

# CYPRESS EAST

10031-10191 VALLEY VIEW STREET | CYPRESS, CA

**FOR LEASE**

**±900 - 1,475 SF Retail**



## PROPERTY HIGHLIGHTS

- Anchored by Stater Bros. Market, Cypress East Shopping Center offers an excellent parking field with great visibility to its tenants.
- Conveniently located at Valley View St. and Ball Rd., two of Orange County's major thoroughfares.
- Located within a half mile of both Cypress College (over 16,000 students and faculty) and Cypress High School (over 2,500 students and faculty).
- Center facade and design is well maintained and up-to-date.

## TRAFFIC COUNTS

- ±24,000 Average Daily Traffic on Ball Road
- ±44,000 Average Daily Traffic on Valley View Street



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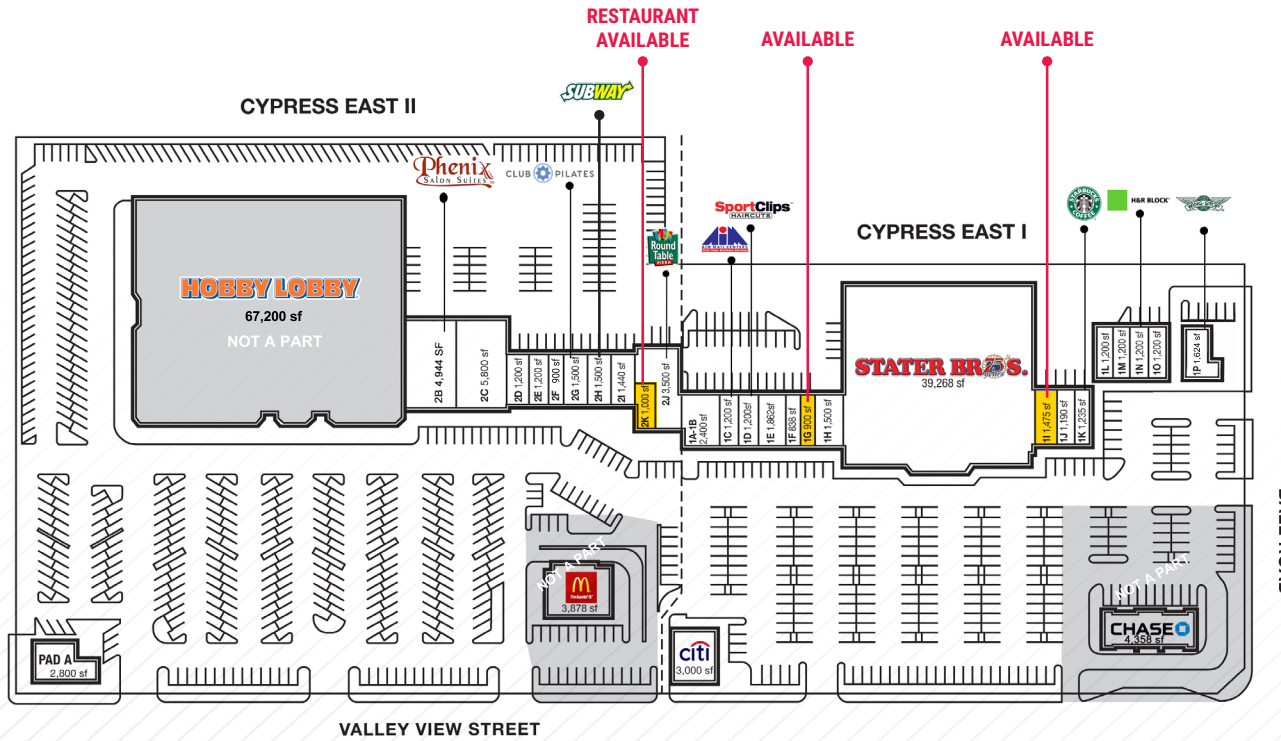
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## CURRENT AVAILABILITIES



### 2020 Budgeted NNN Rates

CAM	\$4.86	\$4.40
TAXES	\$3.73	\$4.41
INSURANCE	\$0.36	\$0.31
TOTAL	\$8.95 (0.75)	\$9.12 (0.76)
MARKETING	\$1.00	\$1.00

CCE I

CCE II

<b>1A-1B</b>	Hallelujah Tae Kwon Do	2,400	<b>1H</b>	Cypress East Cleaners	1,500	<b>1N</b>	H & R Block	1,200	<b>2B</b>	Phenix Salon Suites	4,944	<b>2H</b>	Subway	1,500
<b>1C</b>	AIM Mail Center	1,200	<b>1I</b>	Available	1,475	<b>1O</b>	Cypress Smiles Dentistry	1,200	<b>2C</b>	MedPost Urgent Care	5,800	<b>2I</b>	Hear USA	1,440
<b>1D</b>	Sport Clips	1,200	<b>1J</b>	Mathnasium	1,208	<b>1P</b>	Wingstop	1,624	<b>2D</b>	Juice City	1,200	<b>2J</b>	Round Table Pizza	3,500
<b>1E</b>	Classic in Flowers	1,862	<b>1K</b>	Starbucks Coffee	1,235	<b>MJR1</b>	Stater Bros. Market	39,268	<b>2E</b>	Fibo Kids Academy	1,200	<b>2K</b>	Available	1,000
<b>1F</b>	Tennis Factory	838	<b>1L</b>	LG Nails	1,200	<b>PAD1</b>	Citibank	3,000	<b>2F</b>	Bubble & Leaf	900	<b>PAD A</b>	Fish in a Bottle	2,800
<b>1G</b>	Available	900	<b>1M</b>	Royal Massage and Spa	1,200	<b>PAD2</b>	JP Morgan Chase	4,358	<b>2G</b>	Club Pilates	1,500			



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TRADE AREA

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BUENA PARK PLAZA


NORTHGATE MARKET CENTER


LINCOLN KNOTT CENTER

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BUENA PARK MARKETPLACE


GROCERY OUTLET CENTER

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CYPRESS CENTER WEST


CYPRESS PLAZA


SITE

PETCO CENTER


CYPRESS CENTER EAST


CYPRESS CENTER


SMART & FINAL CENTER


EASTGATE PLAZA


SHOPS AT CYPRESS PLAZA




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## CYPRESS SNAPSHOT

	DEMOGRAPHICS	1-MILE	3-MILES	5-MILES
POPULATION	2000 Population	22,432	230,624	585,568
	2010 Population	22,651	233,704	595,702
	2019 Population	23,970	244,336	624,189
	2024 Population	24,669	249,845	638,816
	2010-2019 Annual Rate	0.61%	0.48%	0.51%
	2019-2024 Annual Rate	0.58%	0.45%	0.46%
	2019 Median Age	38.9	38.1	38.1
	Total Businesses	949	7,849	22,422
	Total Employees	10,786	74,581	209,292
	HOUSEHOLDS	2000 Households	7,349	72,755
2010 Households		7,237	72,727	183,668
2019 Total Households		7,502	74,592	188,974
2024 Total Households		7,665	75,781	192,204
2010-2019 Annual Rate		0.39%	0.27%	0.31%
2019-2024 Annual Rate		0.43%	0.32%	0.34%
2019 Average Household Size		3.16	3.24	3.27
INCOME	2019 Median Household Income	\$86,010	\$79,785	\$75,610
	2024 Median Household Income	\$100,419	\$92,855	\$87,276
	2019 Average Household Income	\$103,706	\$101,292	\$97,394
	2024 Average Household Income	\$122,907	\$118,894	\$114,457
	2019 Per Capita Income	\$32,490	\$30,878	\$29,532
HOUSING	2019 Housing Units	7,648	76,818	195,475
	2019 Owner Occupied Housing Units	60.7%	56.3%	56.2%
	2019 Renter Occupied Housing Units	37.4%	40.8%	40.5%
	2019 Vacant Housing Units	1.9%	2.9%	3.3%
	2019 Median Home Value	\$603,817	\$597,962	\$591,062
	2019 Average Home Value	\$621,681	\$623,992	\$615,911



**51,249**  
Total Population



**16,391**  
Total Households



**\$115,212**  
Avg. H.H. Income



**24,661**  
Daytime Population

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