

AVAILABLE RETAIL SPACE

6422 Tupelo Drive
Citrus Heights, CA

Location

SWC Antelope Road / I-80
6422 Tupelo Drive

Building Size

±7,798 - 27,798 sq. ft.

Asking Rent

\$0.70 psf (NNN)

Traffic Counts

Antelope Rd. 45,714 ADT (2005)
I-80 194,000 ADT (2005)

Demographics

2008	1-Mile	2-Miles	3-Miles
Pop. Est.	21,330	62,994	150,951
Avg. HH. Inc.	\$68,293	\$68,029	\$73,809

Comments

Join Carl's Jr., Taco Bell and many of the retailers in this well established retail project.



FOR SUBLEASE

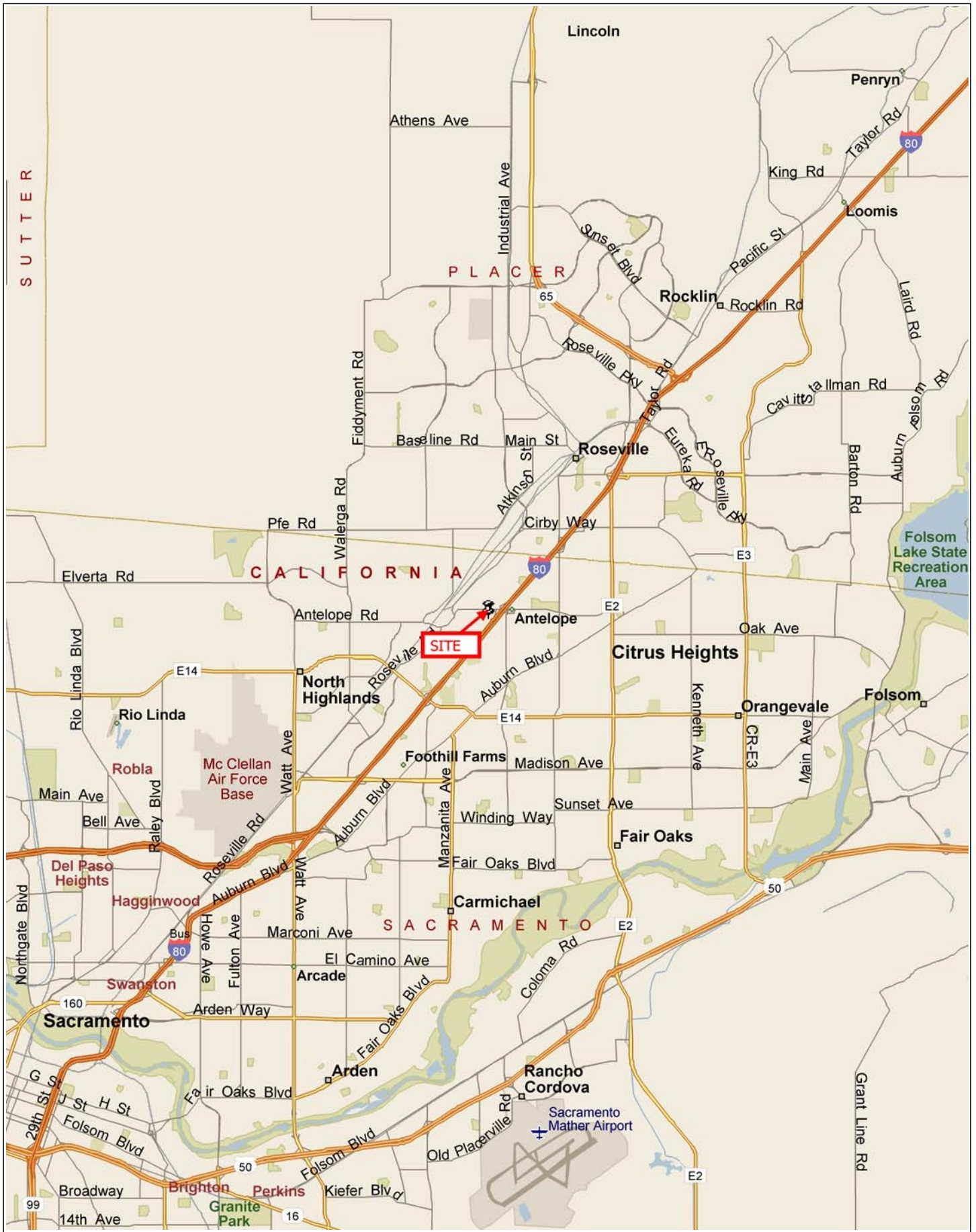
For Further Information, Contact:



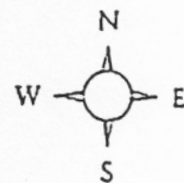
2255 Watt Avenue, Suite 160
Sacramento, CA 95825
www.sprg.com

Vern Park
CA DRE #00920944
(916) 576-3701

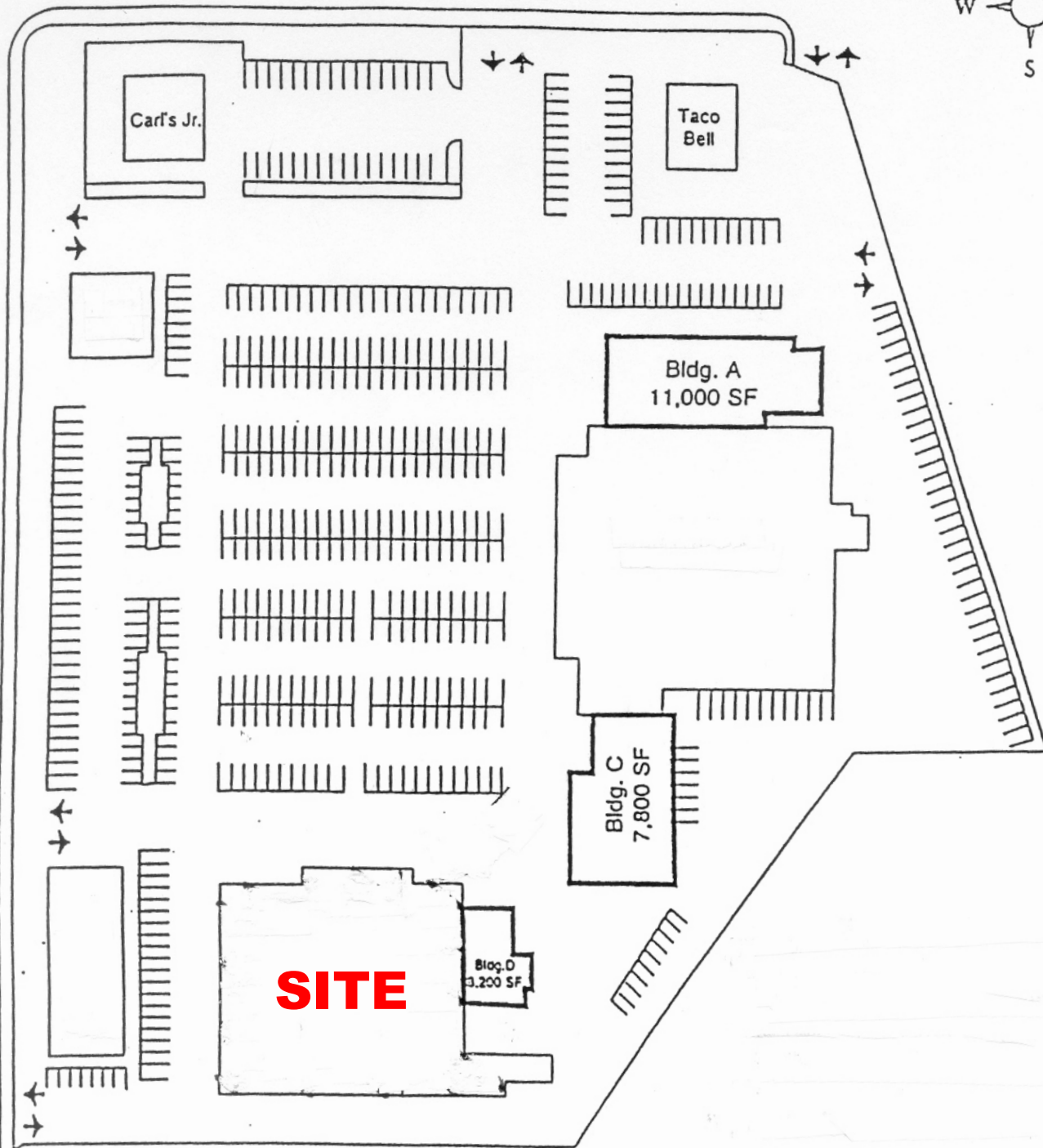
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ANTELOPE ROAD



TUPELO DRIVE



Not to scale. All dimensions are approximate.

Pitney Bowes MapInfo
 Socio Economic Benchmark Report (%)
 Prepared by: AnySite



I 80 & Antelope Rd Citrus Heights, CA 95621

14 July 2009

Coordinates Longitude: -121.309880
 Latitude: 38.707340

	1 MILE RING 3.14 SQ/MI	2 MILE RING 12.56 SQ/MI	3 MILE RING 28.27 SQ/MI
POPULATION			
2000 Population	20,613	57,908	139,742
2008 Population	21,330	62,994	150,951
2013 Population	22,071	67,054	160,731
% Population Change 1990-2000	4.27%	12.75%	15.14%
% Population Change 2000-2008	3.48%	8.78%	8.02%
Median Age	33	34	33
Population in Group Quarters (2000)	114	579	1,359
Population in Group Quarters (2008)	114	581	1,368
Population in Group Quarters (2013)	114	583	1,372
HOUSEHOLDS			
2000 Households	7,275	22,324	52,856
2008 Households	7,363	23,588	55,937
2013 Households	7,530	24,737	58,925
% Households Change 1990-2000	6.67%	14.67%	15.96%
% Households Change 2000-2008	1.21%	5.66%	5.83%
Average Household Size (2000)	2.8	2.6	2.6
Average Household Size (2008)	2.9	2.6	2.7
Average Household Size (2013)	2.9	2.7	2.7
FAMILIES			
Family Households (2000)	90.89%	89.36%	89.76%
Family Households (2008)	71.07%	66.09%	66.96%
Family Households (2013)	70.84%	66.20%	66.86%
Nonfamily Households (2000)	27.90%	33.69%	32.46%
Non-Family Households (2008)	28.93%	33.91%	33.04%
Non-Family Households (2013)	29.16%	33.80%	33.14%
Population in Family Households (2000)	85.65%	82.11%	82.96%
Population in Family Households (2008)	85.79%	82.93%	83.27%
Population in Family Households (2013)	87.80%	84.85%	84.97%
Population in Non-Family Households (2000)	13.80%	16.89%	16.07%
Population in Non-Family Households (2008)	13.68%	16.15%	15.82%
Population in Non-Family Households (2013)	11.68%	14.28%	14.18%

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INCOME			
Per Capita Income (2000)	\$19,039	\$20,729	\$20,444
Per Capita Income (2008)	\$24,015	\$26,111	\$25,763
Per Capita Income (2013)	\$27,560	\$30,270	\$29,698
Average Household Income (2000)	\$54,063	\$53,639	\$53,971
Average Household Income (2008)	\$68,293	\$68,304	\$68,029
Average Household Income (2013)	\$79,370	\$80,525	\$79,467
Median Household Income (2000)	\$45,988	\$44,793	\$45,235
Median Household Income (2008)	\$56,356	\$56,142	\$56,184
Median Household Income (2013)	\$62,768	\$63,393	\$62,897
Average Family Income (2000)	\$59,767	\$60,588	\$59,927
Average Family Income (2008)	\$78,890	\$78,778	\$77,650
Average Family Income (2013)	\$89,798	\$92,063	\$90,325
Median Family Income (2000)	\$53,700	\$53,470	\$52,727
Median Family Income (2008)	\$66,324	\$67,141	\$65,980
Median Family Income (2013)	\$73,431	\$75,411	\$74,039
Aggregate Income (2000)	\$392,443,372	\$1,200,379,264	\$2,856,940,801
Aggregate Income (2008)	\$512,243,136	\$1,644,855,204	\$3,888,895,472
Aggregate Income (2013)	\$608,283,541	\$2,029,724,760	\$4,773,401,970
HOUSEHOLD INCOME			
Household Income < \$10,000 (2008)	3.57%	3.75%	4.21%
Household Income \$10,000-\$14,999 (2008)	2.80%	3.19%	3.15%
Household Income \$15,000-\$19,999 (2008)	3.60%	4.07%	4.05%
Household Income \$20,000-\$24,999 (2008)	3.84%	4.03%	4.11%
Household Income \$25,000-\$29,999 (2008)	4.96%	4.55%	4.67%
Household Income \$30,000-\$34,999 (2008)	5.08%	5.50%	5.54%
Household Income \$35,000-\$39,999 (2008)	5.66%	5.83%	5.49%
Household Income \$40,000-\$44,999 (2008)	6.33%	6.27%	5.94%
Household Income \$45,000-\$49,999 (2008)	5.84%	5.77%	5.75%
Household Income \$50,000-\$59,999 (2008)	11.18%	9.95%	10.28%
Household Income \$60,000-\$74,999 (2008)	12.86%	12.47%	12.33%
Household Income \$75,000-\$99,999 (2008)	16.49%	14.76%	14.87%

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Household Income \$100,000-\$124,999 (2008)	10.09%	9.40%	9.19%
Household Income \$125,000-\$149,999 (2008)	3.71%	4.56%	4.62%
Household Income \$150,000-\$199,999 (2008)	2.11%	3.51%	3.53%
Household Income > \$200,000 (2008)	1.87%	2.38%	2.28%
EDUCATION			
Population Age 25+ (2008)	64.71%	65.48%	64.36%
Less than 9th Grade (2008)	4.69%	3.71%	4.35%
9th-12th Grade No Diploma (2008)	7.59%	6.19%	6.34%
HS Graduate (2008)	34.02%	30.90%	29.62%
College No Diploma (2008)	29.05%	28.93%	27.67%
Associate Degree (2008)	9.36%	9.70%	9.76%
Bachelor Degree (2008)	11.32%	14.62%	15.88%
Graduate or Prof School Degree (2008)	3.95%	5.94%	6.38%
ETHNICITY			
% White (2008)	77.30%	76.21%	74.22%
% Black (2008)	4.49%	5.03%	5.64%
% Amer Indian/Alaska Native (2008)	0.98%	0.92%	1.01%
% Asian (2008)	6.64%	7.45%	7.64%
% Nat Hawaiian/Oth Pacific Islander (2008)	0.58%	0.55%	0.51%
% Some Other Race (2008)	4.47%	3.87%	4.88%
% Population Hispanic (2008)	13.53%	12.46%	14.51%
% Population Non-Hispanic (2008)	86.47%	87.54%	85.49%
BUSINESS COUNTS			
Total Establishments	264	1,668	4,153
Total Employees	1,954	15,183	36,558