

FOR LEASE - WASHINGTON PLAZA

8365 Paradise Valley Rd, Spring Valley, California

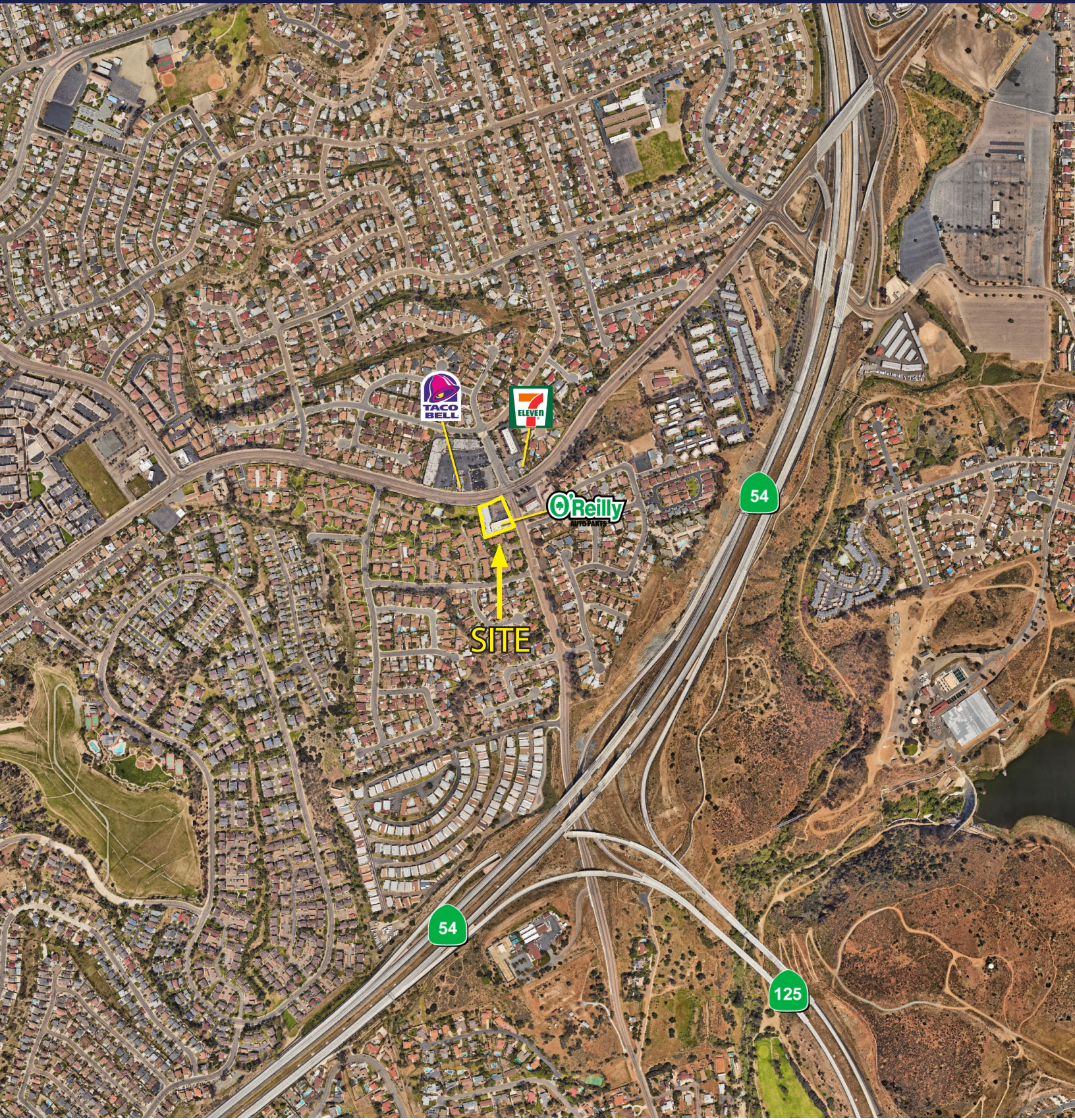


FEATURES

- Small shops available in O'Reilly anchored center
- High visibility at signalized intersection
- Extremely dense neighborhood with retail synergy
- Monument signage and off-street parking available

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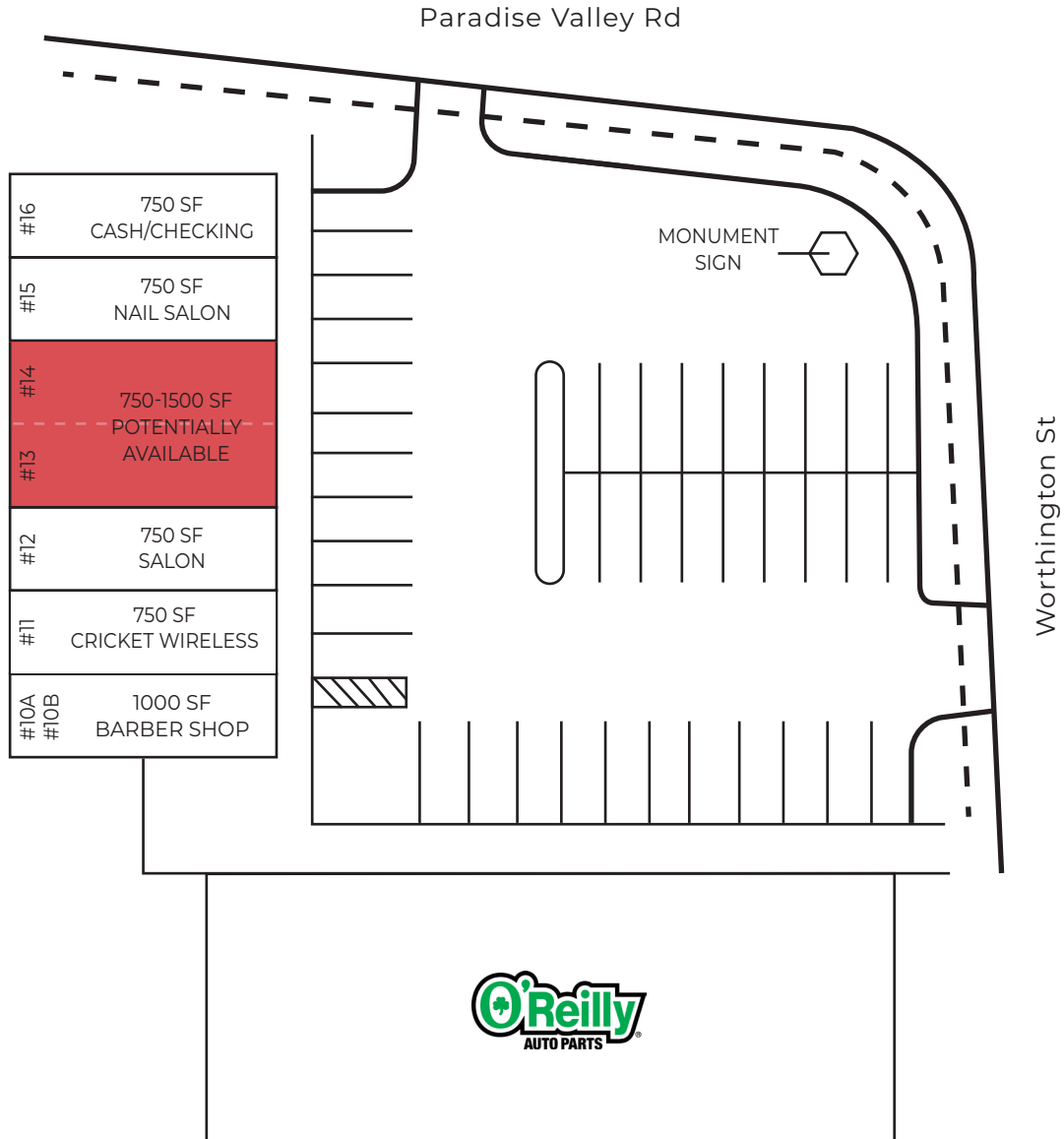
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SITE PLAN/DEMISED PREMISES



RI RETAIL INSITE

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EXPANDED DEMOGRAPHIC PROFILE


Estimated 2016 · Calculated Using Proportional Block Groups


8365 Paradise Valley Rd | Spring Valley, CA


 POPULATION	1 MILE	3 MILES	5 MILES
Estimated Population	24,497	158,318	435,731
Forecasted Population (2021)	25,966	164,878	464,656


 HOUSEHOLDS	1 MILE	3 MILES	5 MILES
Households	6,732	45,392	132,881


 AVG HHD INCOME	1 MILE	3 MILES	5 MILES
Estimated Avg Household Income	\$84,973	\$91,797	\$87,207
Avg Family Income	\$75,580	\$84,967	\$81,509


 MEDIAN HH INCOME	1 MILE	3 MILES	5 MILES
Estimated Median Household Income	\$71,430	\$72,012	\$69,664
Median Family Income	\$68,275	\$72,063	\$71,090

 \$\$\$ PER CAPITA INCOME	1 MILE	3 MILES	5 MILES
Est. Proj. Per Capita Income	\$23,685	\$26,712	\$26,933

 \$\$ OTHER INCOME	1 MILE	3 MILES	5 MILES
Est. Proj. Median Disposable Income	\$57,372	\$58,155	\$56,335

 DAYTIME DEMOS	1 MILE	3 MILES	5 MILES
Total Number of Businesses	192	1,456	7,479
Total Number of Employees	1,237	10,435	67,219

 RACE & ETHNICITY	1 MILE	3 MILES	5 MILES
White	7,255 32.1%	57,728 38.4%	185,777 45.0%
Black or African American	3,660 16.2%	21,631 14.4%	50,969 12.3%
American Indian & Alaskan Native	145 0.6%	1,068 0.7%	3,058 0.7%
Asian	5,188 23.0%	30,656 20.4%	67,557 16.4%
Hawaiian & Pacific Islander	325 1.4%	1,721 1.1%	3,848 0.9%
Other Race	4,047 17.9%	25,878 17.2%	73,009 17.7%
Two or More Races	1,975 8.7%	11,839 7.9%	28,583 6.9%

 AGE DISTRIBUTION	1 MILE	3 MILES	5 MILES
Median Age	33.0 yrs	33.3 yrs	33.5 yrs

 HOUSING	1 MILE	3 MILES	5 MILES
Total Housing Units	6,547	45,542	133,839