

RITE AID CENTER RETAIL FOR LEASE

8364 ELK GROVE FLORIN ROAD, SUITE E, ELK GROVE, CA

LISTING DATA

AVAILABLE SF: 1,200± SF

COMMENTS:

- High profile retail location in densely populated trade area
- Monument signage available
- Tenants include: Rite Aid, Papa Murphy's and Metro PCS
- Nearby retailers include Safeway, CVS, Kohl's, Bel Air, and Petco

ECONOMIC DATA

LEASE RATE: \$1.85 per SF per month, NNN

DEMOGRAPHICS AND TRAFFIC COUNTS

DEMOGRAPHICS:	1 MILE	2 MILES	3 MILES
Population:	28,102	68,265	122,736
Average HH Income:	\$100,292	\$98,100	\$95,413

TRAFFIC COUNTS:

Calvin Road:	39,600 Cars ADT (2014)
Elk Grove-Florin Road:	34,200 Cars ADT (2014)



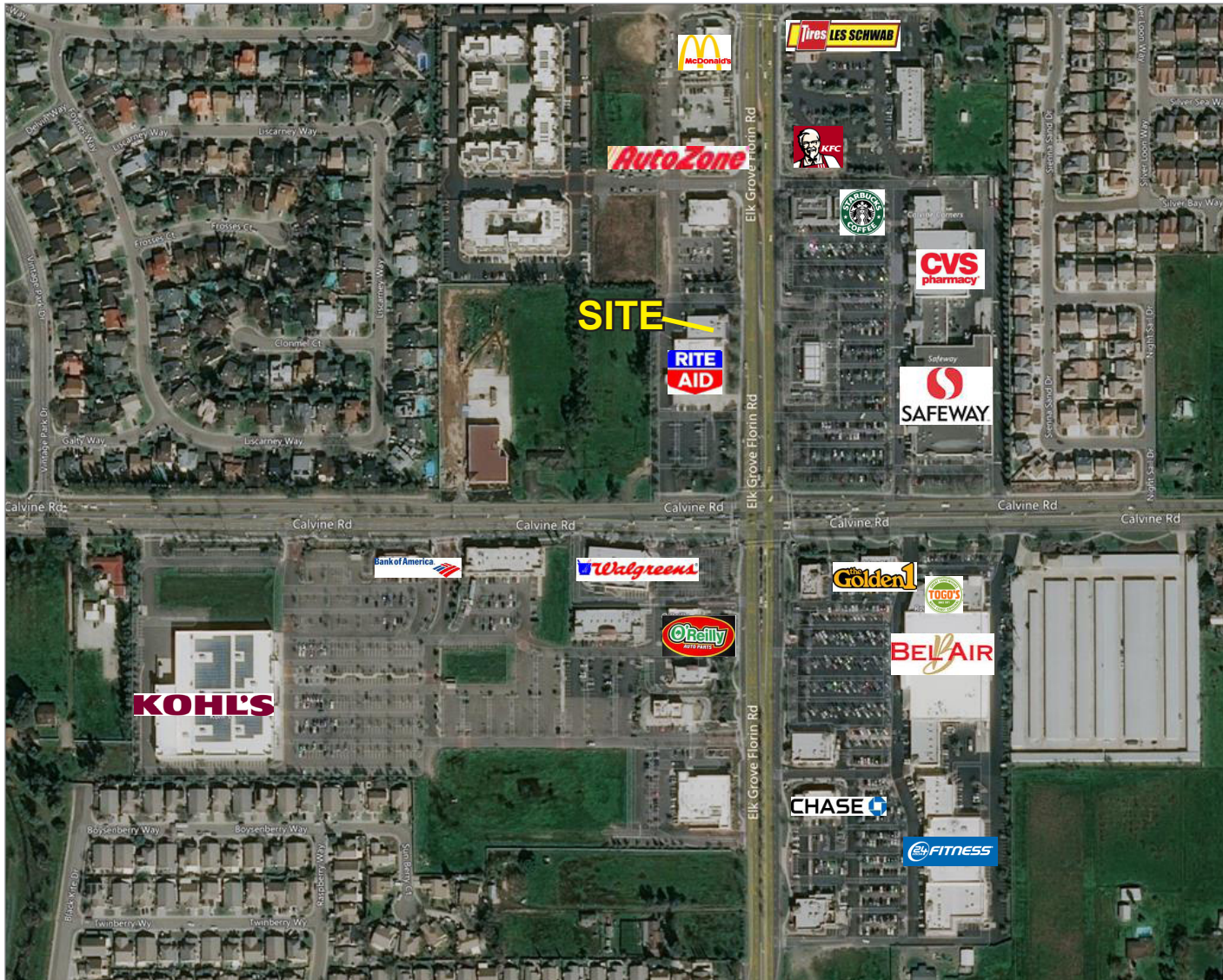
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All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other 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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Demographics

8364 ELK GROVE BLVD ELK GROVE CA 95758

Population By Year

	1 Mile	2 Miles	3 Miles
Population (1990)	8,915	19,773	46,093
Population (2000)	18,476	43,612	78,226
Population (2010)	26,121	63,611	114,211
Population (Current)	28,102	68,265	122,736
Population (5 Yr. Forecast)	29,321	71,209	128,047
Percent Growth (Current Yr./Previous Yr.)	7.64%	7.44%	7.49%
Percent Forecast (5 Yr. Forecast/Current Yr.)	4.32%	4.31%	4.33%

Population By Age

	1 Mile	2 Miles	3 Miles
Median Age	33	34	34
Aged 0 to 5	2,326	5,681	10,179
Aged 6 to 11	2,806	6,712	11,785
Aged 12 to 17	3,034	7,254	12,633
Aged 18 to 24	2,928	6,942	12,296
Aged 25 to 34	3,775	9,231	16,442
Aged 35 to 44	4,031	9,571	16,631
Aged 45 to 54	3,836	9,301	16,159
Aged 55 to 64	2,924	7,350	13,494
Aged 65 to 74	1,580	4,043	7,947
Aged 75 to 84	631	1,581	3,545
Aged 85+	231	599	1,625
Total Population	28,102	68,265	122,736

Population By Race

	1 Mile	2 Miles	3 Miles
White Alone	9,998	22,953	43,978
Black Alone	3,729	8,749	15,876
Asian Alone	9,619	25,129	41,559
Native American and Alaska Native Alone	148	393	841
Other Race Alone	2,034	4,910	9,422
Two or More Races	2,574	6,131	11,060

Population By Ethnicity

	1 Mile	2 Miles	3 Miles
Hispanic	6,098	14,456	26,321
White Non-Hispanic	6,989	16,159	32,307

General Income Characteristics

	1 Mile	2 Miles	3 Miles
Median Household Income	\$86,954	\$85,093	\$82,394
Total Household Income	\$821,995,000	\$1,933,065,531	\$3,506,428,083
Average Household Income	\$100,292	\$98,100	\$95,413
Per Capita Income	\$29,250	\$28,317	\$28,569
Avg Family Income	\$104,188	\$99,599	\$100,734
Family Income, Per Capita	\$27,589	\$26,188	\$26,810

Families by Income

	1 Mile	2 Miles	3 Miles
Family High Income Avg	\$311,692	\$339,442	\$319,286
Under \$15,000	320	718	1,495
\$15,000 - \$24,999	226	681	1,453
\$25,000 - \$34,999	331	899	1,770
\$35,000 - \$49,999	689	1,803	3,024
\$50,000 - \$74,999	1,057	2,854	5,083
\$75,000 - \$99,999	1,156	2,741	4,620
\$100K - \$125K	1,053	2,318	3,817
\$125K - \$150K	736	1,456	2,439
\$150K - \$200K	676	1,562	2,909
Over \$200K	608	1,409	2,885

General Household Characteristics

	1 Mile	2 Miles	3 Miles
Households (Current)	8,196	19,705	36,750
Families	6,852	16,441	29,495
Average Size of Household	3.38	3.44	3.33
Median Age of Householder	48	48	49
Median Value Owner Occupied	\$226,681	\$226,197	\$221,872
Median Rent	\$1,278	\$1,267	\$1,231
Median Vehicles Per Household	3	3	2
Housing Units	8,550	20,554	38,507
Owner Occupied Units	5,676	13,670	24,176
Renter Occupied Units	2,520	6,035	12,574
Vacant Units	354	849	1,757