

Bouquet Canyon Plaza

Santa Clarita, CA

NWC Bouquet Canyon Rd & Newhall Ranch Rd
Available 6,400 SF & 7,000 SF Pad (Possible Drive-Thru)

*** PLEASE DO NOT DISTURB CURRENT TENANTS**



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PARTNER **XTEAM**
RETAIL ADVISORS

Bouquet Canyon Plaza

Santa Clarita, CA



Property Highlights

- 6,400 SF & 7,000 SF Pad Building (possible drive-thru) Available
- One of Santa Clarita's most heavily trafficked intersections
- 2017 Traffic Counts:
Bouquet Canyon @ Newhall Ranch: 49,900 CPD
Newhall Ranch @ Bouquet Canyon: 46,650 CPD
- 2017 Estimated Population: 108,233 within a 3-mile radius
- 2017 Estimated Average Household Income: \$123,890 within a 3-mile radius

Co-Tenants



Area Retailers



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Aerial



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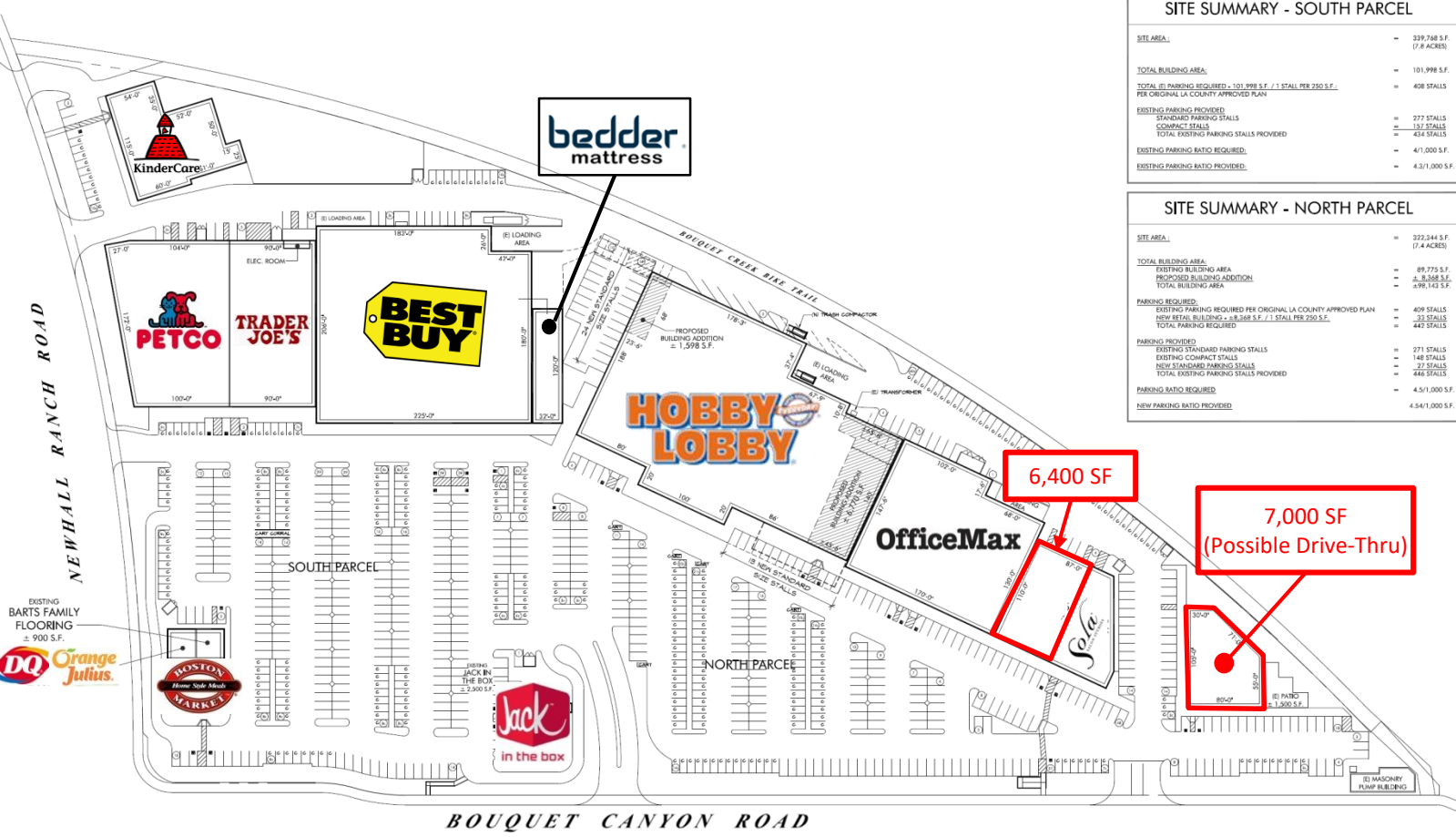
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Site Plan



SITE SUMMARY - SOUTH PARCEL	
SITE AREA:	= 339,748 S.F. (7.8 ACRES)
TOTAL BUILDING AREA:	= 101,998 S.F.
TOTAL (E) PARKING REQUIRED - 101,998 S.F. / 1 STALL PER 250 S.F. PER ORIGINAL LA COUNTY APPROVED PLAN	= 408 STALLS
EXISTING PARKING PROVIDED:	= 277 STALLS
STANDARD PARKING STALLS	= 137 STALLS
COMPACT STALLS	= 424 STALLS
TOTAL EXISTING PARKING STALLS PROVIDED	= 411,000 S.F.
EXISTING PARKING RATIO REQUIRED:	= 4.3/1,000 S.F.
EXISTING PARKING RATIO PROVIDED:	= 4.3/1,000 S.F.

SITE SUMMARY - NORTH PARCEL	
SITE AREA:	= 322,344 S.F. (7.4 ACRES)
TOTAL BUILDING AREA:	= 89,775 S.F.
EXISTING BUILDING AREA	= 8,568 S.F.
PROPOSED BUILDING ADDITION	= 81,207 S.F.
TOTAL BUILDING AREA	= 89,775 S.F.
PARKING REQUIRED:	= 409 STALLS
EXISTING PARKING REQUIRED PER ORIGINAL LA COUNTY APPROVED PLAN	= 33 STALLS
NEW RETAIL BUILDING - 81,207 S.F. / 1 STALL PER 250 S.F.	= 443 STALLS
TOTAL PARKING REQUIRED	= 476 STALLS
PARKING PROVIDED:	= 271 STALLS
EXISTING STANDARD PARKING STALLS	= 148 STALLS
EXISTING COMPACT STALLS	= 27 STALLS
NEW STANDARD PARKING STALLS PROVIDED	= 446 STALLS
PARKING RATIO REQUIRED:	= 4.5/1,000 S.F.
NEW PARKING RATIO PROVIDED:	= 4.5/1,000 S.F.



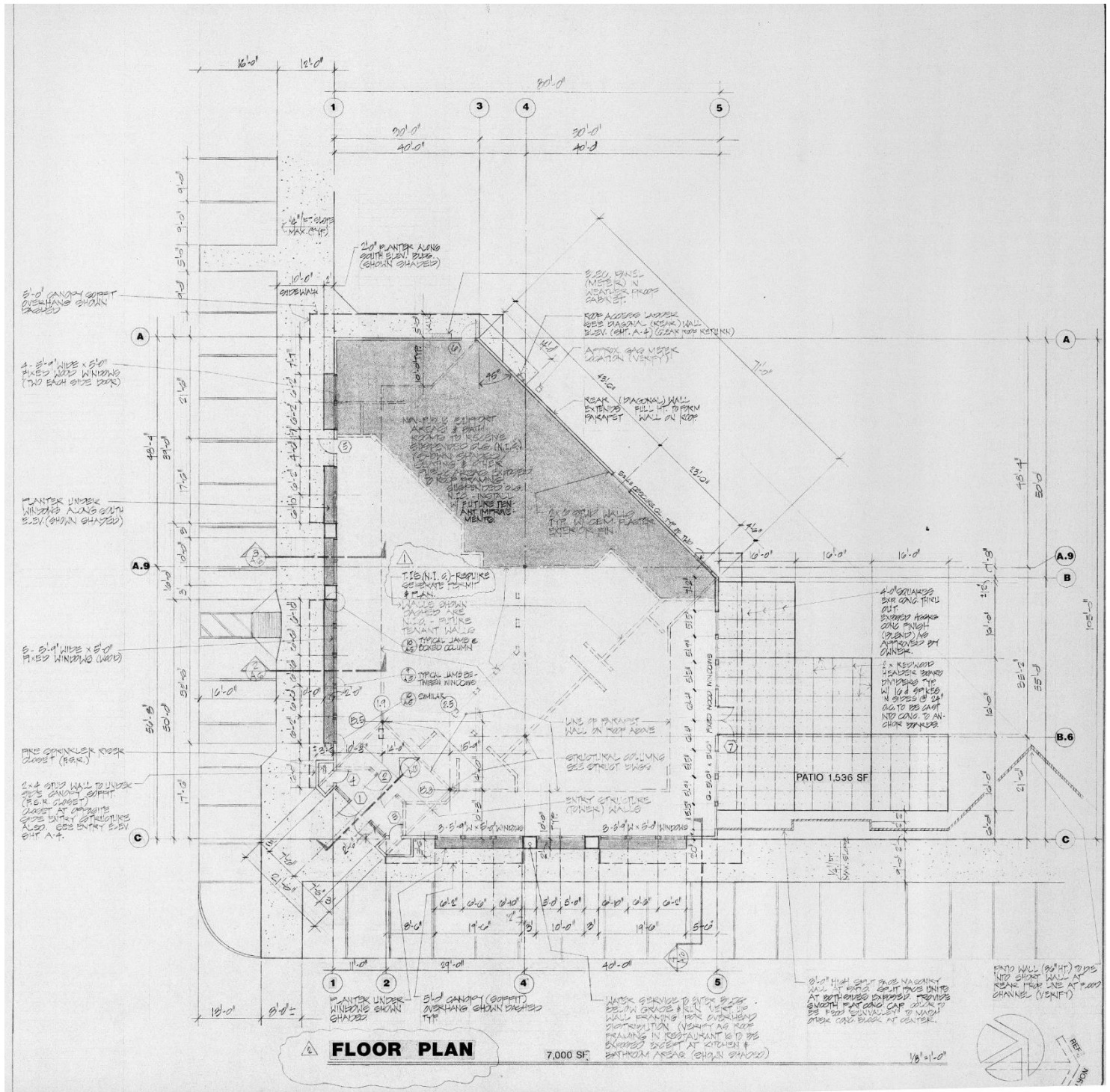
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Floor Plan



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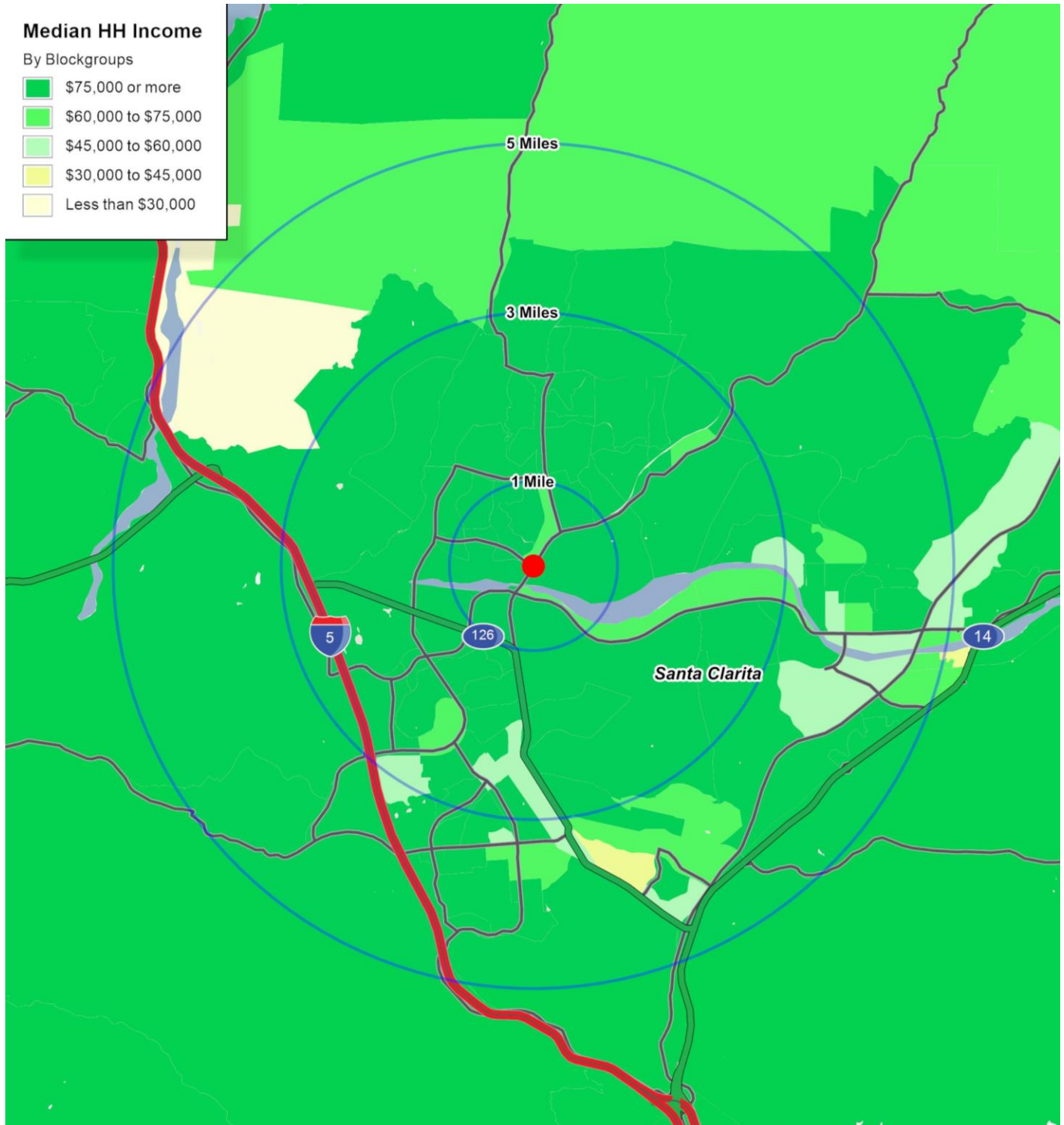
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Demographics



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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: 34.4272/-118.5369

RF1

Bouquet Canyon Plaza

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1 Mile

3 Miles

5 Miles

POPULATION	2017 Estimated Population	11,098	108,233	222,486
	2022 Projected Population	11,257	109,762	225,599
	2010 Census Population	10,213	101,127	208,731
	2000 Census Population	8,782	78,133	152,060
	Projected Annual Growth 2017 to 2022	0.3%	0.3%	0.3%
	Historical Annual Growth 2000 to 2017	1.6%	2.3%	2.7%
HOUSEHOLDS	2017 Estimated Households	3,959	37,762	72,631
	2022 Projected Households	4,109	39,231	75,510
	2010 Census Households	3,632	34,777	67,450
	2000 Census Households	3,098	26,370	51,564
	Projected Annual Growth 2017 to 2022	0.8%	0.8%	0.8%
	Historical Annual Growth 2000 to 2017	1.6%	2.5%	2.4%
AGE	2017 Est. Population Under 10 Years	12.4%	13.2%	13.0%
	2017 Est. Population 10 to 19 Years	13.4%	13.5%	13.8%
	2017 Est. Population 20 to 29 Years	11.3%	12.4%	13.8%
	2017 Est. Population 30 to 44 Years	20.6%	21.9%	22.3%
	2017 Est. Population 45 to 59 Years	22.4%	21.8%	20.8%
	2017 Est. Population 60 to 74 Years	14.7%	12.8%	11.9%
	2017 Est. Population 75 Years or Over	5.2%	4.4%	4.4%
	2017 Est. Median Age	39.1	37.1	36.1
MARITAL STATUS & GENDER	2017 Est. Male Population	48.9%	49.2%	50.9%
	2017 Est. Female Population	51.1%	50.8%	49.1%
	2017 Est. Never Married	27.3%	30.4%	34.4%
	2017 Est. Now Married	56.0%	53.8%	48.4%
	2017 Est. Separated or Divorced	12.5%	12.2%	13.3%
	2017 Est. Widowed	4.2%	3.5%	3.9%
INCOME	2017 Est. HH Income \$200,000 or More	19.9%	15.7%	14.9%
	2017 Est. HH Income \$150,000 to \$199,999	13.0%	13.1%	12.0%
	2017 Est. HH Income \$100,000 to \$149,999	20.3%	23.0%	21.7%
	2017 Est. HH Income \$75,000 to \$99,999	15.5%	14.6%	14.1%
	2017 Est. HH Income \$50,000 to \$74,999	10.8%	13.5%	14.0%
	2017 Est. HH Income \$35,000 to \$49,999	6.4%	6.8%	8.2%
	2017 Est. HH Income \$25,000 to \$34,999	5.4%	4.5%	5.1%
	2017 Est. HH Income \$15,000 to \$24,999	4.4%	4.1%	4.8%
	2017 Est. HH Income Under \$15,000	4.3%	4.5%	5.1%
	2017 Est. Average Household Income	\$138,537	\$123,890	\$123,401
	2017 Est. Median Household Income	\$115,457	\$107,012	\$102,059
	2017 Est. Per Capita Income	\$49,422	\$43,263	\$40,949
	2017 Est. Total Businesses	499	4,948	8,498
	2017 Est. Total Employees	4,655	50,449	84,678

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RACE	2017 Est. White	70.5%	69.7%	64.4%
	2017 Est. Black	3.7%	4.1%	5.3%
	2017 Est. Asian or Pacific Islander	11.7%	12.3%	12.2%
	2017 Est. American Indian or Alaska Native	0.6%	0.5%	0.5%
	2017 Est. Other Races	13.4%	13.4%	17.6%
HISPANIC	2017 Est. Hispanic Population	2,650	27,878	69,078
	2017 Est. Hispanic Population	23.9%	25.8%	31.0%
	2022 Proj. Hispanic Population	26.4%	28.1%	33.1%
	2010 Hispanic Population	20.8%	22.7%	28.9%
EDUCATION (Adults 25 or Older)	2017 Est. Adult Population (25 Years or Over)	7,656	73,269	148,280
	2017 Est. Elementary (Grade Level 0 to 8)	3.2%	4.8%	5.4%
	2017 Est. Some High School (Grade Level 9 to 11)	5.1%	4.1%	6.1%
	2017 Est. High School Graduate	18.3%	17.9%	18.6%
	2017 Est. Some College	23.5%	23.9%	24.2%
	2017 Est. Associate Degree Only	11.3%	9.8%	9.4%
	2017 Est. Bachelor Degree Only	24.6%	25.8%	24.1%
	2017 Est. Graduate Degree	14.0%	13.7%	12.2%
HOUSING	2017 Est. Total Housing Units	4,016	38,426	74,097
	2017 Est. Owner-Occupied	74.2%	72.5%	69.8%
	2017 Est. Renter-Occupied	24.4%	25.8%	28.2%
	2017 Est. Vacant Housing	1.4%	1.7%	2.0%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	0.2%	0.4%	0.4%
	2010 Homes Built 2000 to 2004	15.9%	21.7%	22.0%
	2010 Homes Built 1990 to 1999	25.7%	19.8%	19.6%
	2010 Homes Built 1980 to 1989	14.6%	28.4%	26.1%
	2010 Homes Built 1970 to 1979	23.3%	18.6%	16.3%
	2010 Homes Built 1960 to 1969	14.0%	9.0%	12.6%
	2010 Homes Built 1950 to 1959	7.1%	4.6%	5.0%
	2010 Homes Built Before 1949	4.9%	4.0%	4.1%
HOME VALUES	2010 Home Value \$1,000,000 or More	4.2%	5.6%	5.5%
	2010 Home Value \$500,000 to \$999,999	45.5%	39.6%	39.0%
	2010 Home Value \$400,000 to \$499,999	24.4%	24.5%	22.8%
	2010 Home Value \$300,000 to \$399,999	21.0%	20.8%	19.8%
	2010 Home Value \$200,000 to \$299,999	6.3%	7.9%	8.8%
	2010 Home Value \$150,000 to \$199,999	1.3%	1.4%	1.9%
	2010 Home Value \$100,000 to \$149,999	0.5%	0.9%	1.3%
	2010 Home Value \$50,000 to \$99,999	0.5%	1.5%	1.6%
	2010 Home Value \$25,000 to \$49,999	1.0%	1.1%	1.1%
	2010 Home Value Under \$25,000	0.6%	0.9%	1.0%
	2010 Median Home Value	\$505,622	\$492,880	\$488,051
	2010 Median Rent	\$1,386	\$1,559	\$1,480

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		1 Mile	3 Miles	5 Miles
LABOR FORCE	2017 Est. Labor Population Age 16 Years or Over	8,800	84,891	175,334
	2017 Est. Civilian Employed	65.3%	67.8%	63.7%
	2017 Est. Civilian Unemployed	2.3%	2.2%	2.1%
	2017 Est. in Armed Forces	-	0.1%	0.1%
	2017 Est. not in Labor Force	32.4%	29.9%	34.1%
	2017 Labor Force Males	47.8%	48.4%	50.7%
	2017 Labor Force Females	52.2%	51.6%	49.3%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	5,742	57,516	111,614
	2010 Mgmt, Business, & Financial Operations	22.8%	19.7%	19.4%
	2010 Professional, Related	25.1%	25.8%	24.7%
	2010 Service	15.0%	15.8%	15.6%
	2010 Sales, Office	23.8%	25.4%	25.2%
	2010 Farming, Fishing, Forestry	0.1%	0.1%	0.1%
	2010 Construction, Extraction, Maintenance	6.7%	5.4%	6.5%
	2010 Production, Transport, Material Moving	6.5%	7.8%	8.4%
	2010 White Collar Workers	71.7%	70.9%	69.4%
	2010 Blue Collar Workers	28.3%	29.1%	30.6%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	76.4%	77.0%	76.3%
	2010 Drive to Work in Carpool	9.9%	9.3%	10.0%
	2010 Travel to Work by Public Transportation	4.5%	3.8%	3.6%
	2010 Drive to Work on Motorcycle	0.7%	0.3%	0.3%
	2010 Walk or Bicycle to Work	1.8%	2.9%	2.6%
	2010 Other Means	0.5%	0.8%	0.7%
	2010 Work at Home	6.2%	6.0%	6.4%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	28.6%	26.2%	21.2%
	2010 Travel to Work in 15 to 29 Minutes	17.8%	25.2%	26.6%
	2010 Travel to Work in 30 to 59 Minutes	37.8%	35.8%	34.9%
	2010 Travel to Work in 60 Minutes or More	20.5%	20.2%	19.3%
	2010 Average Travel Time to Work	33.0	30.2	29.7
CONSUMER EXPENDITURE	2017 Est. Total Household Expenditure	\$350 M	\$3.09 B	\$5.92 B
	2017 Est. Apparel	\$12.4 M	\$110 M	\$210 M
	2017 Est. Contributions, Gifts	\$28.6 M	\$246 M	\$465 M
	2017 Est. Education, Reading	\$16.4 M	\$142 M	\$269 M
	2017 Est. Entertainment	\$20.0 M	\$177 M	\$338 M
	2017 Est. Food, Beverages, Tobacco	\$50.6 M	\$451 M	\$867 M
	2017 Est. Furnishings, Equipment	\$12.7 M	\$112 M	\$213 M
	2017 Est. Health Care, Insurance	\$28.6 M	\$254 M	\$488 M
	2017 Est. Household Operations, Shelter, Utilities	\$108 M	\$956 M	\$1.83 B
	2017 Est. Miscellaneous Expenses	\$4.88 M	\$43.5 M	\$83.4 M
	2017 Est. Personal Care	\$4.49 M	\$39.8 M	\$76.2 M
	2017 Est. Transportation	\$63.3 M	\$565 M	\$1.08 B

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