Valencia, CA

NEC Magic Mountain Pkwy & McBean Pkwy ~3,350 SF Pad (Divisible) & 1,213 SF Available

FOR LEASE









Matt Haas

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Bob Walsh



Valencia, CA



Property Highlights

- Target, Sprouts, buybuy BABY and Total Woman Gym anchored shopping center
- Rare high identity pad opportunity (new construction at location of former Pier 1 Imports) with excellent visibility at intersection of Magic Mountain Pkwy & McBean Pkwy
 - One of the highest trafficked intersections in the Santa Clarita Valley, with over 72,000 CPD.
- Located across from the Westfield Valencia Town Center regional mall

Co-Tenants















































Coming Soon

T··Mobile·





Matt Haas

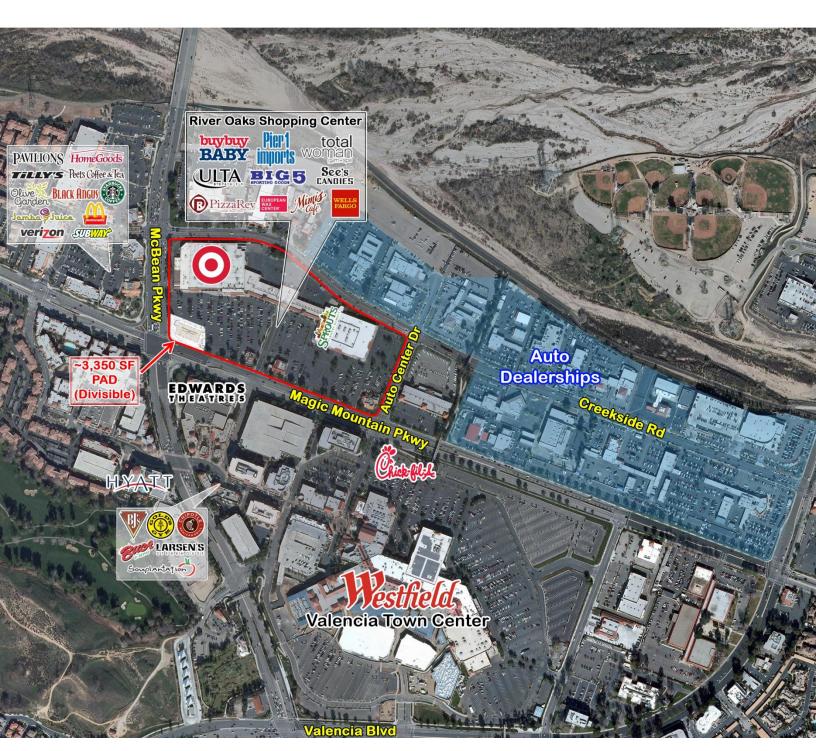
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Close-Up Aerial





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TENANT ROSTER

- A. Sprouts, buy buy Baby, ULTA & Total Woman Gym
- **B.** Weight Watchers
- C. The UPS Store
- D. C'est L'amour Nail
- E. European Wax Center
- F. T-Mobile (coming soon)
- G. Game Stop
- H. 1,213 SF Available
- I. GNC

- J. Great Clips
- K. See's Candies
- L. Big 5 Sporting Goods
- M. Cobblestone Cottage
- N. Verizon
- O. PizzaRev
- P. California Credit Union
- Q. America's Best Contacts
 - & Eyeglasses
- R. Pier 1 Imports
- S. Target

T. 3,350 SF Available (divisible)

- 85 Degrees Bakery Cafe Zankou Chicken (coming soon) Jersey Mike's Amazing Lash Studio
- U. Hook Burger, Presto Pasta & Nekter Juice Bar
- V. Wells Fargo
- W. Mimi's Cafe



Matt Haas

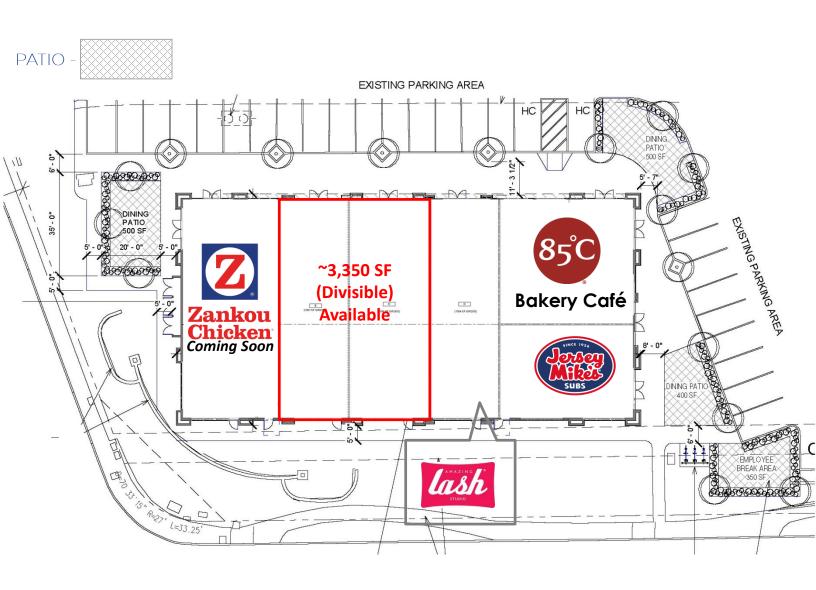
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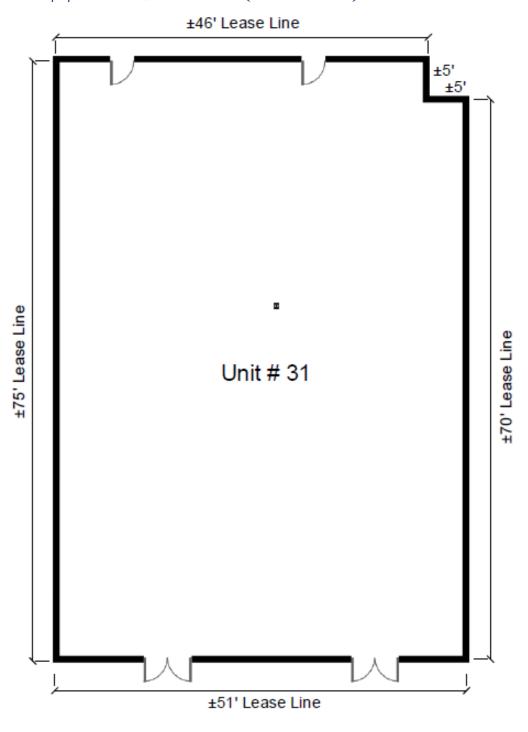
Valencia, CA

~3,350 SF Pad (Divisible - Retail)



Valencia, CA

Floor Plan - Approx. 3,350 SF (Divisible)





Valencia, CA

Proposed Elevations



SOUTH - WEST ELEVATION (MAGIC MOUNTAIN PKWY)McBEAN PKWY)



SOUTH - EAST ELEVATION (MAGIC MOUNTAIN PKWY)



NORTH ELEVATION (PARKING AREA)





Valencia, CA

Proposed Elevations

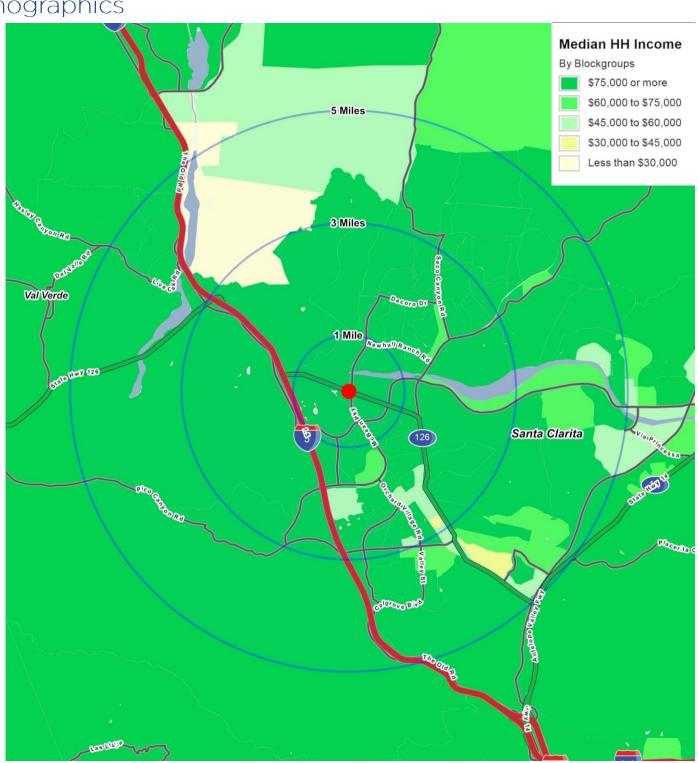






Valencia, CA

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: 34.4197/-118.5628

LavLoi	: 34.4197/-118.5628			RF1	
Magic Mountain Pkwy & McBean Pkwy 1 Mile 3 Miles 5					
Valen	cia, CA	Tivilo		5 Miles	
	2017 Estimated Population	9,848	93,819	192,385	
١×	2022 Projected Population	10,145	96,369	197,536	
ΙĔ	2010 Census Population	9,538	88,167	181,413	
ΙŻ	2000 Census Population	4,939	63,898	135,469	
POPULATION	Projected Annual Growth 2017 to 2022	0.6%	0.5%	0.5%	
٩	Historical Annual Growth 2000 to 2017	5.8%	2.8%	2.5%	
	2017 Estimated Households	4,091	33,286	62,581	
HOUSEHOLDS	2022 Projected Households	4,260	34,612	65,159	
ᅙ	2010 Census Households	3,925	31,077	58,368	
SEI	2000 Census Households	2,198	22,223	43,859	
9	Projected Annual Growth 2017 to 2022	0.8%	0.8%	0.8%	
Ĭ	Historical Annual Growth 2000 to 2017	5.1%	2.9%	2.5%	
	2017 Est. Population Under 10 Years	13.1%	13.5%	13.1%	
	2017 Est. Population 10 to 19 Years	11.1%	13.3%	13.8%	
	2017 Est. Population 20 to 29 Years	14.6%	12.0%	13.5%	
AGE	2017 Est. Population 30 to 44 Years	25.0%	22.2%	22.3%	
\(\text{\text{\$\pi}} \)	2017 Est. Population 45 to 59 Years	21.4%	21.3%	21.0%	
	2017 Est. Population 60 to 74 Years	11.2%	12.8%	11.8%	
	2017 Est. Population 75 Years or Over	3.6%	4.8%	4.5%	
	2017 Est. Median Age	35.6	37.4	36.4	
S	2017 Est. Male Population	49.1%	49.1%	51.0%	
STATUS	2017 Est. Female Population	50.9%	50.9%	49.0%	
ral stat Gender	2017 Est. Never Married	32.9%	30.5%	33.3%	
	2017 Est. Now Married	49.6%	53.1%	50.1%	
MARITAL & GEI	2017 Est. Separated or Divorced	15.4%	12.4%	12.8%	
MA	2017 Est. Widowed	2.1%	4.1%	3.7%	
	2017 Est. HH Income \$200,000 or More	17.2%	16.9%	192,385 197,536 181,413 135,469 0.5% 2.5% 62,581 65,159 58,368 43,859 0.8% 2.5% 13.1% 13.5% 22.3% 21.0% 11.8% 4.5% 36.4 51.0% 49.0% 33.3% 50.1% 12.8% 3.7% 15.6% 12.8% 22.5% 14.0% 13.4%	
	2017 Est. HH Income \$150,000 to \$199,999	11.2%	12.7%	12.8%	
	2017 Est. HH Income \$100,000 to \$149,999	19.9%	22.1%	22.5%	
	2017 Est. HH Income \$75,000 to \$99,999	18.1%	14.3%	14.0%	
l	2017 Est. HH Income \$50,000 to \$74,999	14.2%	13.1%	13.4%	
	2017 Est. HH Income \$35,000 to \$49,999	6.3%	7.4%	8.2%	
INCOME	2017 Est. HH Income \$25,000 to \$34,999	4.1%	4.8%	4.7%	
=	2017 Est. HH Income \$15,000 to \$24,999	3.9%	3.8%	4.1%	
	2017 Est. HH Income Under \$15,000	5.0%	4.9%	4.7%	
	2017 Est. Average Household Income	\$122,500	\$124,011	\$121,758	
	2017 Est. Median Household Income	\$102,397	\$107,962	\$105,159	
	2017 Est. Per Capita Income	\$50,895	\$44,040	\$40,247	
	2017 Est. Total Businesses	862	4,352	7,691	
	2017 Est. Total Employees	9,573	51,133	79,589	

FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Cypress Retail Group Lat/Lon: 34.4197/-118.5628

Valencia, CA 1 Mile 3 Miles 5 Miles	LavLor	1: 34.4197/-118.5628			RF1
2017 Est. White 68.3% 68.2% 65.9% 2017 Est. Black 2017 Est. Black 4.3% 3.3% 5.0% 2017 Est. Black 2017 Est. American Indian or Alaska Native 0.4% 0.5% 0.5% 2017 Est. American Indian or Alaska Native 0.4% 0.5% 0.5% 2017 Est. Other Races 10.3% 12.4% 16.1% 2017 Est. Hispanic Population 1.952 22.822 55.888 2017 Est. Hispanic Population 19.8% 24.3% 22.91% 2017 Est. Hispanic Population 22.5% 26.8% 31.3% 26.5% 2017 Est. Same Deput (25 Years or Over) 6.868 63.254 127.776 2017 Est. Same High School (Grade Level 0 to 8) 1.6% 4.4% 4.4% 4.9% 2017 Est. Same Light School (Grade Level 0 to 8) 1.6% 4.4% 4.9% 2017 Est. Same College 24.5% 24.0% 24.8% 2017 Est. Same College 24.5% 24.0% 24.8% 2017 Est. Same College 24.5% 24.0% 24.8% 24.0% 24.8% 24.0% 24.8% 24.0% 24.8% 2017 Est. Same College 24.5% 24.0% 24.8% 24.8% 24.0% 24.8% 24.0% 24.8% 24.0% 24.8% 24.0% 24.8% 24.0% 24.8% 24.0% 24.8% 24.0% 24.8% 24.0% 24.8% 24.0% 24.8% 24.0% 24.8% 24.0% 24.8% 24.0% 2	Magic	Mountain Pkwy & McBean Pkwy	4.849	0.1411	5 M.
2017 Est. Black 2.017 Est. Asian or Pacific Islander 15.7% 15.1% 12.5% 2017 Est. Asian or Pacific Islander 16.7% 15.1% 12.5% 2017 Est. American Indian or Alaska Native 2017 Est. American Indian or Alaska Native 10.3% 12.4% 16.1% 2017 Est. Other Races 10.3% 12.4% 16.1% 2017 Est. Hispanic Population 19.8% 24.3% 29.1% 2017 Est. Hispanic Population 19.8% 24.3% 29.1% 2017 Est. Hispanic Population 22.5% 26.8% 31.3% 26.5% 2017 Est. Hispanic Population 22.5% 26.8% 31.3% 26.5% 2017 Est. Semiliar Population 21.5% 24.3% 26.5% 2017 Est. Semiliar Population 21.5% 24.3% 24.3% 26.5% 2017 Est. Semiliar Population 21.5% 24.5% 2017 Est. Hispanic Population 21.5% 21.5% 21.5% 2017 Est. Hispanic Population 21.5% 21.	Valer	ncia, CA	1 Mile	3 Miles	5 Miles
2017 Est. Black 4.3% 3.8% 5.0% 2017 Est. Asian or Pacific Islander 16.7% 15.1% 12.5% 2017 Est. American Indian or Alaska Native 0.4% 0.5% 0.5% 0.5% 2017 Est. Other Races 10.3% 12.4% 16.1% 16.1% 2017 Est. Differ Races 10.3% 12.4% 16.1% 2017 Est. Differ Races 10.3% 12.4% 16.1% 2017 Est. Hispanic Population 19.8% 24.3% 29.1% 2017 Est. Hispanic Population 22.5% 26.8% 31.3% 26.5% 2017 Est. Hispanic Population 22.5% 26.8% 31.3% 26.5% 2017 Est. Semilar Population 21.5% 22.82 25.888 31.3% 2017 Est. Semilar Population 21.5% 22.85 22.82 23.9% 2017 Est. Semilar Population 22.5% 24.8% 24.3% 26.5% 2017 Est. Semilar Semilar Population 22.9% 23.6% 24.5% 24.7% 24.7% 2017 Est. Semilar Semil		2017 Est. White	68.3%	68.2%	65.9%
2017 Est. Asian or Pacific Islander 16.7% 15.1% 12.5% 2017 Est. American Indian or Alaska Native 0.4% 0.5% 0.5% 0.5% 2017 Est. American Indian or Alaska Native 0.4% 0.5% 0.5% 2017 Est. Chier Races 10.3% 12.4% 16.1% 2017 Est. Hispanic Population 19.952 22.822 55.888 2017 Est. Hispanic Population 19.952 22.822 55.888 2017 Est. Hispanic Population 22.5% 26.8% 31.3% 20.1% 2017 Est. Hispanic Population 22.5% 26.8% 31.3% 20.1% 2017 Est. Spanic Papulation 22.9% 21.3% 22.5% 20.1%					
2017 Est. Other Races 10.3% 12.4% 16.1%	5				
2017 Est. Hispanic Population 1,952 22,822 55,888 2017 Est. Hispanic Population 19,8% 24,3% 29,1% 2022 Proj. Hispanic Population 22,5% 26,8% 31,3% 20,1% 2022 Proj. Hispanic Population 22,5% 26,8% 31,3% 26,5% 2017 Est. Adult Population (25 Years or Over) 6,869 63,254 127,776 2017 Est. Some High School (Grade Level 9 to 11) 2,9% 3,6% 5,6% 2017 Est. Elementary (Grade Level 9 to 11) 2,9% 3,6% 5,6% 2017 Est. Some High School (Grade Level 9 to 11) 2,9% 3,6% 5,6% 2017 Est. High School (Grade Level 9 to 11) 2,9% 3,6% 5,6% 2017 Est. High School (Grade Level 9 to 11) 2,9% 3,6% 5,6% 2017 Est. High School (Grade Level 9 to 11) 2,9% 3,6% 5,6% 2017 Est. High School (Grade Level 9 to 11) 2,9% 3,6% 5,6% 2017 Est. High School (Grade Level 9 to 11) 2,9% 3,6% 5,6% 2017 Est. High School (Grade Level 9 to 11) 2,9% 3,6% 5,6% 2,2%	≥	2017 Est. American Indian or Alaska Native	0.4%	0.5%	
2017 Est. Hispanic Population 19.8% 24.3% 29.1% 2022 Proj. Hispanic Population 22.5% 26.6% 31.3% 26.5% 2010 Hispanic Population 16.7% 21.3% 26.5% 2010 Hispanic Population 21.3% 26.5% 2017 Est. Adult Population (25 Years or Over) 6.869 63.254 127.776 2017 Est. Some High School (Grade Level 9 to 11) 2.9% 3.6% 5.6% 2017 Est. Some High School (Grade Level 9 to 11) 2.9% 3.6% 5.6% 2017 Est. Some High School (Grade Level 9 to 11) 2.9% 3.6% 5.6% 2017 Est. Some College 24.5% 24.0% 24.6% 24.7% 2017 Est. Some College 24.5% 24.0% 24.7% 2017 Est. Some College 24.5% 24.0% 24.7% 2017 Est. Some College 24.5% 24.0% 24.7% 2017 Est. Bachelor Degree Only 29.2% 27.1% 24.7% 2017 Est. Graduate Degree Only 29.2% 27.1% 24.7% 2017 Est. Graduate Degree Only 29.2% 27.1% 24.7% 2017 Est. Vacant Housing Units 4.216 33.858 63.710 2017 Est. Vacant Housing Units 4.216 33.858 63.710 2017 Est. Vacant Housing Units 4.216 33.858 25.5% 2010 Homes Built 1990 to 1999 27.5% 23.1% 20.0% 2010 Homes Built 1990 to 1999 27.5% 23.1% 20.0% 2010 Homes Built 1990 to 1999 27.5% 23.1% 20.0% 2010 Homes Built 1990 to 1999 27.5% 23.1% 20.0% 2010 Homes Built 1990 to 1959 2.6% 4.5% 4.9% 2010 Homes Built 1960 to 1969 2.6% 4.5% 4.9% 2010 Homes Built 1960 to 1969 2.6% 4.5% 4.9% 2010 Homes Built 1960 to 1969 2.2% 4.5% 4.9% 2010 Homes Built 1960 to 1969 2.2% 4.5% 4.9% 2010 Home Value \$500,000 to \$399,999 38.9% 41.9% 40.0% 2010 Home Value \$500,000 to \$399,999 2010 Home Value \$500,000 to \$499,999 2010 H		2017 Est. Other Races	10.3%	12.4%	16.1%
2017 Est. Adult Population (25 Years or Over) 6,869 63,254 127,776 2017 Est. Elementary (Grade Level 0 to 8) 1,6% 4,4% 4,9% 2017 Est. Some High School (Grade Level 9 to 11) 2,9% 3,6% 5,6% 2017 Est. Some High School (Graduate 15,8% 16,1% 17,9% 2017 Est. Some College 24,5% 24,0% 24,8% 2017 Est. Associate Degree Only 8,9% 9,6% 9,2% 2017 Est. Associate Degree Only 29,2% 27,1% 24,7% 2017 Est. Graduate Degree Only 29,2% 27,1% 24,7% 2017 Est. Graduate Degree Only 29,2% 27,1% 24,7% 2017 Est. Total Housing Units 4,216 33,858 63,710 2017 Est. Owner-Occupied 49,5% 67,7% 71,7% 2017 Est. Renter-Occupied 47,5% 30,6% 26,5% 2017 Est. Vacant Housing 3,0% 1,7% 1,8% 2010 Homes Built 1900 to 1999 27,5% 23,1% 20,0% 2010 Homes Built 1900 to 1999 27,5% 23,1% 20,0% 2010 Homes Built 1900 to 1989 20,5% 2010 Homes Built 1970 to 1979 4,6% 18,0% 16,4% 2010 Homes Built 1960 to 1969 2,4% 9,6% 10,8% 2010 Homes Built 1950 to 1959 2,6% 4,5% 4,9% 2010 Homes Built 1950 to 1959 2,6% 4,5% 4,9% 2010 Home Value \$1,000,000 or More 6,0% 5,3% 5,6% 2010 Home Value \$20,000 to \$299,999 10,1% 7,4% 7,9% 2010 Home Value \$20,000 to \$399,999 10,1% 7,4% 7,9% 2010 Home Value \$20,000 to \$399,999 10,1% 7,4% 7,9% 2010 Home Value \$50,000 to \$399,999 0,5% 1,0% 1,0% 2010 Home Value \$50,000 to \$399,999 0,5% 1,0% 2010 Home Value \$50,000 to \$499,999 0,5% 1,0% 2010 Home Value \$50,000 to \$499,999 0,5% 1,0% 2010 Home Value \$50,000 to \$499,999 0,5% 1,0% 1,5% 2010 Home Value \$50,000 to \$499,999 0,5% 1,0% 1,0% 2010 Home Value \$50,000 to \$499,999 0,5% 1,0% 1,0% 2010 Home Value \$50,000 to \$499,999 0,5% 1,0% 2010 Home Value \$50,000 to \$499,999 0,5% 1,0% 2010 Home Value \$50,000 to \$499,999 0,5% 0,6% 0,6% 0,6% 1,0% 2010 Home Value \$50,000 to \$499,999 0,5% 0,6% 0,6% 1,0% 2010 Home Value \$50,000 to \$499,999 0,5%	ပ	2017 Est. Hispanic Population	1,952	22,822	55,888
2017 Est. Adult Population (25 Years or Over) 6,869 63,254 127,776 2017 Est. Elementary (Grade Level 0 to 8) 1,6% 4,4% 4,9% 2017 Est. Some High School (Grade Level 9 to 11) 2,9% 3,6% 5,6% 2017 Est. Some High School (Graduate 15,8% 16,1% 17,9% 2017 Est. Some College 24,5% 24,0% 24,8% 2017 Est. Associate Degree Only 8,9% 9,6% 9,2% 2017 Est. Associate Degree Only 29,2% 27,1% 24,7% 2017 Est. Graduate Degree Only 29,2% 27,1% 24,7% 2017 Est. Graduate Degree Only 29,2% 27,1% 24,7% 2017 Est. Total Housing Units 4,216 33,858 63,710 2017 Est. Owner-Occupied 49,5% 67,7% 71,7% 2017 Est. Renter-Occupied 47,5% 30,6% 26,5% 2017 Est. Vacant Housing 3,0% 1,7% 1,8% 2010 Homes Built 1900 to 1999 27,5% 23,1% 20,0% 2010 Homes Built 1900 to 1999 27,5% 23,1% 20,0% 2010 Homes Built 1900 to 1989 20,5% 2010 Homes Built 1970 to 1979 4,6% 18,0% 16,4% 2010 Homes Built 1960 to 1969 2,4% 9,6% 10,8% 2010 Homes Built 1950 to 1959 2,6% 4,5% 4,9% 2010 Homes Built 1950 to 1959 2,6% 4,5% 4,9% 2010 Home Value \$1,000,000 or More 6,0% 5,3% 5,6% 2010 Home Value \$20,000 to \$299,999 10,1% 7,4% 7,9% 2010 Home Value \$20,000 to \$399,999 10,1% 7,4% 7,9% 2010 Home Value \$20,000 to \$399,999 10,1% 7,4% 7,9% 2010 Home Value \$50,000 to \$399,999 0,5% 1,0% 1,0% 2010 Home Value \$50,000 to \$399,999 0,5% 1,0% 2010 Home Value \$50,000 to \$499,999 0,5% 1,0% 2010 Home Value \$50,000 to \$499,999 0,5% 1,0% 2010 Home Value \$50,000 to \$499,999 0,5% 1,0% 1,5% 2010 Home Value \$50,000 to \$499,999 0,5% 1,0% 1,0% 2010 Home Value \$50,000 to \$499,999 0,5% 1,0% 1,0% 2010 Home Value \$50,000 to \$499,999 0,5% 1,0% 2010 Home Value \$50,000 to \$499,999 0,5% 1,0% 2010 Home Value \$50,000 to \$499,999 0,5% 0,6% 0,6% 0,6% 1,0% 2010 Home Value \$50,000 to \$499,999 0,5% 0,6% 0,6% 1,0% 2010 Home Value \$50,000 to \$499,999 0,5%	NA N	·	19.8%	24.3%	29.1%
2017 Est. Adult Population (25 Years or Over) 6,869 63,254 127,776 2017 Est. Elementary (Grade Level 0 to 8) 1.6% 4.4% 4.9% 2017 Est. Some High School (Grade Level 9 to 11) 2.9% 3.6% 5.6% 2017 Est. Some High School (Graduate 15.8% 16.1% 17.9% 2017 Est. Some College 24.5% 24.0% 24.8% 2017 Est. Associate Degree Only 8.9% 9.6% 9.2% 2017 Est. Associate Degree Only 29.2% 27.1% 24.7% 2017 Est. Graduate Degree Only 29.2% 27.1% 24.7% 2017 Est. Graduate Degree Only 29.2% 27.1% 24.7% 2017 Est. Total Housing Units 4,216 33,858 63,710 2017 Est. Owner-Occupied 49.5% 67.7% 71.7% 2017 Est. Renter-Occupied 47.5% 30.6% 26.5% 2017 Est. Vacant Housing 3.0% 1.7% 1.8% 2010 Homes Built 1900 to 1999 27.5% 23.1% 20.0% 2010 Homes Built 1900 to 1999 27.5% 23.1% 20.0% 2010 Homes Built 1980 to 1989 30.7% 22.2% 26.0% 2010 Homes Built 1970 to 1979 4.6% 10.4% 2010 Homes Built 1970 to 1979 4.6% 10.4% 2010 Homes Built 1950 to 1959 2.4% 9.6% 10.8% 2010 Homes Built 1950 to 1959 2.6% 4.5% 4.9% 2010 Homes Built 1960 to 1959 2.6% 4.5% 4.9% 2010 Homes Built 1950 to 1959 2.6% 4.5% 4.9% 2010 Home Value \$1,000,000 or More 6.0% 5.3% 5.6% 2010 Home Value \$200,000 to \$499,999 38.9% 41.9% 2010 Home Value \$200,000 to \$499,999 38.9% 41.9% 2010 Home Value \$200,000 to \$499,999 38.9% 41.9% 2010 Home Value \$200,000 to \$499,999 3.5% 10.9% 2010 Home Value \$50,000 to \$499,999 0.5% 1.0% 2010 Home Value \$50,000 to \$499,999 0.5% 0.6% 0.6% 0.6% 1.0% 2010 Home Value \$50,000 to \$499,999 0.5% 0.6% 0.6% 0.6% 1.0% 2010 Home Value \$50,000 to \$499,999 0.5% 0.6% 0.6% 0.6% 0.6% 0.6% 0.6% 0.6% 0.6% 0.6% 0.6% 0.6% 0.6%	SP				31.3%
The part of the	王	2010 Hispanic Population	16.7%	21.3%	26.5%
The color of the		2017 Est. Adult Population (25 Years or Over)	6,869	63,254	127,776
2017 Est. Total Housing Units 2017 Est. Total Housing Units 2017 Est. Total Housing Units 2017 Est. Cowner-Occupied 2017 Est. Cowner-Occupied 2017 Est. Renter-Occupied 30.0% 2017 Est. Renter-Occupied 30.0% 2017 Est. Vacant Housing 30.0% 2017 Est. Vacant Housing 30.0% 2010 Homes Built 2005 or later 2010 Homes Built 2005 to later 2010 Homes Built 2005 to 1999 2010 Homes Built 1990 to 1999 2010 Homes Built 1990 to 1999 2010 Homes Built 1990 to 1999 2010 Homes Built 1970 to 1979 2010 Homes Built 1970 to 1979 2010 Homes Built 1970 to 1979 2010 Homes Built 1950 to 1969 2010 Homes Built 1950 to 1969 2010 Homes Built 1950 to 1959 2010 Homes Built Before 1949 2010 Home Value \$1,000,000 or More 2010 Home Value \$1,000,000 to \$999,999 2010 Home Value \$300,000 to \$999,999 2010 Home Value \$300,000 to \$399,999 2010 Home Value \$150,000 to \$199,999 2010 Home Value \$150,000 to \$199,999 2010 Home Value \$100,000 to \$149,999 2010 Home Value \$500,000 to \$99,999 2010 Home Value \$500,000 to \$99,999 2010 Home Value \$500,000 to \$199,999 2010 Home Value \$500,000 to \$49,999 2010 Home Value \$25,000 to \$49,999 2010 Home Value Value \$25,000 to \$49,999 2010 Home Value Value \$25,000 to \$49,999 2010 Home Value Value Value \$25,000 to \$49,999 2010 Home Value Value Value Value \$25,000 to \$49,999 2010 Home Value Val) F	2017 Est. Elementary (Grade Level 0 to 8)	1.6%	4.4%	4.9%
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2010 Homes Built 2005 or later 2010 Homes Built 2000 to 2004 2010 Homes Built 1990 to 1999 2010 Homes Built 1980 to 1989 2010 Homes Built 1970 to 1979 2010 Homes Built 1960 to 1969 2010 Homes Built 1960 to 1969 2010 Homes Built 1950 to 1959 2010 Homes Built 1950 to 1959 2010 Homes Built 1980 to 1989 2010 Homes Built 1960 to 1969 2010 Homes Built 1960 to 1969 2010 Homes Built 1980 to 1959 2010 Homes Built 1950 to 1959 2010 Homes Built 1950 to 1959 2010 Homes Built 1950 to 1959 2010 Home Value \$1,000,000 or More 2010 Home Value \$500,000 to \$999,999 2010 Home Value \$400,000 to \$999,999 2010 Home Value \$300,000 to \$999,999 2010 Home Value \$200,000 to \$299,999 2010 Home Value \$150,000 to \$199,999 2010 Home Value \$100,000 to \$199,999 2010 Home Value \$50,000 to \$49,999	NIS	·	49.5%	67.7%	
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Name	Ĭ	2017 Est. Vacant Housing	3.0%	1.7%	1.8%
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2010 Home Value Under \$25,000 0.5% 0.9% 1.0% 2010 Median Home Value \$508,148 \$505,347 \$498,768	(0	2010 Home Value \$300,000 to \$399,999	15.9%	19.6%	19.6%
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2010 Median Rent \$1,629 \$1,544 \$1,505					
		2010 Median Rent	\$1,629	\$1,544	\$1,505

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

FULL PROFILE

2000-2010 Census, 2017 Estimates with 2022 Projections

Calculated using Weighted Block Centroid from Block Groups

Cypress Retail Group Lat/Lon: 34.4197/-118.5628

Lat/Lor	: 34.4197/-118.5628			RF1
Magic	: Mountain Pkwy & McBean Pkwy	1 Mile	3 Miles	5 Miles
Valer	cia, CA	I WIIIC	3 Miles	J Willes
	2017 Est. Labor Population Age 16 Years or Over	7,876	73,299	151,291
LABOR FORCE	2017 Est. Civilian Employed	70.5%	66.5%	63.3%
	2017 Est. Civilian Unemployed	3.0%	2.6%	2.5%
6	2017 Est. in Armed Forces	0.3%	0.1%	0.1%
S	2017 Est. not in Labor Force	26.3%	30.9%	34.0%
Α̈́B	2017 Labor Force Males	48.9%	48.3%	50.8%
_	2017 Labor Force Females	51.1%	51.7%	49.2%
	2010 Occupation: Population Age 16 Years or Over	5,551	48,708	95,826
	2010 Mgmt, Business, & Financial Operations	20.7%	21.6%	19.7%
	2010 Professional, Related	29.7%	26.9%	25.5%
OCCUPATION	2010 Service	12.3%	14.3%	15.2%
ATI	2010 Sales, Office	24.5%	24.5%	25.3%
Ϋ́	2010 Farming, Fishing, Forestry	0.1%	0.1%	0.1%
ည	2010 Construction, Extraction, Maintenance	4.3%	5.2%	6.1%
0	2010 Production, Transport, Material Moving	8.4%	7.3%	8.1%
	2010 White Collar Workers	74.9%	73.1%	70.5%
	2010 Blue Collar Workers	25.1%	26.9%	29.5%
z	2010 Drive to Work Alone	76.4%	76.0%	76.5%
TRANSPORTATION TO WORK	2010 Drive to Work in Carpool	7.9%	9.1%	9.7%
ISPORIAL TO WORK	2010 Travel to Work by Public Transportation	3.6%	4.1%	3.8%
Ş́Š	2010 Drive to Work on Motorcycle	0.3%	0.3%	0.3%
ğ Ω	2010 Walk or Bicycle to Work	3.5%	3.0%	2.8%
₹	2010 Other Means	0.9%	0.8%	0.8%
_	2010 Work at Home	7.5%	6.7%	6.2%
Ą	2010 Travel to Work in 14 Minutes or Less	32.4%	26.6%	23.0%
TIME	2010 Travel to Work in 15 to 29 Minutes	19.9%	22.0%	26.2%
긂	2010 Travel to Work in 30 to 59 Minutes	40.0%	37.1%	34.3%
TRAVI	2010 Travel to Work in 60 Minutes or More	22.2%	20.7%	19.4%
Ë	2010 Average Travel Time to Work	32.2	31.9	29.2
	2017 Est. Total Household Expenditure	\$335 M	\$2.72 B	\$5.05 B
PENDITURE	2017 Est. Apparel	\$11.9 M	\$96.4 M	\$179 M
	2017 Est. Contributions, Gifts	\$26.6 M	\$217 M	\$399 M
	2017 Est. Education, Reading	\$15.4 M	\$126 M	\$231 M
	2017 Est. Entertainment	\$19.1 M	\$155 M	\$288 M
Ä	2017 Est. Food, Beverages, Tobacco	\$48.8 M	\$395 M	\$736 M
CONSUMER EXPENDITURE	2017 Est. Furnishings, Equipment	\$12.2 M	\$98.3 M	\$182 M
	2017 Est. Health Care, Insurance	\$27.7 M	\$223 M	\$414 M
	2017 Est. Household Operations, Shelter, Utilities	\$103 M	\$839 M	\$1.56 B
	2017 Est. Miscellaneous Expenses	\$4.75 M	\$38.1 M	\$70.9 M
	2017 Est. Personal Care	\$4.32 M	\$34.9 M	\$64.8 M
	2017 Est. Transportation	\$61.2 M	\$494 M	\$922 M