



Arroyo Parkway Shopping Center Pasadena, CA

1,275 SF, 1,335 SF & 1,050 SF Available



Bob Walsh
626.469.0088
rwalsh@cypress.net
License No. 00881913

Heidi Torres
626.469.0088
htorres@cypress.net
License No. 01707171

PARTNER **XTEAM**
RETAIL ADVISORS

Arroyo Parkway Shopping Center

Pasadena, CA



Property Highlights

- Located just south of Old Pasadena along well traveled Arroyo Parkway
- High traffic intersection:
 - *Arroyo Pkwy @ Del Mar Blvd: 27,945 CPD
 - *Del Mar Blvd @ Arroyo Pkwy: 22,086 CPD
- Strong day time population (66,189 in 1-mile radius), with Huntington Memorial Hospital 0.6 miles from the site

Co-Tenants



SUPERCUTS



Tatsu
ramen with a soul
Coming Soon

Area Co-Tenants



CVS



HOUSTON'S



**Huntington
Hospital**



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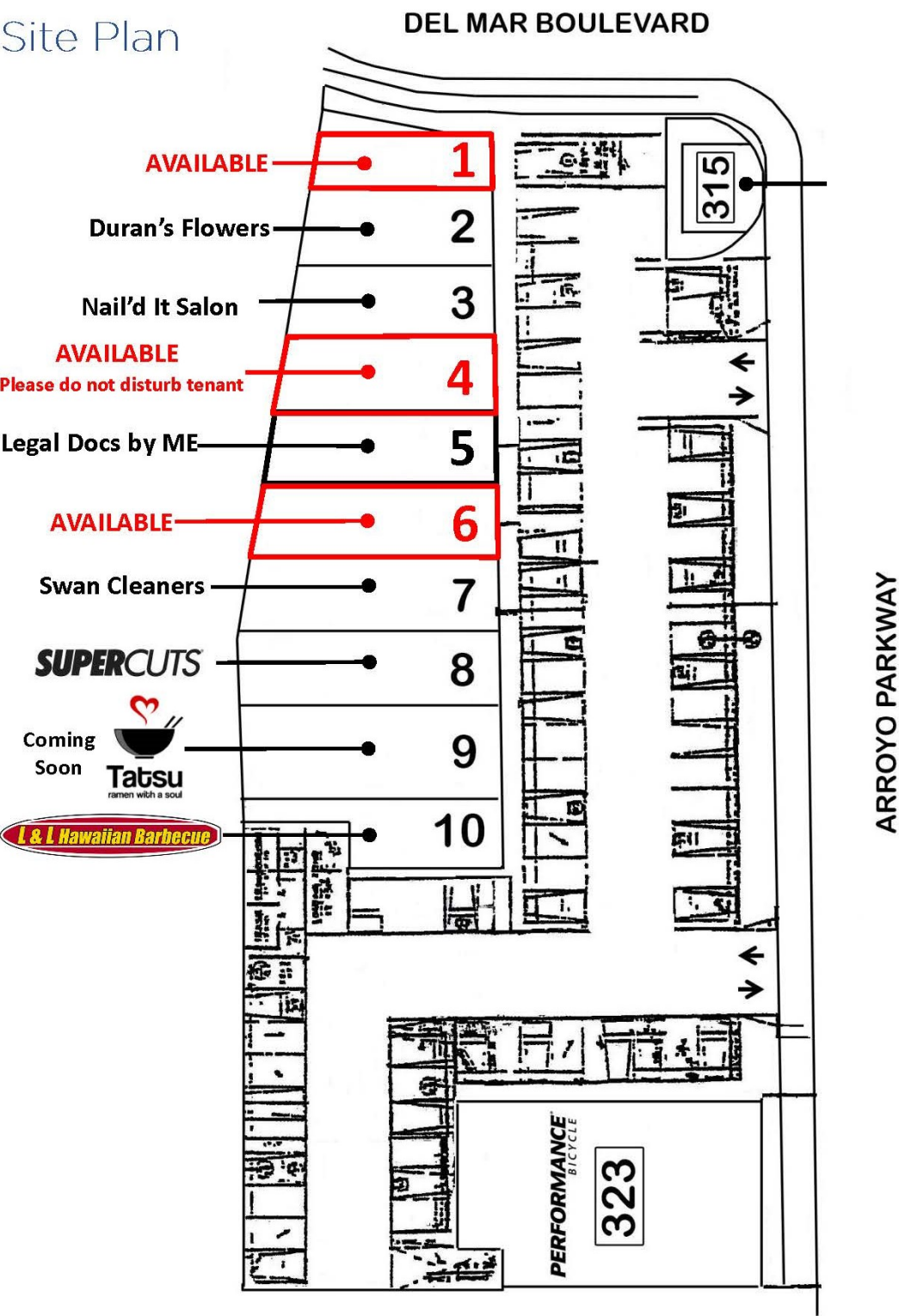
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Site Plan



Arroyo Parkway Shopping Center

SPACE	TENANT	SQ. FT.
1	Available	1,050
2	Duran's Flowers	1,092
3	Nail'd It Salon	1,155
4	Available	1,215
5	Legal Docs by Me	1,275
6	Available	1,335
7	Swan Cleaners	1,395
8	Supercuts	1,480
9	Tatsu Ramen (Coming Soon)	1,950
10	L&L Hawaiian BBQ	929
315	Duran's Flowers	900
323	Performance Bicycle	4,490
Total		18,266



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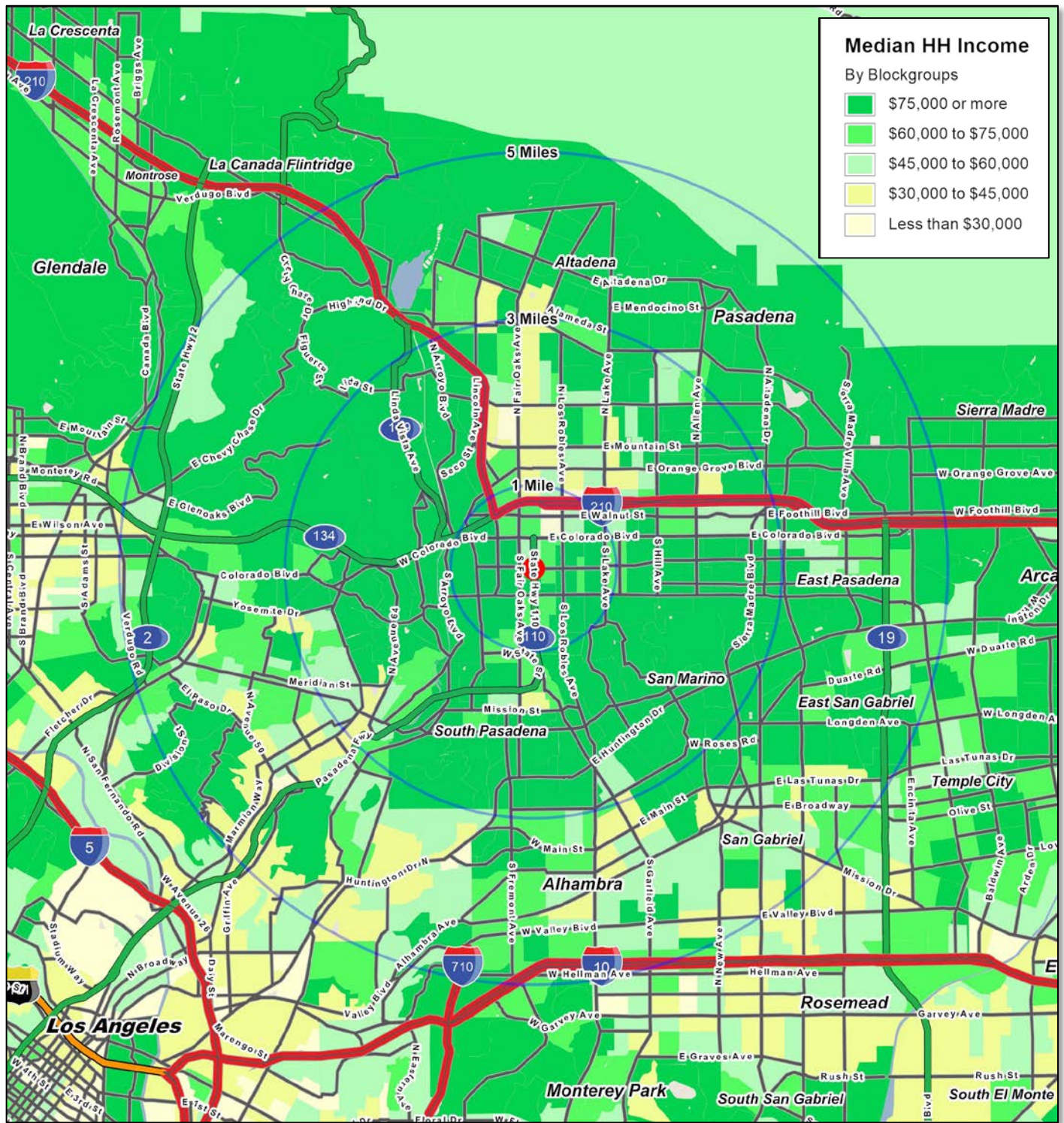
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Demographics



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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: 34.1405/-118.1475

RF1

Arroyo Pkwy & Del Mar Blvd

Pasadena, CA

1 Mile

3 Miles

5 Miles

POPULATION	2017 Estimated Population	29,481	209,102	556,597
	2022 Projected Population	30,593	216,209	573,984
	2010 Census Population	26,427	200,177	537,264
	2000 Census Population	21,928	196,318	536,896
	Projected Annual Growth 2017 to 2022	0.8%	0.7%	0.6%
	Historical Annual Growth 2000 to 2017	2.0%	0.4%	0.2%
HOUSEHOLDS	2017 Estimated Households	16,106	82,859	201,499
	2022 Projected Households	16,933	86,753	210,377
	2010 Census Households	14,241	78,082	192,109
	2000 Census Households	11,633	74,611	187,194
	Projected Annual Growth 2017 to 2022	1.0%	0.9%	0.9%
	Historical Annual Growth 2000 to 2017	2.3%	0.7%	0.4%
AGE	2017 Est. Population Under 10 Years	8.4%	11.1%	11.0%
	2017 Est. Population 10 to 19 Years	5.7%	10.3%	10.9%
	2017 Est. Population 20 to 29 Years	18.2%	14.5%	13.8%
	2017 Est. Population 30 to 44 Years	27.6%	22.7%	21.6%
	2017 Est. Population 45 to 59 Years	17.6%	20.1%	20.8%
	2017 Est. Population 60 to 74 Years	14.5%	14.5%	14.8%
	2017 Est. Population 75 Years or Over	7.9%	6.8%	7.0%
	2017 Est. Median Age	38.3	38.3	39.0
MARITAL STATUS & GENDER	2017 Est. Male Population	48.4%	48.6%	48.5%
	2017 Est. Female Population	51.6%	51.4%	51.5%
	2017 Est. Never Married	42.7%	39.5%	38.3%
	2017 Est. Now Married	35.1%	40.1%	41.6%
	2017 Est. Separated or Divorced	17.0%	15.0%	14.6%
	2017 Est. Widowed	5.2%	5.5%	5.5%
INCOME	2017 Est. HH Income \$200,000 or More	12.8%	14.6%	12.4%
	2017 Est. HH Income \$150,000 to \$199,999	8.5%	8.5%	8.3%
	2017 Est. HH Income \$100,000 to \$149,999	19.1%	16.3%	16.0%
	2017 Est. HH Income \$75,000 to \$99,999	12.7%	11.9%	11.8%
	2017 Est. HH Income \$50,000 to \$74,999	14.0%	15.5%	15.5%
	2017 Est. HH Income \$35,000 to \$49,999	8.1%	10.4%	11.0%
	2017 Est. HH Income \$25,000 to \$34,999	5.6%	6.4%	7.4%
	2017 Est. HH Income \$15,000 to \$24,999	7.1%	7.1%	8.5%
	2017 Est. HH Income Under \$15,000	12.3%	9.3%	9.1%
	2017 Est. Average Household Income	\$103,691	\$112,857	\$102,516
	2017 Est. Median Household Income	\$83,146	\$86,949	\$81,412
	2017 Est. Per Capita Income	\$56,832	\$44,890	\$37,236
	2017 Est. Total Businesses	5,177	12,272	22,818
	2017 Est. Total Employees	66,189	120,734	214,224

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RACE	2017 Est. White	57.5%	51.2%	45.1%
	2017 Est. Black	7.2%	8.5%	6.2%
	2017 Est. Asian or Pacific Islander	23.2%	20.7%	28.2%
	2017 Est. American Indian or Alaska Native	0.4%	0.6%	0.7%
	2017 Est. Other Races	11.6%	19.0%	19.8%
HISPANIC	2017 Est. Hispanic Population	6,138	74,576	211,992
	2017 Est. Hispanic Population	20.8%	35.7%	38.1%
	2022 Proj. Hispanic Population	23.0%	37.3%	39.4%
	2010 Hispanic Population	19.3%	34.9%	37.9%
EDUCATION (Adults 25 or Older)	2017 Est. Adult Population (25 Years or Over)	23,655	151,668	399,681
	2017 Est. Elementary (Grade Level 0 to 8)	3.5%	7.8%	9.4%
	2017 Est. Some High School (Grade Level 9 to 11)	2.3%	5.0%	6.7%
	2017 Est. High School Graduate	9.7%	14.5%	17.9%
	2017 Est. Some College	13.5%	17.1%	17.2%
	2017 Est. Associate Degree Only	5.7%	6.7%	7.1%
	2017 Est. Bachelor Degree Only	33.1%	26.7%	25.1%
	2017 Est. Graduate Degree	32.2%	22.2%	16.6%
HOUSING	2017 Est. Total Housing Units	16,839	85,792	207,886
	2017 Est. Owner-Occupied	25.6%	43.1%	48.2%
	2017 Est. Renter-Occupied	70.0%	53.5%	48.7%
	2017 Est. Vacant Housing	4.4%	3.4%	3.1%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	0.3%	0.2%	0.2%
	2010 Homes Built 2000 to 2004	19.7%	6.2%	4.4%
	2010 Homes Built 1990 to 1999	7.9%	5.5%	5.4%
	2010 Homes Built 1980 to 1989	12.0%	9.5%	10.0%
	2010 Homes Built 1970 to 1979	18.9%	12.4%	11.1%
	2010 Homes Built 1960 to 1969	14.1%	12.0%	12.9%
	2010 Homes Built 1950 to 1959	11.8%	14.6%	16.7%
	2010 Homes Built Before 1949	24.1%	44.1%	43.2%
HOME VALUES	2010 Home Value \$1,000,000 or More	8.6%	9.6%	8.6%
	2010 Home Value \$500,000 to \$999,999	41.5%	43.7%	44.2%
	2010 Home Value \$400,000 to \$499,999	21.1%	17.8%	18.7%
	2010 Home Value \$300,000 to \$399,999	16.3%	13.9%	14.2%
	2010 Home Value \$200,000 to \$299,999	6.8%	5.7%	6.0%
	2010 Home Value \$150,000 to \$199,999	0.8%	1.0%	1.1%
	2010 Home Value \$100,000 to \$149,999	0.3%	0.4%	0.5%
	2010 Home Value \$50,000 to \$99,999	0.9%	0.9%	0.9%
	2010 Home Value \$25,000 to \$49,999	0.4%	0.6%	0.7%
	2010 Home Value Under \$25,000	0.6%	0.8%	0.8%
	2010 Median Home Value	\$581,611	\$619,199	\$594,661
	2010 Median Rent	\$1,508	\$1,321	\$1,248

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LABOR FORCE	2017 Est. Labor Population Age 16 Years or Over	26,084	173,429	459,910
	2017 Est. Civilian Employed	67.0%	64.9%	62.3%
	2017 Est. Civilian Unemployed	2.3%	2.5%	2.5%
	2017 Est. in Armed Forces	-	-	-
	2017 Est. not in Labor Force	30.6%	32.7%	35.1%
	2017 Labor Force Males	48.0%	48.0%	47.8%
	2017 Labor Force Females	52.0%	52.0%	52.2%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	17,487	112,494	286,750
	2010 Mgmt, Business, & Financial Operations	22.8%	18.7%	17.2%
	2010 Professional, Related	41.6%	32.6%	28.5%
	2010 Service	9.4%	15.5%	17.3%
	2010 Sales, Office	19.5%	20.9%	22.8%
	2010 Farming, Fishing, Forestry	0.1%	0.2%	0.2%
	2010 Construction, Extraction, Maintenance	2.8%	5.1%	5.6%
	2010 Production, Transport, Material Moving	3.8%	7.0%	8.4%
	2010 White Collar Workers	83.9%	72.2%	68.5%
	2010 Blue Collar Workers	16.1%	27.8%	31.5%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	70.6%	72.6%	74.6%
	2010 Drive to Work in Carpool	6.1%	8.0%	8.7%
	2010 Travel to Work by Public Transportation	7.2%	6.0%	5.7%
	2010 Drive to Work on Motorcycle	0.3%	0.3%	0.3%
	2010 Walk or Bicycle to Work	8.5%	5.1%	3.9%
	2010 Other Means	1.4%	1.2%	1.1%
	2010 Work at Home	5.9%	6.8%	5.7%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	23.1%	23.1%	19.1%
	2010 Travel to Work in 15 to 29 Minutes	38.0%	35.5%	35.0%
	2010 Travel to Work in 30 to 59 Minutes	40.6%	36.7%	38.0%
	2010 Travel to Work in 60 Minutes or More	13.9%	12.7%	12.7%
	2010 Average Travel Time to Work	26.4	25.4	26.7
CONSUMER EXPENDITURE	2017 Est. Total Household Expenditure	\$1.17 B	\$6.36 B	\$14.4 B
	2017 Est. Apparel	\$41.1 M	\$225 M	\$509 M
	2017 Est. Contributions, Gifts	\$89.8 M	\$498 M	\$1.10 B
	2017 Est. Education, Reading	\$52.7 M	\$287 M	\$633 M
	2017 Est. Entertainment	\$65.8 M	\$360 M	\$814 M
	2017 Est. Food, Beverages, Tobacco	\$172 M	\$936 M	\$2.13 B
	2017 Est. Furnishings, Equipment	\$41.5 M	\$226 M	\$508 M
	2017 Est. Health Care, Insurance	\$98.8 M	\$532 M	\$1.21 B
	2017 Est. Household Operations, Shelter, Utilities	\$362 M	\$1.97 B	\$4.46 B
	2017 Est. Miscellaneous Expenses	\$16.9 M	\$90.7 M	\$206 M
	2017 Est. Personal Care	\$15.1 M	\$81.9 M	\$186 M
	2017 Est. Transportation	\$212 M	\$1.15 B	\$2.64 B

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