

North Ranch Plaza

Westlake Village, CA

NWC Westlake Blvd & Thousand Oaks Blvd
1,514 SF

SUBLEASE



Co-Tenants



Area Retailers



Matt Haas
805.449.1804 ext. 106
mhaas@cypress.net
License No. 01970296

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

North Ranch Plaza

Westlake Village, CA



Property Highlights

- Approximately 1,514 SF available
- Situated at the NWC of Thousand Oaks Blvd & Westlake Blvd, with over 66,633 CPD
- Directly across the street from The Promenade (Vintage Grocers, Cinopolis Theaters, Barnes & Noble, Cost Plus, and Nike opening Fall 2017) and the Northgate Plaza (Bed Bath & Beyond, BevMo!, and Urban Home)
- Close proximity to the Thousand Oaks Auto Mall
- Average household income of \$148,460 within a 3-mile radius of the site



Matt Haas

805.449.1804 ext. 106
mhaas@cypress.net
License No. 01970296

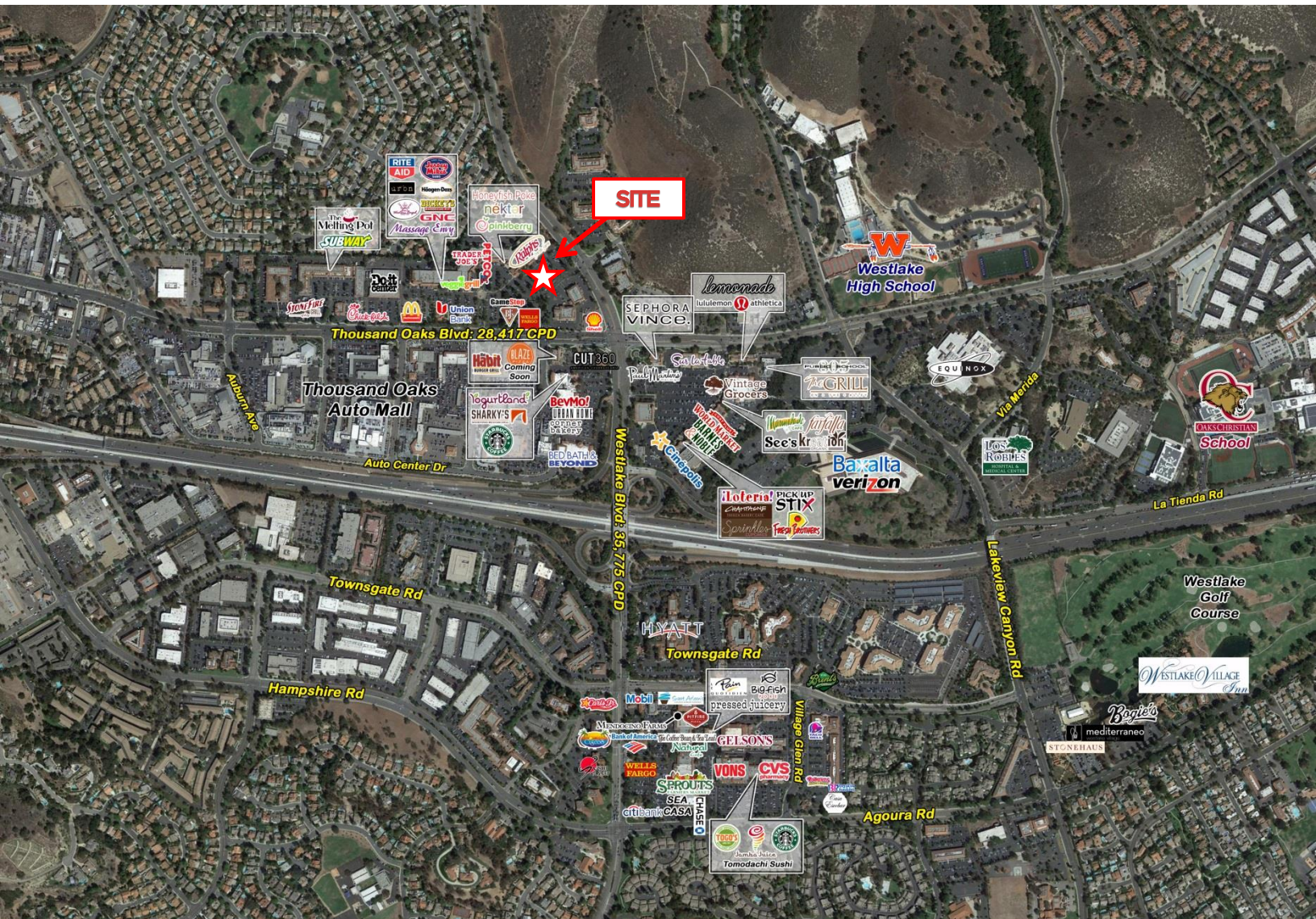
Bob Haas

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

North Ranch Plaza

Westlake Village, CA

Close-Up Aerial



Matt Haas
805.449.1804 ext. 106
mhaas@cypress.net
License No. 01970296

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



North Ranch Plaza

Westlake Village, CA

Center Aerial



Matt Haas
805.449.1804 ext. 106
mhaas@cypress.net
License No. 01970296

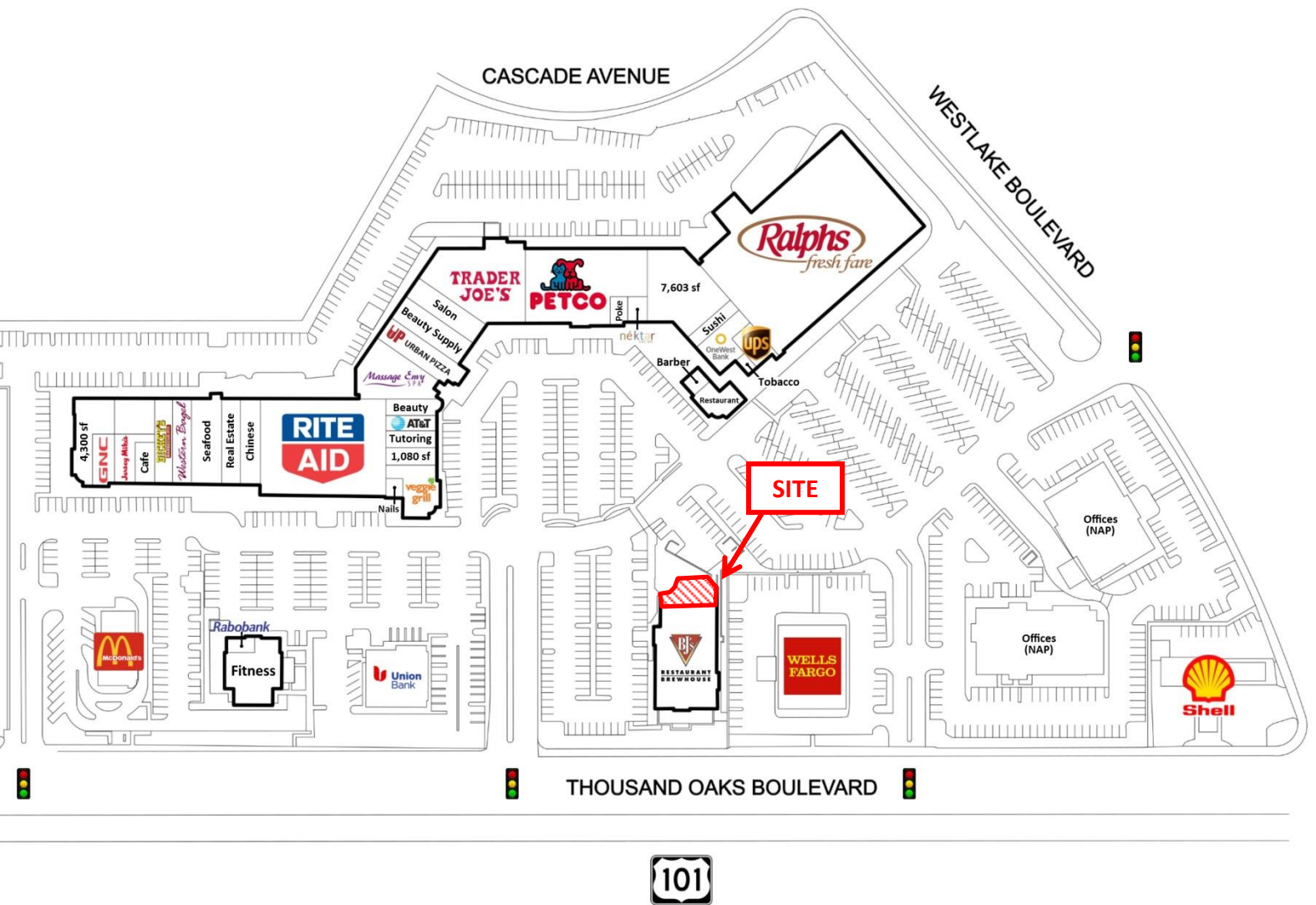
Bob Haas
805.449.1804 ext. 103
rhaas@cypress.net
License No. 00870324



North Ranch Plaza

Westlake Village, CA

Site Plan



Matt Haas
805.449.1804 ext. 106
mhaas@cypress.net
License No. 01970296

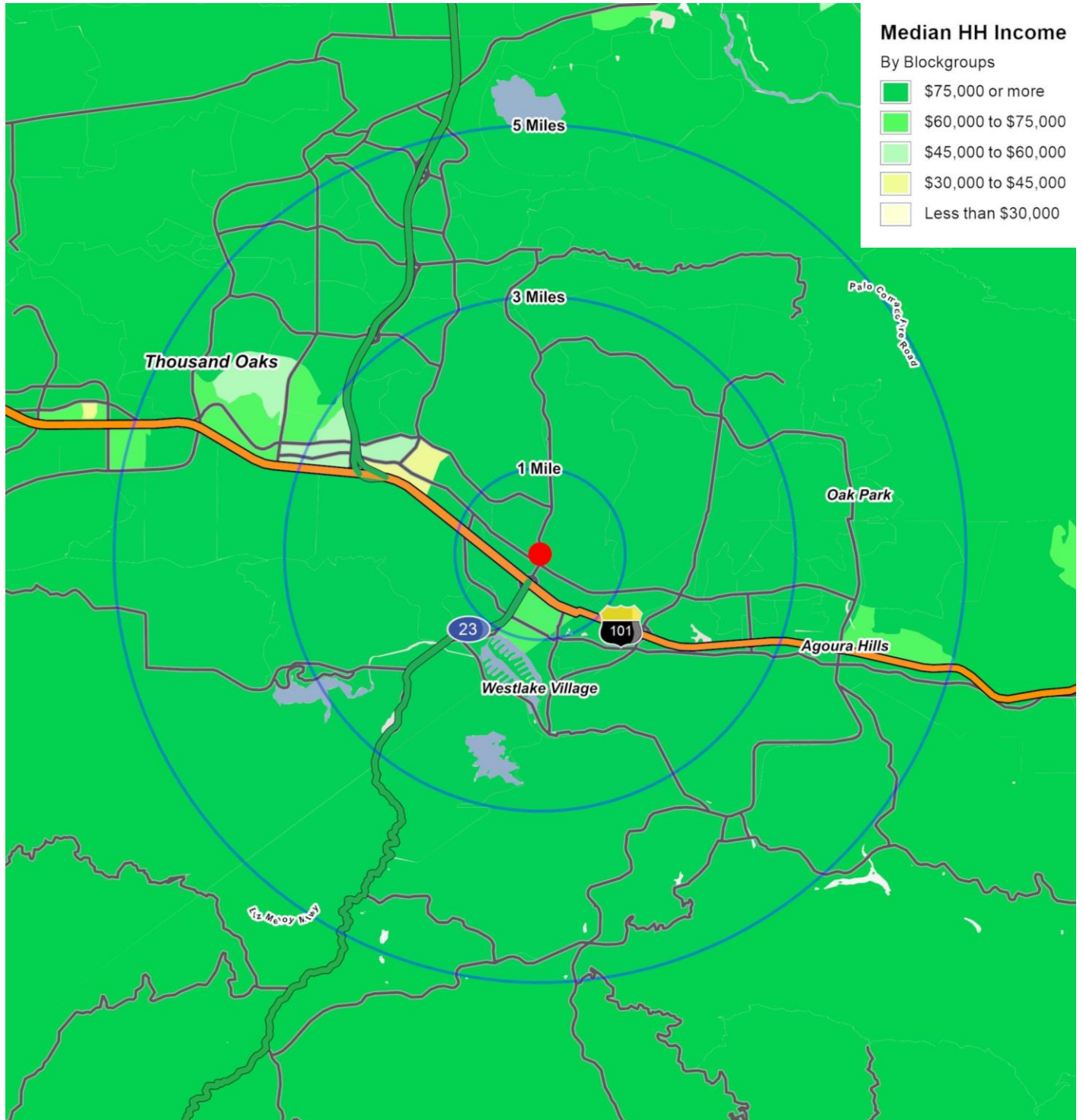
Bob Haas
805.449.1804 ext. 103
rhaas@cypress.net
License No. 00870324



North Ranch Plaza

Westlake Village, CA

Demographics



Matt Haas
805.449.1804 ext. 106
mhaas@cypress.net
License No. 01970296

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

FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Cypress Retail Group

Lat/Lon: 34.1624/-118.8227

RF1

North Ranch Mall

Westlake Village, CA

| | 1 Mile | 3 Miles | 5 Miles | |
|--|---------------------------------------|---------------------------------------|-----------|-----------|
| POPULATION | 2017 Estimated Population | 7,415 | 53,008 | 127,652 |
| | 2022 Projected Population | 7,600 | 54,344 | 130,754 |
| | 2010 Census Population | 7,255 | 51,718 | 124,405 |
| | 2000 Census Population | 6,749 | 51,377 | 122,103 |
| | Projected Annual Growth 2017 to 2022 | 0.5% | 0.5% | 0.5% |
| | Historical Annual Growth 2000 to 2017 | 0.6% | 0.2% | 0.3% |
| | HOUSEHOLDS | 2017 Estimated Households | 3,069 | 20,816 |
| 2022 Projected Households | | 3,195 | 21,677 | 49,809 |
| 2010 Census Households | | 3,000 | 20,241 | 46,468 |
| 2000 Census Households | | 2,807 | 19,519 | 44,229 |
| Projected Annual Growth 2017 to 2022 | | 0.8% | 0.8% | 0.8% |
| Historical Annual Growth 2000 to 2017 | | 0.5% | 0.4% | 0.5% |
| AGE | | 2017 Est. Population Under 10 Years | 9.5% | 9.7% |
| | 2017 Est. Population 10 to 19 Years | 11.0% | 12.3% | 12.9% |
| | 2017 Est. Population 20 to 29 Years | 10.7% | 10.0% | 10.3% |
| | 2017 Est. Population 30 to 44 Years | 17.1% | 16.6% | 17.0% |
| | 2017 Est. Population 45 to 59 Years | 20.5% | 23.5% | 23.8% |
| | 2017 Est. Population 60 to 74 Years | 20.6% | 19.6% | 18.1% |
| | 2017 Est. Population 75 Years or Over | 10.6% | 8.4% | 7.6% |
| | 2017 Est. Median Age | 45.6 | 45.0 | 43.7 |
| MARITAL STATUS & GENDER | 2017 Est. Male Population | 48.0% | 48.5% | 48.7% |
| | 2017 Est. Female Population | 52.0% | 51.5% | 51.3% |
| | 2017 Est. Never Married | 31.2% | 27.1% | 28.4% |
| | 2017 Est. Now Married | 48.1% | 51.9% | 51.8% |
| | 2017 Est. Separated or Divorced | 12.8% | 15.1% | 14.8% |
| | 2017 Est. Widowed | 7.9% | 5.9% | 5.0% |
| | INCOME | 2017 Est. HH Income \$200,000 or More | 18.9% | 23.8% |
| 2017 Est. HH Income \$150,000 to \$199,999 | | 11.4% | 11.9% | 12.5% |
| 2017 Est. HH Income \$100,000 to \$149,999 | | 19.8% | 19.7% | 20.6% |
| 2017 Est. HH Income \$75,000 to \$99,999 | | 12.0% | 11.9% | 11.6% |
| 2017 Est. HH Income \$50,000 to \$74,999 | | 14.3% | 10.8% | 11.4% |
| 2017 Est. HH Income \$35,000 to \$49,999 | | 9.3% | 7.0% | 6.9% |
| 2017 Est. HH Income \$25,000 to \$34,999 | | 3.7% | 4.1% | 4.3% |
| 2017 Est. HH Income \$15,000 to \$24,999 | | 5.2% | 5.3% | 4.4% |
| 2017 Est. HH Income Under \$15,000 | | 5.4% | 5.6% | 4.9% |
| 2017 Est. Average Household Income | | \$134,458 | \$148,460 | \$145,269 |
| 2017 Est. Median Household Income | | \$104,988 | \$118,663 | \$119,535 |
| 2017 Est. Per Capita Income | | \$55,697 | \$58,340 | \$54,504 |
| 2017 Est. Total Businesses | | 1,743 | 5,857 | 8,856 |
| 2017 Est. Total Employees | 16,679 | 57,339 | 82,606 | |

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Cypress Retail Group

Lat/Lon: 34.1624/-118.8227

RF1

| North Ranch Mall | | 1 Mile | 3 Miles | 5 Miles |
|-----------------------------------|--|-----------|-----------|-----------|
| Westlake Village, CA | | | | |
| RACE | 2017 Est. White | 80.5% | 80.9% | 80.0% |
| | 2017 Est. Black | 1.9% | 1.8% | 1.7% |
| | 2017 Est. Asian or Pacific Islander | 9.0% | 8.9% | 9.3% |
| | 2017 Est. American Indian or Alaska Native | 0.3% | 0.3% | 0.3% |
| | 2017 Est. Other Races | 8.2% | 8.0% | 8.6% |
| HISPANIC | 2017 Est. Hispanic Population | 1,297 | 9,027 | 21,990 |
| | 2017 Est. Hispanic Population | 17.5% | 17.0% | 17.2% |
| | 2022 Proj. Hispanic Population | 20.3% | 19.9% | 20.0% |
| | 2010 Hispanic Population | 14.1% | 13.6% | 13.9% |
| EDUCATION (Adults 25 or Older) | 2017 Est. Adult Population (25 Years or Over) | 5,523 | 38,829 | 91,601 |
| | 2017 Est. Elementary (Grade Level 0 to 8) | 3.1% | 3.0% | 3.5% |
| | 2017 Est. Some High School (Grade Level 9 to 11) | 3.1% | 2.7% | 3.0% |
| | 2017 Est. High School Graduate | 13.8% | 13.5% | 14.1% |
| | 2017 Est. Some College | 20.6% | 19.3% | 20.2% |
| | 2017 Est. Associate Degree Only | 7.5% | 7.4% | 7.9% |
| | 2017 Est. Bachelor Degree Only | 32.9% | 32.5% | 30.4% |
| | 2017 Est. Graduate Degree | 19.1% | 21.6% | 20.9% |
| HOUSING | 2017 Est. Total Housing Units | 3,150 | 21,330 | 49,004 |
| | 2017 Est. Owner-Occupied | 62.7% | 71.0% | 71.8% |
| | 2017 Est. Renter-Occupied | 34.8% | 26.6% | 25.9% |
| | 2017 Est. Vacant Housing | 2.6% | 2.4% | 2.3% |
| HOMES BUILT BY YEAR | 2010 Homes Built 2005 or later | 0.3% | 0.4% | 0.4% |
| | 2010 Homes Built 2000 to 2004 | 7.4% | 6.5% | 6.7% |
| | 2010 Homes Built 1990 to 1999 | 5.5% | 12.1% | 12.7% |
| | 2010 Homes Built 1980 to 1989 | 17.0% | 25.4% | 24.8% |
| | 2010 Homes Built 1970 to 1979 | 48.6% | 29.2% | 28.5% |
| | 2010 Homes Built 1960 to 1969 | 14.2% | 19.7% | 19.9% |
| | 2010 Homes Built 1950 to 1959 | 4.1% | 5.1% | 5.7% |
| | 2010 Homes Built Before 1949 | 4.3% | 3.8% | 3.6% |
| HOME VALUES | 2010 Home Value \$1,000,000 or More | 4.0% | 9.4% | 8.2% |
| | 2010 Home Value \$500,000 to \$999,999 | 60.9% | 52.7% | 54.7% |
| | 2010 Home Value \$400,000 to \$499,999 | 10.9% | 14.3% | 15.0% |
| | 2010 Home Value \$300,000 to \$399,999 | 10.7% | 8.4% | 9.8% |
| | 2010 Home Value \$200,000 to \$299,999 | 4.3% | 4.0% | 3.8% |
| | 2010 Home Value \$150,000 to \$199,999 | 1.3% | 1.1% | 1.0% |
| | 2010 Home Value \$100,000 to \$149,999 | 0.8% | 0.8% | 0.8% |
| | 2010 Home Value \$50,000 to \$99,999 | 2.3% | 1.5% | 1.1% |
| | 2010 Home Value \$25,000 to \$49,999 | 0.8% | 0.6% | 0.7% |
| | 2010 Home Value Under \$25,000 | 0.2% | 0.5% | 0.5% |
| | 2010 Median Home Value | \$627,985 | \$679,005 | \$655,331 |
| | 2010 Median Rent | \$1,811 | \$1,712 | \$1,746 |

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Cypress Retail Group

Lat/Lon: 34.1624/-118.8227

RF1

| North Ranch Mall | | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|--|----------|----------|----------|
| Westlake Village, CA | | | | |
| LABOR FORCE | 2017 Est. Labor Population Age 16 Years or Over | 6,219 | 43,899 | 104,554 |
| | 2017 Est. Civilian Employed | 61.4% | 60.9% | 62.8% |
| | 2017 Est. Civilian Unemployed | 3.4% | 3.3% | 3.3% |
| | 2017 Est. in Armed Forces | 0.1% | 0.1% | - |
| | 2017 Est. not in Labor Force | 35.0% | 35.7% | 33.9% |
| | 2017 Labor Force Males | 47.6% | 47.8% | 48.1% |
| | 2017 Labor Force Females | 52.4% | 52.2% | 51.9% |
| OCCUPATION | 2010 Occupation: Population Age 16 Years or Over | 3,821 | 26,731 | 65,678 |
| | 2010 Mgmt, Business, & Financial Operations | 25.4% | 25.2% | 24.1% |
| | 2010 Professional, Related | 26.7% | 27.4% | 27.5% |
| | 2010 Service | 13.3% | 14.0% | 15.0% |
| | 2010 Sales, Office | 24.1% | 24.5% | 24.1% |
| | 2010 Farming, Fishing, Forestry | 0.3% | 0.3% | 0.3% |
| | 2010 Construction, Extraction, Maintenance | 4.1% | 3.3% | 3.9% |
| | 2010 Production, Transport, Material Moving | 6.0% | 5.3% | 5.1% |
| | 2010 White Collar Workers | 76.2% | 77.1% | 75.7% |
| | 2010 Blue Collar Workers | 23.8% | 22.9% | 24.3% |
| TRANSPORTATION TO WORK | 2010 Drive to Work Alone | 83.8% | 81.8% | 80.7% |
| | 2010 Drive to Work in Carpool | 4.9% | 5.6% | 6.5% |
| | 2010 Travel to Work by Public Transportation | 0.8% | 1.2% | 1.1% |
| | 2010 Drive to Work on Motorcycle | 0.2% | 0.4% | 0.4% |
| | 2010 Walk or Bicycle to Work | 0.6% | 2.0% | 2.1% |
| | 2010 Other Means | 0.6% | 0.8% | 0.8% |
| | 2010 Work at Home | 9.0% | 8.3% | 8.4% |
| TRAVEL TIME | 2010 Travel to Work in 14 Minutes or Less | 37.9% | 32.3% | 31.0% |
| | 2010 Travel to Work in 15 to 29 Minutes | 29.6% | 31.0% | 33.2% |
| | 2010 Travel to Work in 30 to 59 Minutes | 21.2% | 24.7% | 25.7% |
| | 2010 Travel to Work in 60 Minutes or More | 15.6% | 14.5% | 14.3% |
| | 2010 Average Travel Time to Work | 19.9 | 22.3 | 22.5 |
| CONSUMER EXPENDITURE | 2017 Est. Total Household Expenditure | \$269 M | \$1.95 B | \$4.41 B |
| | 2017 Est. Apparel | \$9.54 M | \$69.1 M | \$157 M |
| | 2017 Est. Contributions, Gifts | \$22.0 M | \$165 M | \$371 M |
| | 2017 Est. Education, Reading | \$12.5 M | \$93.2 M | \$211 M |
| | 2017 Est. Entertainment | \$15.3 M | \$111 M | \$252 M |
| | 2017 Est. Food, Beverages, Tobacco | \$39.0 M | \$279 M | \$632 M |
| | 2017 Est. Furnishings, Equipment | \$9.72 M | \$70.9 M | \$160 M |
| | 2017 Est. Health Care, Insurance | \$22.2 M | \$159 M | \$359 M |
| | 2017 Est. Household Operations, Shelter, Utilities | \$83.3 M | \$602 M | \$1.36 B |
| | 2017 Est. Miscellaneous Expenses | \$3.79 M | \$27.0 M | \$61.2 M |
| | 2017 Est. Personal Care | \$3.45 M | \$24.9 M | \$56.3 M |
| 2017 Est. Transportation | \$48.5 M | \$347 M | \$787 M | |

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.