

LAKE CREST VILLAGE

Sacramento, California

Newly remodeled Lake Crest Village is centrally located, with easy access to I-5. Lake Crest Village is anchored by Nugget Market, Marshall's, and Rite Aid.



For leasing information, contact:

Deron Conway

Director of Leasing

540 Fulton Ave.

Sacramento CA 95825

916.489.4600 Office

deron@intercalre.com

www.icalre.com

INTER-CAL REAL ESTATE CORPORATION



A shopping center development of Peter P. Bollinger Investment Company



Lake Crest Village
 Florin Rd & Greenhaven D...
 Sacramento, CA 95831

Latitude: 38.49592
 Longitude: -121.52357
 Site Type: Rings

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
2009 Population			
Total Population	19,003	98,331	233,058
Male Population	46.8%	47.5%	48.2%
Female Population	53.2%	52.5%	51.8%
Median Age	41.5	37.8	33.5
2009 Income			
Median Household Income	\$64,785	\$54,526	\$48,035
Per Capita Income	\$32,788	\$25,211	\$21,779
Average Household Income	\$77,690	\$67,670	\$61,903
2009 Households			
Total Households	7,896	36,262	81,005
Average Household Size	2.38	2.68	2.85
2009 Housing			
Owner Occupied Housing Units	52.7%	54.1%	50.9%
Renter Occupied Housing Units	43.5%	40.8%	42.7%
Vacant Housing Units	3.8%	5.1%	6.4%
Population			
1990 Population	16,167	86,252	192,519
2000 Population	18,066	91,538	208,726
2009 Population	19,003	98,331	233,058
2014 Population	19,610	102,828	245,708
1990-2000 Annual Rate	1.12%	0.6%	0.81%
2000-2009 Annual Rate	0.55%	0.78%	1.2%
2009-2014 Annual Rate	0.63%	0.9%	1.06%

In the identified market area, the current year population is 233,058. In 2000, the Census count in the market area was 208,726. The rate of change since 2000 was 1.2 percent annually. The five-year projection for the population in the market area is 245,708, representing a change of 1.06 percent annually from 2009 to 2014. Currently, the population is 48.2 percent male and 51.8 percent female.

Households			
1990 Households	6,414	32,420	70,111
2000 Households	7,492	34,304	73,261
2009 Households	7,896	36,262	81,005
2014 Households	8,166	37,713	85,273
1990-2000 Annual Rate	1.57%	0.57%	0.44%
2000-2009 Annual Rate	0.57%	0.6%	1.09%
2009-2014 Annual Rate	0.67%	0.79%	1.03%

The household count in this market area has changed from 73,261 in 2000 to 81,005 in the current year, a change of 1.09 percent annually. The five-year projection of households is 85,273, a change of 1.03 percent annually from the current year total. Average household size is currently 2.85, compared to 2.81 in the year 2000. The number of families in the current year is 54,566 in the market area.

Housing

Currently, 50.9 percent of the 86,577 housing units in the market area are owner occupied; 42.7 percent, renter occupied; and 6.4 percent are vacant. In 2000, there were 77,146 housing units—53.6 percent owner occupied, 41.4 percent renter occupied and 5.0 percent vacant. The rate of change in housing units since 2000 is 1.25 percent. Median home value in the market area is \$185,340, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 2.41 percent annually to \$208,728. From 2000 to the current year, median home value changed by 4.19 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.



Lake Crest Village
 Florin Rd & Greenhaven D...
 Sacramento, CA 95831

Latitude: 38.49592
 Longitude: -121.52357
 Site Type: Rings

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
Median Household Income			
1990 Median Household Income	\$46,670	\$37,799	\$30,997
2000 Median Household Income	\$54,666	\$45,611	\$38,204
2009 Median Household Income	\$64,785	\$54,526	\$48,035
2014 Median Household Income	\$65,472	\$56,692	\$50,184
1990-2000 Annual Rate	1.59%	1.9%	2.11%
2000-2009 Annual Rate	1.85%	1.95%	2.51%
2009-2014 Annual Rate	0.21%	0.78%	0.88%
Per Capita Income			
1990 Per Capita Income	\$21,856	\$17,024	\$14,187
2000 Per Capita Income	\$28,412	\$22,355	\$18,307
2009 Per Capita Income	\$32,788	\$25,211	\$21,779
2014 Per Capita Income	\$32,886	\$25,330	\$22,262
1990-2000 Annual Rate	2.66%	2.76%	2.58%
2000-2009 Annual Rate	1.56%	1.31%	1.9%
2009-2014 Annual Rate	0.06%	0.09%	0.44%
Average Household Income			
1990 Average Household Income	\$53,616	\$45,167	\$38,686
2000 Average Household Income	\$66,239	\$58,367	\$51,190
2009 Average Household Income	\$77,690	\$67,670	\$61,903
2014 Average Household Income	\$77,732	\$68,316	\$63,342
1990-2000 Annual Rate	2.14%	2.6%	2.84%
2000-2009 Annual Rate	1.74%	1.61%	2.08%
2009-2014 Annual Rate	0.01%	0.19%	0.46%

Households by Income

Current median household income is \$48,035 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$50,184 in five years. In 2000, median household income was \$38,204, compared to \$30,997 in 1990.

Current average household income is \$61,903 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$63,342 in five years. In 2000, average household income was \$51,190, compared to \$38,686 in 1990.

Current per capita income is \$21,779 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$22,262 in five years. In 2000, the per capita income was \$18,307, compared to \$14,187 in 1990.

Population by Employment

Total Businesses	416	1,863	5,636
Total Employees	2,769	14,288	45,985

Currently, 84.4 percent of the civilian labor force in the identified market area is employed and 15.6 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 89.1 percent of the civilian labor force, and unemployment will be 10.9 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, 58.0 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.2 percent were in the Armed Forces.

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

- 64.3 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 18.9 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 16.8 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 71.2 percent of the market area population drove alone to work, and 3.0 percent worked at home. The average travel time to work in 2000 was 24.2 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:

- 23.3 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 22.6 percent were high school graduates only (29.8 percent in the U.S.)
- 8.0 percent had completed an Associate degree (7.2 percent in the U.S.)
- 15.7 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 8.1 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.