

MEADOWLARK PLAZA

NEC Warner Avenue & Airport Circle

Huntington Beach, CA

PROJECT FEATURES

- 120,000 SF Shopping Center anchored by Ralphs Grocery
- Densely populated trade area
- Serves southwest Huntington Beach & Huntington Harbour areas
- Signalized intersection at Warner Ave & Airport Circle

Join



DEMOGRAPHICS

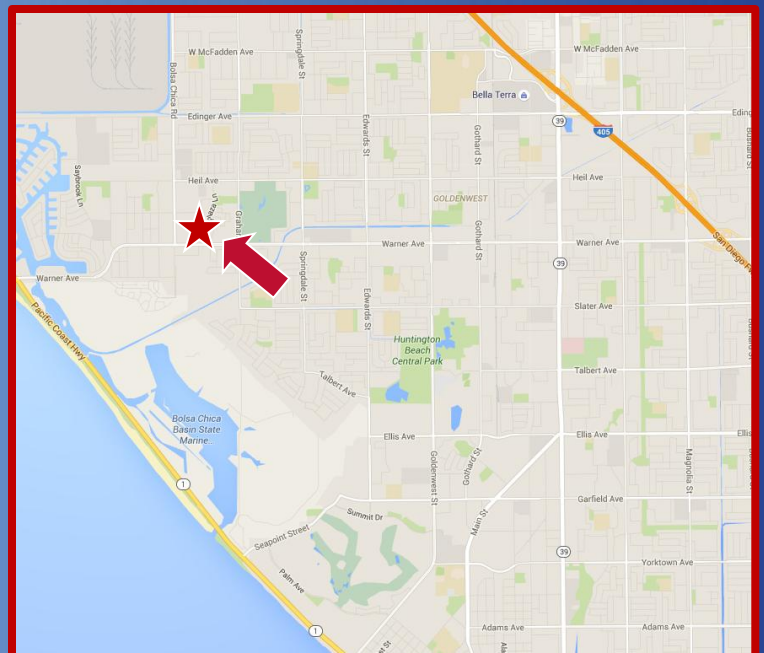
	1-Mile Radius	3-Mile Radius	5-Mile Radius
Population	23,398	103,530	327,284
Avg HH Income	\$109,780	\$121,804	\$105,649
Employment	4,514	50,899	119,554

Source: SITES USA, 2016

TRAFFIC COUNTS

Warner Avenue 29,000 cars per day

Source: OCTA



For More Information, Please Contact:

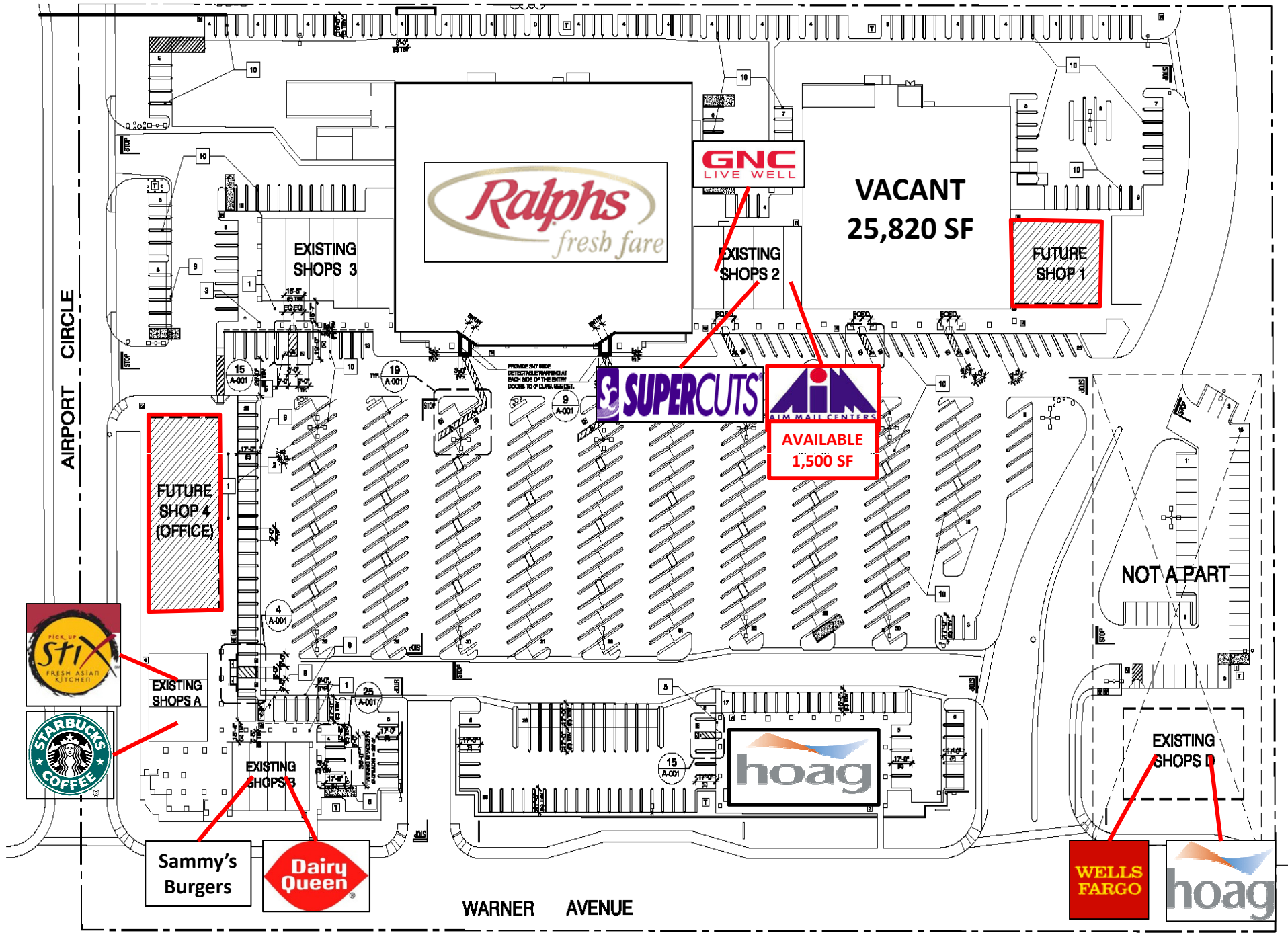
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The info above has been obtained from sources deemed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it.



**TRADER
JOE'S**

Bolsa Chica



CVS



Warner



Heil

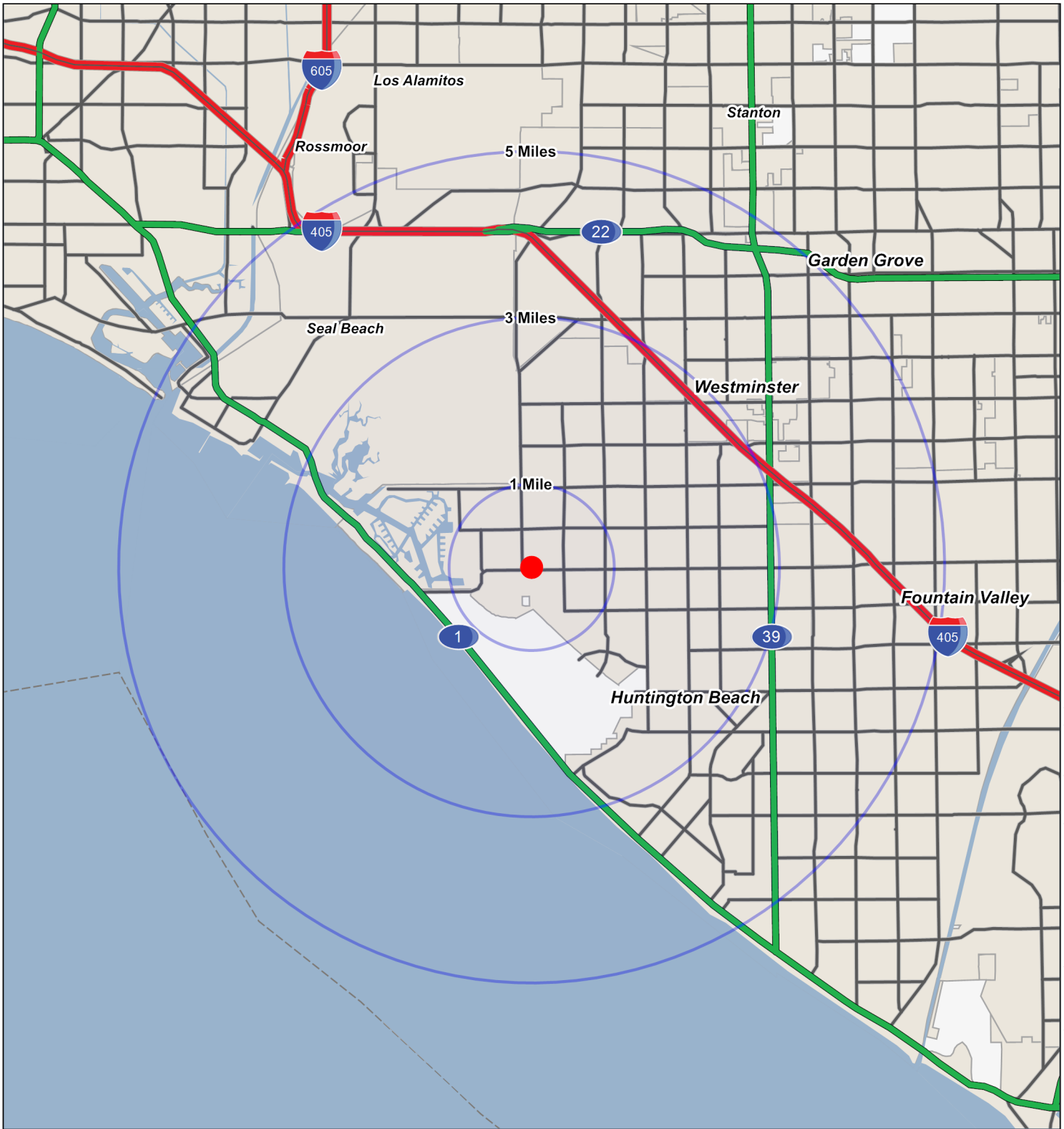


Slater

Springdale

Meadowlark Plaza

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First American Flood Hazard



Lat: 33.7155 Lon: -118.0392 Zoom: 12.76 m

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Warner Ave & Airport Cir Huntington Beach, CA

September 2017



EXPANDED PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Bush / Limburg

Lat/Lon: 33.7154/-118.0392

RF5

Warner Ave & Airport Cir	1 Mile	3 Miles	5 Miles
Huntington Beach, CA			
Population			
Estimated Population (2016)	23,398	103,530	327,284
Projected Population (2021)	24,350	107,525	340,128
Census Population (2010)	21,684	96,974	312,087
Census Population (2000)	20,851	96,826	308,961
Projected Annual Growth (2016 to 2021)	952 0.8%	3,995 0.8%	12,844 0.8%
Historical Annual Growth (2010 to 2016)	1,714 1.3%	6,556 1.1%	15,197 0.8%
Historical Annual Growth (2000 to 2010)	832 0.4%	148 -	3,126 0.1%
Estimated Population Density (2016)	7,454 psm	3,663 psm	4,170 psm
Trade Area Size	3.14 sq mi	28.26 sq mi	78.49 sq mi
Households			
Estimated Households (2016)	9,924	39,384	120,082
Projected Households (2021)	10,501	41,590	126,917
Census Households (2010)	9,182	36,734	114,155
Census Households (2000)	8,984	36,565	113,405
Estimated Households with Children (2016)	2,441 24.6%	11,719 29.8%	36,116 30.1%
Estimated Average Household Size (2016)	2.35	2.62	2.71
Average Household Income			
Estimated Average Household Income (2016)	\$109,780	\$121,804	\$105,649
Projected Average Household Income (2021)	\$131,972	\$148,041	\$126,940
Estimated Average Family Income (2016)	\$133,750	\$143,604	\$122,617
Median Household Income			
Estimated Median Household Income (2016)	\$89,502	\$97,614	\$84,683
Projected Median Household Income (2021)	\$99,740	\$108,923	\$94,166
Estimated Median Family Income (2016)	\$110,241	\$117,331	\$102,015
Per Capita Income			
Estimated Per Capita Income (2016)	\$46,571	\$46,354	\$38,810
Projected Per Capita Income (2021)	\$56,919	\$57,279	\$47,412
Estimated Per Capita income 5 Year Growth	\$10,348 22.2%	\$10,925 23.6%	\$8,602 22.2%
Estimated Average Household Net Worth (2016)	\$1,216,529	\$1,378,025	\$1,196,205
Daytime Demos (2016)			
Total Businesses	780	5,339	14,171
Total Employees	4,514	50,899	119,554
Company Headquarter Businesses	- -	31 0.6%	40 0.3%
Company Headquarter Employees	- -	4,003 7.9%	4,981 4.2%
Employee Population per Business	5.8	9.5	8.4
Residential Population per Business	30.0	19.4	23.1

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Bush / Limburg

Lat/Lon: 33.7154/-118.0392

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Warner Ave & Airport Cir

Huntington Beach, CA

Race & Ethnicity

	1 Mile		3 Miles		5 Miles	
White (2016)	18,034	77.1%	72,736	70.3%	197,201	60.3%
Black or African American (2016)	254	1.1%	1,446	1.4%	4,149	1.3%
American Indian or Alaska Native (2016)	105	0.4%	523	0.5%	1,520	0.5%
Asian (2016)	2,700	11.5%	14,897	14.4%	83,851	25.6%
Hawaiian or Pacific Islander (2016)	63	0.3%	334	0.3%	1,106	0.3%
Other Race (2016)	1,090	4.7%	8,337	8.1%	25,119	7.7%
Two or More Races (2016)	1,153	4.9%	5,258	5.1%	14,337	4.4%
Not Hispanic or Latino Population (2016)	19,571	83.6%	81,105	78.3%	261,797	80.0%
Hispanic or Latino Population (2016)	3,827	16.4%	22,425	21.7%	65,488	20.0%
Not Hispanic or Latino Population (2021)	19,808	81.3%	82,061	76.3%	265,946	78.2%
Hispanic or Latino Population (2021)	4,542	18.7%	25,464	23.7%	74,182	21.8%
Not Hispanic or Latino Population (2010)	18,526	85.4%	77,591	80.0%	252,166	80.8%
Hispanic or Latino Population (2010)	3,158	14.6%	19,383	20.0%	59,921	19.2%
Not Hispanic or Latino Population (2000)	18,466	88.6%	80,304	82.9%	257,469	83.3%
Hispanic or Latino Population (2000)	2,385	11.4%	16,522	17.1%	51,492	16.7%
Projected Hispanic Annual Growth (2016 to 2021)	716	3.7%	3,039	2.7%	8,694	2.7%
Historic Hispanic Annual Growth (2000 to 2016)	1,441	3.8%	5,903	2.2%	13,996	1.7%

Age Distribution (2016)

Age Under 5	1,178	5.0%	5,417	5.2%	16,518	5.0%
Age 5 to 9 Years	1,209	5.2%	5,726	5.5%	17,285	5.3%
Age 10 to 14 Years	1,196	5.1%	6,047	5.8%	18,469	5.6%
Age 15 to 19 Years	1,141	4.9%	5,861	5.7%	18,299	5.6%
Age 20 to 24 Years	1,390	5.9%	6,307	6.1%	19,217	5.9%
Age 25 to 29 Years	1,799	7.7%	7,113	6.9%	22,064	6.7%
Age 30 to 34 Years	1,730	7.4%	6,819	6.6%	20,845	6.4%
Age 35 to 39 Years	1,574	6.7%	6,409	6.2%	20,376	6.2%
Age 40 to 44 Years	1,613	6.9%	6,722	6.5%	21,548	6.6%
Age 45 to 49 Years	1,651	7.1%	7,384	7.1%	22,981	7.0%
Age 50 to 54 Years	1,762	7.5%	7,720	7.5%	23,789	7.3%
Age 55 to 59 Years	1,808	7.7%	7,501	7.2%	23,355	7.1%
Age 60 to 64 Years	1,543	6.6%	6,925	6.7%	21,150	6.5%
Age 65 to 74 Years	2,259	9.7%	10,610	10.2%	34,218	10.5%
Age 75 to 84 Years	1,111	4.7%	5,014	4.8%	18,494	5.7%
Age 85 Years or Over	434	1.9%	1,956	1.9%	8,676	2.7%
Median Age	40.9		41.1		41.9	

Gender Age Distribution (2016)

Female Population	11,830	50.6%	52,305	50.5%	166,402	50.8%
Age 0 to 19 Years	2,272	19.2%	11,167	21.4%	34,303	20.6%
Age 20 to 64 Years	7,487	63.3%	31,693	60.6%	98,093	58.9%
Age 65 Years or Over	2,071	17.5%	9,445	18.1%	34,006	20.4%
Female Median Age	41.8		41.9		43.0	
Male Population	11,568	49.4%	51,225	49.5%	160,882	49.2%
Age 0 to 19 Years	2,452	21.2%	11,884	23.2%	36,268	22.5%
Age 20 to 64 Years	7,383	63.8%	31,206	60.9%	97,232	60.4%
Age 65 Years or Over	1,733	15.0%	8,135	15.9%	27,383	17.0%
Male Median Age	40.0		40.3		40.7	

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Bush / Limburg

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RF5

Warner Ave & Airport Cir

Huntington Beach, CA

Household Income Distribution (2016)

	1 Mile		3 Miles		5 Miles	
HH Income \$200,000 or More	1,138	11.5%	5,819	14.8%	14,326	11.9%
HH Income \$150,000 to \$199,999	975	9.8%	4,344	11.0%	11,622	9.7%
HH Income \$100,000 to \$149,999	2,091	21.1%	7,187	18.2%	20,292	16.9%
HH Income \$75,000 to \$99,999	1,511	15.2%	5,574	14.2%	16,081	13.4%
HH Income \$50,000 to \$74,999	1,488	15.0%	5,719	14.5%	17,697	14.7%
HH Income \$35,000 to \$49,999	979	9.9%	3,779	9.6%	12,616	10.5%
HH Income \$25,000 to \$34,999	524	5.3%	2,359	6.0%	9,218	7.7%
HH Income \$15,000 to \$24,999	483	4.9%	2,076	5.3%	8,385	7.0%
HH Income Under \$15,000	736	7.4%	2,528	6.4%	9,847	8.2%
HH Income \$35,000 or More	8,182	82.4%	32,420	82.3%	92,633	77.1%
HH Income \$75,000 or More	5,715	57.6%	22,923	58.2%	62,321	51.9%

Housing (2016)

Total Housing Units	10,148		40,494		123,638	
Housing Units Occupied	9,924	97.8%	39,384	97.3%	120,082	97.1%
Housing Units Owner-Occupied	5,381	54.2%	23,641	60.0%	72,794	60.6%
Housing Units, Renter-Occupied	4,543	45.8%	15,743	40.0%	47,288	39.4%
Housing Units, Vacant	224	2.2%	1,110	2.7%	3,555	2.9%

Marital Status (2016)

Never Married	6,920	34.9%	27,875	32.3%	87,429	31.8%
Currently Married	8,403	42.4%	39,903	46.2%	126,128	45.9%
Separated	792	4.0%	3,947	4.6%	13,922	5.1%
Widowed	1,095	5.5%	4,601	5.3%	17,650	6.4%
Divorced	2,605	13.1%	10,014	11.6%	29,884	10.9%

Household Type (2016)

Population Family	17,947	76.7%	85,916	83.0%	272,023	83.1%
Population Non-Family	5,421	23.2%	17,419	16.8%	53,414	16.3%
Population Group Quarters	31	0.1%	195	0.2%	1,847	0.6%
Family Households	5,887	59.3%	26,521	67.3%	80,230	66.8%
Non-Family Households	4,037	40.7%	12,863	32.7%	39,852	33.2%
Married Couple with Children	1,716	20.4%	8,374	21.0%	26,077	20.7%
Average Family Household Size	3.0		3.2		3.4	

Household Size (2016)

1 Person Households	2,927	29.5%	9,382	23.8%	29,997	25.0%
2 Person Households	3,601	36.3%	13,618	34.6%	37,895	31.6%
3 Person Households	1,486	15.0%	6,343	16.1%	18,836	15.7%
4 Person Households	1,223	12.3%	5,746	14.6%	17,214	14.3%
5 Person Households	413	4.2%	2,368	6.0%	8,320	6.9%
6 or More Person Households	275	2.8%	1,926	4.9%	7,819	6.5%

Household Vehicles (2016)

Households with 0 Vehicles Available	317	3.2%	1,239	3.1%	5,858	4.9%
Households with 1 Vehicles Available	3,068	30.9%	11,021	28.0%	34,428	28.7%
Households with 2 or More Vehicles Available	6,539	65.9%	27,124	68.9%	79,796	66.5%
Total Vehicles Available	19,357		79,194		237,773	
Average Vehicles Per Household	2.0		2.0		2.0	

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Huntington Beach, CA

Labor Force (2016)

Estimated Labor Population Age 16 Years or Over	19,589		85,136		271,329	
Estimated Civilian Employed	13,060	66.7%	53,889	63.3%	166,113	61.2%
Estimated Civilian Unemployed	486	2.5%	2,161	2.5%	6,066	2.2%
Estimated in Armed Forces	7	-	23	-	156	0.1%
Estimated Not in Labor Force	6,036	30.8%	29,062	34.1%	98,994	36.5%
Unemployment Rate	2.5%		2.5%		2.2%	

Occupation (2010)

Occupation: Population Age 16 Years or Over	11,372		47,164		145,855	
Management, Business, Financial Operations	2,305	20.3%	9,231	19.6%	25,611	17.6%
Professional, Related	2,896	25.5%	11,503	24.4%	33,929	23.3%
Service	1,403	12.3%	6,764	14.3%	22,683	15.6%
Sales, Office	3,369	29.6%	12,971	27.5%	39,166	26.9%
Farming, Fishing, Forestry	57	0.5%	185	0.4%	677	0.5%
Construct, Extraction, Maintenance	602	5.3%	3,082	6.5%	10,111	6.9%
Production, Transport Material Moving	740	6.5%	3,429	7.3%	13,678	9.4%
White Collar Workers	8,570	75.4%	33,705	71.5%	98,705	67.7%
Blue Collar Workers	2,802	24.6%	13,460	28.5%	47,149	32.3%

Consumer Expenditure (2016)

Total Household Expenditure	\$750 M		\$3.20 B		\$8.76 B	
Total Non-Retail Expenditure	\$410 M	54.7%	\$1.76 B	54.8%	\$4.79 B	54.7%
Total Retail Expenditure	\$340 M	45.3%	\$1.45 B	45.2%	\$3.97 B	45.3%
Apparel	\$26.3 M	3.5%	\$113 M	3.5%	\$309 M	3.5%
Contributions	\$36.7 M	4.9%	\$166 M	5.2%	\$434 M	5.0%
Education	\$31.2 M	4.2%	\$138 M	4.3%	\$364 M	4.2%
Entertainment	\$42.6 M	5.7%	\$182 M	5.7%	\$496 M	5.7%
Food and Beverages	\$107 M	14.2%	\$451 M	14.1%	\$1.25 B	14.3%
Furnishings and Equipment	\$26.8 M	3.6%	\$115 M	3.6%	\$311 M	3.5%
Gifts	\$20.4 M	2.7%	\$89.5 M	2.8%	\$237 M	2.7%
Health Care	\$57.1 M	7.6%	\$239 M	7.5%	\$666 M	7.6%
Household Operations	\$23.0 M	3.1%	\$101 M	3.2%	\$270 M	3.1%
Miscellaneous Expenses	\$10.8 M	1.4%	\$45.2 M	1.4%	\$125 M	1.4%
Personal Care	\$9.67 M	1.3%	\$41.1 M	1.3%	\$113 M	1.3%
Personal Insurance	\$6.05 M	0.8%	\$26.9 M	0.8%	\$71.3 M	0.8%
Reading	\$1.68 M	0.2%	\$7.17 M	0.2%	\$19.5 M	0.2%
Shelter	\$155 M	20.7%	\$665 M	20.7%	\$1.82 B	20.7%
Tobacco	\$4.00 M	0.5%	\$16.4 M	0.5%	\$47.1 M	0.5%
Transportation	\$138 M	18.5%	\$583 M	18.2%	\$1.61 B	18.4%
Utilities	\$53.5 M	7.1%	\$224 M	7.0%	\$624 M	7.1%

Educational Attainment (2016)

Adult Population Age 25 Years or Over	17,283		74,172		237,496	
Elementary (Grade Level 0 to 8)	438	2.5%	3,729	5.0%	15,417	6.5%
Some High School (Grade Level 9 to 11)	619	3.6%	3,104	4.2%	14,267	6.0%
High School Graduate	2,622	15.2%	11,964	16.1%	43,528	18.3%
Some College	4,437	25.7%	17,583	23.7%	56,098	23.6%
Associate Degree Only	1,674	9.7%	6,895	9.3%	22,551	9.5%
Bachelor Degree Only	4,622	26.7%	19,034	25.7%	55,610	23.4%
Graduate Degree	2,871	16.6%	11,863	16.0%	30,024	12.6%

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Units In Structure (2010)

	1 Mile		3 Miles		5 Miles	
1 Detached Unit	3,767	41.0%	19,724	53.7%	61,087	53.5%
1 Attached Unit	892	9.7%	3,315	9.0%	10,961	9.6%
2 to 4 Units	1,358	14.8%	4,546	12.4%	11,761	10.3%
5 to 9 Units	652	7.1%	2,344	6.4%	7,372	6.5%
10 to 19 Units	548	6.0%	1,528	4.2%	6,702	5.9%
20 to 49 Units	594	6.5%	1,175	3.2%	3,955	3.5%
50 or More Units	1,058	11.5%	2,767	7.5%	7,590	6.6%
Mobile Home or Trailer	311	3.4%	1,286	3.5%	4,568	4.0%
Other Structure	2	-	49	0.1%	161	0.1%

Homes Built By Year (2010)

Homes Built 2005 or later	239	2.6%	811	2.2%	2,877	2.5%
Homes Built 2000 to 2004	546	5.9%	1,542	4.2%	4,945	4.3%
Homes Built 1990 to 1999	547	6.0%	2,821	7.7%	8,203	7.2%
Homes Built 1980 to 1989	1,381	15.0%	4,822	13.1%	14,547	12.7%
Homes Built 1970 to 1979	2,523	27.5%	10,011	27.3%	28,498	25.0%
Homes Built 1960 to 1969	2,848	31.0%	11,899	32.4%	33,842	29.6%
Homes Built 1950 to 1959	626	6.8%	2,743	7.5%	13,279	11.6%
Homes Built Before 1949	472	5.1%	2,085	5.7%	7,965	7.0%

Home Values (2010)

Home Values \$1,000,000 or More	464	9.4%	2,820	12.5%	6,151	8.8%
Home Values \$500,000 to \$999,999	1,812	36.9%	8,649	38.4%	25,763	36.8%
Home Values \$400,000 to \$499,999	548	11.2%	2,063	9.2%	7,270	10.4%
Home Values \$300,000 to \$399,999	621	12.6%	2,498	11.1%	8,201	11.7%
Home Values \$200,000 to \$299,999	688	14.0%	2,726	12.1%	8,447	12.1%
Home Values \$150,000 to \$199,999	255	5.2%	1,196	5.3%	4,661	6.6%
Home Values \$100,000 to \$149,999	208	4.2%	961	4.3%	4,117	5.9%
Home Values \$70,000 to \$99,999	108	2.2%	576	2.6%	2,017	2.9%
Home Values \$50,000 to \$69,999	64	1.3%	388	1.7%	1,165	1.7%
Home Values \$25,000 to \$49,999	69	1.4%	337	1.5%	1,156	1.6%
Home Values Under \$25,000	78	1.6%	306	1.4%	1,150	1.6%
Owner-Occupied Median Home Value	\$490,651		\$531,980		\$482,254	
Renter-Occupied Median Rent	\$1,375		\$1,410		\$1,348	

Transportation To Work (2010)

Drive to Work Alone	9,522	85.3%	37,708	81.4%	115,846	80.9%
Drive to Work in Carpool	612	5.5%	3,807	8.2%	12,182	8.5%
Travel to Work by Public Transportation	78	0.7%	643	1.4%	3,149	2.2%
Drive to Work on Motorcycle	29	0.3%	144	0.3%	458	0.3%
Walk or Bicycle to Work	175	1.6%	1,312	2.8%	4,023	2.8%
Other Means	113	1.0%	353	0.8%	939	0.7%
Work at Home	639	5.7%	2,355	5.1%	6,557	4.6%

Travel Time (2010)

Travel to Work in 14 Minutes or Less	2,113	20.1%	9,879	22.5%	30,549	22.4%
Travel to Work in 15 to 29 Minutes	4,086	38.8%	15,458	35.2%	49,507	36.2%
Travel to Work in 30 to 59 Minutes	3,728	35.4%	15,605	35.5%	46,136	33.8%
Travel to Work in 60 Minutes or More	602	5.7%	3,025	6.9%	10,406	7.6%
Average Minutes Travel to Work	24.0		24.4		24.0	

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