

# Arroyo Parkway Shopping Center

Pasadena, CA

SWC Arroyo Pkwy & Del Mar Blvd

1,480 SF Available

FOR LEASE



**Ilona Uribe**

805.449.1804 ext. 101  
ilona@cypress.net  
License No. 01919161

**Bob Walsh**

805.449.1804 ext. 102  
rwalsh@cypress.net  
License No. 00881913

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## Property Highlights

- Located just south of Old Pasadena along well traveled Arroyo Parkway
- High traffic intersection:
  - \*Arroyo Pkwy @ Del Mar Blvd: 27,945 CPD
  - \*Del Mar Blvd @ Arroyo Pkwy: 22,086 CPD
- Strong day time population (66,253 in 1-mile radius), with Huntington Memorial Hospital 0.6 miles from the site

## Co-Tenants



## Area Co-Tenants

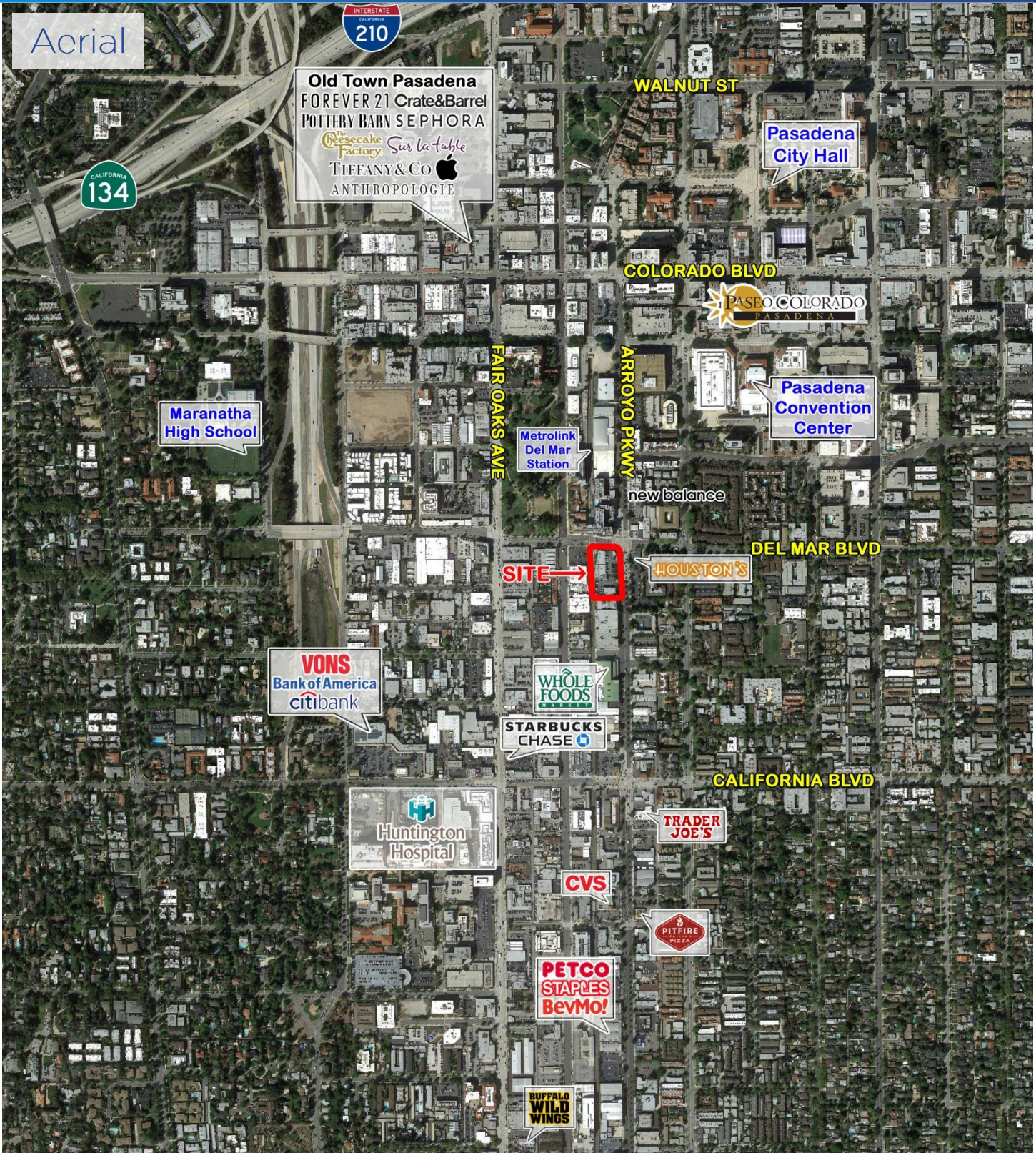


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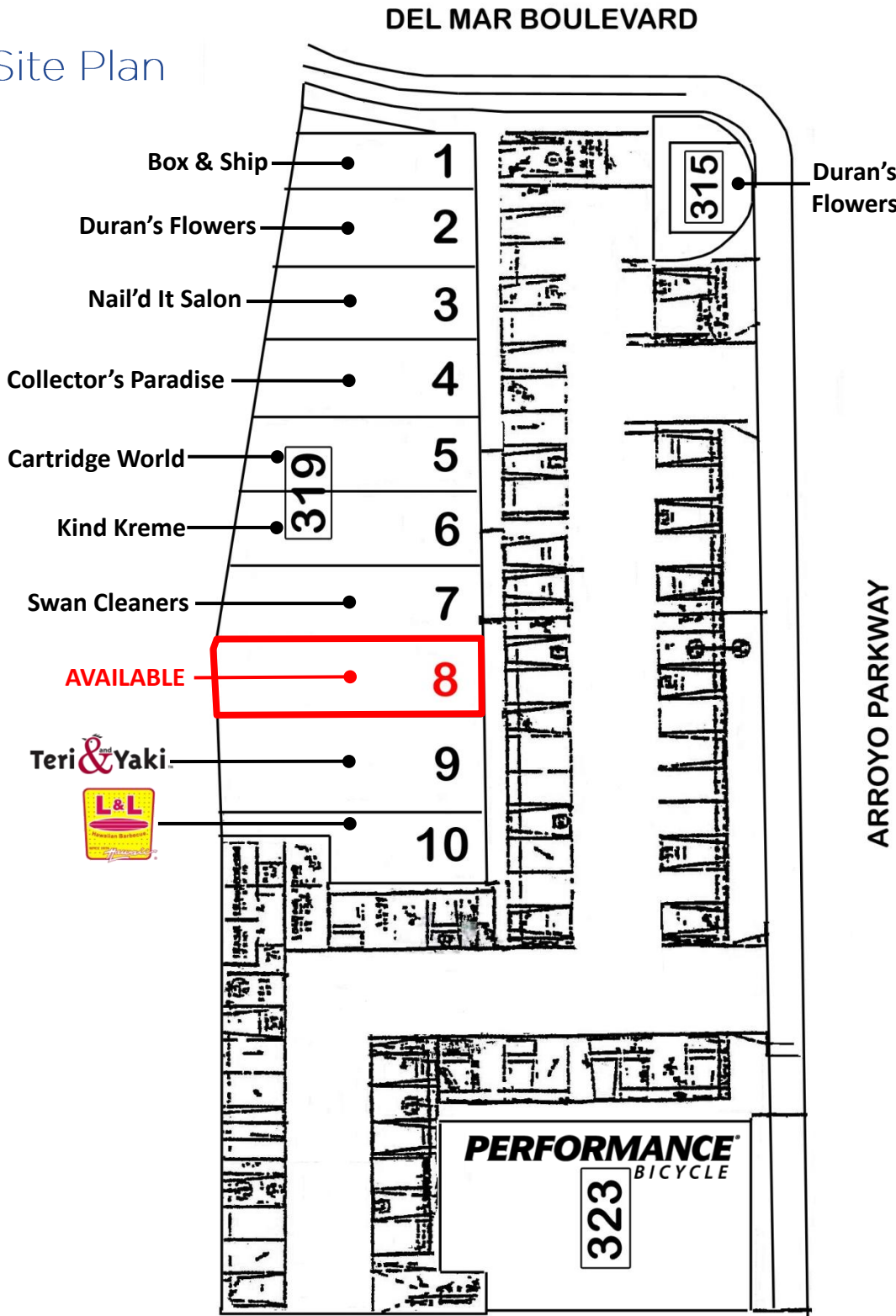
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## Site Plan



## 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	Available	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



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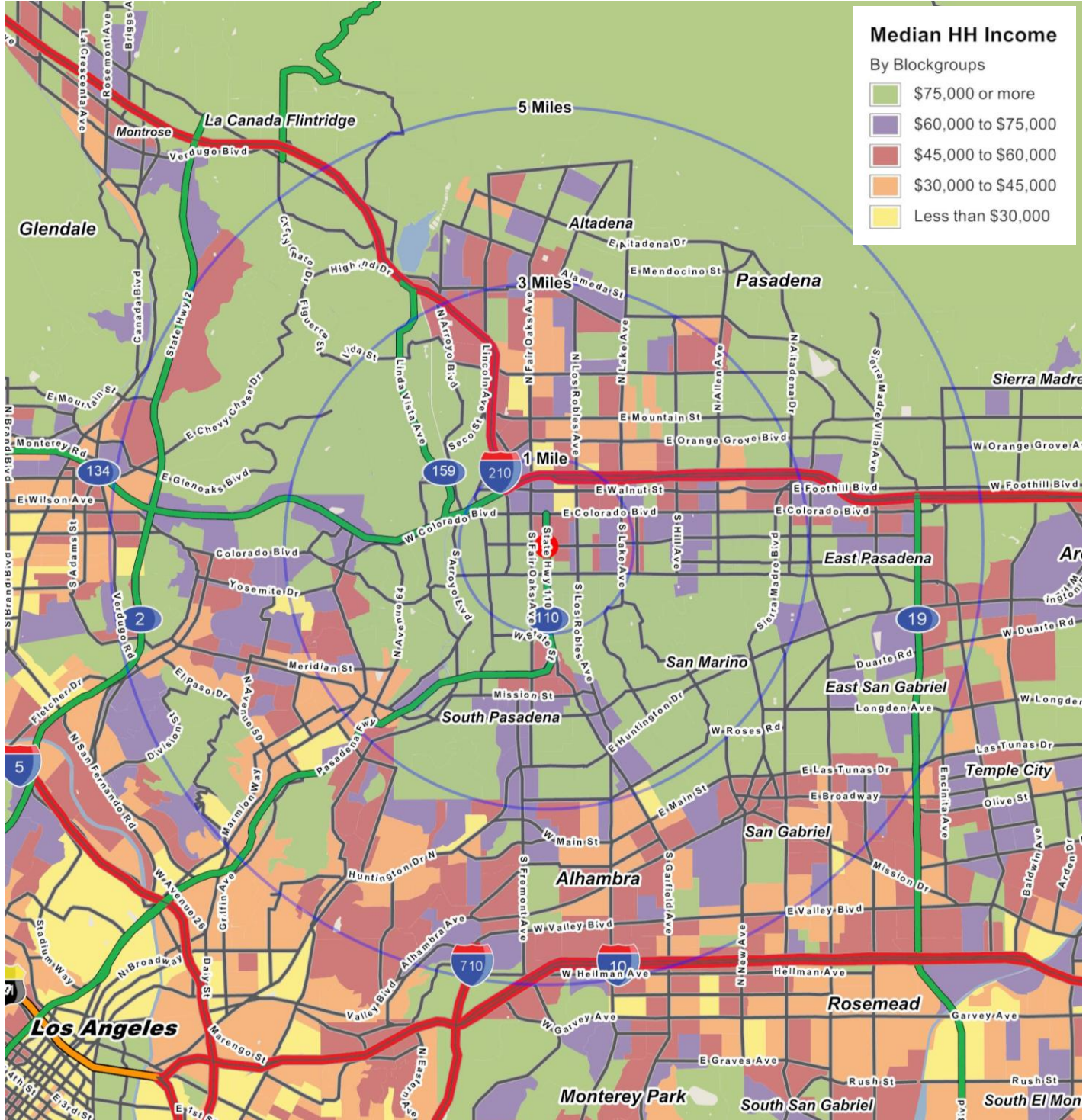
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## Demographics



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# 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	28,994	208,433	554,142
	2020 Projected Population	30,097	216,776	576,429
	2010 Census Population	26,401	200,089	537,199
	2000 Census Population	21,905	196,228	536,828
	Projected Annual Growth 2015 to 2020	0.8%	0.8%	0.8%
	Historical Annual Growth 2000 to 2015	2.2%	0.4%	0.2%
<b>HOUSEHOLDS</b>	2015 Estimated Households	15,772	82,235	199,816
	2020 Projected Households	16,446	85,815	208,622
	2010 Census Households	14,227	78,049	192,089
	2000 Census Households	11,618	74,578	187,174
	Projected Annual Growth 2015 to 2020	0.9%	0.9%	0.9%
	Historical Annual Growth 2000 to 2015	2.4%	0.7%	0.5%
<b>AGE</b>	2015 Est. Population Under 10 Years	8.6%	11.2%	11.2%
	2015 Est. Population 10 to 19 Years	5.9%	10.6%	11.2%
	2015 Est. Population 20 to 29 Years	18.7%	14.9%	14.0%
	2015 Est. Population 30 to 44 Years	27.8%	22.7%	21.7%
	2015 Est. Population 45 to 59 Years	17.6%	20.2%	20.9%
	2015 Est. Population 60 to 74 Years	13.8%	13.8%	14.2%
	2015 Est. Population 75 Years or Over	7.7%	6.6%	6.8%
	2015 Est. Median Age	37.9	37.9	38.6
<b>MARITAL STATUS &amp; GENDER</b>	2015 Est. Male Population	48.4%	48.6%	48.5%
	2015 Est. Female Population	51.6%	51.4%	51.5%
	2015 Est. Never Married	43.7%	39.6%	37.7%
	2015 Est. Now Married	34.3%	39.5%	41.7%
	2015 Est. Separated or Divorced	16.6%	15.6%	15.2%
	2015 Est. Widowed	5.5%	5.2%	5.4%
<b>INCOME</b>	2015 Est. HH Income \$200,000 or More	12.4%	12.7%	10.5%
	2015 Est. HH Income \$150,000 to \$199,999	6.6%	7.4%	7.2%
	2015 Est. HH Income \$100,000 to \$149,999	16.0%	15.1%	14.6%
	2015 Est. HH Income \$75,000 to \$99,999	11.6%	11.6%	11.5%
	2015 Est. HH Income \$50,000 to \$74,999	14.8%	15.9%	16.0%
	2015 Est. HH Income \$35,000 to \$49,999	9.7%	10.7%	11.6%
	2015 Est. HH Income \$25,000 to \$34,999	7.1%	7.7%	8.6%
	2015 Est. HH Income \$15,000 to \$24,999	8.2%	8.1%	9.4%
	2015 Est. HH Income Under \$15,000	13.5%	10.7%	10.5%
	2015 Est. Average Household Income	\$98,046	\$105,996	\$97,181
	2015 Est. Median Household Income	\$74,035	\$79,614	\$73,609
	2015 Est. Per Capita Income	\$53,527	\$41,995	\$35,168
2015 Est. Total Businesses	4,581	11,064	21,391	
2015 Est. Total Employees	66,253	123,835	213,339	

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Arroyo Pkwy & Del Mar Blvd		1 Mile	3 Miles	5 Miles
Pasadena, CA				
<b>RACE</b>	2015 Est. White	57.3%	51.5%	45.4%
	2015 Est. Black	7.3%	8.5%	6.2%
	2015 Est. Asian or Pacific Islander	23.5%	20.5%	27.9%
	2015 Est. American Indian or Alaska Native	0.4%	0.6%	0.7%
	2015 Est. Other Races	11.5%	18.9%	19.8%
<b>HISPANIC</b>	2015 Est. Hispanic Population	6,068	74,228	211,396
	2015 Est. Hispanic Population	20.9%	35.6%	38.1%
	2020 Proj. Hispanic Population	23.0%	37.2%	39.4%
	2010 Hispanic Population	19.3%	34.9%	37.9%
<b>EDUCATION (Adults 25 or Older)</b>	2015 Est. Adult Population (25 Years or Over)	23,081	149,855	394,346
	2015 Est. Elementary (Grade Level 0 to 8)	4.8%	8.6%	10.4%
	2015 Est. Some High School (Grade Level 9 to 11)	3.2%	5.6%	6.9%
	2015 Est. High School Graduate	9.7%	13.7%	17.0%
	2015 Est. Some College	14.0%	17.6%	18.0%
	2015 Est. Associate Degree Only	5.4%	6.7%	7.1%
	2015 Est. Bachelor Degree Only	33.9%	27.1%	24.6%
	2015 Est. Graduate Degree	29.0%	20.7%	16.1%
<b>HOUSING</b>	2015 Est. Total Housing Units	16,389	84,873	206,049
	2015 Est. Owner-Occupied	26.3%	43.2%	48.2%
	2015 Est. Renter-Occupied	69.9%	53.7%	48.7%
	2015 Est. Vacant Housing	3.8%	3.1%	3.0%
<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	31.1%	33.6%	34.4%
	2010 Home Value \$400,000 to \$499,999	16.1%	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	\$486,874	\$514,073	\$494,632
	2010 Median Rent	\$1,357	\$1,177	\$1,117

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<b>LABOR FORCE</b>	2015 Est. Labor Population Age 16 Years or Over	25,554	172,284	456,332
	2015 Est. Civilian Employed	65.1%	62.5%	60.8%
	2015 Est. Civilian Unemployed	3.9%	4.4%	4.2%
	2015 Est. in Armed Forces	-	-	-
	2015 Est. not in Labor Force	31.0%	33.1%	34.9%
	2015 Labor Force Males	47.9%	48.0%	47.8%
	2015 Labor Force Females	52.1%	52.0%	52.2%
<b>OCCUPATION</b>	2010 Occupation: Population Age 16 Years or Over	14,114	95,581	250,128
	2010 Mgmt, Business, & Financial Operations	21.9%	17.2%	15.9%
	2010 Professional, Related	40.1%	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	68.0%	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	11.2%	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	20.6	22.9	24.4
<b>CONSUMER EXPENDITURE</b>	2015 Est. Total Household Expenditure	\$1.09 B	\$6.03 B	\$13.7 B
	2015 Est. Apparel	\$38.4 M	\$213 M	\$484 M
	2015 Est. Contributions, Gifts	\$82.8 M	\$461 M	\$1.02 B
	2015 Est. Education, Reading	\$48.2 M	\$266 M	\$588 M
	2015 Est. Entertainment	\$61.5 M	\$340 M	\$774 M
	2015 Est. Food, Beverages, Tobacco	\$163 M	\$894 M	\$2.05 B
	2015 Est. Furnishings, Equipment	\$38.5 M	\$212 M	\$480 M
	2015 Est. Health Care, Insurance	\$93.7 M	\$509 M	\$1.17 B
	2015 Est. Household Operations, Shelter, Utilities	\$340 M	\$1.87 B	\$4.25 B
	2015 Est. Miscellaneous Expenses	\$16.0 M	\$86.6 M	\$198 M
	2015 Est. Personal Care	\$14.2 M	\$77.7 M	\$177 M
2015 Est. Transportation	\$199 M	\$1.10 B	\$2.53 B	

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