



CYPRESS RETAIL GROUP

# Arroyo Parkway Shopping Center

Pasadena, CA

**FULLY LEASED**



## Features:

- Located just south of Old Pasadena along well traveled Arroyo Parkway
- High traffic intersection:
  - \*Arroyo Pkwy @ Del Mar Blvd: 33,718 CPD
  - \*Del Mar Blvd @ Arroyo Pkwy: 26,745 CPD
- Strong day time population (54,059 in 1-mile radius), with Huntington Memorial Hospital 0.6 miles from the site

## Co-Tenants Include:



## Area Co-Tenants Include:



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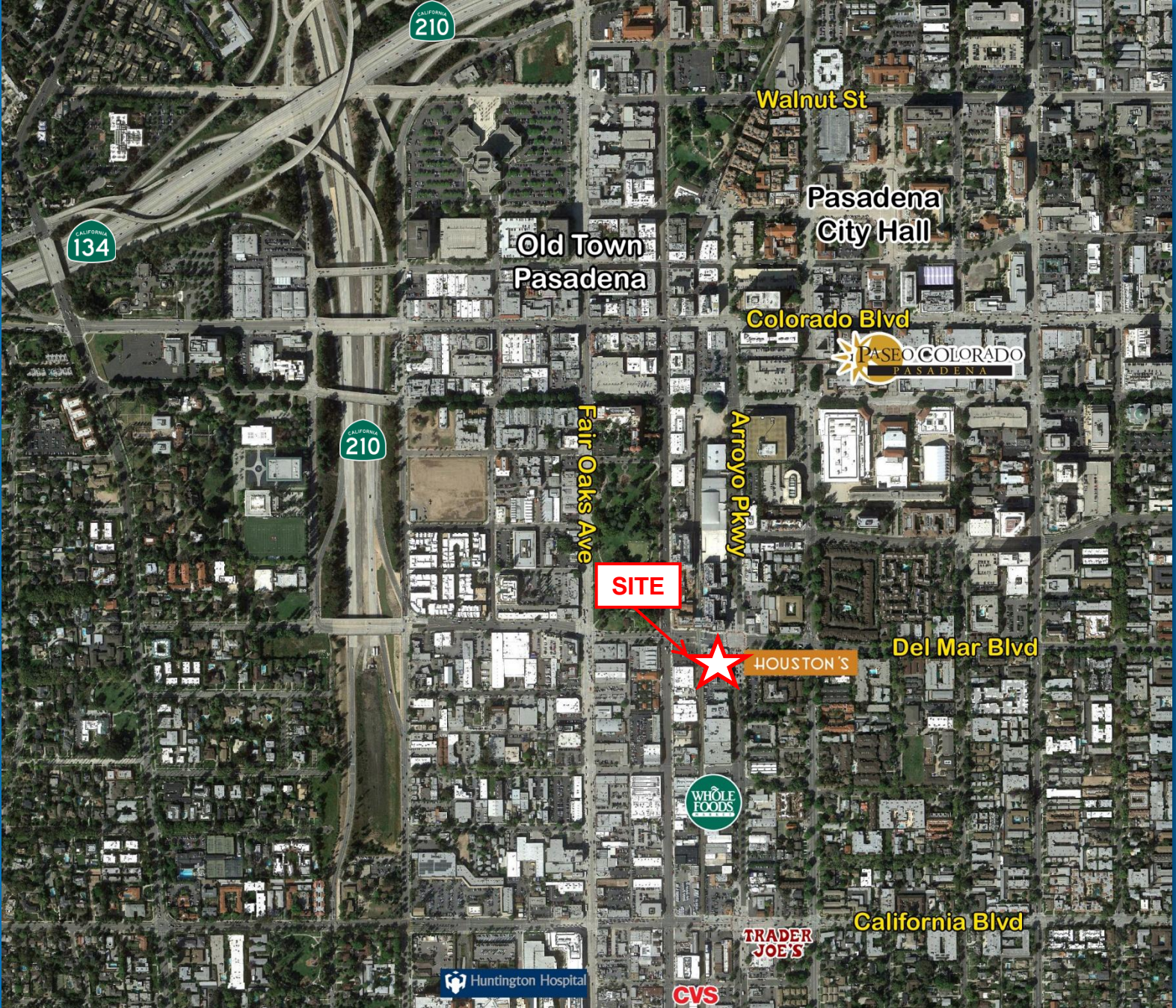


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Pasadena, CA

Aerial





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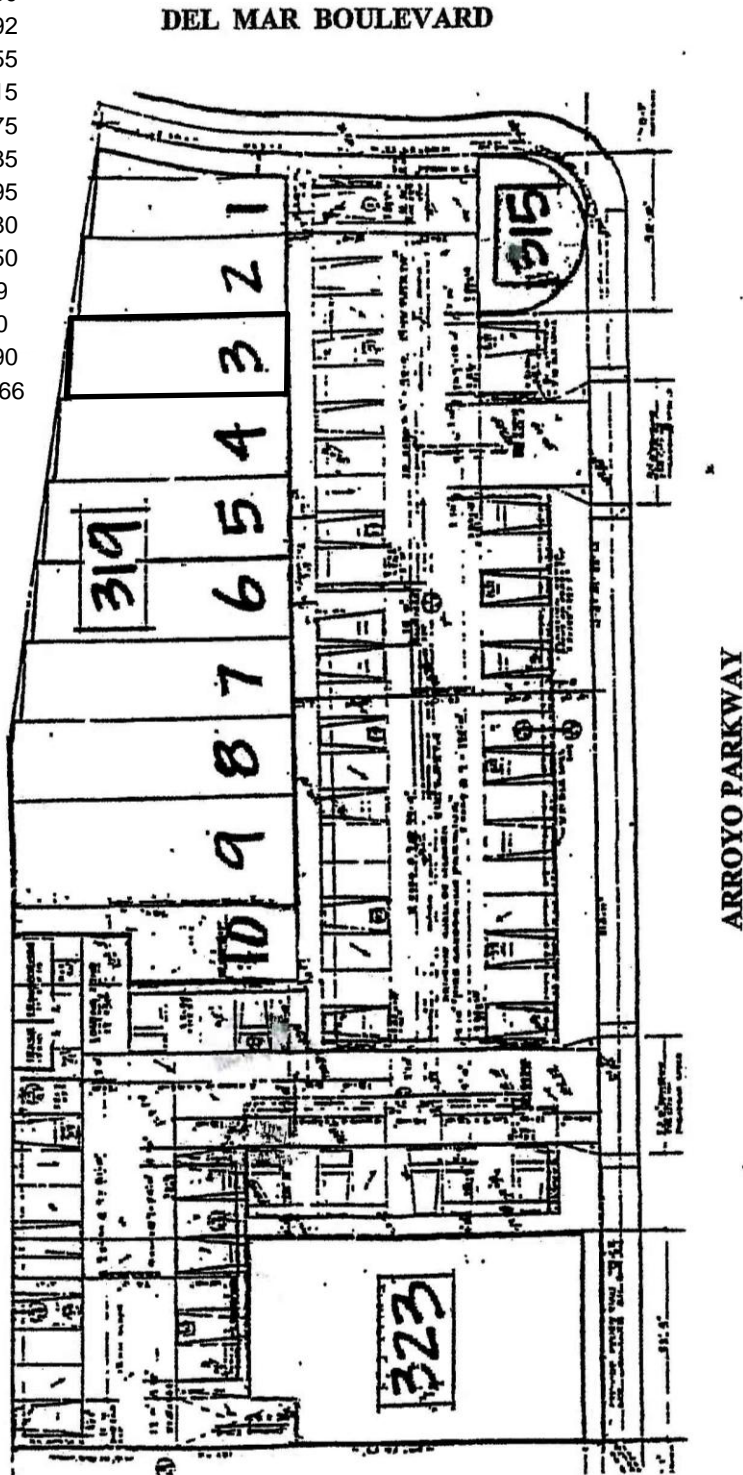
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Pasadena, CA

## Site Plan

### ARROYO PARKWAY SHOPPING CENTER

SPACE	TENANT	SQ. FT.
1	Box & Ship	1,050
2	Duran's Flowers	1,092
3	Nail'd It Salon	1,155
4	Collector's Paradise	1,215
5	Cartridge World	1,275
6	Kind Kreme	1,335
7	Swan Cleaners	1,395
8	VIP Salon	1,480
9	Teri & Yaki	1,950
10	L&L Hawaiian BBQ	929
315	Duran's Flowers	900
323	Performance Bicycle	4,490
Total		18,266

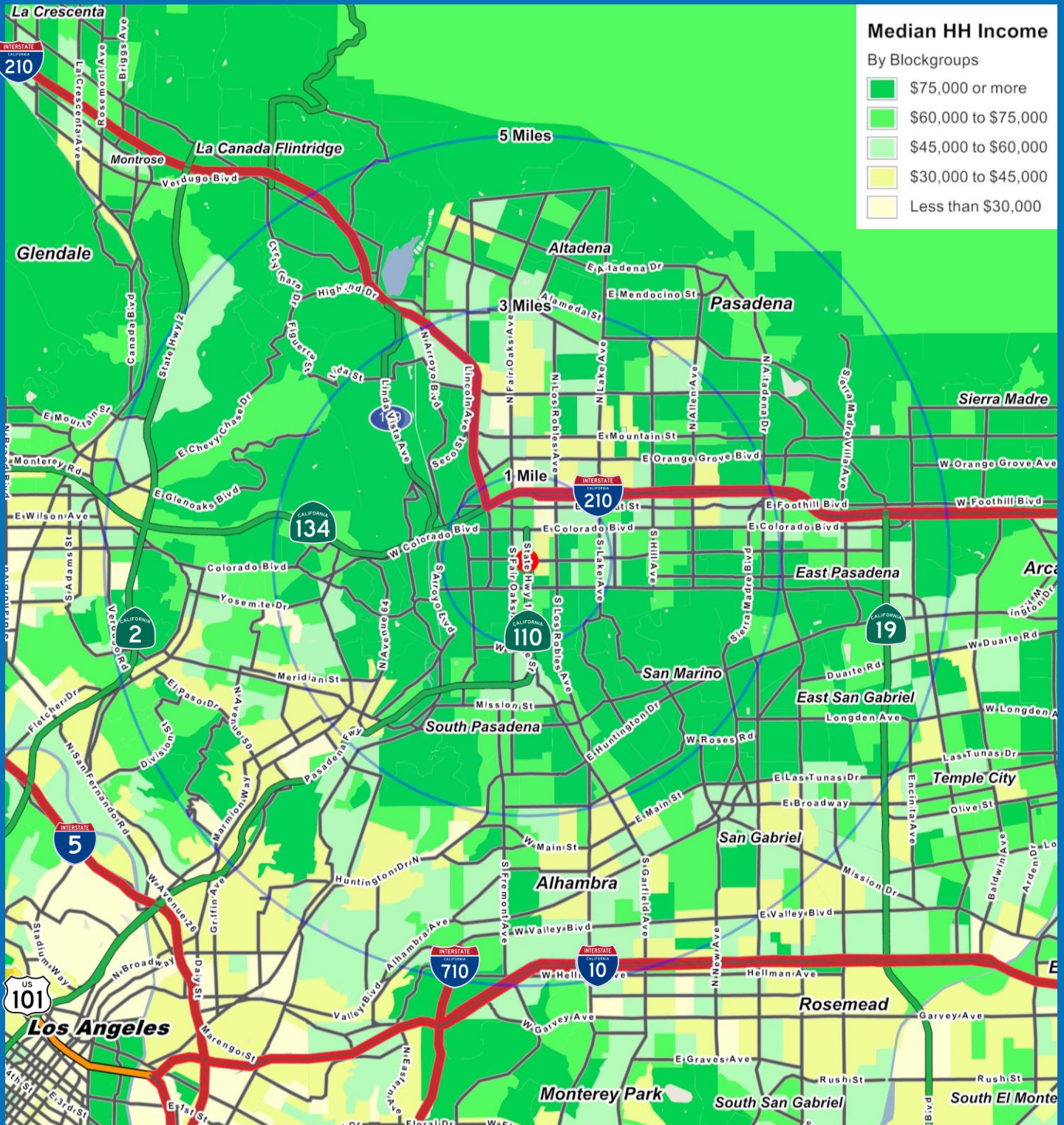




# Arroyo Parkway Shopping Center

Pasadena, 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: 34.1405/-118.1475

RF1

## Arroyo Pkwy & Del Mar Blvd

### Pasadena, CA

	1 Mile	3 Miles	5 Miles	
<b>POPULATION</b>	2015 Estimated Population	27,915	207,385	552,061
	2020 Projected Population	28,880	215,309	573,254
	2010 Census Population	26,248	200,177	537,174
	2000 Census Population	21,757	196,321	536,811
	Projected Annual Growth 2015 to 2020	0.7%	0.8%	0.8%
	Historical Annual Growth 2000 to 2015	1.9%	0.4%	0.2%
<b>HOUSEHOLDS</b>	2015 Estimated Households	15,207	81,742	199,005
	2020 Projected Households	15,696	84,581	206,035
	2010 Census Households	14,152	78,087	192,088
	2000 Census Households	11,547	74,616	187,170
	Projected Annual Growth 2015 to 2020	0.6%	0.7%	0.7%
	Historical Annual Growth 2000 to 2015	2.1%	0.6%	0.4%
<b>AGE</b>	2015 Est. Population Under 10 Years	8.4%	11.2%	11.2%
	2015 Est. Population 10 to 19 Years	5.9%	10.8%	11.4%
	2015 Est. Population 20 to 29 Years	18.7%	14.7%	13.9%
	2015 Est. Population 30 to 44 Years	27.7%	22.8%	21.7%
	2015 Est. Population 45 to 59 Years	17.5%	20.2%	20.9%
	2015 Est. Population 60 to 74 Years	13.8%	13.7%	14.0%
	2015 Est. Population 75 Years or Over	8.0%	6.6%	6.8%
	2015 Est. Median Age	38.1	37.8	38.5
<b>MARITAL STATUS &amp; GENDER</b>	2015 Est. Male Population	48.2%	48.6%	48.5%
	2015 Est. Female Population	51.8%	51.4%	51.5%
	2015 Est. Never Married	43.9%	39.6%	37.7%
	2015 Est. Now Married	33.8%	39.5%	41.7%
	2015 Est. Separated or Divorced	16.8%	15.6%	15.2%
	2015 Est. Widowed	5.5%	5.2%	5.4%
<b>INCOME</b>	2015 Est. HH Income \$200,000 or More	9.7%	10.3%	8.6%
	2015 Est. HH Income \$150,000 to \$199,999	6.3%	7.2%	7.0%
	2015 Est. HH Income \$100,000 to \$149,999	16.5%	15.6%	15.1%
	2015 Est. HH Income \$75,000 to \$99,999	12.1%	12.0%	11.9%
	2015 Est. HH Income \$50,000 to \$74,999	15.6%	16.6%	16.6%
	2015 Est. HH Income \$35,000 to \$49,999	9.8%	10.8%	11.6%
	2015 Est. HH Income \$25,000 to \$34,999	7.2%	7.9%	8.7%
	2015 Est. HH Income \$15,000 to \$24,999	8.0%	8.0%	9.3%
	2015 Est. HH Income Under \$15,000	14.8%	11.6%	11.3%
	2015 Est. Average Household Income	\$94,110	\$101,865	\$93,116
	2015 Est. Median Household Income	\$68,979	\$73,978	\$69,654
	2015 Est. Per Capita Income	\$51,466	\$40,317	\$33,687
2015 Est. Total Businesses	4,608	11,520	22,367	
2015 Est. Total Employees	48,711	106,011	186,329	

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Arroyo Pkwy & Del Mar Blvd		1 Mile	3 Miles	5 Miles
Pasadena, CA				
<b>RACE</b>	2015 Est. White	57.8%	51.7%	45.6%
	2015 Est. Black	7.4%	8.6%	6.3%
	2015 Est. Asian or Pacific Islander	22.9%	20.2%	27.7%
	2015 Est. American Indian or Alaska Native	0.4%	0.6%	0.7%
	2015 Est. Other Races	11.6%	18.9%	19.8%
<b>HISPANIC</b>	2015 Est. Hispanic Population	5,833	73,785	210,676
	2015 Est. Hispanic Population	20.9%	35.6%	38.2%
	2020 Proj. Hispanic Population	23.0%	37.2%	39.5%
	2010 Hispanic Population	19.3%	34.9%	37.9%
<b>EDUCATION (Adults 25 or Older)</b>	2015 Est. Adult Population (25 Years or Over)	30,395	200,115	521,732
	2015 Est. Elementary (Grade Level 0 to 8)	6.3%	12.3%	15.3%
	2015 Est. Some High School (Grade Level 9 to 11)	4.4%	8.4%	10.8%
	2015 Est. High School Graduate	6.5%	9.7%	12.4%
	2015 Est. Some College	9.9%	12.9%	13.3%
	2015 Est. Associate Degree Only	4.0%	5.2%	5.5%
	2015 Est. Bachelor Degree Only	25.3%	20.2%	18.4%
	2015 Est. Graduate Degree	43.6%	31.3%	24.3%
<b>HOUSING</b>	2015 Est. Total Housing Units	15,794	84,238	204,948
	2015 Est. Owner-Occupied	27.1%	43.5%	48.4%
	2015 Est. Renter-Occupied	69.2%	53.5%	48.7%
	2015 Est. Vacant Housing	3.7%	3.0%	2.9%
<b>HOMES BUILT BY YEAR</b>	2010 Homes Built 2005 or later	7.0%	3.2%	2.7%
	2010 Homes Built 2000 to 2004	7.8%	3.7%	3.2%
	2010 Homes Built 1990 to 1999	7.6%	5.6%	6.4%
	2010 Homes Built 1980 to 1989	14.8%	11.1%	11.1%
	2010 Homes Built 1970 to 1979	17.6%	13.5%	12.7%
	2010 Homes Built 1960 to 1969	11.8%	12.5%	12.5%
	2010 Homes Built 1950 to 1959	11.9%	13.7%	15.5%
2010 Homes Built Before 1949	21.5%	36.6%	35.9%	
<b>HOME VALUES</b>	2010 Home Value \$1,000,000 or More	12.6%	13.3%	10.5%
	2010 Home Value \$500,000 to \$999,999	31.2%	33.6%	34.4%
	2010 Home Value \$400,000 to \$499,999	16.0%	13.1%	13.3%
	2010 Home Value \$300,000 to \$399,999	14.1%	13.6%	14.4%
	2010 Home Value \$200,000 to \$299,999	12.4%	11.7%	12.3%
	2010 Home Value \$150,000 to \$199,999	4.7%	5.3%	5.4%
	2010 Home Value \$100,000 to \$149,999	3.9%	3.9%	4.0%
	2010 Home Value \$50,000 to \$99,999	2.7%	3.1%	3.1%
	2010 Home Value \$25,000 to \$49,999	1.3%	1.2%	1.4%
	2010 Home Value Under \$25,000	1.2%	1.2%	1.2%
	2010 Median Home Value	\$486,798	\$514,159	\$494,633
	2010 Median Rent	\$1,351	\$1,174	\$1,116

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		1 Mile	3 Miles	5 Miles
<b>LABOR FORCE</b>	2015 Est. Labor Population Age 16 Years or Over	24,650	171,166	453,781
	2015 Est. Civilian Employed	64.9%	62.4%	60.6%
	2015 Est. Civilian Unemployed	3.9%	4.2%	4.1%
	2015 Est. in Armed Forces	-	-	-
	2015 Est. not in Labor Force	31.1%	33.4%	35.2%
	2015 Labor Force Males	47.8%	48.0%	47.9%
	2015 Labor Force Females	52.2%	52.0%	52.1%
<b>OCCUPATION</b>	2010 Occupation: Population Age 16 Years or Over	14,036	95,621	250,126
	2010 Mgmt, Business, & Financial Operations	21.9%	17.2%	15.9%
	2010 Professional, Related	40.0%	32.3%	27.6%
	2010 Service	10.5%	15.6%	16.9%
	2010 Sales, Office	19.9%	22.1%	24.5%
	2010 Farming, Fishing, Forestry	0.2%	0.4%	0.4%
	2010 Construction, Extraction, Maintenance	2.8%	5.1%	5.9%
	2010 Production, Transport, Material Moving	4.6%	7.2%	8.8%
	2010 White Collar Workers	81.8%	71.7%	68.0%
	2010 Blue Collar Workers	18.2%	28.3%	32.0%
<b>TRANSPORTATION TO WORK</b>	2010 Drive to Work Alone	68.1%	71.7%	72.4%
	2010 Drive to Work in Carpool	7.3%	9.5%	11.2%
	2010 Travel to Work by Public Transportation	6.8%	6.6%	6.4%
	2010 Drive to Work on Motorcycle	0.2%	0.2%	0.2%
	2010 Walk or Bicycle to Work	11.1%	6.0%	4.1%
	2010 Other Means	1.0%	0.9%	0.7%
	2010 Work at Home	5.5%	5.1%	4.9%
<b>TRAVEL TIME</b>	2010 Travel to Work in 14 Minutes or Less	30.1%	24.7%	21.5%
	2010 Travel to Work in 15 to 29 Minutes	33.6%	35.7%	35.5%
	2010 Travel to Work in 30 to 59 Minutes	27.7%	29.3%	32.5%
	2010 Travel to Work in 60 Minutes or More	8.6%	10.3%	10.5%
	2010 Average Travel Time to Work	20.7	22.9	24.4
<b>CONSUMER EXPENDITURE</b>	2015 Est. Total Household Expenditure	\$1.02 B	\$5.82 B	\$13.3 B
	2015 Est. Apparel	\$35.8 M	\$205 M	\$467 M
	2015 Est. Contributions, Gifts	\$75.2 M	\$434 M	\$963 M
	2015 Est. Education, Reading	\$44.0 M	\$251 M	\$557 M
	2015 Est. Entertainment	\$57.4 M	\$328 M	\$746 M
	2015 Est. Food, Beverages, Tobacco	\$153 M	\$870 M	\$2.00 B
	2015 Est. Furnishings, Equipment	\$35.8 M	\$204 M	\$461 M
	2015 Est. Health Care, Insurance	\$88.3 M	\$495 M	\$1.13 B
	2015 Est. Household Operations, Shelter, Utilities	\$318 M	\$1.80 B	\$4.11 B
	2015 Est. Miscellaneous Expenses	\$15.1 M	\$84.2 M	\$192 M
	2015 Est. Personal Care	\$13.3 M	\$75.2 M	\$172 M
2015 Est. Transportation	\$188 M	\$1.07 B	\$2.46 B	

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