

Hastings Ranch Shopping Center

Pasadena, CA

NEC Rosemead Blvd & Foothill Blvd

FULLY LEASED



Bob Walsh
805.449.1804 ext. 102
rwalsh@cypress.net
License No. 00881913

Ilona Uribe
805.449.1804 ext. 101
ilona@cypress.net
License No. 01919161

PARTNER **XTEAM**
RETAIL ADVISORS

Hastings Ranch Shopping Center

Pasadena, CA



Property Highlights

- Fully leased
- 130,000 SF center anchored by Whole Foods
- Situated at one of the busiest retail thoroughfares in the San Gabriel Valley
- Best neighborhood shopping center in the heart of East Pasadena

Co-Tenants



Coming Soon:
Tuesday Morning



Bob Walsh
805.449.1804 ext. 102
rwalsh@cypress.net
License No. 00881913

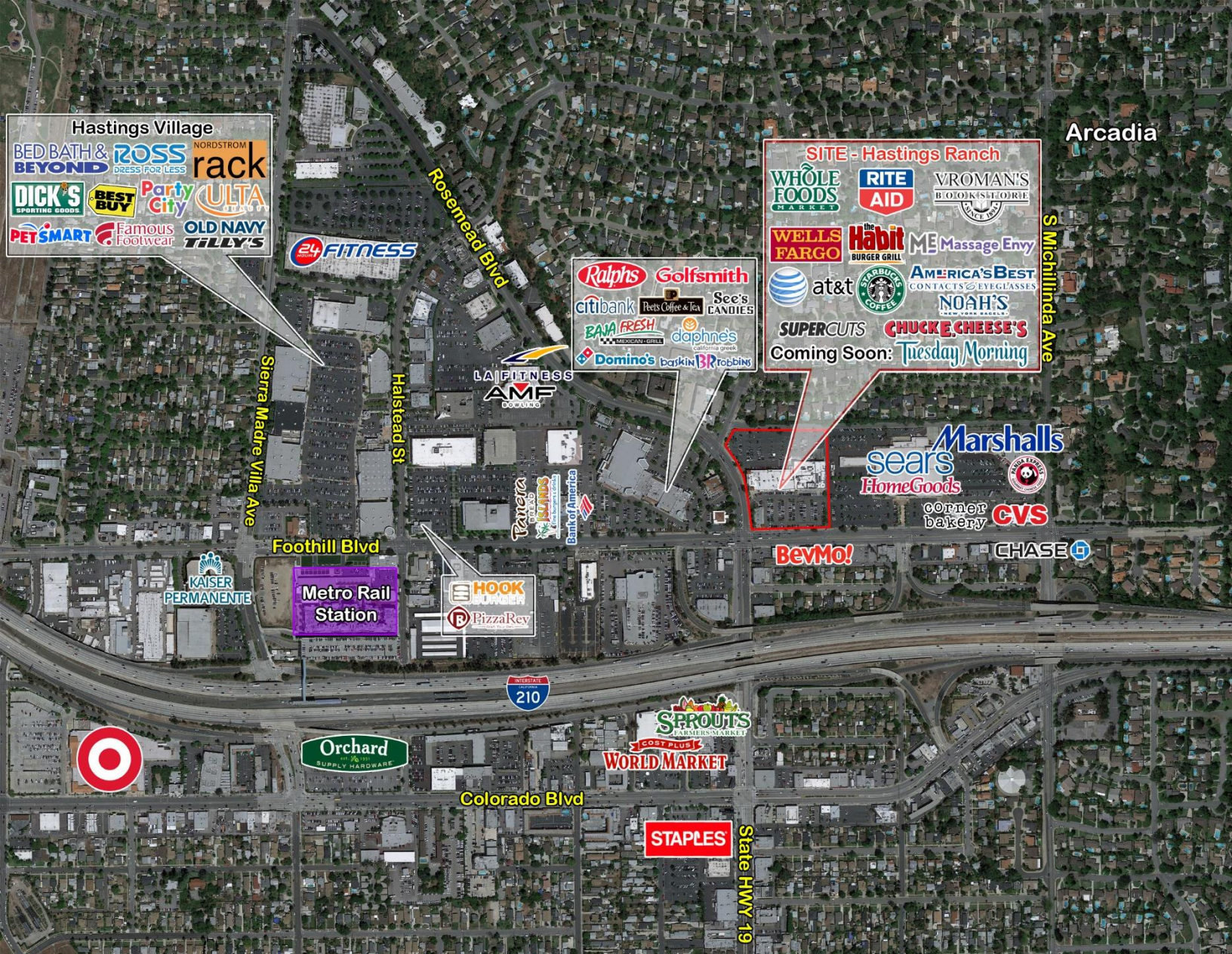
Ilona Uribe
805.449.1804 ext. 101
ilona@cypress.net
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Aerial



Bob Walsh
 805.449.1804 ext. 102
 rwalsh@cypress.net
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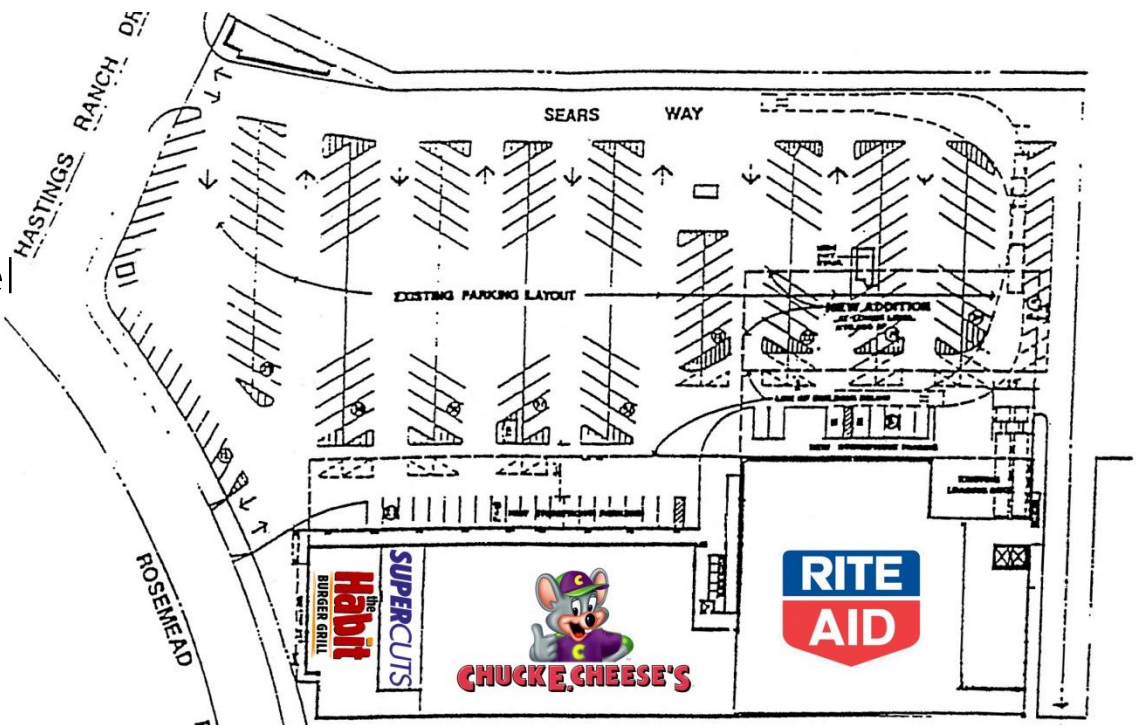
Pasadena, CA

Site Plan

First Level



Second Level



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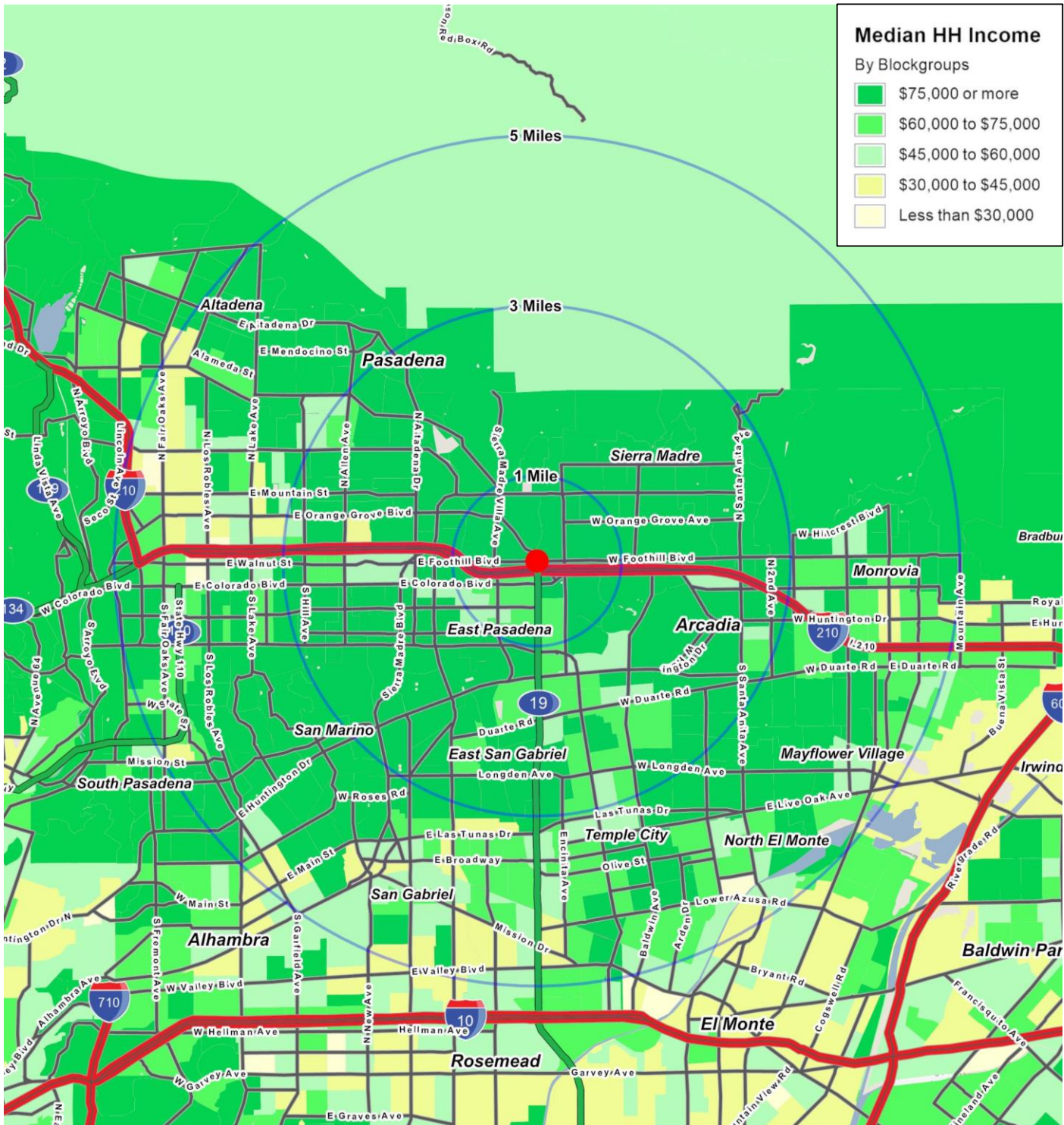
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Demographics



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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: 34.1502/-118.0735

RF1

Foothill Blvd & Rosemead Blvd

Pasadena, CA

	1 Mile	3 Miles	5 Miles	
POPULATION	2017 Estimated Population	13,740	145,228	429,220
	2022 Projected Population	14,056	149,469	442,340
	2010 Census Population	13,463	140,718	413,604
	2000 Census Population	12,943	135,507	402,649
	Projected Annual Growth 2017 to 2022	0.5%	0.6%	0.6%
	Historical Annual Growth 2000 to 2017	0.4%	0.4%	0.4%
	HOUSEHOLDS	2017 Estimated Households	5,091	55,076
2022 Projected Households		5,274	57,392	165,887
2010 Census Households		4,935	52,802	151,022
2000 Census Households		4,710	51,772	145,808
Projected Annual Growth 2017 to 2022		0.7%	0.8%	0.9%
Historical Annual Growth 2000 to 2017		0.5%	0.4%	0.5%
AGE		2017 Est. Population Under 10 Years	11.2%	10.6%
	2017 Est. Population 10 to 19 Years	10.2%	10.5%	10.6%
	2017 Est. Population 20 to 29 Years	11.3%	11.2%	13.0%
	2017 Est. Population 30 to 44 Years	19.9%	20.8%	21.4%
	2017 Est. Population 45 to 59 Years	21.9%	22.2%	21.3%
	2017 Est. Population 60 to 74 Years	17.3%	16.7%	15.4%
	2017 Est. Population 75 Years or Over	8.2%	8.1%	7.5%
	2017 Est. Median Age	42.0	42.1	40.1
MARITAL STATUS & GENDER	2017 Est. Male Population	48.5%	47.9%	48.2%
	2017 Est. Female Population	51.5%	52.1%	51.8%
	2017 Est. Never Married	27.7%	30.3%	35.1%
	2017 Est. Now Married	55.9%	50.8%	45.0%
	2017 Est. Separated or Divorced	11.3%	12.8%	14.0%
	2017 Est. Widowed	5.2%	6.2%	5.9%
	INCOME	2017 Est. HH Income \$200,000 or More	18.0%	16.6%
2017 Est. HH Income \$150,000 to \$199,999		10.1%	10.2%	8.6%
2017 Est. HH Income \$100,000 to \$149,999		22.5%	18.1%	17.4%
2017 Est. HH Income \$75,000 to \$99,999		10.8%	12.3%	12.1%
2017 Est. HH Income \$50,000 to \$74,999		12.9%	13.6%	15.1%
2017 Est. HH Income \$35,000 to \$49,999		8.2%	9.0%	10.5%
2017 Est. HH Income \$25,000 to \$34,999		5.5%	6.2%	6.9%
2017 Est. HH Income \$15,000 to \$24,999		5.5%	6.4%	7.6%
2017 Est. HH Income Under \$15,000		6.6%	7.6%	8.5%
2017 Est. Average Household Income		\$131,924	\$119,808	\$106,454
2017 Est. Median Household Income		\$104,051	\$95,754	\$84,583
2017 Est. Per Capita Income		\$48,913	\$45,524	\$39,521
2017 Est. Total Businesses	1,015	7,000	21,886	
2017 Est. Total Employees	9,132	55,838	201,560	

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Foothill Blvd & Rosemead Blvd		1 Mile	3 Miles	5 Miles
Pasadena, CA				
RACE	2017 Est. White	57.1%	47.1%	44.2%
	2017 Est. Black	3.5%	3.4%	5.6%
	2017 Est. Asian or Pacific Islander	25.6%	38.8%	34.9%
	2017 Est. American Indian or Alaska Native	0.4%	0.4%	0.5%
	2017 Est. Other Races	13.4%	10.4%	14.8%
HISPANIC	2017 Est. Hispanic Population	3,785	28,682	121,185
	2017 Est. Hispanic Population	27.5%	19.7%	28.2%
	2022 Proj. Hispanic Population	29.4%	21.5%	29.7%
	2010 Hispanic Population	26.1%	18.6%	27.7%
EDUCATION (Adults 25 or Older)	2017 Est. Adult Population (25 Years or Over)	10,127	107,506	312,864
	2017 Est. Elementary (Grade Level 0 to 8)	4.6%	5.1%	7.6%
	2017 Est. Some High School (Grade Level 9 to 11)	2.9%	3.5%	4.9%
	2017 Est. High School Graduate	15.0%	15.1%	17.9%
	2017 Est. Some College	17.4%	15.7%	17.0%
	2017 Est. Associate Degree Only	9.9%	8.6%	7.8%
	2017 Est. Bachelor Degree Only	29.8%	30.7%	26.9%
	2017 Est. Graduate Degree	20.4%	21.3%	17.9%
HOUSING	2017 Est. Total Housing Units	5,239	56,660	163,922
	2017 Est. Owner-Occupied	69.8%	58.4%	50.8%
	2017 Est. Renter-Occupied	27.4%	38.8%	46.1%
	2017 Est. Vacant Housing	2.8%	2.8%	3.1%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	0.2%	0.2%	0.2%
	2010 Homes Built 2000 to 2004	4.3%	4.9%	6.2%
	2010 Homes Built 1990 to 1999	1.8%	6.0%	5.7%
	2010 Homes Built 1980 to 1989	3.4%	8.6%	9.6%
	2010 Homes Built 1970 to 1979	6.7%	11.5%	11.9%
	2010 Homes Built 1960 to 1969	11.5%	12.7%	13.1%
	2010 Homes Built 1950 to 1959	31.5%	22.4%	20.6%
	2010 Homes Built Before 1949	43.2%	37.1%	36.8%
HOME VALUES	2010 Home Value \$1,000,000 or More	10.0%	10.8%	9.0%
	2010 Home Value \$500,000 to \$999,999	46.8%	48.6%	46.5%
	2010 Home Value \$400,000 to \$499,999	15.2%	15.8%	17.9%
	2010 Home Value \$300,000 to \$399,999	13.0%	11.2%	13.1%
	2010 Home Value \$200,000 to \$299,999	4.9%	4.4%	5.0%
	2010 Home Value \$150,000 to \$199,999	0.9%	0.8%	0.9%
	2010 Home Value \$100,000 to \$149,999	0.5%	0.5%	0.4%
	2010 Home Value \$50,000 to \$99,999	0.8%	0.8%	0.9%
	2010 Home Value \$25,000 to \$49,999	0.5%	0.5%	0.7%
	2010 Home Value Under \$25,000	0.5%	0.6%	0.7%
	2010 Median Home Value	\$670,670	\$661,000	\$615,675
	2010 Median Rent	\$1,413	\$1,344	\$1,302

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LABOR FORCE	2017 Est. Labor Population Age 16 Years or Over	11,349	120,575	355,483
	2017 Est. Civilian Employed	62.8%	61.5%	62.1%
	2017 Est. Civilian Unemployed	2.2%	2.1%	2.3%
	2017 Est. in Armed Forces	-	-	-
	2017 Est. not in Labor Force	35.1%	36.5%	35.6%
	2017 Labor Force Males	48.0%	47.2%	47.6%
	2017 Labor Force Females	52.0%	52.8%	52.4%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	7,123	74,108	220,747
	2010 Mgmt, Business, & Financial Operations	20.2%	22.1%	19.2%
	2010 Professional, Related	33.4%	31.3%	28.7%
	2010 Service	13.0%	12.9%	15.5%
	2010 Sales, Office	23.3%	24.0%	24.0%
	2010 Farming, Fishing, Forestry	0.1%	0.2%	0.2%
	2010 Construction, Extraction, Maintenance	5.1%	3.8%	5.0%
	2010 Production, Transport, Material Moving	5.0%	5.7%	7.3%
	2010 White Collar Workers	76.9%	77.3%	71.9%
	2010 Blue Collar Workers	23.1%	22.7%	28.1%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	76.3%	77.3%	76.0%
	2010 Drive to Work in Carpool	8.0%	8.1%	8.2%
	2010 Travel to Work by Public Transportation	5.8%	4.3%	4.8%
	2010 Drive to Work on Motorcycle	0.3%	0.2%	0.2%
	2010 Walk or Bicycle to Work	2.9%	3.1%	4.0%
	2010 Other Means	0.7%	0.9%	1.1%
	2010 Work at Home	6.1%	6.1%	5.8%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	19.7%	19.7%	20.9%
	2010 Travel to Work in 15 to 29 Minutes	35.9%	35.7%	34.1%
	2010 Travel to Work in 30 to 59 Minutes	37.2%	36.0%	36.9%
	2010 Travel to Work in 60 Minutes or More	13.3%	13.4%	13.1%
	2010 Average Travel Time to Work	25.7	26.1	26.3
CONSUMER EXPENDITURE	2017 Est. Total Household Expenditure	\$438 M	\$4.41 B	\$11.7 B
	2017 Est. Apparel	\$15.5 M	\$156 M	\$413 M
	2017 Est. Contributions, Gifts	\$34.9 M	\$349 M	\$895 M
	2017 Est. Education, Reading	\$20.0 M	\$200 M	\$517 M
	2017 Est. Entertainment	\$24.9 M	\$250 M	\$661 M
	2017 Est. Food, Beverages, Tobacco	\$63.8 M	\$645 M	\$1.73 B
	2017 Est. Furnishings, Equipment	\$15.7 M	\$158 M	\$413 M
	2017 Est. Health Care, Insurance	\$36.2 M	\$366 M	\$980 M
	2017 Est. Household Operations, Shelter, Utilities	\$135 M	\$1.36 B	\$3.62 B
	2017 Est. Miscellaneous Expenses	\$6.17 M	\$62.3 M	\$167 M
	2017 Est. Personal Care	\$5.61 M	\$56.6 M	\$150 M
2017 Est. Transportation	\$79.4 M	\$800 M	\$2.14 B	

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