

LOEHMANN'S PLAZA

Sacramento, California

Centrally located at the intersection of Fair Oaks Boulevard and Munroe Street, *Loehmann's Plaza* is anchored by *Loehmann's* and *SaveMart*.



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INTER-CAL REAL ESTATE CORPORATION





Loehmann's Plaza
 Fulton Ave & Fair Oaks B...
 Sacramento, CA 95825

Latitude: 38.57426
 Longitude: -121.4065
 Site Type: Rings

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
2009 Population			
Total Population	18,354	122,401	370,599
Male Population	48.0%	47.8%	48.9%
Female Population	52.0%	52.2%	51.1%
Median Age	36.7	37.7	34.6
2009 Income			
Median Household Income	\$50,202	\$52,271	\$44,301
Per Capita Income	\$37,543	\$31,234	\$23,625
Average Household Income	\$67,452	\$66,951	\$57,163
2009 Households			
Total Households	10,159	56,253	149,800
Average Household Size	1.79	2.13	2.41
2009 Housing			
Owner Occupied Housing Units	27.6%	43.1%	40.0%
Renter Occupied Housing Units	66.5%	51.1%	52.9%
Vacant Housing Units	5.9%	5.8%	7.2%
Population			
1990 Population	17,142	119,069	348,101
2000 Population	18,086	120,424	360,618
2009 Population	18,354	122,401	370,599
2014 Population	18,670	124,447	378,394
1990-2000 Annual Rate	0.54%	0.11%	0.35%
2000-2009 Annual Rate	0.16%	0.18%	0.3%
2009-2014 Annual Rate	0.34%	0.33%	0.42%

In the identified market area, the current year population is 370,599. In 2000, the Census count in the market area was 360,618. The rate of change since 2000 was 0.3 percent annually. The five-year projection for the population in the market area is 378,394, representing a change of 0.42 percent annually from 2009 to 2014. Currently, the population is 48.9 percent male and 51.1 percent female.

Households			
1990 Households	9,304	54,081	143,648
2000 Households	10,031	55,621	147,236
2009 Households	10,159	56,253	149,800
2014 Households	10,337	57,176	152,747
1990-2000 Annual Rate	0.76%	0.28%	0.25%
2000-2009 Annual Rate	0.14%	0.12%	0.19%
2009-2014 Annual Rate	0.35%	0.33%	0.39%

The household count in this market area has changed from 147,236 in 2000 to 149,800 in the current year, a change of 0.19 percent annually. The five-year projection of households is 152,747, a change of 0.39 percent annually from the current year total. Average household size is currently 2.41, compared to 2.39 in the year 2000. The number of families in the current year is 79,749 in the market area.

Housing
 Currently, 40.0 percent of the 161,345 housing units in the market area are owner occupied; 52.9 percent, renter occupied; and 7.2 percent are vacant. In 2000, there were 155,458 housing units—43.8 percent owner occupied, 50.9 percent renter occupied and 5.3 percent vacant. The rate of change in housing units since 2000 is 0.4 percent. Median home value in the market area is \$188,243, compared to a median home value of \$162,279 for the U.S. In five years, median home value is projected to change by 2.29 percent annually to \$210,794. From 2000 to the current year, median home value changed by 3.86 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	\$30,398	\$30,806	\$26,639
2000 Median Household Income	\$39,753	\$42,357	\$36,042
2009 Median Household Income	\$50,202	\$52,271	\$44,301
2014 Median Household Income	\$51,521	\$54,332	\$46,408
1990-2000 Annual Rate	2.72%	3.24%	3.07%
2000-2009 Annual Rate	2.56%	2.3%	2.26%
2009-2014 Annual Rate	0.52%	0.78%	0.93%
Per Capita Income			
1990 Per Capita Income	\$23,102	\$18,763	\$14,830
2000 Per Capita Income	\$32,442	\$26,750	\$20,526
2009 Per Capita Income	\$37,543	\$31,234	\$23,625
2014 Per Capita Income	\$38,398	\$31,897	\$24,091
1990-2000 Annual Rate	3.45%	3.61%	3.3%
2000-2009 Annual Rate	1.59%	1.69%	1.53%
2009-2014 Annual Rate	0.45%	0.42%	0.39%
Average Household Income			
1990 Average Household Income	\$42,451	\$40,914	\$35,376
2000 Average Household Income	\$58,123	\$57,306	\$49,260
2009 Average Household Income	\$67,452	\$66,951	\$57,163
2014 Average Household Income	\$68,915	\$68,301	\$58,251
1990-2000 Annual Rate	3.19%	3.43%	3.37%
2000-2009 Annual Rate	1.62%	1.7%	1.62%
2009-2014 Annual Rate	0.43%	0.4%	0.38%

Households by Income

Current median household income is \$44,301 in the market area, compared to \$54,719 for all U.S. households. Median household income is projected to be \$46,408 in five years. In 2000, median household income was \$36,042, compared to \$26,639 in 1990.

Current average household income is \$57,163 in this market area, compared to \$71,437 for all U.S. households. Average household income is projected to be \$58,251 in five years. In 2000, average household income was \$49,260, compared to \$35,376 in 1990.

Current per capita income is \$23,625 in the market area, compared to the U.S. per capita income of \$27,277. The per capita income is projected to be \$24,091 in five years. In 2000, the per capita income was \$20,526, compared to \$14,830 in 1990.

Population by Employment

	Radius: 1 Miles	Radius: 3 Miles	Radius: 5 Miles
Total Businesses	1,738	7,812	20,852
Total Employees	14,756	114,463	275,430

Currently, 85.0 percent of the civilian labor force in the identified market area is employed and 15.0 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 89.7 percent of the civilian labor force, and unemployment will be 10.3 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, 60.7 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:

- 66.3 percent in white collar jobs (compared to 61.5 percent of U.S. employment)
- 17.4 percent in service jobs (compared to 17.1 percent of U.S. employment)
- 16.3 percent in blue collar jobs (compared to 21.4 percent of U.S. employment)

In 2000, 71.8 percent of the market area population drove alone to work, and 3.3 percent worked at home. The average travel time to work in 2000 was 22.0 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:

- 19.3 percent had not earned a high school diploma (16.2 percent in the U.S.)
- 22.9 percent were high school graduates only (29.8 percent in the U.S.)
- 7.6 percent had completed an Associate degree (7.2 percent in the U.S.)
- 18.4 percent had a Bachelor's degree (17.0 percent in the U.S.)
- 9.4 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.