

Pad

The Shops at Stanford Ranch

CVS/pharmacy[®] Anchored Center

LOCATION

NEC Stanford Ranch Road / Park Drive
Rocklin, CA

SIZE

A 71,000 square foot shopping center anchored by
CVS Pharmacy.

AVAILABLE

±997-2305 Square Feet

OCCUPANCY

Available Now

DEMOGRAPHICS

	<u>1-Mile</u>	<u>3-Miles</u>	<u>5-Miles</u>	<u>Source:</u> Applied Geographic Solutions
2007 Population	22,308	54,724	118,714	
2007 Median HH Income	\$101,531	\$81,336	\$79,021	

COMMENTS

The Shops at Stanford Ranch are geographically located in the center of the Stanford Ranch residential area and is ideally situated to be the most convenient shopping center for the residents in the Stanford Ranch area. Stanford Ranch Road connects Highway 65 to all of the major arterials serving the Stanford Ranch area and Park Drive connects this area to the prestigious Whitney Oaks Golf Course and residential developments to the north. This shopping center is surrounded by excellent demographics and was developed by Best Properties, a very experienced shopping center development firm that has developed numerous shopping centers in the Sacramento Region. The Stanford Ranch area has been one of the strongest areas in the Sacramento Region for residential, office, industrial and retail growth.



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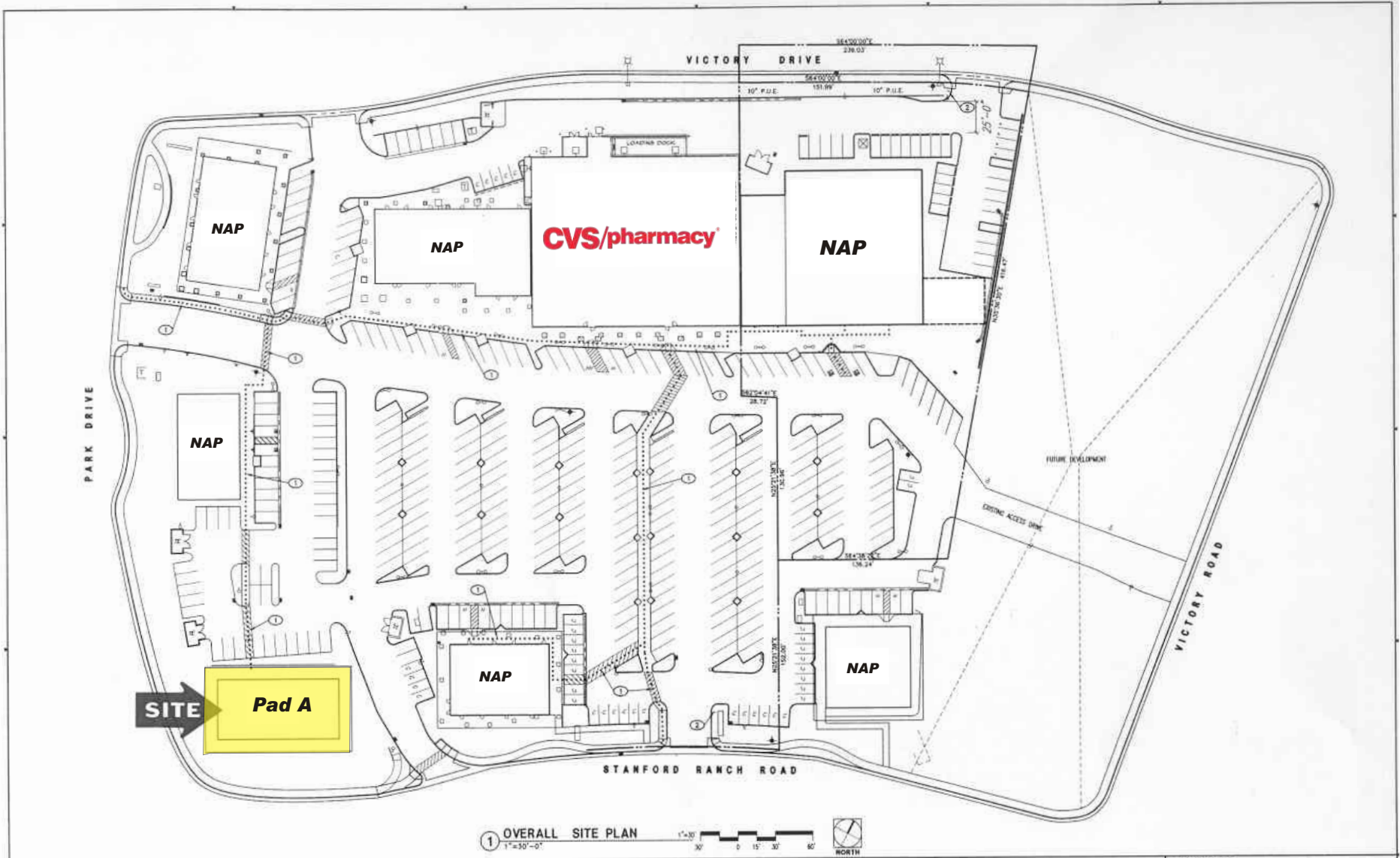
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Rocklin, CA



Sierra Pacific Retail Group, Inc.
Brokerage & Consulting Services

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1 OVERALL SITE PLAN
1"=30'-0"

PARKING ANALYSIS	
SHOPS 1 = 6,000 SF	SPACES REQUIRED
SHOPS 2 = 7,950 SF	72,389/200 = 362 SPACES
LONGS = 22,965 SF	
ACE = 17,274 SF	SPACES PROVIDED
PAD A = 5,000 SF	EXISTING = 337 PARKING SPACES
PAD B = 4,500 SF	PAD A = 7 PARKING SPACES
PAD C = 4,200 SF	ACE = 27 PARKING SPACES
PAD E = 4,500 SF	TOTAL = 371 PARKING SPACES
TOTAL = 72,389 SF	

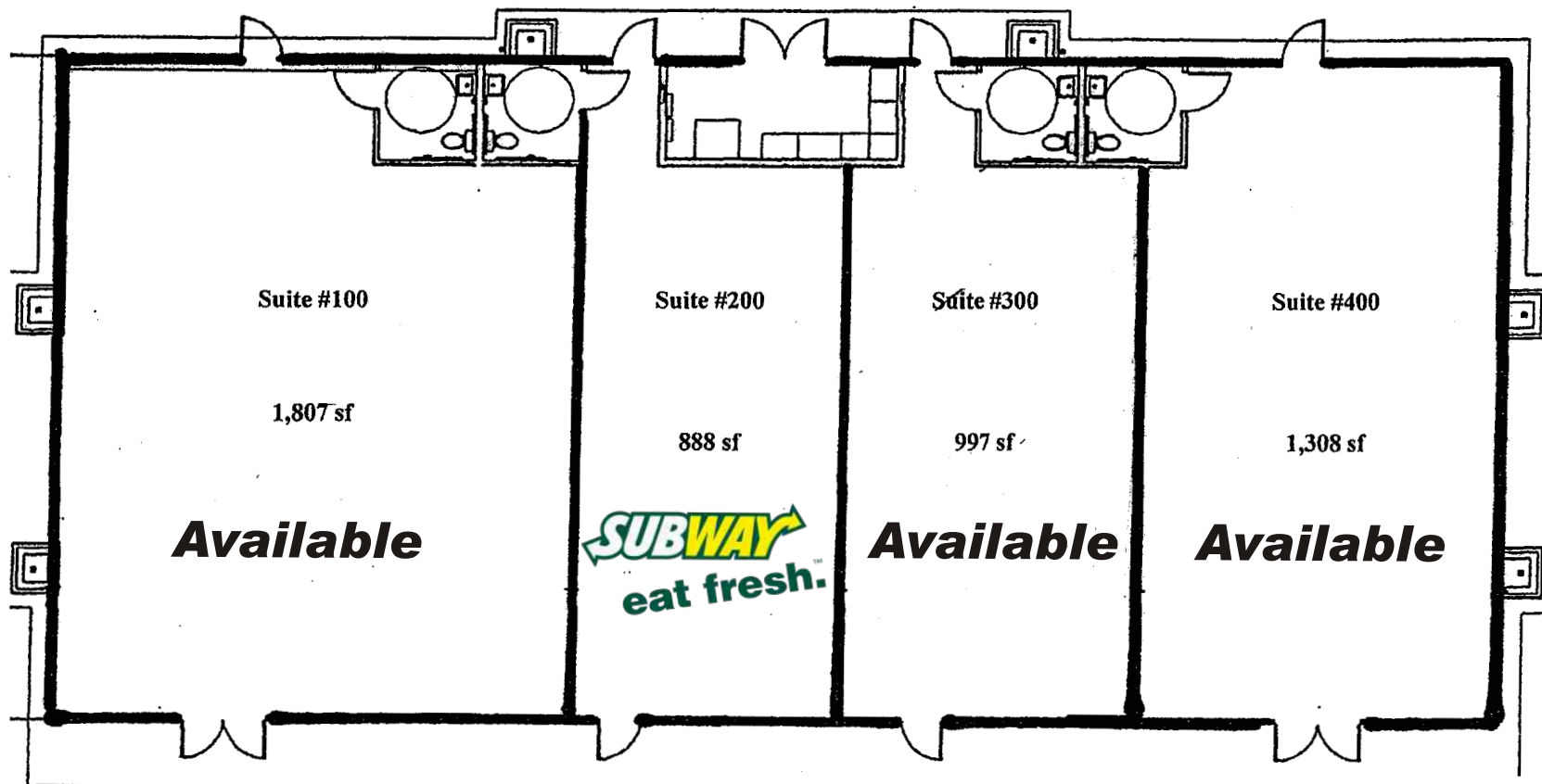
KEYNOTES

1 DENOTES ACCESSIBLE PATH OF TRAVEL.

2 EXISTING SIGN STATING "UNAUTHORIZED VEHICLES PARKED IN DESIGNATED ACCESSIBLE SPACES NOT DISPLAYING IDENTIFYING PLACARDS OR LICENSE PLATES ISSUED FOR PERSONS WITH DISABILITIES MAY BE TOWED AWAY AT OWNERS EXPENSE. TOWED VEHICLES MAY BE CLARED AT THE CITY OF ROCKLIN POLICE DEPARTMENT OR BY TELEPHONE."

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THE SHOPS AT STANFORD RANCH



***Pad A — 3201 Stanford Ranch Road
Rocklin, CA 95765***

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MapInfo Corporation®

Socio Economic Benchmark Report (%)

Prepared by: AnySite



Park Dr & Stanford Ranch Rocklin, CA 95765

22 January 2009

Coordinates Longitude: -121.257803
Latitude: 38.814541

	1 MILE RING 3.14 SQ/MI	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI
POPULATION			
2000 Population	14,204	36,605	76,392
2007 Population	22,308	54,724	118,714
2012 Population	27,725	66,411	146,081
Median Age	34	34	34
% Population Change 1990-2000	264.86%	87.85%	81.61%
% Population Change 2000-2007	57.05%	49.50%	55.40%
Population in Group Quarters (2000)	1	45	250
Population in Group Quarters (2007)	1	45	250
Population in Group Quarters (2012)	1	45	251
HOUSEHOLDS			
2000 Households	4,499	13,112	28,556
2007 Households	6,991	19,277	43,925
2012 Households	8,628	23,155	53,716
% Households Change 1990-2000	281.92%	83.87%	81.67%
% Households Change 2000-2007	55.39%	47.02%	53.82%
Average Household Size (2000)	3.2	2.8	2.7
Average Household Size (2007)	3.2	2.8	2.7
Average Household Size (2012)	3.2	2.9	2.7
FAMILIES			
Family Households (2000)	94.88%	93.13%	92.61%
Family Households (2007)	82.32%	76.46%	74.64%
Family Households (2012)	82.57%	76.88%	75.07%
Nonfamily Households (2000)	18.03%	24.25%	26.28%
Non-Family Households (2007)	17.68%	23.54%	25.36%
Non-Family Households (2012)	17.43%	23.12%	24.93%
Population in Family Households (2000)	91.72%	88.52%	87.10%
Population in Family Households (2007)	93.46%	90.47%	89.23%
Population in Family Households (2012)	93.92%	91.31%	90.56%
Population in Non-Family Households (2000)	8.28%	11.36%	12.58%
Population in Non-Family Households (2007)	6.54%	9.44%	10.56%
Population in Non-Family Households (2012)	6.08%	8.62%	9.26%

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INCOME			
Per Capita Income (2000)	\$27,897	\$26,135	\$26,913
Per Capita Income (2007)	\$30,310	\$28,644	\$29,526
Per Capita Income (2012)	\$33,761	\$31,956	\$32,938
Average Household Income (2000)	\$88,076	\$73,010	\$71,995
Average Household Income (2007)	\$96,717	\$81,170	\$79,486
Average Household Income (2012)	\$108,486	\$91,532	\$89,317
Median Household Income (2000)	\$81,893	\$64,442	\$61,809
Median Household Income (2007)	\$101,531	\$81,336	\$79,021
Median Household Income (2012)	\$116,821	\$92,969	\$90,549
Average Family Income (2000)	\$93,467	\$81,202	\$80,493
Average Family Income (2007)	\$103,343	\$90,474	\$89,025
Average Family Income (2012)	\$116,777	\$102,962	\$101,141
Median Family Income (2000)	\$88,077	\$72,802	\$70,936
Median Family Income (2007)	\$108,699	\$92,352	\$90,715
Median Family Income (2012)	\$124,245	\$105,988	\$104,227
Aggregate Income (2000)	\$396,253,170	\$956,656,282	\$2,055,901,250
Aggregate Income (2007)	\$676,152,416	\$1,567,506,663	\$3,505,205,971
Aggregate Income (2012)	\$936,026,739	\$2,122,222,883	\$4,811,578,984
HOUSEHOLD INCOME			
Household Income < \$10,000 (2007)	1.27%	3.19%	3.02%
Household Income \$10,000-\$14,999 (2007)	0.87%	2.03%	1.98%
Household Income \$15,000-\$19,999 (2007)	1.55%	2.72%	2.67%
Household Income \$20,000-\$24,999 (2007)	1.39%	2.86%	2.90%
Household Income \$25,000-\$29,999 (2007)	1.53%	2.86%	2.96%
Household Income \$30,000-\$34,999 (2007)	2.09%	3.36%	3.24%
Household Income \$35,000-\$39,999 (2007)	1.86%	2.96%	3.19%
Household Income \$40,000-\$44,999 (2007)	2.49%	3.36%	3.70%
Household Income \$45,000-\$49,999 (2007)	2.69%	3.31%	3.66%
Household Income \$50,000-\$59,999 (2007)	6.22%	7.21%	7.76%
Household Income \$60,000-\$74,999 (2007)	9.44%	11.49%	11.93%
Household Income \$75,000-\$99,999 (2007)	17.51%	17.32%	17.68%

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Household Income \$100,000-\$124,999 (2007)	17.63%	13.66%	13.63%
Household Income \$125,000-\$149,999 (2007)	13.58%	9.40%	9.10%
Household Income \$150,000-\$199,999 (2007)	11.79%	8.44%	7.29%
Household Income > \$200,000 (2007)	8.10%	5.83%	5.30%
EDUCATION			
Population Age 25+ (2007)	65.97%	65.95%	66.42%
Less than 9th Grade (2007)	0.43%	1.48%	2.18%
9th-12th Grade No Diploma (2007)	2.51%	3.75%	3.94%
HS Graduate (2007)	13.41%	18.11%	19.59%
College No Diploma (2007)	24.08%	25.37%	25.12%
Associate Degree (2007)	11.54%	11.82%	11.67%
Bachelor Degree (2007)	36.05%	29.32%	27.69%
Graduate or Prof School Degree (2007)	11.99%	10.15%	9.81%
ETHNICITY			
% White Alone	88.14%	88.37%	87.31%
% Black Alone	1.08%	0.96%	1.03%
% Amer Indian/Alaska Native Alone	0.54%	0.79%	0.78%
% Asian Alone	4.73%	4.12%	4.26%
% Native Hawaiian/Oth Pacific Islander Alone	0.21%	0.21%	0.21%
% Population Hispanic or Latino	7.45%	7.81%	9.49%
% Population Not Hispanic or Latino	92.55%	92.19%	90.51%
% Some Other Race Alone	1.70%	1.92%	2.74%
Total Establishments	168	1,732	5,402
Total Employees	1,191	19,964	76,451