

# CYPRESS CENTER WEST

4005-4197 BALL ROAD | CYPRESS, CA 90630

Perform Properties

FORMERLY SHOPCORE PROPERTIES | ROIC

## Property Details

### Owned GLA

109,046 SF

### Availability

4 Suites | 7,192 SF

### Overview

- Anchored by Ralphs, the center benefits from high-frequency visits that keep foot traffic strong throughout the week.
- Located near schools, parks, and dense residential neighborhoods, this center naturally draws repeat visitors from families and professionals in the area.
- Easily accessible from major roads and highways, facilitating customer and employee access.

## Tenant Mix



Photography  
Coming Soon

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## Demographics

	Population	Daytime Population	Households	Avg. HH Income	Med. HH Income
1 MILE	24,401	25,297	7,679	\$156,803	\$136,334
3 MILES	201,228	220,765	65,781	\$143,372	\$120,727
5 MILES	534,359	661,590	174,778	\$133,042	\$110,663



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## Market Aerial

**Market Aerial  
Coming Soon**

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## Site Plan



Suite	Tenant	GLA (SF)
4125	AVAILABLE	4,570
4107	AVAILABLE	1,827
LAND1	AVAILABLE	625
LAND	AVAILABLE	170
4033	RALPHS GROCERY COMPANY	47,839
4037	RALPHS GROCERY COMPANY	10,065
4005	RALPHS GROCERY COMPANY	7,300
4139	URGENT CARE	2,930
4175	GYMBOREE PLAY & MUSIC	2,250
4131	KAY'S KORNER HALLMARK	2,200
4109	ORANGE ROLL & SUSHI	2,200
4065	BB.Q CHICKEN CYPRESS	2,150
4143	PIZZA GUYS	1,800
4123	PHO ALLEY	1,800
4187	YONG-IN MARTIAL ARTS	1,755
4053	FENDY NAIL LOUNGE	1,725
4151	THE SALON	1,500
4061	MOKKOJI SHABU	1,475
4197	EL ZARAPE MEXICAN	1,400
4189	GREEN STAR CLEANERS	1,400
4183	FAMILY DENTISTRY	1,245
4171	MAIL PLUS MORE	1,200
4167	BUSINESS IS GROOMING	1,200
4163	ARTISTIC NAILS	1,200
4147	Q-PET	1,200
4105	GOODFELLOWS COFFEE	1,200
4049	RALPH F. HUTTER OPTOMETRIST	1,200
4117	FB MASSAGE SPA	1,182
4161	BUNNY CHA	1,112
4193	BASKIN ROBBINS	1,000
4045	MORI KATSU & KIMBAP	960
4155	THE BARBER POLE	900
4041	THE SMOKE SHOP	900
4121	QUICK FIX JEWELRY STORE	600

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## Get in Touch with Us

### Leasing

Gabriella Samperio

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### Pop-up & Short-term Leasing

Specialty Leasing Team

**213-263-4754**

**specialtyleasing@performproperties.com**

### Property Management

Morganne Jones

**858-255-4928**

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