



840 PACIFIC COAST HIGHWAY

Price: \$2,300,000

- Prime location on PCH with excellent visibility
- Development potential F.A.R. 0.50 - 1.25 to 1 35' Height Maximum
- C-3 zoning allows broad range of uses, dental, medical, retail, office, animal hospital/veterinarian
- Tenant is on a short term lease expiring 12/31/2024
- Rent rate is significantly below market

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Each Office Independently Owned and Operated.

Financial Summary

Hermosa Beach Auto Lot | 840 Pacific Coast Highway | Hermosa Beach, CA 90254



Investment Summary

Price	\$2,300,000
Year Built	1984
Tenants	1
RSF	3,907
Price/RSF	\$588.69
Lot Size	9,593 sf
Floors	1
APN	4186-008-001;002
Proforma Cap Rate	6.79%

Tenant Monthly Scheduled Income

Tenant	Proforma
Proforma Income \$4.00/SF NNN	\$15,628
Totals	\$15,628

Annualized Income

Description	Proforma
Gross Potential Rent	\$187,536
- Less: Vacancy	\$0
Effective Gross Income	\$187,536
- Less: Expenses	(\$31,371)
Net Operating Income	\$156,165

Annualized Expenses

Description	Proforma
Property Tax (New 1.059613%)	\$24,371
Building Insurance	\$3,000
Capital Reserves	\$4,000
Total Expenses	\$31,371
Expenses Per RSF	\$8.03

Property Photos

Hermosa Beach Auto Lot | 840 Pacific Coast Highway | Hermosa Beach, CA 90254



Property Photos

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Chapter 17.26 C1, C2 and C3 Commercial Zones

Contents:

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17.26.010 General provisions.

In the C-zones, no building shall be erected, constructed, reconstructed, structurally altered, or shall any building or land be used for any purpose except as hereinafter specifically provided and allowed by this chapter. (Prior code Appx. A, § 8-1)

17.26.020 Specific purposes.

- A. In addition to the general purposes listed in [Chapter 17.02](#) the specific purposes of the commercial zones are to:
1. Provide appropriately located areas consistent with the general plan for a full range of office, retail commercial, and service commercial uses needed by residents of, and visitors to, the city and region;
 2. Strengthen the city's economic base, and also protect small businesses that serve city residents;
 3. Create suitable environments for various types of commercial and compatible residential uses, and protect them from the adverse effects of inharmonious uses;
 4. Minimize the impact of commercial development on adjacent residential districts;
 5. Ensure that the appearance and effects of commercial building and uses are harmonious with the character of the area in which they are located;
 6. Ensure the provision of adequate off-street parking and loading facilities;
 7. Provide sites for public and semi-public uses needed to complement commercial development or compatible with a commercial environment;
- B. The additional purposes of each zone are as follows:
1. C-1 Neighborhood Commercial Zone. To provide sites for a mix of small local businesses appropriate for, and serving the daily needs of nearby residential neighborhoods; while establishing land use regulations that prevent significant adverse effects on abutting residential uses.
 2. C-2 Downtown Commercial Zone. To provide opportunities for a limited range of office, retail, and service commercial uses specifically appropriate for the scale and character of the downtown – a resident and visitor serving pedestrian-oriented shopping/entertainment district.
 3. C-3 General Commercial Zone. To provide opportunities for the full range of office, retail, and service businesses deemed suitable for the city, and appropriate for the Pacific Coast Highway and Aviation Boulevard commercial corridors, including business not appropriate for other zones because they attract heavy vehicular traffic or have specific adverse impacts. (Ord. 95-1130 §1, 1995: prior code § 8-2)

17.26.030 C-1, C-2 and C-3 land use regulations.

In the following matrix, the letter "P" designates use classifications permitted in commercial zones. The letter "U" designates use classifications permitted by approval of a conditional use permit. Use classification not listed are prohibited. Section numbers listed under "see section" reference additional regulations located elsewhere in the zoning ordinance or this code. For definition of the listed uses see Section [17.04.060](#).

C-1, C-2 and C-3 ZONES, LAND USE REGULATIONS

P = Permitted

- = Not Permitted

U = C.U.P Required (See Chapter 17.40)

USES	C1	C2	C3	See Section
Adult businesses	-	-	U	17.40.050
Adult paraphernalia, X-rated uses and materials, limited to no more than 20% of stock-in-trade	U	U	U	17.40.060
Alcohol beverage establishments, on-sale	-	U	U	17.40.080
Alcoholic beverage establishment, on-sale (excluding restaurant with on-sale alcoholic beverages limited to beer and wine, closing at 10:00 p.m. or earlier)	-	U	U	17.40.080
Alcohol beverage establishment, off-sale (closing at 11:00 p.m. or earlier)	P	P	P	
Alcohol beverage establishment, off-sale (open between 11:01 p.m. and 2:00 a.m.)	U	U	U	17.40.090
Animal hospitals	-	-	P	
Aquariums, sales and supplies of marine life	P	P	P	
Art/antiques/curios gallery or shop	P	P	P	
Assembly halls	-	U	U	17.40
Audio/video equipment and supplies, sales and repair	P	P	P	
Bakery	P	P	P	
Banks and financial institutions	-	P	P	
Barber/beauty shop	P	P	P	
Billiard or pool halls	-	P	P	
Books/news/magazines, sales	P	P	P	
Bowling alley	-	-	P	
Brick and stone (ornamental)	-	-	P	
Bus station, not including terminal facilities	-	-	P	
Cannabis delivery	-	-	-	17.42.110
Catering business	-	-	P	
Clinic, dental and/or medical	P	P	P	
Clothing and wearing apparel sales and service	P	P	P	
Clubs, private	-	P	P	
Commercial cannabis activities	-	-	-	17.42.110
Communication facility	-	-	U	17.40.020
Computer and Internet access center			U	17.40.020
Copying and printing services and supplies	P	P	P	
Cultivation of cannabis or medical marijuana	-	-	-	17.42.110
Dancing, customer	-	P	P	
Day nursery, preschool	U	U	U	17.40.110
Department stores	-	P	P	
Detective agency	P	P	P	
Drugstore	P	P	P	
*Allowed by special permit by city council on public streets/right-of-way, pursuant to Section 12.12.070, and permitted by right on private property in conjunction with such a special permit.				

C-1, C-2 and C-3 ZONES, LAND USE REGULATIONS				
P = Permitted - = Not Permitted U = C.U.P Required (See Chapter 17.40)				
USES	C1	C2	C3	See Section
Emergency shelters	-	-	P	17.40.220
Entertainment, limited live	P	P	P	17.42.190
Entertainment, live	-	U	U	17.40.020
Entertainment, special performances	-	U*	U*	
Equipment (household tools and lawn/garden equipment including small engines) rental, and repair, other than street vehicles	-	-	P	
Florist or plant shop	P	P	P	
Food and beverage market (maximum 4,000 square feet floor area)	P	P	P	
Fortune tellers, psychics and astrologers	-	-	P	
Furniture/furnishings, sales and display	-	P	P	
Garden equipment, small, hand-operated, sales and rentals	-	P	P	
Gun shop	-	-	P	
Gymnasium/health and fitness center	-	P	P	
Hardware/home improvement store	-	P	P	
Hobby and craft supplies and service	P	P	P	
Hospitals, general, psychiatric out-patient only	-	-	U	17.40.020
Hotels, motels	-	P	P	
Household appliances/office equipment, sales and repair	-	P	P	
Instruments (professional and/or scientific), sales	P	P	P	
Interior decorating studio, store or shop	P	P	P	
Laboratories	-	P	P	
Laundry business and dry-cleaning (including self-service)	P	P	P	
Locksmith business	P	P	P	
Lumberyard, retail	-	-	P	
Massage establishment	-	U	U	17.40.160
Medical marijuana dispensaries	-	-	-	17.42.110
Messenger service	P	P	P	
Monuments	-	-	P	
Motor vehicles and equipment, sales and service (including motorcycles, boats, non-tractor trucks, RVs)				
Sales/rental, new or used	-	-	U	17.40.202
General repair, service, installation of parts and accessories	-	-	U	17.40.020
Body repair and painting	-	-	U	17.40.020
Service station			U	17.40.030
Parts and accessories, retail sales	-	P	P	
Car washes (self-service car wash)	-	-	U	17.40.030
Vehicle storage	-	-	U	17.40.020
Musical instruments, retail and repair	-	P	P	
*Allowed by special permit by city council on public streets/right-of-way, pursuant to Section 12.12.070, and permitted by right on private property in conjunction with such a special permit.				

C-1, C-2 and C-3 ZONES, LAND USE REGULATIONS				
P = Permitted - = Not Permitted U = C.U.P Required (See Chapter 17.40)				
USES	C1	C2	C3	See Section
Nurseries	-	-	U	17.40.020
Offices, general	P	P	P	
Outdoor dining (accessory to food establishments on public right-of-way)	P	P	P	17.26.050(B)(5) 12.16.090
Outdoor merchandise display, temporary outside dining, in conjunction with special event	U*	U*	U*	17.26.050(D)
Outdoor retail sales/display areas (accessory to establishments on Pier Avenue public right-of-way—includes Loreto Plaza)	-	P	-	17.26.050(B)(7) 12.16.100
Outdoor seating, limited (accessory to food establishments on private property)	P	P	P	17.26.050(B)(6)
Parade, circus or carnival	-	U*	U*	
Parcel delivery terminal	-	-	P	
Parking lots and/or structures	P	P	P	
Pet grooming, no overnight kennels		P	P	
Pet stores, including sale of pets	-	-	P	
Photo engraving business	-	-	P	
Photography (equipment sales and service, film processing, studio)	P	P	P	
Printing and or publishing business, commercial	-	P	P	
Recycling, large or small collection facility	-	-	U	17.40.130 , 17.40.140
Residence; residential uses above ground floor commercial use(s), including condominium developments	U	-	-	17.40.020
Restaurant, with drive-in, or drive-thru window, or with outdoor walk-up window on public right of way	-	U	U	17.40.020
Restaurant with on-sale alcoholic beverages limited to beer and wine, closing at 10:00 p.m. or earlier.	P	P	P	17.26.060
Restaurant with on-sale alcoholic beverages limited to beer and wine, closing later than 10:00 p.m.	U	U	U	17.40.080
Restaurant/cafe	P	P	P	
Restaurant/cafe with beer and wine (on-sale alcohol beverage establishment)	U	U	U	17.40.080
Reverse vending machine(s)	U	U	U	17.40.120
Secondhand merchandise, retail sales	-	P	P	
Short-term vacation rental	-	P	P	17.40.230
Single room occupancy facility (more than six units)	-	-	U	17.42.090
Snack bar/snack shop	P	P	P	
Sporting/recreational equipment sales, service, and rental	P	P	P	
Supermarkets	-	P	P	
Surfboard manufacturing	-	-	U	17.40.020
Tattoo/body piercing studios	-	P	P	17.26.070
Ticket broker/sales	-	P	P	

*Allowed by special permit by city council on public streets/right-of-way, pursuant to Section 12.12.070, and permitted by right on private property in conjunction with such a special permit.

C-1, C-2 and C-3 ZONES, LAND USE REGULATIONS				
P = Permitted - = Not Permitted U = C.U.P Required (See Chapter 17.40)				
USES	C1	C2	C3	See Section
Timeshares	-	U	-	17.40.240
Tobacco store	P	P	P	
Toy store	P	P	P	
<u>Upholstering shop</u>	-	-	P	
<u>Wedding chapel, commercial</u>	-	-	P	
Wireless communication facility	U	U	U	
<u>Youth hostel</u>	-	U	U	17.40.150
*Allowed by special permit by city council on public streets/right-of-way, pursuant to Section 12.12.070, and permitted by right on private property in conjunction with such a special permit.				

(Ord. 19-1395 §2, 2019; Ord. 18-1388 §4, 2018; Ord. 17-1378 §3, 2017; Ord. 16-1371 §1.2, 2016; Ord. 16-1362 §2, 2016; Ord. 15-1349 §2, 2015; Ord. 14-1345 §1, 2014; Ord. 13-1342 §4, 2013; Ord. 12-1334 §1, 2012; Ord. 12-1333 §5, 2012; Ord. 10-1310 §1, 2010; Ord. 10-1313 §3, 2010; Ord. 09-1298, §§2, 3, 2009; Ord. 08-1292 §1, 2008; Ord. 06-1272 §5, 2006; Ord. 03-1232 §3, 2003; Ord. 01-1214 §4(2), 2001; Ord. 97-1174 §1, 1997; Ord. 96-1157 §1, 1996; Ord. 95-1130 §2, 1995; Ord. 94-1118 §1, 1995; prior code Appx. A, § 8-3)

(Ord. # [21-1441](#) §4,5, adopted 12/14/2021, effective 01/13/2022; Ord. # [22-1453](#) §3, adopted 10/11/2022, effective 11/10/2022)

Effective on: 11/10/2022

17.26.040 Similar use permitted.

When a use is not specifically listed in this chapter, it shall be understood that the use is prohibited unless it is determined by the community development director that the use is similar to and not more objectionable than other uses listed.

It is further recognized that every conceivable use cannot be identified in this chapter, and anticipating that new uses will arise over time, this section authorizes the community development director to compare a proposed use and measure it against those listed for determining similarity. The director’s determination shall not be final until confirmed by the city council as a consent calendar item on the council agenda following the director’s determination.

In determination similarity the director shall make all of the following findings:

- A. The proposed use shall meet the intent of, and be consistent with the goals, objectives and policies of the general plan;
- B. The proposed use shall meet the stated purpose and general intent of the zone in which the use is proposed to be located;
- C. The proposed use shall not adversely impact the public health, safety and general welfare of the city’s residents; and
- D. The proposed use shall share characteristics common with, and not be of greater intensity, density or generate more environmental impact, than those uses listed in the zone in which it is to be located. (Ord. 95-1130 §3, 1995: prior code Appx. A, § 8-4)

17.26.050 Standards and limitations.

Every use permitted or maintained in C zones shall be subject to the following:

- A. Parking. Parking shall be provided as specified by [Chapter 17.44](#).

- B. Enclosures. All uses shall be conducted wholly within a building enclosed on all sides, except for the following:
1. Outdoor uses may be permitted by conditional use permit for uses listed as stated in the permitted use list;
 2. Commercial parking lot;
 3. Uses incidental to a use conducted primarily within a building located on the premises; provided, that such incidental uses are not conducted in whole or in part on sidewalks, public ways or within any required front or rear yard; and provided, further, that such incidental uses are of a type which cannot be economically or practically conducted within buildings. Where incidental uses are not conducted within a building, no part of the area devoted to the incidental uses shall be considered as part of the required parking facilities. All outdoor storage or activities shall be substantially screened from public visibility, public streets, parks or other public places, and properties;
 4. Temporary outdoor merchandise display and outside dining in conjunction with a temporary outdoor event such as a sidewalk sale, authorized by the city council by special permit as set forth in Section 12.12.070.
 5. Outdoor dining or seating located adjacent to a food establishment, authorized by an encroachment permit for use of the public right-of-way obtained pursuant to Section 12.16.090. Deviation from the standards in Section 12.16.090 may be allowed pursuant to a conditional use permit, issued in compliance with Chapter 17.40.
 6. Limited outdoor seating for the purposes of food consumption, accessory to food establishments on private property, shall be allowed with approval of a permit from the community development department, subject to the standards and limitations in this subsection. Food establishments include snack shops, restaurants, food and beverage markets, supermarkets, bakeries, or similar establishments that offer food or beverages, as determined by the community development director.
 - a. Administrative Permit Required.
 - i. Prior to the establishment of any limited outdoor seating area accessory to any food establishments on private property, an administrative permit shall be required pursuant to Chapter 17.55 except as otherwise stated in this section. An application shall be filed with the community development department in writing upon a form furnished by the department. The application shall include a site plan and drawings and information showing location, furnishings and seating arrangement in sufficient detail to demonstrate the compliance with this section, accompanied by a fee set by resolution of the city council.
 - ii. The community development director may issue the administrative permit only after determining that the request complies with the standards and provisions of this section and any other requirements applicable to the use set forth in the Municipal Code; provided, that where limited outdoor seating is comprised of seating on private property and the public right-of-way, the standards applicable to limited outdoor seating on the public right-of-way in Section 12.16.090(C) shall govern on the private property.
 - iii. The permit shall lapse, and be of no force and effect, and a new administrative permit shall be required for outdoor seating whenever there is a change in food establishment ownership, change in the nature or scope of the business, the permitted food establishment does not operate for a period of more than six (6) months, or the community development director determines, based on substantial evidence, that the food establishment operation no longer meets the standards set forth in subsection (B)(6)(b) of this section.
 - b. Standards and Limitations. The location, design and operation of the limited outdoor seating area shall comply with all of the following:
 - i. Outdoor seating shall be incidental and accessory to food establishments for patrons of the food establishment to consume food or beverages purchased during the hours that food or beverages are offered for sale, but not to exceed 7:00 a.m. to 11:00 p.m. in the C-3 zone and zones that allow C-2 uses, or 7:00 a.m. to 10:00 p.m. in the other zones where this use is permitted. Employee break areas physically separated and restricted from public use are regulated by subsection (B)(3) of this section.

- ii. The outdoor seating area authorized by this subsection (B)(6) shall not contain more than one (1) seat per fifteen (15) square feet of area.
 - iii. The outdoor seating area shall be located proximate to the business providing the seating, such as adjacent to the building, within courtyards, or on balconies or decks, including any roof deck. Outdoor seating areas shall not be arranged so as to create food courts. Outdoor seating areas shall not reduce, be located within, or damage any required landscaped area.
 - iv. No entertainment, music, speakers, televisions, or audio or visual media of any type, whether amplified or unamplified, shall be provided within the outdoor seating area or situated so as to be clearly visible to the outdoor seating area.
 - v. The location and use of the outdoor seating area shall not obstruct the movement of pedestrians, goods or vehicles; required parking spaces; driveways or parking aisles; entrances; legal signs; utilities or other improvements. A minimum four (4) foot wide pedestrian path shall be maintained, unless otherwise required by law. When located adjacent to parking spaces, driveways or parking lot aisles, a physical barrier such as curb or railing shall be provided.
 - vi. All furnishings and barriers shall be maintained free of appendages or conditions that pose a hazard to pedestrians and vehicles.
 - vii. All furnishings shall be maintained in good condition at all times. The area shall be supplied adequate solid waste management containers and maintained in a neat and clean manner, free of litter and graffiti, at all times.
 - viii. Any lighting provided for the use shall be extinguished no later than 11:00 p.m. in the C-3 zone and zones that allow C-3 uses, or 7:00 a.m. to 10:00 p.m. in the other zones where this use is permitted, and shall be high-efficiency, the minimum intensity necessary, fully shielded (full cutoff) and down cast (emitting no light above the horizontal plane of the fixture), not create glare or spill beyond the property lines, and the lamp bulb shall not be directly visible from within any residential unit.
 - ix. The use of water for cleaning the area shall conform to [Chapter 8.56, Water Conservation and Drought Management Plan](#), and shall be minimized and any runoff generated shall drain to the sewer system only and shall under no circumstances drain to the stormwater system.
 - x. Noise emanating from the property shall be within the limitations prescribed by [Chapter 8.24](#) and shall not create a nuisance to surrounding residential neighborhoods, and/or commercial establishments. The outdoor seating area shall not adversely affect the welfare of the residents or commercial establishments nearby.
 - xi. The design and use of the outdoor seating area shall conform to all building, fire, zoning, health and safety and other requirements of the Municipal Code and all other requirements of law.
 - c. Conditional Use Permit. Any deviation from the standards listed in this subsection shall require a conditional use permit in compliance with [Chapter 17.40](#).
7. Outdoor retail sales/displays located adjacent to a retail establishment, authorized by an encroachment permit for use of the public right-of-way obtained pursuant to Section [12.16.100](#). Deviation from the standards in Section [12.16.100](#) may be allowed pursuant to a conditional use permit, issued in compliance with [Chapter 17.40](#).
- C. Merchandise. No merchandise shall be sold other than at retail. Sale of repossessed merchandise or secondhand merchandise taken in by the seller as a trade-in on new merchandise is permissible, provided that such sales are conducted on the premises where such merchandise was originally sold, or any successor locations.
- D. Signs. Signs for this section are regulated by Section [17.50.140](#).
- E. Building Height.
1. In the C-1 zone, any building may have a maximum height of thirty (30) feet.
 2. In the C-2 zone, no building shall exceed a maximum height of thirty (30) feet.
 3. In the C-3 zone, no building shall exceed a maximum height of thirty-five (35) feet.
- F. Front Yard Setback. No lot need provide a front yard except as may be required by a precise plan.

- G. Alley Setback. Buildings shall conform with Section [17.44.130](#).
- H. Rear and Side Yard Setback Adjacent to Residential Zones.
 - 1. C-3 Zone. A minimum rear and/or side yard setback of eight feet shall be provided, and an additional two feet of setback shall be provided for each story over the first story for structures that abut residential zones, except where public rights-of-way, twenty (20) feet or greater in width, separate the commercial zone from the residential zone.
 - 2. C-1 and C-2 Zones. A minimum rear and/or side yard setback of five feet shall be provided, except where public rights-of-way twenty (20) feet or greater in width, separate the commercial zone from the residential zone.
 - 3. Existing Buildings. Existing commercial buildings that do not comply with the above setback requirement adjacent to residential zones shall not be considered "nonconforming buildings" under the terms of [Chapter 17.52](#). Therefore, such buildings may be remodeled or expanded as long as any new constructions conforms with the above setback requirements.
- I. Landscaping Adjacent to Residential Zones. The required rear and/or side yard area shall be landscaped and provided with an automatic watering system. Size, quantity and type of landscaping shall be subject to review and approval by the planning director. Landscaping shall be appropriately maintained, trimmed and void of weeds. (Ord. 15-1349 §3, 2015; Ord. 14-1345 §2, 2014; Ord. 12-1333 §5, 2012; Ord. 97-1171 §1, 1997; Ord. 94-1115 §1, 1994; Ord. 94-1100 §2, 1994; prior code Appx. A, § 8-5)

(Ord. # [21-1436](#) §4, adopted 09/14/2021, effective 10/14/2021)

Effective on: 10/14/2021

Aerial Map

Hermosa Beach Auto Lot | 840 Pacific Coast Highway | Hermosa Beach, CA 90254



Aerial Map

Hermosa Beach Auto Lot | 840 Pacific Coast Highway | Hermosa Beach, CA 90254



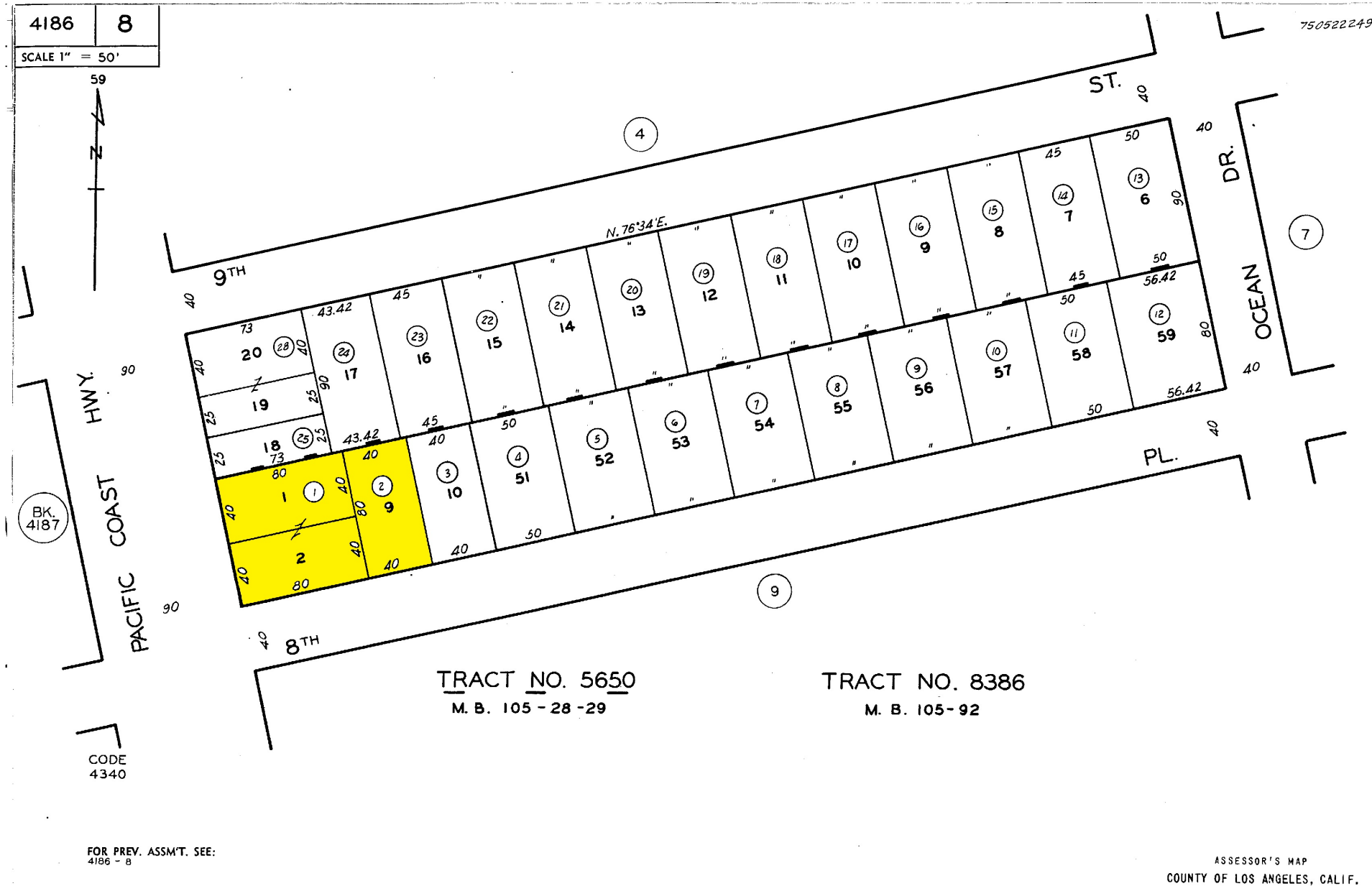
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Parcel Map

Hermosa Beach Auto Lot | 840 Pacific Coast Highway | Hermosa Beach, CA 90254

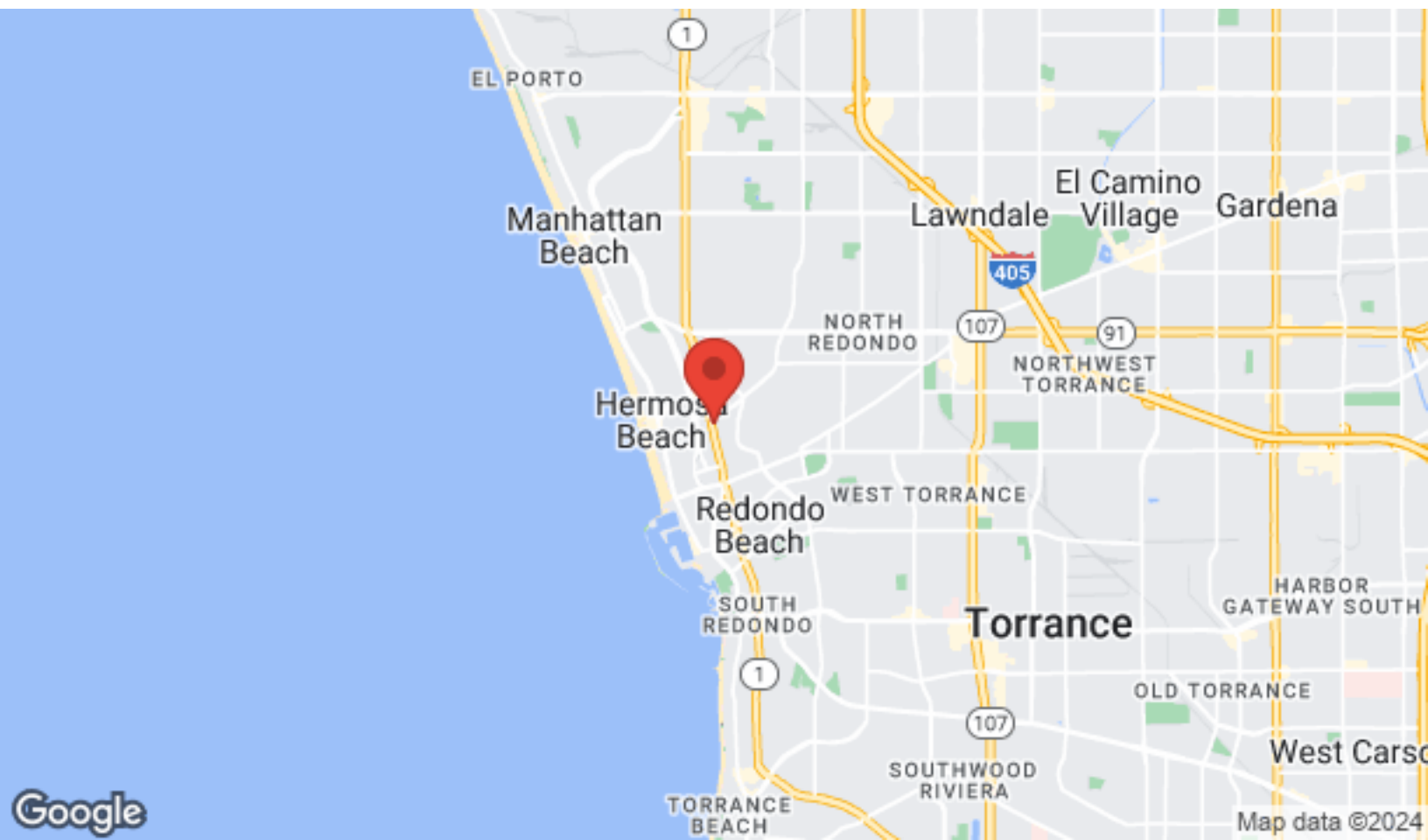
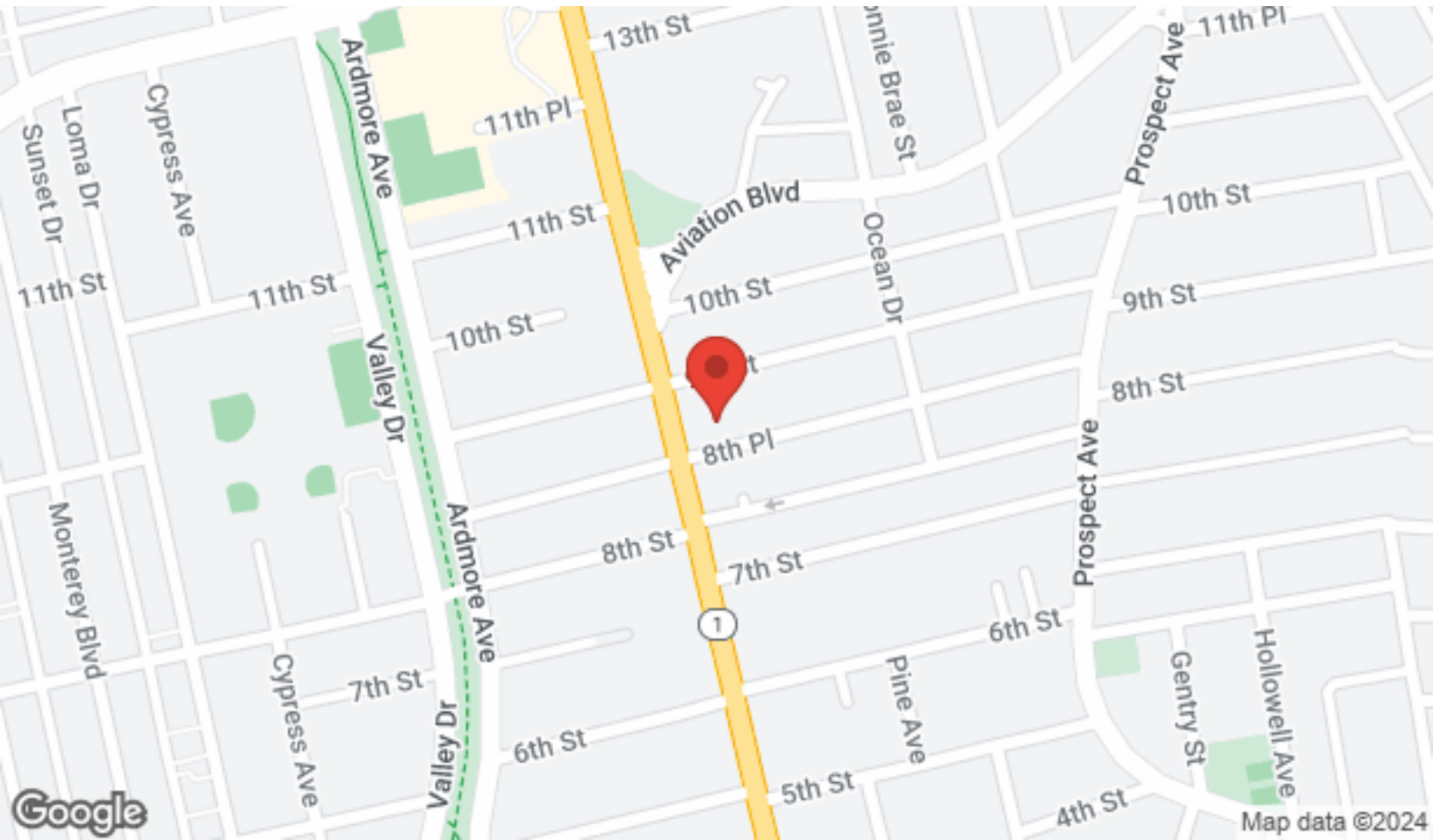


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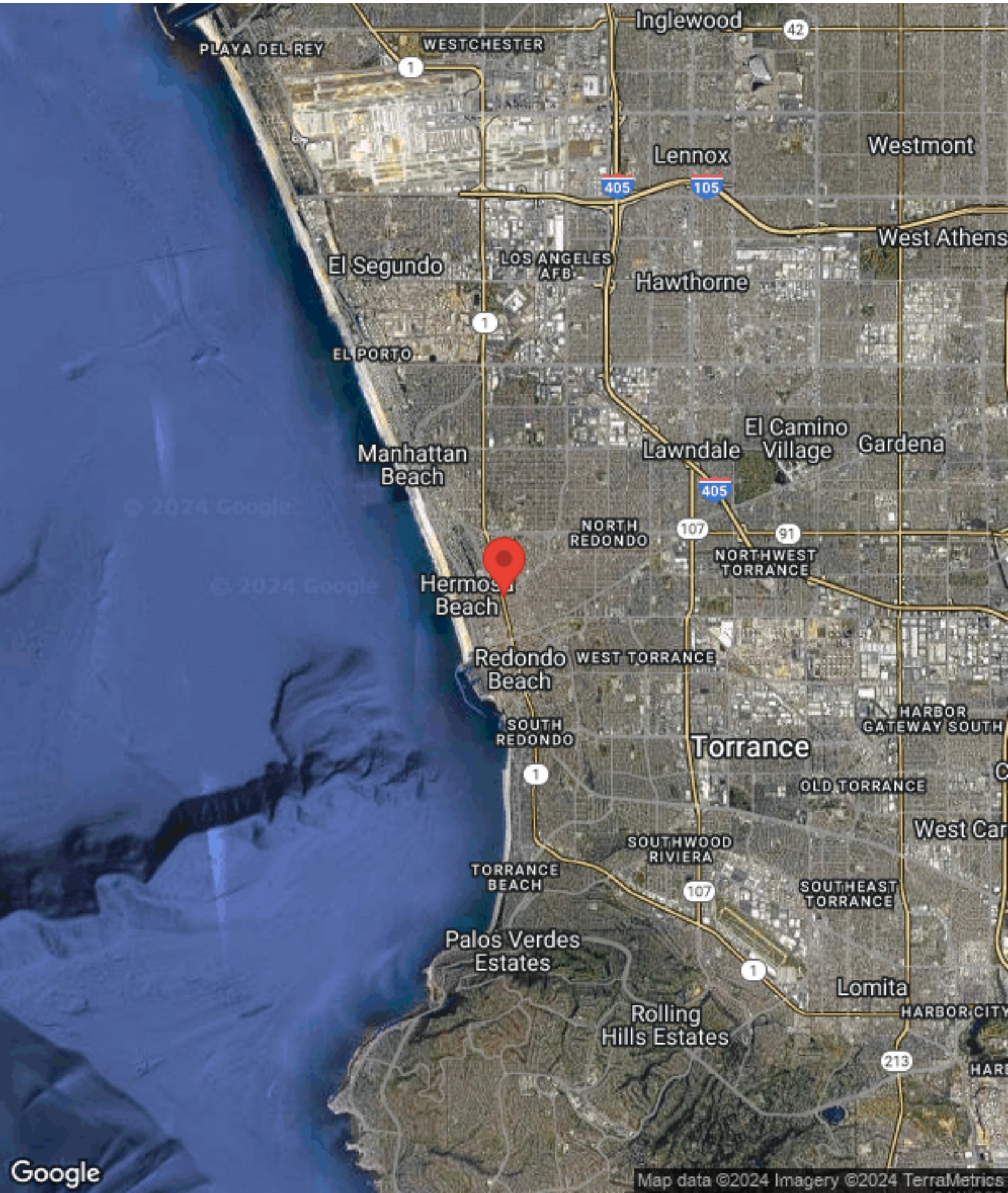
Location Maps

Hermosa Beach Auto Lot | 840 Pacific Coast Highway | Hermosa Beach, CA 90254



Regional Map

Hermosa Beach Auto Lot | 840 Pacific Coast Highway | Hermosa Beach, CA 90254



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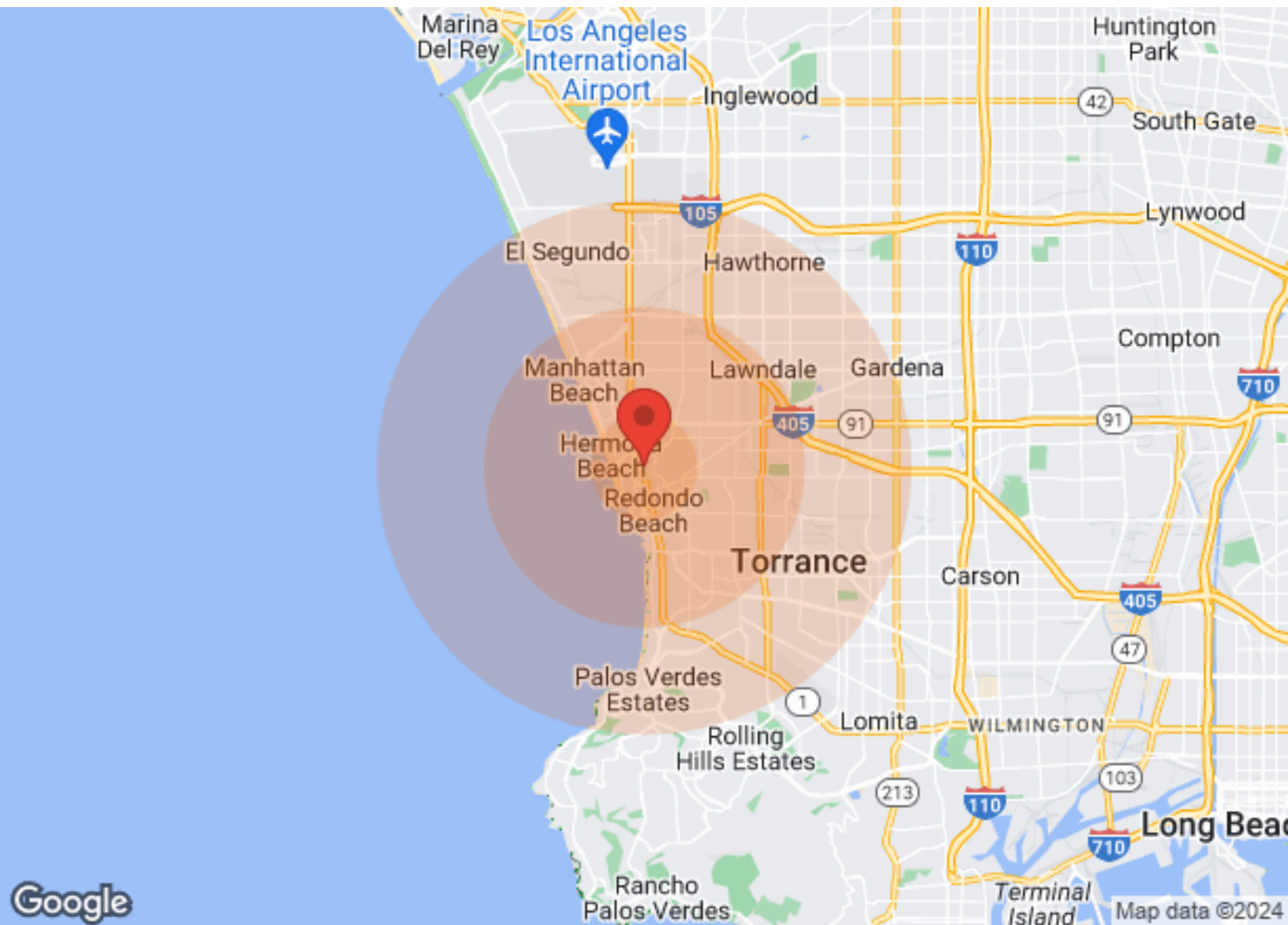
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Detailed Demographics

Hermosa Beach Auto Lot | 840 Pacific Coast Highway | Hermosa Beach, CA 90254

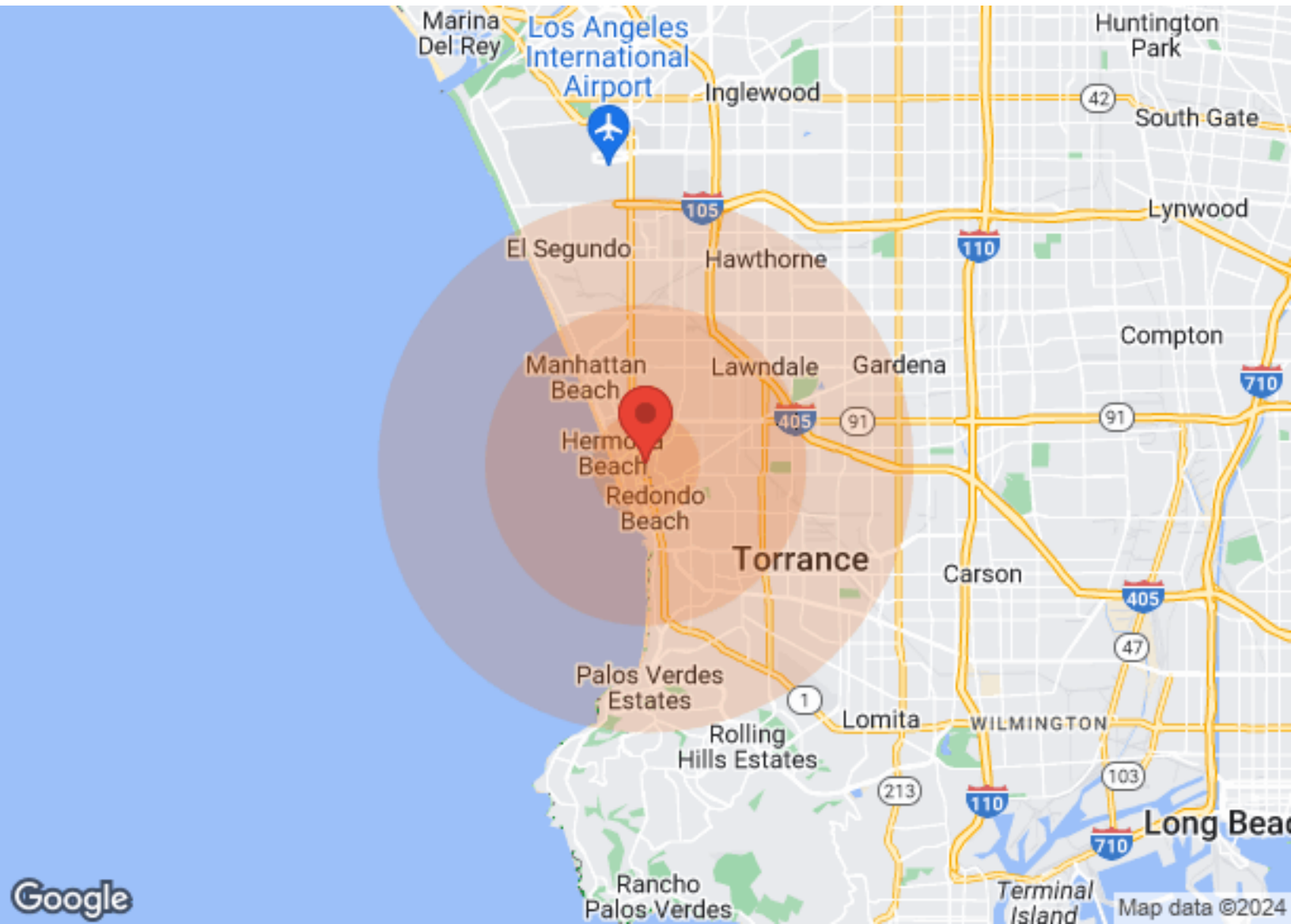


	1 Mile	3 Miles	5 Miles
Population			
Male	16,774	90,285	200,358
Female	15,757	88,804	203,098
Total Population	32,531	179,089	403,456
Housing			
Total Units	15,790	79,367	167,351
Occupied	15,032	75,312	159,362
Owner Occupied	7,838	38,948	78,419
Renter Occupied	7,194	36,364	80,943
Vacant	758	4,055	7,989
Race			
White	28,377	129,793	236,686
Black	203	3,068	26,389
Am In/AK Nat	12	84	254
Hawaiian	N/A	135	770
Hispanic	3,028	31,403	112,589
Multi-Racial	3,558	38,350	135,760

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Detailed Demographics

Hermosa Beach Auto Lot | 840 Pacific Coast Highway | Hermosa Beach, CA 90254



Age	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Ages 0-4	1,373	8,079	19,898	Median	\$108,351	\$98,886	\$80,138
Ages 5-9	1,836	10,821	25,904	< \$10,000	309	2,316	6,502
Ages 10-14	1,740	10,628	25,166	\$10,000-\$14,999	266	2,124	5,593
Ages 15-19	1,552	10,359	24,926	\$15,000-\$19,999	293	1,848	5,623
Ages 20-24	1,392	9,868	24,619	\$20,000-\$24,999	453	2,584	6,352
Ages 25-29	1,343	9,358	23,669	\$25,000-\$29,999	197	1,859	4,949
Ages 30-34	1,750	9,909	24,022	\$30,000-\$34,999	349	2,009	5,904
Ages 35-39	2,484	11,882	26,742	\$35,000-\$39,999	412	2,039	5,510
Ages 40-44	3,210	14,320	30,601	\$40,000-\$44,999	447	2,010	5,788
Ages 45-49	3,452	15,943	33,320	\$45,000-\$49,999	328	2,193	5,410
Ages 50-54	3,241	15,787	32,860	\$50,000-\$60,000	630	4,941	11,131
Ages 55-59	2,735	14,274	29,734	\$60,000-\$74,000	1,293	6,603	16,158
Ages 60-64	2,172	11,805	24,728	\$75,000-\$99,999	1,815	9,650	20,734
Ages 65-69	1,622	9,061	19,024	\$100,000-\$124,999	2,000	8,471	16,106
Ages 70-74	1,084	6,370	13,673	\$125,000-\$149,999	1,200	5,474	10,508
Ages 74-79	680	4,259	9,381	\$150,000-\$199,999	1,874	7,691	12,902
Ages 80-84	377	2,632	5,992	> \$200,000	2,698	11,093	15,812
Ages 85+	488	3,734	9,197				