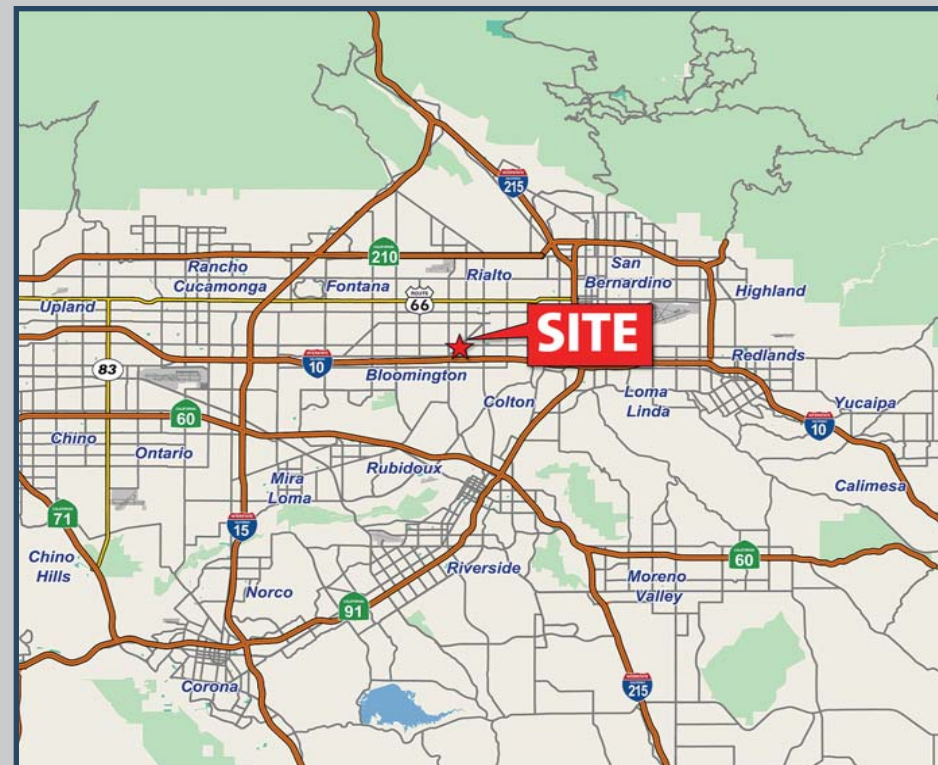


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FOR LEASE

Co-Anchor Opportunity

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Property Features

- ±25,567 SF (Divisible to 10,920 SF) available in a Stater Bros. anchored center
- Captive trade area with existing residential base
- Monument and building signage

Current Demographics

2010 Estimated Population Counts:

1 Miles	15,937
3 Miles	133,174
5 Miles	333,633

2010 Estimated Average Family Household Income:

1 Mile	\$68,456
3 Miles	\$55,890
5 Miles	\$58,172

Source: 2010 Nielsen Company, Inc.



This conceptual site plan is not to scale and is for illustration only. It is not intended to make any representation as to the size and nature of existing or future improvements. Tenants are named merely as planned or as occupied at a given time and may or may not currently occupy the location indicated. Potential tenants or buyers should make their own investigation of the subject area.