

GREENFAIRE VILLAGE

Citrus Heights, California

Enjoy the Natural Ambiance

Located at the intersection of Greenback Lane and Fair Oaks Boulevard in the heart of Citrus Heights retail activity.



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INTER-CAL REAL ESTATE CORPORATION





Greenfaire Village
 Greenback Ln & Fair...
 Citrus Heights, CA 95610

Latitude: 38.67858
 Longitude: -121.26222
 Site Type: Rings

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
2009 Population			
Total Population	19,654	128,668	302,793
Male Population	49.4%	48.5%	48.3%
Female Population	50.6%	51.5%	51.7%
Median Age	35.2	38.7	38.4
2009 Income			
Median Household Income	\$53,850	\$61,391	\$62,045
Per Capita Income	\$26,933	\$28,431	\$30,565
Average Household Income	\$64,704	\$72,808	\$77,999
2009 Households			
Total Households	8,176	49,687	117,877
Average Household Size	2.38	2.56	2.54
2009 Housing			
Owner Occupied Housing Units	38.3%	55.6%	56.8%
Renter Occupied Housing Units	52.4%	39.2%	38.2%
Vacant Housing Units	9.4%	5.2%	5.0%
Population			
1990 Population	18,936	122,314	263,234
2000 Population	18,857	125,757	290,942
2009 Population	19,654	128,668	302,793
2014 Population	20,451	131,721	311,670
1990-2000 Annual Rate	-0.04%	0.28%	1.01%
2000-2009 Annual Rate	0.45%	0.25%	0.43%
2009-2014 Annual Rate	0.8%	0.47%	0.58%

In the identified market area, the current year population is 302,793. In 2000, the Census count in the market area was 290,942. The rate of change since 2000 was 0.43 percent annually. The five-year projection for the population in the market area is 311,670, representing a change of 0.58 percent annually from 2009 to 2014. Currently, the population is 48.3 percent male and 51.7 percent female.

Households			
1990 Households	7,815	45,761	100,239
2000 Households	7,863	48,621	113,195
2009 Households	8,176	49,687	117,877
2014 Households	8,490	50,853	121,316
1990-2000 Annual Rate	0.06%	0.61%	1.22%
2000-2009 Annual Rate	0.42%	0.23%	0.44%
2009-2014 Annual Rate	0.76%	0.46%	0.58%

The household count in this market area has changed from 113,195 in 2000 to 117,877 in the current year, a change of 0.44 percent annually. The five-year projection of households is 121,316, a change of 0.58 percent annually from the current year total. Average household size is currently 2.54, compared to 2.54 in the year 2000. The number of families in the current year is 79,193 in the market area.

Housing

Currently, 56.8 percent of the 124,110 housing units in the market area are owner occupied; 38.2 percent, renter occupied; and 5.0 percent are vacant. In 2000, there were 116,976 housing units—61.2 percent owner occupied, 35.5 percent renter occupied and 3.3 percent vacant. The rate of change in housing units since 2000 is 0.64 percent. Median home value in the market area is \$223,202, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 1.93 percent annually to \$245,600. From 2000 to the current year, median home value changed by 3.95 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography.



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Median Household Income			
1990 Median Household Income	\$36,432	\$39,154	\$37,599
2000 Median Household Income	\$43,940	\$50,053	\$50,371
2009 Median Household Income	\$53,850	\$61,391	\$62,045
2014 Median Household Income	\$56,465	\$62,847	\$63,588
1990-2000 Annual Rate	1.89%	2.49%	2.97%
2000-2009 Annual Rate	2.22%	2.23%	2.28%
2009-2014 Annual Rate	0.95%	0.47%	0.49%
Per Capita Income			
1990 Per Capita Income	\$17,264	\$17,217	\$17,298
2000 Per Capita Income	\$23,302	\$24,231	\$25,481
2009 Per Capita Income	\$26,933	\$28,431	\$30,565
2014 Per Capita Income	\$27,320	\$28,827	\$31,338
1990-2000 Annual Rate	3.04%	3.48%	3.95%
2000-2009 Annual Rate	1.58%	1.74%	1.99%
2009-2014 Annual Rate	0.29%	0.28%	0.5%
Average Household Income			
1990 Average Household Income	\$41,924	\$45,686	\$45,155
2000 Average Household Income	\$55,320	\$61,712	\$64,734
2009 Average Household Income	\$64,704	\$72,808	\$77,999
2014 Average Household Income	\$65,717	\$73,780	\$79,951
1990-2000 Annual Rate	2.81%	3.05%	3.67%
2000-2009 Annual Rate	1.71%	1.8%	2.04%
2009-2014 Annual Rate	0.31%	0.27%	0.5%

Households by Income

Current median household income is \$62,045 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$63,588 in five years. In 2000, median household income was \$50,371, compared to \$37,599 in 1990.

Current average household income is \$77,999 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$79,951 in five years. In 2000, average household income was \$64,734, compared to \$45,155 in 1990.

Current per capita income is \$30,565 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$31,338 in five years. In 2000, the per capita income was \$25,481, compared to \$17,298 in 1990.

Population by Employment

Total Businesses	754	4,935	13,862
Total Employees	7,530	29,150	103,974

Currently, 88.3 percent of the civilian labor force in the identified market area is employed and 11.7 percent are unemployed. In comparison, 89.4 percent of the U.S. civilian labor force is employed, and 10.6 percent are unemployed. In five years the rate of employment in the market area will be 92.1 percent of the civilian labor force, and unemployment will be 7.9 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 92.9 percent, and 7.1 percent will be unemployed. In 2000, 66.5 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 69.4 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 14.4 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 16.2 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 79.5 percent of the market area population drove alone to work, and 3.9 percent worked at home. The average travel time to work in 2000 was 26.4 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2009, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 9.1 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 23.6 percent were high school graduates only (29.8 percent in the U.S.)
- 9.6 percent had completed an Associate degree (7.2 percent in the U.S.)
- 20.2 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 9.5 percent had earned a Master's/Professional/Doctorate Degree (9.8 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2009 and 2014. ESRI converted 1990 Census data into 2000 geography. Business data provided by InfoUSA, Omaha NE Copyright 2009, all rights reserved.