



CYPRESS RETAIL GROUP

The Promenade Camarillo Outlets

Camarillo, CA

**New Photo
To be Inserted**

Features:

- Fully Leased 10,324 SF Pad at the Camarillo Premium Outlets; Chipotle, PizzaRev, Smashburger, Pick Up Stix & Yogurtland coming soon!
- Highly visible and easily accessed from the 101 Freeway at Las Posas Road
- Scheduled opening 4Q 2014
- 124,112 cars per day on the 101 Freeway and 33,713 cars per day on Las Posas Rd. at Ventura Blvd.

Coming Soon:



Co-Tenants Include:



FOREVER 21



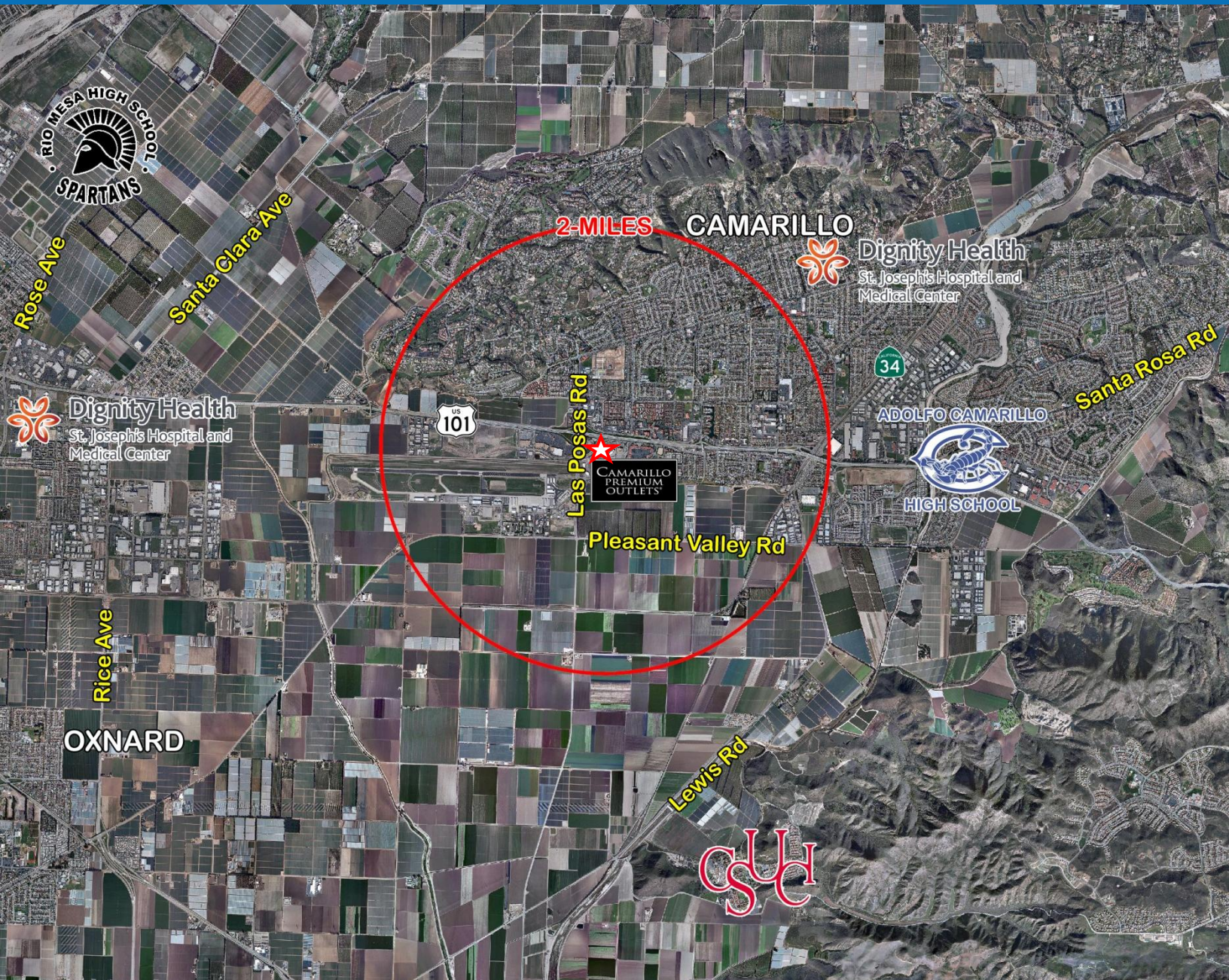


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The Promenade Camarillo Outlets

Camarillo, CA

Trade Aerial





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The Promenade Camarillo Outlets

Camarillo, CA

Aerial



Traffic Counts:

101 Freeway: 124,112 CPD

Las Posas Rd @ Ventura Blvd: 33,713 CPD

Ventura Blvd @ Las Posas Rd: 19,669 CPD

(2012 counts; Source: CoStar)

CAMARILLO
PREMIUM
OUTLETS

Site
Approx
10,324 SF



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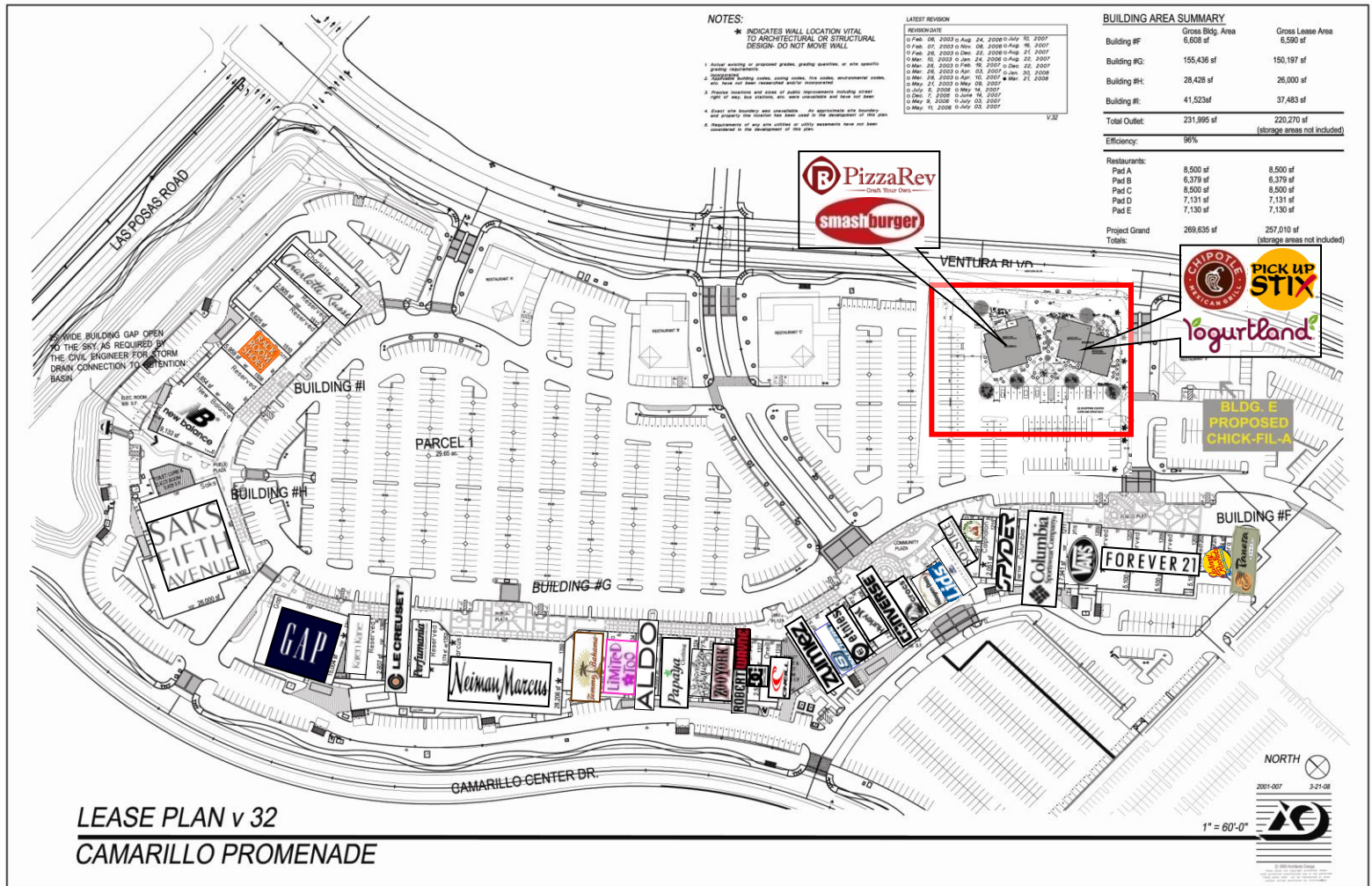
The Promenade Camarillo Outlets

Camarillo, CA

Close-Up Aerial



Site Plan



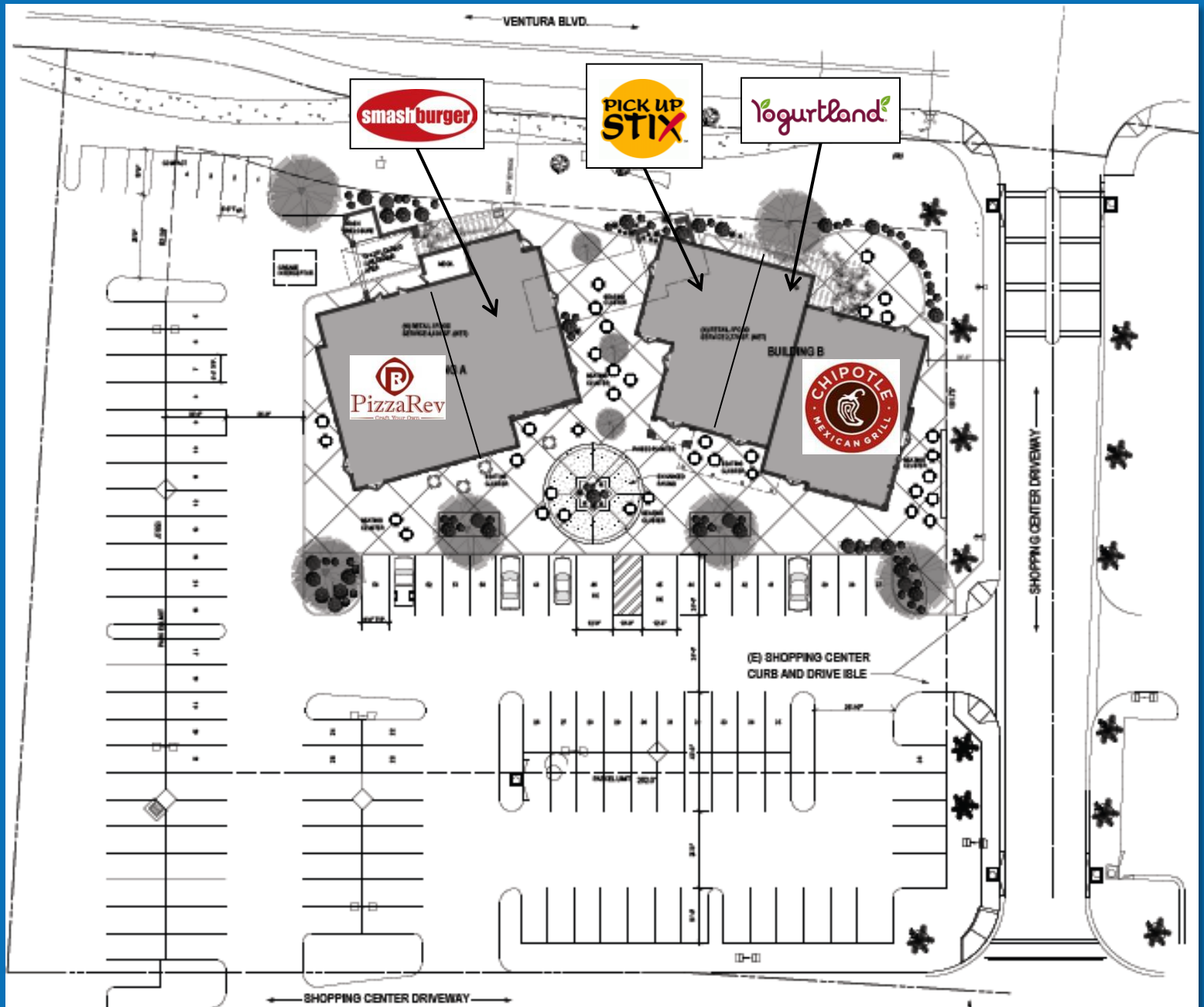


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Site Plan



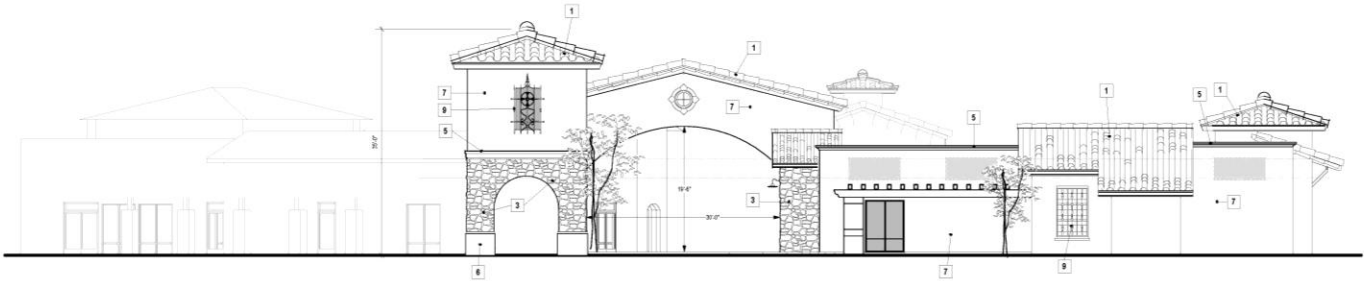


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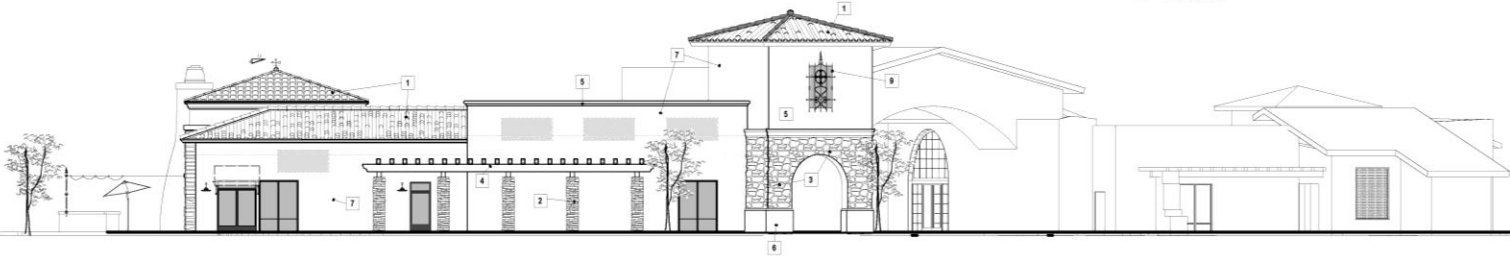
The Promenade Camarillo Outlets

Camarillo, CA

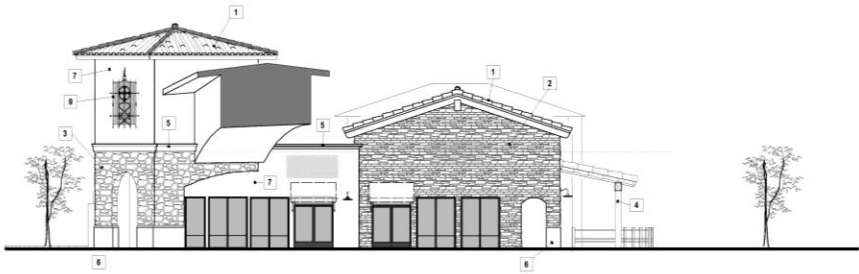
Elevations



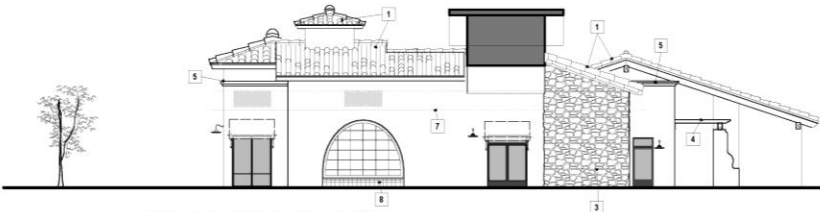
5 NORTH ELEVATION - BUILDING A
Scale: 1/8" = 1'-0"



6 NORTH ELEVATION - BUILDING B
Scale: 1/8" = 1'-0"



7 PASEO ELEVATION - BUILDING B
Scale: 1/8" = 1'-0"



8 PASEO ELEVATION - BUILDING A
Scale: 1/8" = 1'-0"

MATERIALS LEGEND

- 1 LIPCEDE MESSIAN TILE, COLOR TO MATCH EXISTING CENTER
- 2 ELONGADO STONE, DECORATIVE BLIND PLASTER, LEON
- 3 ELONGADO STONE, HILL STONE
- 4 WOOD STAIN
- 5 PRECAST CONCRETE CAP
- 6 PRECAST CONCRETE BASE
- 7 DOWNWARD CURVED GLASS SYSTEM OVER SMOOTH STEEL, THICK PLASTER FINISH
- 8 TILE MOSAIC
- 9 WROUGHT IRON

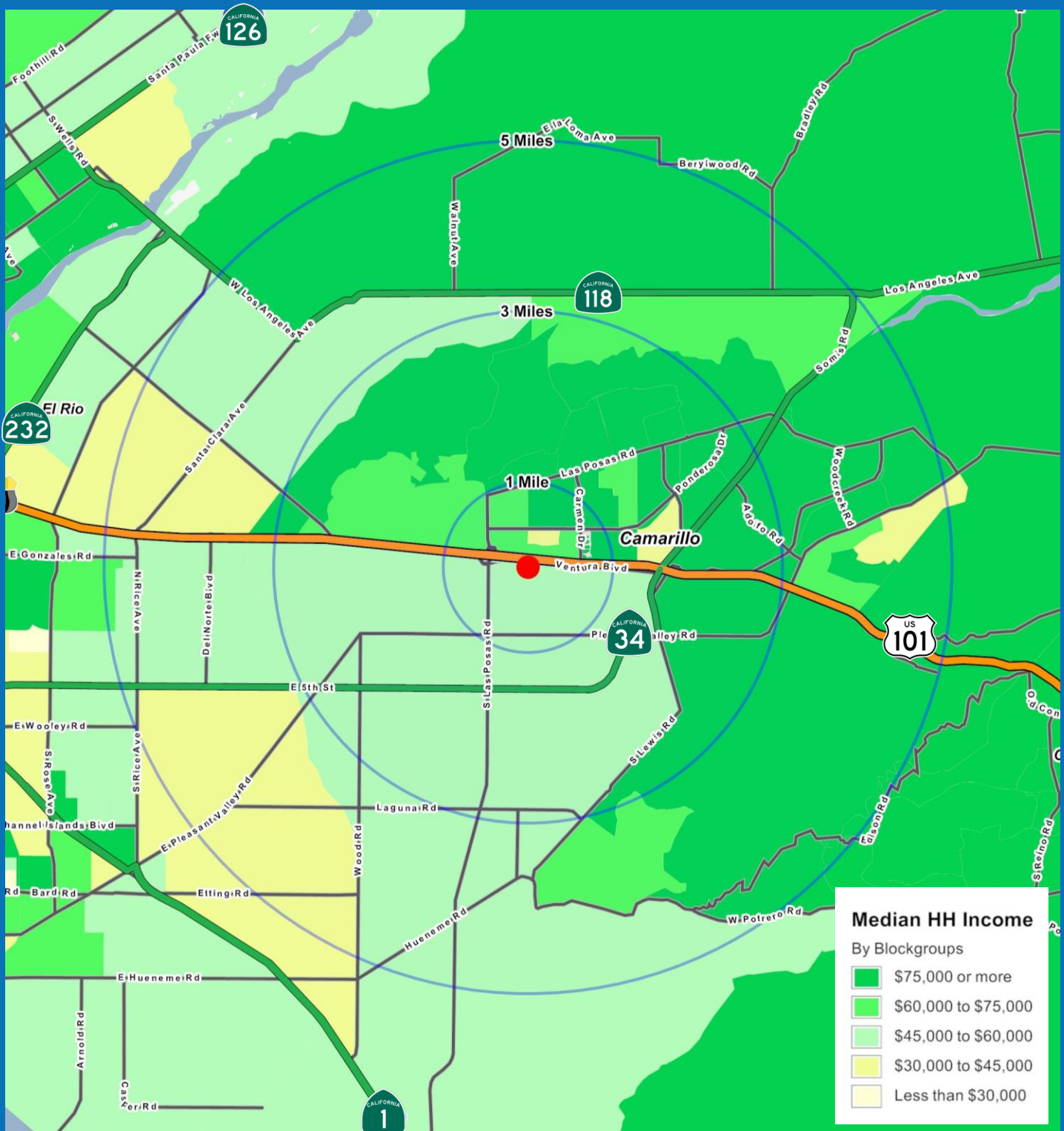


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The Promenade Camarillo Outlets

Camarillo, CA

Demographics



FULL PROFILE

2000-2010 Census, 2015 Estimates with 2020 Projections

Calculated using Weighted Block Centroid from Block Groups

Cypress Retail Group

Lat/Lon: 34.2171/-119.0615

RF1

740 E. Ventura Blvd

Camarillo, CA

		1 Mile	3 Miles	5 Miles
POPULATION	2015 Estimated Population	11,725	51,200	80,714
	2020 Projected Population	12,178	53,156	83,678
	2010 Census Population	10,852	49,767	78,471
	2000 Census Population	11,034	45,128	67,507
	Projected Annual Growth 2015 to 2020	0.8%	0.8%	0.7%
	Historical Annual Growth 2000 to 2015	0.4%	0.9%	1.3%
HOUSEHOLDS	2015 Estimated Households	4,488	18,602	29,315
	2020 Projected Households	4,647	19,263	30,337
	2010 Census Households	4,170	18,067	28,507
	2000 Census Households	4,041	16,175	24,565
	Projected Annual Growth 2015 to 2020	0.7%	0.7%	0.7%
	Historical Annual Growth 2000 to 2015	0.7%	1.0%	1.3%
AGE	2015 Est. Population Under 10 Years	13.3%	11.6%	11.6%
	2015 Est. Population 10 to 19 Years	11.6%	12.5%	13.0%
	2015 Est. Population 20 to 29 Years	17.5%	12.6%	12.8%
	2015 Est. Population 30 to 44 Years	19.6%	17.5%	17.5%
	2015 Est. Population 45 to 59 Years	17.9%	20.8%	20.2%
	2015 Est. Population 60 to 74 Years	12.3%	16.6%	15.7%
	2015 Est. Population 75 Years or Over	7.7%	8.3%	9.3%
	2015 Est. Median Age	35.8	40.9	40.9
MARITAL STATUS & GENDER	2015 Est. Male Population	48.6%	48.9%	48.5%
	2015 Est. Female Population	51.4%	51.1%	51.5%
	2015 Est. Never Married	30.5%	27.9%	27.4%
	2015 Est. Now Married	46.0%	51.2%	51.2%
	2015 Est. Separated or Divorced	17.5%	15.2%	14.6%
	2015 Est. Widowed	6.0%	5.7%	6.8%
INCOME	2015 Est. HH Income \$200,000 or More	3.9%	10.6%	9.8%
	2015 Est. HH Income \$150,000 to \$199,999	6.0%	10.6%	10.0%
	2015 Est. HH Income \$100,000 to \$149,999	18.3%	21.9%	21.7%
	2015 Est. HH Income \$75,000 to \$99,999	16.4%	15.2%	15.2%
	2015 Est. HH Income \$50,000 to \$74,999	16.5%	13.3%	14.0%
	2015 Est. HH Income \$35,000 to \$49,999	15.4%	10.7%	11.0%
	2015 Est. HH Income \$25,000 to \$34,999	9.3%	6.0%	6.3%
	2015 Est. HH Income \$15,000 to \$24,999	6.6%	5.5%	5.7%
	2015 Est. HH Income Under \$15,000	7.5%	6.1%	6.4%
	2015 Est. Average Household Income	\$82,005	\$109,170	\$105,599
	2015 Est. Median Household Income	\$64,631	\$88,898	\$87,118
	2015 Est. Per Capita Income	\$31,580	\$39,740	\$38,517
	2015 Est. Total Businesses	1,313	2,904	4,189
	2015 Est. Total Employees	10,965	25,879	45,885

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RACE	2015 Est. White	68.2%	73.2%	72.4%
	2015 Est. Black	3.8%	2.4%	2.3%
	2015 Est. Asian or Pacific Islander	11.4%	10.1%	10.2%
	2015 Est. American Indian or Alaska Native	0.8%	0.7%	0.7%
	2015 Est. Other Races	15.8%	13.6%	14.4%
HISPANIC	2015 Est. Hispanic Population	3,614	13,644	22,497
	2015 Est. Hispanic Population	30.8%	26.6%	27.9%
	2020 Proj. Hispanic Population	32.7%	28.7%	29.9%
	2010 Hispanic Population	30.0%	25.2%	26.5%
EDUCATION (Adults 25 or Older)	2015 Est. Adult Population (25 Years or Over)	9,500	43,859	68,197
	2015 Est. Elementary (Grade Level 0 to 8)	9.9%	7.4%	7.7%
	2015 Est. Some High School (Grade Level 9 to 11)	9.4%	8.5%	7.8%
	2015 Est. High School Graduate	17.4%	14.2%	14.5%
	2015 Est. Some College	24.4%	21.8%	21.2%
	2015 Est. Associate Degree Only	8.1%	8.2%	8.0%
	2015 Est. Bachelor Degree Only	14.8%	18.0%	18.6%
	2015 Est. Graduate Degree	16.1%	21.9%	22.0%
HOUSING	2015 Est. Total Housing Units	4,600	19,075	30,097
	2015 Est. Owner-Occupied	38.4%	65.1%	65.6%
	2015 Est. Renter-Occupied	59.2%	32.4%	31.8%
	2015 Est. Vacant Housing	2.4%	2.5%	2.6%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	2.2%	6.9%	6.8%
	2010 Homes Built 2000 to 2004	6.2%	5.6%	7.7%
	2010 Homes Built 1990 to 1999	11.3%	11.4%	12.0%
	2010 Homes Built 1980 to 1989	11.7%	13.2%	15.7%
	2010 Homes Built 1970 to 1979	31.1%	25.1%	26.4%
	2010 Homes Built 1960 to 1969	20.7%	23.2%	17.3%
	2010 Homes Built 1950 to 1959	10.8%	8.7%	7.9%
	2010 Homes Built Before 1949	6.0%	5.9%	6.1%
HOME VALUES	2010 Home Value \$1,000,000 or More	6.8%	8.8%	7.9%
	2010 Home Value \$500,000 to \$999,999	32.3%	36.2%	34.6%
	2010 Home Value \$400,000 to \$499,999	16.8%	13.5%	13.4%
	2010 Home Value \$300,000 to \$399,999	15.2%	12.9%	15.0%
	2010 Home Value \$200,000 to \$299,999	10.1%	11.1%	12.3%
	2010 Home Value \$150,000 to \$199,999	7.4%	5.9%	5.9%
	2010 Home Value \$100,000 to \$149,999	4.3%	4.0%	3.8%
	2010 Home Value \$50,000 to \$99,999	4.0%	4.9%	4.2%
	2010 Home Value \$25,000 to \$49,999	1.3%	1.3%	1.3%
	2010 Home Value Under \$25,000	1.8%	1.4%	1.4%
	2010 Median Home Value	\$434,174	\$475,913	\$461,306
	2010 Median Rent	\$1,373	\$1,410	\$1,453

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LABOR FORCE	2015 Est. Labor Population Age 16 Years or Over	9,319	41,371	65,302
	2015 Est. Civilian Employed	67.5%	62.7%	60.9%
	2015 Est. Civilian Unemployed	2.9%	3.0%	2.9%
	2015 Est. in Armed Forces	2.3%	0.9%	0.8%
	2015 Est. not in Labor Force	27.3%	33.5%	35.4%
	2015 Labor Force Males	48.2%	48.5%	48.0%
	2015 Labor Force Females	51.8%	51.5%	52.0%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	5,347	23,028	35,457
	2010 Mgmt, Business, & Financial Operations	17.3%	17.0%	16.5%
	2010 Professional, Related	23.3%	25.8%	26.7%
	2010 Service	12.7%	13.9%	14.0%
	2010 Sales, Office	27.5%	27.3%	26.8%
	2010 Farming, Fishing, Forestry	1.1%	0.7%	1.5%
	2010 Construction, Extraction, Maintenance	8.0%	7.0%	6.3%
	2010 Production, Transport, Material Moving	10.2%	8.3%	8.2%
	2010 White Collar Workers	68.0%	70.1%	70.1%
	2010 Blue Collar Workers	32.0%	29.9%	29.9%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	82.0%	81.4%	81.2%
	2010 Drive to Work in Carpool	8.2%	7.8%	8.9%
	2010 Travel to Work by Public Transportation	1.0%	1.3%	1.2%
	2010 Drive to Work on Motorcycle	0.5%	0.3%	0.4%
	2010 Walk or Bicycle to Work	3.9%	3.4%	2.8%
	2010 Other Means	0.2%	1.2%	1.2%
	2010 Work at Home	4.3%	4.5%	4.3%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	35.9%	35.5%	34.5%
	2010 Travel to Work in 15 to 29 Minutes	40.8%	40.9%	41.2%
	2010 Travel to Work in 30 to 59 Minutes	16.9%	17.1%	17.9%
	2010 Travel to Work in 60 Minutes or More	6.4%	6.5%	6.5%
	2010 Average Travel Time to Work	18.5	18.4	18.6
CONSUMER EXPENDITURE	2015 Est. Total Household Expenditure	\$276 M	\$1.40 B	\$2.15 B
	2015 Est. Apparel	\$9.63 M	\$49.1 M	\$75.5 M
	2015 Est. Contributions, Gifts	\$18.6 M	\$105 M	\$161 M
	2015 Est. Education, Reading	\$10.8 M	\$60.7 M	\$92.6 M
	2015 Est. Entertainment	\$15.5 M	\$79.2 M	\$122 M
	2015 Est. Food, Beverages, Tobacco	\$42.1 M	\$206 M	\$319 M
	2015 Est. Furnishings, Equipment	\$9.56 M	\$49.8 M	\$76.5 M
	2015 Est. Health Care, Insurance	\$23.9 M	\$117 M	\$181 M
	2015 Est. Household Operations, Shelter, Utilities	\$85.3 M	\$431 M	\$664 M
	2015 Est. Miscellaneous Expenses	\$4.05 M	\$19.9 M	\$30.8 M
	2015 Est. Personal Care	\$3.60 M	\$18.0 M	\$27.7 M
	2015 Est. Transportation	\$52.5 M	\$258 M	\$399 M

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