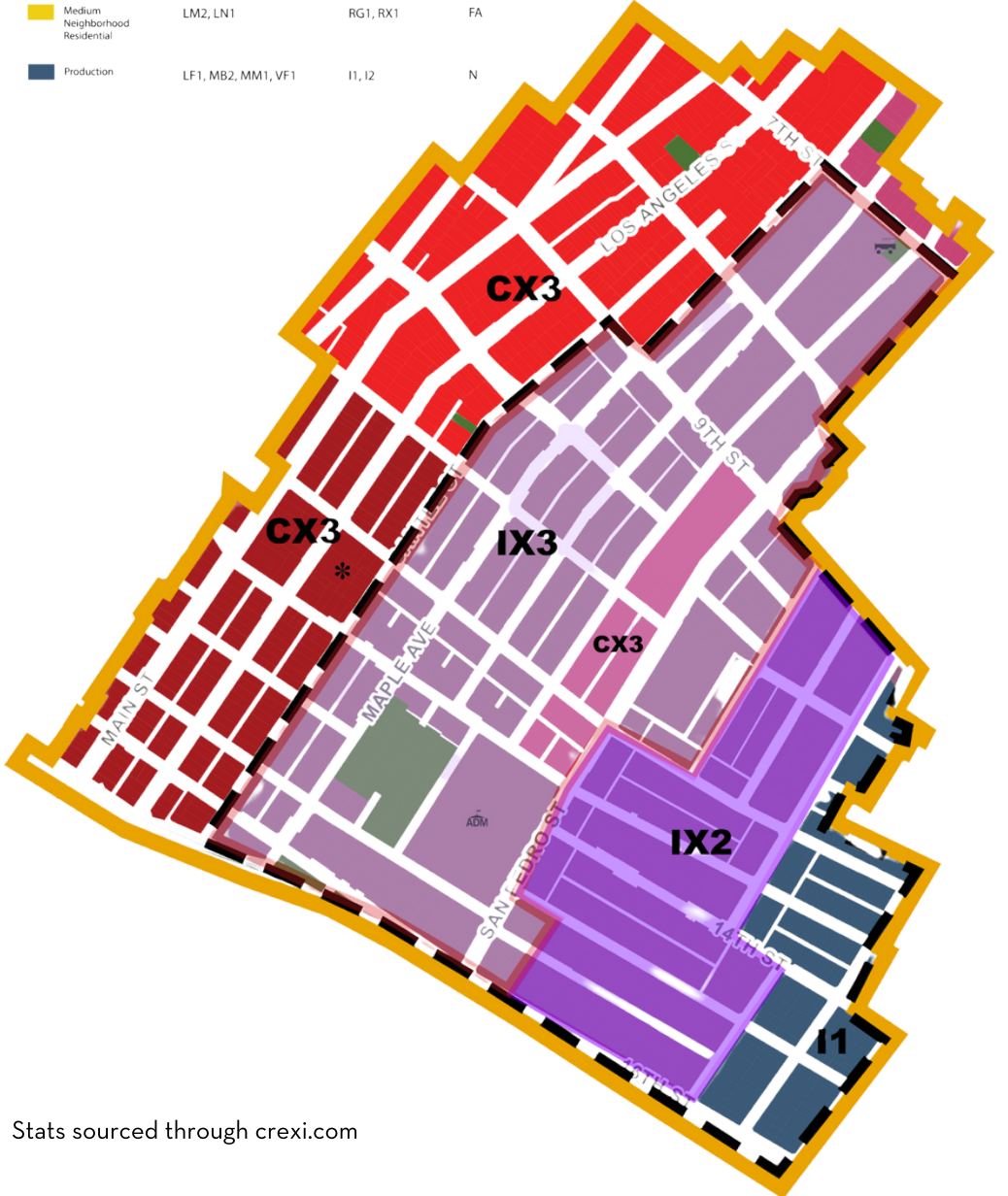




# IX2/IX3 INSIGHTS

## PROPOSED LAND USE

GENERAL PLAN DESIGNATION	FORM	CORRESPONDING USE	DENSITY	SPECIAL DISTRICT
Transit Core	HB1, HB2, HB3, HB4, HB5	CX2, CX3, CX4	FA	ADP-RI/QLSAD
Traditional Core	DM3, DM4, HM1, HM2	CX2, CX3, CX4	FA	
Community Center	DM1, DM2, DM5, LM2, MB4	CX1, CX2, CX3	FA	
Hybrid Industrial	LM1, MB2, MB3, MB4, MM1	IX3, IX4	FA	GW(ICA), UC(ICA), UI(ICA), UV(ICA)
Markets	DM1, MB1, MB4	IX1, IX2, IX3	FA	
Village	LM2, MN1	CX1, CX2, RX1	FA	
Open Space	LF1, VF1	A1, OS1	1L, N	GW(ICA)
Public Facilities	DM1, DM2, DM4, HB2, HB3, HB4, HB5, HM1, HM2, LF1, LM2, LN1, MB1, MB3, MB4, MF1, MM1, MN1	P2	FA, N	ADP-RIO
Public Facilities - Freeways				FWY
Medium Neighborhood Residential	LM2, LN1	RG1, RX1	FA	
Production	LF1, MB2, MM1, VF1	I1, I2	N	

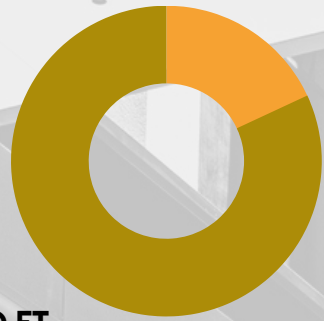


## OVERALL AREA VACANCY RATE

22%

VACANT SQ FT  
2047551

TOTAL SQ FT  
9284931



## VACANCY RATE OF DEDICATED MANUFACTURING & WHOLESALE TRADE SPACE

18%

VACANT SQ FT  
685075

TOTAL SQ FT  
3237782



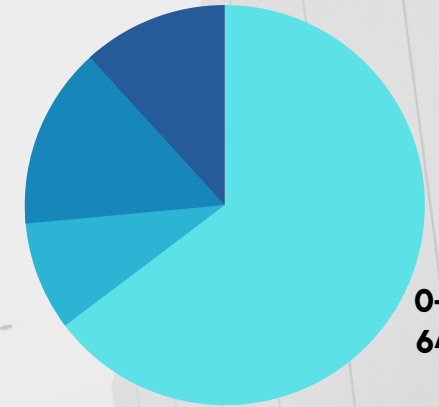
## DAYS ON MARKET

1500-2000  
11.8%

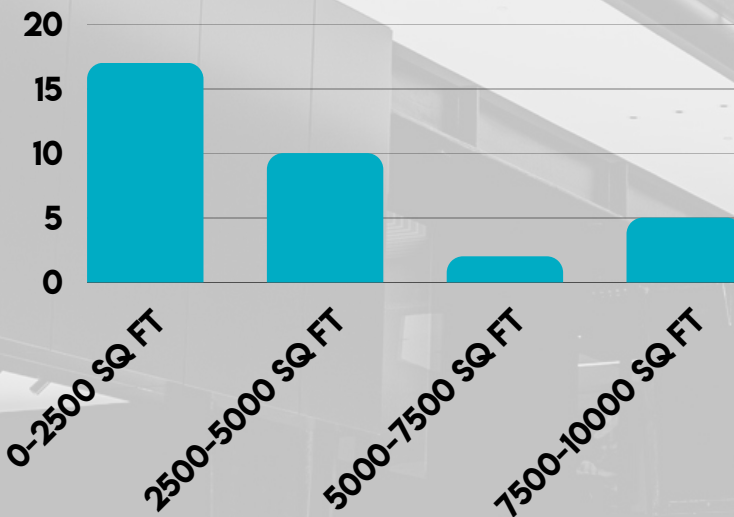
1000-1500  
14.7%

500-1000  
8.8%

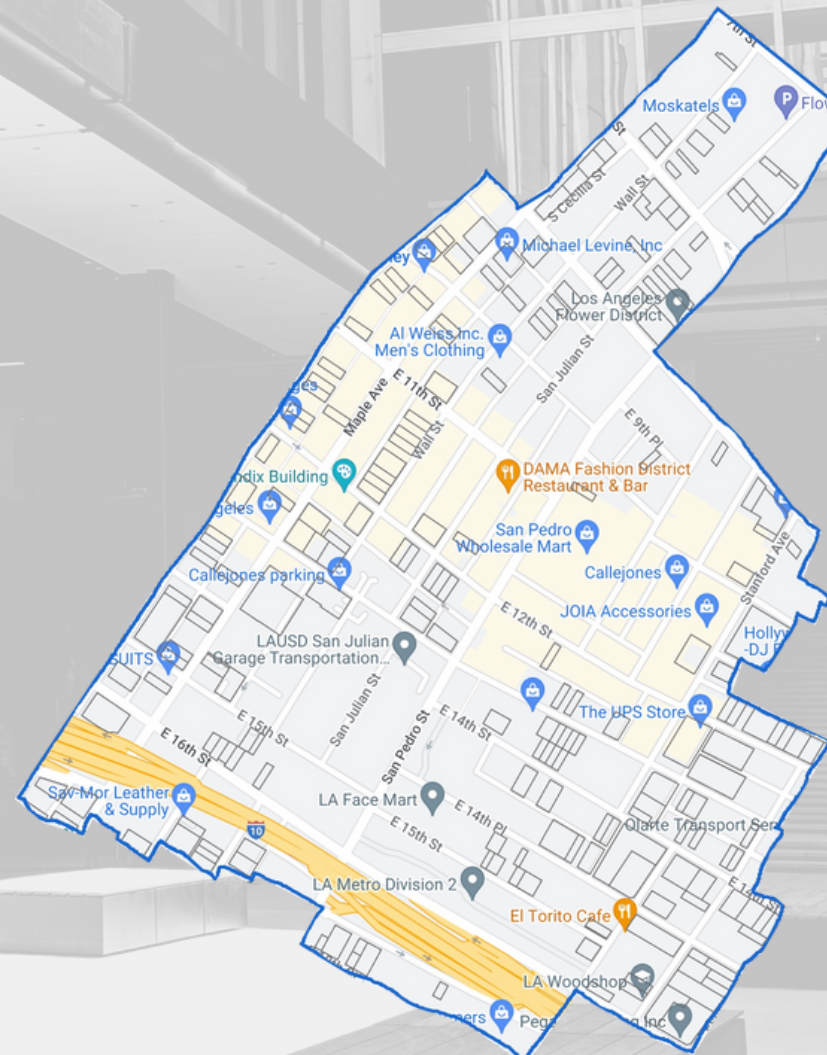
0-500  
64.7%



## AVERAGE SQ FT OF VACANCIES



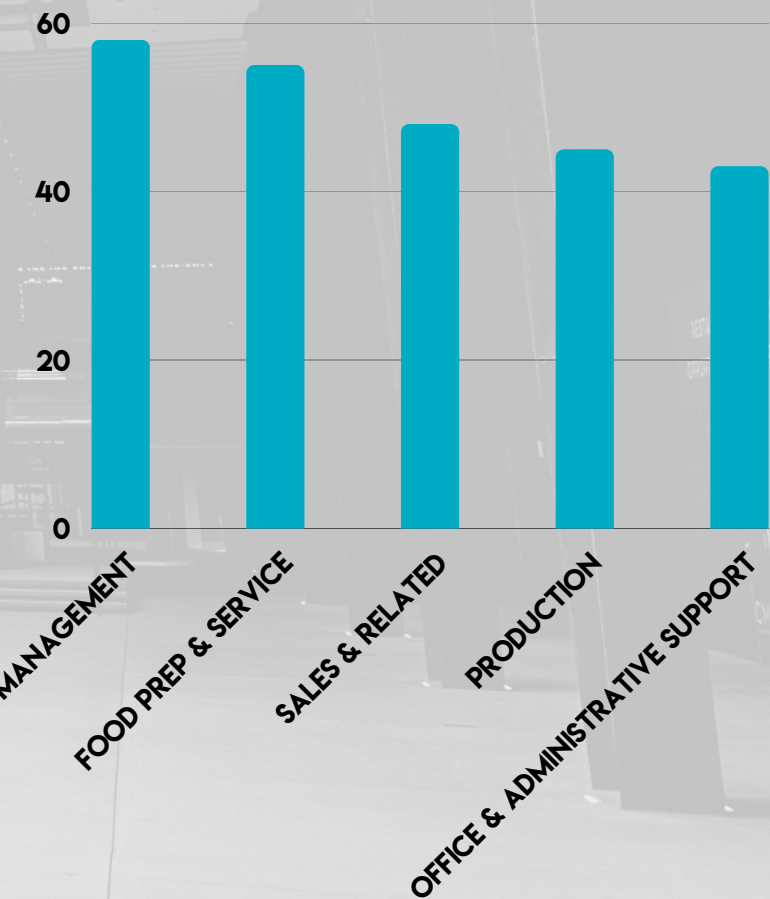
## MANUFACTURING & WHOLESALE BUILDINGS



## NO. OF EMPLOYEES

13.1K

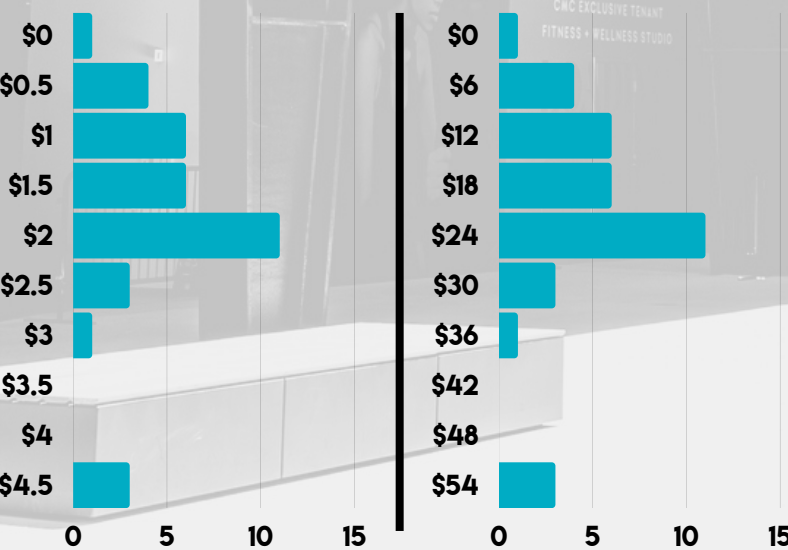
## TOP 5 EMPLOYMENT CATEGORIES



## ASKING RATE / SQ FT

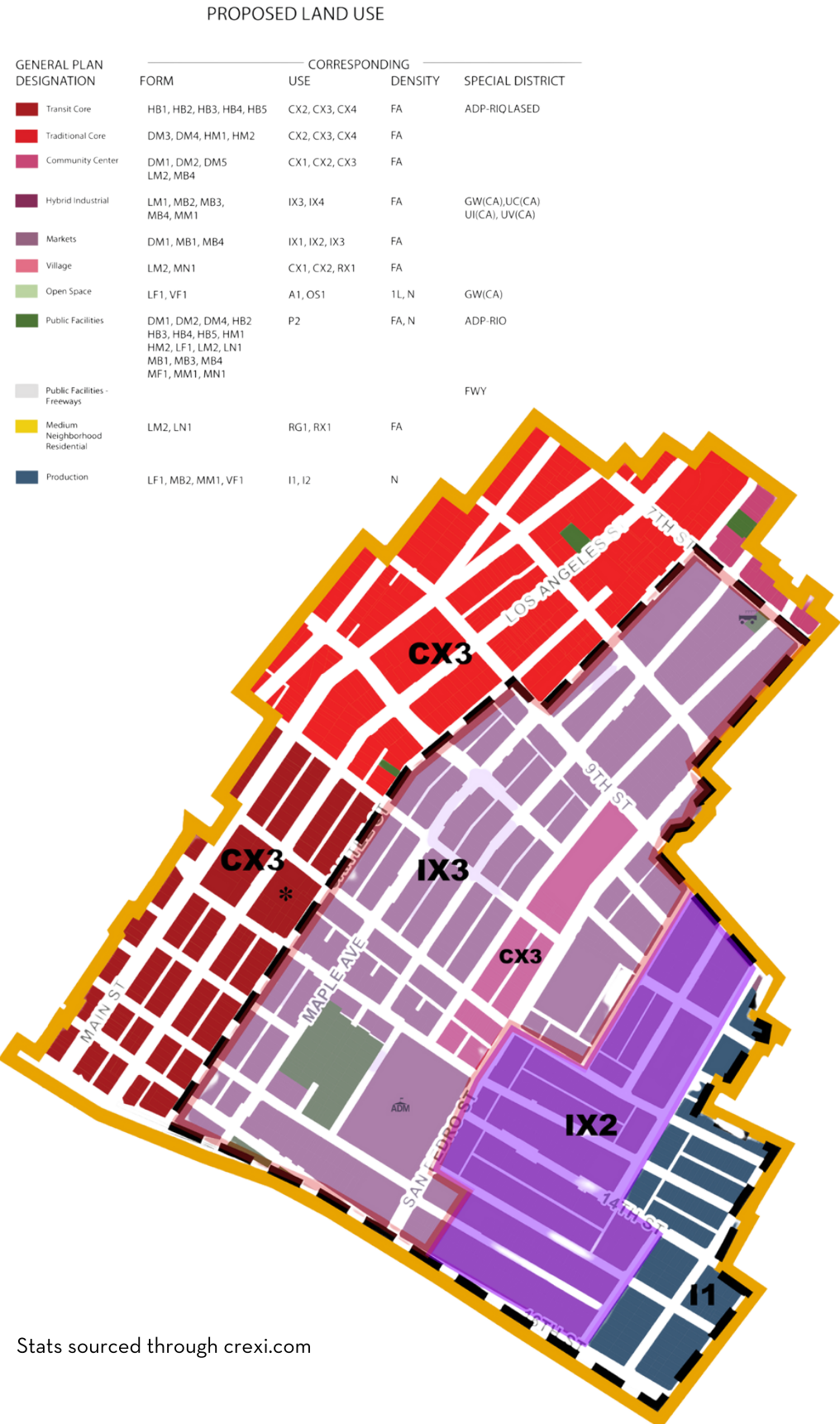
### MONTHLY

### ANNUALLY

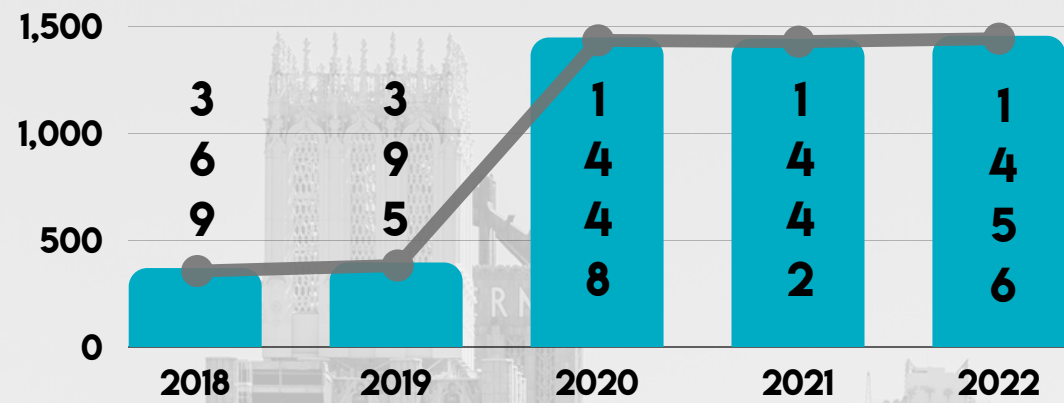




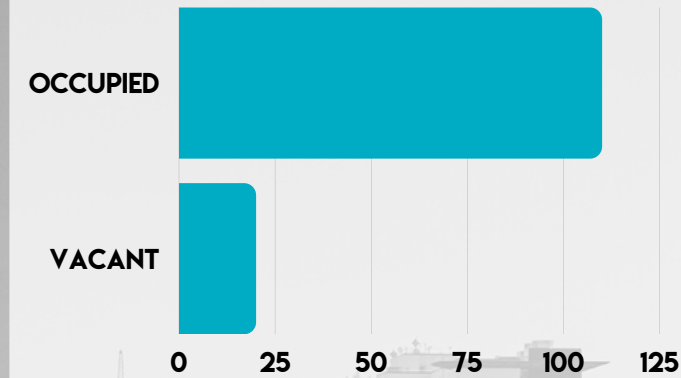
# IX2/ IX3 HOUSING INSIGHTS



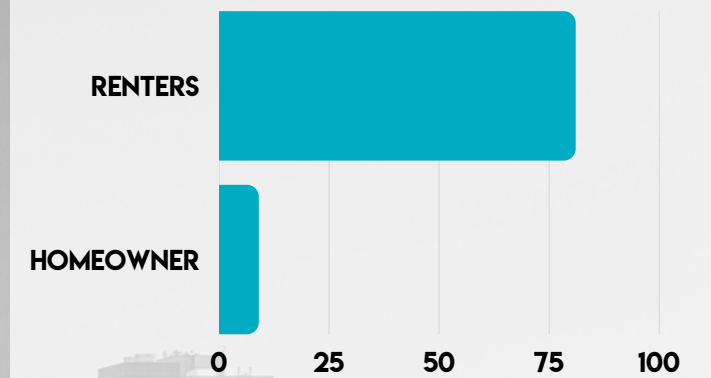
## POPULATION ↑ 294% COMPARED TO 369 2018



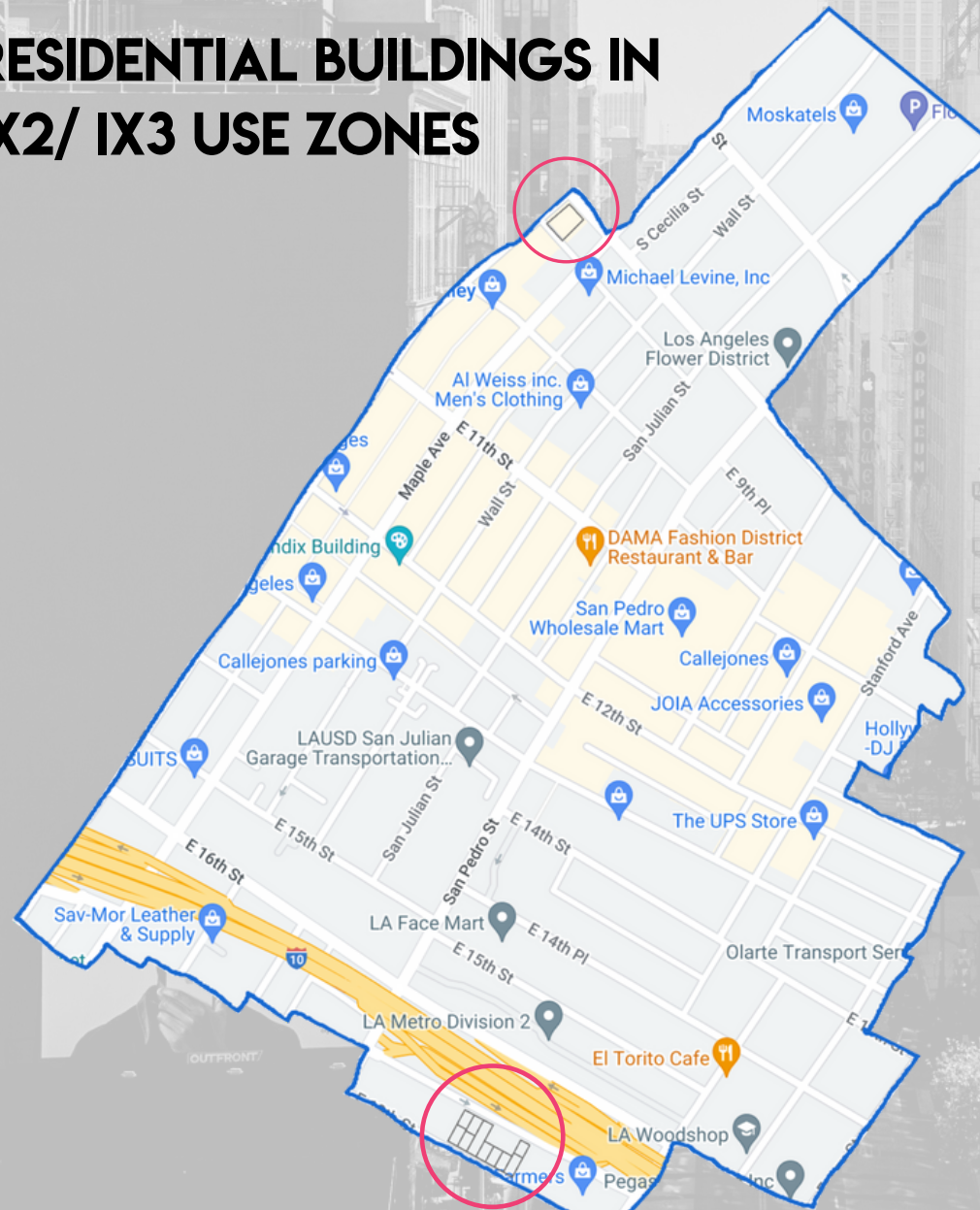
## HOUSING OCCUPANCY RATIO 4:1



## RENTER TO HOMEOWNER RATIO 8:1

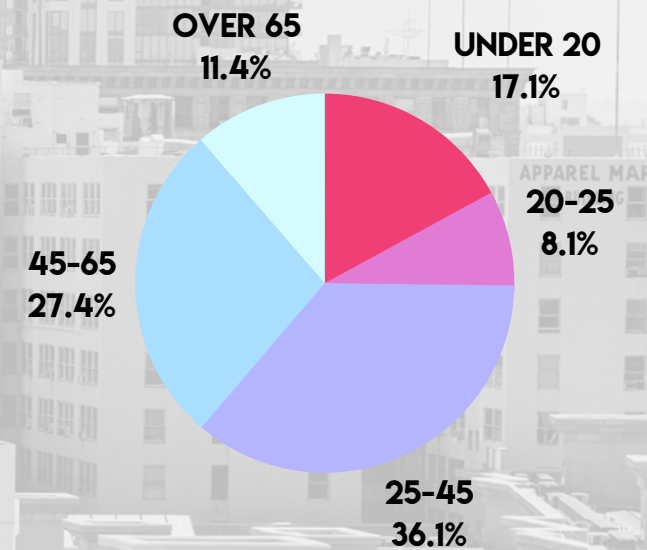


## RESIDENTIAL BUILDINGS IN IX2/ IX3 USE ZONES



## POPULATION AGE

**MEDIAN AGE: 39**



## HOUSEHOLD INCOME

**MEDIAN INCOME: \$87.1K**

