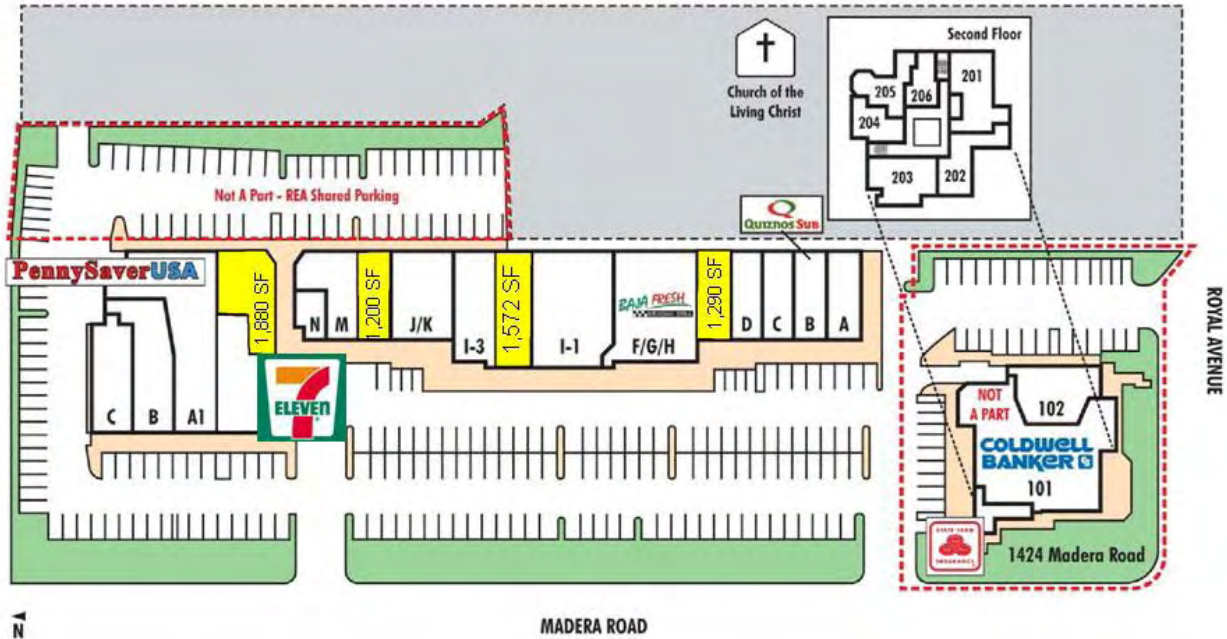


# FOR LEASE

## MADERA ROYAL PLAZA NEC Madera Road & Royal Avenue Simi Valley, California



### For Leasing Information Contact:

Charlie Cangelosi  
310-252-7656 x 156  
charlie@rnlp.biz  
www.rnlp.biz

- ◆ 35,000 sq.ft. strip center
- ◆ Retail / Restaurant / Office space now available.
- ◆ High traffic strip enter with services and food uses.
- ◆ Located on coming home side of Madera Rd. @ Royal Ave.
- ◆ Excellent parking at 5/1000
- ◆ Co-tenant's include 7-Eleven, Baja Fresh, and Penny Saver.

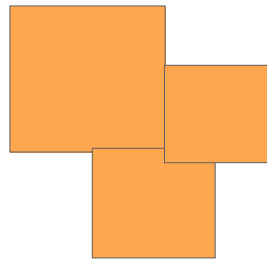


	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
Daytime Employment:	7,379	33,074	59,926
Population:	12,419	61,269	138,232
Average Household Income:	\$90,531	\$101,855	\$104,019

This information has been furnished from sources which we believe to be reliable; however, we do not guarantee its accuracy and assume no liability. Do not rely on any of the information contained herein without verifying it yourself



# MADERA ROYALE PLAZA



For Leasing Information  
Contact:

Charlie Cangelosi  
charlie@rnlp.biz  
www.rnlp.biz  
310-252-7656  
X156



## Pop-Facts: Demographic Quick Facts Report

**Radius 1: MADERA RD AT ROYAL AVE, SIMI VALLEY, CA 93065, aggregate**

**Radius 2: MADERA RD AT ROYAL AVE, SIMI VALLEY, CA 93065, aggregate**

**Radius 3: MADERA RD AT ROYAL AVE, SIMI VALLEY, CA 93065, aggregate**

Description	0.00 - 1.00 miles <i>Radius 1</i>		0.00 - 3.00 miles <i>Radius 2</i>		0.00 - 5.00 miles <i>Radius 3</i>	
	%	%	%	%	%	%
<b>Population</b>						
2013 Projection	15,556		68,570		152,567	
2008 Estimate	13,758		62,971		141,549	
2000 Census	10,902		54,753		125,765	
1990 Census	8,426		46,547		107,778	
Growth 1990 - 2000	29.39%		17.63%		16.69%	
<b>Households</b>						
2013 Projection	5,616		22,874		49,659	
2008 Estimate	4,922		20,830		45,812	
2000 Census	3,831		17,785		40,235	
1990 Census	2,901		14,759		33,819	
Growth 1990 - 2000	32.06%		20.50%		18.97%	
<b>2008 Est. Population by Single Classification Race</b>						
White Alone	10,204	74.17	47,976	76.19	108,804	76.87
Black or African American Alone	232	1.69	813	1.29	1,747	1.23
American Indian and Alaska Native Alone	138	1.00	494	0.78	901	0.64
Asian Alone	1,175	8.54	5,103	8.10	11,486	8.11
Native Hawaiian and Other Pacific Islander Alone	12	0.09	85	0.13	229	0.16
Some Other Race Alone	1,318	9.58	5,840	9.27	12,577	8.89
Two or More Races	678	4.93	2,658	4.22	5,806	4.10
<b>2008 Est. Population Hispanic or Latino</b>						
Hispanic or Latino	3,206	23.30	13,613	21.62	30,510	21.55
Not Hispanic or Latino	10,552	76.70	49,358	78.38	111,040	78.45
<b>2008 Tenure of Occupied Housing Units</b>						
Owner Occupied	4,922		20,830		45,812	
Renter Occupied	3,537	71.86	15,629	75.03	36,004	78.59
	1,386	28.16	5,201	24.97	9,808	21.41
<b>2008 Average Household Size</b>						
	2.78		3.01		3.07	



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Description	0.00 - 1.00 miles <i>Radius 1</i>		0.00 - 3.00 miles <i>Radius 2</i>		0.00 - 5.00 miles <i>Radius 3</i>	
	%	%	%	%	%	%
<b>2008 Est. Households by Household Income</b>	4,922		20,830		45,812	
Income Less than \$15,000	289	5.87	910	4.37	1,767	3.86
Income \$15,000 - \$24,999	191	3.88	790	3.79	1,602	3.50
Income \$25,000 - \$34,999	183	3.72	918	4.41	2,059	4.49
Income \$35,000 - \$49,999	457	9.28	1,885	9.05	3,903	8.52
Income \$50,000 - \$74,999	1,000	20.32	3,732	17.92	7,436	16.23
Income \$75,000 - \$99,999	809	16.44	3,489	16.75	7,779	16.98
Income \$100,000 - \$149,999	1,239	25.17	5,040	24.20	11,837	25.84
Income \$150,000 - \$249,999	616	12.52	2,981	14.31	7,136	15.58
Income \$250,000 - \$499,999	96	1.95	764	3.67	1,642	3.58
Income \$500,000 and over	42	0.85	320	1.54	651	1.42
<b>2008 Est. Average Household Income</b>	\$99,354		\$110,980		\$113,219	
<b>2008 Est. Median Household Income</b>	\$85,540		\$90,616		\$94,728	
<b>2008 Est. Per Capita Income</b>	\$36,024		\$36,916		\$36,830	



# Area Map

Prepared For: RNLP

Order #: 966891622  
Site: 01

MADERA RD AT ROYAL AVE  
SIMI VALLEY, CA 93065  
Coord: 34.264500, -118.796300  
Radius - See Appendix for Details

