

OUTSTANDING BUSINESS LOCATION

Goldenwest McFadden Plaza

15412 Goldenwest St.
Westminster, CA 92683

Now Leasing

AT A GLANCE:

- High Traffic Location
- Approx. 3,000 SF Avail.
- Approx. 6,350 SF Avail.
- Grocery Anchor!
- Signalized Intersection
- Super High Visibility



JOIN

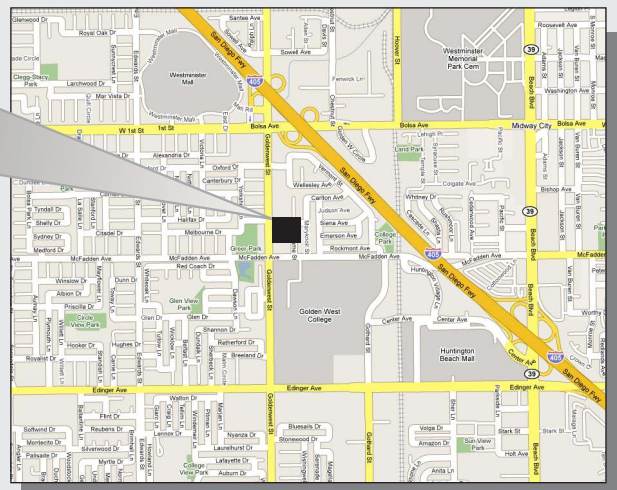
SUCCESSFUL TENANTS!



SITE



NWC Goldenwest & McFadden



DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
Population	15,368	216,009	496,834
Average Income	\$89,676	\$77,967	\$85,095

(714) 375-5777

Tipton Wright • Jeff Specht

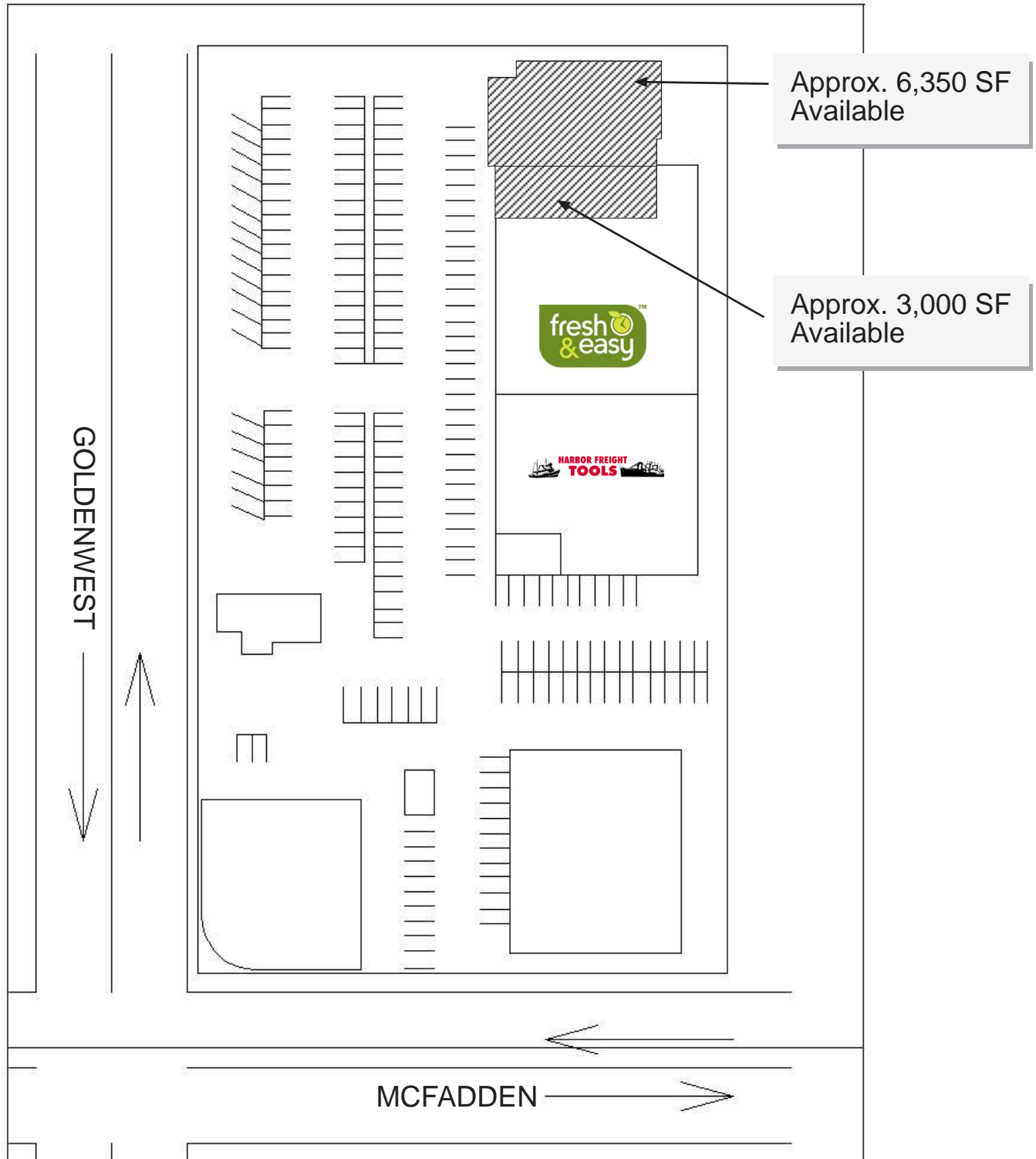


MARKETING BROKERS
16101 GOLDENWEST ST.
HUNTINGTON BEACH, CA 92649

THE INFORMATION CONTAINED HEREIN IS BELIEVED TO BE TRUE HOWEVER NO WARRANTIES ARE MADE TO ITS ACCURACY

Goldenwest & McFadden Site Map

15042 and 15400 Goldenwest St., Huntington Beach, CA 92647



All measurements to be verified.



MARKETING BROKERS
16101 GOLDENWEST ST.,
HUNTINGTON BEACH, CA 92647

TIPTON WRIGHT • JEFF SPECHT

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Date: 12/09/08

Current Geography Selection: (3 Selected) 1,3,5 mile radii: 15412 GOLDENWEST ST, WESTMINSTER, CA 92683

Lat: 33.738506 Long: -118.006742

City: Westminster Pop: 91,707

County: Orange County Pop: 3,040,998

Zip: 92683 Pop: 91,411

Demographic Detail Comparison Report

1 Miles: 3 Miles: 5 Miles:

2008 Demographics

Total Population	15,368	216,009	496,834
Total Households	5,204	68,682	156,129
Female Population	7,608	106,948	247,867
% Female	49.5%	49.5%	49.9%
Male Population	7,759	109,061	248,968
% Male	50.5%	50.5%	50.1%
Population Density (per Sq. Mi.)	4,891.6	7,639.7	6,325.9

Age:

Age 0 - 4	6.0%	6.7%	6.5%
Age 5 - 14	13.3%	13.8%	13.6%
Age 15 - 19	6.9%	6.9%	6.9%
Age 20 - 24	5.3%	6.8%	6.6%
Age 25 - 34	10.9%	13.8%	13.3%
Age 35 - 44	15.6%	15.2%	15.0%
Age 45 - 54	14.7%	14.1%	14.3%
Age 55 - 64	13.5%	11.4%	11.8%
Age 65 - 74	8.3%	6.8%	6.9%
Age 75 - 84	4.2%	3.3%	3.7%
Age 85 +	1.5%	1.2%	1.6%
Median Age	40.2	36.4	37.2

Housing Units

Total Housing Units	5,396	71,361	162,759
Owner Occupied Housing Units	74.2%	55.0%	60.1%
Renter Occupied Housing Units	22.2%	41.3%	35.8%
Vacant Housing Units	3.6%	3.8%	4.1%

Race and Ethnicity

American Indian, Eskimo, Aleut	0.3%	0.3%	0.3%
Asian	20.0%	29.1%	28.6%

Black	1.0%	1.2%	1.2%
Hawaiian/Pacific Islander	0.3%	0.5%	0.6%
White	69.7%	56.5%	56.4%
Other	4.4%	8.5%	9.1%
Multi-Race	4.2%	3.9%	3.8%

Hispanic Ethnicity	18.0%	25.8%	26.9%
Not of Hispanic Ethnicity	82.0%	74.2%	73.1%

Marital Status:

Age 15 + Population	12,415	171,892	397,075
Divorced	8.4%	9.6%	9.2%
Never Married	24.1%	29.5%	28.7%
Now Married	57.9%	49.2%	50.1%
Separated	3.1%	6.4%	6.4%
Widowed	6.5%	5.4%	5.6%

Educational Attainment:

Total Population Age 25+	10,548	142,308	330,394
Grade K - 8	4.7%	9.0%	9.3%
Grade 9 - 12	5.8%	9.1%	9.0%
High School Graduate	22.0%	23.6%	23.4%
Associates Degree	9.6%	9.2%	8.8%
Bachelor's Degree	23.2%	19.2%	19.7%
Graduate Degree	11.7%	8.4%	9.4%
Some College, No Degree	23.0%	21.5%	20.6%

Household Income:

Income \$ 0 - \$9,999	2.4%	4.4%	4.2%
Income \$ 10,000 - \$14,999	2.4%	2.9%	2.8%
Income \$ 15,000 - \$24,999	6.6%	8.1%	7.8%
Income \$ 25,000 - \$34,999	5.7%	8.3%	7.9%
Income \$ 35,000 - \$49,999	10.7%	12.3%	12.1%
Income \$ 50,000 - \$74,999	18.6%	19.4%	18.9%
Income \$ 75,000 - \$99,999	14.8%	15.3%	14.7%
Income \$100,000 - \$124,999	12.5%	10.9%	10.8%
Income \$125,000 - \$149,999	9.4%	7.2%	7.3%
Income \$150,000 +	17.0%	11.3%	13.5%

Average Household Income	\$89,676	\$77,967	\$85,095
Median Household Income	\$80,974	\$67,763	\$70,000
Per Capita Income	\$29,959	\$25,038	\$27,276

Vehicles Available:

0 Vehicles Available	3.7%	5.0%	4.8%
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1 Vehicle Available	21.3%	28.1%	26.9%
2+ Vehicles Available	75.0%	66.9%	68.3%
Average Vehicles Per Household	2.20	2.10	2.10
Total Vehicles Available	11,695	146,713	333,599

Business and Employment:

Number of Employees	10,274	93,058	198,544
Number of Establishments	1,013	9,532	20,282

1 Miles: 3 Miles: 5 Miles:

2013 Demographics

Total Population	15,695	221,128	507,251
Total Households	5,219	69,171	156,918
Female Population	7,730	109,105	252,243
% Female	49.3%	49.3%	49.7%
Male Population	7,965	112,022	255,008
% Male	50.8%	50.7%	50.3%

Age:

Age 0 - 4	5.5%	6.1%	6.0%
Age 5 - 14	12.6%	13.0%	12.9%
Age 15 - 19	6.7%	6.8%	6.8%
Age 20 - 24	5.4%	6.9%	6.6%
Age 25 - 34	10.7%	13.4%	12.9%
Age 35 - 44	13.8%	13.6%	13.3%
Age 45 - 54	14.9%	14.5%	14.7%
Age 55 - 64	15.0%	12.9%	13.3%
Age 65 - 74	9.7%	8.1%	8.2%
Age 75 - 84	4.3%	3.5%	3.8%
Age 85 +	1.4%	1.2%	1.5%
Median Age	41.9	37.9	38.9

Housing Units Trend

Total Housing Units	5,469	72,646	165,358
Owner Occupied Housing Units	74.1%	54.8%	59.9%
Renter Occupied Housing Units	21.4%	40.4%	35.0%
Vacant Housing Units	4.6%	4.8%	5.1%

Race and Ethnicity

American Indian, Eskimo, Aleut	0.2%	0.2%	0.2%
Asian	21.8%	31.5%	30.8%
Black	1.1%	1.2%	1.2%

Hawaiian/Pacific Islander	0.4%	0.6%	0.6%
White	70.2%	56.2%	56.1%
Other	3.5%	7.5%	8.1%
Multi-Race	2.8%	2.9%	2.9%

Hispanic Ethnicity	20.3%	28.0%	29.1%
Not of Hispanic Ethnicity	79.7%	72.0%	70.9%

Marital Status:

Age 15 + Population	12,860	178,734	411,614
Divorced	8.4%	9.5%	9.2%
Never Married	24.2%	29.7%	28.8%
Now Married	58.0%	49.0%	50.0%
Separated	3.0%	6.5%	6.5%
Widowed	6.4%	5.3%	5.6%

Educational Attainment:

Total Population Age 25+	10,955	148,412	343,601
Grade K - 9	4.4%	8.4%	8.6%
Grade 9 - 12	4.7%	7.4%	7.2%
High School Graduate	23.6%	25.5%	25.1%
Associates Degree	9.6%	9.4%	9.0%
Bachelor's Degree	24.9%	20.9%	21.4%
Graduate Degree	12.7%	9.5%	10.5%
Some College, No Degree	20.1%	18.9%	18.2%

Household Income:

Income \$ 0 - \$9,999	2.1%	4.0%	3.8%
Income \$ 10,000 - \$14,999	2.0%	2.6%	2.4%
Income \$ 15,000 - \$24,999	5.6%	6.7%	6.4%
Income \$ 25,000 - \$34,999	5.1%	7.6%	7.3%
Income \$ 35,000 - \$49,999	8.7%	11.1%	10.8%
Income \$ 50,000 - \$74,999	16.4%	18.1%	17.7%
Income \$ 75,000 - \$99,999	14.9%	15.0%	14.4%
Income \$100,000 - \$124,999	12.5%	11.3%	11.0%
Income \$125,000 - \$149,999	10.0%	8.3%	8.4%
Income \$150,000 +	22.7%	15.4%	17.8%

Average Household Income	\$103,235	\$89,003	\$97,336
Median Household Income	\$90,222	\$74,926	\$77,653
Per Capita Income	\$33,857	\$28,077	\$30,650

Vehicles Available

0 Vehicles Available	3.0%	4.3%	4.1%
1 Vehicle Available	20.0%	26.8%	25.5%

2+ Vehicles Available	77.0%	68.9%	70.4%
Average Vehicles Per Household	2.40	2.20	2.30
Total Vehicles Available	12,361	154,466	351,698

1 Miles: 3 Miles: 5 Miles:

2000 Census Demographics

Total Population	15,237	208,781	480,885
Total Households	5,355	68,842	155,837
Female Population	7,621	104,076	241,463
% Female	50.0%	49.9%	50.2%
Male Population	7,615	104,704	239,421
% Male	50.0%	50.2%	49.8%

Age:

Age 0 - 4	6.4%	7.2%	7.0%
Age 5 - 14	13.9%	14.4%	14.3%
Age 15 - 19	6.5%	6.4%	6.5%
Age 20 - 24	4.9%	6.5%	6.2%
Age 25 - 34	13.2%	17.2%	16.4%
Age 35 - 44	17.3%	16.8%	16.4%
Age 45 - 54	13.4%	12.5%	12.8%
Age 55 - 64	11.1%	9.0%	9.3%
Age 65 - 74	7.9%	6.0%	6.2%
Age 75 - 84	4.2%	3.1%	3.6%
Age 85 +	1.2%	0.9%	1.2%
Median Age	37.9	34.1	34.7

Housing Units Trend

Total Housing Units	5,463	70,247	159,526
Owner Occupied Housing Units	73.8%	55.8%	60.7%
Renter Occupied Housing Units	24.2%	42.3%	37.0%
Vacant Housing Units	2.0%	2.0%	2.3%

Race and Ethnicity

American Indian, Eskimo, Aleut	0.5%	0.6%	0.7%
Asian, and Hawaiian or other Pacific Islander	18.2%	25.9%	25.6%
Black	0.9%	1.1%	1.2%
White	71.4%	58.6%	58.0%
Other	5.0%	9.6%	10.7%
Two or More Races	4.0%	4.1%	4.0%

Hispanic Ethnicity	13.5%	21.0%	22.7%
Not of Hispanic Ethnicity	86.5%	79.0%	77.3%

Marital Status:

Age 15 + Population	12,142	163,749	378,596
Divorced	8.9%	9.7%	9.3%
Never Married	24.1%	29.2%	28.5%
Now Married	57.0%	49.4%	50.0%
Separated	3.2%	6.3%	6.4%
Widowed	6.9%	5.4%	5.8%

Educational Attainment:

Total Population Age 25+	10,413	136,859	317,369
Grade K - 9	3.5%	6.1%	6.8%
Grade 9 - 11, No diploma	8.3%	12.4%	12.3%
High School Graduate	19.2%	20.0%	19.9%
Associates Degree	9.4%	8.8%	8.4%
Bachelor's Degree	20.1%	16.6%	16.9%
Graduate Degree	10.1%	6.8%	7.7%
Some College, No Degree	27.7%	25.9%	24.7%
No Schooling Completed	1.7%	3.4%	3.4%
Public School Enrollment	83.3%	86.9%	86.2%
Private School Enrollment	16.7%	13.1%	13.8%

Household Income:

Income \$ 0 - \$9,999	4.0%	5.7%	5.4%
Income \$ 10,000 - \$14,999	5.0%	4.7%	4.5%
Income \$ 15,000 - \$24,999	7.2%	9.8%	9.7%
Income \$ 25,000 - \$34,999	7.4%	10.1%	10.0%
Income \$ 35,000 - \$49,999	13.6%	15.0%	14.8%
Income \$ 50,000 - \$74,999	21.7%	22.3%	21.7%
Income \$ 75,000 - \$99,999	15.7%	14.4%	14.2%
Income \$100,000 - \$124,999	11.4%	8.7%	8.7%
Income \$125,000 - \$149,999	6.6%	4.2%	4.6%
Income \$150,000 - \$199,999	4.2%	3.0%	3.7%
Income \$200,000 or More	3.3%	2.1%	3.0%
Average Household Income	\$76,294	\$65,185	\$69,073
Median Household Income	\$63,428	\$54,918	\$56,090
Per Capita Income	\$26,813	\$21,494	\$22,384

Vehicles Available

0 Vehicles Available	5.4%	6.2%	6.3%
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1 Vehicle Available	23.9%	30.2%	29.1%
2 Vehicles Available	43.4%	41.1%	41.3%
3+ Vehicles Available	27.2%	22.6%	23.3%
Average Vehicles Per Household	2.00	1.90	1.90
Total Vehicles Available	10,764	131,013	299,970
Blue Collar Occupations	2,209	36,138	82,319
White Collar Occupations	5,286	62,605	141,771
% Blue Collar Workers	29.5%	36.6%	36.7%
% White Collar Workers	70.5%	63.4%	63.3%

1 Miles: 3 Miles: 5 Miles:

1990 Demographics

Total Population	15,112	192,671	438,920
Total Households	5,054	66,143	148,617
Female Population	7,393	94,969	217,823
% Female	48.9%	49.3%	49.6%
Male Population	7,719	97,702	221,097
% Male	51.1%	50.7%	50.4%

Age:

Total Population	15,112	192,671	438,920
Age 0 - 4	6.2%	7.3%	7.2%
Age 5 - 14	12.9%	12.5%	12.6%
Age 15 - 19	7.7%	7.2%	7.3%
Age 20 - 24	8.1%	9.5%	9.0%
Age 25 - 34	16.4%	21.0%	19.9%
Age 35 - 44	14.9%	14.9%	15.1%
Age 45 - 54	14.1%	11.2%	11.6%
Age 55 - 64	10.6%	8.3%	8.3%
Age 65 - 74	6.1%	5.1%	5.4%
Age 75 - 84	2.4%	2.4%	2.8%
Age 85 +	0.7%	0.6%	0.9%
Median Age	34.2	31.1	31.8

Housing Units

Total Housing Units	5,203	68,600	154,456
Owner Occupied Housing Units	74.8%	55.8%	59.9%
Renter Occupied Housing Units	22.3%	40.6%	36.3%
Vacant Housing Units	2.9%	3.6%	3.8%

Race and Ethnicity

Population Trend

1990	15,112	192,671	438,920
2000	15,237	208,781	480,885
Change 1990 to 2000	0.8%	8.4%	9.6%
2008	15,368	216,009	496,834
2013	15,695	221,128	507,251
Change 2008 to 2013	2.1%	2.4%	2.1%

Household Trend

1990	5,054	66,143	148,617
2000	5,355	68,842	155,837
Change 1990 to 2000	5.9%	4.1%	4.9%
2008	5,204	68,682	156,129
2013	5,219	69,171	156,918
Change 2008 to 2013	0.3%	0.7%	0.5%

Average Household Size Trend

1990	2.97	2.90	2.93
2000	2.83	3.02	3.06
2008	2.94	3.13	3.16
2013	2.99	3.18	3.21

Median Age Trend

1990	34	31	32
2000	38	34	35
Change 1990 to 2000	11.0%	9.4%	9.3%
2008	40	36	37
2013	42	38	39
Change 2008 to 2013	4.3%	4.1%	4.4%

Housing Units Trend**Total Housing Units**

Change 1990 to 2000	5.0%	2.4%	3.3%
Change 2008 to 2013	1.4%	1.8%	1.6%

Owner Occupied Housing Units

Change 1990 to 2000	3.6%	2.3%	4.8%
Change 2008 to 2013	1.1%	1.4%	1.3%

Renter Occupied Housing Units

Change 1990 to 2000	13.7%	6.5%	5.0%
Change 2008 to 2013	-2.5%	-0.2%	-0.8%

Vacant Housing Units

Change 1990 to 2000	-27.7%	-42.8%	-36.8%
Change 2008 to 2013	30.1%	29.7%	27.3%

Race and Ethnicity Trend

American Indian, Eskimo, Aleut

Change 1990 to 2000	-23.5%	3.8%	17.1%
Change 2008 to 2013	-41.8%	-41.4%	-41.7%

Asian or Pacific Islander

Change 1990 to 2000	47.9%	71.0%	66.2%
Change 2008 to 2013	11.4%	10.6%	10.1%

Black

Change 1990 to 2000	1.1%	6.2%	-1.8%
Change 2008 to 2013	7.7%	3.6%	3.7%

White

Change 1990 to 2000	-13.1%	-16.6%	-15.1%
Change 2008 to 2013	2.8%	1.8%	1.5%

Other

Change 1990 to 2000	60.2%	86.3%	80.4%
Change 2008 to 2013	-19.4%	-10.3%	-9.1%

Hispanic Ethnicity

Change 1990 to 2000	6.1%	41.9%	43.8%
Change 2008 to 2013	15.2%	11.4%	10.4%

Not of Hispanic Ethnicity

Change 1990 to 2000	0.0%	2.0%	2.4%
Change 2008 to 2013	-0.7%	-0.8%	-1.0%

Current year data is for the year **2008**, 5 year projected data is for the year **2013**. More About Our Data.
Demographic data © 2008 by Experian/Applied Geographic Solutions.

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