

WESTLAKE VILLAGE

A NEIGHBORHOOD CENTER



LOCATION

Northwest corner of El Centro Road and Del Paso Road
Sacramento, California

ANCHOR TENANT

Walgreens

AVAILABILITY

±1,200 - **INLINE RETAIL SPACE**

SIZE

±65,970 square feet (GLA)

TRAFFIC COUNTS

Del Paso Road at El Centro Road ±13,740 (City of Sac - 2009)
El Centro ±8,052 (City of Sac - 2012)

For Leasing Information, Please Contact:

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NOTE: While the information contained herein is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Voit Real Estate Services.

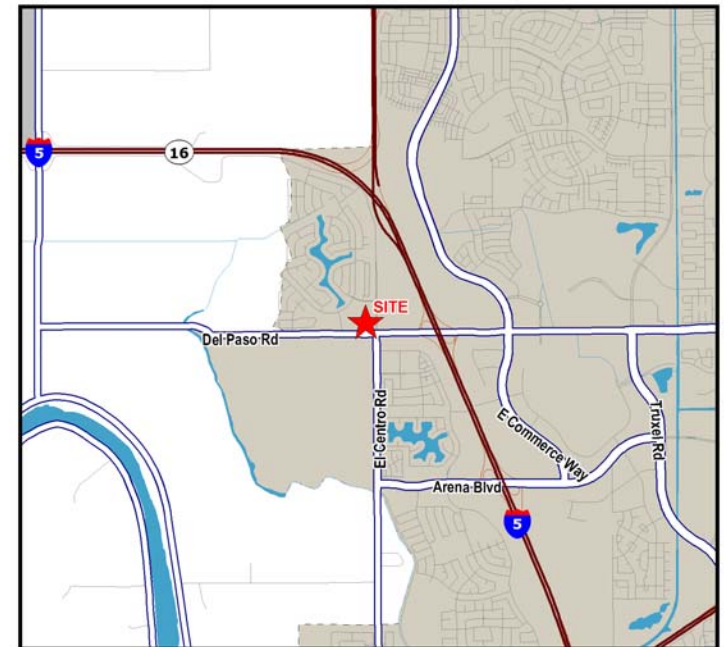


WESTLAKE VILLAGE - MARKET OVERVIEW

Westlake Village is situated at the northwest corner of Del Paso Road and El Centro Road in Sacramento. This ±65,970 square foot neighborhood center is anchored by Walgreen's Pharmacy and is located near Interstate 5 with visibility to the freeway. The center is located across the street from the Sheraton Hotel with 100 guest rooms and nearly over 100,000 square feet of offices.

The "path of progress" in the North Natomas area is focused west of Interstate 5. Planned projects in the newest trade area are expected to be comprised of more affluent and upscale planned community developments such as **Gateway West** and **Westborough**, a lake-oriented planned community that will consist of approximately ±1,500 homes situated around or near a 20-acre lake.

Westlake Village is perfectly situated to benefit from the projected influx of dense, upscale housing and strong income demographics.

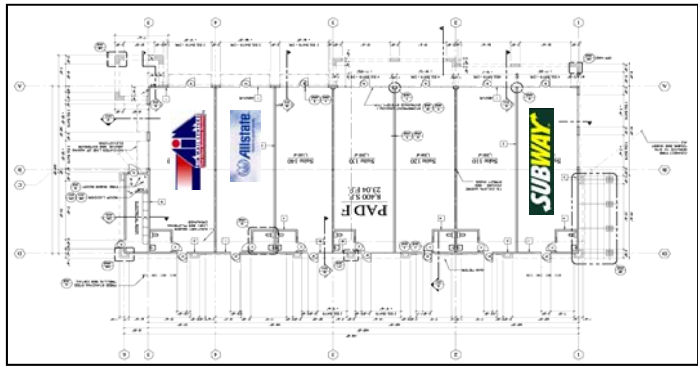
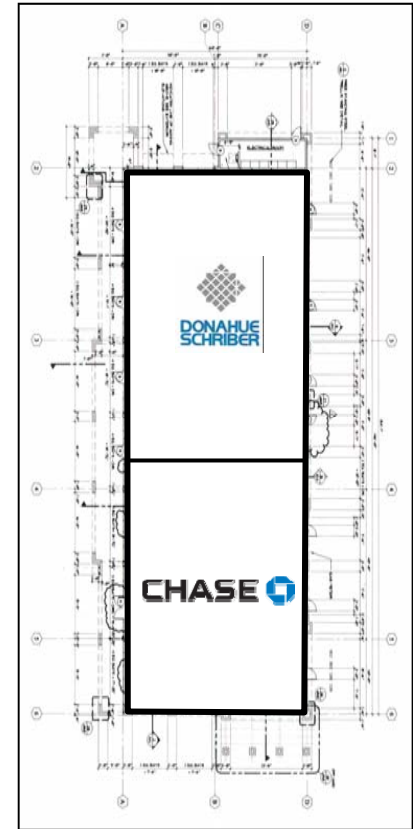
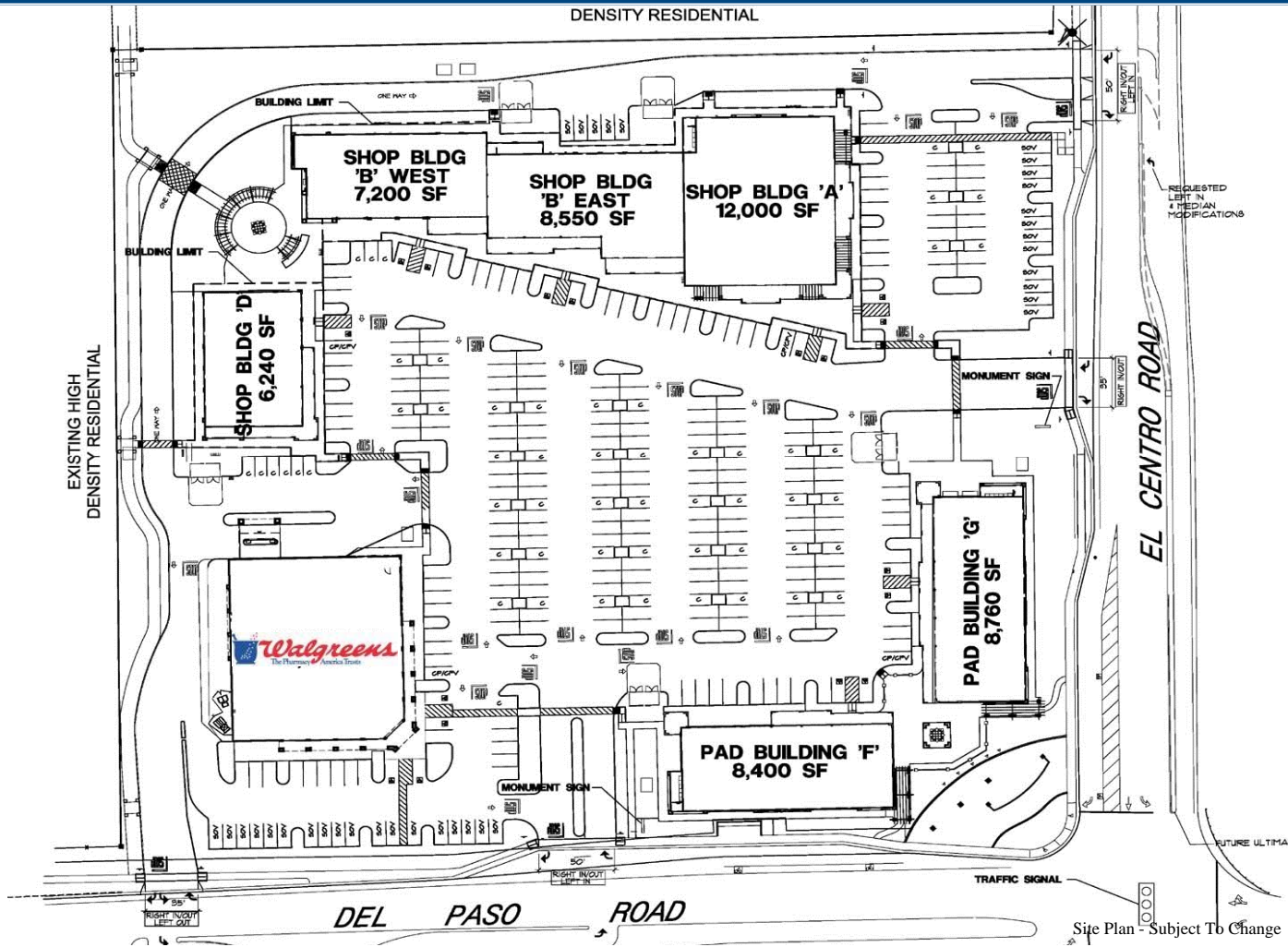


Demographics:

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
2013 Total Population:	12,000	64,313	141,919
2013 Total Households:	4,560	22,894	47,898
2013 Average Household Income:	\$84,691	\$86,576	\$72,866



WESTLAKE VILLAGE - SITE PLAN



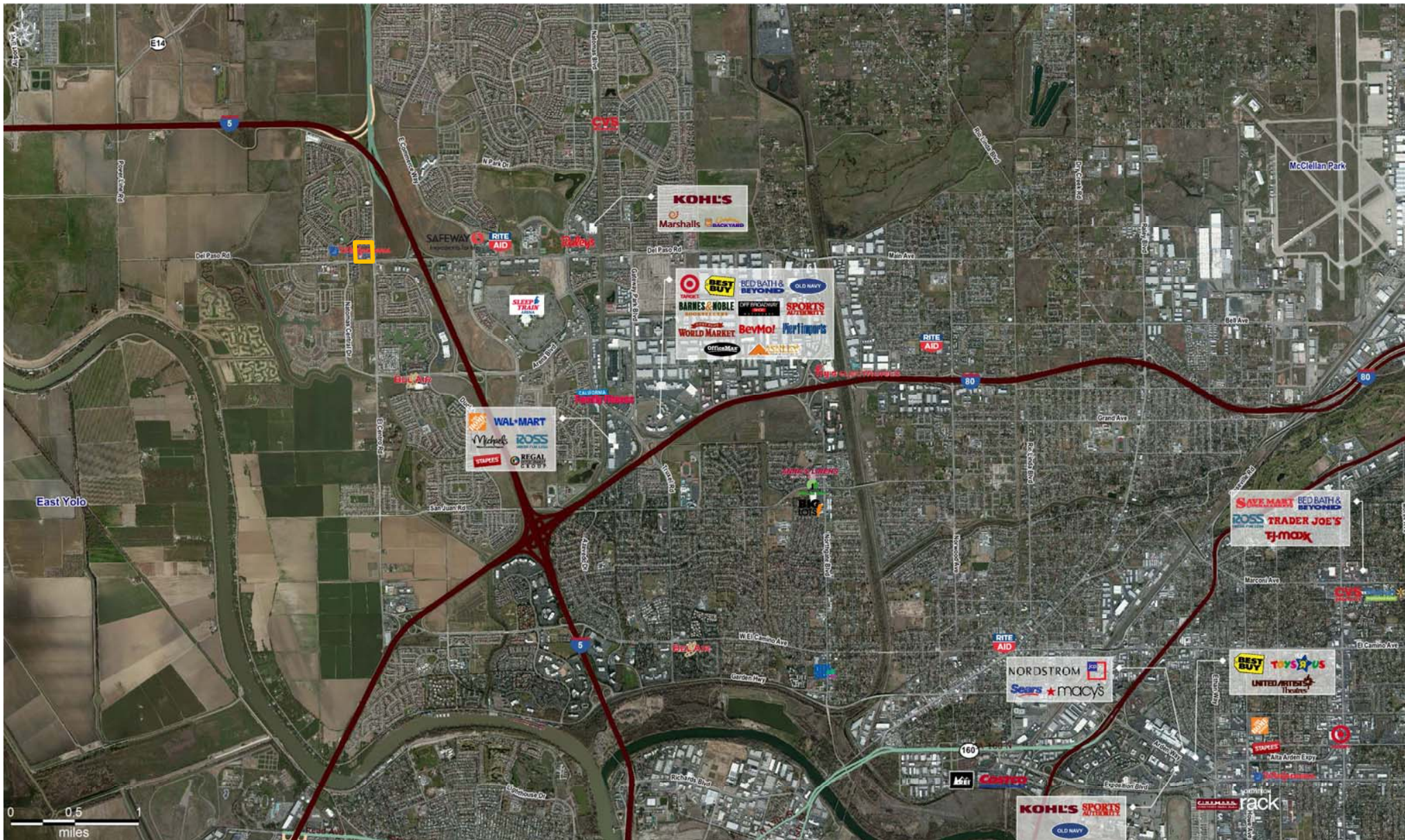
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