

Stevenson Ranch Plaza

Santa Clarita, CA

Space 5 - 1,200 SF Available

Space 6 - 1,200 SF Available*

Space 16 - 2,850 SF Available

Space 20 - 2,344 SF Available

*Please do not disturb current tenant

FOR LEASE



InvenTrust
Properties



CYPRESS RETAIL GROUP

Matt Haas

805.449.1804 ext. 106
mhaas@cypress.net
License No. 01970296

Bob Walsh

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

PARTNER XTEAM
RETAIL ADVISORS

Stevenson Ranch Plaza

Santa Clarita, CA



Property Highlights

- Off the 5 Freeway at Lyons Ave
- NWC of Pico Canyon Rd & The Old Rd, directly across the street from the Valencia Marketplace
- Anchors include LA Fitness, Ralph's, PetSmart, & Stein Mart
- Over 49,877 CPD at the intersection
- \$124,771 Average Household Income in a 1 mile radius (2017)

Co-Tenants



Area Retailers



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mhaas@cypress.net
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Trade Aerial



Matt Haas
805.449.1804 ext. 106
mhaas@cypress.net
License No. 01970296

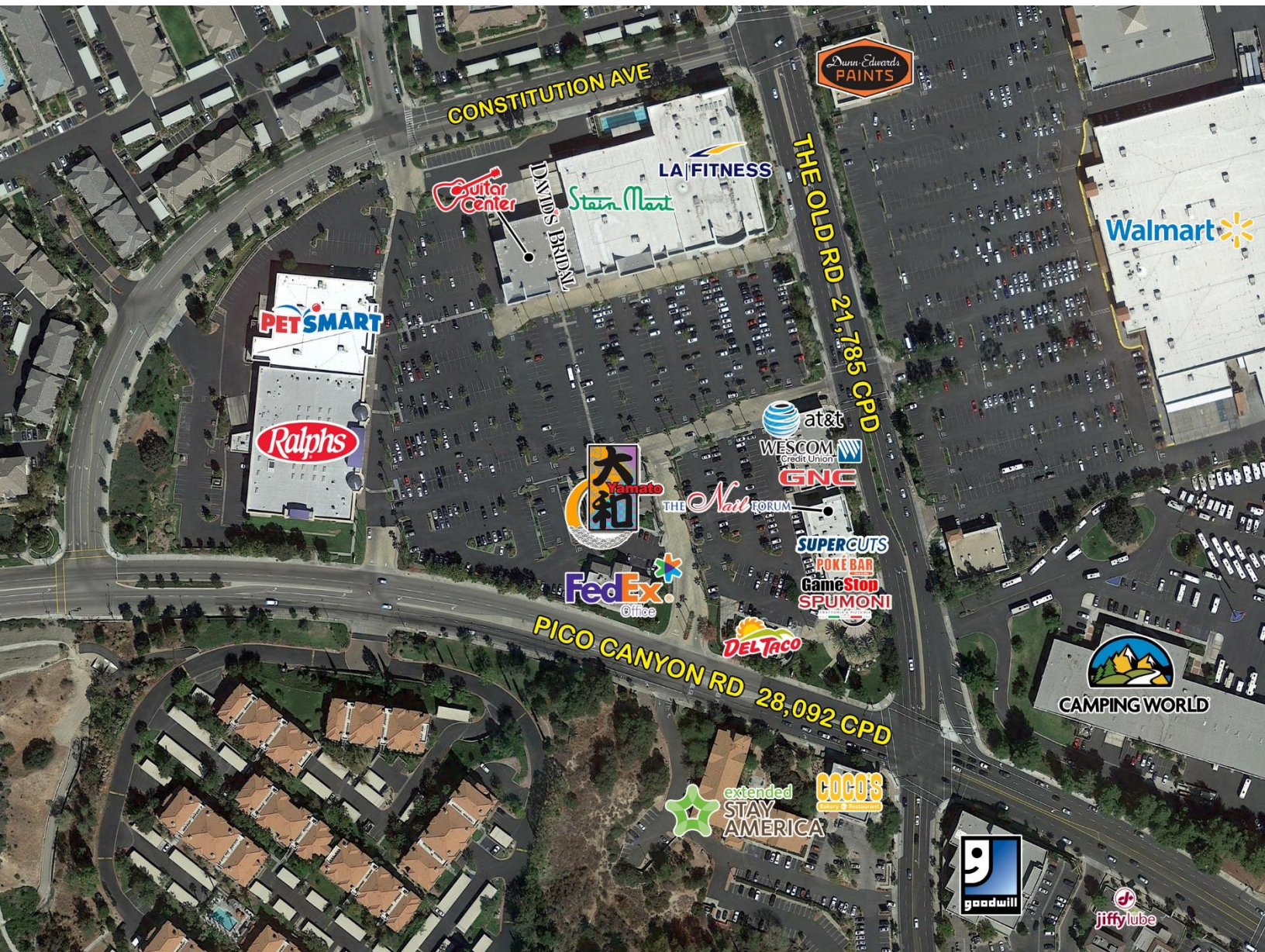
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License No. 00881913

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Aerial



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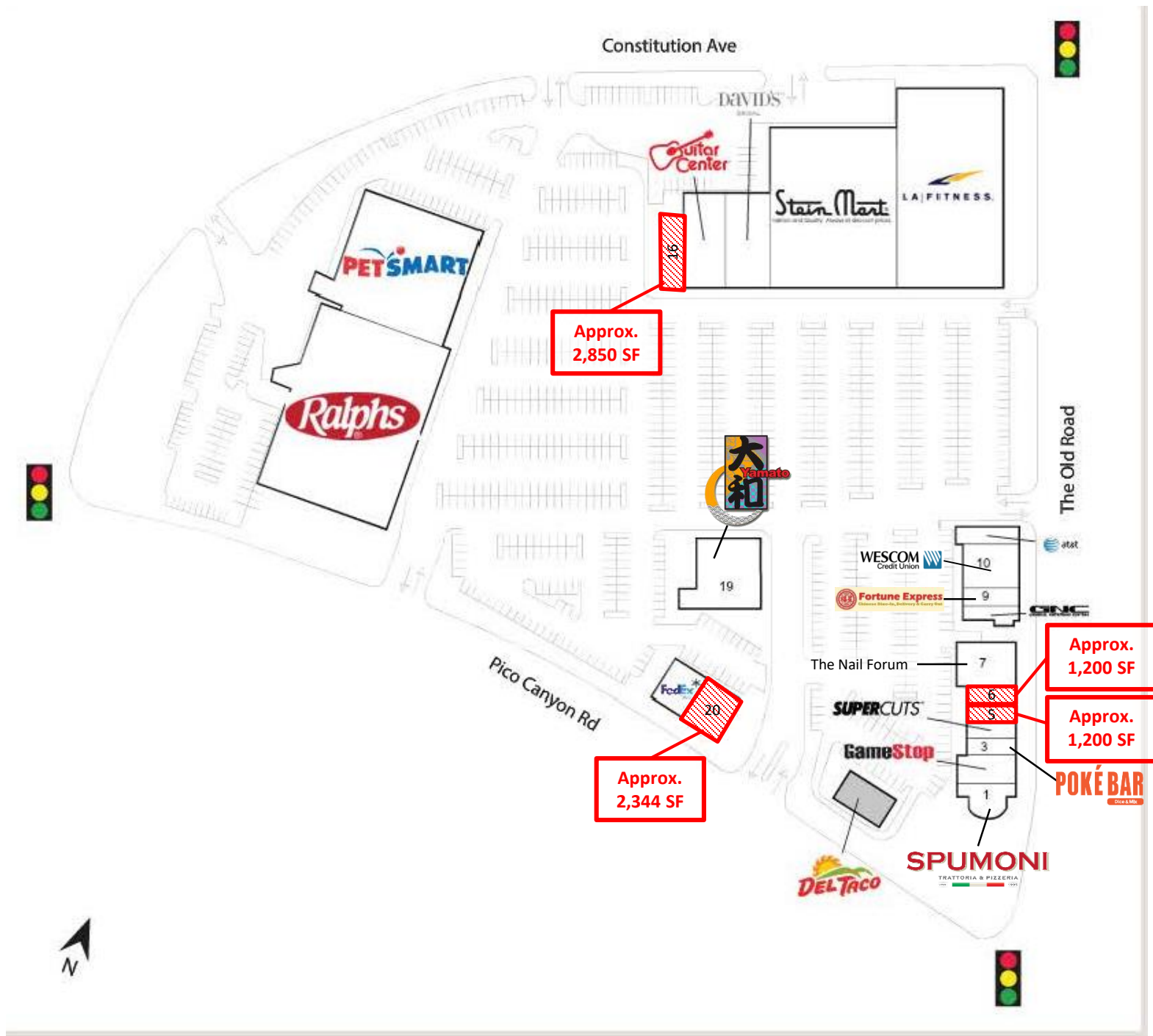
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Site Plan



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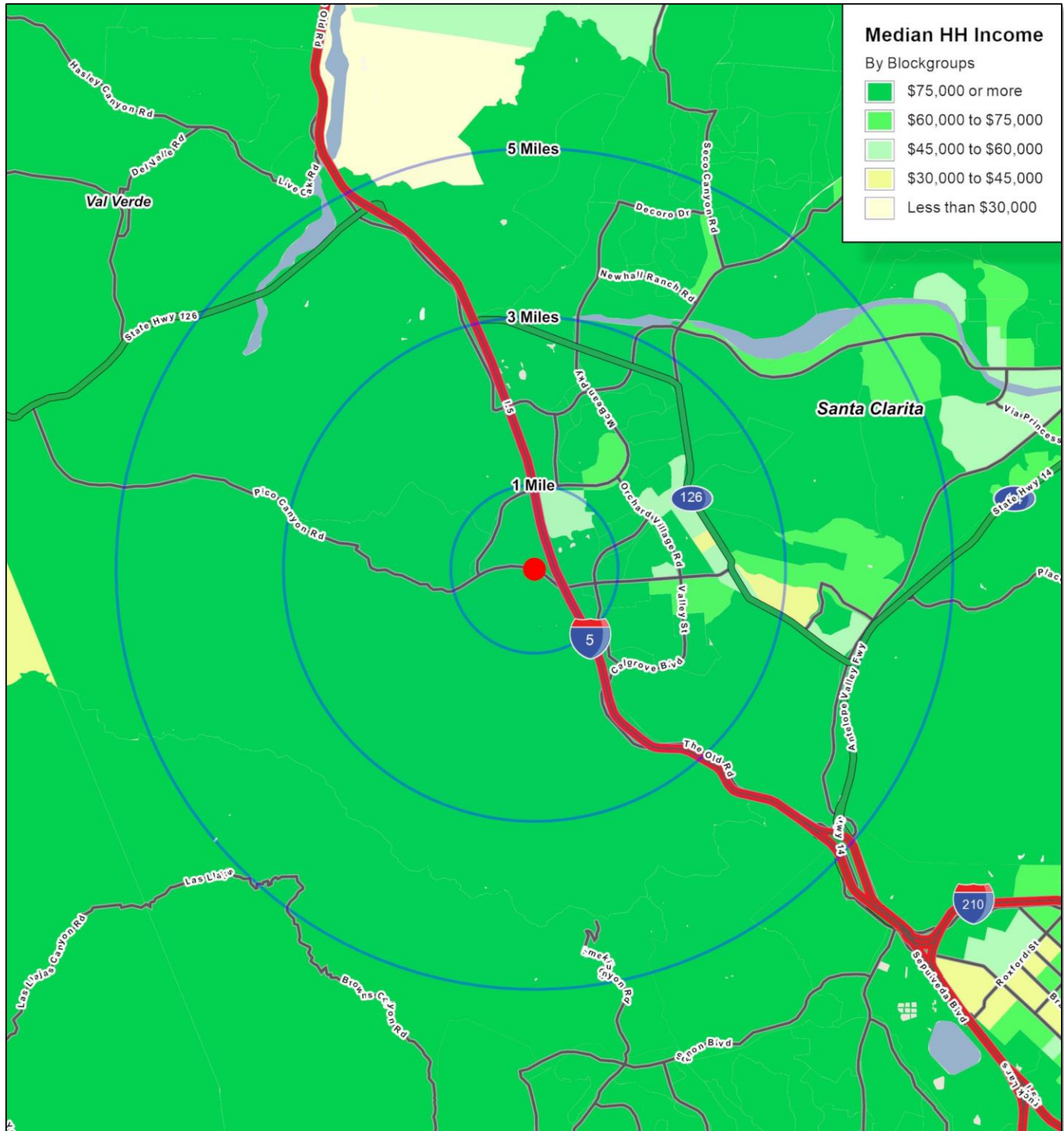
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Demographics



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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: 34.3811/-118.5708

RF1

Stevenson Ranch Plaza

Santa Clarita, CA

1 Mile

3 Miles

5 Miles

POPULATION	2017 Estimated Population	14,432	70,896	110,501
	2022 Projected Population	14,839	72,823	113,571
	2010 Census Population	14,078	69,333	105,511
	2000 Census Population	9,025	54,492	82,221
	Projected Annual Growth 2017 to 2022	0.6%	0.5%	0.6%
	Historical Annual Growth 2000 to 2017	3.5%	1.8%	2.0%
HOUSEHOLDS	2017 Estimated Households	5,218	24,952	38,333
	2022 Projected Households	5,421	25,947	39,891
	2010 Census Households	5,036	24,147	36,216
	2000 Census Households	3,364	19,149	28,299
	Projected Annual Growth 2017 to 2022	0.8%	0.8%	0.8%
	Historical Annual Growth 2000 to 2017	3.2%	1.8%	2.1%
AGE	2017 Est. Population Under 10 Years	13.1%	13.1%	13.4%
	2017 Est. Population 10 to 19 Years	13.6%	13.1%	13.5%
	2017 Est. Population 20 to 29 Years	13.9%	12.9%	13.1%
	2017 Est. Population 30 to 44 Years	21.8%	21.2%	21.7%
	2017 Est. Population 45 to 59 Years	19.5%	21.4%	20.9%
	2017 Est. Population 60 to 74 Years	12.3%	13.1%	12.5%
	2017 Est. Population 75 Years or Over	5.8%	5.3%	4.9%
	2017 Est. Median Age	35.9	37.6	36.8
MARITAL STATUS & GENDER	2017 Est. Male Population	48.2%	49.2%	49.4%
	2017 Est. Female Population	51.8%	50.8%	50.6%
	2017 Est. Never Married	35.8%	32.2%	32.9%
	2017 Est. Now Married	44.3%	49.8%	49.9%
	2017 Est. Separated or Divorced	14.8%	13.3%	13.0%
	2017 Est. Widowed	5.2%	4.6%	4.2%
INCOME	2017 Est. HH Income \$200,000 or More	16.2%	16.8%	16.2%
	2017 Est. HH Income \$150,000 to \$199,999	8.6%	11.4%	11.6%
	2017 Est. HH Income \$100,000 to \$149,999	19.0%	20.1%	20.4%
	2017 Est. HH Income \$75,000 to \$99,999	14.1%	13.8%	13.9%
	2017 Est. HH Income \$50,000 to \$74,999	14.3%	13.5%	13.7%
	2017 Est. HH Income \$35,000 to \$49,999	10.2%	9.0%	8.8%
	2017 Est. HH Income \$25,000 to \$34,999	4.0%	5.3%	5.3%
	2017 Est. HH Income \$15,000 to \$24,999	4.5%	4.2%	4.7%
	2017 Est. HH Income Under \$15,000	9.1%	5.9%	5.3%
	2017 Est. Average Household Income	\$124,771	\$123,279	\$121,086
	2017 Est. Median Household Income	\$96,820	\$102,486	\$102,171
	2017 Est. Per Capita Income	\$45,304	\$43,448	\$42,079
	2017 Est. Total Businesses	532	3,661	4,936
	2017 Est. Total Employees	5,978	40,237	51,642

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RACE	2017 Est. White	63.9%	67.8%	66.9%
	2017 Est. Black	4.0%	3.2%	3.7%
	2017 Est. Asian or Pacific Islander	18.8%	13.3%	13.4%
	2017 Est. American Indian or Alaska Native	0.5%	0.5%	0.5%
	2017 Est. Other Races	12.8%	15.2%	15.4%
HISPANIC	2017 Est. Hispanic Population	3,273	20,579	32,156
	2017 Est. Hispanic Population	22.7%	29.0%	29.1%
	2022 Proj. Hispanic Population	24.9%	31.3%	31.4%
	2010 Hispanic Population	20.7%	26.6%	26.6%
EDUCATION (Adults 25 or Older)	2017 Est. Adult Population (25 Years or Over)	9,538	47,833	73,686
	2017 Est. Elementary (Grade Level 0 to 8)	5.7%	6.3%	5.9%
	2017 Est. Some High School (Grade Level 9 to 11)	4.3%	4.6%	4.8%
	2017 Est. High School Graduate	12.5%	15.8%	16.3%
	2017 Est. Some College	26.4%	24.5%	24.7%
	2017 Est. Associate Degree Only	9.0%	8.4%	9.0%
	2017 Est. Bachelor Degree Only	27.5%	25.8%	25.2%
	2017 Est. Graduate Degree	14.7%	14.7%	14.0%
HOUSING	2017 Est. Total Housing Units	5,315	25,439	39,075
	2017 Est. Owner-Occupied	57.2%	62.8%	64.2%
	2017 Est. Renter-Occupied	41.0%	35.3%	33.9%
	2017 Est. Vacant Housing	1.8%	1.9%	1.9%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	0.2%	0.2%	0.4%
	2010 Homes Built 2000 to 2004	24.5%	15.2%	18.0%
	2010 Homes Built 1990 to 1999	25.4%	18.9%	23.1%
	2010 Homes Built 1980 to 1989	14.8%	27.2%	23.7%
	2010 Homes Built 1970 to 1979	24.3%	18.6%	18.3%
	2010 Homes Built 1960 to 1969	6.4%	12.1%	10.8%
	2010 Homes Built 1950 to 1959	3.9%	5.7%	5.6%
	2010 Homes Built Before 1949	3.7%	5.1%	4.7%
HOME VALUES	2010 Home Value \$1,000,000 or More	6.5%	5.7%	5.8%
	2010 Home Value \$500,000 to \$999,999	42.2%	41.1%	42.0%
	2010 Home Value \$400,000 to \$499,999	17.3%	21.7%	22.0%
	2010 Home Value \$300,000 to \$399,999	17.2%	17.0%	17.9%
	2010 Home Value \$200,000 to \$299,999	7.8%	7.1%	7.3%
	2010 Home Value \$150,000 to \$199,999	2.0%	1.4%	1.7%
	2010 Home Value \$100,000 to \$149,999	1.3%	0.6%	0.8%
	2010 Home Value \$50,000 to \$99,999	1.3%	1.0%	1.6%
	2010 Home Value \$25,000 to \$49,999	0.8%	0.8%	0.9%
	2010 Home Value Under \$25,000	1.1%	0.9%	1.0%
	2010 Median Home Value	\$534,076	\$522,843	\$514,593
	2010 Median Rent	\$1,448	\$1,445	\$1,457

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LABOR FORCE	2017 Est. Labor Population Age 16 Years or Over	11,368	55,852	86,594
	2017 Est. Civilian Employed	62.7%	65.0%	65.6%
	2017 Est. Civilian Unemployed	2.4%	2.7%	2.7%
	2017 Est. in Armed Forces	-	0.1%	0.1%
	2017 Est. not in Labor Force	34.8%	32.3%	31.6%
	2017 Labor Force Males	47.5%	48.6%	48.7%
	2017 Labor Force Females	52.5%	51.4%	51.3%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	7,129	36,282	56,797
	2010 Mgmt, Business, & Financial Operations	22.4%	20.9%	20.3%
	2010 Professional, Related	27.6%	26.3%	26.0%
	2010 Service	13.2%	15.0%	15.3%
	2010 Sales, Office	26.9%	23.7%	23.9%
	2010 Farming, Fishing, Forestry	0.1%	0.1%	0.1%
	2010 Construction, Extraction, Maintenance	5.0%	5.7%	6.4%
	2010 Production, Transport, Material Moving	4.8%	8.4%	8.1%
	2010 White Collar Workers	76.9%	70.9%	70.1%
	2010 Blue Collar Workers	23.1%	29.1%	29.9%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	73.9%	75.2%	74.9%
	2010 Drive to Work in Carpool	8.6%	9.3%	9.9%
	2010 Travel to Work by Public Transportation	3.9%	4.0%	4.2%
	2010 Drive to Work on Motorcycle	0.2%	0.2%	0.3%
	2010 Walk or Bicycle to Work	3.5%	3.6%	3.2%
	2010 Other Means	0.6%	0.7%	0.7%
	2010 Work at Home	9.3%	7.0%	6.8%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	22.5%	25.6%	25.6%
	2010 Travel to Work in 15 to 29 Minutes	20.8%	26.3%	25.3%
	2010 Travel to Work in 30 to 59 Minutes	37.0%	34.6%	35.6%
	2010 Travel to Work in 60 Minutes or More	20.4%	18.4%	18.9%
	2010 Average Travel Time to Work	31.8	28.8	29.9
CONSUMER EXPENDITURE	2017 Est. Total Household Expenditure	\$423 M	\$2.03 B	\$3.07 B
	2017 Est. Apparel	\$15.0 M	\$71.9 M	\$109 M
	2017 Est. Contributions, Gifts	\$32.9 M	\$161 M	\$243 M
	2017 Est. Education, Reading	\$19.1 M	\$92.8 M	\$140 M
	2017 Est. Entertainment	\$24.0 M	\$115 M	\$175 M
	2017 Est. Food, Beverages, Tobacco	\$62.1 M	\$296 M	\$449 M
	2017 Est. Furnishings, Equipment	\$15.1 M	\$73.0 M	\$111 M
	2017 Est. Health Care, Insurance	\$35.0 M	\$167 M	\$253 M
	2017 Est. Household Operations, Shelter, Utilities	\$131 M	\$626 M	\$950 M
	2017 Est. Miscellaneous Expenses	\$5.97 M	\$28.5 M	\$43.3 M
	2017 Est. Personal Care	\$5.45 M	\$26.0 M	\$39.5 M
	2017 Est. Transportation	\$77.2 M	\$369 M	\$561 M

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