

Peninsula Marketplace

SWC Goldenwest Street & Garfield Avenue, Huntington Beach, CA

The Collins Company
COMMERCIAL REAL ESTATE

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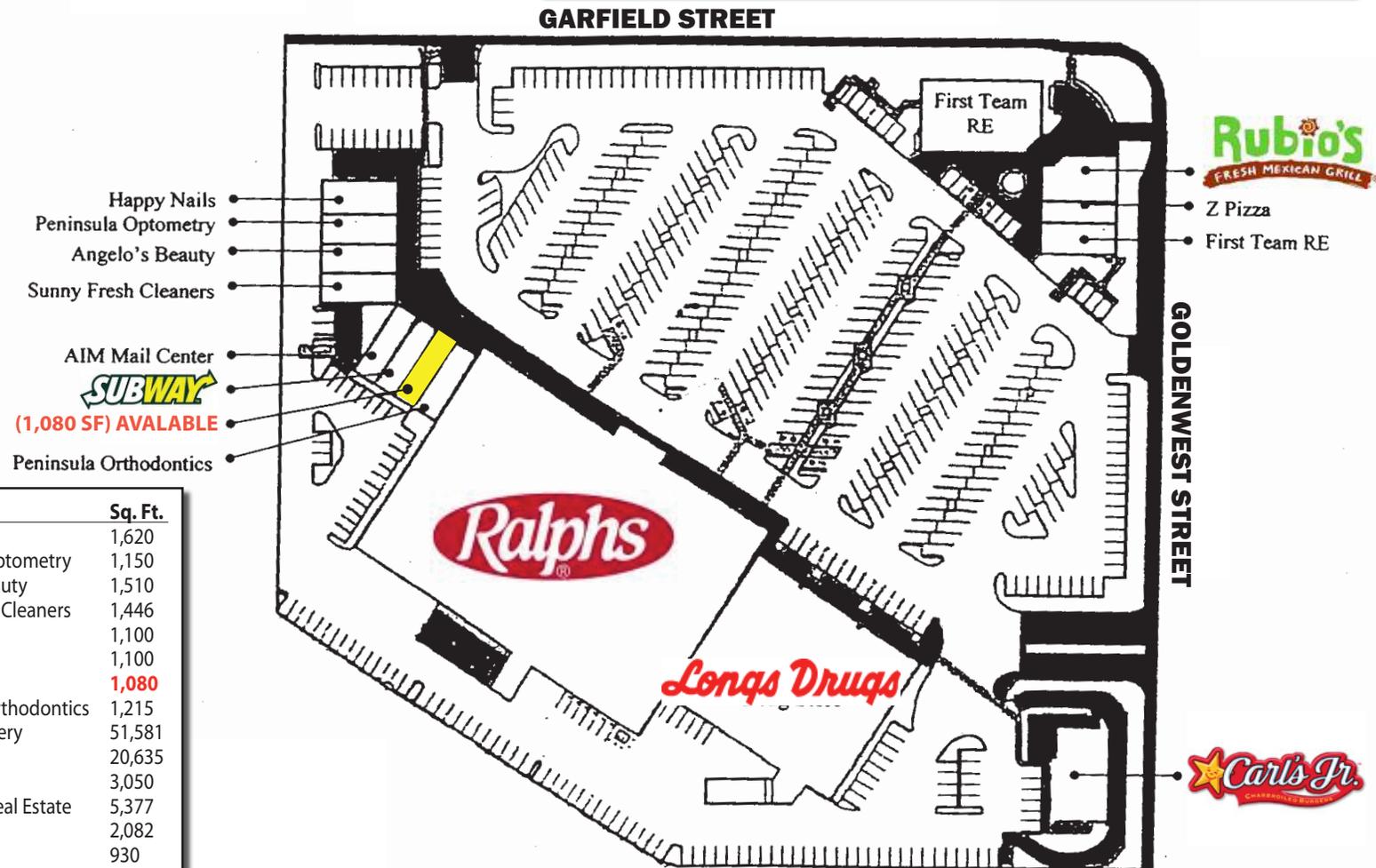
PROPERTY FEATURES:

- * Over 95,000 square foot retail center
- * Anchored by Ralph's & Longs Drugs
- * Signalized Intersection
- * Limited monument signage available
- * Convenient ingress/egress

RETAIL SPACE FOR LEASE

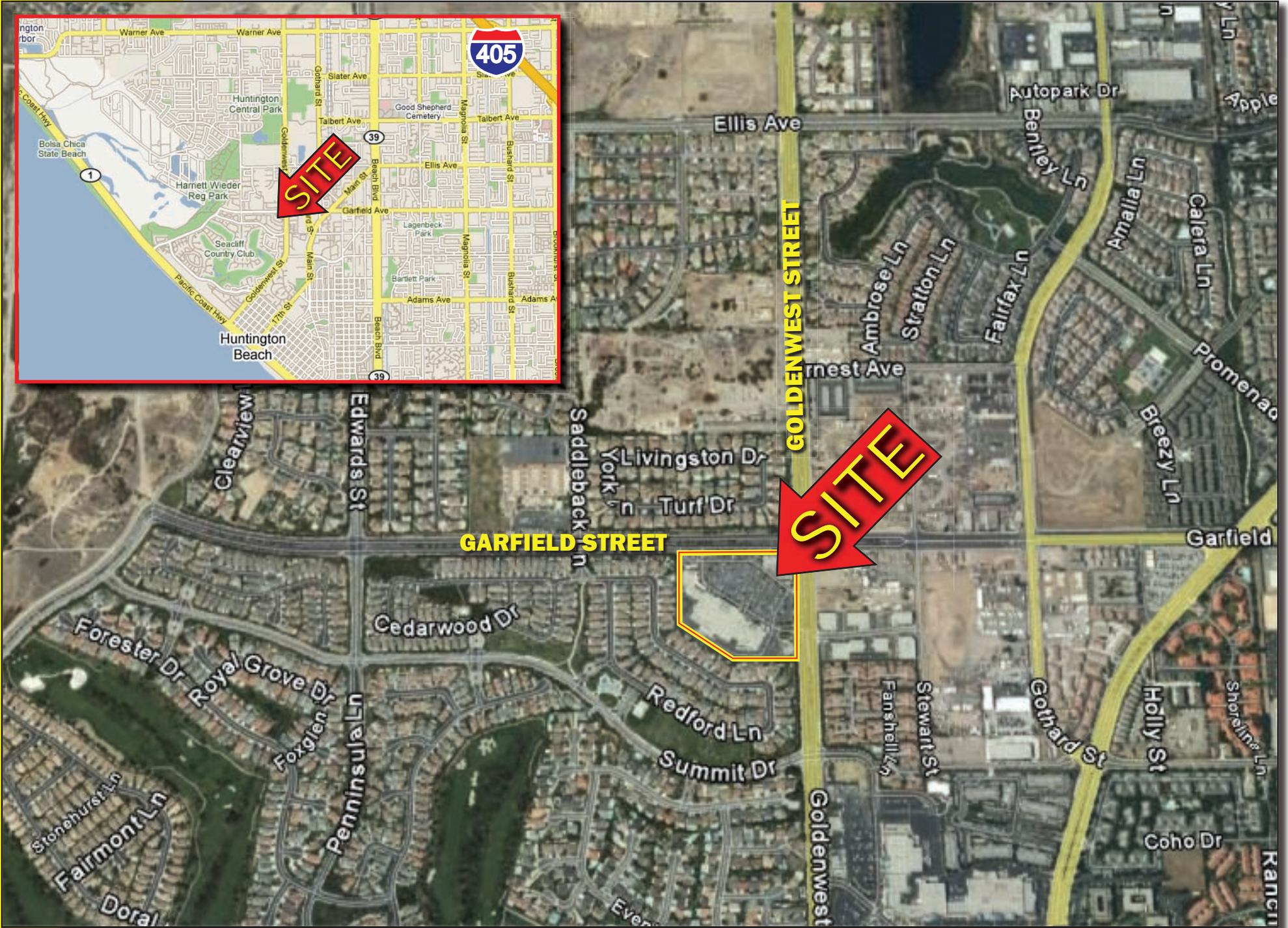
1,081 s.f. \$3.50 psf NNN. Perfect for juice, yogurt or dessert tenant.

Demographic Profile	1 Mile	3 Mile	5 Mile
Population	17,935	155,693	327,951
Average HH Income	\$55,529	\$61,544	\$64,342
Daytime Population	7,386	156,103	480,716



Address	Suite	Tenant	Sq. Ft.
19051	101	Happy Nails	1,620
19051	102	Peninsula Optometry	1,150
19051	103	Angelo's Beauty	1,510
19051	104	Sunny Fresh Cleaners	1,446
19051	105	Subway	1,100
19051	106	Aim Mail	1,100
19051	107	VACANT	1,080
19051	101	Peninsula Orthodontics	1,215
19081	-	Ralph's Grocery	51,581
19101	-	Longs Drugs	20,635
19125	-	Carl's Jr.	3,050
19021	-	First Team Real Estate	5,377
19035	A-1	Rubio's Baja	2,082
19035	A-2	Z Pizza	930
19035	A-3	First Team	1,540

Peninsula Marketplace



FULL DEMOGRAPHIC PROFILE

1990 - 2000 Census, 2003 Estimates & 2008 Projections

Calculated using Proportional Block Groups

Lat/Lon: 33.685761 / -118.006053

October 2008

RF1

19051 Goldenwest St Huntington Beach, California		1.00 mi radius	3.00 mi radius	5.00 mi radius
POPULATION	2003 Estimated Population	17,935	155,693	327,951
	2008 Projected Population	19,992	165,628	347,692
	2000 Census Population	16,655	149,371	314,781
	1990 Census Population	12,150	141,492	298,858
	Historical Annual Growth 1990 to 2003	3.7%	0.8%	0.7%
	Projected Annual Growth 2003 to 2008	2.3%	1.3%	1.2%
HOUSEHOLDS	2003 Est. Households	7,035	58,361	117,631
	2008 Proj. Households	7,652	60,801	122,260
	2000 Census Households	6,644	56,781	114,397
	1990 Census Households	4,952	52,534	108,096
	Historical Annual Growth 1990 to 2003	3.2%	0.9%	0.7%
	Projected Annual Growth 2003 to 2008	1.8%	0.8%	0.8%
AGE	2003 Est. Population 0 to 9 Years	12.1%	12.4%	12.5%
	2003 Est. Population 10 to 19 Years	11.4%	12.4%	12.7%
	2003 Est. Population 20 to 29 Years	12.9%	13.8%	13.1%
	2003 Est. Population 30 to 44 Years	24.9%	25.2%	24.9%
	2003 Est. Population 45 to 59 Years	22.7%	21.2%	21.1%
	2003 Est. Population 60 to 74 Years	10.0%	10.4%	11.1%
	2003 Est. Population 75 Years Plus	6.0%	4.7%	4.6%
	2003 Est. Median Age	39.3	36.9	36.9
MARITAL STATUS & SEX	2003 Est. Male Population	48.4%	50.1%	50.2%
	2003 Est. Female Population	51.6%	49.9%	49.8%
	2003 Est. Never Married	26.8%	29.4%	28.9%
	2003 Est. Now Married	50.0%	49.6%	50.0%
	2003 Est. Separated or Divorced	10.9%	10.0%	10.6%
	2003 Est. Widowed	12.3%	11.0%	10.5%
INCOME	2003 Est. HH Income \$200,000 or More	10.6%	6.0%	5.5%
	2003 Est. HH Income \$150,000 to 199,999	7.9%	6.3%	6.2%
	2003 Est. HH Income \$100,000 to 149,999	16.5%	17.6%	17.7%
	2003 Est. HH Income \$75,000 to 99,999	13.2%	15.5%	15.4%
	2003 Est. HH Income \$50,000 to 74,999	17.0%	19.9%	20.3%
	2003 Est. HH Income \$35,000 to 49,999	11.9%	12.9%	12.8%
	2003 Est. HH Income \$25,000 to 34,999	6.7%	8.0%	7.9%
	2003 Est. HH Income \$15,000 to 24,999	7.8%	7.0%	7.1%
	2003 Est. HH Income \$0 to 14,999	8.5%	6.8%	7.1%
	2003 Est. Average Household Income	\$ 107,140	\$ 84,869	\$ 83,857
	2003 Est. Median HH Income	\$ 81,689	\$ 72,879	\$ 71,429
	2003 Est. Per Capita Income	\$ 43,212	\$ 32,236	\$ 30,419
	2003 Est. Number of Businesses	732	5,766	13,778
2003 Est. Total Number of Employees	5,421	41,900	127,569	

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RACE	2003 Est. White Population	77.5%	77.2%	71.1%
	2003 Est. Black Population	0.7%	0.8%	0.9%
	2003 Est. Asian & Pacific Islander	11.1%	10.9%	16.6%
	2003 Est. American Indian & Alaska Native	0.6%	0.6%	0.6%
	2003 Est. Other Races Population	10.1%	10.5%	10.8%
HISPANIC	2003 Est. Hispanic Population	3,167	28,167	60,648
	2003 Est. Hispanic Population Percent	17.7%	18.1%	18.5%
	2008 Proj. Hispanic Population Percent	21.9%	22.3%	22.8%
	2000 Hispanic Population Percent	15.1%	15.5%	15.9%
EDUCATION (Adults 25 or Older)	2003 Est. Adult Population (25 Years or Older)	12,679	107,299	225,441
	2003 Est. Elementary (0 to 8)	4.0%	4.3%	5.6%
	2003 Est. Some High School (9 to 11)	8.0%	7.0%	8.1%
	2003 Est. High School Graduate (12)	15.2%	16.4%	17.3%
	2003 Est. Some College (13 to 16)	23.8%	26.7%	26.2%
	2003 Est. Associate Degree Only	8.3%	10.0%	9.4%
	2003 Est. Bachelor Degree Only	26.6%	23.8%	22.4%
	2003 Est. Graduate Degree	14.2%	12.0%	10.9%
HOUSING	2003 Est. Total Housing Units	7,294	59,825	120,468
	2003 Est. Owner Occupied Percent	59.6%	59.8%	61.1%
	2003 Est. Renter Occupied Percent	36.8%	37.8%	36.5%
	2003 Est. Vacant Housing Percent	3.6%	2.4%	2.4%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	5.4%	1.3%	0.9%
	2000 Homes Built 1995 to 1998	14.4%	4.0%	2.7%
	2000 Homes Built 1990 to 1994	7.6%	3.6%	2.9%
	2000 Homes Built 1980 to 1989	26.9%	15.5%	12.6%
	2000 Homes Built 1970 to 1979	28.0%	35.4%	35.6%
	2000 Homes Built 1960 to 1969	11.5%	32.7%	35.7%
	2000 Homes Built 1950 to 1959	3.7%	4.6%	6.6%
	2000 Homes Built Before 1949	2.5%	2.9%	2.8%
HOME VALUES	2000 Home Value \$1,000,000 or More	4.8%	1.0%	1.4%
	2000 Home Value \$500,000 to \$999,999	34.8%	10.5%	8.2%
	2000 Home Value \$400,000 to \$499,999	11.2%	14.3%	11.5%
	2000 Home Value \$300,000 to \$399,999	19.9%	27.5%	25.4%
	2000 Home Value \$200,000 to \$299,999	23.3%	37.8%	40.4%
	2000 Home Value \$150,000 to \$199,999	3.5%	4.9%	8.5%
	2000 Home Value \$100,000 to \$149,999	1.0%	2.6%	3.1%
	2000 Home Value \$50,000 to \$99,999	1.1%	0.7%	0.7%
	2000 Home Value \$25,000 to \$49,999	0.4%	0.6%	0.6%
	2000 Home Value \$0 to \$24,999	0.1%	0.1%	0.2%
	2000 Median Home Value	\$ 474,659	\$ 340,338	\$ 323,764
	2000 Median Rent	\$ 890	\$ 934	\$ 931

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LABOR FORCE	2003 Est. Labor: Population Age 16+	14,523	124,554	261,120
	2003 Est. Civilian Employed	66.3%	66.8%	65.3%
	2003 Est. Civilian Unemployed	2.4%	2.8%	2.8%
	2003 Est. in Armed Forces	0.1%	0.1%	0.1%
	2003 Est. not in Labor Force	31.2%	30.3%	31.8%
	2003 Labor Force: Males	48.0%	49.7%	49.8%
	2003 Labor Force: Females	52.0%	50.3%	50.2%
OCCUPATION	2000 Occupation: Population Age 16+	8,860	79,492	163,025
	2000 Mgmt, Business, & Financial Operations	23.0%	19.3%	18.8%
	2000 Professional and Related	23.8%	24.5%	23.2%
	2000 Service	8.5%	11.0%	11.6%
	2000 Sales and Office	30.0%	30.1%	29.8%
	2000 Farming, Fishing, and Forestry	0.3%	0.1%	0.1%
	2000 Construction, Extraction, & Maintenance	7.2%	7.1%	7.1%
	2000 Production, Transport, & Material Moving	7.2%	7.8%	9.4%
	2000 Percent White Collar Workers	76.8%	73.9%	71.8%
	2000 Percent Blue Collar Workers	23.2%	26.1%	28.2%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	84.1%	82.5%	81.6%
	2000 Drive to Work in Carpool	7.0%	9.2%	10.0%
	2000 Travel to Work by Public Transportation	1.2%	1.0%	1.5%
	2000 Drive to Work on Motorcycle	0.0%	0.2%	0.2%
	2000 Walk or Bicycle to Work	2.4%	2.4%	2.2%
	2000 Other Means	0.7%	0.5%	0.4%
	2000 Work at Home	4.6%	4.2%	4.1%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	19.3%	20.6%	21.4%
	2000 Travel to Work in 15 to 29 Minutes	33.1%	32.7%	34.5%
	2000 Travel to Work in 30 to 59 Minutes	38.7%	38.1%	35.9%
	2000 Travel to Work in 60 Minutes or More	8.9%	8.6%	8.2%
	2000 Average Travel Time to Work	27.1	26.7	26.1
CONSUMER EXPENDITURE	2003 Est. Total Household Expenditure (in Millions)	\$ 498.8	\$ 3,585.2	\$ 7,175.0
	2003 Est. Apparel	\$ 26.7	\$ 191.9	\$ 384.6
	2003 Est. Contributions & Gifts	\$ 29.6	\$ 212.6	\$ 424.3
	2003 Est. Education & Reading	\$ 11.0	\$ 79.2	\$ 158.3
	2003 Est. Entertainment	\$ 25.5	\$ 182.9	\$ 366.4
	2003 Est. Food, Beverages & Tobacco	\$ 85.9	\$ 618.0	\$ 1,238.9
	2003 Est. Furnishings And Equipment	\$ 19.5	\$ 139.9	\$ 279.5
	2003 Est. Health Care & Insurance	\$ 37.7	\$ 270.4	\$ 545.1
	2003 Est. Household Operations & Shelter & Utilities	\$ 144.6	\$ 1,039.3	\$ 2,072.4
	2003 Est. Miscellaneous Expenses	\$ 5.7	\$ 41.1	\$ 82.6
	2003 Est. Personal Care	\$ 8.2	\$ 58.9	\$ 117.8
	2003 Est. Transportation	\$ 104.5	\$ 751.1	\$ 1,505.1

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