

# Valencia Shopping Center

Valencia, CA

NEC Magic Mtn Pkwy & Auto Center Dr

FULLY LEASED



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PARTNER **XTEAM**  
RETAIL ADVISORS



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## Property Highlights

- Directly across from the Westfield Valencia Town Center Entrance
- 1 block east of Magic Mtn. Pkwy. & McBean Pkwy. intersection  
86,331 CPD (2012)

## Co-Tenants



## Area Retailers



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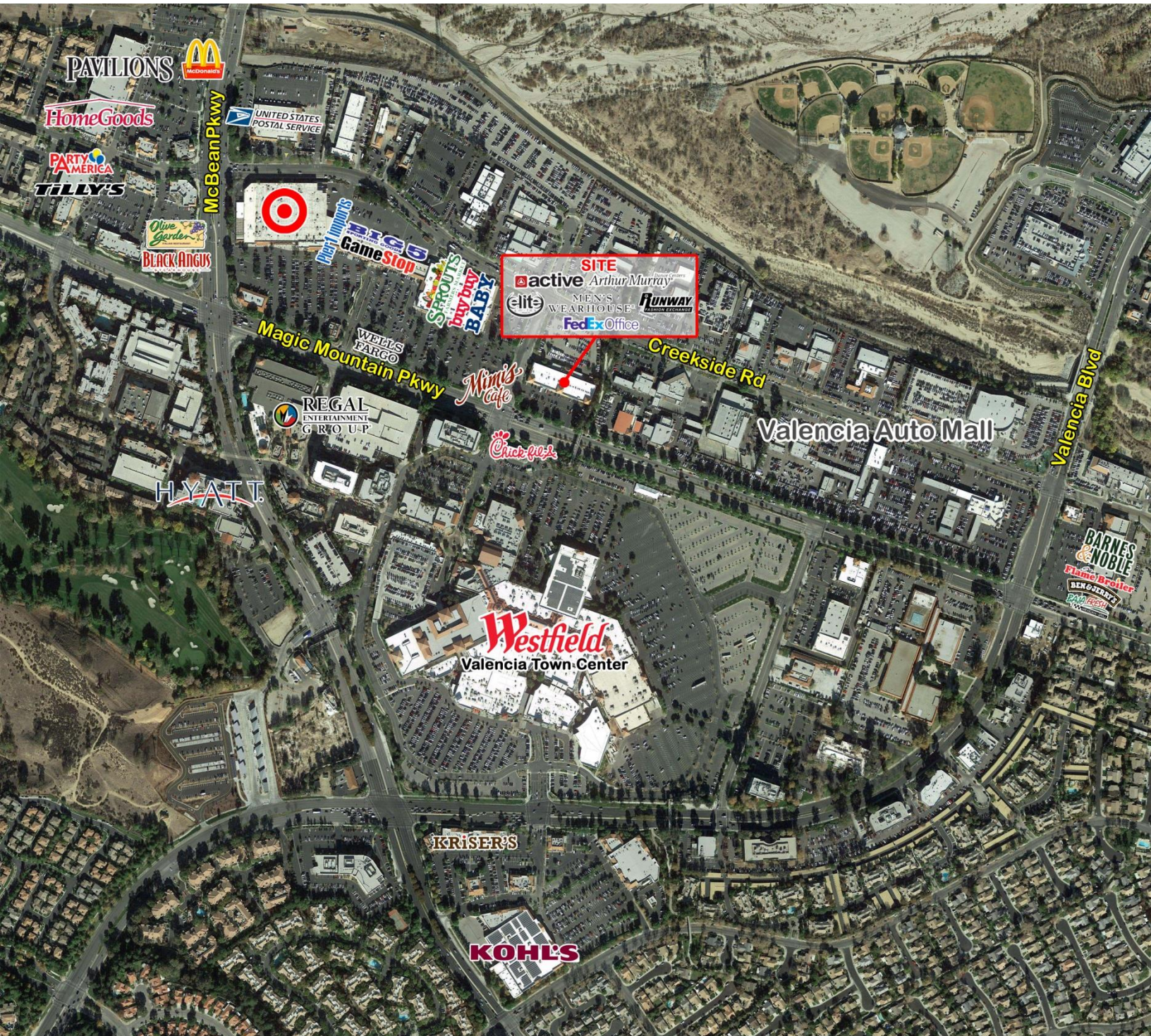
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Close-Up Aerial



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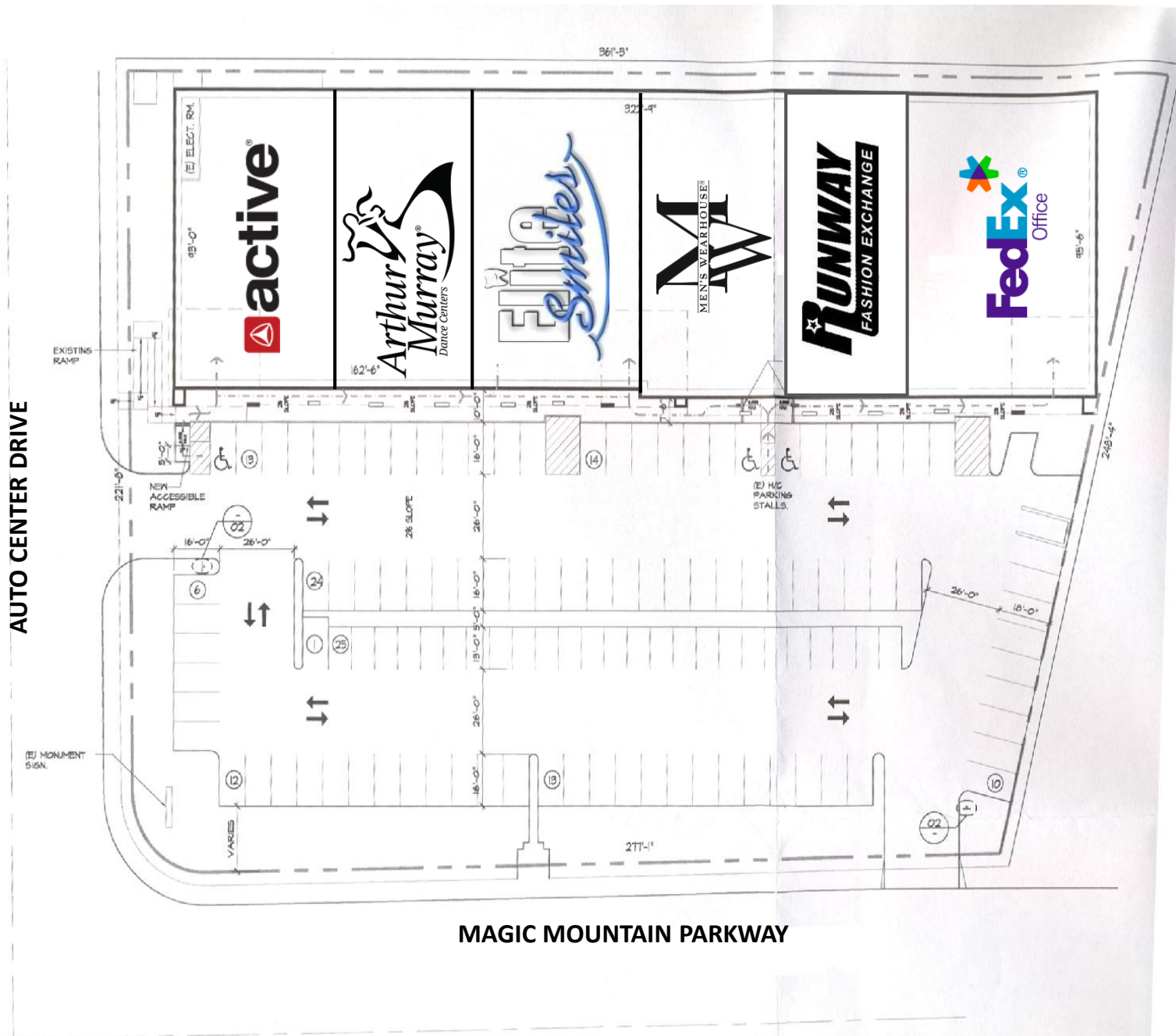
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## Site Plan



MAGIC MOUNTAIN PARKWAY



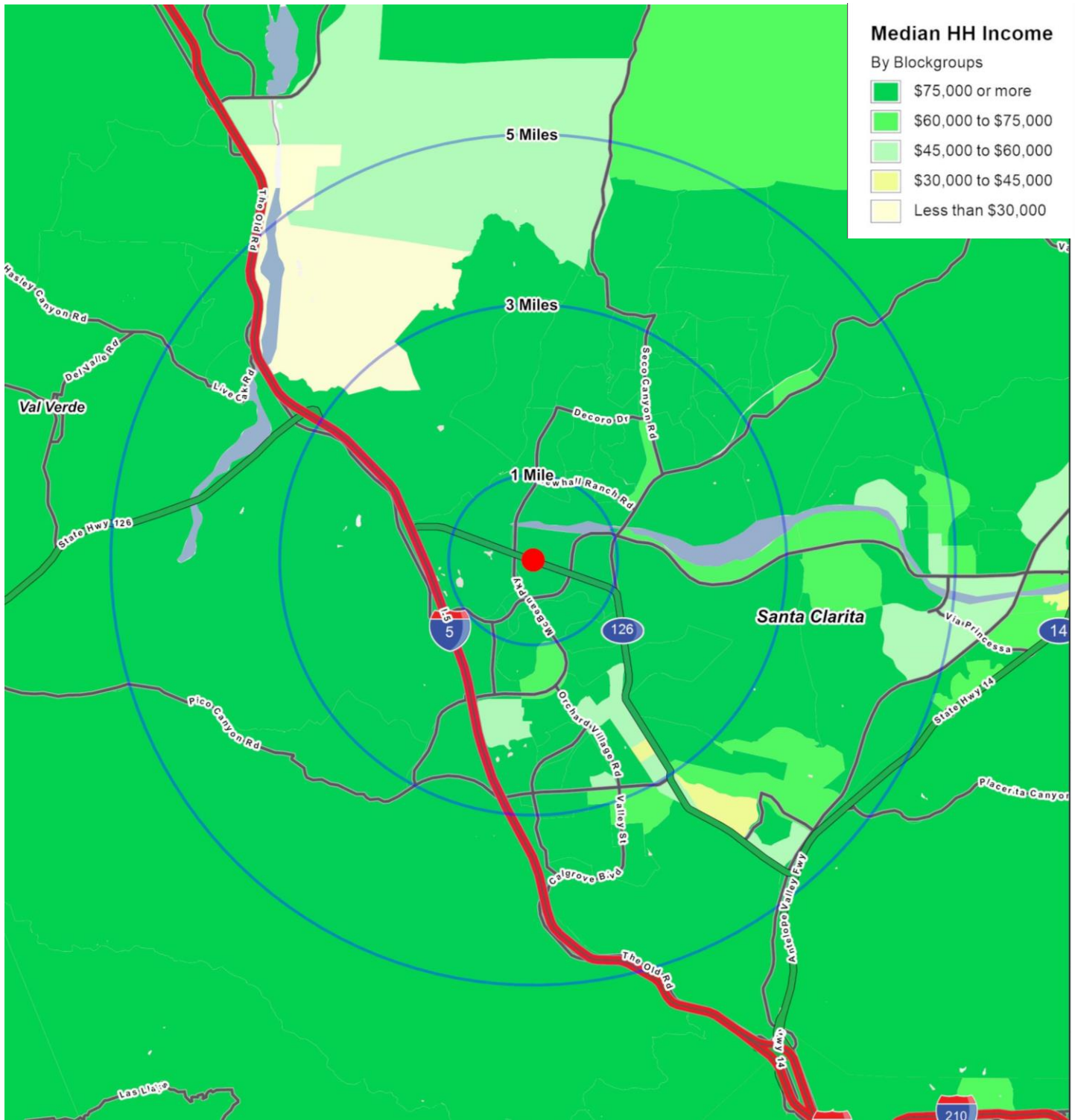
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## Demographics



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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: 34.4184/-118.5581

RF1

## Magic Mountain Pkwy & Auto Center Dr

Valencia, CA

1 Mile

3 Miles

5 Miles

POPULATION	2017 Estimated Population	14,189	95,939	199,726
	2022 Projected Population	14,604	98,525	205,067
	2010 Census Population	13,774	90,711	188,329
	2000 Census Population	8,728	68,274	140,806
	Projected Annual Growth 2017 to 2022	0.6%	0.5%	0.5%
	Historical Annual Growth 2000 to 2017	3.7%	2.4%	2.5%
HOUSEHOLDS	2017 Estimated Households	5,954	34,243	64,967
	2022 Projected Households	6,199	35,603	67,642
	2010 Census Households	5,729	32,063	60,599
	2000 Census Households	3,802	23,654	45,788
	Projected Annual Growth 2017 to 2022	0.8%	0.8%	0.8%
	Historical Annual Growth 2000 to 2017	3.3%	2.6%	2.5%
AGE	2017 Est. Population Under 10 Years	12.4%	13.3%	13.2%
	2017 Est. Population 10 to 19 Years	11.0%	13.2%	13.8%
	2017 Est. Population 20 to 29 Years	13.8%	12.1%	13.4%
	2017 Est. Population 30 to 44 Years	23.6%	22.0%	22.3%
	2017 Est. Population 45 to 59 Years	22.2%	21.4%	21.0%
	2017 Est. Population 60 to 74 Years	12.9%	13.0%	11.8%
	2017 Est. Population 75 Years or Over	4.2%	5.0%	4.6%
	2017 Est. Median Age	37.4	37.6	36.5
MARITAL STATUS & GENDER	2017 Est. Male Population	48.6%	49.1%	50.9%
	2017 Est. Female Population	51.4%	50.9%	49.1%
	2017 Est. Never Married	32.3%	30.8%	33.3%
	2017 Est. Now Married	49.7%	52.4%	50.0%
	2017 Est. Separated or Divorced	15.1%	12.7%	12.8%
	2017 Est. Widowed	2.8%	4.1%	3.8%
INCOME	2017 Est. HH Income \$200,000 or More	14.9%	16.0%	15.3%
	2017 Est. HH Income \$150,000 to \$199,999	11.6%	12.7%	12.7%
	2017 Est. HH Income \$100,000 to \$149,999	21.5%	22.0%	22.4%
	2017 Est. HH Income \$75,000 to \$99,999	18.6%	14.3%	13.9%
	2017 Est. HH Income \$50,000 to \$74,999	14.6%	13.4%	13.4%
	2017 Est. HH Income \$35,000 to \$49,999	6.6%	7.7%	8.4%
	2017 Est. HH Income \$25,000 to \$34,999	4.2%	5.0%	4.8%
	2017 Est. HH Income \$15,000 to \$24,999	3.9%	4.0%	4.3%
	2017 Est. HH Income Under \$15,000	4.0%	4.9%	4.7%
	2017 Est. Average Household Income	\$118,080	\$121,809	\$120,867
	2017 Est. Median Household Income	\$100,665	\$105,888	\$104,352
	2017 Est. Per Capita Income	\$49,560	\$43,518	\$39,934
	2017 Est. Total Businesses	1,247	4,314	7,873
	2017 Est. Total Employees	14,813	47,837	81,095

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RACE	2017 Est. White	70.2%	68.5%	65.7%
	2017 Est. Black	4.0%	3.7%	4.9%
	2017 Est. Asian or Pacific Islander	15.1%	14.5%	12.5%
	2017 Est. American Indian or Alaska Native	0.4%	0.5%	0.5%
	2017 Est. Other Races	10.3%	12.8%	16.4%
HISPANIC	2017 Est. Hispanic Population	2,805	23,948	59,077
	2017 Est. Hispanic Population	19.8%	25.0%	29.6%
	2022 Proj. Hispanic Population	22.5%	27.4%	31.8%
	2010 Hispanic Population	16.6%	22.1%	27.0%
EDUCATION (Adults 25 or Older)	2017 Est. Adult Population (25 Years or Over)	10,044	64,925	132,678
	2017 Est. Elementary (Grade Level 0 to 8)	2.1%	4.5%	5.0%
	2017 Est. Some High School (Grade Level 9 to 11)	2.7%	3.8%	5.8%
	2017 Est. High School Graduate	16.8%	16.3%	18.2%
	2017 Est. Some College	26.0%	24.6%	24.7%
	2017 Est. Associate Degree Only	9.1%	9.6%	9.3%
	2017 Est. Bachelor Degree Only	27.6%	26.4%	24.5%
	2017 Est. Graduate Degree	15.9%	14.7%	12.6%
HOUSING	2017 Est. Total Housing Units	6,120	34,839	66,154
	2017 Est. Owner-Occupied	54.0%	67.9%	71.7%
	2017 Est. Renter-Occupied	43.3%	30.4%	26.5%
	2017 Est. Vacant Housing	2.7%	1.7%	1.8%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	0.2%	0.4%	0.4%
	2010 Homes Built 2000 to 2004	24.7%	20.5%	22.8%
	2010 Homes Built 1990 to 1999	22.2%	22.5%	19.7%
	2010 Homes Built 1980 to 1989	42.9%	22.9%	25.4%
	2010 Homes Built 1970 to 1979	5.4%	19.2%	16.5%
	2010 Homes Built 1960 to 1969	2.1%	10.0%	11.6%
	2010 Homes Built 1950 to 1959	3.0%	5.0%	5.0%
	2010 Homes Built Before 1949	2.9%	4.4%	4.1%
HOME VALUES	2010 Home Value \$1,000,000 or More	5.5%	5.5%	5.5%
	2010 Home Value \$500,000 to \$999,999	37.8%	40.5%	39.9%
	2010 Home Value \$400,000 to \$499,999	21.8%	23.9%	23.2%
	2010 Home Value \$300,000 to \$399,999	17.2%	19.9%	19.7%
	2010 Home Value \$200,000 to \$299,999	11.3%	7.5%	8.1%
	2010 Home Value \$150,000 to \$199,999	1.5%	1.4%	1.6%
	2010 Home Value \$100,000 to \$149,999	0.6%	0.7%	1.0%
	2010 Home Value \$50,000 to \$99,999	0.5%	1.4%	1.5%
	2010 Home Value \$25,000 to \$49,999	0.7%	0.9%	1.0%
	2010 Home Value Under \$25,000	0.6%	1.0%	1.0%
	2010 Median Home Value	\$497,399	\$501,203	\$496,737
	2010 Median Rent	\$1,631	\$1,527	\$1,503

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LABOR FORCE	2017 Est. Labor Population Age 16 Years or Over	11,470	75,283	156,988
	2017 Est. Civilian Employed	69.1%	66.3%	63.3%
	2017 Est. Civilian Unemployed	2.8%	2.5%	2.6%
	2017 Est. in Armed Forces	0.3%	0.1%	0.1%
	2017 Est. not in Labor Force	27.8%	31.0%	34.0%
	2017 Labor Force Males	48.2%	48.4%	50.7%
	2017 Labor Force Females	51.8%	51.6%	49.3%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	7,922	49,921	99,406
	2010 Mgmt, Business, & Financial Operations	21.9%	21.0%	19.7%
	2010 Professional, Related	29.5%	26.5%	25.3%
	2010 Service	12.9%	14.7%	15.3%
	2010 Sales, Office	24.0%	24.7%	25.2%
	2010 Farming, Fishing, Forestry	0.1%	0.1%	0.1%
	2010 Construction, Extraction, Maintenance	3.9%	5.4%	6.3%
	2010 Production, Transport, Material Moving	7.9%	7.6%	8.1%
	2010 White Collar Workers	75.3%	72.3%	70.3%
	2010 Blue Collar Workers	24.7%	27.7%	29.7%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	76.3%	76.1%	76.4%
	2010 Drive to Work in Carpool	7.1%	9.1%	9.6%
	2010 Travel to Work by Public Transportation	4.1%	4.1%	3.9%
	2010 Drive to Work on Motorcycle	0.3%	0.3%	0.3%
	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	7.8%	6.5%	6.2%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	32.7%	26.9%	22.6%
	2010 Travel to Work in 15 to 29 Minutes	21.2%	22.6%	26.4%
	2010 Travel to Work in 30 to 59 Minutes	37.7%	36.6%	34.4%
	2010 Travel to Work in 60 Minutes or More	21.4%	20.4%	19.4%
	2010 Average Travel Time to Work	30.1	31.2	29.3
CONSUMER EXPENDITURE	2017 Est. Total Household Expenditure	\$476 M	\$2.76 B	\$5.21 B
	2017 Est. Apparel	\$16.8 M	\$98.0 M	\$185 M
	2017 Est. Contributions, Gifts	\$37.2 M	\$220 M	\$411 M
	2017 Est. Education, Reading	\$21.5 M	\$127 M	\$238 M
	2017 Est. Entertainment	\$27.1 M	\$158 M	\$297 M
	2017 Est. Food, Beverages, Tobacco	\$69.5 M	\$403 M	\$761 M
	2017 Est. Furnishings, Equipment	\$17.3 M	\$99.9 M	\$188 M
	2017 Est. Health Care, Insurance	\$39.4 M	\$227 M	\$428 M
	2017 Est. Household Operations, Shelter, Utilities	\$147 M	\$854 M	\$1.61 B
	2017 Est. Miscellaneous Expenses	\$6.76 M	\$38.9 M	\$73.2 M
	2017 Est. Personal Care	\$6.13 M	\$35.5 M	\$67.0 M
	2017 Est. Transportation	\$87.3 M	\$504 M	\$953 M

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