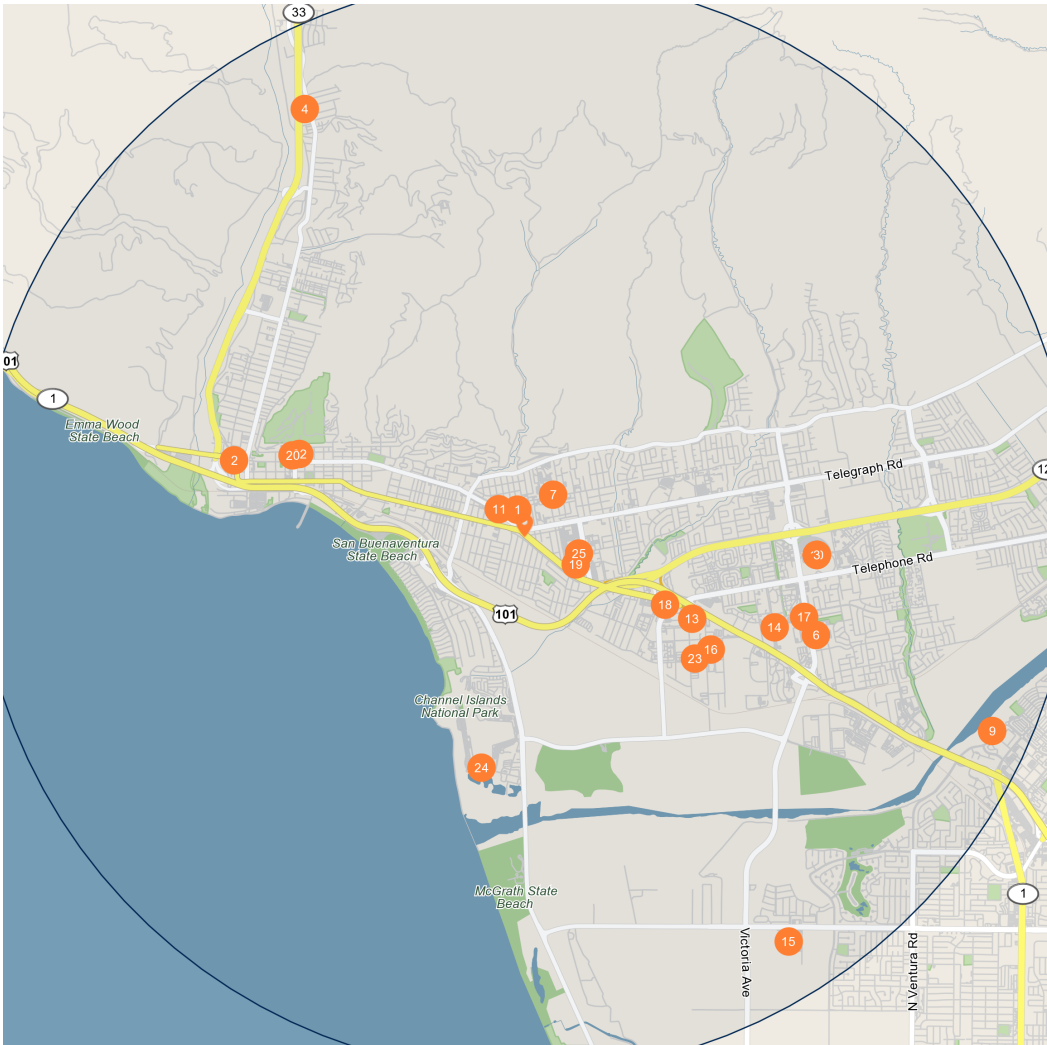
### EDUCATION

The selected area in 2022 had a higher level of educational attainment when compared with the U.S. averages. 13.4 percent of the selected area's residents had earned a graduate degree compared with the national average of only 12.3 percent, and 22.2 percent completed a bachelor's degree, compared with the national average of 19.7 percent.

The number of area residents with an associate degree was higher than the nation's at 9.8 percent vs. 8.4 percent, respectively.

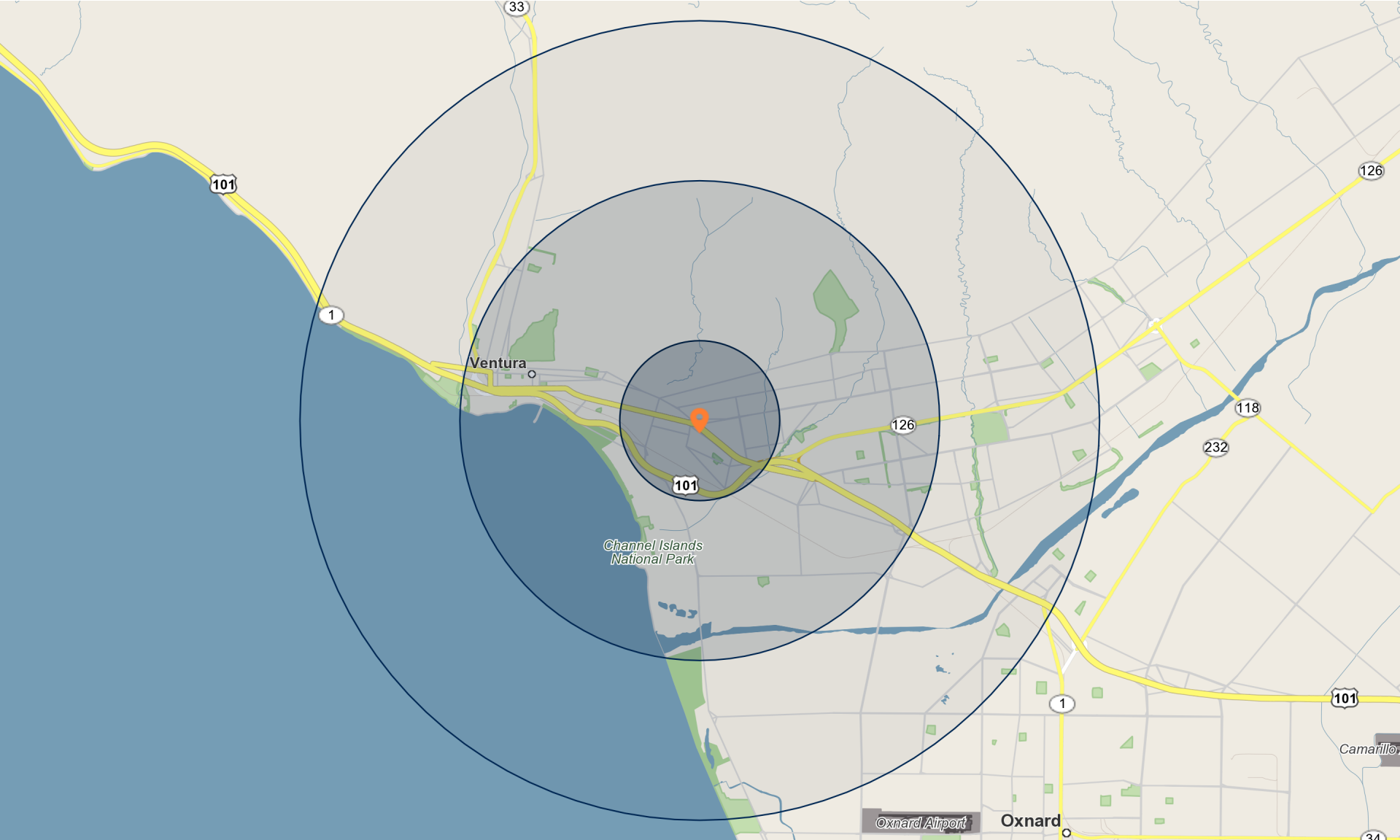
The area had fewer high-school graduates, 19.1 percent vs. 27.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 25.2 percent in the selected area compared with the 20.4 percent in the U.S.

# 40-54 N Brent St // DEMOGRAPHICS



Major Employers		Employees
1	Community Memorial Health Sys-Community Memorial Hospital	1,881
2	Kurani Pizza Inc-Pizza Hut	1,865
3	County of Ventura	1,500
4	Dairy Farmers America Inc	701
5	Califrnia Frnsic Med Group Inc	458
6	Mhh Holdings Inc	355
7	County of Ventura-Medical Center	355
8	County of Ventura-Ventura County Medical Center	355
9	State Compensation Insur Fund	340
10	Judicial Council of California-Ventura County Superior Court	333
11	Ventura Medical Management LLC	325
12	Judicial Council of California-Ventura Cnty Mncpl Crt/Ventura	315
13	Weststar Cinemas Inc-Buenaventura 6	267
14	Victoria Vntura Healthcare LLC-Victoria Care Center	262
15	Oxnard Union High School Dst-Oxnard High School	254
16	Btc Laboratories Inc	248
17	Automobile Club Southern Cal-AAA	237
18	Air Force US Dept of-Air Force Recruiting	230
19	Macys West Stores Inc-Macys	215
20	County of Ventura-Government Vta Co	207
21	County of Ventura-Dept of Public Works	207
22	City of San Buenaventura-CITY OF VENTURA	200
23	Livingston Mem Vna Hlth Corp-Livingston Mem Vsting Nrse Ass	200
24	Del Mar Seafoods Inc	185
25	Penney Opco LLC-JC Penney	180

DEMOGRAPHICS // 40-54 N Brent St



## EXCLUSIVELY LISTED BY

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