

Bouquet Canyon Plaza

Santa Clarita, CA

NWC Bouquet Canyon Rd & Newhall Ranch Rd

FULLY LEASED



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Bouquet Canyon Plaza

Santa Clarita, CA



Property Highlights

- 100% Leased Shopping Center!
- One of Santa Clarita's most heavily trafficked intersections
- 2015 Traffic Counts:
Bouquet Canyon @ Newhall Ranch: 50,716 CPD
Newhall Ranch @ Bouquet Canyon: 46,060 CPD
- 2015 Estimated Population: 105,585 within a 3-mile radius
- 2015 Estimated Average Household Income: \$113,032 within a 3-mile radius

Co-Tenants



Area Retailers



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Aerial



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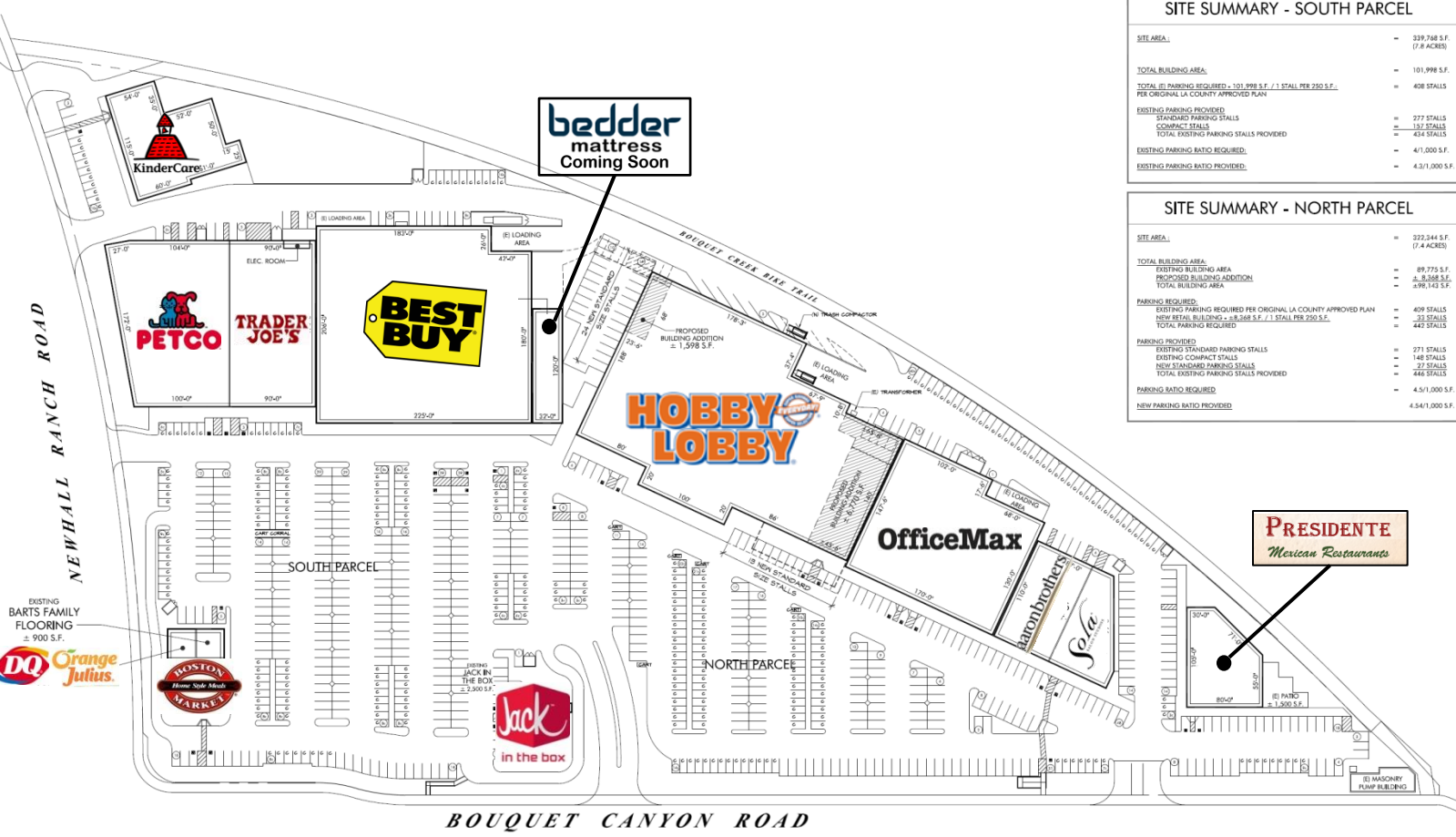
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Site Plan



SITE SUMMARY - NORTH PARCEL	
SITE AREA:	= 322,344 S.F. (7.4 ACRES)
TOTAL BUILDING AREA:	= 89,775 S.F.
EXISTING BUILDING AREA	= 8,568 S.F.
PROPOSED BUILDING ADDITION	= 81,207 S.F.
TOTAL BUILDING AREA	= 89,775 S.F.
PARKING REQUIRED:	= 409 STALLS
EXISTING PARKING PROVIDED PER ORIGINAL LA COUNTY APPROVED PLAN	= 33 STALLS
NEW RETAIL BUILDINGS - 88,207 S.F. / 1 STALL PER 250 S.F.	= 443 STALLS
TOTAL PARKING REQUIRED	= 476 STALLS
PARKING PROVIDED:	= 271 STALLS
EXISTING STANDARD PARKING STALLS	= 148 STALLS
EXISTING COMPACT STALLS	= 27 STALLS
NEW STANDARD PARKING STALLS	= 446 STALLS
TOTAL EXISTING PARKING STALLS PROVIDED	= 175 STALLS
PARKING RATIO REQUIRED:	= 451,000 S.F.
NEW PARKING RATIO PROVIDED:	4,541,000 S.F.



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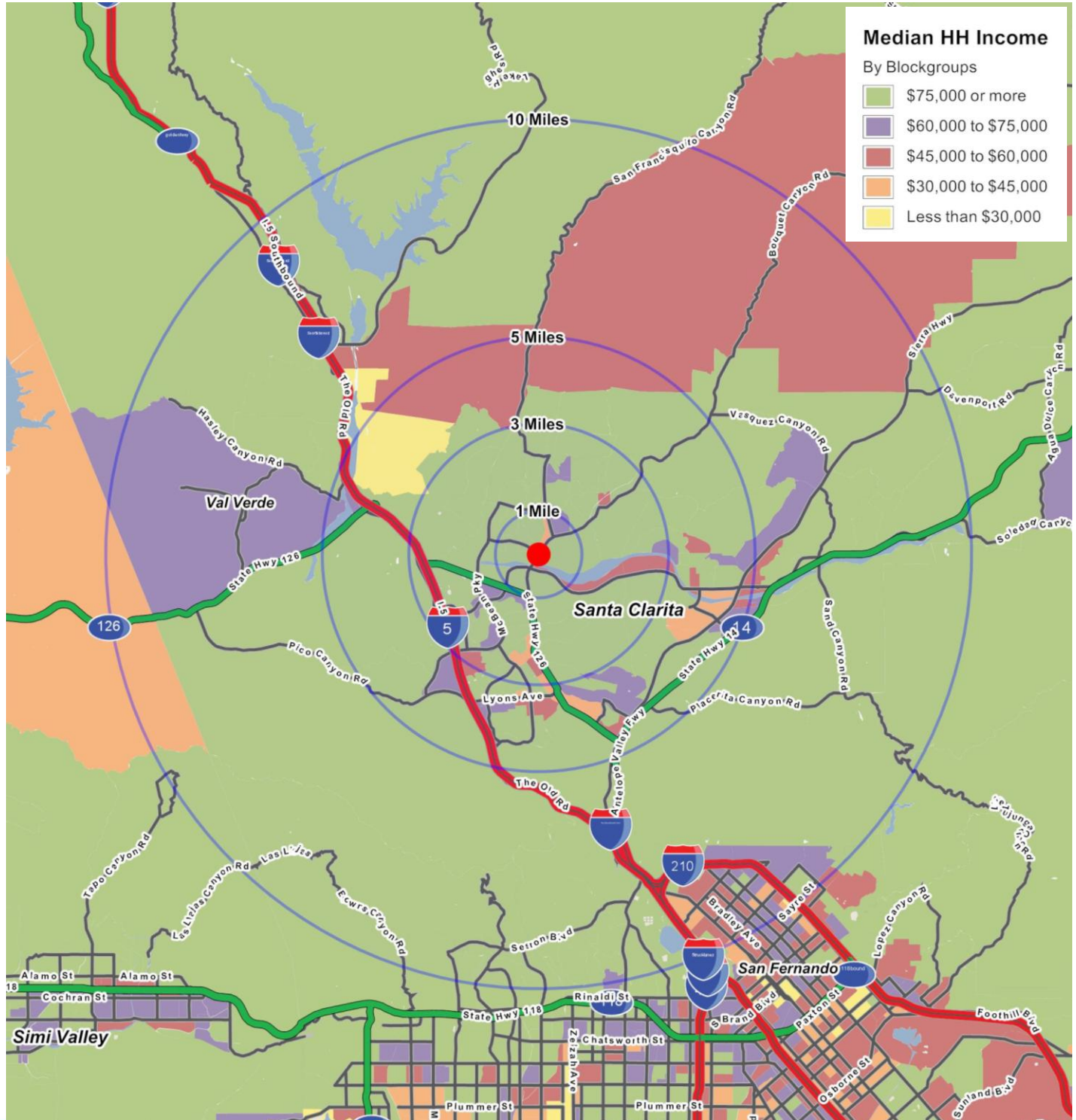
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Demographics



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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: 34.4272/-118.5372

RF1

Bouquet Canyon Rd & Newhall Ranch Rd

Santa Clarita, CA

	1 Mile	3 Miles	5 Miles	10 Miles	
POPULATION	2015 Estimated Population	10,822	105,585	217,899	353,604
	2020 Projected Population	11,183	109,235	225,328	365,887
	2010 Census Population	10,463	100,575	207,914	337,362
	2000 Census Population	8,838	77,691	151,585	263,727
	Projected Annual Growth 2015 to 2020	0.7%	0.7%	0.7%	0.7%
	Historical Annual Growth 2000 to 2015	1.5%	2.4%	2.9%	2.3%
HOUSEHOLDS	2015 Estimated Households	3,873	36,527	70,953	111,251
	2020 Projected Households	4,018	37,957	73,815	115,765
	2010 Census Households	3,724	34,603	67,192	105,323
	2000 Census Households	3,117	26,223	51,399	82,896
	Projected Annual Growth 2015 to 2020	0.7%	0.8%	0.8%	0.8%
	Historical Annual Growth 2000 to 2015	1.6%	2.6%	2.5%	2.3%
AGE	2015 Est. Population Under 10 Years	12.6%	13.4%	13.4%	13.5%
	2015 Est. Population 10 to 19 Years	13.9%	13.9%	14.0%	14.2%
	2015 Est. Population 20 to 29 Years	11.3%	12.4%	14.3%	13.9%
	2015 Est. Population 30 to 44 Years	20.8%	22.0%	22.3%	21.7%
	2015 Est. Population 45 to 59 Years	22.8%	22.1%	20.8%	21.1%
	2015 Est. Population 60 to 74 Years	13.6%	12.0%	10.9%	11.4%
	2015 Est. Population 75 Years or Over	5.1%	4.2%	4.2%	4.2%
	2015 Est. Median Age	38.8	37.0	35.8	35.9
MARITAL STATUS & GENDER	2015 Est. Male Population	48.5%	49.0%	50.7%	50.4%
	2015 Est. Female Population	51.5%	51.0%	49.3%	49.6%
	2015 Est. Never Married	27.3%	29.6%	33.1%	33.1%
	2015 Est. Now Married	49.4%	52.2%	47.7%	48.3%
	2015 Est. Separated or Divorced	18.4%	14.6%	15.3%	14.7%
	2015 Est. Widowed	4.9%	3.6%	3.9%	3.8%
INCOME	2015 Est. HH Income \$200,000 or More	13.5%	12.2%	11.9%	11.2%
	2015 Est. HH Income \$150,000 to \$199,999	8.8%	11.7%	10.3%	10.4%
	2015 Est. HH Income \$100,000 to \$149,999	20.7%	21.9%	19.8%	19.8%
	2015 Est. HH Income \$75,000 to \$99,999	16.3%	15.4%	14.6%	14.6%
	2015 Est. HH Income \$50,000 to \$74,999	12.0%	14.5%	14.8%	14.9%
	2015 Est. HH Income \$35,000 to \$49,999	8.6%	7.7%	9.6%	9.8%
	2015 Est. HH Income \$25,000 to \$34,999	6.6%	5.5%	6.5%	6.8%
	2015 Est. HH Income \$15,000 to \$24,999	6.6%	5.5%	6.2%	6.3%
	2015 Est. HH Income Under \$15,000	6.9%	5.7%	6.2%	6.1%
	2015 Est. Average Household Income	\$111,157	\$113,032	\$109,070	\$107,284
	2015 Est. Median Household Income	\$89,707	\$95,046	\$90,594	\$89,645
	2015 Est. Per Capita Income	\$39,779	\$39,137	\$36,114	\$34,166
2015 Est. Total Businesses	522	5,000	8,781	11,467	
2015 Est. Total Employees	4,779	50,529	87,052	126,457	

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RF1

Bouquet Canyon Rd & Newhall Ranch Rd		1 Mile	3 Miles	5 Miles	10 Miles
Santa Clarita, CA					
RACE	2015 Est. White	70.8%	70.3%	64.7%	62.3%
	2015 Est. Black	3.1%	3.6%	4.9%	4.8%
	2015 Est. Asian or Pacific Islander	12.3%	12.6%	12.5%	12.5%
	2015 Est. American Indian or Alaska Native	0.6%	0.5%	0.5%	0.6%
	2015 Est. Other Races	13.1%	13.1%	17.4%	19.8%
HISPANIC	2015 Est. Hispanic Population	2,578	26,564	67,016	127,834
	2015 Est. Hispanic Population	23.8%	25.2%	30.8%	36.2%
	2020 Proj. Hispanic Population	26.5%	27.6%	32.9%	38.1%
	2010 Hispanic Population	20.7%	22.7%	28.8%	34.6%
EDUCATION (Adults 25 or Older)	2015 Est. Adult Population (25 Years or Over)	7,357	70,304	142,291	231,039
	2015 Est. Elementary (Grade Level 0 to 8)	3.1%	4.8%	5.6%	6.8%
	2015 Est. Some High School (Grade Level 9 to 11)	3.9%	4.5%	6.6%	7.2%
	2015 Est. High School Graduate	20.2%	17.8%	18.6%	19.4%
	2015 Est. Some College	26.7%	24.3%	24.6%	24.0%
	2015 Est. Associate Degree Only	10.9%	9.7%	9.2%	8.8%
	2015 Est. Bachelor Degree Only	23.0%	26.2%	23.9%	22.7%
	2015 Est. Graduate Degree	12.1%	12.8%	11.5%	11.1%
HOUSING	2015 Est. Total Housing Units	3,963	37,445	72,753	114,138
	2015 Est. Owner-Occupied	72.0%	71.1%	68.8%	70.3%
	2015 Est. Renter-Occupied	25.7%	26.5%	28.7%	27.2%
	2015 Est. Vacant Housing	2.3%	2.5%	2.5%	2.5%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	2.6%	5.9%	6.2%	6.1%
	2010 Homes Built 2000 to 2004	6.2%	13.0%	13.0%	12.7%
	2010 Homes Built 1990 to 1999	26.1%	16.7%	16.8%	15.1%
	2010 Homes Built 1980 to 1989	14.2%	25.1%	23.5%	23.4%
	2010 Homes Built 1970 to 1979	23.1%	18.5%	16.1%	15.8%
	2010 Homes Built 1960 to 1969	16.2%	10.3%	13.3%	13.9%
	2010 Homes Built 1950 to 1959	6.3%	5.5%	5.7%	7.2%
	2010 Homes Built Before 1949	5.5%	5.0%	5.4%	5.8%
HOME VALUES	2010 Home Value \$1,000,000 or More	3.9%	5.1%	5.3%	5.7%
	2010 Home Value \$500,000 to \$999,999	34.3%	32.2%	30.8%	31.5%
	2010 Home Value \$400,000 to \$499,999	13.7%	16.1%	14.9%	14.5%
	2010 Home Value \$300,000 to \$399,999	20.4%	18.2%	17.9%	17.4%
	2010 Home Value \$200,000 to \$299,999	15.2%	12.6%	13.8%	13.7%
	2010 Home Value \$150,000 to \$199,999	4.6%	5.4%	6.1%	6.0%
	2010 Home Value \$100,000 to \$149,999	3.1%	4.2%	4.6%	4.7%
	2010 Home Value \$50,000 to \$99,999	2.2%	3.4%	3.4%	3.5%
	2010 Home Value \$25,000 to \$49,999	1.1%	1.3%	1.5%	1.4%
	2010 Home Value Under \$25,000	1.4%	1.5%	1.5%	1.5%
	2010 Median Home Value	\$420,901	\$426,341	\$415,599	\$424,155
	2010 Median Rent	\$1,221	\$1,436	\$1,391	\$1,380

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LABOR FORCE	2015 Est. Labor Population Age 16 Years or Over	8,541	82,405	170,508	276,171
	2015 Est. Civilian Employed	59.3%	65.1%	62.0%	62.1%
	2015 Est. Civilian Unemployed	5.0%	4.5%	4.5%	4.5%
	2015 Est. in Armed Forces	-	0.1%	-	-
	2015 Est. not in Labor Force	35.6%	30.3%	33.6%	33.3%
	2015 Labor Force Males	47.6%	48.3%	50.5%	50.0%
	2015 Labor Force Females	52.4%	51.7%	49.5%	50.0%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	4,772	48,654	95,764	155,180
	2010 Mgmt, Business, & Financial Operations	17.7%	17.8%	17.2%	17.1%
	2010 Professional, Related	25.9%	25.9%	24.9%	23.8%
	2010 Service	13.1%	16.1%	16.7%	16.3%
	2010 Sales, Office	29.9%	27.1%	26.5%	26.7%
	2010 Farming, Fishing, Forestry	0.3%	0.3%	0.5%	0.5%
	2010 Construction, Extraction, Maintenance	6.2%	5.9%	6.3%	7.0%
	2010 Production, Transport, Material Moving	6.9%	6.9%	8.0%	8.7%
	2010 White Collar Workers	73.5%	70.8%	68.5%	67.6%
	2010 Blue Collar Workers	26.5%	29.2%	31.5%	32.4%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	77.0%	77.0%	75.6%	76.1%
	2010 Drive to Work in Carpool	9.6%	10.7%	12.1%	12.5%
	2010 Travel to Work by Public Transportation	4.0%	3.6%	4.0%	3.6%
	2010 Drive to Work on Motorcycle	0.3%	0.4%	0.4%	0.4%
	2010 Walk or Bicycle to Work	1.2%	2.2%	2.1%	1.7%
	2010 Other Means	0.3%	0.6%	0.6%	0.5%
	2010 Work at Home	7.6%	5.6%	5.3%	5.3%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	20.7%	27.4%	22.3%	20.2%
	2010 Travel to Work in 15 to 29 Minutes	18.4%	22.0%	25.3%	26.7%
	2010 Travel to Work in 30 to 59 Minutes	39.1%	32.6%	34.1%	36.2%
	2010 Travel to Work in 60 Minutes or More	21.8%	18.1%	18.3%	16.9%
	2010 Average Travel Time to Work	37.4	29.0	29.8	29.7
CONSUMER EXPENDITURE	2015 Est. Total Household Expenditure	\$293 M	\$2.81 B	\$5.29 B	\$8.21 B
	2015 Est. Apparel	\$10.3 M	\$99.3 M	\$187 M	\$291 M
	2015 Est. Contributions, Gifts	\$22.2 M	\$215 M	\$401 M	\$618 M
	2015 Est. Education, Reading	\$12.8 M	\$125 M	\$232 M	\$357 M
	2015 Est. Entertainment	\$16.6 M	\$160 M	\$301 M	\$467 M
	2015 Est. Food, Beverages, Tobacco	\$43.2 M	\$414 M	\$784 M	\$1.22 B
	2015 Est. Furnishings, Equipment	\$10.5 M	\$101 M	\$189 M	\$292 M
	2015 Est. Health Care, Insurance	\$24.4 M	\$233 M	\$441 M	\$685 M
	2015 Est. Household Operations, Shelter, Utilities	\$90.6 M	\$868 M	\$1.64 B	\$2.54 B
	2015 Est. Miscellaneous Expenses	\$4.14 M	\$39.8 M	\$75.2 M	\$117 M
	2015 Est. Personal Care	\$3.78 M	\$36.2 M	\$68.3 M	\$106 M
	2015 Est. Transportation	\$54.1 M	\$519 M	\$980 M	\$1.52 B

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