



NewMark Merrill COMPANIES

When you love shopping centers it shows.

West Hills Shopping Center

NORTHWEST CORNER OF SATICOY STREET & WOODLAKE AVENUE, WEST HILLS, CA

HAPPY DOGS GROOMING

Fields
MARKET

Raz's Little Italy



Project Size: 55,151 of Retail Space Demographics



Population*
1 Mile....18,214
3 Miles....148,823



Household Income*
1 Mile....\$133,584
3 Miles....\$104,187



Traffic Count*
Intersection...16,516



**For additional information,
please contact:**

Greg Giacopuzzi

ggiacopuzzi@newmarkmerrill.com
(BRE#01906640)

Tel: (818) 710-6100
Fax: (818) 710-6116

5850 Canoga Avenue
Suite 650
Woodland Hills, CA 91367
www.newmarkmerrill.com

For Lease - Retail Spaces Available

- Nestled in the West Hills neighborhood.
- Adjacent to Chaminade College Preparatory School with 1,350 students.
- Close proximity to West Hills Medical Center.
- Ample parking.

Estimates are based on 2018 demographics for population and average income per household. Traffic count is based upon ESRI forecasts. The information contained herein is not guaranteed and should be independently verified.

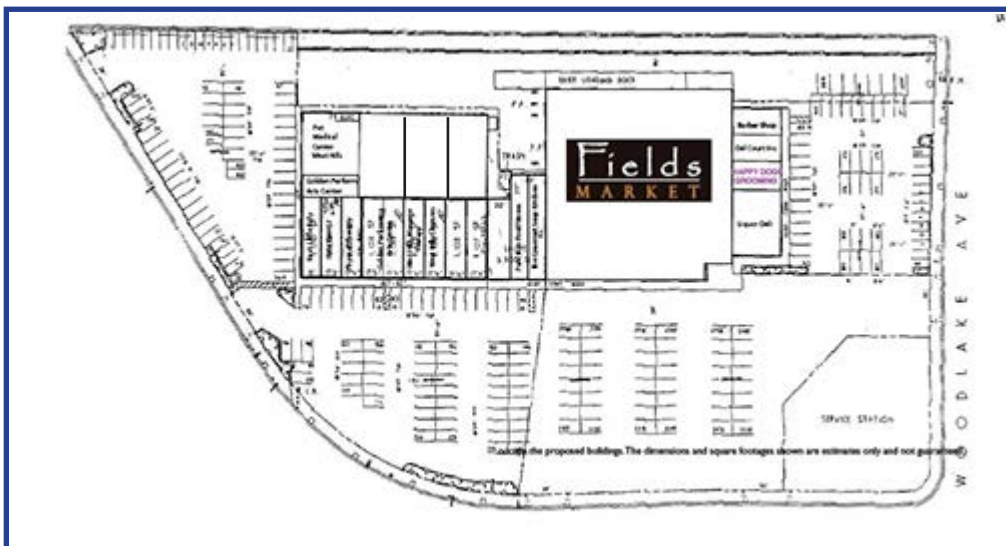
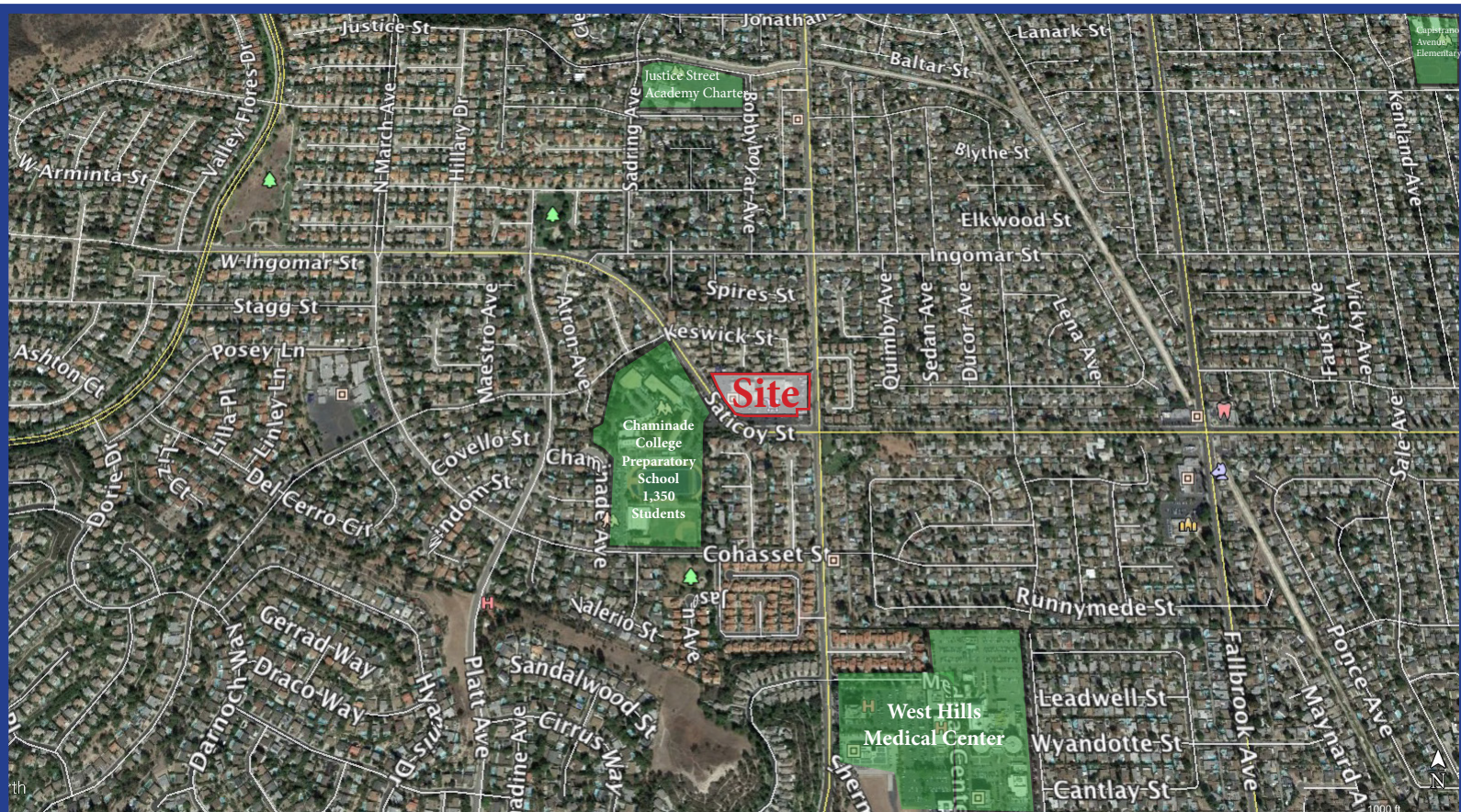


NewMark Merrill COMPANIES

When you love shopping centers it shows.

West Hills Shopping Center

NORTHWEST CORNER OF SATICOY STREET & WOODLAKE AVENUE, WEST HILLS, CA



**For additional information,
please contact:**

Greg Giacomuzzi

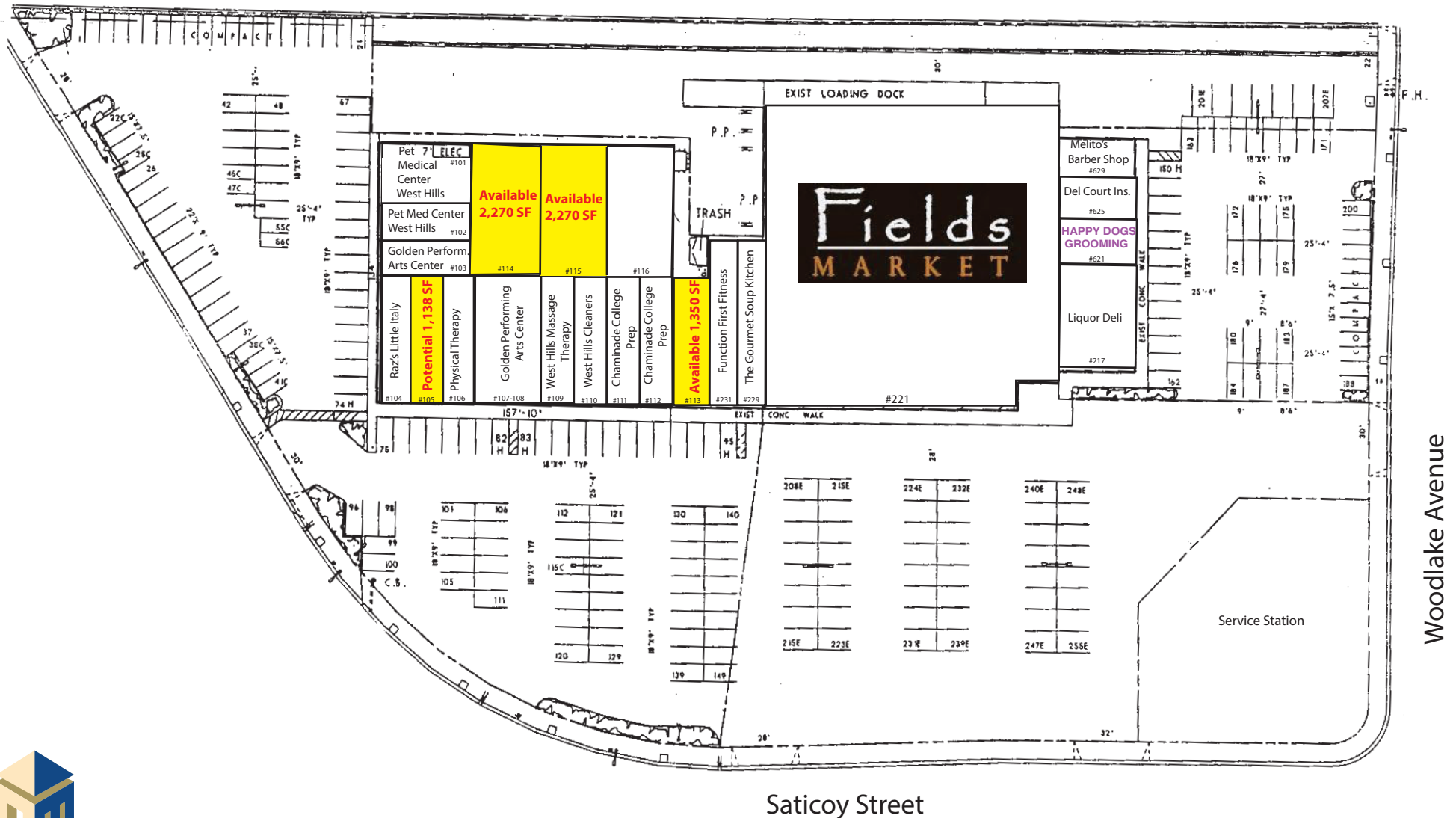
ggiacomuzzi@newmarkmerrill.com
(BRE#01906640)

Tel: (818) 710-6100
Fax: (818) 710-6116

5850 Canoga Avenue
Suite 650
Woodland Hills, CA 91367
www.newmarkmerrill.com

The information contained herein is not guaranteed and should be independently verified. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it.

West Hills Shopping Center



NewMark Merrill
COMPANIES

For Information, Please Contact
Greg Gicopuzzi (BRE#01906640)
NewMark Merrill Companies
Tel: 818.710.6100
Fax: 818.710.6116

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



Market Profile

West Hills Shopping Center
Fields Market
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.20891
Longitude: -118.63329

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	17,214	132,160	282,956
2010 Total Population	17,865	140,532	299,862
2018 Total Population	18,214	148,823	316,845
2018 Group Quarters	116	1,345	3,410
2023 Total Population	18,412	152,839	328,229
2018-2023 Annual Rate	0.22%	0.53%	0.71%
2018 Total Daytime Population	14,233	152,748	351,926
Workers	4,784	78,842	193,458
Residents	9,449	73,906	158,468
Household Summary			
2000 Households	5,904	46,879	99,959
2000 Average Household Size	2.89	2.79	2.80
2010 Households	6,136	48,999	104,329
2010 Average Household Size	2.89	2.84	2.84
2018 Households	6,193	51,616	109,328
2018 Average Household Size	2.92	2.86	2.87
2023 Households	6,228	52,876	112,931
2023 Average Household Size	2.94	2.87	2.88
2018-2023 Annual Rate	0.11%	0.48%	0.65%
2010 Families	4,832	34,240	73,690
2010 Average Family Size	3.24	3.34	3.32
2018 Families	4,898	35,883	77,136
2018 Average Family Size	3.27	3.38	3.37
2023 Families	4,940	36,739	79,734
2023 Average Family Size	3.29	3.40	3.39
2018-2023 Annual Rate	0.17%	0.47%	0.66%
Housing Unit Summary			
2000 Housing Units	5,988	48,525	103,078
Owner Occupied Housing Units	87.0%	54.6%	60.7%
Renter Occupied Housing Units	11.6%	42.0%	36.3%
Vacant Housing Units	1.4%	3.4%	3.0%
2010 Housing Units	6,276	52,218	110,829
Owner Occupied Housing Units	83.4%	51.1%	57.8%
Renter Occupied Housing Units	14.4%	42.7%	36.3%
Vacant Housing Units	2.2%	6.2%	5.9%
2018 Housing Units	6,363	55,166	116,042
Owner Occupied Housing Units	81.8%	48.3%	55.3%
Renter Occupied Housing Units	15.5%	45.3%	38.9%
Vacant Housing Units	2.7%	6.4%	5.8%
2023 Housing Units	6,417	56,435	119,612
Owner Occupied Housing Units	83.6%	49.8%	56.9%
Renter Occupied Housing Units	13.5%	43.9%	37.5%
Vacant Housing Units	2.9%	6.3%	5.6%
Median Household Income			
2018	\$103,362	\$74,661	\$82,265
2023	\$116,008	\$86,294	\$96,835
Median Home Value			
2018	\$660,507	\$609,904	\$614,795
2023	\$707,636	\$656,128	\$665,794
Per Capita Income			
2018	\$45,720	\$36,524	\$40,830
2023	\$53,360	\$42,961	\$47,813
Median Age			
2010	43.6	37.2	38.5
2018	46.1	38.5	39.7
2023	46.5	39.4	40.6

Data Note: Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

February 12, 2019



Market Profile

West Hills Shopping Center
Fields Market
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.20891
Longitude: -118.63329

	1 mile	3 miles	5 miles
2018 Households by Income			
Household Income Base	6,193	51,611	109,323
<\$15,000	3.4%	8.4%	7.4%
\$15,000 - \$24,999	3.9%	7.1%	6.2%
\$25,000 - \$34,999	4.5%	6.7%	6.5%
\$35,000 - \$49,999	7.0%	11.2%	9.8%
\$50,000 - \$74,999	14.9%	16.8%	15.7%
\$75,000 - \$99,999	14.1%	12.3%	12.3%
\$100,000 - \$149,999	22.3%	17.3%	17.9%
\$150,000 - \$199,999	13.2%	9.3%	10.0%
\$200,000+	16.8%	10.9%	14.1%
Average Household Income	\$133,584	\$104,187	\$117,149
2023 Households by Income			
Household Income Base	6,228	52,871	112,926
<\$15,000	2.6%	6.6%	5.8%
\$15,000 - \$24,999	3.0%	5.7%	4.9%
\$25,000 - \$34,999	3.5%	5.5%	5.2%
\$35,000 - \$49,999	5.8%	9.9%	8.5%
\$50,000 - \$74,999	12.9%	16.0%	14.7%
\$75,000 - \$99,999	12.8%	12.3%	12.0%
\$100,000 - \$149,999	22.6%	18.7%	19.1%
\$150,000 - \$199,999	14.7%	10.8%	11.5%
\$200,000+	22.3%	14.6%	18.2%
Average Household Income	\$156,874	\$123,174	\$137,847
2018 Owner Occupied Housing Units by Value			
Total	5,204	26,639	64,156
<\$50,000	0.3%	1.0%	0.8%
\$50,000 - \$99,999	0.2%	1.1%	0.6%
\$100,000 - \$149,999	0.0%	0.5%	0.4%
\$150,000 - \$199,999	0.1%	0.8%	0.7%
\$200,000 - \$249,999	0.4%	1.7%	1.5%
\$250,000 - \$299,999	0.4%	2.0%	2.9%
\$300,000 - \$399,999	7.9%	12.1%	12.8%
\$400,000 - \$499,999	17.4%	16.2%	16.3%
\$500,000 - \$749,999	36.4%	33.1%	30.4%
\$750,000 - \$999,999	24.5%	17.7%	16.7%
\$1,000,000 - \$1,499,999	9.0%	11.5%	11.8%
\$1,500,000 - \$1,999,999	1.4%	1.1%	2.5%
\$2,000,000 +	2.0%	1.1%	2.6%
Average Home Value	\$733,412	\$678,357	\$717,922
2023 Owner Occupied Housing Units by Value			
Total	5,362	28,083	68,099
<\$50,000	0.1%	0.6%	0.4%
\$50,000 - \$99,999	0.1%	0.7%	0.3%
\$100,000 - \$149,999	0.0%	0.2%	0.1%
\$150,000 - \$199,999	0.0%	0.4%	0.3%
\$200,000 - \$249,999	0.1%	1.0%	0.7%
\$250,000 - \$299,999	0.2%	1.6%	1.8%
\$300,000 - \$399,999	4.6%	8.7%	9.4%
\$400,000 - \$499,999	14.4%	14.7%	15.1%
\$500,000 - \$749,999	36.8%	35.5%	33.1%
\$750,000 - \$999,999	30.3%	22.1%	20.2%
\$1,000,000 - \$1,499,999	9.4%	12.1%	13.1%
\$1,500,000 - \$1,999,999	1.6%	1.2%	2.7%
\$2,000,000 +	2.5%	1.3%	2.8%
Average Home Value	\$777,799	\$720,416	\$766,230

Data Note: Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

February 12, 2019



Market Profile

West Hills Shopping Center
Fields Market
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.20891
Longitude: -118.63329

	1 mile	3 miles	5 miles
2010 Population by Age			
Total	17,868	140,529	299,862
0 - 4	4.5%	6.2%	5.9%
5 - 9	6.2%	6.3%	6.1%
10 - 14	6.8%	6.4%	6.4%
15 - 24	12.0%	13.6%	13.3%
25 - 34	8.8%	14.4%	13.5%
35 - 44	13.8%	14.5%	14.5%
45 - 54	17.7%	15.1%	15.4%
55 - 64	13.8%	11.0%	11.9%
65 - 74	8.3%	6.3%	6.7%
75 - 84	5.6%	4.4%	4.4%
85 +	2.4%	1.8%	2.0%
18 +	78.0%	76.8%	77.4%
2018 Population by Age			
Total	18,211	148,822	316,841
0 - 4	4.1%	5.6%	5.3%
5 - 9	5.1%	5.9%	5.7%
10 - 14	6.4%	6.2%	6.1%
15 - 24	11.3%	12.8%	12.3%
25 - 34	10.4%	14.6%	14.1%
35 - 44	11.2%	13.4%	13.1%
45 - 54	15.4%	13.8%	13.9%
55 - 64	16.2%	12.7%	13.3%
65 - 74	10.9%	8.4%	9.1%
75 - 84	6.1%	4.4%	4.6%
85 +	2.9%	2.2%	2.3%
18 +	80.6%	78.5%	79.1%
2023 Population by Age			
Total	18,412	152,839	328,228
0 - 4	4.2%	5.7%	5.4%
5 - 9	4.6%	5.5%	5.4%
10 - 14	5.5%	5.7%	5.7%
15 - 24	10.4%	11.8%	11.3%
25 - 34	11.1%	15.0%	14.2%
35 - 44	12.4%	13.9%	14.1%
45 - 54	13.5%	12.8%	12.9%
55 - 64	16.0%	12.8%	13.1%
65 - 74	12.5%	9.6%	10.2%
75 - 84	6.8%	5.1%	5.4%
85 +	2.9%	2.2%	2.3%
18 +	82.2%	79.7%	80.0%
2010 Population by Sex			
Males	8,745	69,877	148,054
Females	9,120	70,655	151,808
2018 Population by Sex			
Males	8,924	74,050	156,505
Females	9,290	74,773	160,339
2023 Population by Sex			
Males	9,060	76,160	162,565
Females	9,352	76,680	165,665

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

February 12, 2019



Market Profile

West Hills Shopping Center
Fields Market
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.20891
Longitude: -118.63329

	1 mile	3 miles	5 miles
2010 Population by Race/Ethnicity			
Total	17,864	140,532	299,862
White Alone	72.8%	61.7%	63.5%
Black Alone	2.9%	4.4%	4.1%
American Indian Alone	0.2%	0.5%	0.5%
Asian Alone	14.5%	13.1%	13.0%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	4.7%	15.2%	13.9%
Two or More Races	4.7%	4.9%	4.9%
Hispanic Origin	14.7%	33.7%	31.2%
Diversity Index	58.7	77.9	75.9
2018 Population by Race/Ethnicity			
Total	18,213	148,824	316,845
White Alone	69.6%	59.1%	60.8%
Black Alone	2.9%	4.3%	4.0%
American Indian Alone	0.2%	0.5%	0.5%
Asian Alone	16.6%	14.7%	14.5%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	5.2%	15.8%	14.5%
Two or More Races	5.5%	5.5%	5.5%
Hispanic Origin	16.2%	35.1%	32.8%
Diversity Index	62.7	79.7	78.0
2023 Population by Race/Ethnicity			
Total	18,412	152,840	328,228
White Alone	67.5%	57.7%	59.4%
Black Alone	2.8%	4.2%	3.9%
American Indian Alone	0.2%	0.5%	0.5%
Asian Alone	18.2%	15.8%	15.5%
Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	5.4%	16.0%	14.8%
Two or More Races	5.8%	5.7%	5.8%
Hispanic Origin	17.4%	36.2%	33.9%
Diversity Index	65.1	80.7	79.1
2010 Population by Relationship and Household Type			
Total	17,865	140,532	299,862
In Households	99.4%	99.1%	98.9%
In Family Households	89.6%	84.9%	85.1%
Householder	27.0%	24.4%	24.5%
Spouse	22.1%	17.5%	17.9%
Child	32.7%	31.9%	31.7%
Other relative	5.7%	7.5%	7.4%
Nonrelative	2.1%	3.6%	3.5%
In Nonfamily Households	9.7%	14.2%	13.8%
In Group Quarters	0.6%	0.9%	1.1%
Institutionalized Population	0.2%	0.4%	0.6%
Noninstitutionalized Population	0.4%	0.5%	0.5%

Data Note: Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

February 12, 2019



Market Profile

West Hills Shopping Center
Fields Market
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.20891
Longitude: -118.63329

	1 mile	3 miles	5 miles
2018 Population 25+ by Educational Attainment			
Total	13,330	103,411	223,513
Less than 9th Grade	2.1%	7.9%	7.3%
9th - 12th Grade, No Diploma	2.7%	6.9%	6.3%
High School Graduate	14.9%	17.8%	17.9%
GED/Alternative Credential	2.2%	1.6%	1.8%
Some College, No Degree	22.8%	19.8%	20.0%
Associate Degree	8.0%	7.9%	7.8%
Bachelor's Degree	31.4%	25.3%	25.5%
Graduate/Professional Degree	15.9%	12.7%	13.3%
2018 Population 15+ by Marital Status			
Total	15,385	122,396	262,343
Never Married	29.3%	36.2%	35.4%
Married	54.3%	48.6%	49.6%
Widowed	6.5%	5.3%	5.4%
Divorced	9.9%	10.0%	9.6%
2018 Civilian Population 16+ in Labor Force			
Civilian Employed	96.4%	96.3%	96.2%
Civilian Unemployed (Unemployment Rate)	3.6%	3.7%	3.8%
2018 Employed Population 16+ by Industry			
Total	8,961	76,605	161,991
Agriculture/Mining	0.0%	0.4%	0.4%
Construction	5.6%	5.6%	6.0%
Manufacturing	8.2%	8.6%	8.5%
Wholesale Trade	3.5%	2.2%	2.3%
Retail Trade	9.9%	10.1%	10.0%
Transportation/Utilities	3.1%	2.9%	2.6%
Information	4.5%	4.4%	4.4%
Finance/Insurance/Real Estate	11.7%	10.9%	10.3%
Services	50.9%	53.2%	53.1%
Public Administration	2.6%	1.8%	2.3%
2018 Employed Population 16+ by Occupation			
Total	8,960	76,604	161,993
White Collar	77.6%	65.8%	67.3%
Management/Business/Financial	23.1%	16.7%	17.9%
Professional	26.8%	23.7%	24.6%
Sales	13.0%	11.5%	11.6%
Administrative Support	14.8%	13.9%	13.2%
Services	13.2%	18.8%	17.7%
Blue Collar	9.2%	15.4%	15.0%
Farming/Forestry/Fishing	0.0%	0.1%	0.2%
Construction/Extraction	3.1%	4.1%	4.1%
Installation/Maintenance/Repair	1.8%	2.5%	2.8%
Production	2.3%	4.7%	4.4%
Transportation/Material Moving	1.9%	3.9%	3.5%
2010 Population By Urban/ Rural Status			
Total Population	17,865	140,532	299,862
Population Inside Urbanized Area	100.0%	99.9%	99.7%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	0.0%	0.1%	0.3%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

February 12, 2019



Market Profile

West Hills Shopping Center
Fields Market
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.20891
Longitude: -118.63329

	1 mile	3 miles	5 miles
2010 Households by Type			
Total	6,136	48,999	104,329
Households with 1 Person	16.3%	22.7%	22.0%
Households with 2+ People	83.7%	77.3%	78.0%
Family Households	78.7%	69.9%	70.6%
Husband-wife Families	64.2%	50.2%	51.6%
With Related Children	29.3%	25.2%	25.3%
Other Family (No Spouse Present)	14.5%	19.7%	19.0%
Other Family with Male Householder	4.7%	6.6%	6.1%
With Related Children	2.0%	3.3%	3.0%
Other Family with Female Householder	9.8%	13.1%	12.9%
With Related Children	4.5%	7.4%	7.0%
Nonfamily Households	5.0%	7.4%	7.4%
All Households with Children	36.2%	36.4%	35.8%
Multigenerational Households	5.6%	6.0%	6.1%
Unmarried Partner Households	4.0%	6.5%	6.3%
Male-female	3.4%	5.8%	5.6%
Same-sex	0.6%	0.7%	0.8%
2010 Households by Size			
Total	6,135	49,001	104,328
1 Person Household	16.3%	22.7%	22.0%
2 Person Household	31.3%	28.8%	29.4%
3 Person Household	20.0%	17.9%	18.0%
4 Person Household	19.9%	16.2%	16.2%
5 Person Household	8.0%	7.9%	7.9%
6 Person Household	2.6%	3.5%	3.4%
7 + Person Household	1.9%	3.1%	3.1%
2010 Households by Tenure and Mortgage Status			
Total	6,136	48,999	104,329
Owner Occupied	85.3%	54.5%	61.4%
Owned with a Mortgage/Loan	69.5%	43.5%	49.7%
Owned Free and Clear	15.9%	11.0%	11.7%
Renter Occupied	14.7%	45.5%	38.6%
2010 Housing Units By Urban/ Rural Status			
Total Housing Units	6,276	52,218	110,829
Housing Units Inside Urbanized Area	100.0%	99.8%	99.7%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	0.0%	0.2%	0.3%

Data Note: Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

February 12, 2019



Market Profile

West Hills Shopping Center
Fields Market
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 34.20891
Longitude: -118.63329

	1 mile	3 miles	5 miles
Top 3 Tapestry Segments			
1.	Pleasantville (2B)	Pleasantville (2B)	Pleasantville (2B)
2.	Savvy Suburbanites (1D)	International Marketplace	International Marketplace
3.	Exurbanites (1E)	Exurbanites (1E)	City Lights (8A)
2018 Consumer Spending			
Apparel & Services: Total \$	\$20,101,203	\$140,966,386	\$331,895,063
Average Spent	\$3,245.79	\$2,731.06	\$3,035.77
Spending Potential Index	149	126	140
Education: Total \$	\$16,590,681	\$101,119,101	\$239,573,247
Average Spent	\$2,678.94	\$1,959.07	\$2,191.33
Spending Potential Index	185	135	151
Entertainment/Recreation: Total \$	\$30,559,584	\$199,658,479	\$475,768,786
Average Spent	\$4,934.54	\$3,868.15	\$4,351.76
Spending Potential Index	153	120	135
Food at Home: Total \$	\$44,328,481	\$314,780,180	\$734,392,742
Average Spent	\$7,157.84	\$6,098.50	\$6,717.33
Spending Potential Index	143	122	134
Food Away from Home: Total \$	\$31,645,430	\$222,916,301	\$524,877,766
Average Spent	\$5,109.87	\$4,318.74	\$4,800.95
Spending Potential Index	145	123	137
Health Care: Total \$	\$53,933,384	\$339,914,520	\$811,966,897
Average Spent	\$8,708.77	\$6,585.45	\$7,426.89
Spending Potential Index	152	115	130
HH Furnishings & Equipment: Total \$	\$19,619,017	\$129,713,964	\$310,675,153
Average Spent	\$3,167.93	\$2,513.06	\$2,841.68
Spending Potential Index	152	120	136
Personal Care Products & Services: Total \$	\$7,723,825	\$52,313,589	\$124,487,208
Average Spent	\$1,247.19	\$1,013.51	\$1,138.66
Spending Potential Index	151	122	138
Shelter: Total \$	\$163,843,570	\$1,129,520,596	\$2,653,215,476
Average Spent	\$26,456.25	\$21,883.15	\$24,268.40
Spending Potential Index	158	130	145
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$25,777,433	\$158,574,399	\$381,637,093
Average Spent	\$4,162.35	\$3,072.19	\$3,490.75
Spending Potential Index	167	124	140
Travel: Total \$	\$23,023,871	\$142,329,511	\$345,937,040
Average Spent	\$3,717.73	\$2,757.47	\$3,164.21
Spending Potential Index	173	128	147
Vehicle Maintenance & Repairs: Total \$	\$9,836,543	\$66,328,949	\$157,358,605
Average Spent	\$1,588.33	\$1,285.05	\$1,439.33
Spending Potential Index	148	119	134

Data Note: Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

Source: Consumer Spending data are derived from the 2015 and 2016 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

February 12, 2019