

# I-94 THE LOOP

620 OLSON MEMORIAL HIGHWAY | MINNEAPOLIS, MN 55411

Frank Jermusek, JD

Chris Kubesh

Minneapolis CBD



BE THE MATCH

JF  
FLATS

Light Rail - NW Blue Line Extension

Light Rail - SW Green Line

SITE

105,000+ Vehicles Per Day



55

# Executive Summary

## SALE OVERVIEW

TOTAL LOT SIZE:	4.35 Acres
SALE PRICE:	\$8,000,000
MARKET:	North Loop MPLS
APN #:	2202924230131 2202924230143 2202924230144 220292423
CROSS STREETS:	Interstate 94 & Olson Memorial Highway 55



## PROPERTY DESCRIPTION

This 4.35 acre site [including right of ways and vacant streets] in the North Loop boasts a fabulous opportunity for re-development. Ideally, because of its great highway exposure, the land would be featured as a company's new corporate headquarters. The property is centrally located in Minneapolis, Minnesota directly off Interstate Highway-94 on Olson Memorial Highway [State Highway-55].

As we continue to see fewer larger contingent office spaces in the Minneapolis CBD area, national corporations are choosing to expand their operations into the neighboring and quickly growing North Loop community.

## LOCATION OVERVIEW

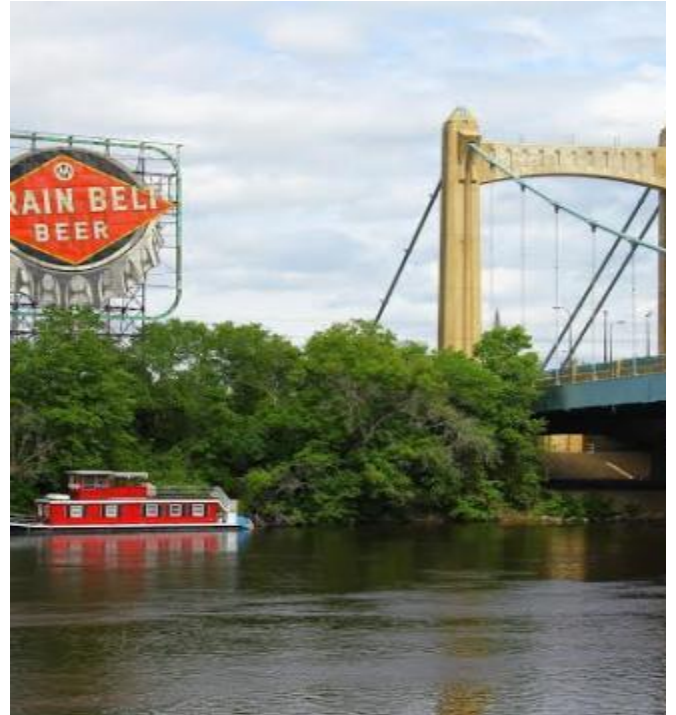
Minneapolis' North Loop has seen considerable upticks in construction in development spanning from high-rise residential to retail and office. The site also sits nearby the metro transit light rail planned expansion[s] upcoming by the City of Minneapolis, giving the sight potential for excellent non-driving access.

The site also sits directly off on Interstate Highway-94, one of highest trafficked highways in the state. With hundreds of thousands of cars passing the site everyday, it gets extremely strong exposure by both local and cross state drivers.

# Complete Highlights

## PROPERTY HIGHLIGHTS

- Highly-Desirable North Loop Location in Minneapolis, Minnesota
- 4.35 Acres of Land
- 4 Total Parcels + Vacated Streets and Right of Ways
- High Exposure and Visibility from Interstate-94
- Excellent Re-Development Potential
- Metro Transit Light Rail Expansion(s) with Multiple Nearby Station(s) Planned to Run Directly in Front of Site
- Minutes from Two Professional Sports Venues:
- Newly Built Target Field - Home to the Minnesota Twins [Major League Baseball]
- Target Center - Home to the Minnesota Timberwolves [National Basketball Association]
- US Bank Stadium In Construction - Easy Light Rail Access to New Multi-Purpose Stadium to be Completed Summer 2016 - Home to the Minnesota Vikings [National Football League]
- Close to Minneapolis Central Business District
- Walking Distance to Numerous Apartment, Condominium and Retail Developments
- Popular Nightlife in the Area Just Moments Away
- Thriving retail stores up and down Washington Ave With More Being Developed
- Fabulous Restaurants Including Spoon & Stable, Loop, Red Cow, Haute Dish and Many More
- North Loop Was Once a Mere Trolley Route Through a Portion of Minneapolis, But Over Time it Evolved Into One of the Trendiest Neighborhoods in the City





# Highlighted Aerial Map





# North Loop Aerial





# North Loop Tilted Aerial



# North Loop Neighborhood Information



## North Loop - Minneapolis, MN

The North Loop name once referred to the trolley line that served the area. Today it defines the shape of the neighborhood and its location adjacent to Downtown Minneapolis. The neighborhood is located in the Minneapolis Warehouse Historic District, which is listed on the National Register of Historic Places. For most of its history, the North Loop was an industrial area, and home to a large railroad yard and numerous warehouses and factories. The Warehouse District fell into disrepair in the 1960s and 70s, but reemerged in the 1980s as the epicenter of the Minneapolis art scene. In recent years, revitalization of the North Loop has accelerated, with the neighborhood becoming “the” Twin Cities neighborhood in which to live, work, eat, shop and play.

- North Loop Neighborhood webpage:  
[www.northloop.org](http://www.northloop.org)

- North Loop Neighborhood facebook:  
[www.facebook.com/NorthLoopMPLS](https://www.facebook.com/NorthLoopMPLS)

## Neighborhood Highlights

- Fastest growing neighborhood in Minneapolis, growing from 1,500 residents in 2000 tripling to 4,300 in 2010... and increasing rapidly!
- In 2010, the neighborhood had about 2,200 households. Children under 18 years were in about 5% of these households (116 households). People over age 65 were in 5% of households.
- Owner occupied housing units were 51% of the North Loop neighborhood in 2010? rental housing was 49%.
- In 2010, approximately 9,500 jobs were located in the neighborhood.
- The Minneapolis Farmers Market, an institution since 1937, adds to the neighborhood vibrancy, and attracts people from across the Twin Cities.
- The neighborhood continues to gain accolades from local and national publications, as "Best Neighborhood" (Mpls/St. Paul Magazine and CityPages), 12th Hippest Neighborhood (Forbes), "Favorite Neighborhood" (Fast Company), and "Coolest Neighborhood in America" (Thrillist).
- Rated best biking city by Bike Score, and #3 bicycling city [Bicycling Magazine].
- Target Field Station serves as a central, multimodal transportation hub, serving the METRO Blue and Green lines and Northstar Commuter Rail. The adjacent public plaza and amphitheater is a community gathering spot and host year-round special events.



# North Loop Development Highlights

## NOTABLE DEVELOPMENTS HIGHLIGHTS

- North Loop was Formerly a Warehouse Industrial District
- Multiple Renovation of Old and Historic Industrial Warehouse Properties to Office , Retail, and Multi-Family
- Multiple Re-Development Projects from Ground Up for Office, Multi-Family
- Area Provides High Profile Location
- Minutes from Downtown Minneapolis CBD

## BE THE MATCH HIGHLIGHTS

- 240,000 Square Foot HQ Office Development
- Property purchased by Be The Match
- \$57 Million in Development Costs
- Non-Profit Bone Marrow Donor Program
- Relocating from Current Minneapolis Location[s]
- 900 Employees to Office at this Location
- Completion Late 2015



## ARTIC CAT HIGHLIGHTS

- 55,000 Square Foot HQ Office development
- Renovation of 107 Year Old - Western Container - Building
- Artic Cat Lease is for 13 Years
- \$5 - \$7 Million in Renovation Costs
- Relocating from Multiple MN Location[s]
- 150-200 Employees to Office at this Location
- Occupying Summer 2016





# MultiFamily Highlights

## JUNCTION FLATS HIGHLIGHTS

- Luxury Apartments
- Re-Development from Ground Up
- 182 Units
- 522 - 1135 Square Foot Floor Plans
- Market Rates: \$1,170 - \$2,505 Monthly
- Prime Location Near Target Field
- Purchased Upon Construction Completion for \$49 Million in 2014 - [\$279,000 Per Unit]
- Roof Top Pool
- Pet Friendly
- Along Bus and Coming Light Rail Transit



## 730 LOFTS HIGHLIGHTS

- Contemporary Urban Living Condominiums
- Re-Development from Ground Up
- 109 Units
- 10 Floors
- 602 to 2,849 Square Foot Floor Plans
- High Market Values
- Pet Friendly



# Advertisement Value

## PROPERTY OVERVIEW

Imagine the exposure that one would gain by utilizing this site's highly visible location. Who wouldn't gain from advertising to hundreds of thousands of people per day? What is the value of this exposure?

Signage on a building at this site will benefit from exposure to over 105,000 vehicles per day via Interstate 94, 20,000 plus vehicles per day via Olson Memorial Highway 55 and ancillary streets, and thousands of additional passer-bys on a daily basis.

Billboard signage along this stretch of Interstate 94 is hot commodity and is offered at rates that can only be described as premium. Building signage here could be your own personal billboard sign that will advertise 24 hours a day / 7 days a week / 365 days a year at no additional cost.

The City of Minneapolis has also limited the number of billboard signs they will further approve [TO BE VERIFIED] adding another level of value.



## SIGNING RATES

For reference, a local billboard signing company has quoted rate as follows:

### STANDARD BILLBOARD ADVERTISEMENT

- \$3,000 to \$6,000 per 4 week period - plus vinyl cost.

- At \$6,000 per period and 12.75 periods per year, this site has an advertisement value of \$76,500 annually.

### ELECTRONIC BILLBOARD ADVERTISEMENT

- \$1,000 to \$4,500 per 4 week period

[at Traffic Bureau determined rotations of 7.5 seconds per rotation, once per minute, and a max advertiser loop of 8]

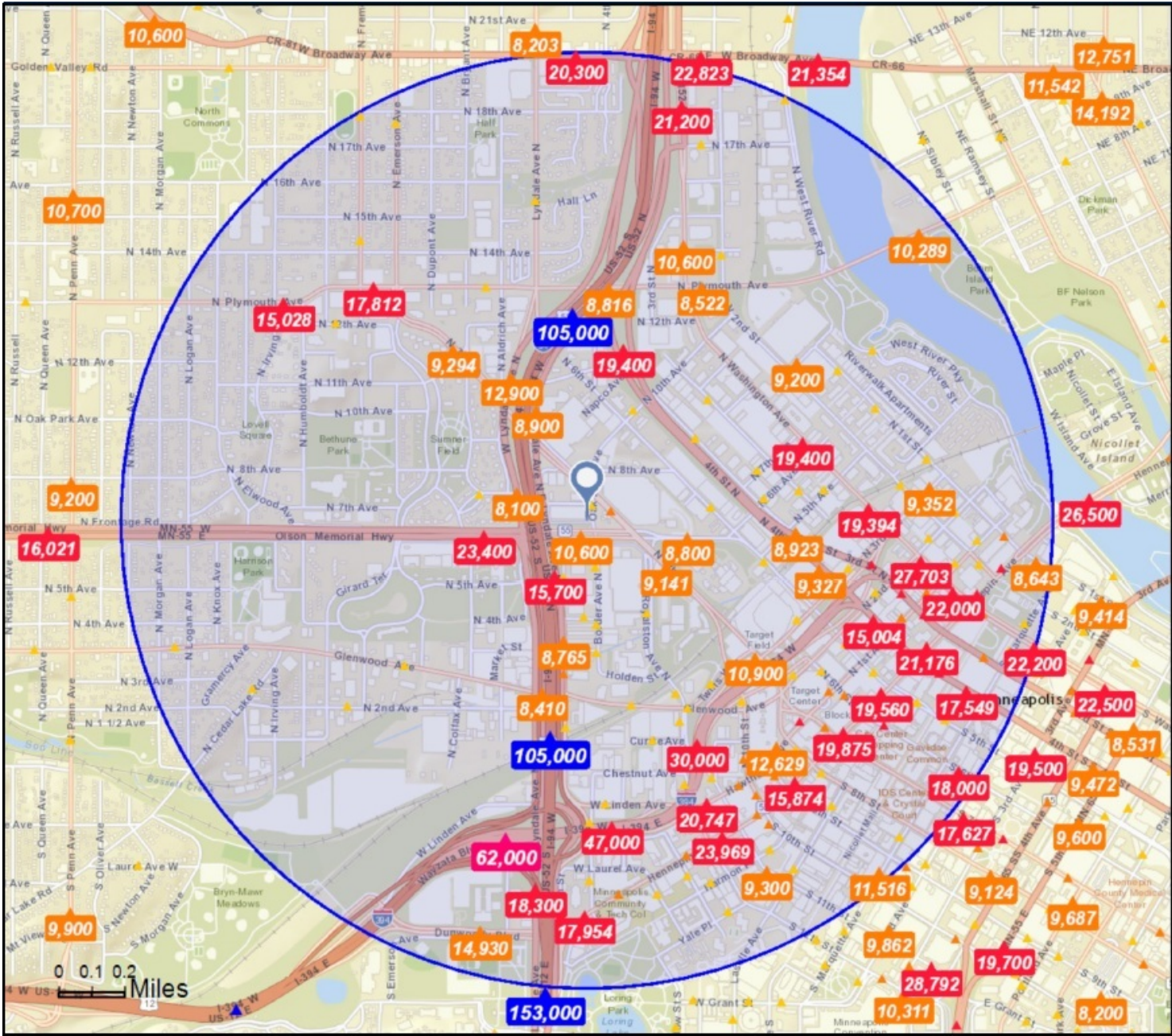
- At \$4,500 per period and 12.75 periods per year, this site has an advertisement value of \$57,375 annually per advertiser.

- At a max of 8 advertisers per period, this site has a total advertisement value of \$459,000 annually.





# Traffic Counts Map



# MSP Area Information



## Area Highlights

- 58.4 Square Miles
- Population of over 3 1/2 in the greater metro areas
- 16th Largest MSA Area in the United States
- Home to 18 Fortune 500 Companies
- 5th highest concentration in the Midwest, including:
  - Target, Corp.
  - Best Buy Company, Inc
  - 3M Company
  - Medtronic, Inc.
- Home to over 10 colleges including the University of Minnesota which hosts close to 50,000 students a year
  - Home to four major sports team:
    - Minnesota Wild (NHL)
    - Minnesota Vikings (NFL)
    - Minnesota Timberwolves (NBA)
    - Minnesota Twins (MLB)
- Home to over 5 major lakes, including the chain of lakes - Lake Calhoun, Lake of the Isles and Lake Harriet
- Home the Federal Reserve Bank of Minneapolis

## Greater Minneapolis St-Paul, MN

Part of the Twin Cities Metro Area along with St. Paul, Minneapolis boasts one of the more diverse settings, both economically and societal, of any major city in the Midwest. Spanning close to 60 miles wide, and featuring a metro population over 3 1/2 million, Minneapolis has carved itself out as a staple of the Midwest. The greater Minneapolis-St. Paul area is home to 18 Fortune 500 companies, 5th in the nation. Because of this, Minneapolis has become a Midwest hub for large commerce including manufacturing, distributing, engineering as well as in the medical industry. In addition to its central location, and plethora of successful companies, four major sports teams are also anchored in the area - Minnesota Wild (NHL), Minnesota Vikings (NFL), Minnesota Timberwolves (NBA) and the Minnesota Twins (MLB). These four major sports teams add an integral part to the Minneapolis economy. Minneapolis is home to a multitude of major lakes as well, including the chain of lakes - Lake Calhoun, Lake of the Isles and Lake Harriet that weave their way throughout the Southwest part of the city. Because of this high concentration of highly desired lakes Minneapolis hosts many large events surrounding them every year. Included is the Twin Cities Marathon, which is a top 10 race in the United States and has also been coined "The Most Beautiful Urban Marathon in America" for its winding scenery around the Minneapolis lakes. Many major colleges and universities make their home in Minneapolis as well. Most notable of these institutions is the University of Minnesota, located along the Mississippi River in Eastern part of the city. The University of Minnesota is home to over 50,000 students, and is a nationally ranked institution, notably in the fields of business and sciences. Between being a major financial, sporting, academic and arts and culture hub, Minneapolis, Minnesota certainly features a wide array of activities for any kind. One will seldom find a lack of activities to do when finding themselves in the vibrant city.



# Minneapolis Public Transit

City	Savings (dollars)		City	Savings (dollars)	
	Monthly	Annual		Monthly	Annual
New York.....	1,247	14,963	Denver.....	878	10,530
San Francisco.....	1,102	13,220	Minneapolis.....	877	10,528
Boston.....	1,087	13,045	Baltimore.....	861	10,334
Philadelphia.....	1,002	12,023	Washington, D.C.....	843	10,121
Seattle.....	998	11,974	Pittsburgh.....	827	9,925
Chicago.....	992	11,910	Cleveland.....	823	9,874
Honolulu.....	981	11,774	Miami.....	791	9,495
Los Angeles.....	939	11,271	Atlanta.....	791	9,493
Portland.....	897	10,763	Las Vegas.....	781	9,377
San Diego.....	892	10,703	Dallas.....	777	9,322

Source: American Public Transportation Association, Media Center, Press Releases ©. See also <[http://www.apta.com/mediacenter/pressreleases/2014/Pages/140814\\_Transit-Savings.aspx](http://www.apta.com/mediacenter/pressreleases/2014/Pages/140814_Transit-Savings.aspx)>.

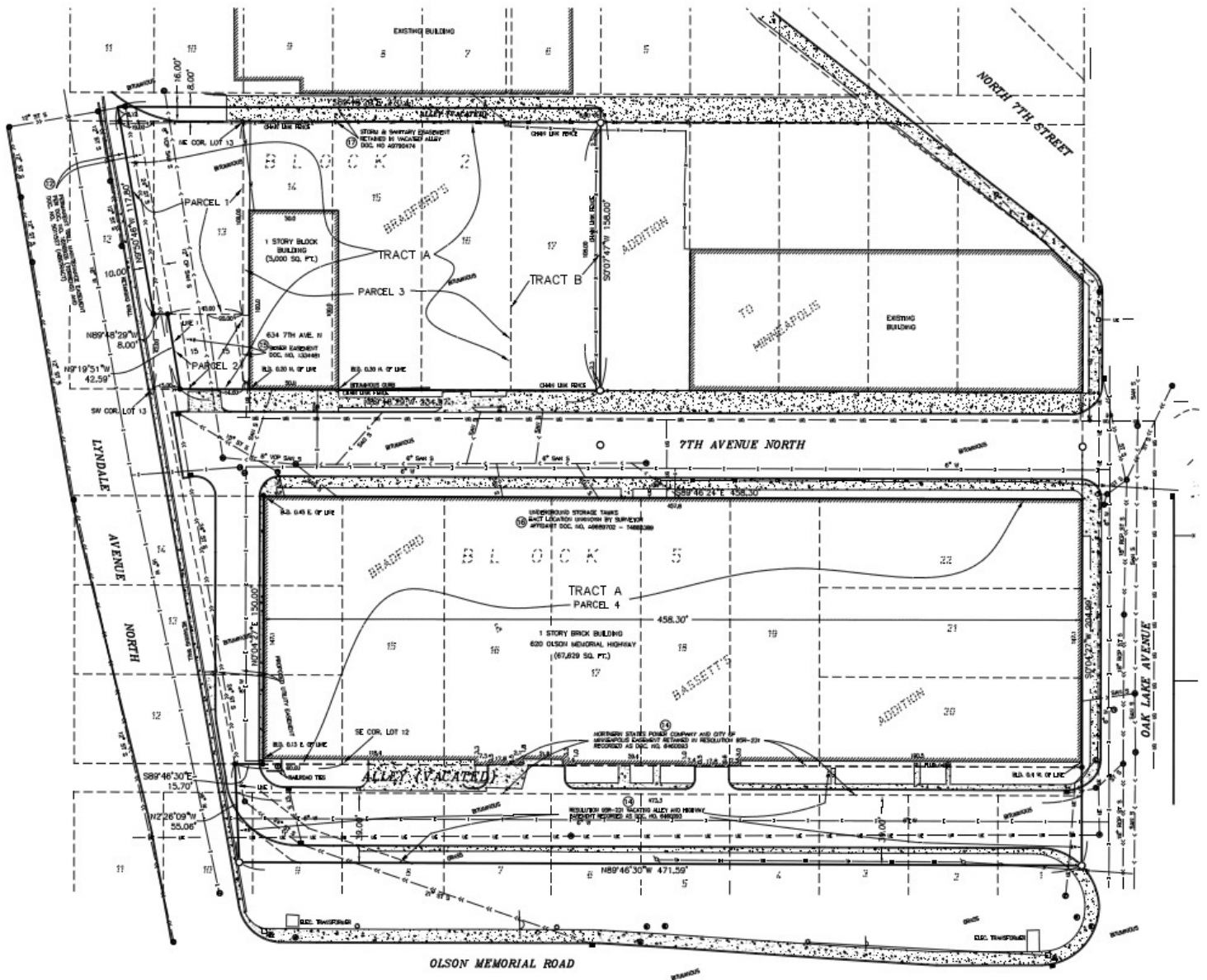
## TRANSIT INFORMATION

Individuals who ride public transportation can save on average \$10,064 annually based on the August 14, 2014 national average gas price and the national unreserved monthly parking rate. On a per month basis, transit riders can save on average of \$839 per month versus driving.

With all the new light rails and public transportation going in around the Minneapolis area it makes the city one of the most public-transportation-friendly cities in the US. This is extremely important to company's as many employees are choosing other methods than cars on their commutes to work.

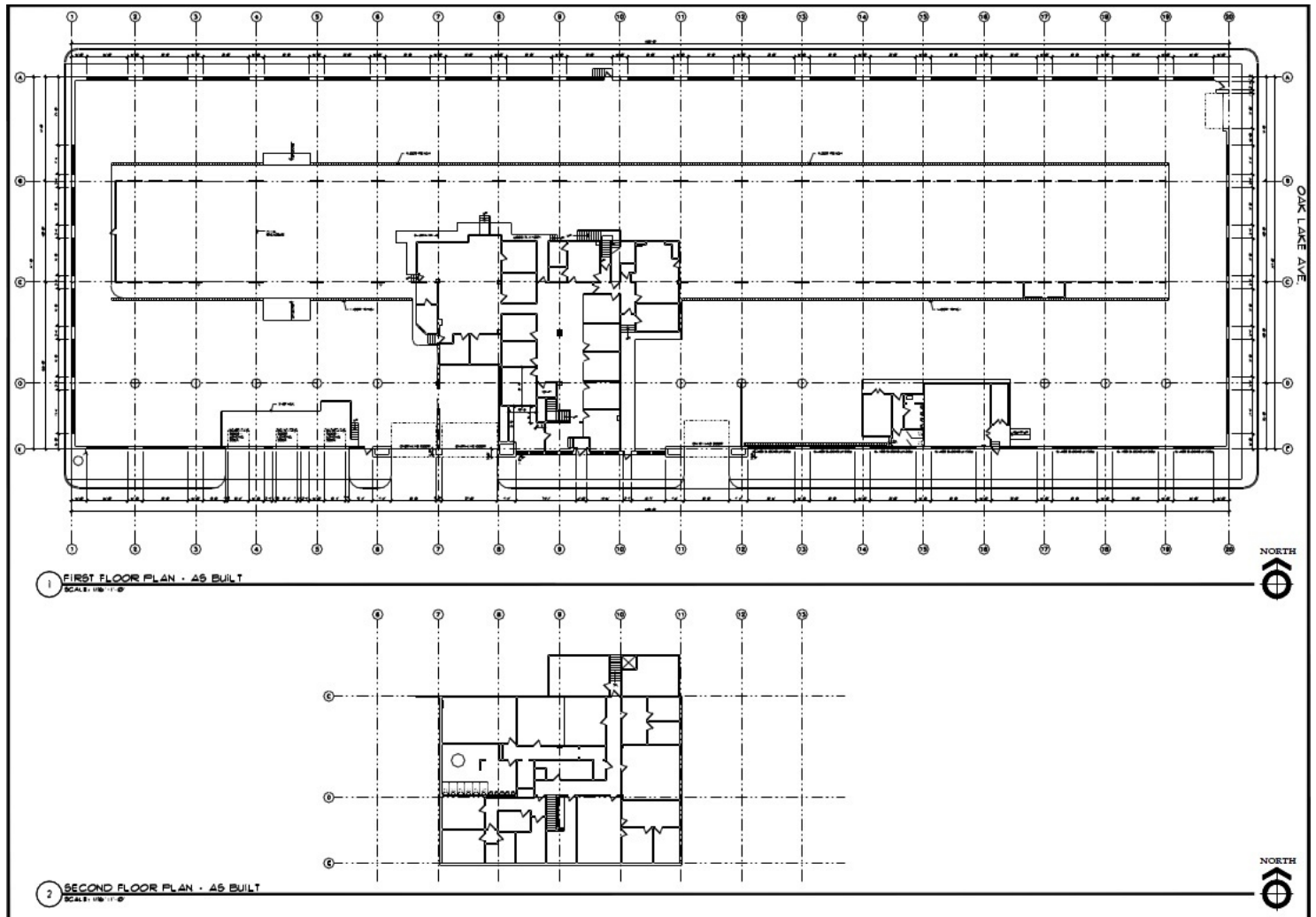
The subject site in the Northloop will be just moments away from brand new light rail stations that will have destinations throughout the city. Opportunities along these new transit lines, and especially those in or close to the Minneapolis CBD, have seen high demand from business and developers recently.

# Site Plan

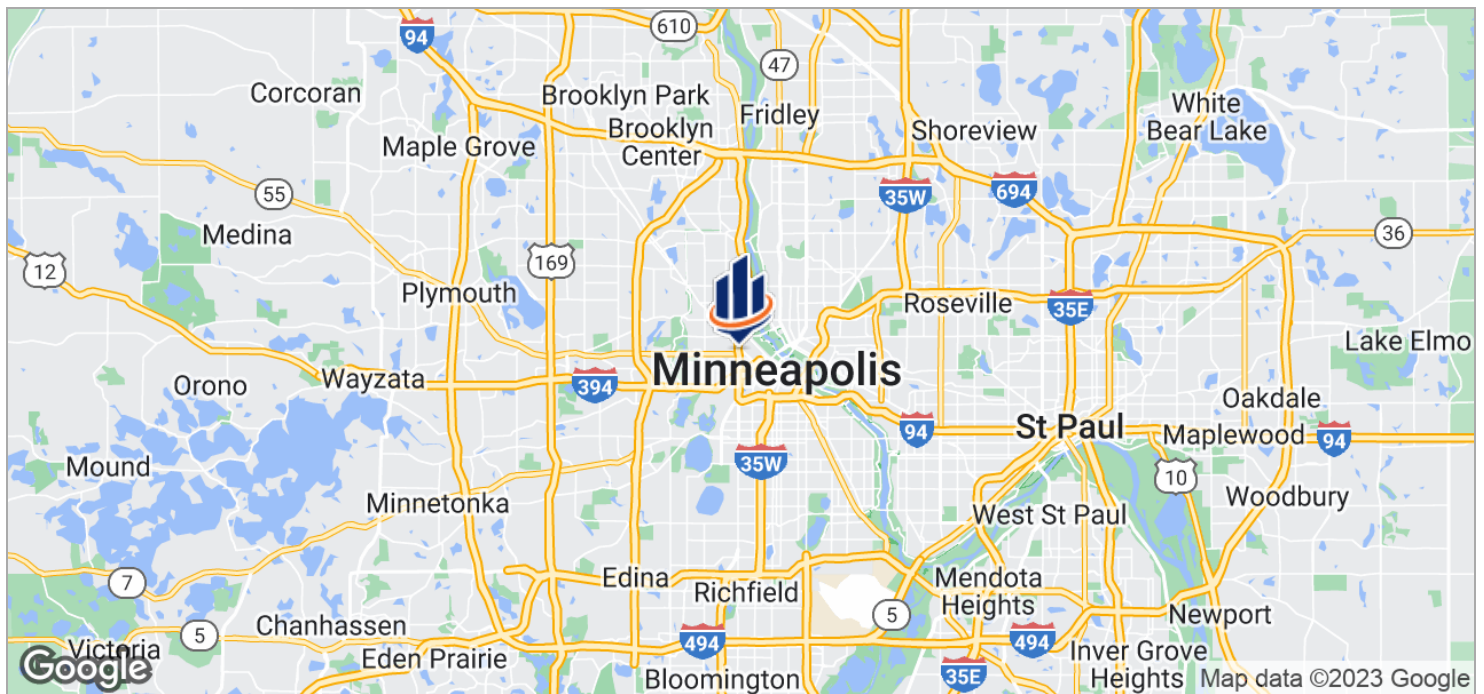




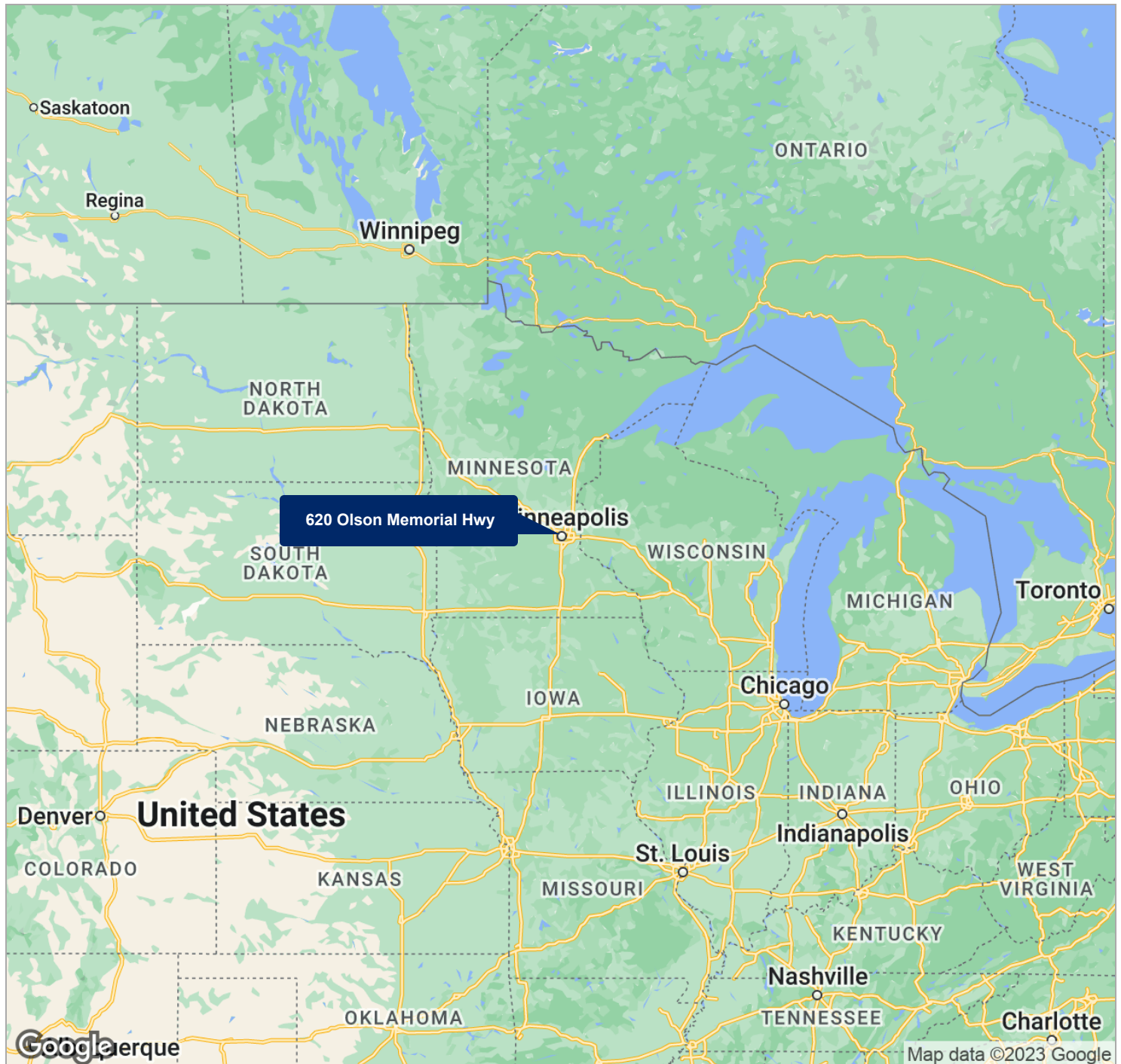
# Building Plan



# Metro Area Maps

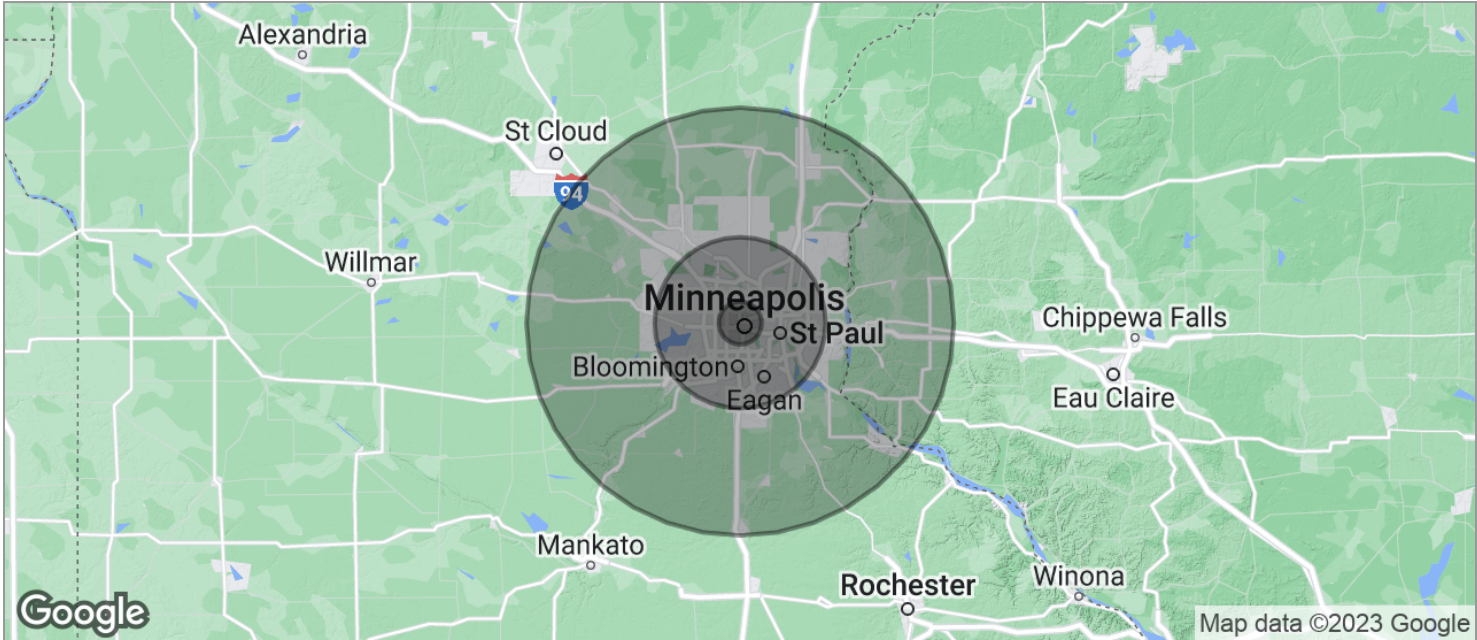


# Regional Map





# Demographics Map



POPULATION	5 MILES	20 MILES	50 MILES
TOTAL POPULATION	18,542	1,200,885	2,554,179
MEDIAN AGE	33.6	35.5	36.8
MEDIAN AGE (MALE)			
MEDIAN AGE (FEMALE)			
HOUSEHOLDS & INCOME	5 MILES	20 MILES	50 MILES
TOTAL HOUSEHOLDS	10,075	507,978	1,023,154
# OF PERSONS PER HH	1.75	2.29	2.45
AVERAGE HH INCOME	\$63,745	\$75,917	\$87,843
AVERAGE HOUSE VALUE			

\* Demographic data derived from 2020 ACS - US Census



## Demographic and Income Profile

620 Olson Memorial Hwy, Minneapolis, Minnesota, 55411 2  
620 Olson Memorial Hwy, Minneapolis, Minnesota, 55411  
Ring: 1 mile radius

Prepared by Esri  
Latitude: 44.98474  
Longitude: -93.28571

Summary	Census 2010	2015	2020
Population	17,744	19,542	21,144
Households	8,892	10,075	11,093
Families	2,851	3,094	3,331
Average Household Size	1.78	1.75	1.73
Owner Occupied Housing Units	2,882	3,317	3,698
Renter Occupied Housing Units	6,010	6,758	7,395
Median Age	31.8	33.6	34.3
Trends: 2015 - 2020 Annual Rate	Area	State	National
Population	1.59%	0.67%	0.75%
Households	1.94%	0.73%	0.77%
Families	1.49%	0.65%	0.69%
Owner HHs	2.20%	0.71%	0.70%
Median Household Income	4.07%	3.18%	2.66%

Households by Income	2015		2020	
	Number	Percent	Number	Percent
<\$15,000	2,383	23.7%	2,403	21.7%
\$15,000 - \$24,999	1,103	10.9%	877	7.9%
\$25,000 - \$34,999	872	8.7%	878	7.9%
\$35,000 - \$49,999	1,213	12.0%	1,229	11.1%
\$50,000 - \$74,999	1,585	15.7%	1,732	15.6%
\$75,000 - \$99,999	1,090	10.8%	1,412	12.7%
\$100,000 - \$149,999	878	8.7%	1,212	10.9%
\$150,000 - \$199,999	568	5.6%	805	7.3%
\$200,000+	382	3.8%	544	4.9%

Median Household Income	\$42,286	\$51,609
Average Household Income	\$63,745	\$74,946
Per Capita Income	\$33,043	\$39,378

Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,253	7.1%	1,298	6.6%	1,380	6.5%
5 - 9	956	5.4%	1,059	5.4%	1,081	5.1%
10 - 14	777	4.4%	842	4.3%	896	4.2%
15 - 19	860	4.8%	818	4.2%	835	3.9%
20 - 24	1,700	9.6%	1,411	7.2%	1,413	6.7%
25 - 34	4,479	25.2%	5,055	25.9%	5,301	25.1%
35 - 44	2,386	13.4%	2,884	14.8%	3,444	16.3%
45 - 54	2,162	12.2%	2,272	11.6%	2,331	11.0%
55 - 64	1,682	9.5%	1,970	10.1%	2,088	9.9%
65 - 74	875	4.9%	1,160	5.9%	1,424	6.7%
75 - 84	463	2.6%	562	2.9%	695	3.3%
85+	150	0.8%	210	1.1%	256	1.2%

Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	8,423	47.5%	9,189	47.0%	9,636	45.6%
Black Alone	6,142	34.6%	6,695	34.3%	7,349	34.8%
American Indian Alone	224	1.3%	230	1.2%	232	1.1%
Asian Alone	1,712	9.6%	2,055	10.5%	2,399	11.3%
Pacific Islander Alone	8	0.0%	9	0.0%	11	0.1%
Some Other Race Alone	482	2.7%	496	2.5%	538	2.5%
Two or More Races	753	4.2%	867	4.4%	978	4.6%
Hispanic Origin (Any Race)	1,294	7.3%	1,378	7.1%	1,526	7.2%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

November 16, 2015

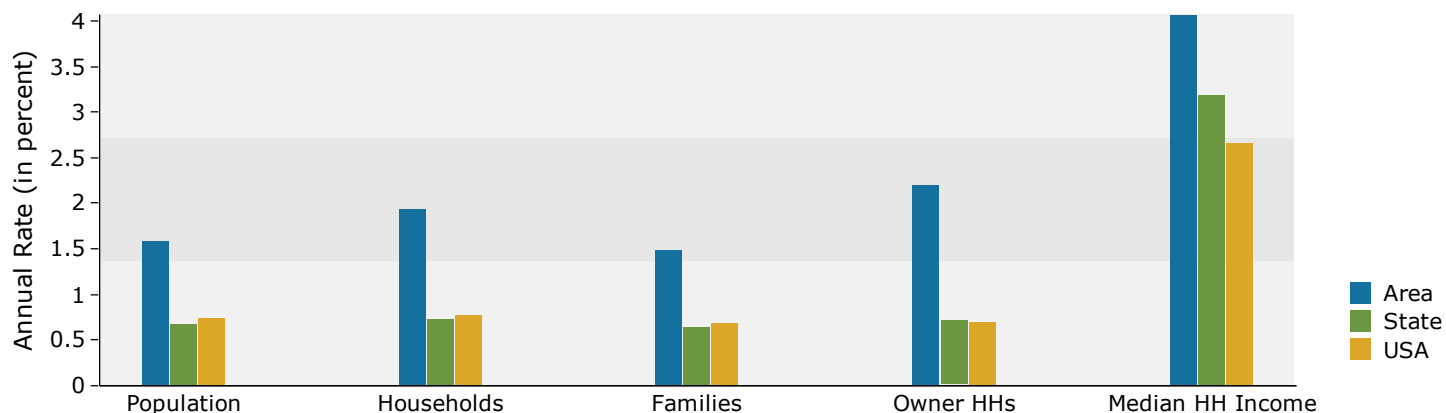


## Demographic and Income Profile

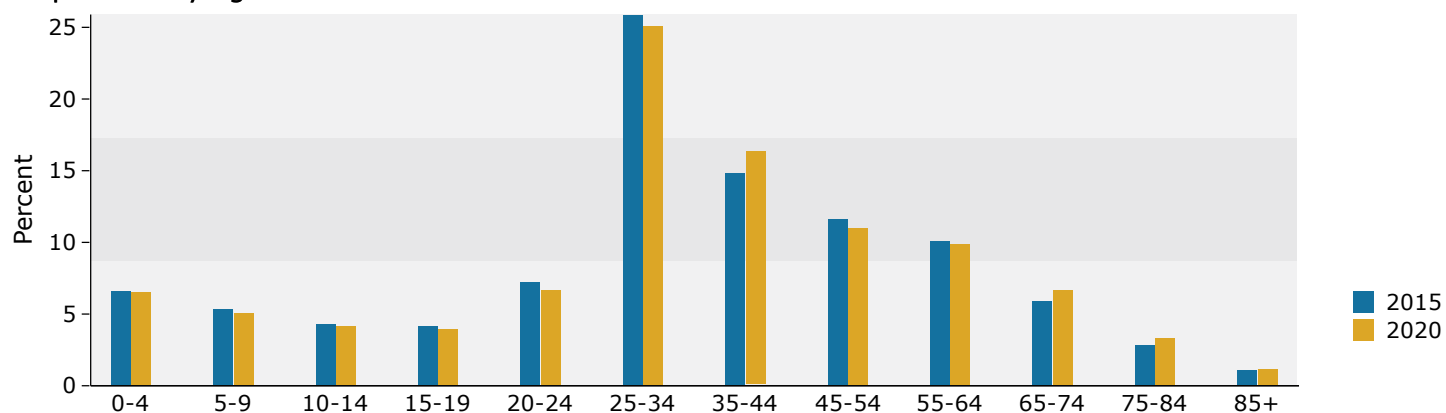
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Ring: 1 mile radius

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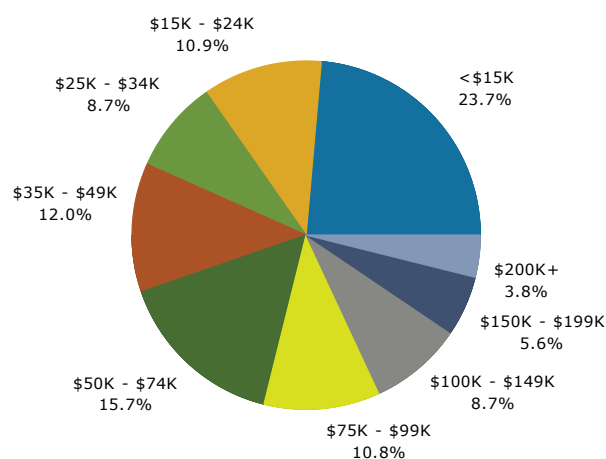
### Trends 2015-2020



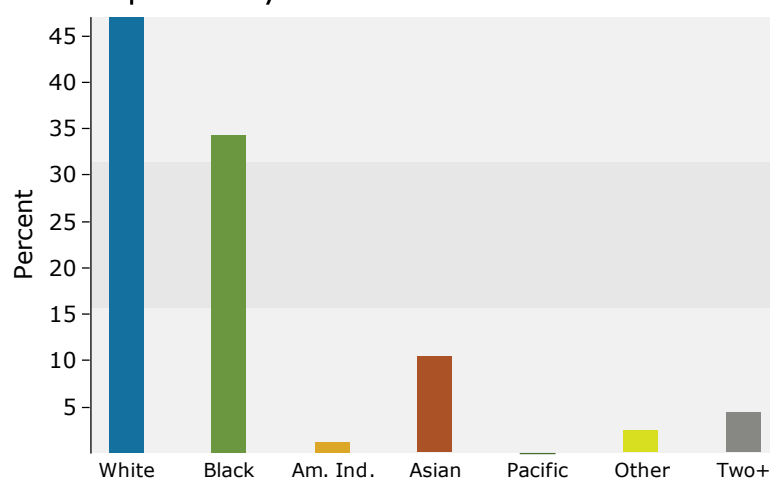
### Population by Age



### 2015 Household Income



### 2015 Population by Race



2015 Percent Hispanic Origin: 7.1%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

November 16, 2015





## Demographic and Income Profile

620 Olson Memorial Hwy, Minneapolis, Minnesota, 55411 2  
620 Olson Memorial Hwy, Minneapolis, Minnesota, 55411  
Ring: 10 mile radius

Prepared by Esri  
Latitude: 44.98474  
Longitude: -93.28571

Summary	Census 2010		2015		2020		
Population	1,166,025		1,200,885		1,253,246		
Households	490,750		507,978		531,611		
Families	260,165		266,010		276,348		
Average Household Size	2.30		2.29		2.29		
Owner Occupied Housing Units	286,454		294,048		306,732		
Renter Occupied Housing Units	204,296		213,930		224,879		
Median Age	34.6		35.5		36.5		
Trends: 2015 - 2020 Annual Rate	Area		State		National		
Population	0.86%		0.67%		0.75%		
Households	0.91%		0.73%		0.77%		
Families	0.77%		0.65%		0.69%		
Owner HHs	0.85%		0.71%		0.70%		
Median Household Income	2.96%		3.18%		2.66%		
Households by Income				2015		2020	
				Number	Percent	Number	Percent
	<\$15,000			61,666	12.1%	61,062	11.5%
	\$15,000 - \$24,999			47,760	9.4%	37,373	7.0%
	\$25,000 - \$34,999			51,383	10.1%	44,718	8.4%
	\$35,000 - \$49,999			72,107	14.2%	68,037	12.8%
	\$50,000 - \$74,999			90,299	17.8%	90,870	17.1%
	\$75,000 - \$99,999			66,659	13.1%	79,815	15.0%
	\$100,000 - \$149,999			62,943	12.4%	82,137	15.5%
	\$150,000 - \$199,999			29,051	5.7%	36,259	6.8%
	\$200,000+			26,111	5.1%	31,340	5.9%
Median Household Income			\$54,230		\$62,753		
Average Household Income			\$75,917		\$86,472		
Per Capita Income			\$32,419		\$36,978		
Population by Age	Census 2010		2015		2020		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	78,127 6.7%	75,047 6.2%	77,320 6.2%			
	5 - 9	68,865 5.9%	73,014 6.1%	71,776 5.7%			
	10 - 14	63,321 5.4%	67,031 5.6%	71,740 5.7%			
	15 - 19	74,761 6.4%	73,676 6.1%	75,904 6.1%			
	20 - 24	101,868 8.7%	101,481 8.5%	100,875 8.0%			
	25 - 34	204,124 17.5%	201,299 16.8%	200,091 16.0%			
	35 - 44	149,900 12.9%	155,257 12.9%	173,355 13.8%			
	45 - 54	157,712 13.5%	148,172 12.3%	141,700 11.3%			
	55 - 64	130,306 11.2%	144,120 12.0%	146,785 11.7%			
	65 - 74	67,398 5.8%	88,950 7.4%	111,209 8.9%			
	75 - 84	45,770 3.9%	46,247 3.9%	54,333 4.3%			
	85+	23,873 2.0%	26,593 2.2%	28,158 2.2%			
	Race and Ethnicity	Census 2010		2015		2020	
Number		Percent	Number	Percent	Number	Percent	
White Alone		818,955 70.2%	812,798 67.7%	812,339 64.8%			
Black Alone		162,925 14.0%	179,592 15.0%	201,757 16.1%			
American Indian Alone		12,478 1.1%	12,395 1.0%	12,456 1.0%			
Asian Alone		84,314 7.2%	99,835 8.3%	118,102 9.4%			
Pacific Islander Alone		542 0.0%	607 0.1%	669 0.1%			
Some Other Race Alone		44,455 3.8%	47,732 4.0%	53,465 4.3%			
Two or More Races		42,355 3.6%	47,927 4.0%	54,458 4.3%			
Hispanic Origin (Any Race)		89,425 7.7%	96,176 8.0%	107,887 8.6%			

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

November 16, 2015

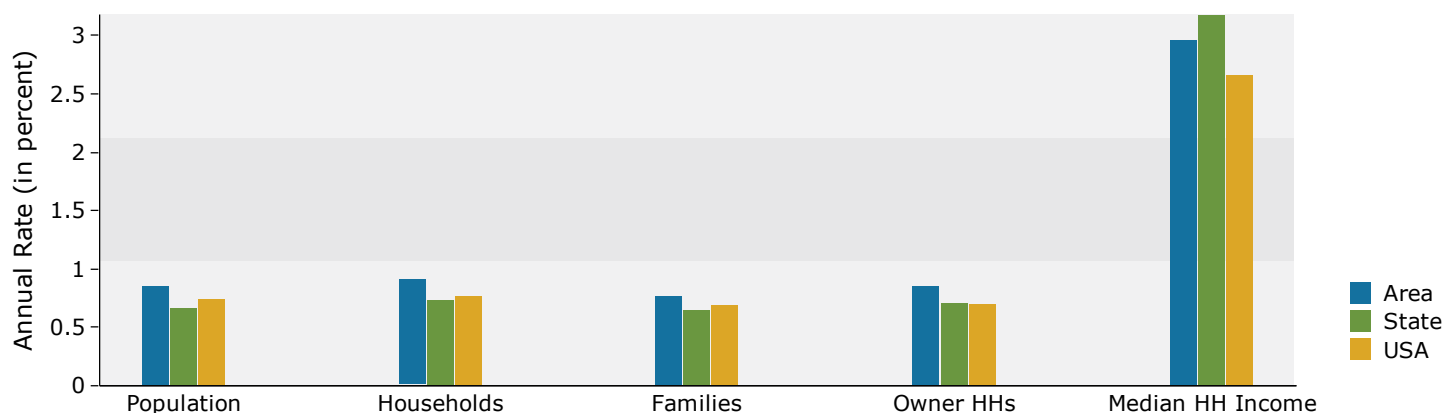


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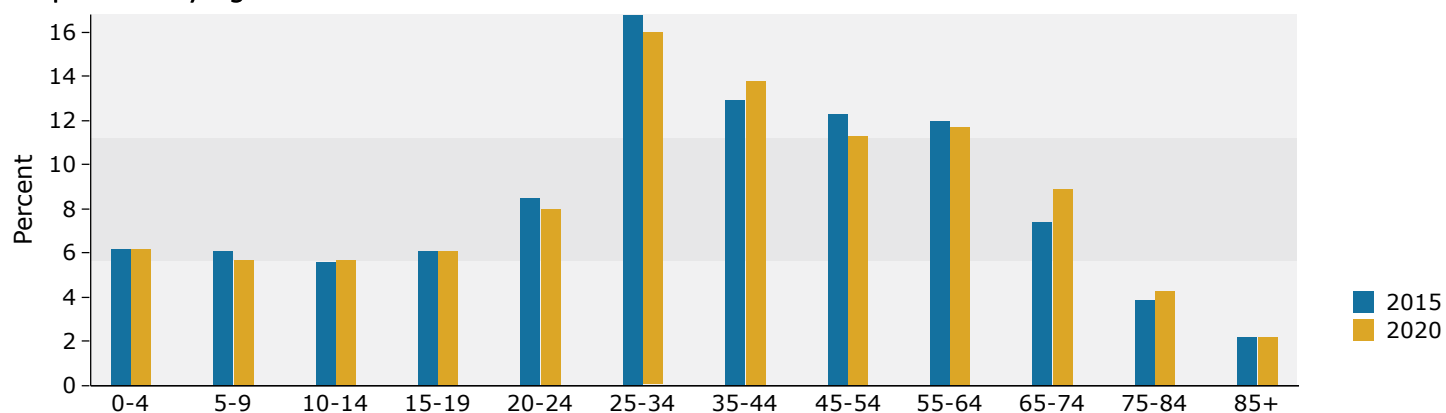
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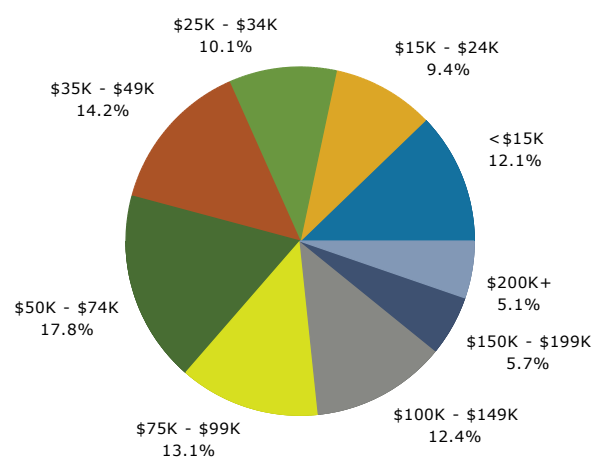
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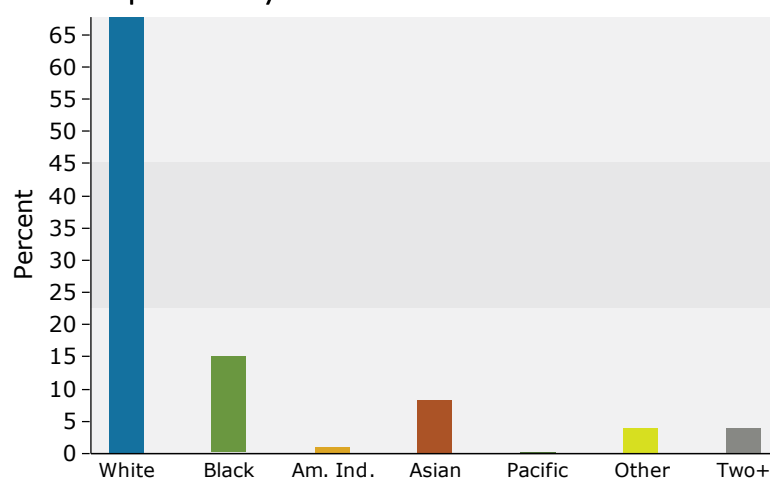
### Population by Age



### 2015 Household Income



### 2015 Population by Race



2015 Percent Hispanic Origin: 8.0%



## Demographic and Income Profile

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Ring: 20 mile radius

Prepared by Esri  
Latitude: 44.98474  
Longitude: -93.28571

Summary	Census 2010		2015		2020	
Population	2,475,351		2,554,179		2,665,005	
Households	985,100		1,023,154		1,070,484	
Families	606,279		624,894		650,738	
Average Household Size	2.46		2.45		2.44	
Owner Occupied Housing Units	669,252		691,873		723,141	
Renter Occupied Housing Units	315,848		331,281		347,343	
Median Age	35.9		36.8		37.7	
Trends: 2015 - 2020 Annual Rate	Area		State		National	
Population	0.85%		0.67%		0.75%	
Households	0.91%		0.73%		0.77%	
Families	0.81%		0.65%		0.69%	
Owner HHs	0.89%		0.71%		0.70%	
Median Household Income	3.30%		3.18%		2.66%	
Households by Income	2015		2020			
	Number	Percent	Number	Percent		
<\$15,000	90,340	8.8%	87,489	8.2%		
\$15,000 - \$24,999	76,642	7.5%	58,692	5.5%		
\$25,000 - \$34,999	86,918	8.5%	73,454	6.9%		
\$35,000 - \$49,999	129,268	12.6%	118,637	11.1%		
\$50,000 - \$74,999	184,705	18.1%	180,436	16.9%		
\$75,000 - \$99,999	148,314	14.5%	172,751	16.1%		
\$100,000 - \$149,999	162,047	15.8%	199,451	18.6%		
\$150,000 - \$199,999	75,669	7.4%	95,240	8.9%		
\$200,000+	69,251	6.8%	84,333	7.9%		
Median Household Income	\$65,279		\$76,768			
Average Household Income	\$87,843		\$99,702			
Per Capita Income	\$35,353		\$40,207			
Population by Age	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	168,084	6.8%	161,649	6.3%	166,386	6.2%
5 - 9	163,964	6.6%	167,210	6.5%	163,947	6.2%
10 - 14	161,403	6.5%	165,206	6.5%	172,128	6.5%
15 - 19	166,904	6.7%	161,784	6.3%	166,385	6.2%
20 - 24	172,466	7.0%	182,458	7.1%	173,720	6.5%
25 - 34	376,085	15.2%	378,128	14.8%	383,903	14.4%
35 - 44	333,267	13.5%	331,493	13.0%	370,527	13.9%
45 - 54	376,907	15.2%	351,453	13.8%	324,546	12.2%
55 - 64	284,370	11.5%	326,966	12.8%	342,764	12.9%
65 - 74	142,585	5.8%	190,246	7.4%	240,418	9.0%
75 - 84	87,581	3.5%	90,799	3.6%	110,073	4.1%
85+	41,736	1.7%	46,785	1.8%	50,208	1.9%
Race and Ethnicity	Census 2010		2015		2020	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,897,828	76.7%	1,896,541	74.3%	1,904,153	71.5%
Black Alone	232,966	9.4%	263,126	10.3%	303,459	11.4%
American Indian Alone	19,271	0.8%	19,486	0.8%	19,951	0.7%
Asian Alone	175,021	7.1%	206,741	8.1%	244,796	9.2%
Pacific Islander Alone	1,152	0.0%	1,312	0.1%	1,482	0.1%
Some Other Race Alone	71,246	2.9%	77,779	3.0%	88,271	3.3%
Two or More Races	77,867	3.1%	89,194	3.5%	102,894	3.9%
Hispanic Origin (Any Race)	157,571	6.4%	172,745	6.8%	197,152	7.4%

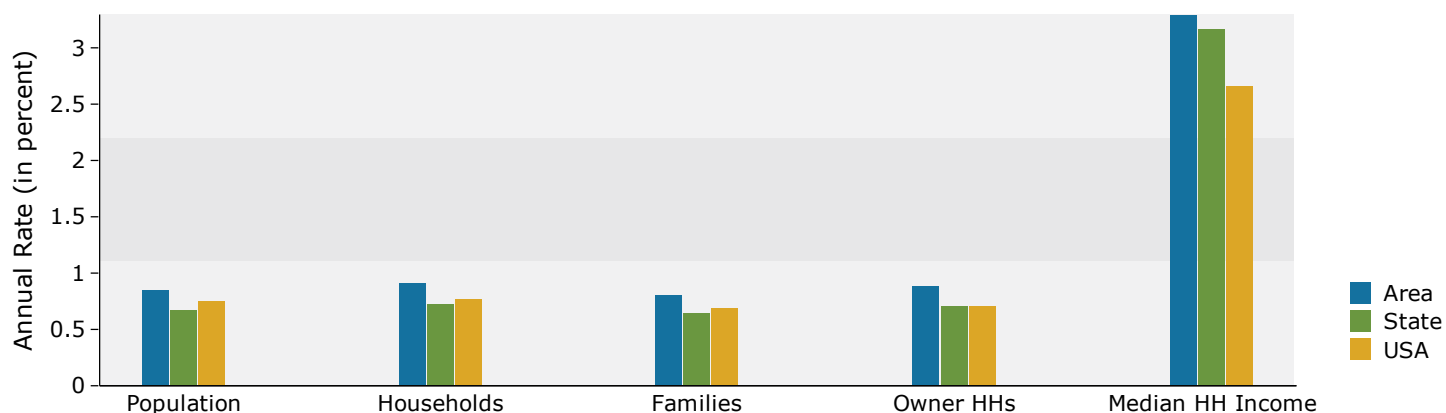
**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

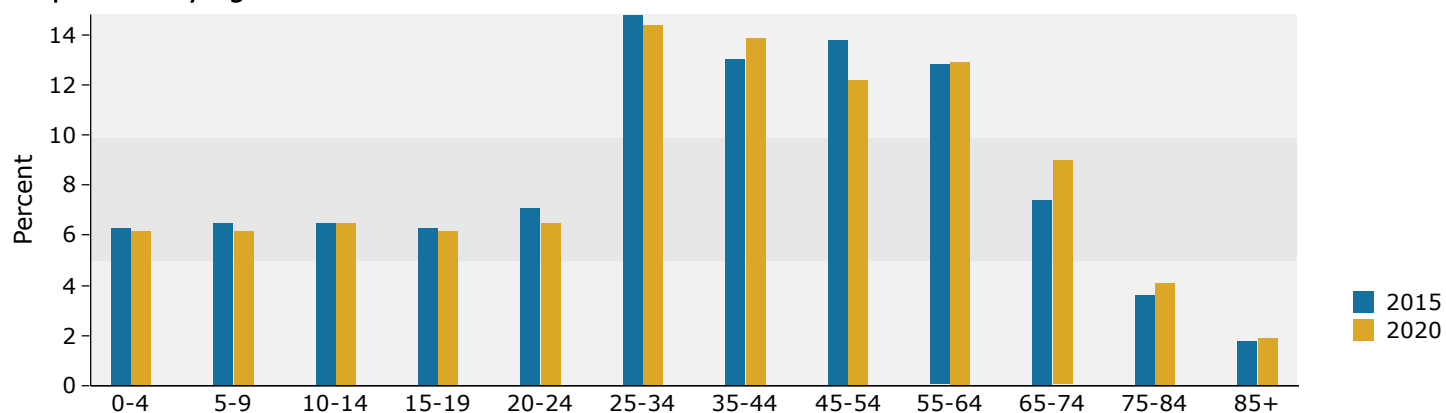
November 16, 2015



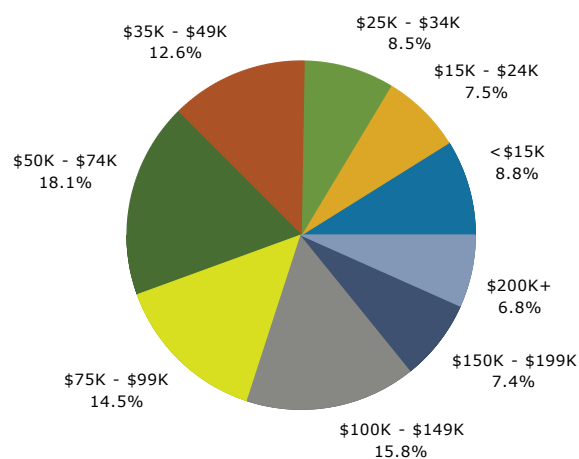
## Trends 2015-2020



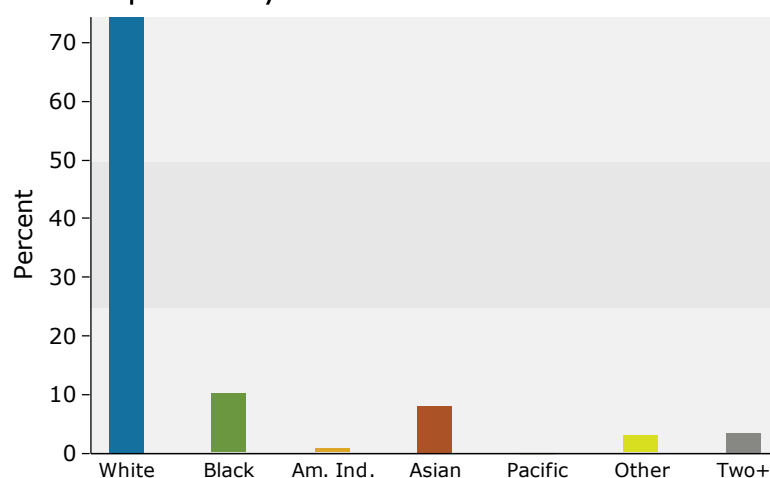
## Population by Age



## 2015 Household Income



## 2015 Population by Race



2015 Percent Hispanic Origin: 6.8%



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