

# SONORA CROSSROADS HIGH PROFILE RETAIL BUILDING FOR LEASE

1031 SANGUINETTI ROAD, SONORA, CA

## LISTING DATA

AVAILABLE SF: 1,772± SF

### COMMENTS:

- Sonora Crossroads Shopping Center is the largest shopping center in Tuolumne County and the “Mother Lode” region and is anchored by Safeway Marketplace, Wal-Mart, Staples, Joann Fabrics, Petsmart and Big Lots. Other adjacent national retailers include Lowes Home Improvements, Regal Cinemas, Ross Dress 4 Less and Savemart.
- Prime pad location with great access at signalized intersection, visibility and large parking area.
- Ideal for general retail, financial institution, medical/dental clinic, health club and/or restaurant.
- The building has approximately 47 dedicated parking spaces plus overflow parking with the shopping center.

## ECONOMIC DATA

LEASE RATE: Call for lease rate



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Supercuts!**

## DEMOGRAPHICS AND TRAFFIC COUNTS

DEMOGRAPHICS:	5 MILE	10 MILES	20 MILES
Population:	25,021	43,266	73,605
Average HH Income:	\$65,193	\$67,611	\$69,896

### TRAFFIC COUNTS:

Hwy 108 @  
Mono Way: 41,500± Cars ADT

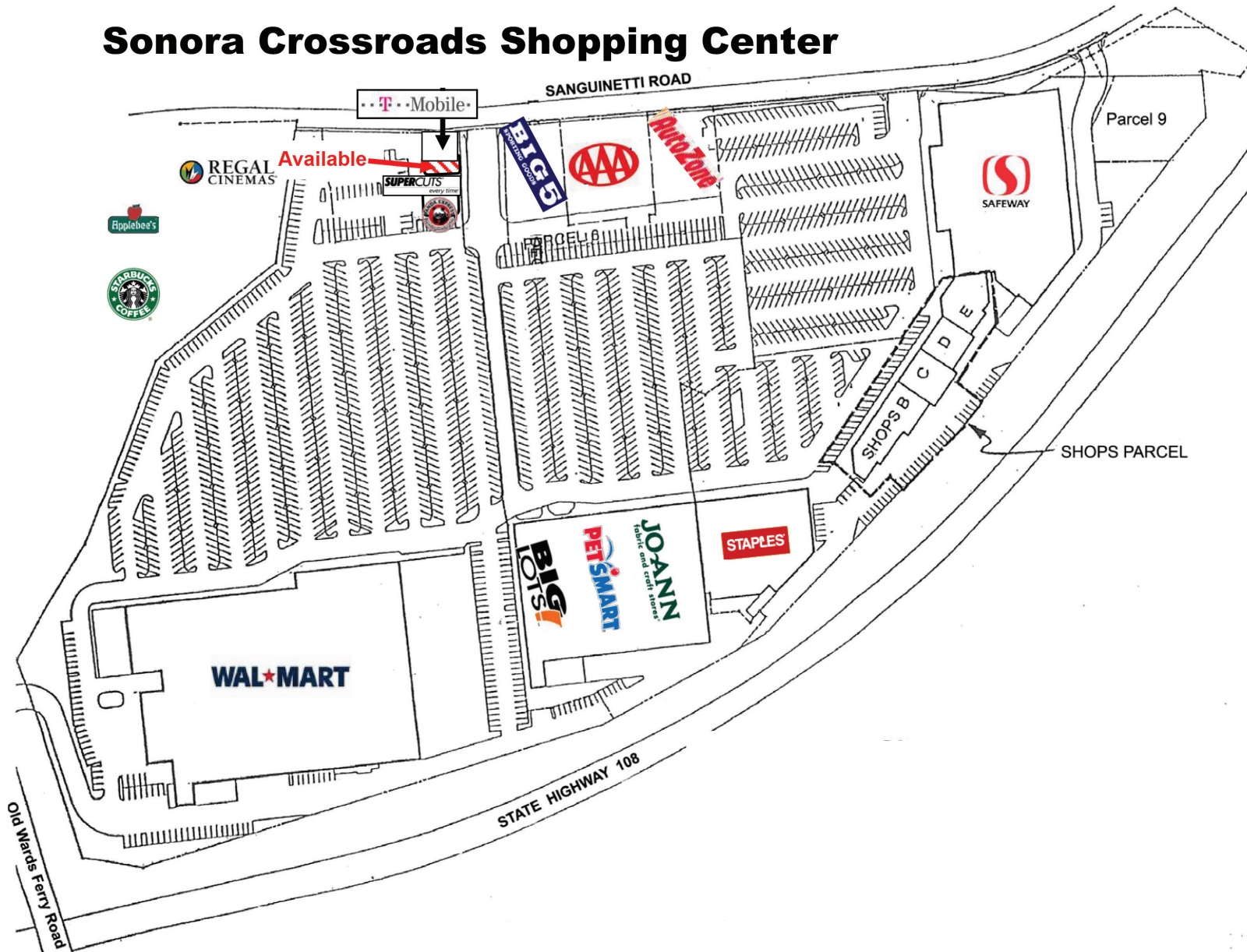
## CONTACT

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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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# COMPLETE PROFILE

2000-2010 Census, 2016 Estimates with 2021 Projections

Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 37.9738/-120.3652

RFULL9

## 1031 Sanguinetti Rd

Sonora, CA

### Population

	5 Miles		10 Miles		20 Miles	
Estimated Population (2016)	25,021		43,266		73,605	
Projected Population (2021)	24,651		42,640		73,344	
Census Population (2010)	25,502		44,203		75,829	
Census Population (2000)	23,594		44,610		72,650	
Projected Annual Growth (2016-2021)	-370	-0.3%	-626	-0.3%	-261	-0.1%
Historical Annual Growth (2010-2016)	-481	-0.3%	-937	-0.4%	-2,224	-0.5%
Historical Annual Growth (2000-2010)	1,909	0.8%	-407	-0.1%	3,180	0.4%
Estimated Population Density (2016)	319 <i>psm</i>		138 <i>psm</i>		59 <i>psm</i>	
Trade Area Size	78.5 <i>sq mi</i>		314.0 <i>sq mi</i>		1,256.1 <i>sq mi</i>	

### Households

Estimated Households (2016)	11,228		19,012		31,627	
Projected Households (2021)	11,606		19,654		32,731	
Census Households (2010)	11,032		18,728		30,970	
Census Households (2000)	10,187		17,602		28,651	
Projected Annual Growth (2016-2021)	378	0.7%	642	0.7%	1,104	0.7%
Historical Annual Change (2000-2016)	1,042	0.6%	1,410	0.5%	2,976	0.6%

### Average Household Income

Estimated Average Household Income (2016)	\$65,193		\$67,611		\$69,896	
Projected Average Household Income (2021)	\$74,501		\$77,127		\$80,344	
Census Average Household Income (2010)	\$56,437		\$58,906		\$61,973	
Census Average Household Income (2000)	\$45,945		\$49,008		\$51,180	
Projected Annual Change (2016-2021)	\$9,308	2.9%	\$9,516	2.8%	\$10,448	3.0%
Historical Annual Change (2000-2016)	\$19,248	2.6%	\$18,603	2.4%	\$18,716	2.3%

### Median Household Income

Estimated Median Household Income (2016)	\$50,033		\$52,596		\$54,021	
Projected Median Household Income (2021)	\$54,614		\$57,368		\$59,007	
Census Median Household Income (2010)	\$42,469		\$46,254		\$49,003	
Census Median Household Income (2000)	\$34,872		\$38,238		\$39,186	
Projected Annual Change (2016-2021)	\$4,582	1.8%	\$4,772	1.8%	\$4,987	1.8%
Historical Annual Change (2000-2016)	\$15,161	2.7%	\$14,358	2.3%	\$14,835	2.4%

### Per Capita Income

Estimated Per Capita Income (2016)	\$29,484		\$29,894		\$30,821	
Projected Per Capita Income (2021)	\$35,308		\$35,737		\$36,646	
Census Per Capita Income (2010)	\$24,413		\$24,957		\$25,311	
Census Per Capita Income (2000)	\$19,726		\$19,238		\$20,083	
Projected Annual Change (2016-2021)	\$5,825	4.0%	\$5,844	3.9%	\$5,825	3.8%
Historical Annual Change (2000-2016)	\$9,758	3.1%	\$10,656	3.5%	\$10,738	3.3%
Estimated Average Household Net Worth (2016)	\$642,376		\$654,357		\$678,545	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.