

# 24930 Pico Canyon Road, Stevenson Ranch, CA

## Property Highlights

- Approximately 5,790 SF (divisible) available
- Major off ramp 5 freeway (197,431 CPD)
- 21,500 new residential units planned
- 106,882 people in a 5-mile radius
- Average HH incomes \$131,233 in a 5-mile radius



## Area Retailers



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# 24930 Pico Canyon Road



**Valencia Marketplace**

**Stevenson Ranch**

**SITE**  
 Building 5,793 SF  
 Land 50,050 SF

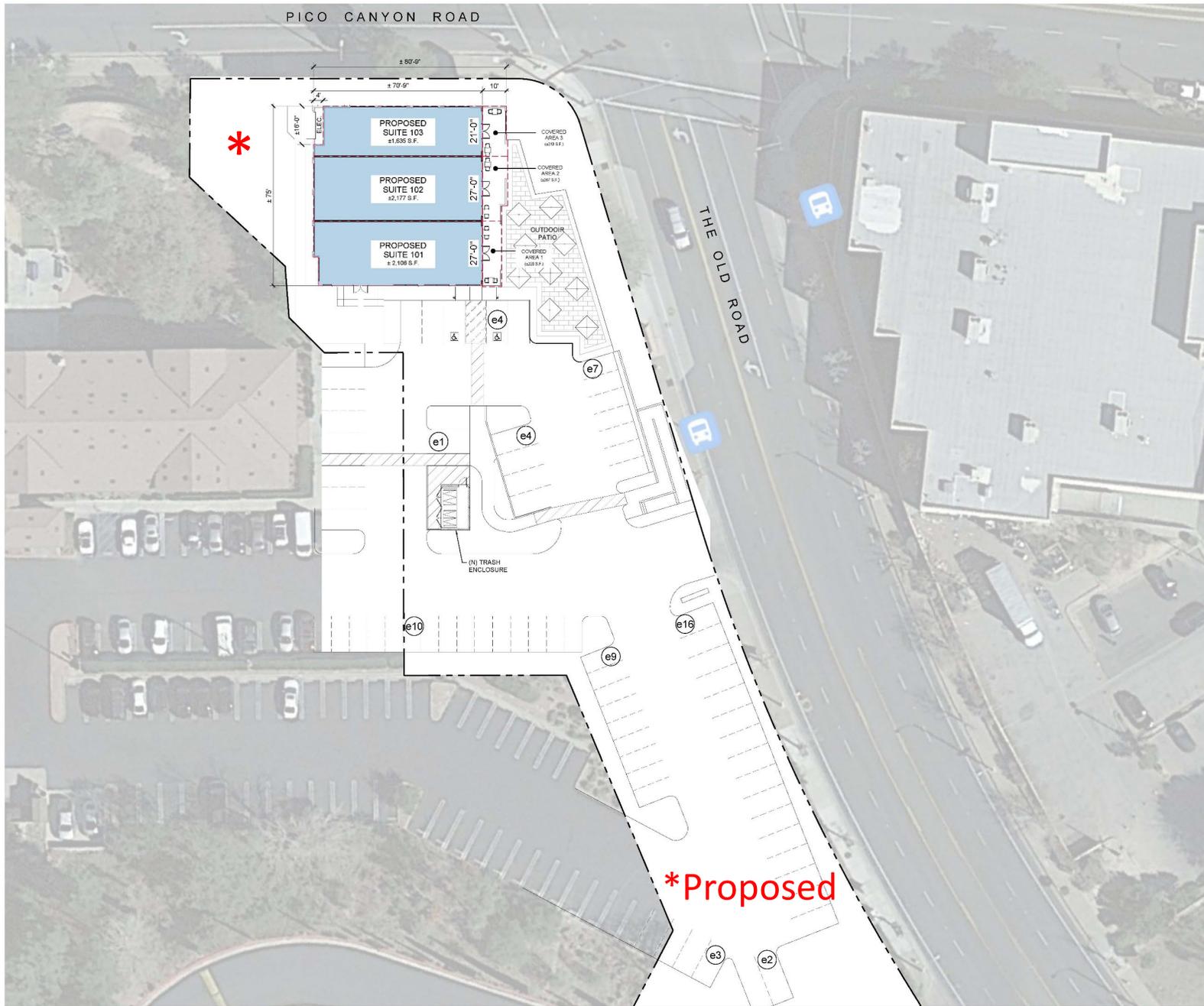


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BUILDING AREA	
SUITE 101	± 2,106 S.F.
SUITE 102	± 2,177 S.F.
SUITE 103	± 1,635 S.F.
<b>TOTAL AREA:</b>	<b>± 5,918 S.F.</b>

PARKING REQUIRED	
Parking Required: 1 space per 3 persons based on the occupant load of all indoor & outdoor areas.	
Parking estimated at 1/100 SF	
<b>PARKING REQUIRED:</b>	<b>59.2 STALLS</b>

PARKING PROVIDED	
STANDARD	54 STALLS
ADA	2 STALLS
<b>TOTAL</b>	<b>56 STALLS</b>
<b>PARKING RATIO</b>	<b>9.97 per 1,000 sf</b>

**SITE PLAN**  
NORTH

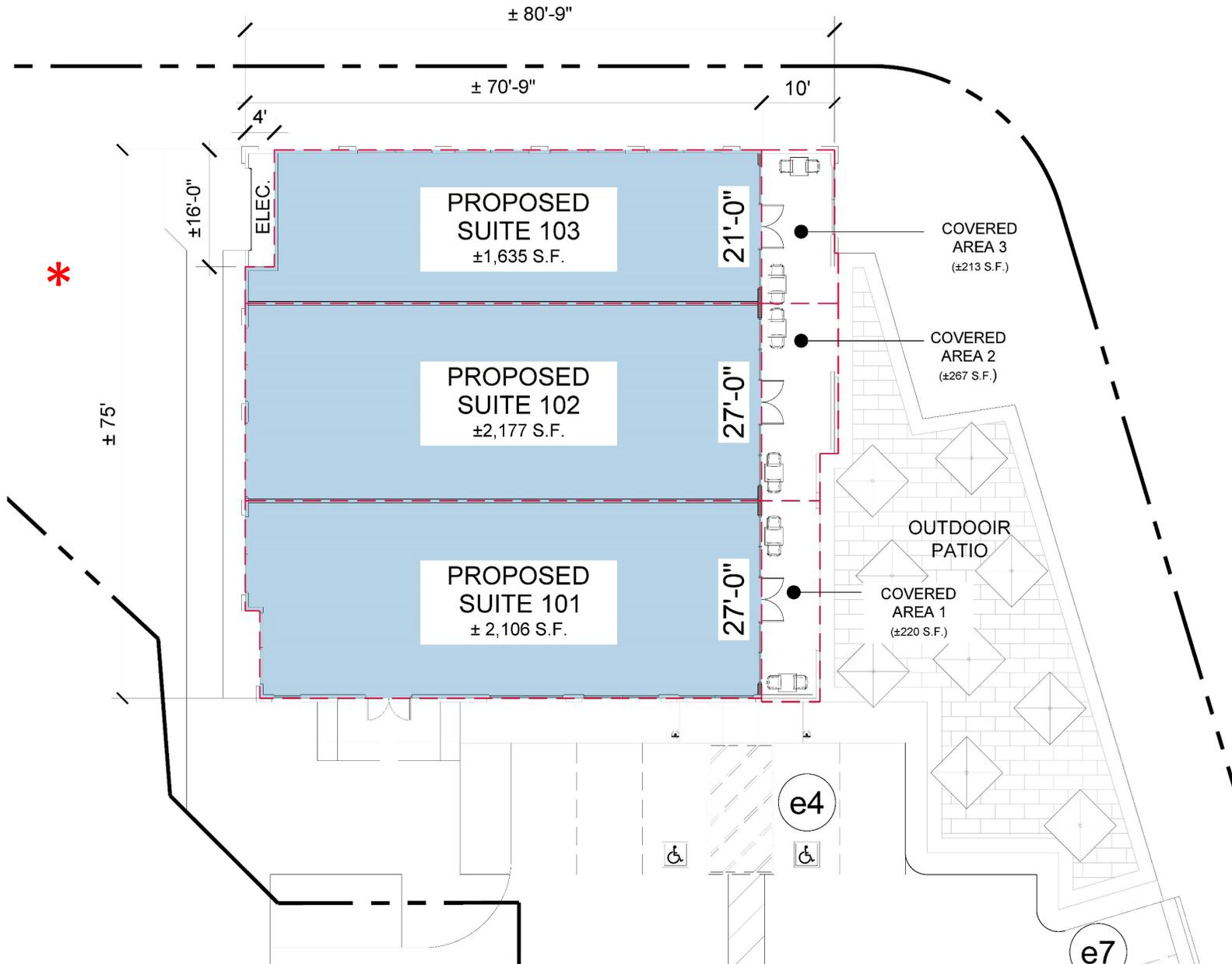
SCALE: 1/8" = 1'-0"

DIMENSIONS ARE TO LEASE LINE AND ARE ROUNDED UP TO THE NEAREST INCH. AREA CALCULATIONS ARE BASED UPON LEASE LINE SHOWN.

THIS DOCUMENT IDENTIFIES THE PERIMETER CONFIGURATION OF THE LEASE SPACE ONLY AND SHALL NOT BE USED FOR CONSTRUCTION. IT IS THE RESPONSIBILITY OF THE TENANT TO VERIFY ALL DIMENSIONS AND CONDITIONS PRIOR TO COMMENCEMENT OF DESIGN DRAWINGS. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF JAIL MANAGEMENT.

CONCEPTUAL SUBJECT TO CHANGE

# 24930 Pico Canyon Road



**\*Proposed**

**FLOOR PLAN**  
NORTH

SCALE: 3/16" = 1'-0"

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CONCEPTUAL SUBJECT TO CHANGE

# Full Profile

2010-2020 Census, 2021 Estimates with 2026 Projections  
 Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 34.3809/-118.5713

24930 Pico Canyon Rd Stevenson Ranch, CA 91381	1 mi radius	3 mi radius	5 mi radius
<b>Population</b>			
2021 Estimated Population	13,766	69,514	106,882
2026 Projected Population	13,736	70,296	109,408
2020 Census Population	13,856	68,697	108,025
2010 Census Population	13,928	69,176	108,323
Projected Annual Growth 2021 to 2026	-	0.2%	0.5%
Historical Annual Growth 2010 to 2021	-0.1%	-	-0.1%
<b>Households</b>			
2021 Estimated Households	5,107	24,765	38,022
2026 Projected Households	5,305	26,277	40,897
2020 Census Households	5,122	24,589	38,629
2010 Census Households	4,981	24,083	37,195
Projected Annual Growth 2021 to 2026	0.8%	1.2%	1.5%
Historical Annual Growth 2010 to 2021	-	-	-0.1%
<b>Age</b>			
2021 Est. Population Under 10 Years	12.2%	12.2%	12.3%
2021 Est. Population 10 to 19 Years	12.2%	12.2%	12.3%
2021 Est. Population 20 to 29 Years	14.2%	12.7%	12.5%
2021 Est. Population 30 to 44 Years	23.4%	22.6%	23.0%
2021 Est. Population 45 to 59 Years	18.9%	20.6%	20.3%
2021 Est. Population 60 to 74 Years	13.4%	14.1%	14.1%
2021 Est. Population 75 Years or Over	5.7%	5.5%	5.5%
2021 Est. Median Age	36.5	38.2	38.0
<b>Marital Status &amp; Gender</b>			
2021 Est. Male Population	48.3%	49.4%	49.4%
2021 Est. Female Population	51.7%	50.6%	50.6%
2021 Est. Never Married	32.1%	31.2%	32.1%
2021 Est. Now Married	47.9%	50.9%	50.5%
2021 Est. Separated or Divorced	15.9%	13.4%	13.2%
2021 Est. Widowed	4.1%	4.5%	4.3%
<b>Income</b>			
2021 Est. HH Income \$200,000 or More	20.4%	19.2%	19.3%
2021 Est. HH Income \$150,000 to \$199,999	11.6%	11.9%	12.0%
2021 Est. HH Income \$100,000 to \$149,999	19.6%	20.5%	20.5%
2021 Est. HH Income \$75,000 to \$99,999	9.8%	12.0%	12.4%
2021 Est. HH Income \$50,000 to \$74,999	11.3%	12.8%	13.0%
2021 Est. HH Income \$35,000 to \$49,999	7.8%	6.9%	7.1%
2021 Est. HH Income \$25,000 to \$34,999	6.1%	5.4%	5.4%
2021 Est. HH Income \$15,000 to \$24,999	5.3%	4.8%	4.3%
2021 Est. HH Income Under \$15,000	7.9%	6.5%	5.9%
2021 Est. Average Household Income	\$127,779	\$130,980	\$131,223
2021 Est. Median Household Income	\$105,778	\$106,342	\$107,139
2021 Est. Per Capita Income	\$47,596	\$46,790	\$46,777
2021 Est. Total Businesses	513	3,489	7,074
2021 Est. Total Employees	4,394	32,674	75,093

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CYPRESS RETAIL GROUP

Lat/Lon: 34.3809/-118.5713

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<b>Race</b>			
2021 Est. White	53.1%	55.6%	55.3%
2021 Est. Black	3.4%	3.1%	3.3%
2021 Est. Asian or Pacific Islander	21.6%	13.9%	13.9%
2021 Est. American Indian or Alaska Native	0.8%	1.0%	0.9%
2021 Est. Other Races	21.1%	26.4%	26.4%
<b>Hispanic</b>			
2021 Est. Hispanic Population	3,129	20,225	31,069
2021 Est. Hispanic Population	22.7%	29.1%	29.1%
2026 Proj. Hispanic Population	23.7%	29.8%	29.8%
2020 Hispanic Population	22.7%	29.5%	29.6%
<b>Education (Adults 25 &amp; Older)</b>			
2021 Est. Adult Population (25 Years or Over)	9,439	48,408	74,529
2021 Est. Elementary (Grade Level 0 to 8)	2.0%	4.9%	4.7%
2021 Est. Some High School (Grade Level 9 to 11)	2.4%	3.7%	4.2%
2021 Est. High School Graduate	15.9%	16.4%	16.5%
2021 Est. Some College	22.6%	22.9%	22.8%
2021 Est. Associate Degree Only	10.0%	9.4%	9.5%
2021 Est. Bachelor Degree Only	29.8%	27.7%	27.8%
2021 Est. Graduate Degree	17.3%	15.0%	14.7%
<b>Housing</b>			
2021 Est. Total Housing Units	5,259	25,457	39,150
2021 Est. Owner-Occupied	55.6%	63.5%	65.0%
2021 Est. Renter-Occupied	41.5%	33.8%	32.1%
2021 Est. Vacant Housing	2.9%	2.7%	2.9%
<b>Homes Built by Year</b>			
2021 Homes Built 2010 or later	1.2%	1.5%	3.6%
2021 Homes Built 2000 to 2009	25.1%	16.3%	17.2%
2021 Homes Built 1990 to 1999	26.5%	19.2%	22.1%
2021 Homes Built 1980 to 1989	11.9%	24.3%	20.5%
2021 Homes Built 1970 to 1979	18.1%	16.4%	15.8%
2021 Homes Built 1960 to 1969	5.4%	10.4%	9.7%
2021 Homes Built 1950 to 1959	5.1%	4.7%	4.3%
2021 Homes Built Before 1949	3.7%	4.5%	4.0%
<b>Home Values</b>			
2021 Home Value \$1,000,000 or More	15.3%	12.1%	10.1%
2021 Home Value \$500,000 to \$999,999	55.7%	64.6%	64.5%
2021 Home Value \$400,000 to \$499,999	15.0%	12.8%	13.5%
2021 Home Value \$300,000 to \$399,999	10.3%	6.3%	6.2%
2021 Home Value \$200,000 to \$299,999	1.6%	1.8%	1.9%
2021 Home Value \$150,000 to \$199,999	0.8%	0.4%	0.6%
2021 Home Value \$100,000 to \$149,999	0.6%	0.5%	0.9%
2021 Home Value \$50,000 to \$99,999	0.4%	0.7%	1.3%
2021 Home Value \$25,000 to \$49,999	0.3%	0.3%	0.4%
2021 Home Value Under \$25,000	0.2%	0.7%	0.7%
2021 Median Home Value	\$659,264	\$670,897	\$645,610
2021 Median Rent	\$1,777	\$1,737	\$1,761

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<b>Labor Force</b>			
2021 Est. Labor Population Age 16 Years or Over	11,034	55,704	85,491
2021 Est. Civilian Employed	52.8%	54.0%	55.1%
2021 Est. Civilian Unemployed	6.6%	7.0%	7.1%
2021 Est. in Armed Forces	-	0.1%	-
2021 Est. not in Labor Force	40.6%	38.9%	37.7%
2021 Labor Force Males	47.7%	48.8%	48.8%
2021 Labor Force Females	52.3%	51.2%	51.2%
<b>Occupation</b>			
2021 Occupation: Population Age 16 Years or Over	5,830	30,066	47,087
2021 Mgmt, Business, & Financial Operations	21.6%	21.6%	20.8%
2021 Professional, Related	37.5%	30.3%	30.0%
2021 Service	11.5%	16.4%	16.2%
2021 Sales, Office	21.3%	19.5%	19.9%
2021 Farming, Fishing, Forestry	-	-	-
2021 Construction, Extraction, Maintenance	2.9%	5.1%	5.0%
2021 Production, Transport, Material Moving	5.1%	7.1%	8.1%
2021 White Collar Workers	80.5%	71.4%	70.6%
2021 Blue Collar Workers	19.5%	28.6%	29.4%
<b>Transportation to Work</b>			
2021 Drive to Work Alone	77.5%	77.4%	76.6%
2021 Drive to Work in Carpool	7.7%	8.4%	8.9%
2021 Travel to Work by Public Transportation	3.1%	3.2%	3.6%
2021 Drive to Work on Motorcycle	0.8%	0.3%	0.3%
2021 Walk or Bicycle to Work	1.8%	2.1%	2.0%
2021 Other Means	1.1%	1.0%	1.0%
2021 Work at Home	7.9%	7.5%	7.6%
<b>Travel Time</b>			
2021 Travel to Work in 14 Minutes or Less	17.6%	24.1%	24.2%
2021 Travel to Work in 15 to 29 Minutes	26.8%	26.0%	25.0%
2021 Travel to Work in 30 to 59 Minutes	29.7%	29.3%	29.8%
2021 Travel to Work in 60 Minutes or More	25.9%	20.6%	21.0%
2021 Average Travel Time to Work	34.6	29.3	29.3
<b>Consumer Expenditure</b>			
2021 Est. Total Household Expenditure	\$429.24 M	\$2.11 B	\$3.25 B
2021 Est. Apparel	\$15.54 M	\$76.16 M	\$117.51 M
2021 Est. Contributions, Gifts	\$26.73 M	\$130.14 M	\$200.86 M
2021 Est. Education, Reading	\$15.94 M	\$77.18 M	\$118.99 M
2021 Est. Entertainment	\$24.89 M	\$122.43 M	\$189 M
2021 Est. Food, Beverages, Tobacco	\$64.34 M	\$316.07 M	\$487.38 M
2021 Est. Furnishings, Equipment	\$15.35 M	\$75.59 M	\$116.7 M
2021 Est. Health Care, Insurance	\$37.8 M	\$186.42 M	\$287.55 M
2021 Est. Household Operations, Shelter, Utilities	\$137.74 M	\$673.68 M	\$1.04 B
2021 Est. Miscellaneous Expenses	\$8.17 M	\$40.05 M	\$61.78 M
2021 Est. Personal Care	\$5.75 M	\$28.22 M	\$43.54 M
2021 Est. Transportation	\$76.99 M	\$380.16 M	\$586.99 M

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5 mi radius

3 mi radius

1 mi radius