

Bed Bath & Beyond Plaza

Ventura, CA

1,190, 1,640, 1,820, & 3,000 SF Available
FOR LEASE



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Bed Bath & Beyond Plaza

Ventura, CA



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

BED BATH & BEYOND **TARGET**

GameStop **cricket** **SportClips**
wireless HAIRCUTS

CLUB PILATES **McDonald's** *Wild Birds Unlimited*

Area Retailers

ROSS **Office DEPOT** **PETCO** **STARBUCKS COFFEE**
DRESS FOR LESS



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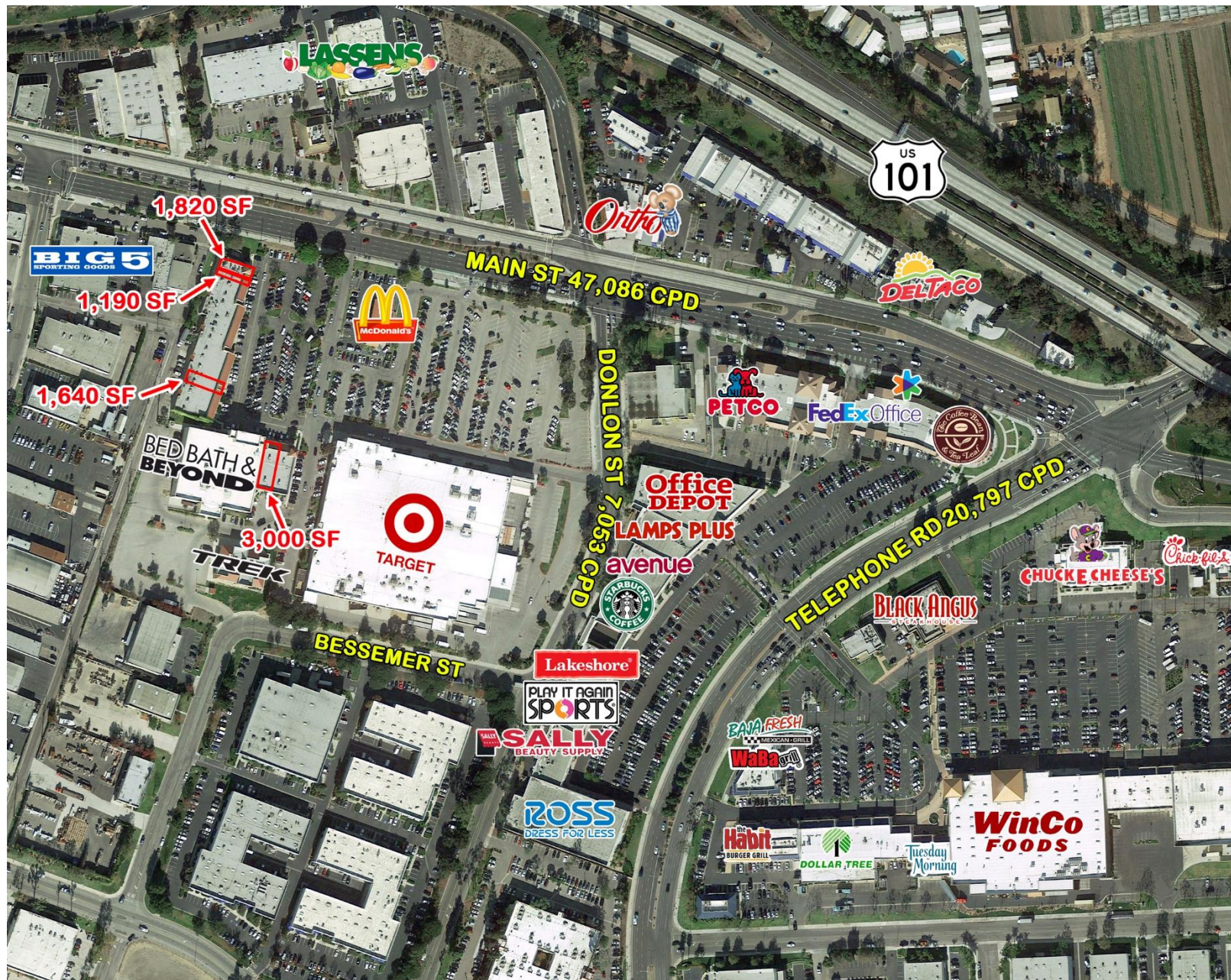
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PARTNER XTEAM
RETAIL ADVISORS

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Aerial



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Close-Up Aerial



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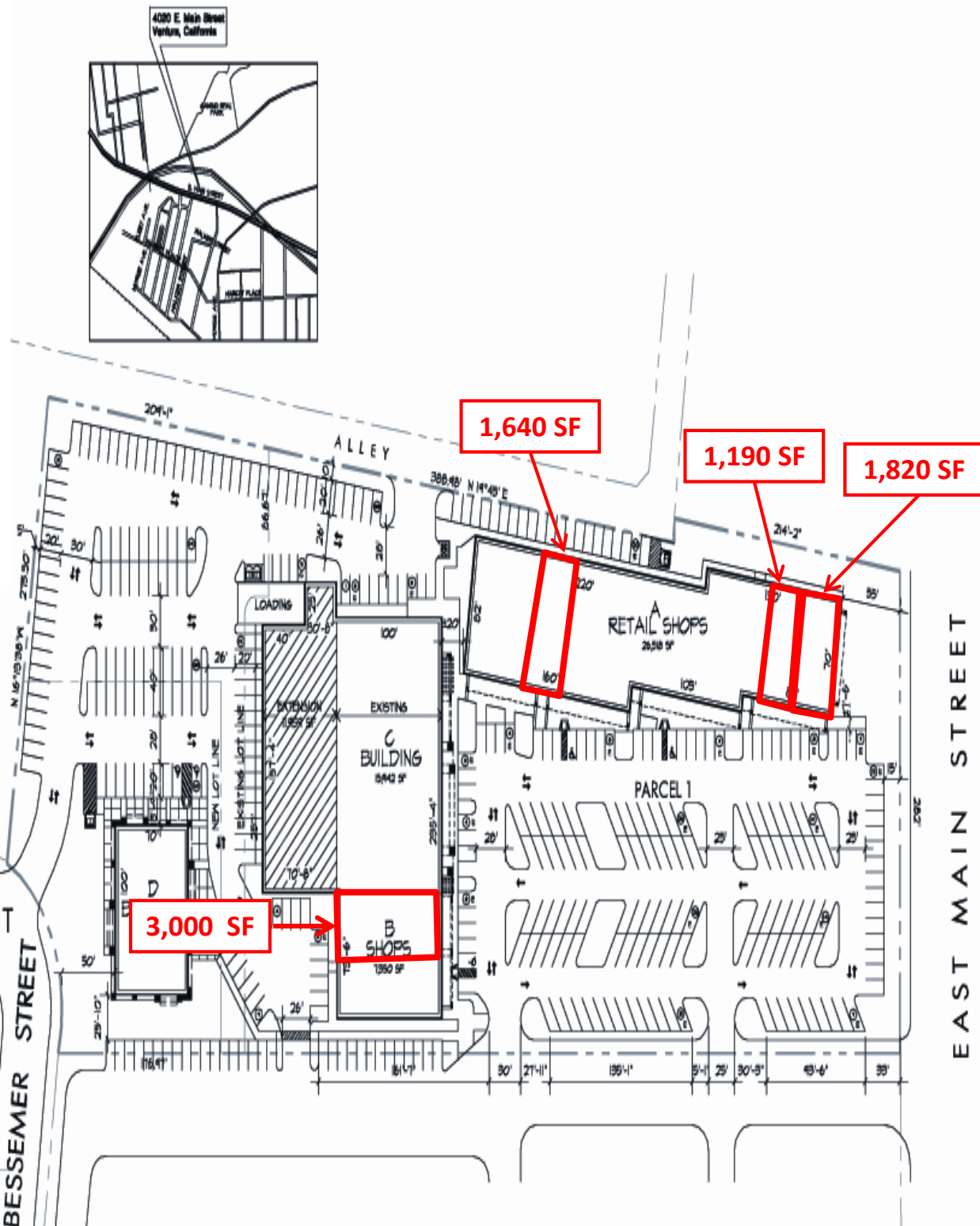
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Site Plan

PROJECT DATA	
CLIENT:	DELLINGER VENTURE ASSOCIATES 560 THIN DOLPHIN DR. REDWOOD CITY, CA 94061 888.705.8100 888.710.8116 FAX
PROJECT ADDRESS:	4020 EAST MAIN STREET BRISTOL AVENUE VENTURA, CALIFORNIA 93005
USE:	SHOPPING CENTER
PARCEL 1:	181,400 SF 4.18 AC
PARCEL 2:	16,280 SF 1.18 AC
ZONING:	CPD
SUMMARY	
SITE AREA:	(3.828 AC) 1,270,600 SF
EXISTING BUILDING AREA:	41,840 SF
RETAIL PARKING REQUIRED @ 1,000 SF	166 STALLS
PROPOSED BUILDING AREA:	18,494 SF
RETAIL PARKING REQUIRED @ 1,000 SF	60 STALLS
TOTAL PARKING REQUIRED	224 STALLS
TOTAL PARKING PROVIDED	358 STALLS
PARKING RATIO PROVIDED	4.1/1,000 SF



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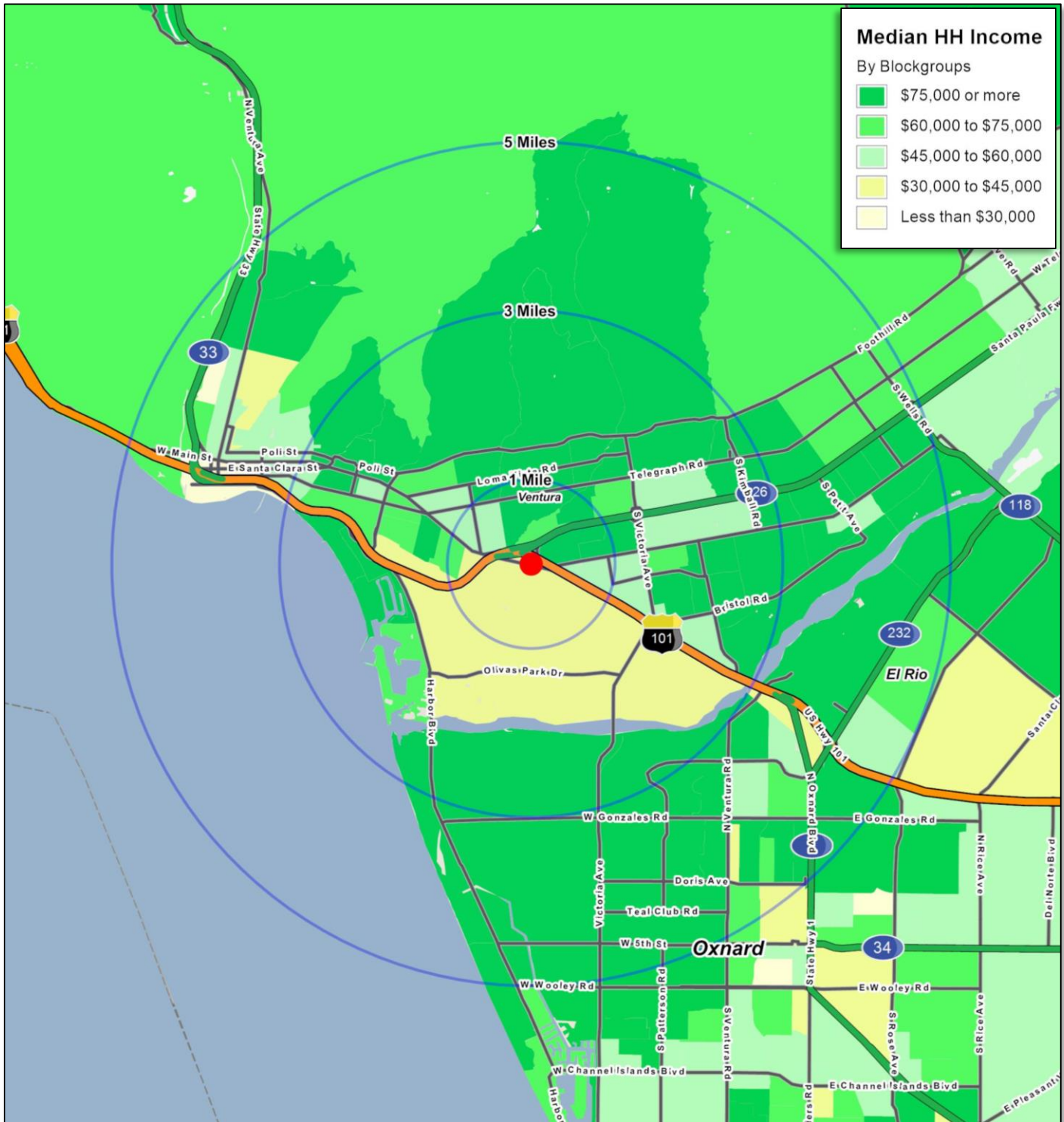
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Demographics



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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	60,230
	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%	12.3%
	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%	7.6%
	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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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
2017 Est. Civilian Employed
2017 Est. Civilian Unemployed
2017 Est. in Armed Forces
2017 Est. not in Labor Force
2017 Labor Force Males
2017 Labor Force Females

10,215 55,743 139,910
58.4% 59.8% 61.8%
3.3% 3.1% 3.4%
0.1% 0.1% 0.3%
38.2% 36.9% 34.6%
46.4% 48.8% 49.0%
53.6% 51.2% 51.0%

OCCUPATION

2010 Occupation: Population Age 16 Years or Over
2010 Mgmt, Business, & Financial Operations
2010 Professional, Related
2010 Service
2010 Sales, Office
2010 Farming, Fishing, Forestry
2010 Construction, Extraction, Maintenance
2010 Production, Transport, Material Moving
2010 White Collar Workers
2010 Blue Collar Workers

5,966 33,351 86,420
15.0% 17.2% 14.5%
28.9% 27.0% 21.5%
17.7% 16.3% 18.7%
24.3% 23.2% 23.6%
0.2% 0.5% 2.7%
5.1% 7.0% 7.7%
8.8% 8.7% 11.3%
68.2% 67.4% 59.5%
31.8% 32.6% 40.5%

TRANSPORTATION TO WORK

2010 Drive to Work Alone
2010 Drive to Work in Carpool
2010 Travel to Work by Public Transportation
2010 Drive to Work on Motorcycle
2010 Walk or Bicycle to Work
2010 Other Means
2010 Work at Home

81.8% 79.6% 79.6%
8.2% 9.1% 11.3%
0.6% 1.2% 1.3%
0.2% 0.5% 0.5%
5.4% 3.5% 2.5%
0.4% 0.2% 0.3%
3.5% 5.8% 4.6%

TRAVEL TIME

2010 Travel to Work in 14 Minutes or Less
2010 Travel to Work in 15 to 29 Minutes
2010 Travel to Work in 30 to 59 Minutes
2010 Travel to Work in 60 Minutes or More
2010 Average Travel Time to Work

37.2% 36.1% 28.5%
36.7% 35.6% 40.7%
19.9% 21.4% 24.5%
4.9% 7.6% 7.4%
18.0 18.7 20.5

CONSUMER EXPENDITURE

2017 Est. Total Household Expenditure
2017 Est. Apparel
2017 Est. Contributions, Gifts
2017 Est. Education, Reading
2017 Est. Entertainment
2017 Est. Food, Beverages, Tobacco
2017 Est. Furnishings, Equipment
2017 Est. Health Care, Insurance
2017 Est. Household Operations, Shelter, Utilities
2017 Est. Miscellaneous Expenses
2017 Est. Personal Care
2017 Est. Transportation

\$306 M \$1.77 B \$3.89 B
\$10.7 M \$62.2 M \$137 M
\$21.4 M \$131 M \$279 M
\$12.4 M \$74.9 M \$162 M
\$17.3 M \$100 M \$220 M
\$46.3 M \$264 M \$585 M
\$10.7 M \$62.9 M \$137 M
\$26.4 M \$151 M \$331 M
\$94.6 M \$547 M \$1.20 B
\$4.51 M \$25.6 M \$56.3 M
\$3.98 M \$22.9 M \$50.4 M
\$57.9 M \$331 M \$730 M

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