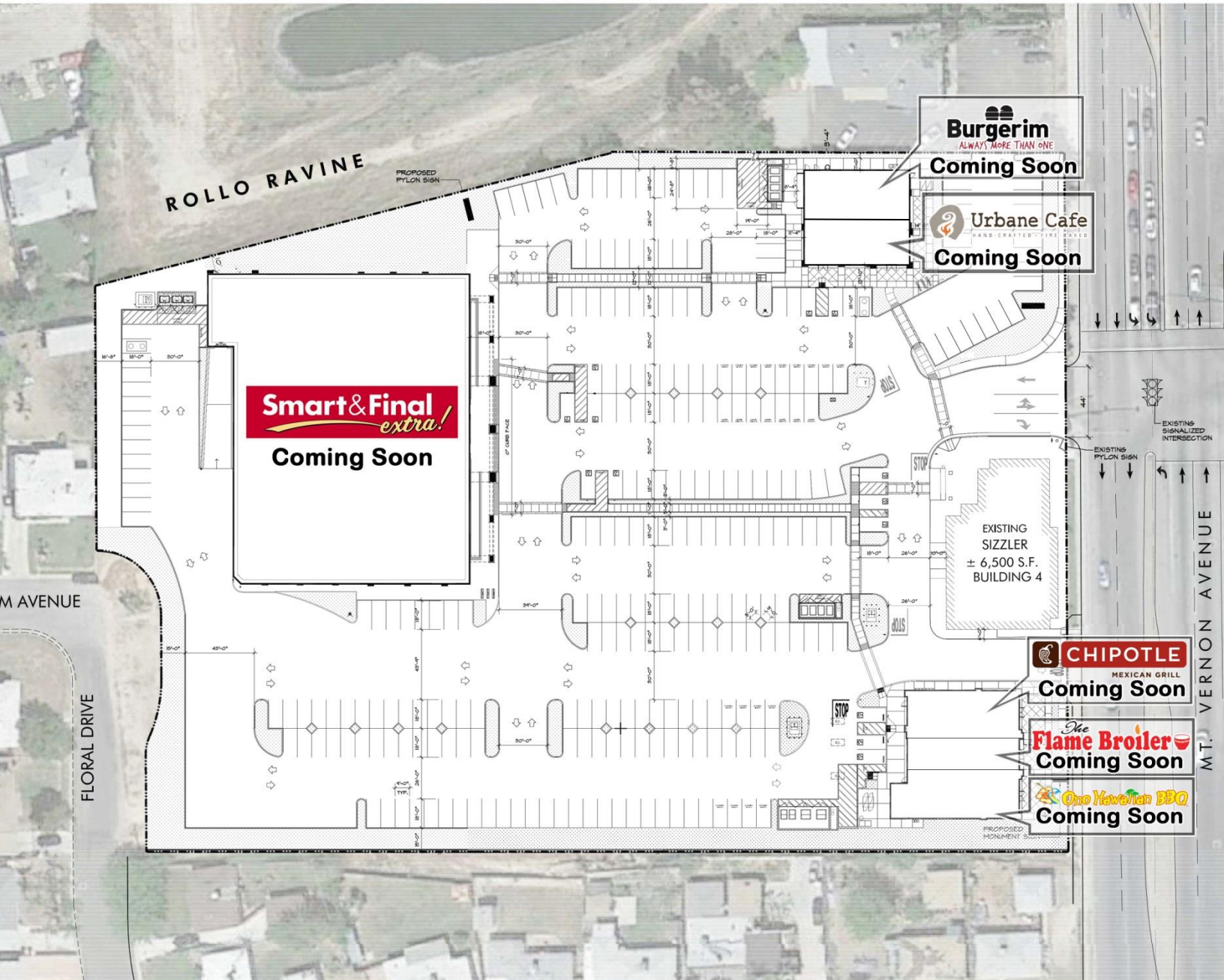


New Bakersfield Shopping Center Development

Bakersfield, CA

Mt. Vernon Avenue & Highway 178

FULLY LEASED

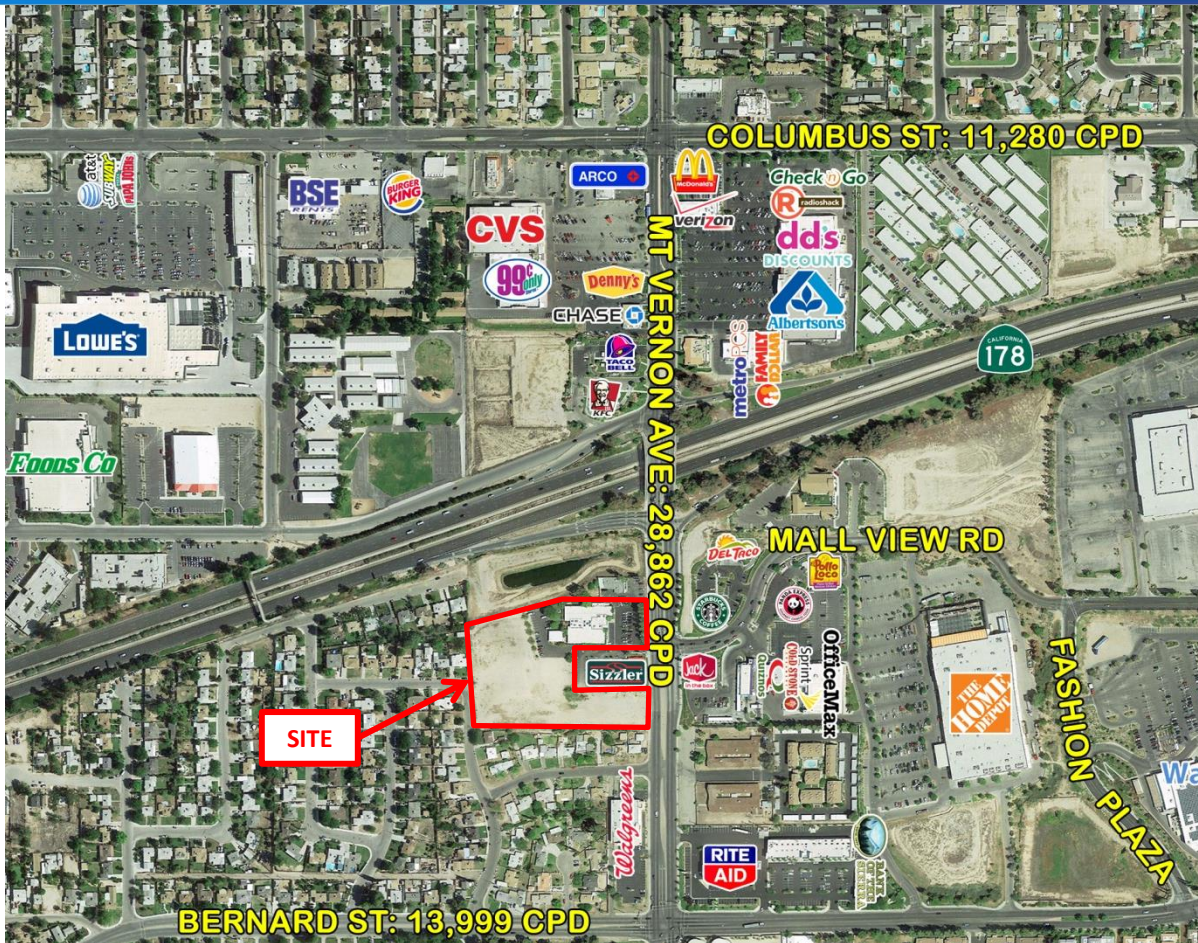


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New Bakersfield Shopping Center Development

Bakersfield, CA



Property Highlights

- Area tenants include Home Depot, Walmart Supercenter, Target, Walgreens, Rite Aid and high volume QSR operators including Starbucks, Panda Express, Jack In The Box and El Pollo Loco
- Site located just south of Highway 178
- Population of 20,695 within a 1-mile radius and 121,331 within a 3-mile radius of the site
- Projected Delivery Summer/Fall 2017

Co-Tenants



Area Retailers



OfficeMax®



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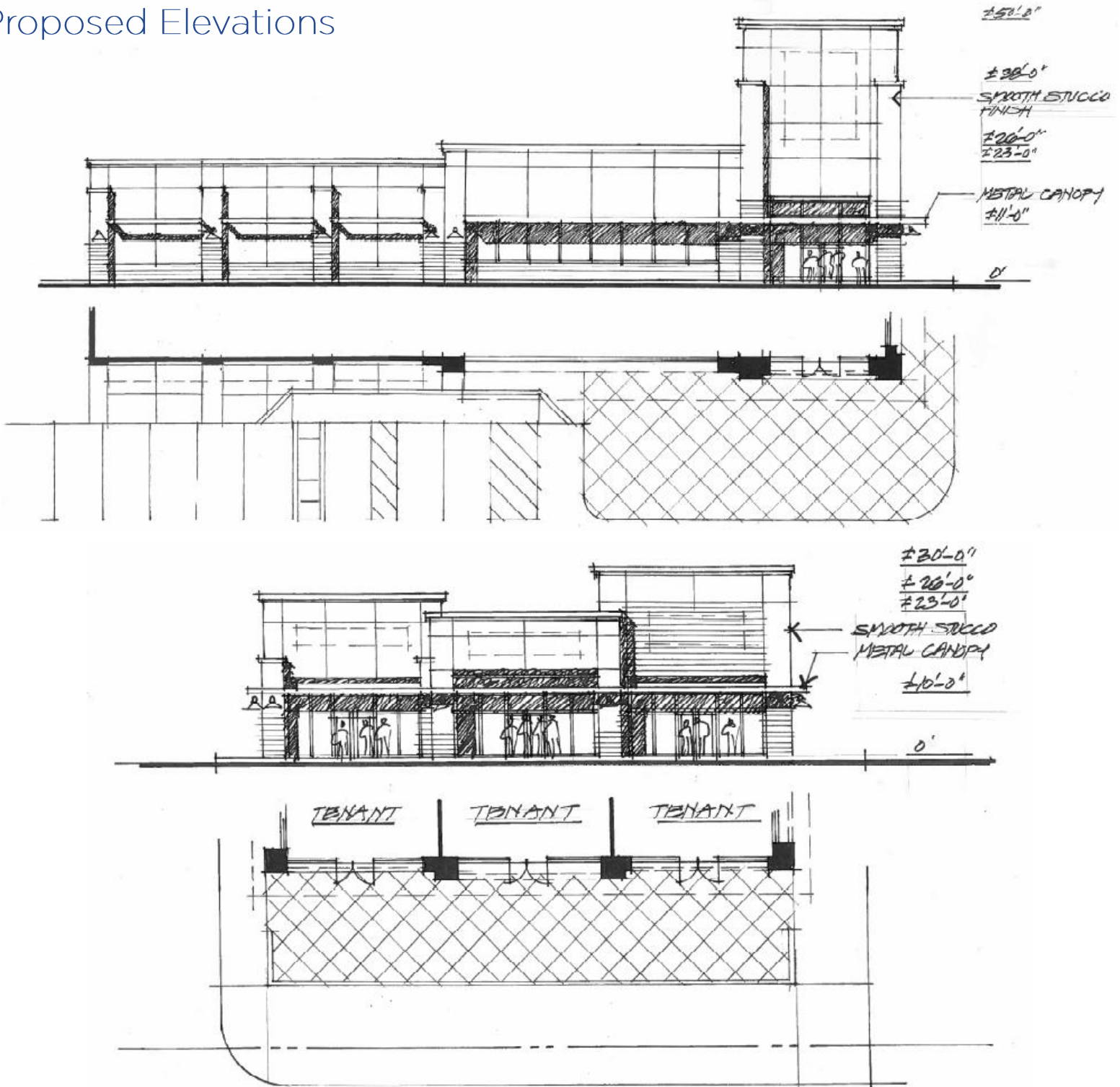
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Proposed Elevations



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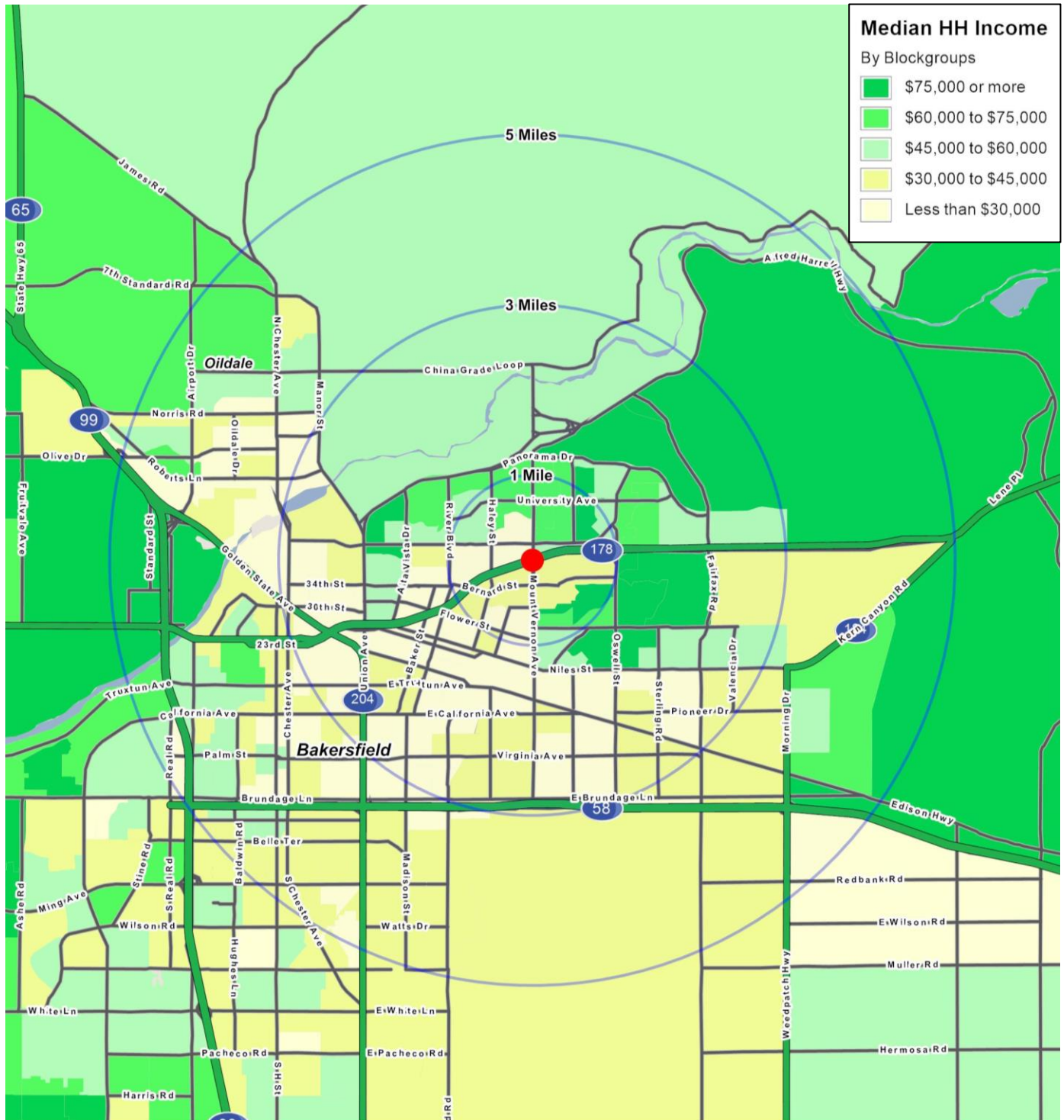
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Demographics



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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: 35.3945/-118.9675

RF1

Mt. Vernon Ave & 178 Freeway

Bakersfield, CA

1 Mile

3 Miles

5 Miles

POPULATION	2017 Estimated Population	20,695	121,331	221,817
	2022 Projected Population	21,828	127,531	232,952
	2010 Census Population	19,815	115,489	208,647
	2000 Census Population	19,701	106,077	182,035
	Projected Annual Growth 2017 to 2022	1.1%	1.0%	1.0%
	Historical Annual Growth 2000 to 2017	0.3%	0.8%	1.3%
HOUSEHOLDS	2017 Estimated Households	6,573	37,088	71,138
	2022 Projected Households	6,985	39,276	75,281
	2010 Census Households	6,102	34,194	64,872
	2000 Census Households	6,273	32,529	59,255
	Projected Annual Growth 2017 to 2022	1.3%	1.2%	1.2%
	Historical Annual Growth 2000 to 2017	0.3%	0.8%	1.2%
AGE	2017 Est. Population Under 10 Years	16.9%	18.3%	18.1%
	2017 Est. Population 10 to 19 Years	15.9%	16.4%	15.8%
	2017 Est. Population 20 to 29 Years	15.9%	16.5%	16.5%
	2017 Est. Population 30 to 44 Years	17.8%	18.4%	18.8%
	2017 Est. Population 45 to 59 Years	16.2%	15.9%	16.2%
	2017 Est. Population 60 to 74 Years	11.0%	10.0%	10.2%
	2017 Est. Population 75 Years or Over	6.3%	4.6%	4.4%
	2017 Est. Median Age	30.4	29.0	29.4
MARITAL STATUS & GENDER	2017 Est. Male Population	49.3%	49.6%	49.4%
	2017 Est. Female Population	50.7%	50.4%	50.6%
	2017 Est. Never Married	40.8%	42.0%	40.8%
	2017 Est. Now Married	35.3%	35.5%	35.9%
	2017 Est. Separated or Divorced	17.2%	17.2%	17.8%
	2017 Est. Widowed	6.7%	5.4%	5.5%
INCOME	2017 Est. HH Income \$200,000 or More	1.6%	2.4%	2.2%
	2017 Est. HH Income \$150,000 to \$199,999	3.3%	3.3%	3.4%
	2017 Est. HH Income \$100,000 to \$149,999	9.8%	7.8%	8.2%
	2017 Est. HH Income \$75,000 to \$99,999	11.8%	10.0%	10.2%
	2017 Est. HH Income \$50,000 to \$74,999	20.1%	17.0%	17.1%
	2017 Est. HH Income \$35,000 to \$49,999	13.1%	13.9%	13.9%
	2017 Est. HH Income \$25,000 to \$34,999	11.8%	12.9%	13.1%
	2017 Est. HH Income \$15,000 to \$24,999	13.2%	16.1%	15.7%
	2017 Est. HH Income Under \$15,000	15.3%	16.7%	16.3%
	2017 Est. Average Household Income	\$53,898	\$52,530	\$53,020
	2017 Est. Median Household Income	\$48,585	\$44,447	\$44,230
	2017 Est. Per Capita Income	\$17,392	\$16,235	\$17,131
	2017 Est. Total Businesses	703	3,555	7,846
	2017 Est. Total Employees	7,575	39,589	81,463

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RACE	2017 Est. White	52.0%	49.4%	53.4%
	2017 Est. Black	4.9%	7.2%	7.5%
	2017 Est. Asian or Pacific Islander	2.1%	2.1%	2.4%
	2017 Est. American Indian or Alaska Native	2.6%	2.2%	2.1%
	2017 Est. Other Races	38.5%	39.1%	34.6%
HISPANIC	2017 Est. Hispanic Population	13,955	83,922	133,755
	2017 Est. Hispanic Population	67.4%	69.2%	60.3%
	2022 Proj. Hispanic Population	68.9%	70.4%	61.9%
	2010 Hispanic Population	64.9%	67.0%	57.9%
EDUCATION (Adults 25 or Older)	2017 Est. Adult Population (25 Years or Over)	12,240	68,901	128,250
	2017 Est. Elementary (Grade Level 0 to 8)	13.5%	18.8%	15.7%
	2017 Est. Some High School (Grade Level 9 to 11)	12.1%	15.9%	15.4%
	2017 Est. High School Graduate	28.8%	27.5%	28.5%
	2017 Est. Some College	26.0%	21.7%	22.8%
	2017 Est. Associate Degree Only	8.8%	5.8%	6.4%
	2017 Est. Bachelor Degree Only	7.6%	6.8%	7.5%
	2017 Est. Graduate Degree	3.1%	3.5%	3.7%
HOUSING	2017 Est. Total Housing Units	6,908	38,792	74,438
	2017 Est. Owner-Occupied	50.5%	45.7%	45.5%
	2017 Est. Renter-Occupied	44.7%	50.0%	50.1%
	2017 Est. Vacant Housing	4.8%	4.4%	4.4%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	0.2%	0.2%	0.2%
	2010 Homes Built 2000 to 2004	8.6%	12.2%	15.5%
	2010 Homes Built 1990 to 1999	6.8%	8.6%	9.0%
	2010 Homes Built 1980 to 1989	13.4%	13.3%	12.1%
	2010 Homes Built 1970 to 1979	15.3%	18.2%	16.9%
	2010 Homes Built 1960 to 1969	18.5%	16.5%	15.3%
	2010 Homes Built 1950 to 1959	30.6%	19.7%	19.5%
	2010 Homes Built Before 1949	12.5%	17.4%	18.3%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.3%	0.4%	0.4%
	2010 Home Value \$500,000 to \$999,999	4.1%	4.8%	5.3%
	2010 Home Value \$400,000 to \$499,999	2.0%	2.6%	2.8%
	2010 Home Value \$300,000 to \$399,999	5.5%	8.4%	8.4%
	2010 Home Value \$200,000 to \$299,999	19.6%	23.8%	24.2%
	2010 Home Value \$150,000 to \$199,999	24.0%	20.7%	22.4%
	2010 Home Value \$100,000 to \$149,999	26.5%	19.5%	19.3%
	2010 Home Value \$50,000 to \$99,999	17.7%	20.0%	19.3%
	2010 Home Value \$25,000 to \$49,999	2.1%	2.9%	2.6%
	2010 Home Value Under \$25,000	2.1%	3.2%	3.6%
	2010 Median Home Value	\$153,165	\$162,486	\$166,018
	2010 Median Rent	\$758	\$729	\$736

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		1 Mile	3 Miles	5 Miles
LABOR FORCE	2017 Est. Labor Population Age 16 Years or Over	15,248	87,237	160,564
	2017 Est. Civilian Employed	51.1%	50.4%	51.0%
	2017 Est. Civilian Unemployed	7.2%	6.8%	6.6%
	2017 Est. in Armed Forces	-	-	0.1%
	2017 Est. not in Labor Force	41.6%	42.7%	42.3%
	2017 Labor Force Males	48.8%	49.2%	48.9%
	2017 Labor Force Females	51.2%	50.8%	51.1%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	7,799	43,989	81,870
	2010 Mgmt, Business, & Financial Operations	5.0%	6.5%	6.8%
	2010 Professional, Related	15.1%	12.7%	13.4%
	2010 Service	22.1%	21.8%	22.1%
	2010 Sales, Office	24.4%	20.7%	21.0%
	2010 Farming, Fishing, Forestry	8.0%	12.4%	10.0%
	2010 Construction, Extraction, Maintenance	12.0%	11.8%	11.7%
	2010 Production, Transport, Material Moving	13.4%	14.1%	14.9%
	2010 White Collar Workers	44.4%	39.8%	41.2%
	2010 Blue Collar Workers	55.6%	60.2%	58.8%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	77.2%	74.7%	76.5%
	2010 Drive to Work in Carpool	12.4%	13.8%	12.3%
	2010 Travel to Work by Public Transportation	1.7%	1.8%	1.7%
	2010 Drive to Work on Motorcycle	-	0.2%	0.5%
	2010 Walk or Bicycle to Work	2.2%	1.8%	1.8%
	2010 Other Means	3.8%	4.5%	4.1%
	2010 Work at Home	2.7%	3.2%	3.1%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	24.9%	26.2%	26.0%
	2010 Travel to Work in 15 to 29 Minutes	47.1%	41.1%	43.3%
	2010 Travel to Work in 30 to 59 Minutes	17.5%	19.1%	18.9%
	2010 Travel to Work in 60 Minutes or More	6.6%	6.0%	5.8%
	2010 Average Travel Time to Work	19.4	19.7	19.6
CONSUMER EXPENDITURE	2017 Est. Total Household Expenditure	\$301 M	\$1.66 B	\$3.21 B
	2017 Est. Apparel	\$10.6 M	\$58.4 M	\$113 M
	2017 Est. Contributions, Gifts	\$18.8 M	\$105 M	\$202 M
	2017 Est. Education, Reading	\$10.9 M	\$61.0 M	\$117 M
	2017 Est. Entertainment	\$16.7 M	\$92.1 M	\$178 M
	2017 Est. Food, Beverages, Tobacco	\$47.4 M	\$261 M	\$506 M
	2017 Est. Furnishings, Equipment	\$9.99 M	\$54.7 M	\$106 M
	2017 Est. Health Care, Insurance	\$26.9 M	\$148 M	\$288 M
	2017 Est. Household Operations, Shelter, Utilities	\$93.5 M	\$517 M	\$1000 M
	2017 Est. Miscellaneous Expenses	\$4.50 M	\$24.6 M	\$47.8 M
	2017 Est. Personal Care	\$3.93 M	\$21.7 M	\$41.9 M
	2017 Est. Transportation	\$57.9 M	\$317 M	\$614 M

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