

LAGUNA PAVILION

SEC Laguna Boulevard / Bruceville Road
Elk Grove, CA

FOR LEASE

Location

7440 Laguna Boulevard
Elk Grove, CA

Size

±70,554 sf (Total GLA)

Occupancy

Immediate

Available

Shop Space from ±2,500 sf



Demographics ('08)

| | 1-Mile | 2-Miles | 3-Miles |
|--------------------|----------|----------|----------|
| Population | 21,438 | 59,932 | 131,311 |
| Avg. Family Income | \$96,003 | \$97,642 | \$98,642 |

Source: Applied Geographic Solutions

Traffic Counts

| | | |
|------------------|--------|------------|
| Laguna Boulevard | 40,489 | ADT (2010) |
| Bruceville Road | 27,588 | ADT (2010) |
| Total | 68,077 | ADT |

Comments

- Dense population and high income
- Easy access via Laguna or Bruceville
- High Traffic intersection
- Competitive lease rates
- Strong major retailers and restaurants in the trade area including:



For Further Information, Contact:

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Sierra Pacific Retail Group, Inc.

Brokerage & Consulting Services

The information provided herein is for general purposes only and is subject to change, without notice, from time to time. Nothing contained herein is intended to be a binding representation. The owner and broker make no representation as to the accuracy of the information contained herein, or as to the character, occupancy, or configuration of the property described herein. It is the responsibility of the reader to independently verify all the information.

SITE PLAN

Laguna Boulevard

Laguna Pavilion / Elk Grove, CA



NOT TO SCALE.
ALL DIMENSIONS
ARE APPROXIMATE.

| | | | | | | | | |
|----|-----------------------|-----------|-----|-------------------|-----------|-----|------------------|-----------|
| #1 | FedEx Kinko's | ±5,000 sf | #7 | Party City | ±9,025 sf | #13 | AVAILABLE | ±2,542 sf |
| #2 | The Habit Burger | ±2,000 sf | #8 | Styles for Less | ±3,624 sf | #14 | Wing Stop | ±1,550 sf |
| #3 | Sleep Train | ±6,335 sf | #9 | Tuesday Morning | ±2,290 sf | #15 | See's Candies | ±1,364 sf |
| #4 | Country Farm Organics | ±2,500 sf | #10 | Tuesday Morning | ±6,408 sf | #16 | Jamba Juice | ±1,550 sf |
| #5 | Color Me Mine | ±2,000 sf | #11 | Kim's Total Salon | ±3,522 sf | #17 | Chipotle | ±2,542 sf |
| #6 | Pier 1 Imports | ±9,025 sf | #12 | Kenny G. Jewelers | ±3,534 sf | #18 | Chili's | ±5,743 sf |

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Pitney Bowes MapInfo Socio Economic Benchmark Report (%)

Prepared by: AnySite



Laguna Pavilion
Laguna Blvd & Bruceville Rd Elk Grove, CA 95758

14 March 2011

Coordinates Longitude: -121.418000
Latitude: 38.423380

| | 1 MILE RING 3.14 SQ/MI | 2 MILE RING 12.56 SQ/MI | 3 MILE RING 28.27 SQ/MI |
|--|------------------------------|-------------------------------|-------------------------------|
| POPULATION | | | |
| 2000 Population | 16,024 | 45,946 | 88,675 |
| 2008 Population | 21,438 | 59,932 | 131,311 |
| 2013 Population | 24,426 | 67,878 | 153,831 |
| % Population Change 1990-2000 | 215.56% | 210.17% | 146.78% |
| % Population Change 2000-2008 | 33.79% | 30.44% | 48.08% |
| Median Age | 31 | 31 | 31 |
| Population in Group Quarters (2000) | 17 | 143 | 502 |
| Population in Group Quarters (2008) | 17 | 144 | 505 |
| Population in Group Quarters (2013) | 17 | 144 | 506 |
| HOUSEHOLDS | | | |
| 2000 Households | 5,313 | 14,885 | 28,395 |
| 2008 Households | 6,916 | 18,976 | 41,359 |
| 2013 Households | 7,787 | 21,259 | 48,002 |
| % Households Change 1990-2000 | 214.56% | 208.75% | 138.03% |
| % Households Change 2000-2008 | 30.17% | 27.48% | 45.66% |
| Average Household Size (2000) | 3.0 | 3.1 | 3.1 |
| Average Household Size (2008) | 3.1 | 3.2 | 3.2 |
| Average Household Size (2013) | 3.1 | 3.2 | 3.2 |
| FAMILIES | | | |
| Family Households (2000) | 94.90% | 94.70% | 94.55% |
| Family Households (2008) | 80.06% | 79.55% | 78.71% |
| Family Households (2013) | 79.71% | 79.03% | 78.15% |
| Nonfamily Households (2000) | 18.80% | 18.72% | 19.19% |
| Non-Family Households (2008) | 19.94% | 20.45% | 21.29% |
| Non-Family Households (2013) | 20.29% | 20.97% | 21.85% |
| Population in Family Households (2000) | 91.96% | 91.76% | 91.34% |
| Population in Family Households (2008) | 93.43% | 92.80% | 92.09% |
| Population in Family Households (2013) | 93.52% | 93.34% | 92.89% |
| Population in Non-Family Households (2000) | 7.94% | 7.93% | 8.10% |
| Population in Non-Family Households (2008) | 6.49% | 6.96% | 7.52% |
| Population in Non-Family Households (2013) | 6.41% | 6.45% | 6.78% |

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| INCOME | | | |
| Per Capita Income (2000) | \$24,803 | \$23,742 | \$22,217 |
| Per Capita Income (2008) | \$29,537 | \$29,062 | \$29,192 |
| Per Capita Income (2013) | \$33,980 | \$33,413 | \$34,076 |
| Average Household Income (2000) | \$74,107 | \$73,134 | \$68,936 |
| Average Household Income (2008) | \$91,177 | \$90,981 | \$91,728 |
| Average Household Income (2013) | \$106,204 | \$105,871 | \$108,275 |
| Median Household Income (2000) | \$69,163 | \$65,493 | \$62,188 |
| Median Household Income (2008) | \$85,645 | \$80,668 | \$80,029 |
| Median Household Income (2013) | \$95,315 | \$89,522 | \$89,807 |
| Average Family Income (2000) | \$77,694 | \$76,372 | \$72,174 |
| Average Family Income (2008) | \$96,003 | \$97,642 | \$98,642 |
| Average Family Income (2013) | \$112,239 | \$113,912 | \$116,603 |
| Median Family Income (2000) | \$71,396 | \$68,968 | \$66,034 |
| Median Family Income (2008) | \$88,085 | \$85,324 | \$85,564 |
| Median Family Income (2013) | \$98,879 | \$95,849 | \$97,308 |
| Aggregate Income (2000) | \$397,437,770 | \$1,090,859,495 | \$1,970,060,603 |
| Aggregate Income (2008) | \$633,217,102 | \$1,741,729,004 | \$3,833,167,741 |
| Aggregate Income (2013) | \$829,987,423 | \$2,267,990,066 | \$5,241,992,165 |
| HOUSEHOLD INCOME | | | |
| Household Income < \$10,000 (2008) | 1.71% | 3.11% | 3.09% |
| Household Income \$10,000-\$14,999 (2008) | 0.65% | 0.91% | 1.27% |
| Household Income \$15,000-\$19,999 (2008) | 0.90% | 1.32% | 1.78% |
| Household Income \$20,000-\$24,999 (2008) | 1.71% | 1.88% | 2.11% |
| Household Income \$25,000-\$29,999 (2008) | 1.65% | 1.81% | 1.92% |
| Household Income \$30,000-\$34,999 (2008) | 2.01% | 2.52% | 3.25% |
| Household Income \$35,000-\$39,999 (2008) | 2.62% | 3.01% | 3.05% |
| Household Income \$40,000-\$44,999 (2008) | 3.12% | 3.73% | 3.60% |
| Household Income \$45,000-\$49,999 (2008) | 3.20% | 4.14% | 4.28% |
| Household Income \$50,000-\$59,999 (2008) | 8.37% | 8.77% | 8.78% |
| Household Income \$60,000-\$74,999 (2008) | 13.32% | 13.82% | 12.79% |
| Household Income \$75,000-\$99,999 (2008) | 24.26% | 20.55% | 19.18% |

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|---|------------------------------|-------------------------------|-------------------------------|
| Household Income \$100,000-\$124,999 (2008) | 15.56% | 14.18% | 14.23% |
| Household Income \$125,000-\$149,999 (2008) | 9.67% | 8.86% | 9.10% |
| Household Income \$150,000-\$199,999 (2008) | 7.72% | 6.94% | 6.61% |
| Household Income > \$200,000 (2008) | 3.56% | 4.43% | 4.97% |
| EDUCATION | | | |
| Population Age 25+ (2008) | 61.36% | 61.45% | 61.61% |
| Less than 9th Grade (2008) | 2.59% | 3.89% | 4.76% |
| 9th-12th Grade No Diploma (2008) | 3.43% | 4.14% | 4.82% |
| HS Graduate (2008) | 15.90% | 18.35% | 20.07% |
| College No Diploma (2008) | 26.63% | 25.56% | 24.94% |
| Associate Degree (2008) | 9.56% | 10.08% | 9.61% |
| Bachelor Degree (2008) | 30.95% | 27.79% | 26.15% |
| Graduate or Prof School Degree (2008) | 10.95% | 10.19% | 9.66% |
| ETHNICITY | | | |
| % White (2008) | 54.81% | 51.67% | 50.83% |
| % Black (2008) | 10.10% | 11.69% | 11.99% |
| % Amer Indian/Alaska Native (2008) | 0.73% | 0.72% | 0.65% |
| % Asian (2008) | 20.51% | 22.14% | 22.12% |
| % Nat Hawaiian/Oth Pacific Islander (2008) | 0.44% | 0.57% | 0.71% |
| % Some Other Race (2008) | 5.98% | 5.94% | 6.42% |
| % Population Hispanic (2008) | 19.33% | 18.69% | 19.19% |
| % Population Non-Hispanic (2008) | 80.67% | 81.31% | 80.81% |
| BUSINESS COUNTS | | | |
| Total Establishments | 415 | 1,307 | 2,481 |
| Total Employees | 5,293 | 15,416 | 23,499 |