

Bed Bath & Beyond Plaza

Ventura, CA

1,190 & 3,000 SF
FOR LEASE



Bob Haas
805.449.1804 ext. 103
rhaas@cypress.net
License No. 00870324

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

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Property Highlights

- Bed Bath & Beyond anchored center
- Immediately adjacent to Target and McDonald's
- Centrally located within the Ventura Trade Area
- Within close proximity to the 101 Freeway and the Pacific View Regional Mall

Co-Tenants



Area Retailers



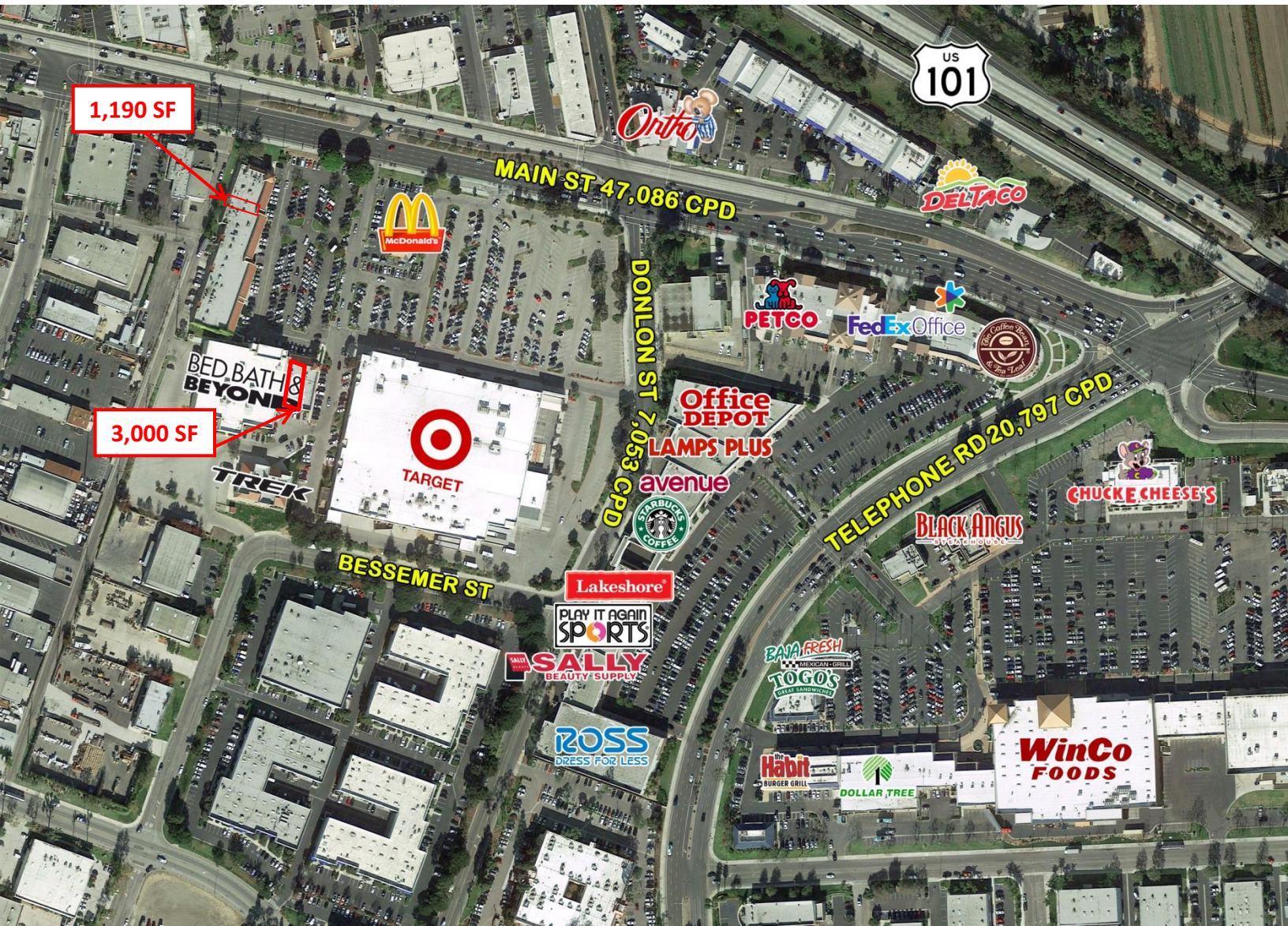
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Close-Up Aerial



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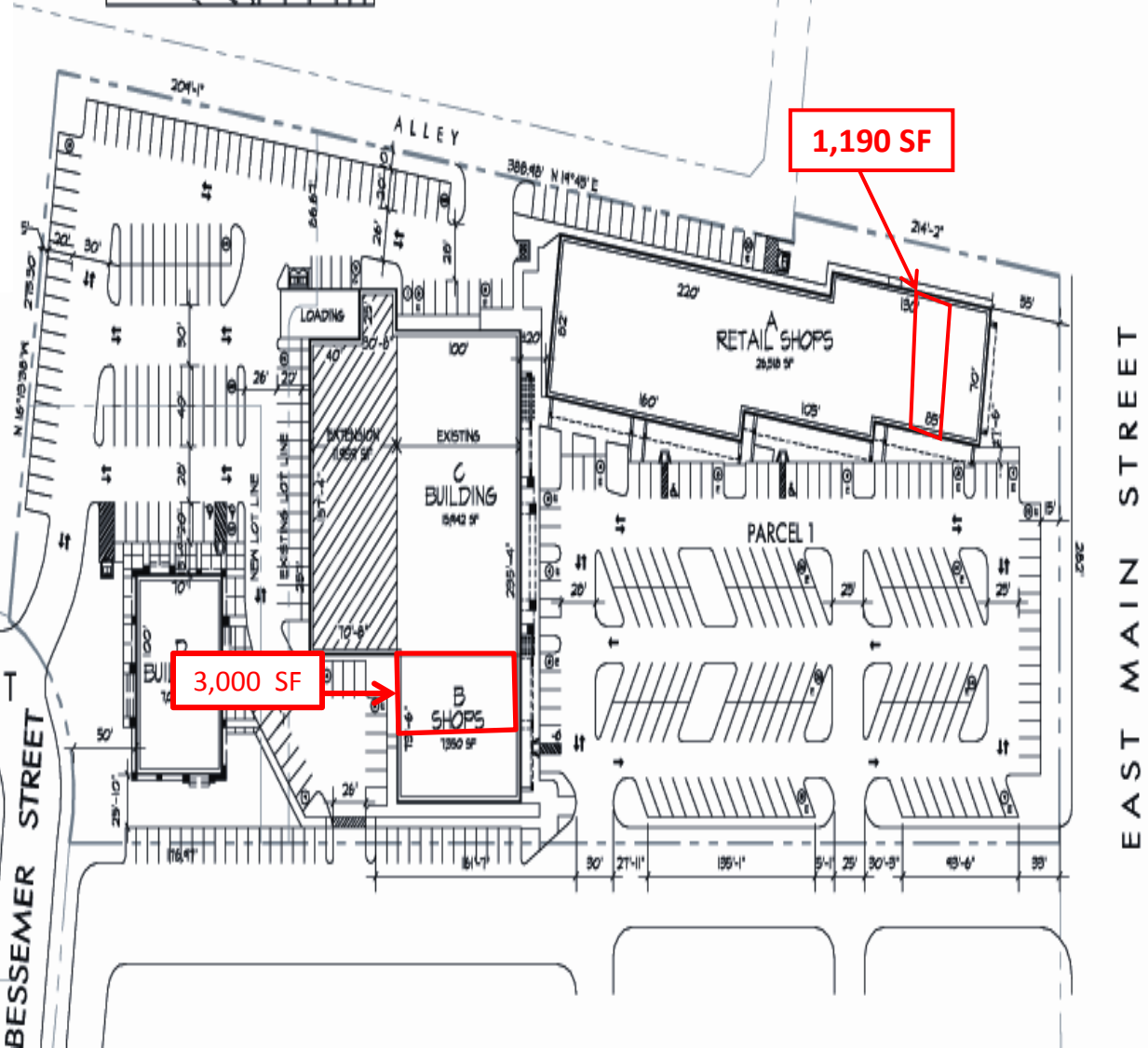
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Site Plan



PROJECT DATA	
CLIENT:	DECLINER VENTURE ASSOCIATES 560 THIN DOLPHIN DR. REDWOOD CITY, CA 94069 88.10.8100 88.110.8116 FAX
PROJECT ADDRESS:	4000 EAST MAIN STREET BRISTOL AVENUE VENTURA, CALIFORNIA 93009
USE:	SHOPPING CENTER
PARCEL 1:	181,400 SF 4.18 AC
PARCEL 2:	16,230 SF 1.18 AC
ZONING:	CPD
SUMMARY	
SITE AREA:	(3.628 AC) 1,271,860.09 SF
EXISTING BUILDING AREA:	41,810 SF
RETAIL PARKING REQUIRED @ 1/600 SF:	166 STALLS
PROPOSED BUILDING AREA:	18,494 SF
RETAIL PARKING REQUIRED @ 1/600 SF:	60 STALLS
TOTAL PARKING REQUIRED:	224 STALLS
TOTAL PARKING PROVIDED:	338 STALLS
PARKING RATIO PROVIDED:	4.1/1,000 SF



PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"



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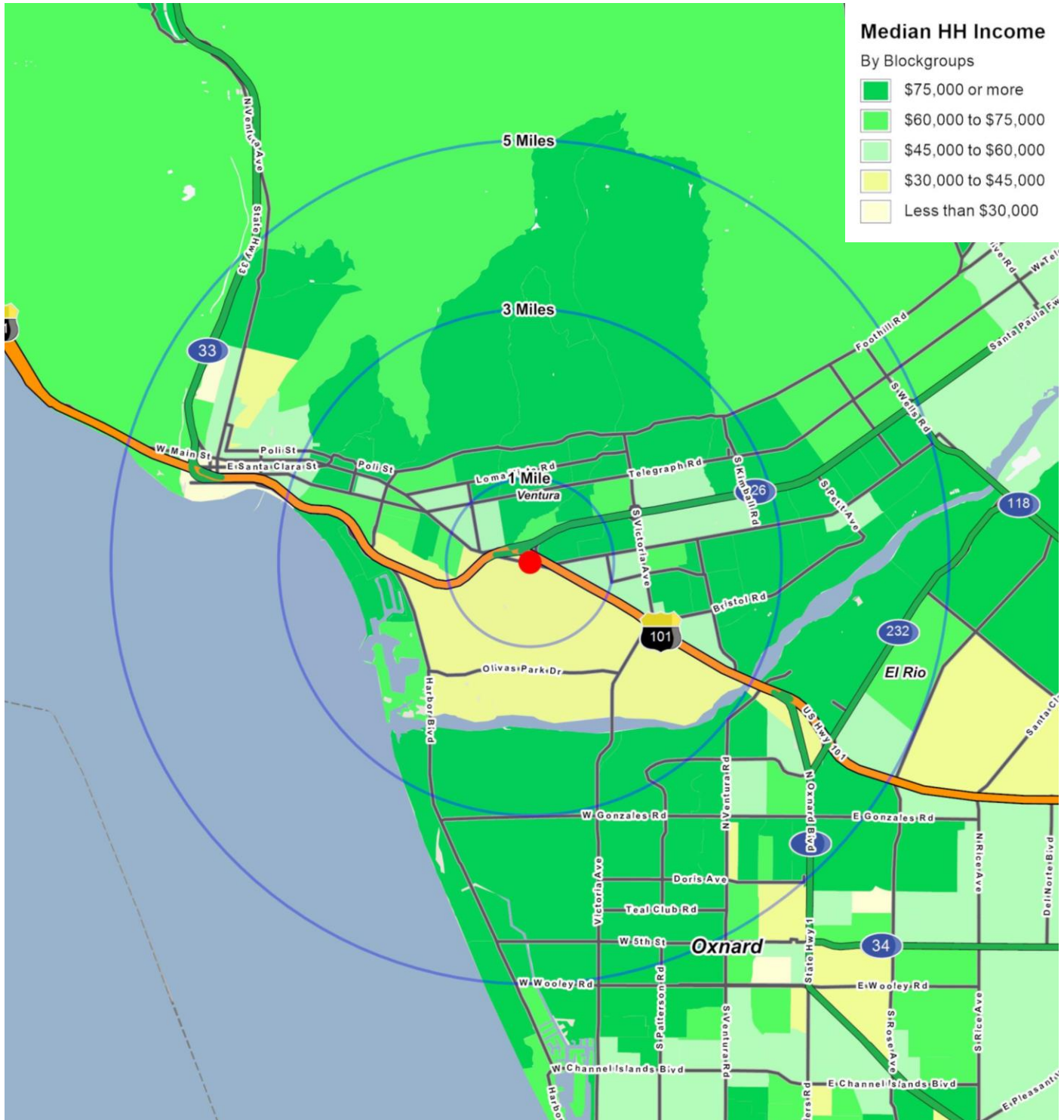
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Demographics



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FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Cypress Retail Group

Lat/Lon: 34.2629/-119.2356

RF1

Main St & Donlon St

Ventura, CA

	1 Mile	3 Miles	5 Miles	
POPULATION	2017 Estimated Population	12,302	66,979	174,409
	2022 Projected Population	12,727	68,664	178,537
	2010 Census Population	11,872	65,442	166,073
	2000 Census Population	10,550	61,752	149,326
	Projected Annual Growth 2017 to 2022	0.7%	0.5%	0.5%
	Historical Annual Growth 2000 to 2017	1.0%	0.5%	1.0%
	HOUSEHOLDS	2017 Estimated Households	4,999	26,188
2022 Projected Households		5,258	27,329	62,753
2010 Census Households		4,808	25,529	57,321
2000 Census Households		4,443	24,636	52,880
Projected Annual Growth 2017 to 2022		1.0%	0.9%	0.8%
Historical Annual Growth 2000 to 2017		0.7%	0.4%	0.8%
AGE		2017 Est. Population Under 10 Years	10.6%	10.2%
	2017 Est. Population 10 to 19 Years	11.0%	11.2%	12.9%
	2017 Est. Population 20 to 29 Years	14.3%	13.4%	14.5%
	2017 Est. Population 30 to 44 Years	19.4%	18.7%	19.6%
	2017 Est. Population 45 to 59 Years	19.9%	21.3%	20.2%
	2017 Est. Population 60 to 74 Years	14.7%	16.2%	14.0%
	2017 Est. Population 75 Years or Over	10.1%	8.9%	6.6%
	2017 Est. Median Age	40.0	41.3	37.4
MARITAL STATUS & GENDER	2017 Est. Male Population	47.0%	49.2%	49.4%
	2017 Est. Female Population	53.0%	50.8%	50.6%
	2017 Est. Never Married	33.7%	31.6%	34.4%
	2017 Est. Now Married	36.1%	43.4%	42.8%
	2017 Est. Separated or Divorced	23.7%	19.0%	17.8%
	2017 Est. Widowed	6.5%	6.0%	5.0%
	INCOME	2017 Est. HH Income \$200,000 or More	7.0%	9.4%
2017 Est. HH Income \$150,000 to \$199,999		6.0%	8.7%	8.5%
2017 Est. HH Income \$100,000 to \$149,999		17.3%	19.0%	18.9%
2017 Est. HH Income \$75,000 to \$99,999		17.0%	15.7%	15.8%
2017 Est. HH Income \$50,000 to \$74,999		20.4%	17.6%	17.4%
2017 Est. HH Income \$35,000 to \$49,999		10.5%	10.9%	11.1%
2017 Est. HH Income \$25,000 to \$34,999		7.6%	6.8%	7.5%
2017 Est. HH Income \$15,000 to \$24,999		8.1%	6.1%	6.8%
2017 Est. HH Income Under \$15,000		6.0%	5.8%	6.3%
2017 Est. Average Household Income		\$81,595	\$95,018	\$88,484
2017 Est. Median Household Income		\$74,429	\$83,018	\$78,231
2017 Est. Per Capita Income		\$33,337	\$37,597	\$30,781
2017 Est. Total Businesses		2,019	5,395	8,709
2017 Est. Total Employees	20,344	53,763	81,010	

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Main St & Donlon St		1 Mile	3 Miles	5 Miles
Ventura, CA				
RACE	2017 Est. White	75.1%	77.1%	66.2%
	2017 Est. Black	2.2%	2.0%	2.9%
	2017 Est. Asian or Pacific Islander	5.0%	4.9%	5.6%
	2017 Est. American Indian or Alaska Native	1.2%	1.1%	1.2%
	2017 Est. Other Races	16.6%	14.9%	24.2%
HISPANIC	2017 Est. Hispanic Population	3,839	19,580	80,721
	2017 Est. Hispanic Population	31.2%	29.2%	46.3%
	2022 Proj. Hispanic Population	33.3%	31.5%	47.9%
	2010 Hispanic Population	28.8%	26.4%	44.5%
EDUCATION (Adults 25 or Older)	2017 Est. Adult Population (25 Years or Over)	8,824	48,318	118,218
	2017 Est. Elementary (Grade Level 0 to 8)	4.6%	3.5%	8.4%
	2017 Est. Some High School (Grade Level 9 to 11)	5.5%	4.9%	7.3%
	2017 Est. High School Graduate	18.7%	18.0%	19.8%
	2017 Est. Some College	29.8%	27.0%	24.7%
	2017 Est. Associate Degree Only	10.1%	9.6%	9.4%
	2017 Est. Bachelor Degree Only	16.6%	22.3%	19.8%
	2017 Est. Graduate Degree	14.8%	14.7%	10.6%
HOUSING	2017 Est. Total Housing Units	5,179	27,295	62,424
	2017 Est. Owner-Occupied	50.4%	55.8%	54.1%
	2017 Est. Renter-Occupied	46.1%	40.2%	42.4%
	2017 Est. Vacant Housing	3.5%	4.1%	3.5%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	0.4%	0.3%	0.6%
	2010 Homes Built 2000 to 2004	10.7%	8.2%	10.7%
	2010 Homes Built 1990 to 1999	8.3%	7.2%	9.7%
	2010 Homes Built 1980 to 1989	16.4%	13.9%	15.3%
	2010 Homes Built 1970 to 1979	17.0%	20.3%	20.6%
	2010 Homes Built 1960 to 1969	23.2%	22.7%	21.9%
	2010 Homes Built 1950 to 1959	22.7%	18.4%	14.6%
	2010 Homes Built Before 1949	4.9%	10.4%	9.7%
HOME VALUES	2010 Home Value \$1,000,000 or More	2.4%	4.5%	3.5%
	2010 Home Value \$500,000 to \$999,999	36.3%	48.3%	43.4%
	2010 Home Value \$400,000 to \$499,999	24.7%	20.1%	23.4%
	2010 Home Value \$300,000 to \$399,999	19.1%	14.5%	18.0%
	2010 Home Value \$200,000 to \$299,999	4.9%	4.3%	6.4%
	2010 Home Value \$150,000 to \$199,999	1.7%	1.3%	1.6%
	2010 Home Value \$100,000 to \$149,999	2.4%	1.6%	1.4%
	2010 Home Value \$50,000 to \$99,999	3.3%	1.7%	1.5%
	2010 Home Value \$25,000 to \$49,999	3.8%	1.4%	1.3%
	2010 Home Value Under \$25,000	1.4%	0.9%	0.7%
	2010 Median Home Value	\$457,036	\$543,147	\$505,744
	2010 Median Rent	\$1,427	\$1,451	\$1,381

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LABOR FORCE	2017 Est. Labor Population Age 16 Years or Over	10,215	55,743	139,910
	2017 Est. Civilian Employed	58.4%	59.8%	61.8%
	2017 Est. Civilian Unemployed	3.3%	3.1%	3.4%
	2017 Est. in Armed Forces	0.1%	0.1%	0.3%
	2017 Est. not in Labor Force	38.2%	36.9%	34.6%
	2017 Labor Force Males	46.4%	48.8%	49.0%
	2017 Labor Force Females	53.6%	51.2%	51.0%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	5,966	33,351	86,420
	2010 Mgmt, Business, & Financial Operations	15.0%	17.2%	14.5%
	2010 Professional, Related	28.9%	27.0%	21.5%
	2010 Service	17.7%	16.3%	18.7%
	2010 Sales, Office	24.3%	23.2%	23.6%
	2010 Farming, Fishing, Forestry	0.2%	0.5%	2.7%
	2010 Construction, Extraction, Maintenance	5.1%	7.0%	7.7%
	2010 Production, Transport, Material Moving	8.8%	8.7%	11.3%
	2010 White Collar Workers	68.2%	67.4%	59.5%
	2010 Blue Collar Workers	31.8%	32.6%	40.5%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	81.8%	79.6%	79.6%
	2010 Drive to Work in Carpool	8.2%	9.1%	11.3%
	2010 Travel to Work by Public Transportation	0.6%	1.2%	1.3%
	2010 Drive to Work on Motorcycle	0.2%	0.5%	0.5%
	2010 Walk or Bicycle to Work	5.4%	3.5%	2.5%
	2010 Other Means	0.4%	0.2%	0.3%
	2010 Work at Home	3.5%	5.8%	4.6%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	37.2%	36.1%	28.5%
	2010 Travel to Work in 15 to 29 Minutes	36.7%	35.6%	40.7%
	2010 Travel to Work in 30 to 59 Minutes	19.9%	21.4%	24.5%
	2010 Travel to Work in 60 Minutes or More	4.9%	7.6%	7.4%
	2010 Average Travel Time to Work	18.0	18.7	20.5
CONSUMER EXPENDITURE	2017 Est. Total Household Expenditure	\$306 M	\$1.77 B	\$3.89 B
	2017 Est. Apparel	\$10.7 M	\$62.2 M	\$137 M
	2017 Est. Contributions, Gifts	\$21.4 M	\$131 M	\$279 M
	2017 Est. Education, Reading	\$12.4 M	\$74.9 M	\$162 M
	2017 Est. Entertainment	\$17.3 M	\$100 M	\$220 M
	2017 Est. Food, Beverages, Tobacco	\$46.3 M	\$264 M	\$585 M
	2017 Est. Furnishings, Equipment	\$10.7 M	\$62.9 M	\$137 M
	2017 Est. Health Care, Insurance	\$26.4 M	\$151 M	\$331 M
	2017 Est. Household Operations, Shelter, Utilities	\$94.6 M	\$547 M	\$1.20 B
	2017 Est. Miscellaneous Expenses	\$4.51 M	\$25.6 M	\$56.3 M
	2017 Est. Personal Care	\$3.98 M	\$22.9 M	\$50.4 M
2017 Est. Transportation	\$57.9 M	\$331 M	\$730 M	

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