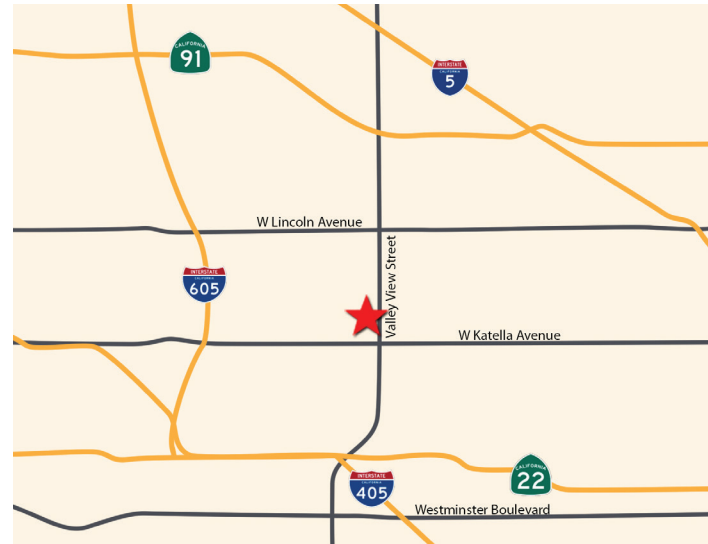




# FOR LEASE CYPRESS POINTE

10503-10649 Valley View Street  
Cypress, California



## DEMOGRAPHICS

|                | 1 MILE    | 3 MILES  | 5 MILES  |
|----------------|-----------|----------|----------|
| Population     | 17,989    | 236,623  | 608,305  |
| Avg. HH Income | \$105,922 | \$91,576 | \$87,593 |

TRAFFIC COUNT: Over 72,000 cars per day at  
Cerritos Avenue and Valley View Street

**Rare 2,598 SF Restaurant with patio Available**

## CORELAND COMPANIES

17542 E. 17th Street, Suite 420  
Tustin, CA 92780

† 714.573.7780 | f 714.573.7790

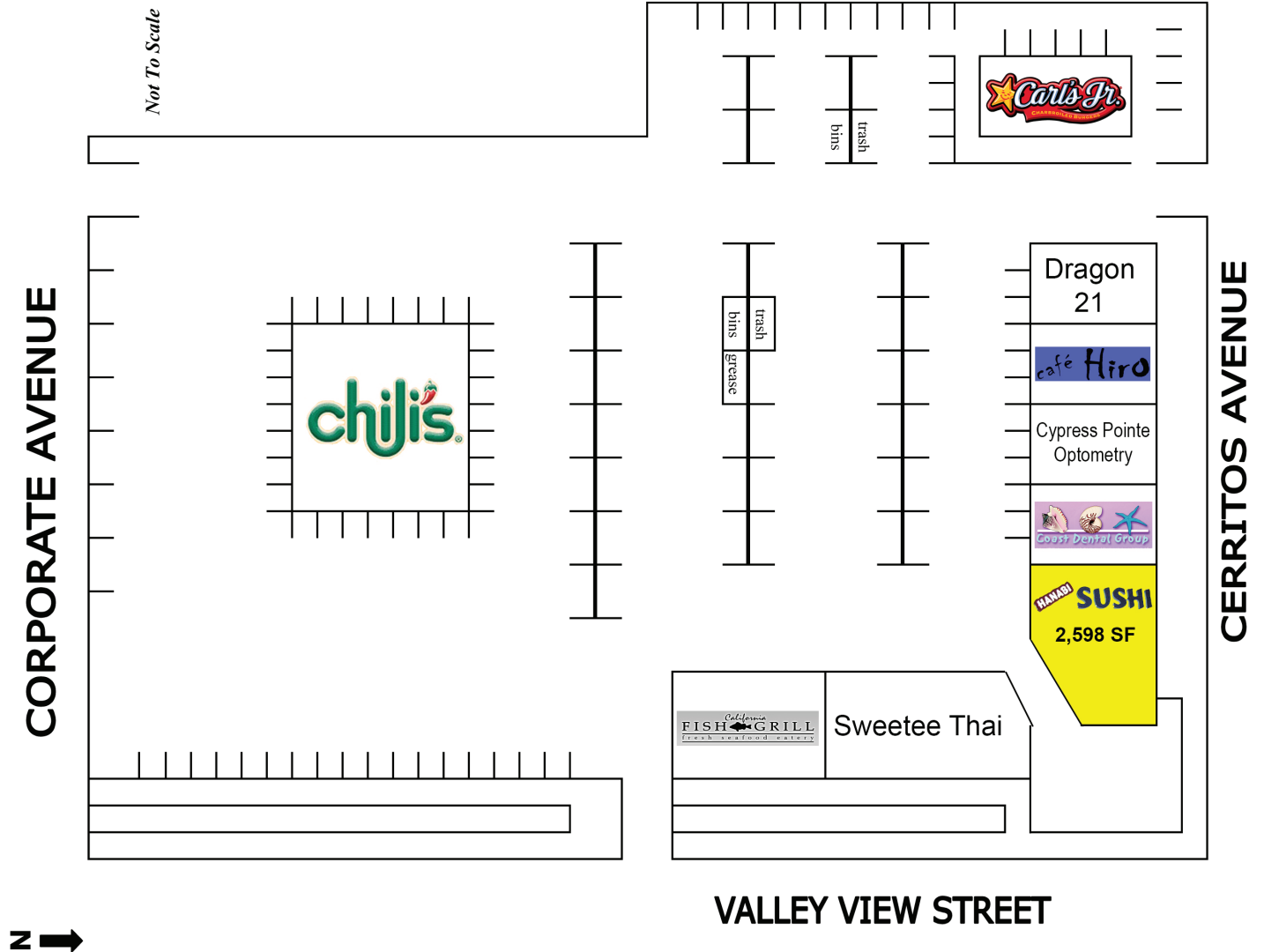
[www.coreland.com](http://www.coreland.com)

### For leasing opportunities, please contact:

Matt Hammond (Lic. #01235239)  
mhammond@coreland.com | 714.210.6711

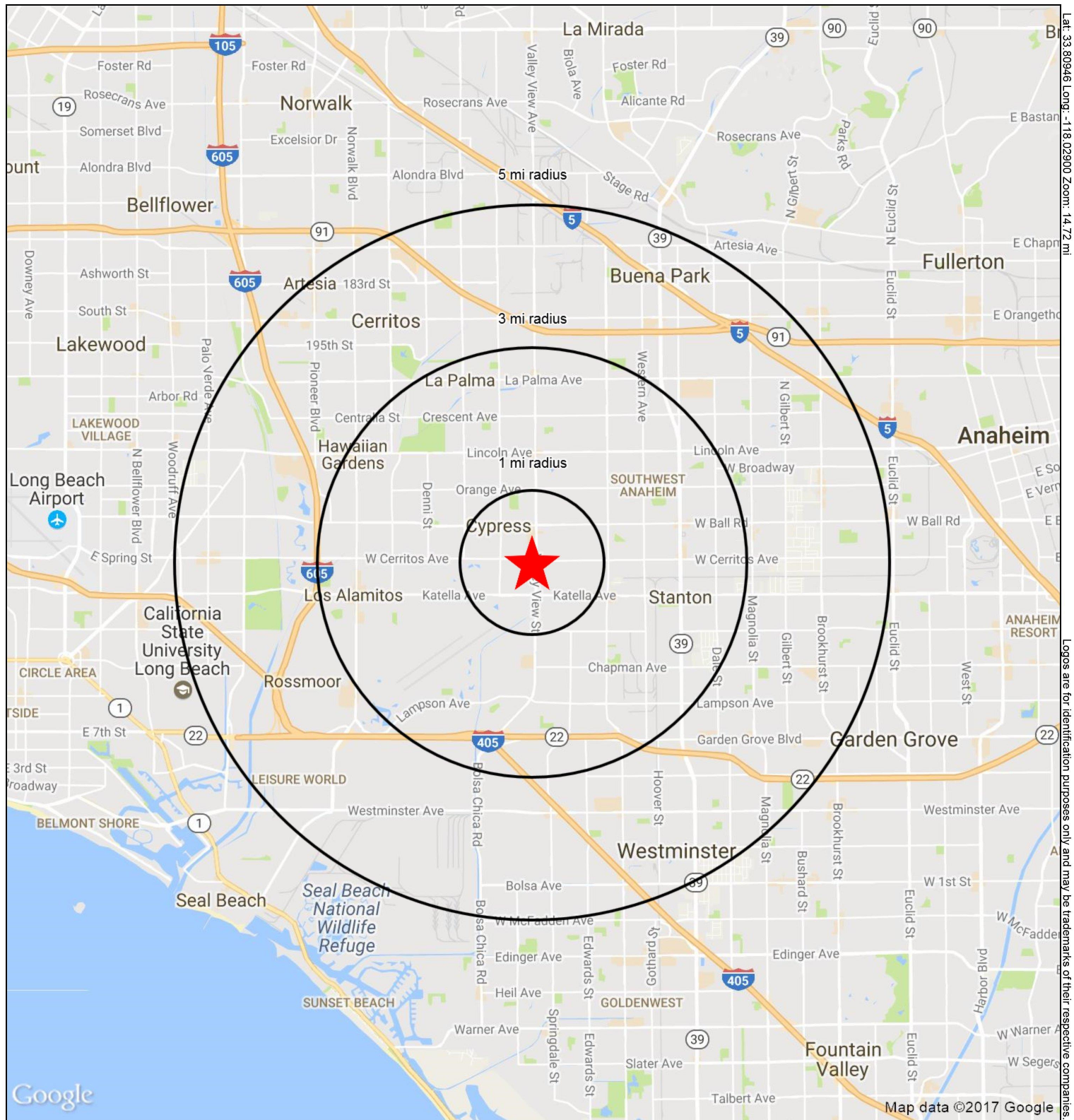
Ben Terry (Lic. #01360049)  
bterry@coreland.com | 714.210.6750

The information contained herein has been obtained from sources we deem reliable, however no warranty or representation is made to the accuracy of the information. Terms of lease or availability are subject to change or withdrawal without notice.



- ▶ Rare end cap restaurant with patio with strong daytime population;
- ▶ Over 40,000 employees within 2-mile radius;
- ▶ Over 47,000 cars per day at Valley View;
- ▶ Close proximity to Cypress College (14,500 students) and Cypress High School.

| Ste.  | Tenant                   | SF    |
|-------|--------------------------|-------|
| 5930  | Carl's Jr.               | 3,500 |
| 10503 | Dragon 21                | 1,528 |
| 10509 | Cafe Hiro                | 1,190 |
| 10515 | Cypress Pointe Optometry | 950   |
| 10521 | Coast Dental Group       | 1,900 |
| 10539 | Hanabi Sushi - AVAILABLE | 2,598 |
| 10557 | Sweetee Thai             | 2,780 |
| 10569 | California Fish Grill    | 2,714 |
| 10643 | Chili's Grill and Bar    | 6,000 |



## Cypress Pointe

10503-10649 Valley View St, Cypress, CA 90630-4832

**CORELAND**  
COMPANIES



# SUMMARY PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 33.8095/-118.0290

RS1

## Cypress Pointe

10503-10649 Valley View St, Cypress, CA 90630-4832

1 mi radius 3 mi radius 5 mi radius

| POPULATION          | 2016 Estimated Population                             | 17,989    | 236,623  | 608,305  |
|---------------------|-------------------------------------------------------|-----------|----------|----------|
|                     | 2021 Projected Population                             | 18,683    | 245,599  | 631,182  |
|                     | 2010 Census Population                                | 17,602    | 229,560  | 589,063  |
|                     | 2000 Census Population                                | 17,474    | 225,766  | 579,242  |
|                     | Projected Annual Growth 2016 to 2021                  | 0.8%      | 0.8%     | 0.8%     |
|                     | Historical Annual Growth 2000 to 2016                 | 0.2%      | 0.3%     | 0.3%     |
|                     | 2016 Median Age                                       | 40.6      | 38.3     | 38.4     |
| HOUSEHOLDS          | 2016 Estimated Households                             | 5,836     | 74,013   | 188,609  |
|                     | 2021 Projected Households                             | 6,165     | 78,096   | 198,849  |
|                     | 2010 Census Households                                | 5,707     | 71,706   | 182,250  |
|                     | 2000 Census Households                                | 5,843     | 71,518   | 182,396  |
|                     | Projected Annual Growth 2016 to 2021                  | 1.1%      | 1.1%     | 1.1%     |
|                     | Historical Annual Growth 2000 to 2016                 | -         | 0.2%     | 0.2%     |
| RACE AND ETHNICITY  | 2016 Estimated White                                  | 56.7%     | 51.0%    | 45.8%    |
|                     | 2016 Estimated Black or African American              | 2.3%      | 3.5%     | 3.7%     |
|                     | 2016 Estimated Asian or Pacific Islander              | 29.2%     | 26.8%    | 30.9%    |
|                     | 2016 Estimated American Indian or Native Alaskan      | 0.6%      | 0.7%     | 0.7%     |
|                     | 2016 Estimated Other Races                            | 11.2%     | 18.0%    | 19.0%    |
|                     | 2016 Estimated Hispanic                               | 20.7%     | 32.9%    | 33.8%    |
| INCOME              | 2016 Estimated Average Household Income               | \$105,922 | \$91,576 | \$87,593 |
|                     | 2016 Estimated Median Household Income                | \$93,414  | \$76,949 | \$73,392 |
|                     | 2016 Estimated Per Capita Income                      | \$34,497  | \$28,739 | \$27,246 |
| EDUCATION (AGE 25+) | 2016 Estimated Elementary (Grade Level 0 to 8)        | 3.5%      | 8.4%     | 9.7%     |
|                     | 2016 Estimated Some High School (Grade Level 9 to 11) | 5.2%      | 7.8%     | 8.1%     |
|                     | 2016 Estimated High School Graduate                   | 22.0%     | 22.0%    | 22.2%    |
|                     | 2016 Estimated Some College                           | 25.3%     | 23.7%    | 23.2%    |
|                     | 2016 Estimated Associates Degree Only                 | 10.2%     | 8.2%     | 8.0%     |
|                     | 2016 Estimated Bachelors Degree Only                  | 23.0%     | 20.8%    | 20.0%    |
|                     | 2016 Estimated Graduate Degree                        | 10.8%     | 9.2%     | 8.9%     |
| BUSINESS            | 2016 Estimated Total Businesses                       | 1,011     | 8,304    | 21,078   |
|                     | 2016 Estimated Total Employees                        | 16,255    | 82,231   | 207,114  |
|                     | 2016 Estimated Employee Population per Business       | 16.1      | 9.9      | 9.8      |
|                     | 2016 Estimated Residential Population per Business    | 17.8      | 28.5     | 28.9     |

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.