

# Northgate Plaza

SWC Westlake Blvd &  
Thousand Oaks Blvd

## FOR LEASE

## Westlake Village, CA

Approx. 1,458 SF

Approx. 1,600 - 3,200 SF  
*(Please Do Not Disturb Current Tenant)*

Approx. 5,000 SF  
*(Please Do Not Disturb Current Tenant)*



**Bob Haas**

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License No. 00870324

**Matt Haas**

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mhaas@cypress.net  
License No. 01970296

PARTNER **XTEAM**  
RETAIL ADVISORS



# Northgate Plaza | Westlake Village, CA



## Property Highlights

- Approximately 1,458 SF Restaurant Pad Available and 1,600-3,200 SF In-Line Available 5,000 SF
- Across the street from The Promenade anchored by Vintage Grocers, Cinepolis Theaters, Barnes & Noble and Cost Plus World Market
- One of the most heavily trafficked intersections in the trade area
- Adjacent to the Thousand Oaks Auto mall
- Average Household income of \$148,528 within a 3-mile radius of the site

## Co-Tenants



## Area Retailers



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# Northgate Plaza | Westlake Village, CA

Aerial



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Close-Up Aerial



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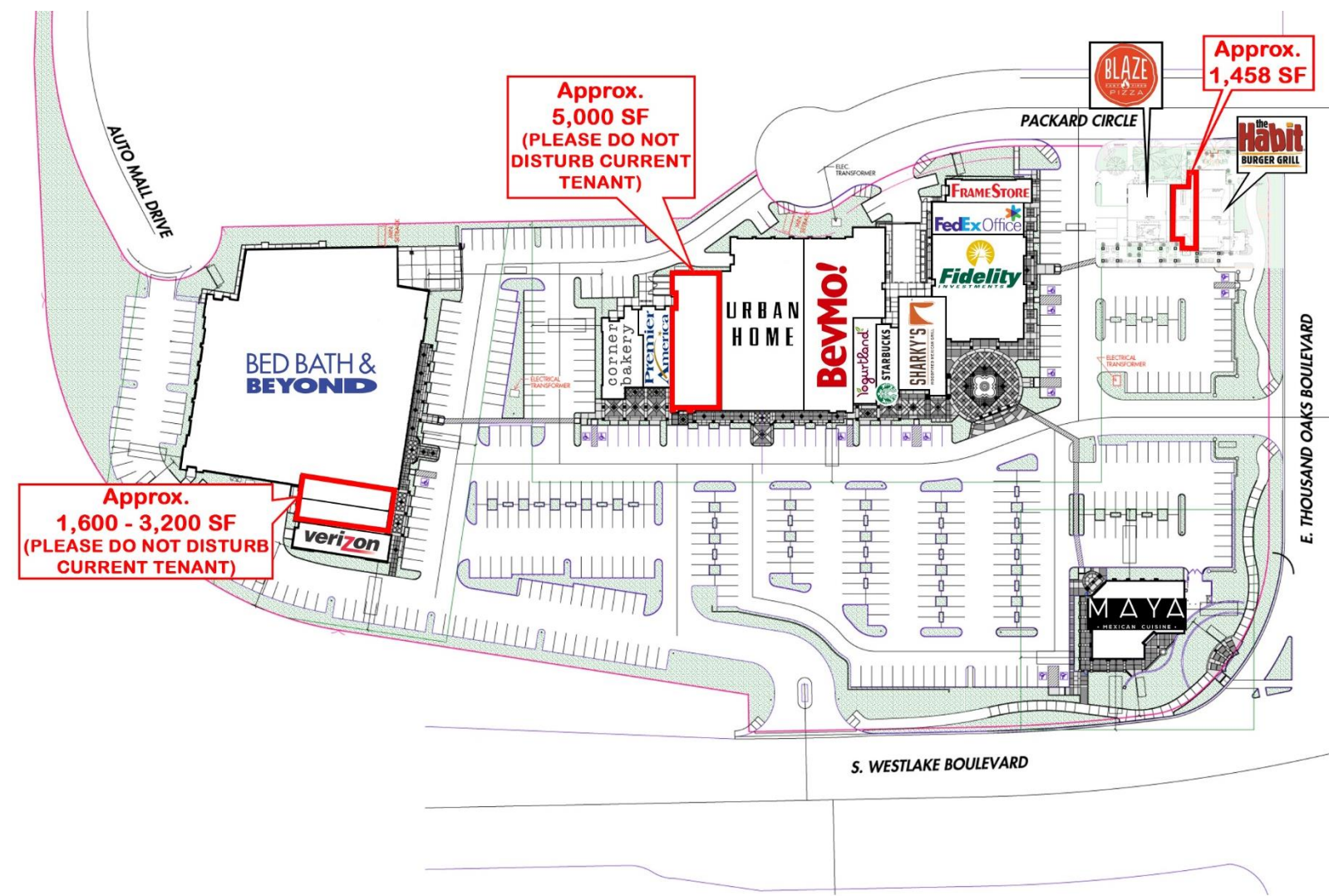
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## Site Plan



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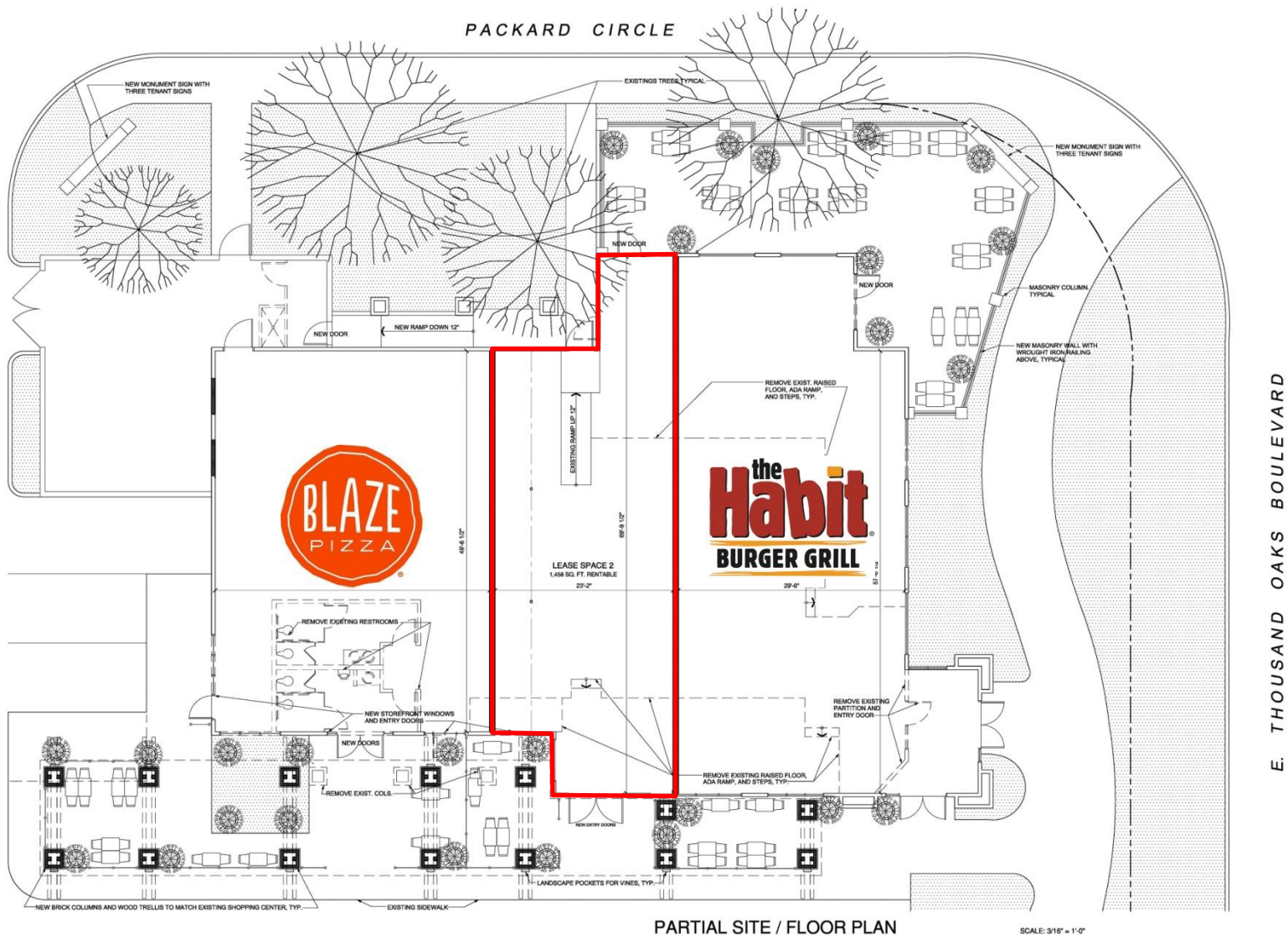
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Building Plan



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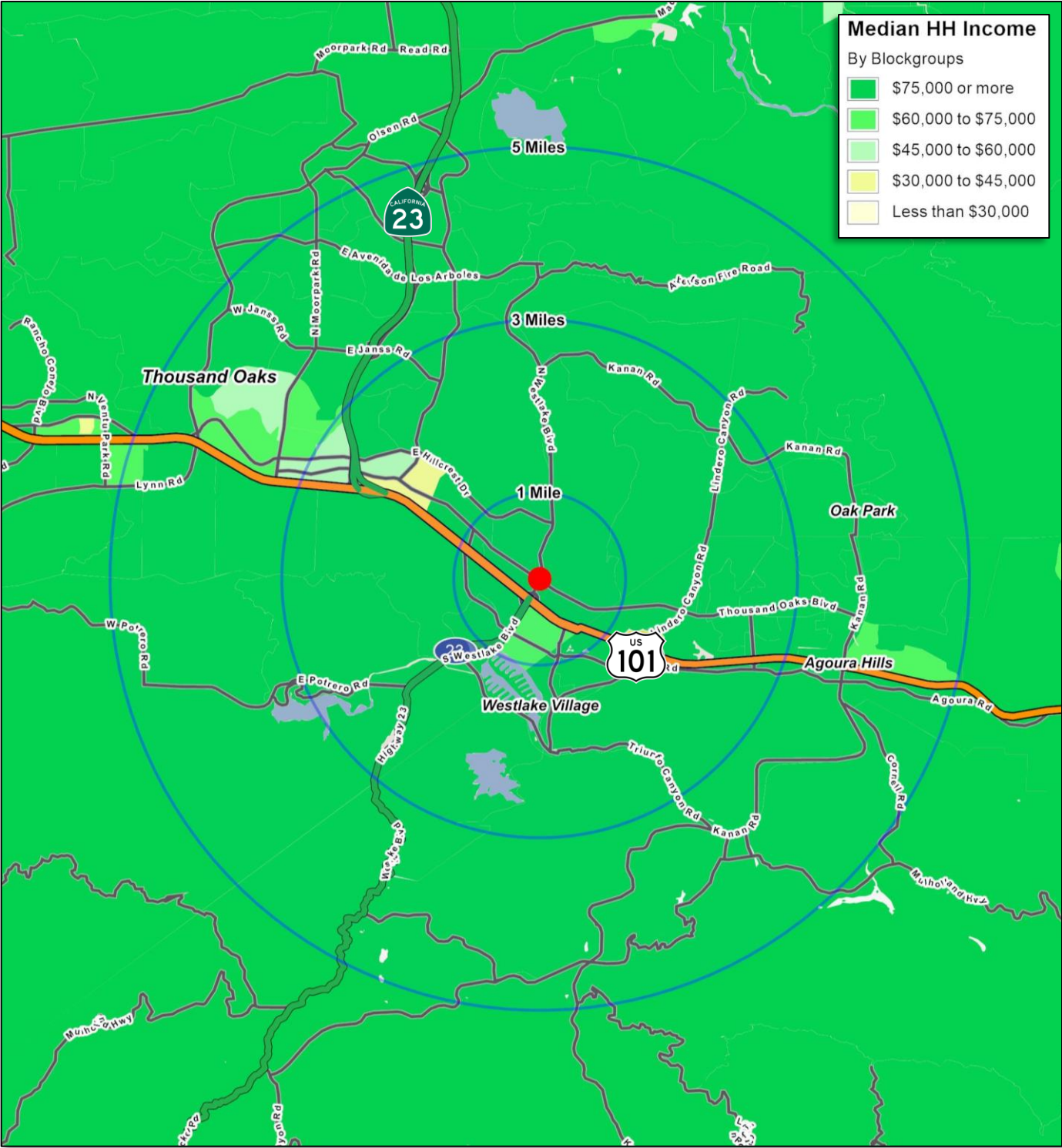
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## Demographics



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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: 34.1610/-118.8229

RF1

## Northgate Plaza

## Westlake Village, CA

		1 Mile	3 Miles	5 Miles
POPULATION	2017 Estimated Population	7,532	52,957	126,224
	2022 Projected Population	7,718	54,291	129,296
	2010 Census Population	7,367	51,665	122,998
	2000 Census Population	6,855	51,286	120,692
	Projected Annual Growth 2017 to 2022	0.5%	0.5%	0.5%
	Historical Annual Growth 2000 to 2017	0.6%	0.2%	0.3%
HOUSEHOLDS	2017 Estimated Households	3,140	20,809	47,366
	2022 Projected Households	3,269	21,670	49,295
	2010 Census Households	3,069	20,234	45,981
	2000 Census Households	2,869	19,498	43,762
	Projected Annual Growth 2017 to 2022	0.8%	0.8%	0.8%
	Historical Annual Growth 2000 to 2017	0.6%	0.4%	0.5%
AGE	2017 Est. Population Under 10 Years	9.4%	9.7%	10.2%
	2017 Est. Population 10 to 19 Years	10.9%	12.3%	12.9%
	2017 Est. Population 20 to 29 Years	10.6%	10.0%	10.4%
	2017 Est. Population 30 to 44 Years	17.0%	16.6%	17.0%
	2017 Est. Population 45 to 59 Years	20.5%	23.5%	23.8%
	2017 Est. Population 60 to 74 Years	20.8%	19.6%	18.1%
	2017 Est. Population 75 Years or Over	10.9%	8.4%	7.6%
	2017 Est. Median Age	46.0	45.1	43.6
MARITAL STATUS & GENDER	2017 Est. Male Population	47.9%	48.5%	48.7%
	2017 Est. Female Population	52.1%	51.5%	51.3%
	2017 Est. Never Married	30.7%	27.1%	28.4%
	2017 Est. Now Married	48.5%	51.9%	51.7%
	2017 Est. Separated or Divorced	12.7%	15.1%	14.8%
	2017 Est. Widowed	8.1%	5.9%	5.0%
INCOME	2017 Est. HH Income \$200,000 or More	19.0%	23.7%	23.4%
	2017 Est. HH Income \$150,000 to \$199,999	11.5%	11.8%	12.4%
	2017 Est. HH Income \$100,000 to \$149,999	19.5%	19.7%	20.5%
	2017 Est. HH Income \$75,000 to \$99,999	11.9%	11.9%	11.6%
	2017 Est. HH Income \$50,000 to \$74,999	14.4%	10.9%	11.4%
	2017 Est. HH Income \$35,000 to \$49,999	9.5%	7.0%	6.9%
	2017 Est. HH Income \$25,000 to \$34,999	3.8%	4.1%	4.3%
	2017 Est. HH Income \$15,000 to \$24,999	5.0%	5.3%	4.4%
	2017 Est. HH Income Under \$15,000	5.4%	5.6%	4.9%
	2017 Est. Average Household Income	\$134,450	\$148,528	\$145,154
	2017 Est. Median Household Income	\$104,478	\$118,542	\$119,301
	2017 Est. Per Capita Income	\$56,107	\$58,406	\$54,509
	2017 Est. Total Businesses	1,775	5,857	8,816
	2017 Est. Total Employees	17,165	57,324	82,327

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RACE	2017 Est. White	80.8%	80.9%	80.0%
	2017 Est. Black	1.9%	1.8%	1.7%
	2017 Est. Asian or Pacific Islander	9.0%	8.9%	9.3%
	2017 Est. American Indian or Alaska Native	0.3%	0.3%	0.3%
	2017 Est. Other Races	8.0%	8.0%	8.7%
HISPANIC	2017 Est. Hispanic Population	1,282	9,023	21,827
	2017 Est. Hispanic Population	17.0%	17.0%	17.3%
	2022 Proj. Hispanic Population	19.9%	19.9%	20.1%
	2010 Hispanic Population	13.5%	13.6%	14.0%
EDUCATION (Adults 25 or Older)	2017 Est. Adult Population (25 Years or Over)	5,630	38,804	90,575
	2017 Est. Elementary (Grade Level 0 to 8)	2.9%	3.0%	3.5%
	2017 Est. Some High School (Grade Level 9 to 11)	3.0%	2.7%	3.0%
	2017 Est. High School Graduate	13.8%	13.5%	14.0%
	2017 Est. Some College	20.5%	19.3%	20.2%
	2017 Est. Associate Degree Only	7.6%	7.4%	7.9%
	2017 Est. Bachelor Degree Only	33.0%	32.5%	30.5%
	2017 Est. Graduate Degree	19.1%	21.6%	20.9%
HOUSING	2017 Est. Total Housing Units	3,224	21,325	48,505
	2017 Est. Owner-Occupied	62.6%	71.0%	71.6%
	2017 Est. Renter-Occupied	34.8%	26.6%	26.1%
	2017 Est. Vacant Housing	2.6%	2.4%	2.3%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	0.3%	0.4%	0.4%
	2010 Homes Built 2000 to 2004	7.3%	6.5%	6.7%
	2010 Homes Built 1990 to 1999	5.5%	12.1%	12.5%
	2010 Homes Built 1980 to 1989	16.7%	25.4%	24.9%
	2010 Homes Built 1970 to 1979	49.1%	29.3%	28.4%
	2010 Homes Built 1960 to 1969	14.3%	19.6%	19.9%
	2010 Homes Built 1950 to 1959	4.1%	5.0%	5.7%
	2010 Homes Built Before 1949	4.2%	3.8%	3.6%
HOME VALUES	2010 Home Value \$1,000,000 or More	4.0%	9.5%	8.3%
	2010 Home Value \$500,000 to \$999,999	61.1%	52.6%	54.4%
	2010 Home Value \$400,000 to \$499,999	10.9%	14.3%	15.0%
	2010 Home Value \$300,000 to \$399,999	10.9%	8.5%	9.9%
	2010 Home Value \$200,000 to \$299,999	4.3%	4.0%	3.8%
	2010 Home Value \$150,000 to \$199,999	1.2%	1.1%	1.0%
	2010 Home Value \$100,000 to \$149,999	0.7%	0.8%	0.8%
	2010 Home Value \$50,000 to \$99,999	2.1%	1.5%	1.1%
	2010 Home Value \$25,000 to \$49,999	0.8%	0.6%	0.7%
	2010 Home Value Under \$25,000	0.2%	0.5%	0.5%
	2010 Median Home Value	\$628,539	\$678,767	\$655,652
	2010 Median Rent	\$1,820	\$1,711	\$1,745

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LABOR FORCE	2017 Est. Labor Population Age 16 Years or Over	6,328	43,862	103,382
	2017 Est. Civilian Employed	61.1%	60.9%	62.9%
	2017 Est. Civilian Unemployed	3.4%	3.3%	3.2%
	2017 Est. in Armed Forces	0.1%	0.1%	-
	2017 Est. not in Labor Force	35.4%	35.8%	33.9%
	2017 Labor Force Males	47.5%	47.8%	48.1%
	2017 Labor Force Females	52.5%	52.2%	51.9%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	3,868	26,711	64,982
	2010 Mgmt, Business, & Financial Operations	25.5%	25.2%	24.1%
	2010 Professional, Related	26.7%	27.4%	27.5%
	2010 Service	13.1%	14.0%	15.0%
	2010 Sales, Office	24.2%	24.5%	24.1%
	2010 Farming, Fishing, Forestry	0.3%	0.3%	0.3%
	2010 Construction, Extraction, Maintenance	4.3%	3.3%	3.9%
	2010 Production, Transport, Material Moving	5.9%	5.3%	5.1%
	2010 White Collar Workers	76.4%	77.1%	75.7%
	2010 Blue Collar Workers	23.6%	22.9%	24.3%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	83.8%	81.7%	80.7%
	2010 Drive to Work in Carpool	4.9%	5.6%	6.5%
	2010 Travel to Work by Public Transportation	0.8%	1.2%	1.1%
	2010 Drive to Work on Motorcycle	0.2%	0.4%	0.4%
	2010 Walk or Bicycle to Work	0.6%	2.0%	2.1%
	2010 Other Means	0.6%	0.8%	0.8%
	2010 Work at Home	9.2%	8.4%	8.4%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	37.9%	32.3%	31.0%
	2010 Travel to Work in 15 to 29 Minutes	29.0%	31.1%	33.2%
	2010 Travel to Work in 30 to 59 Minutes	21.2%	24.7%	25.7%
	2010 Travel to Work in 60 Minutes or More	15.7%	14.4%	14.3%
	2010 Average Travel Time to Work	19.9	22.3	22.4
CONSUMER EXPENDITURE	2017 Est. Total Household Expenditure	\$276 M	\$1.95 B	\$4.36 B
	2017 Est. Apparel	\$9.76 M	\$69.1 M	\$155 M
	2017 Est. Contributions, Gifts	\$22.5 M	\$165 M	\$367 M
	2017 Est. Education, Reading	\$12.8 M	\$93.2 M	\$208 M
	2017 Est. Entertainment	\$15.7 M	\$111 M	\$249 M
	2017 Est. Food, Beverages, Tobacco	\$39.9 M	\$279 M	\$625 M
	2017 Est. Furnishings, Equipment	\$9.94 M	\$70.9 M	\$159 M
	2017 Est. Health Care, Insurance	\$22.8 M	\$159 M	\$355 M
	2017 Est. Household Operations, Shelter, Utilities	\$85.3 M	\$602 M	\$1.35 B
	2017 Est. Miscellaneous Expenses	\$3.88 M	\$27.0 M	\$60.5 M
	2017 Est. Personal Care	\$3.53 M	\$24.9 M	\$55.7 M
	2017 Est. Transportation	\$49.7 M	\$347 M	\$779 M

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