

HUNTINGTON COLLECTION



NORTHEAST CORNER OF BEACH BLVD & TERRY AVE, CITY OF HUNTINGTON BEACH, CA



Thomas Guide Map Pg. 828 • A7

Project Size 96,382 Sq. Ft. of Retail Space

Demographics



Population*
1 Mile . . .29,555
3 Miles . .204,358



Traffic Count*
52,976 Cars Daily



Household Income*
1 Mile . . .\$63,245
3 Miles . . \$74,232



NewMark Merrill
COMPANIES

For additional information, please contact:

Brad Pearl
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or Jim Patton
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Tel: (818) 996-0700
Fax: (818) 996-0760

18801 Ventura Boulevard
Suite 300
Tarzana, CA 91356

www.newmarkmerrill.com

For Lease • Prime Retail Space Available

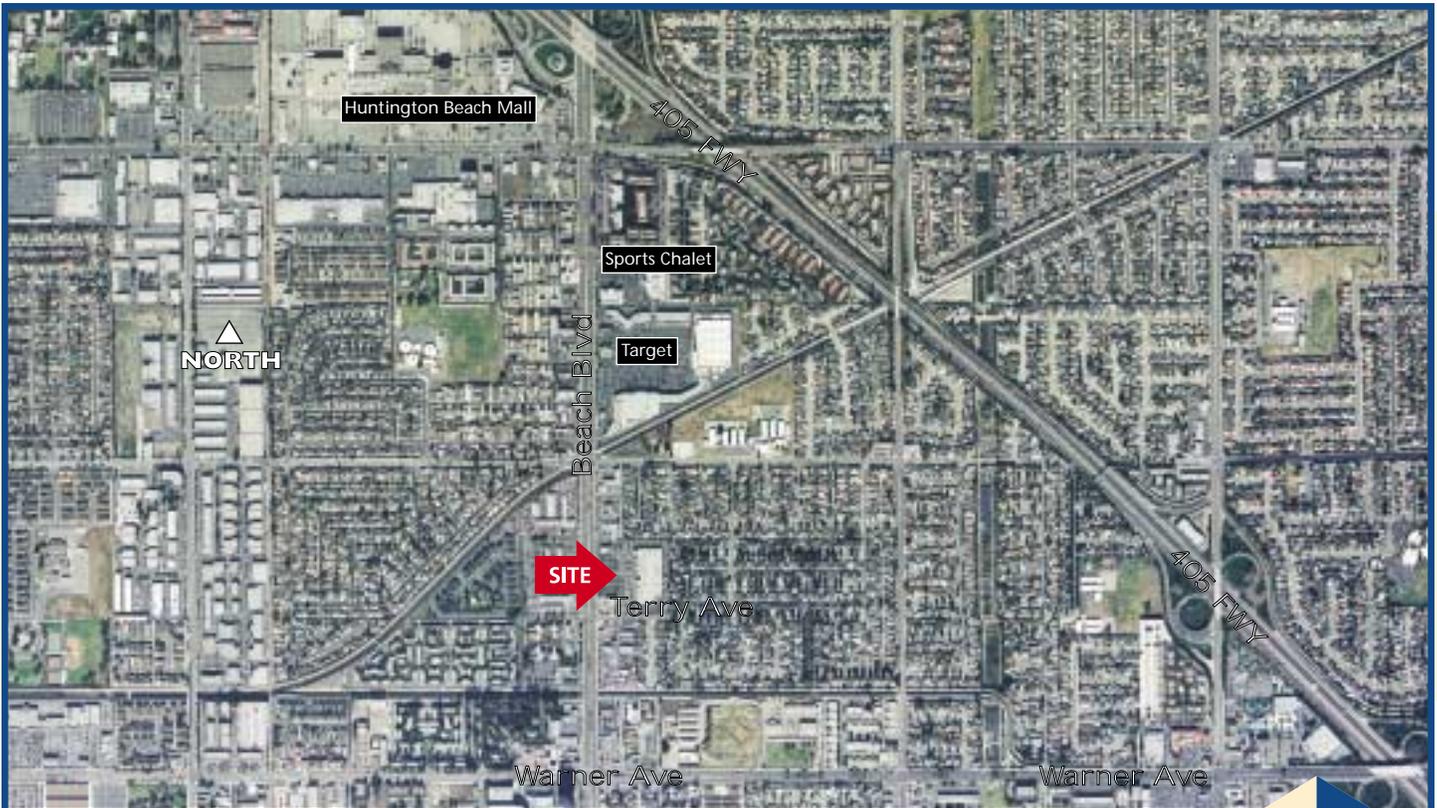
- Less than 1 mile from the San Diego (405) Freeway and in close proximity to the Garden Grove (22) Freeway.
- Only 2 blocks from the Huntington Beach Mall.
- Other area retailers include Target, Circuit City, Office Depot, Office Max, Sport Chalet, Staples and Bed, Bath & Beyond.

* Estimates are based on 1999 demographics for population and Average Income per Household. Traffic count is based upon owners calculations. The information contained herein is not guaranteed and should be independently verified.

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Prime Retail
Space Available

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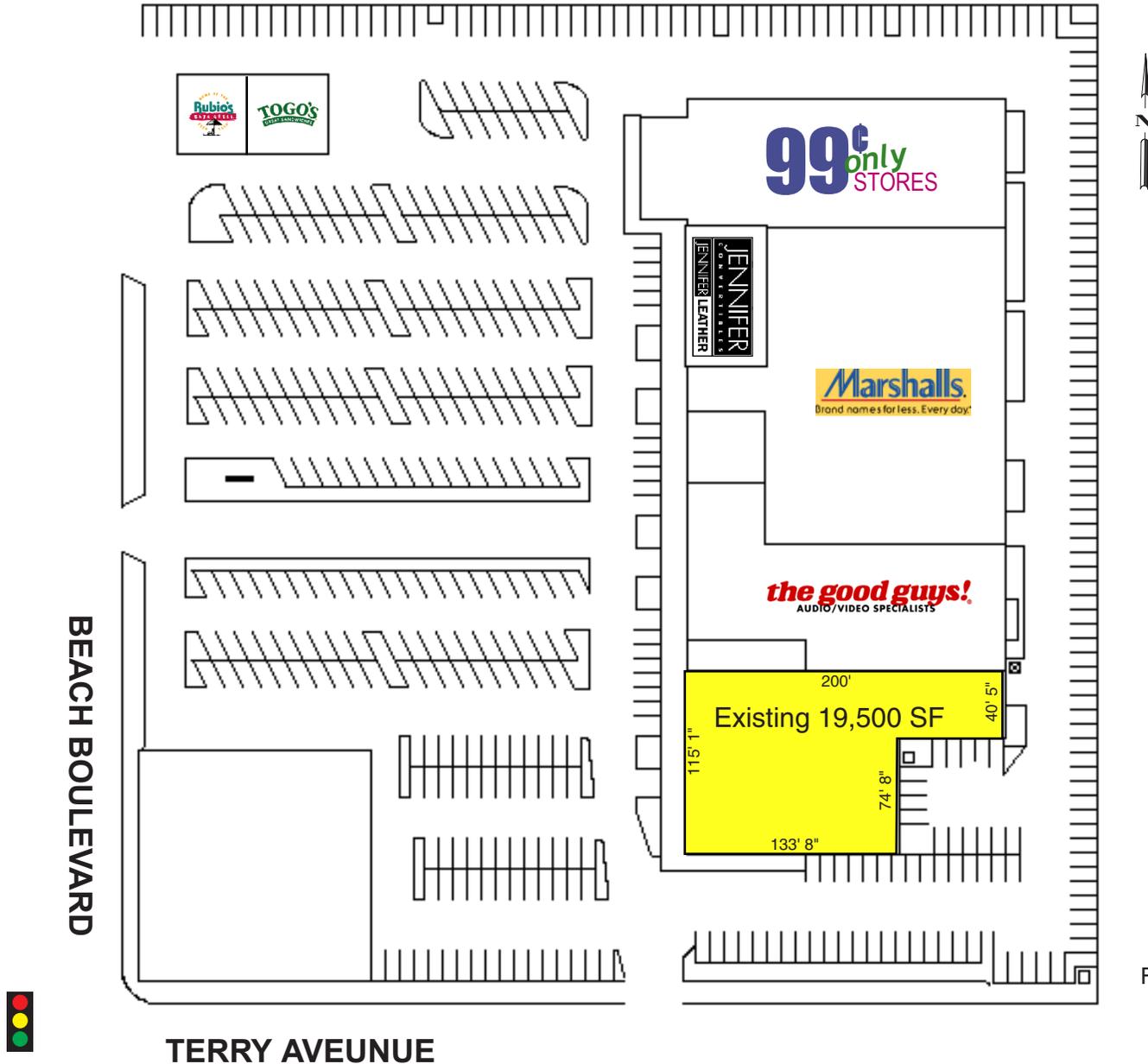
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Huntington Collection

Located at the Northeast corner of
Beach Boulevard and Terry Avenue
Huntington Beach, California



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COMPANIES

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Brad Pearl or Jim Patton
NewMark Merrill Companies
Tel: 818.996.0700
Fax: 818.996.0760

Landlord makes no representation that any of the above tenants or building configurations will exist now or in the future.
Tenants depicted may be proposed and may not actually occupy the proposed buildings.

CUSTOM SUMMARY REPORT
POP-FACTS: FULL DEMOGRAPHIC DATA

PREPARED FOR 620M
 NewMark Merrill Companies (962086934)

BEACH BLVD AT TERRY DR
 HUNTINGTON BEACH, CA 92647

Site: 01
 COORD: 33.7189 -117.988896

DESCRIPTION	1.00 MILE RADIUS	2.00 MILE RADIUS	3.00 MILE RADIUS
POPULATION			
2006 PROJECTION	30,954	102,574	210,936
2001 ESTIMATE	30,012	100,789	206,292
1990 CENSUS	27,407	94,977	192,281
1980 CENSUS	24,811	92,072	180,948
GROWTH 1980 - 1990	10.47%	3.16%	6.26%
HOUSEHOLDS			
2006 PROJECTION	10,337	34,669	71,409
2001 ESTIMATE	10,030	34,008	69,615
1990 CENSUS	9,269	32,142	64,828
1980 CENSUS	8,775	30,724	59,976
GROWTH 1980 - 1990	5.63%	4.61%	8.09%
2001 ESTIMATED POPULATION BY RACE			
WHITE	65.35%	68.61%	64.81%
BLACK	1.54%	1.22%	1.09%
ASIAN AND PACIFIC ISLANDER	14.78%	21.19%	26.22%
OTHER RACES	18.33%	8.99%	7.89%
2001 ESTIMATED POPULATION			
HISPANIC ORIGIN	35.78%	20.10%	18.09%
OCCUPIED UNITS			
OWNER OCCUPIED	34.70%	58.94%	60.33%
RENTER OCCUPIED	65.30%	41.06%	39.67%
1990 AVERAGE PERSONS PER HH	2.94	2.93	2.95
2001 EST HOUSEHOLDS BY INCOME			
\$150,000 OR MORE	5.08%	9.65%	10.14%
\$100,000 TO \$149,999	13.97%	18.80%	17.88%
\$ 75,000 TO \$ 99,999	15.94%	17.80%	16.81%
\$ 50,000 TO \$ 74,999	23.91%	21.30%	20.69%
\$ 35,000 TO \$ 49,999	17.53%	13.03%	12.78%
\$ 25,000 TO \$ 34,999	8.88%	7.23%	7.81%
\$ 15,000 TO \$ 24,999	7.86%	6.34%	7.17%
\$ 5,000 TO \$ 15,000	5.61%	4.78%	5.44%
UNDER \$ 5,000	1.21%	1.07%	1.27%
2001 EST. AVERAGE HOUSEHOLD INCOME			
	\$69,459	\$83,002	\$82,566
2001 EST. MEDIAN HOUSEHOLD INCOME			
	\$59,311	\$70,594	\$68,761
2001 EST. PER CAPITA INCOME			
	\$23,233	\$28,024	\$27,889

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2001 ESTIMATED POPULATION BY SEX	30,012	100,789	206,292
MALE	51.57%	50.53%	50.45%
FEMALE	48.43%	49.47%	49.55%
MARITAL STATUS	21,604	76,882	155,015
SINGLE MALE	21.62%	18.53%	18.30%
SINGLE FEMALE	14.03%	13.07%	12.85%
MARRIED	47.30%	52.60%	52.72%
PREVIOUSLY MARRIED MALE	5.99%	5.18%	5.24%
PREVIOUSLY MARRIED FEMALE	11.06%	10.62%	10.89%
HOUSEHOLDS WITH CHILDREN	3,642	12,100	24,474
MARRIED COUPLE FAMILY	66.83%	75.70%	76.41%
OTHER FAMILY-MALE HEAD	7.78%	6.10%	6.30%
OTHER FAMILY-FEMALE HEAD	23.00%	16.52%	15.82%
NON FAMILY	2.39%	1.68%	1.48%
2001 ESTIMATED POPULATION BY AGE	30,012	100,789	206,292
UNDER 5 YEARS	7.87%	6.25%	6.32%
5 TO 9 YEARS	7.67%	6.29%	6.40%
10 TO 14 YEARS	7.57%	6.40%	6.53%
15 TO 17 YEARS	4.27%	3.99%	3.97%
18 TO 20 YEARS	4.24%	4.10%	3.99%
21 TO 24 YEARS	6.34%	5.69%	5.55%
25 TO 29 YEARS	9.14%	7.89%	7.69%
30 TO 34 YEARS	8.88%	8.20%	8.06%
35 TO 39 YEARS	9.13%	8.20%	8.12%
40 TO 49 YEARS	15.96%	15.98%	16.21%
50 TO 59 YEARS	9.33%	12.67%	12.66%
60 TO 64 YEARS	3.07%	4.37%	4.30%
65 TO 69 YEARS	2.30%	3.42%	3.43%
70 TO 74 YEARS	1.99%	2.80%	2.78%
75 + YEARS	2.25%	3.73%	4.00%
MEDIAN AGE	31.64	35.71	35.92
AVERAGE AGE	31.97	35.79	35.89

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DESCRIPTION	1.00 MILE RADIUS	2.00 MILE RADIUS	3.00 MILE RADIUS
2001 ESTIMATED FEMALE POP. BY AGE	14,534	49,856	102,225
UNDER 5 YEARS	8.13%	6.25%	6.29%
5 TO 9 YEARS	7.81%	6.27%	6.37%
10 TO 14 YEARS	7.69%	6.30%	6.41%
15 TO 17 YEARS	4.13%	3.83%	3.83%
18 TO 20 YEARS	3.75%	3.73%	3.65%
21 TO 24 YEARS	5.74%	5.29%	5.16%
25 TO 29 YEARS	8.30%	7.37%	7.16%
30 TO 34 YEARS	8.48%	7.76%	7.59%
35 TO 39 YEARS	9.13%	7.92%	7.85%
40 TO 49 YEARS	16.24%	16.29%	16.40%
50 TO 59 YEARS	9.79%	13.05%	12.98%
60 TO 64 YEARS	3.26%	4.56%	4.52%
65 TO 69 YEARS	2.46%	3.60%	3.58%
70 TO 74 YEARS	2.11%	2.97%	2.98%
75 + YEARS	2.98%	4.82%	5.23%
FEMALE MEDIAN AGE	32.63	37.03	37.25
FEMALE AVERAGE AGE	32.67	36.79	36.94
POPULATION BY HOUSEHOLD TYPE	27,407	94,977	192,281
FAMILY HOUSEHOLDS	82.23%	85.73%	85.95%
NON-FAMILY HOUSEHOLDS	17.19%	13.56%	13.35%
GROUP QUARTERS	0.58%	0.71%	0.71%
HOUSEHOLDS BY TYPE	9,269	32,142	64,828
SINGLE MALE	10.14%	8.06%	7.82%
SINGLE FEMALE	9.38%	9.48%	10.16%
MARRIED COUPLE	48.09%	57.92%	57.84%
OTHER FAMILY-MALE HEAD	6.07%	4.74%	4.91%
OTHER FAMILY-FEMALE HEAD	13.61%	10.58%	10.42%
NON FAMILY-MALE HEAD	8.05%	5.74%	5.56%
NON FAMILY-FEMALE HEAD	4.66%	3.49%	3.29%
POPULATION BY URBAN VS. RURAL	27,639	95,151	192,277
URBAN	100.00%	100.00%	100.00%
RURAL	0.00%	0.00%	0.00%

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DESCRIPTION	1.00 MILE RADIUS	2.00 MILE RADIUS	3.00 MILE RADIUS
FEMALES 16+ WITH CHILDREN 0 - 17: BAS	10,529	37,937	76,183
WORKING WITH CHILD 0 - 5	5.49%	4.44%	4.51%
NOT WORKING WITH CHILD 0 - 5	0.17%	0.17%	0.18%
NOT IN LABOR FORCE WITH CHILD 0 -5	3.17%	2.71%	3.05%
WORKING WITH CHILD 6 - 17	12.83%	12.78%	12.12%
NOT WORKING WITH CHILD 6 - 17	0.33%	0.24%	0.31%
NOT IN LAB. FORCE WITH CHILD 6 - 17	3.61%	3.93%	4.30%
WORKING WITH CHILD 0 - 5 and 6 - 18	3.66%	3.01%	2.93%
NOT WORKING WITH CHILD 0-5 and 6-18	0.31%	0.16%	0.15%
NOT IN LAB. FORCE W/CHILD 0-5 and 6-18	3.04%	2.25%	2.55%
WORKING WITH NO CHILDREN	44.31%	42.92%	41.38%
NOT WORKING WITH NO CHILDREN	2.50%	1.85%	1.95%
NOT IN LAB. FORCE WITH NO CHILD.	20.59%	25.55%	26.57%
HH BY AGE BY POVERTY STATUS	9,222	32,252	65,076
ABOVE POVERTY UNDER AGE 65	85.22%	82.97%	81.27%
ABOVE POVERTY AGE 65 +	8.05%	12.27%	13.13%
BELOW POVERTY UNDER AGE 65	6.21%	4.01%	4.64%
BELOW POVERTY AGE 65 +	0.52%	0.75%	0.96%
POPULATION 16+ BY EMPLOYMENT STATUS	21,458	75,810	152,363
EMPLOYED IN ARMED FORCES	0.37%	0.29%	0.23%
EMPLOYED CIVILIANS	73.50%	71.14%	69.84%
UNEMPLOYED CIVILIANS	4.22%	3.09%	3.17%
NOT IN LABOR FORCE	21.91%	25.48%	26.76%
POPULATION 16+ BY OCCUPATION	15,772	53,932	106,417
EXECUTIVE AND MANAGERIAL	13.25%	16.60%	16.35%
PROFESSIONAL SPECIALTY	10.57%	15.80%	15.52%
TECHNICAL SUPPORT	3.57%	3.45%	3.58%
SALES	13.39%	14.86%	14.27%
ADMINISTRATIVE SUPPORT	18.10%	17.44%	17.35%
SERVICE: PRIVATE HOUSEHOLD	0.39%	0.29%	0.36%
SERVICE: PROTECTIVE	1.49%	1.51%	1.53%
SERVICE: OTHER	11.27%	8.24%	8.43%
FARMING FORESTRY and FISHING	2.52%	1.27%	1.05%
PRECISION PRODUCTION and CRAFT	12.24%	10.97%	11.09%
MACHINE OPERATOR	6.03%	4.14%	4.92%
TRANS. AND MATERIAL MOVING	3.03%	2.42%	2.54%
LABORERS	4.14%	3.01%	3.01%

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DESCRIPTION	1.00 MILE RADIUS	2.00 MILE RADIUS	3.00 MILE RADIUS
FAMILIES BY NUMBER OF WORKERS	6,442	23,854	48,087
NO WORKERS	5.12%	6.28%	7.19%
ONE WORKER	27.35%	24.80%	24.68%
TWO WORKERS	46.24%	45.99%	47.00%
THREE + WORKERS	21.29%	22.93%	21.12%
HISPANIC POPULATION BY TYPE	27,407	94,977	192,281
NOT HISPANIC	76.66%	85.58%	85.22%
MEXICAN	19.83%	11.39%	11.73%
PUERTO RICAN	0.34%	0.30%	0.29%
CUBAN	0.19%	0.25%	0.26%
OTHER HISPANIC	2.97%	2.49%	2.49%
2001 HISPANICS BY RACE: BASE	10,739	20,258	37,312
WHITE	49.76%	57.10%	58.30%
BLACK	0.58%	0.53%	0.61%
ASIAN	0.78%	1.31%	1.45%
OTHER	48.88%	41.05%	39.64%
POPULATION BY TRANSPORTATION TO WORK	15,466	53,111	104,765
DRIVE ALONE	72.50%	78.84%	79.51%
CAR POOL	14.36%	12.34%	12.28%
PUBLIC TRANSPORTATION	3.12%	1.65%	1.61%
DRIVE MOTORCYCLE	1.06%	0.69%	0.55%
WALKED ONLY	3.64%	2.18%	1.82%
OTHER MEANS	3.12%	1.90%	1.81%
WORKED AT HOME	2.20%	2.40%	2.42%
POPULATION BY TRAVEL TIME TO WORK	15,466	53,111	104,765
UNDER 10 MINUTES / WORK AT HOME	13.43%	13.14%	12.88%
10 TO 29 MINUTES	50.12%	48.05%	47.14%
30 TO 59 MINUTES	30.47%	31.60%	32.53%
60 TO 89 MINUTES	4.24%	5.38%	5.71%
90+ MINUTES	1.75%	1.83%	1.75%
AVERAGE TRAVEL TIME IN MINUTES	23.82	24.84	25.16
HOUSEHOLDS BY NO. OF VEHICLES	9,299	32,091	64,673
NO VEHICLES	4.41%	3.52%	4.49%
1 VEHICLE	33.58%	25.70%	25.55%
2 VEHICLES	40.15%	41.51%	41.65%
3+ VEHICLES	21.87%	29.26%	28.32%
ESTIMATED TOTAL VEHICLES	17,722	67,827	134,188

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POPULATION 25+ BY EDUCATION LEVEL	16,377	60,549	122,806
ELEMENTARY (0-8)	10.64%	6.08%	7.02%
SOME HIGH SCHOOL (9-11)	11.09%	8.82%	9.80%
HIGH SCHOOL GRADUATE (12)	22.53%	21.93%	21.61%
SOME COLLEGE (13-15)	25.84%	26.63%	26.07%
ASSOCIATES DEGREE ONLY	9.17%	9.71%	9.26%
BACHELORS DEGREE ONLY	15.09%	18.23%	17.89%
GRADUATE DEGREE	5.64%	8.59%	8.34%
POPULATION ENROLLED IN SCHOOL	7,712	26,893	55,021
PUBLIC PRE- PRIMARY	3.24%	2.98%	2.96%
PRIVATE PRE- PRIMARY	2.10%	2.86%	2.83%
PUBLIC ELEM/HIGH	54.98%	51.95%	52.86%
PRIVATE ELEM/HIGH	5.42%	5.31%	5.63%
ENROLLED IN COLLEGE	34.26%	36.90%	35.72%
HOUSING UNITS BY OCCUPANCY STATUS	9,731	33,374	67,254
OCCUPIED	95.25%	96.31%	96.39%
VACANT	4.75%	3.69%	3.61%
VACANT UNITS	462	1,232	2,426
FOR RENT	66.30%	62.71%	59.73%
FOR SALE ONLY	10.40%	14.23%	17.19%
SEASONAL	3.36%	3.49%	3.83%
OTHER	19.94%	19.57%	19.25%
2001 OWNER OCCUPIED PROPERTY VALUES	2,797	16,670	34,252
UNDER \$25,000	0.07%	0.14%	0.15%
\$25,000 TO \$49,999	0.73%	0.57%	0.54%
\$50,000 TO \$74,999	0.16%	0.20%	0.25%
\$75,000 TO \$99,999	0.41%	0.25%	0.29%
\$100,000 TO \$149,999	1.90%	1.33%	1.61%
\$150,000 TO \$199,999	6.07%	4.66%	5.54%
\$200,000 TO \$299,999	41.88%	30.68%	34.09%
\$300,000 TO \$399,999	37.62%	36.62%	31.46%
\$400,000 TO \$499,999	9.40%	18.63%	15.91%
\$500,000 +	1.77%	6.91%	10.16%
MEDIAN PROPERTY VALUE	\$297,059	\$333,213	\$323,916
TOTAL RENTAL UNITS	6,011	12,968	25,138
MEDIAN RENT	\$756	\$773	\$773

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PERSONS IN UNIT	9,269	32,142	64,828
1 PERSON UNITS	19.52%	17.53%	17.99%
2 PERSON UNITS	31.57%	31.44%	31.02%
3 PERSON UNITS	19.52%	19.58%	19.22%
4 PERSON UNITS	14.79%	17.23%	17.18%
5 PERSON UNITS	6.27%	7.40%	7.45%
6 PERSON UNITS	3.45%	3.35%	3.38%
7 + UNITS	4.88%	3.47%	3.75%
YEAR ROUND UNITS IN STRUCTURE	9,731	33,374	67,254
SINGLE UNITS DETACHED	34.85%	56.59%	55.37%
SINGLE UNITS ATTACHED	3.73%	4.66%	7.74%
DOUBLE UNITS	1.87%	1.02%	0.96%
3 TO 9 UNITS	34.40%	16.62%	14.33%
10 TO 19 UNITS	7.33%	4.43%	4.76%
20 TO 49 UNITS	3.53%	3.81%	3.71%
50 + UNITS	12.35%	8.42%	7.25%
MOBILE HOME OR TRAILER	1.45%	3.86%	5.22%
ALL OTHER	0.49%	0.58%	0.67%
SINGLE/MULTIPLE UNIT RATIO	0.65	1.79	2.04
HOUSING UNITS BY YEAR BUILT	9,299	32,091	64,673
BUILT 1989 TO MARCH 1990	0.92%	0.50%	0.80%
BUILT 1985 TO 1988	3.28%	2.53%	4.98%
BUILT 1980 TO 1984	5.29%	4.52%	5.41%
BUILT 1970 TO 1979	41.50%	40.04%	38.07%
BUILT 1960 TO 1969	40.68%	44.78%	41.19%
BUILT 1950 TO 1959	6.94%	6.08%	7.42%
BUILT 1940 TO 1949	0.79%	0.93%	1.38%
BUILT 1939 OR EARLIER	0.60%	0.60%	0.75%