MINARETS PLAZA COMMERCIAL CENTER

LAND AVAILABLE FOR SALE, BUILD-TO-SUIT, OR LEASE

SEQ BLACKSTONE & PINEDALE AVENUES

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Property Description: Minarets Plaza is a proposed commercial (office/retail) center located in the highly desired River Park Area. Located just east of the SEC corner of Blackstone and Pinedale avenues, Minarets Plaza offers a superior location and accessibility for prospective tenants. There are many high-volume national retailers and restaurants located in the immediate area.

Property Highlights: Many national tenants are located close to Minarets Plaza in the River Park regional power center including Target, Best Buy, Dick's Sporting Goods, OfficeMax, Michael's, Marshall's, buybuy Baby, Party City, Ashley Home Store, and Thomasville Home Furnishings. Costco, Home Depot, and Kohl's are also in the immediate area.

Available Space: Over 13,800± SF of proposed building space

Parcel Size: 30,000± SF

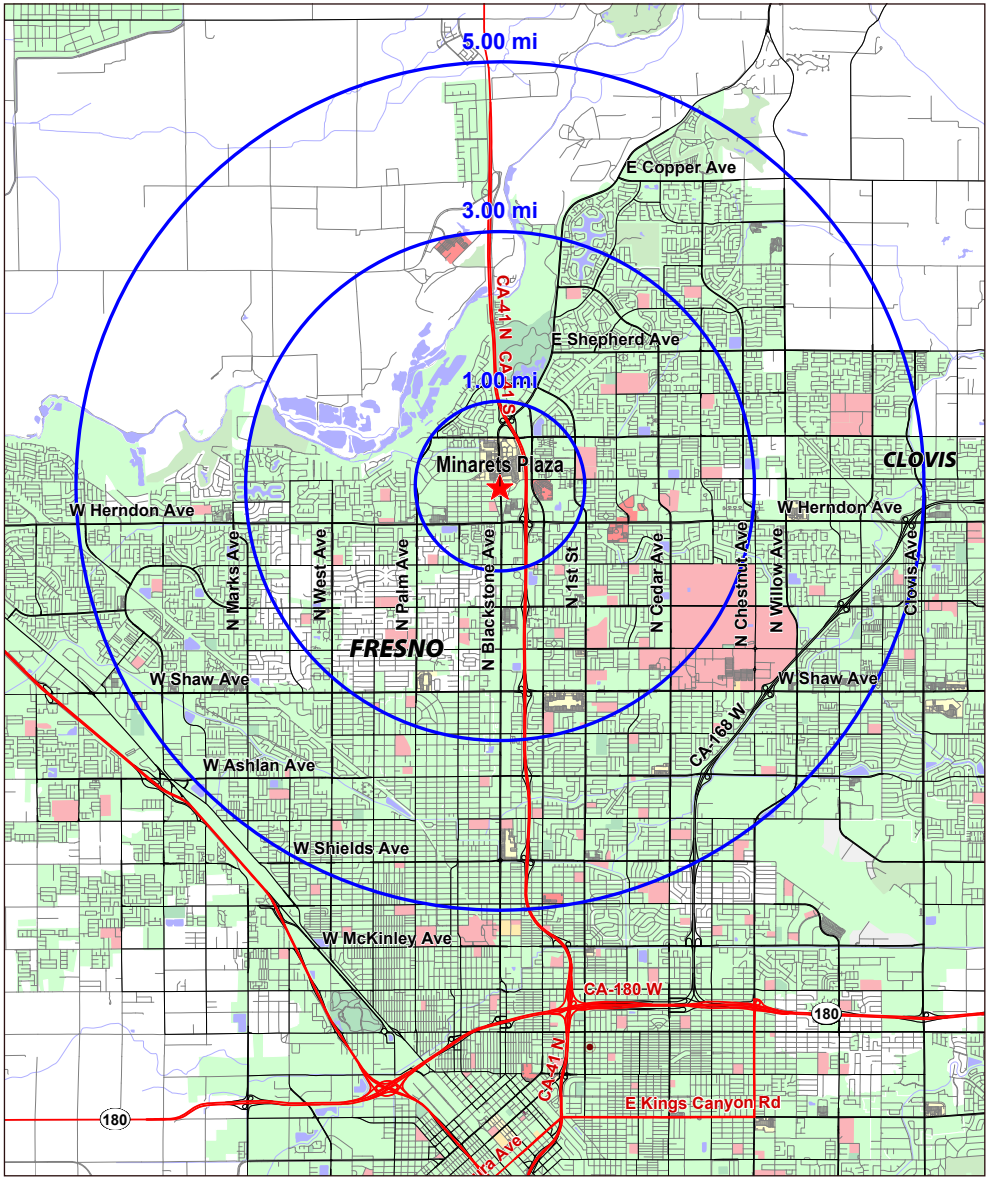
Sale Price/Lease Rate: Please contact agent for more details.

2017 Demographics:	1 Mile	3 Miles	5 Miles
Total Population:	13,103	102,143	287,539
Total Households:	5,461	40,786	105,969
Avg HH Income:	$57,445	$81,207	$73,993
Total Daytime Pop:	34,028	148,469	316,359

2017 Traffic Counts:

Minarets @ Blackstone:	15,178 ADT
Blackstone @ Minarets:	53,187 ADT
Total Exposure:	68,365 Avg Daily Traffic

Source: AnySite, Kalibrate TrafficMetrix



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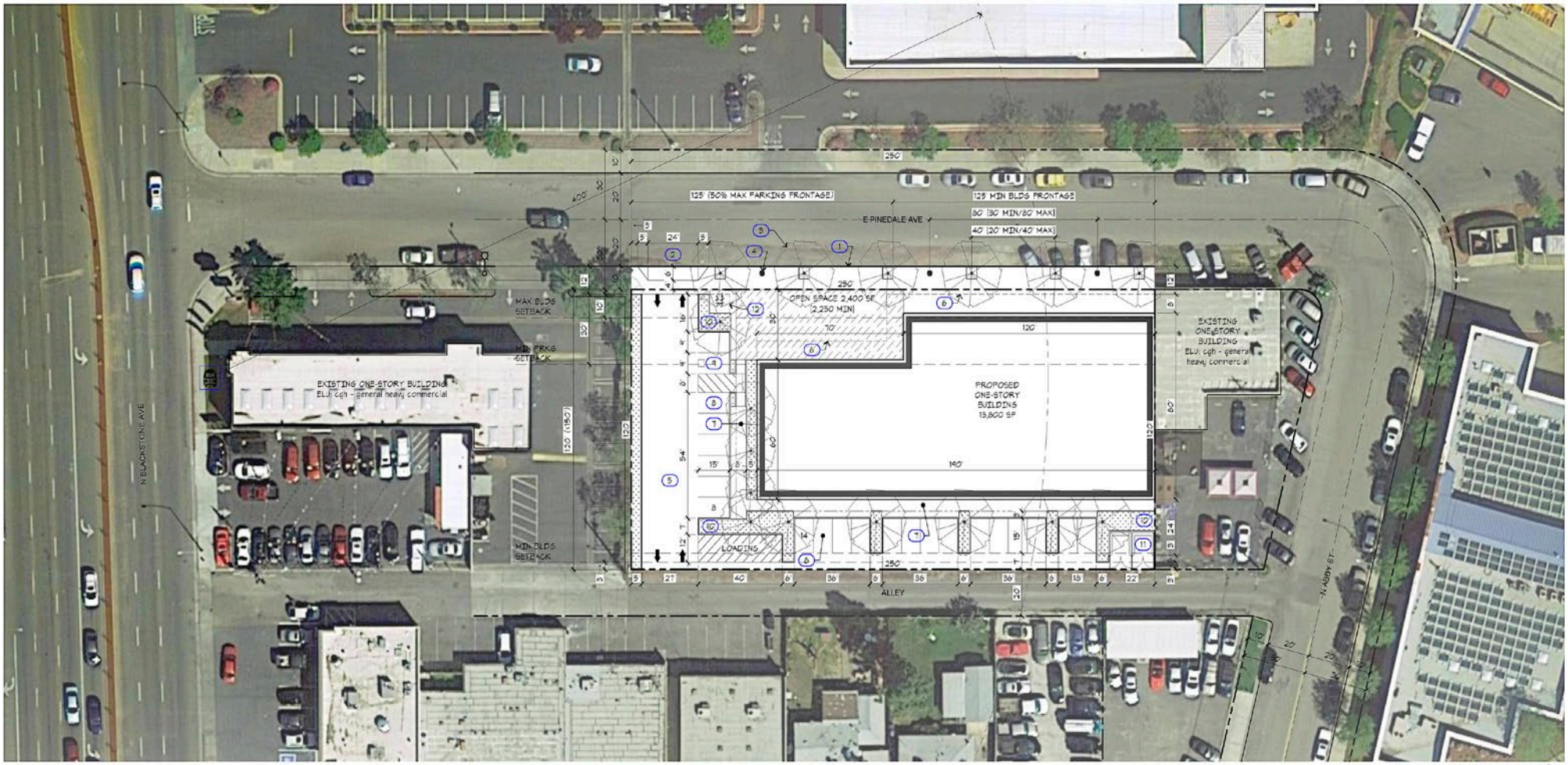
MINARETS PLAZA PROPOSED SITE PLAN



OVERALL SITE PLAN

A1.1

0 2' 20' 40' 60'

SCALE: 1"=20'

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MINARETS PLAZA COMMERCIAL CENTER
SPACE AVAILABLE FOR SALE, BUILD-TO-SUIT, OR LEASE

Retail California CRE
Updated Summary Report

AnySite

Minarets Plaza Commercial Center
N Blackstone Ave At E Pinedale Ave, Pinedale, CA 93650

30 May 2018

Coordinates Longitude: -119.790585
Latitude: 36.843545

	1 MILE RING 3.14 SQ/MI	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI
Population Trend			
2000 Total Population	12,988	96,178	246,742
2010 Total Population	12,721	98,877	275,275
2017 Total Population	13,103	102,143	287,539
2022 Total Population	13,207	104,404	296,222
Households Trend			
2000 Total Households	5,429	38,337	93,886
2010 Total Households	5,303	39,888	102,529
2017 Total Households	5,461	40,786	105,969
2022 Total Households	5,570	42,181	110,542
Population Change Trend			
2000 to 2010 Population Change	-2.1%	2.8%	11.6%
2000 to 2017 Population Change	0.9%	6.2%	16.5%
2010 to 2022 Population Change	3.8%	5.6%	7.6%
2017 to 2022 Population Change	0.8%	2.2%	3.0%
Household Change Trend			
2000 to 2010 Household Change	-2.3%	4.0%	9.2%
2000 to 2017 Household Change	0.6%	6.4%	12.9%
2010 to 2022 Household Change	5.0%	5.7%	7.8%
2017 to 2022 Household Change	2.0%	3.4%	4.3%
2017 Race			
White alone	58.8%	65.8%	60.4%
Black or African American alone	5.5%	5.2%	6.2%
American Indian and Alaska Native alone	1.8%	1.1%	1.4%
Asian alone	9.1%	9.9%	10.0%
Native Hawaiian and OPI alone	0.3%	0.2%	0.2%
Some Other Race alone	17.9%	11.6%	15.4%
Two or More Races	6.5%	6.2%	6.4%
2017 Income			
Per Capita Income	$23,791	$32,565	$27,597
Household Income: Median	$42,081	$57,735	$50,372
Household Income: Average	$57,445	$81,207	$73,993
Less than $10,000	6.1%	5.9%	7.2%

Data Source: Pitney Bowes Software, Inc
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	1 MILE RING 3.14 SQ/MI	3 MILE RING 28.27 SQ/MI	5 MILE RING 78.53 SQ/MI
$10,000 to $14,999	7.0%	4.7%	5.6%
$15,000 to $19,999	7.4%	4.9%	5.9%
$20,000 to $24,999	8.1%	5.8%	6.0%
$25,000 to $29,999	8.0%	5.2%	6.0%
$30,000 to $34,999	6.3%	4.6%	5.3%
$35,000 to $39,999	4.8%	4.3%	4.8%
$40,000 to $44,999	5.3%	4.6%	4.6%
$45,000 to $49,999	8.1%	4.4%	4.2%
$50,000 to $59,999	7.1%	7.3%	7.5%
$60,000 to $74,999	11.3%	10.6%	9.8%
$75,000 to $99,999	9.8%	12.0%	10.5%
$100,000 to $124,999	4.2%	8.5%	7.8%
$125,000 to $149,999	2.3%	5.3%	4.6%
$150,000 to $199,999	2.7%	6.4%	5.4%
$200,000 or more	1.4%	5.5%	4.7%
Average household size	2.4	2.5	2.7
Total Daytime Population	34,028	148,469	316,359
Total Employee Population	26,806	90,453	144,328
Total Daytime at Home Population	7,222	58,016	172,031
Total Employee Population (% of Daytime Population)	78.8%	60.9%	45.6%
Total Daytime at Home Population (% of Daytime Population)	21.2%	39.1%	54.4%

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