

River Oaks Shopping Center

Valencia, CA

NEC Magic Mountain Pkwy & McBean Pkwy

FULLY LEASED



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PARTNER **XTEAM**
RETAIL ADVISORS

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Property Highlights

- Target, Sprouts, buybuy BABY and Total Woman Gym anchored shopping center
- Excellent visibility at intersection of Magic Mountain Pkwy & McBean Pkwy
- One of the highest trafficked intersections in the Santa Clarita Valley, with over 72,000 CPD.
- Located across from the Westfield Valencia Town Center regional mall

Co-Tenants



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Close-Up Aerial



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Westfield Valencia Town Center

TENANT ROSTER

A. Sprouts, buy buy Baby, ULTA & Total Woman Gym
B. Weight Watchers
C. The UPS Store
D. C'est L'amour Nail
E. European Wax Center
F. T-Mobile
G. Game Stop
H. Valencia Time Center
I. GNC

J. Great Clips
K. See's Candies
L. Big 5 Sporting Goods
M. Cobblestone Cottage
N. Verizon
O. PizzaRev
P. California Credit Union
Q. America's Best Contacts & Eyeglasses
R. Pier 1 Imports

S. Target
T. Sleep Number
85 Degrees Bakery Cafe
Zankou Chicken
Jersey Mike's
Amazing Lash Studio
U. Hook Burger, Presto Pasta & Nektar Juice Bar
V. Wells Fargo
W. Mimi's Cafe



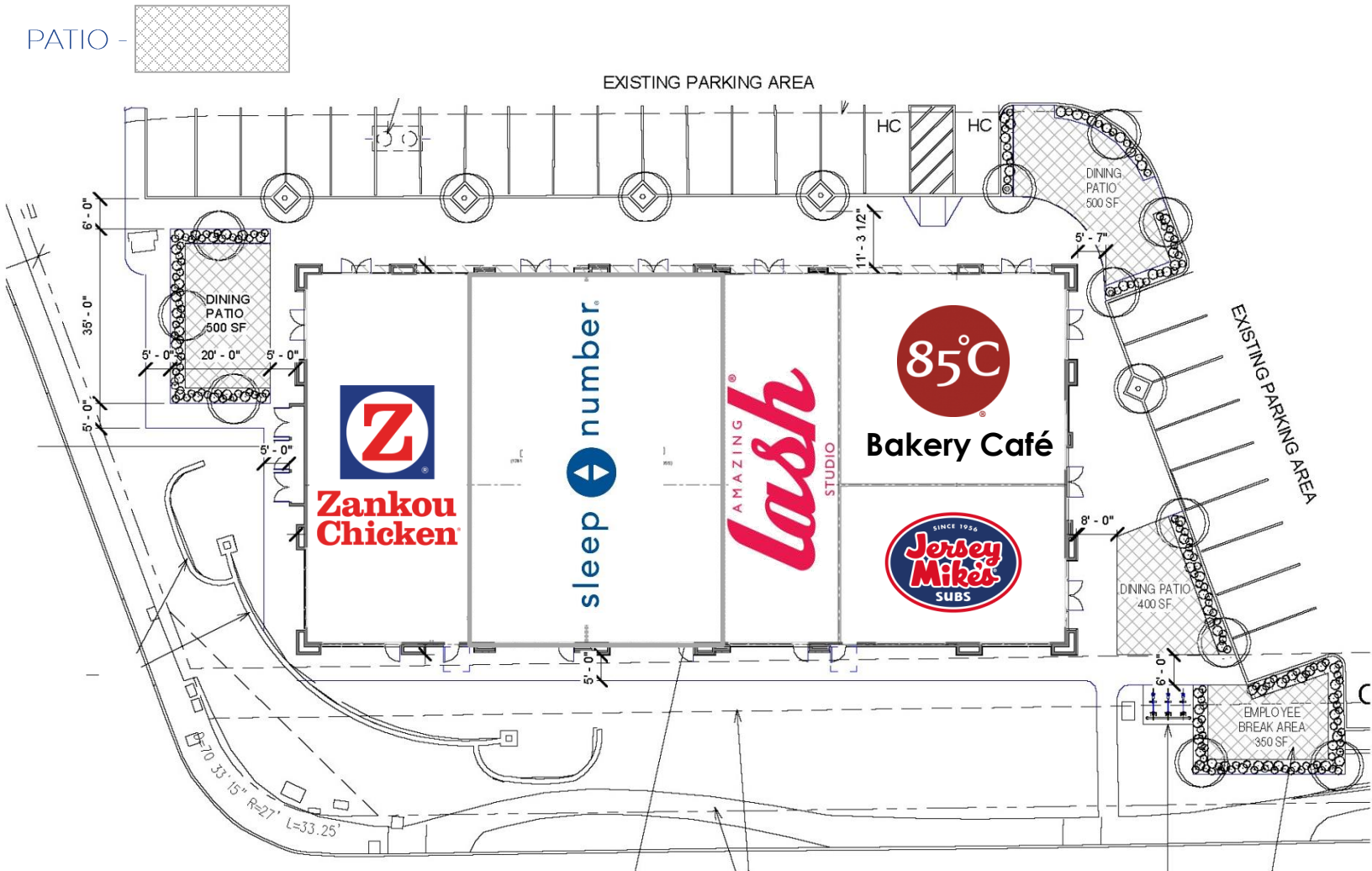
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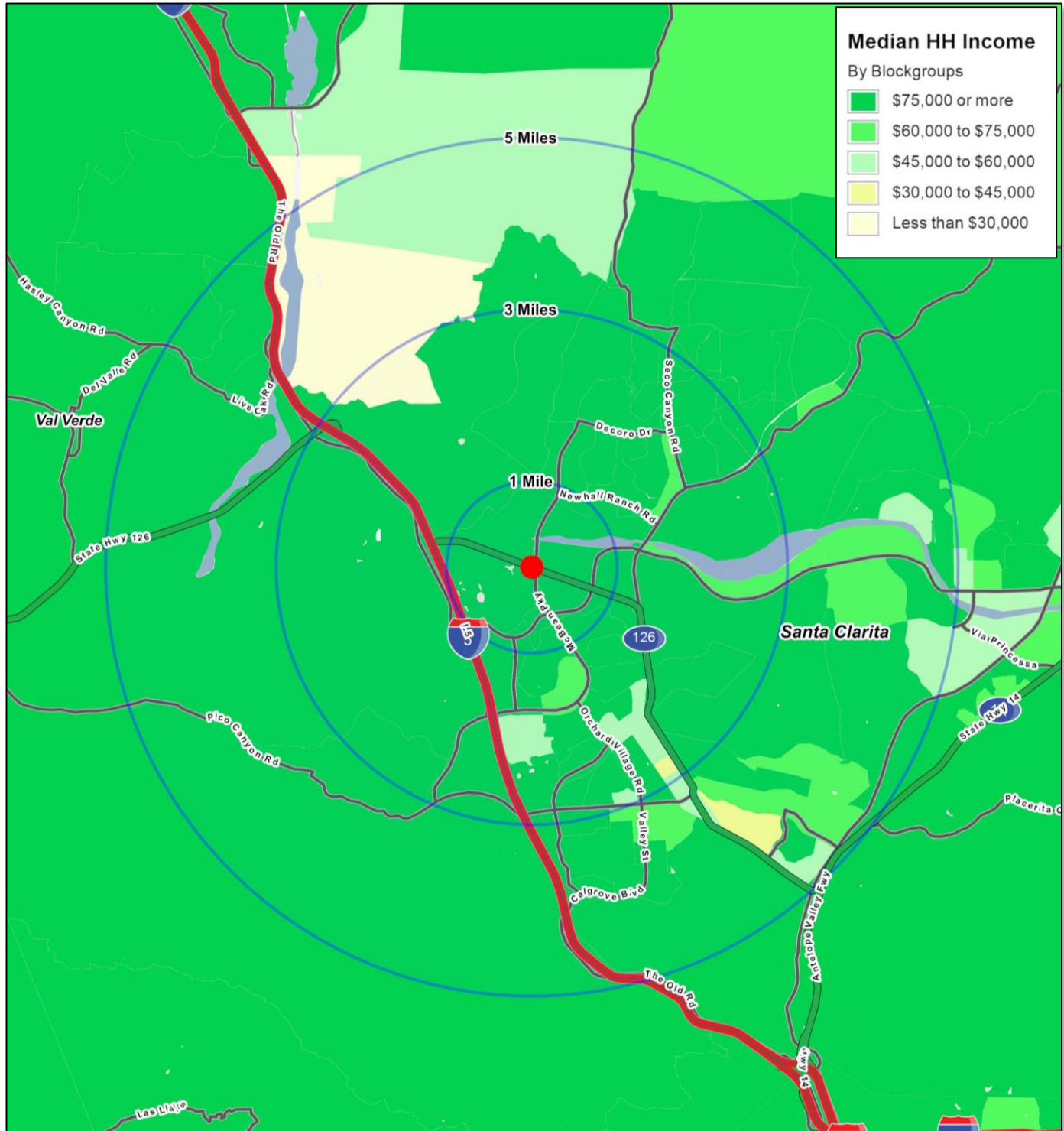
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Demographics



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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: 34.4197/-118.5628

RF1

Magic Mountain Pkwy & McBean Pkwy

Valencia, CA

1 Mile

3 Miles

5 Miles

POPULATION	2017 Estimated Population	9,848	93,819	192,385
	2022 Projected Population	10,145	96,369	197,536
	2010 Census Population	9,538	88,167	181,413
	2000 Census Population	4,939	63,898	135,469
	Projected Annual Growth 2017 to 2022	0.6%	0.5%	0.5%
	Historical Annual Growth 2000 to 2017	5.8%	2.8%	2.5%
HOUSEHOLDS	2017 Estimated Households	4,091	33,286	62,581
	2022 Projected Households	4,260	34,612	65,159
	2010 Census Households	3,925	31,077	58,368
	2000 Census Households	2,198	22,223	43,859
	Projected Annual Growth 2017 to 2022	0.8%	0.8%	0.8%
	Historical Annual Growth 2000 to 2017	5.1%	2.9%	2.5%
AGE	2017 Est. Population Under 10 Years	13.1%	13.5%	13.1%
	2017 Est. Population 10 to 19 Years	11.1%	13.3%	13.8%
	2017 Est. Population 20 to 29 Years	14.6%	12.0%	13.5%
	2017 Est. Population 30 to 44 Years	25.0%	22.2%	22.3%
	2017 Est. Population 45 to 59 Years	21.4%	21.3%	21.0%
	2017 Est. Population 60 to 74 Years	11.2%	12.8%	11.8%
	2017 Est. Population 75 Years or Over	3.6%	4.8%	4.5%
	2017 Est. Median Age	35.6	37.4	36.4
MARITAL STATUS & GENDER	2017 Est. Male Population	49.1%	49.1%	51.0%
	2017 Est. Female Population	50.9%	50.9%	49.0%
	2017 Est. Never Married	32.9%	30.5%	33.3%
	2017 Est. Now Married	49.6%	53.1%	50.1%
	2017 Est. Separated or Divorced	15.4%	12.4%	12.8%
	2017 Est. Widowed	2.1%	4.1%	3.7%
INCOME	2017 Est. HH Income \$200,000 or More	17.2%	16.9%	15.6%
	2017 Est. HH Income \$150,000 to \$199,999	11.2%	12.7%	12.8%
	2017 Est. HH Income \$100,000 to \$149,999	19.9%	22.1%	22.5%
	2017 Est. HH Income \$75,000 to \$99,999	18.1%	14.3%	14.0%
	2017 Est. HH Income \$50,000 to \$74,999	14.2%	13.1%	13.4%
	2017 Est. HH Income \$35,000 to \$49,999	6.3%	7.4%	8.2%
	2017 Est. HH Income \$25,000 to \$34,999	4.1%	4.8%	4.7%
	2017 Est. HH Income \$15,000 to \$24,999	3.9%	3.8%	4.1%
	2017 Est. HH Income Under \$15,000	5.0%	4.9%	4.7%
	2017 Est. Average Household Income	\$122,500	\$124,011	\$121,758
	2017 Est. Median Household Income	\$102,397	\$107,962	\$105,159
	2017 Est. Per Capita Income	\$50,895	\$44,040	\$40,247
	2017 Est. Total Businesses	862	4,352	7,691
	2017 Est. Total Employees	9,573	51,133	79,589

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RACE	2017 Est. White	68.3%	68.2%	65.9%
	2017 Est. Black	4.3%	3.8%	5.0%
	2017 Est. Asian or Pacific Islander	16.7%	15.1%	12.5%
	2017 Est. American Indian or Alaska Native	0.4%	0.5%	0.5%
	2017 Est. Other Races	10.3%	12.4%	16.1%
HISPANIC	2017 Est. Hispanic Population	1,952	22,822	55,888
	2017 Est. Hispanic Population	19.8%	24.3%	29.1%
	2022 Proj. Hispanic Population	22.5%	26.8%	31.3%
	2010 Hispanic Population	16.7%	21.3%	26.5%
EDUCATION (Adults 25 or Older)	2017 Est. Adult Population (25 Years or Over)	6,869	63,254	127,776
	2017 Est. Elementary (Grade Level 0 to 8)	1.6%	4.4%	4.9%
	2017 Est. Some High School (Grade Level 9 to 11)	2.9%	3.6%	5.6%
	2017 Est. High School Graduate	15.8%	16.1%	17.9%
	2017 Est. Some College	24.5%	24.0%	24.8%
	2017 Est. Associate Degree Only	8.9%	9.6%	9.2%
	2017 Est. Bachelor Degree Only	29.2%	27.1%	24.7%
	2017 Est. Graduate Degree	17.0%	15.2%	12.9%
HOUSING	2017 Est. Total Housing Units	4,216	33,858	63,710
	2017 Est. Owner-Occupied	49.5%	67.7%	71.7%
	2017 Est. Renter-Occupied	47.5%	30.6%	26.5%
	2017 Est. Vacant Housing	3.0%	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	32.9%	23.1%	23.0%
	2010 Homes Built 1990 to 1999	27.5%	23.1%	20.0%
	2010 Homes Built 1980 to 1989	30.7%	22.2%	26.0%
	2010 Homes Built 1970 to 1979	4.6%	18.0%	16.4%
	2010 Homes Built 1960 to 1969	2.4%	9.6%	10.8%
	2010 Homes Built 1950 to 1959	2.6%	4.5%	4.9%
	2010 Homes Built Before 1949	2.9%	4.3%	4.1%
HOME VALUES	2010 Home Value \$1,000,000 or More	6.0%	5.3%	5.6%
	2010 Home Value \$500,000 to \$999,999	38.9%	41.9%	40.0%
	2010 Home Value \$400,000 to \$499,999	23.2%	23.9%	23.3%
	2010 Home Value \$300,000 to \$399,999	15.9%	19.6%	19.6%
	2010 Home Value \$200,000 to \$299,999	10.1%	7.4%	7.9%
	2010 Home Value \$150,000 to \$199,999	1.5%	1.4%	1.5%
	2010 Home Value \$100,000 to \$149,999	0.6%	0.6%	1.0%
	2010 Home Value \$50,000 to \$99,999	0.5%	1.0%	1.5%
	2010 Home Value \$25,000 to \$49,999	0.7%	0.8%	1.0%
	2010 Home Value Under \$25,000	0.5%	0.9%	1.0%
	2010 Median Home Value	\$508,148	\$505,347	\$498,768
	2010 Median Rent	\$1,629	\$1,544	\$1,505

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LABOR FORCE	2017 Est. Labor Population Age 16 Years or Over	7,876	73,299	151,291
	2017 Est. Civilian Employed	70.5%	66.5%	63.3%
	2017 Est. Civilian Unemployed	3.0%	2.6%	2.5%
	2017 Est. in Armed Forces	0.3%	0.1%	0.1%
	2017 Est. not in Labor Force	26.3%	30.9%	34.0%
	2017 Labor Force Males	48.9%	48.3%	50.8%
	2017 Labor Force Females	51.1%	51.7%	49.2%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	5,551	48,708	95,826
	2010 Mgmt, Business, & Financial Operations	20.7%	21.6%	19.7%
	2010 Professional, Related	29.7%	26.9%	25.5%
	2010 Service	12.3%	14.3%	15.2%
	2010 Sales, Office	24.5%	24.5%	25.3%
	2010 Farming, Fishing, Forestry	0.1%	0.1%	0.1%
	2010 Construction, Extraction, Maintenance	4.3%	5.2%	6.1%
	2010 Production, Transport, Material Moving	8.4%	7.3%	8.1%
	2010 White Collar Workers	74.9%	73.1%	70.5%
	2010 Blue Collar Workers	25.1%	26.9%	29.5%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	76.4%	76.0%	76.5%
	2010 Drive to Work in Carpool	7.9%	9.1%	9.7%
	2010 Travel to Work by Public Transportation	3.6%	4.1%	3.8%
	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	7.5%	6.7%	6.2%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	32.4%	26.6%	23.0%
	2010 Travel to Work in 15 to 29 Minutes	19.9%	22.0%	26.2%
	2010 Travel to Work in 30 to 59 Minutes	40.0%	37.1%	34.3%
	2010 Travel to Work in 60 Minutes or More	22.2%	20.7%	19.4%
	2010 Average Travel Time to Work	32.2	31.9	29.2
CONSUMER EXPENDITURE	2017 Est. Total Household Expenditure	\$335 M	\$2.72 B	\$5.05 B
	2017 Est. Apparel	\$11.9 M	\$96.4 M	\$179 M
	2017 Est. Contributions, Gifts	\$26.6 M	\$217 M	\$399 M
	2017 Est. Education, Reading	\$15.4 M	\$126 M	\$231 M
	2017 Est. Entertainment	\$19.1 M	\$155 M	\$288 M
	2017 Est. Food, Beverages, Tobacco	\$48.8 M	\$395 M	\$736 M
	2017 Est. Furnishings, Equipment	\$12.2 M	\$98.3 M	\$182 M
	2017 Est. Health Care, Insurance	\$27.7 M	\$223 M	\$414 M
	2017 Est. Household Operations, Shelter, Utilities	\$103 M	\$839 M	\$1.56 B
	2017 Est. Miscellaneous Expenses	\$4.75 M	\$38.1 M	\$70.9 M
	2017 Est. Personal Care	\$4.32 M	\$34.9 M	\$64.8 M
	2017 Est. Transportation	\$61.2 M	\$494 M	\$922 M

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