

BARKER SQUARE SHOPPING CENTER

Multi-Tenant Retail Center
Highway 46, Wasco, CA 93280



Newly Refurbished Center

**Tropicana Supermarket, AutoZone, Dollar Tree, Perko's Diner,
Taco Bell, Verizon, Anytime Fitness, Pizza Factory,
Deluxe Nail & Spa, Fiesta Insurance and Jackson Hewitt Tax Services**

| | <u>1 Mile</u> | <u>2 Miles</u> | <u>15 Miles</u> |
|--------------------------|---------------|----------------|-----------------|
| Est. Population | 9,003 | 21,443 | 122,992 |
| Average Household Income | \$53,276 | \$48,464 | \$51,968 |
| Median Household Income | \$43,132 | \$38,603 | \$40,517 |

Shaw Commercial
3 Quail Run Cir., Suite 103, Salinas, CA 93907

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BARKER SQUARE

State Highway 46
Wasco, California

To Paso Robles



California Highway 46

To Bakersfield



Site plan not to scale and subject to change without notice

AVAILABLE FOR RENT

1,750 SF



Barker Square

Highway 46, Wasco CA 93280



City of Wasco Traffic Counts



Wasco, CA: Traffic Counts



★ Proposed Retail Location

◆ Average Daily Traffic Volume





City of Wasco 25 Minute Drive Time Trade Area



Trade Area Snapshot

Population (Pop): 75,992
Workplace Pop: 23,843

Household (HH): 15,969
Median HH Income: \$35,988

Pop Growth ('00-'10): 24.7%
Proj. Growth ('15-'20): 7.0%

HH Growth ('00-'10): 27.8%
Proj Growth ('15-'20): 8.3%

Median Age: 27.2

Per Capita Income: \$13,325

Leakage/Surplus Index by Major Store Type

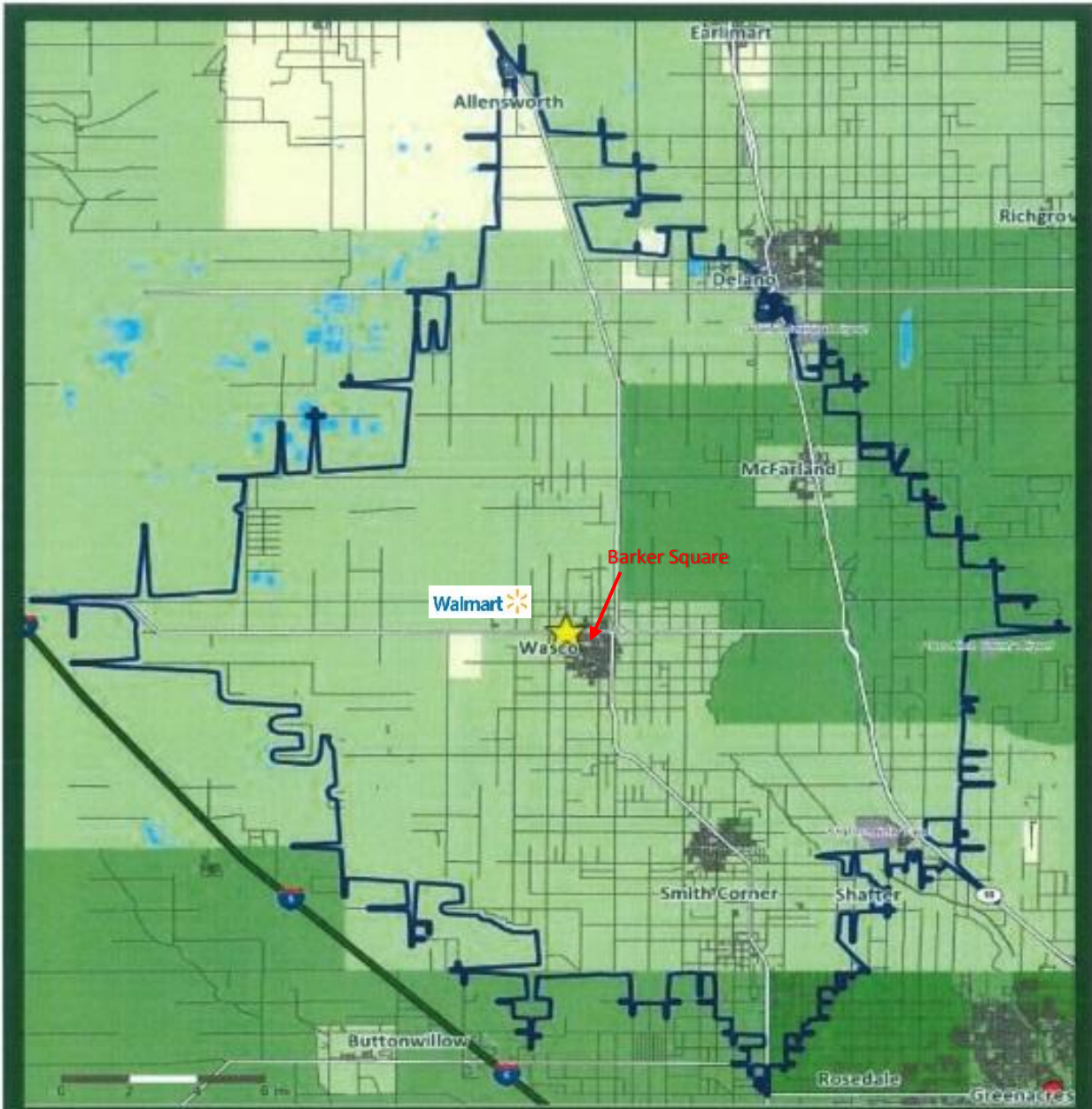


Interpreting Leakage Index

1.0 = equilibrium, meaning that demand and sales in the area being analyzed are in balance. .80 = demand exceeds sales by 20%, meaning that consumers are leaving the area being analyzed.

1.2 = sales exceed demand by 20%, meaning that consumers are coming from outside the area being analyzed.

City of Wasco Trade Area Household Income



Wasco, CA: Household Income



Retail Centers
 500+ (Red circle)
 400 to 800 (Blue circle)

★ Proposed Retail Location
 □ 25 Minute Trade Area

Median Household Income
 By Block Group

- Dark Green: \$200,000 and Above
- Medium Green: \$150,000 to \$199,999
- Light Green: \$50,000 to \$149,999
- Yellow-Green: \$25,000 to \$49,999
- Lightest Green: \$25,000 and Below



Pop-Facts Demographics

| Description | 2445 HIGHWAY 46, WASCO, CA, 93280-1168: Radius Analysis Area Group: Radius 1.0 mile(s) | | 2445 HIGHWAY 46, WASCO, CA, 93280-1168: Radius Analysis Area Group: Radius 2.0 mile(s) | | 2445 HIGHWAY 46, WASCO, CA, 93280-1168: Radius Analysis Area Group: Radius 15.0 mile(s) | |
|--------------------------|--|--------|--|--------|---|--------|
| | Total | % | Total | % | Total | % |
| Pop-Facts Summary | | | | | | |
| Population | | | | | | |
| 2022 Projection | 9,466 | | 22,608 | | 128,547 | |
| 2017 Estimate | 9,003 | | 21,443 | | 122,992 | |
| 2010 Census | 8,341 | | 19,813 | | 117,691 | |
| 2000 Census | 6,621 | | 15,137 | | 92,616 | |
| Growth 2017 - 2022 | | 5.15% | | 5.43% | | 4.52% |
| Growth 2010 - 2017 | | 7.93% | | 8.23% | | 4.50% |
| Growth 2000 - 2010 | | 25.99% | | 30.89% | | 27.07% |
| Households | | | | | | |
| 2022 Projection | 2,495 | | 5,797 | | 27,205 | |
| 2017 Estimate | 2,373 | | 5,515 | | 25,959 | |
| 2010 Census | 2,212 | | 5,151 | | 24,526 | |
| 2000 Census | 1,799 | | 4,025 | | 19,948 | |
| Growth 2017 - 2022 | | 5.11% | | 5.11% | | 4.80% |
| Growth 2010 - 2017 | | 7.31% | | 7.07% | | 5.84% |
| Growth 2000 - 2010 | | 22.96% | | 28.00% | | 22.95% |
| Family Households | | | | | | |
| 2022 Projection | 2,123 | | 4,931 | | 23,670 | |
| 2017 Estimate | 2,018 | | 4,687 | | 22,564 | |
| 2010 Census | 1,879 | | 4,372 | | 21,296 | |
| 2000 Census | 1,555 | | 3,438 | | 17,162 | |
| Growth 2017 - 2022 | | 5.21% | | 5.21% | | 4.90% |
| Growth 2010 - 2017 | | 7.40% | | 7.19% | | 5.95% |
| Growth 2000 - 2010 | | 20.84% | | 27.18% | | 24.09% |

Pop-Facts Demographics

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|---|--|--------|--|--------|---|--------|
| | Total | % | Total | % | Total | % |
| 2017 Est. Households by HH Income | 2,373 | | 5,515 | | 25,959 | |
| Income < \$15,000 | 323 | 13.62% | 895 | 16.23% | 3,543 | 13.65% |
| Income \$15,000 - \$24,999 | 350 | 14.75% | 972 | 17.62% | 3,751 | 14.45% |
| Income \$25,000 - \$34,999 | 281 | 11.83% | 653 | 11.85% | 3,831 | 14.76% |
| Income \$35,000 - \$49,999 | 429 | 18.08% | 987 | 17.89% | 5,043 | 19.43% |
| Income \$50,000 - \$74,999 | 524 | 22.08% | 1,052 | 19.07% | 4,635 | 17.85% |
| Income \$75,000 - \$99,999 | 163 | 6.85% | 409 | 7.41% | 2,281 | 8.79% |
| Income \$100,000 - \$124,999 | 138 | 5.83% | 272 | 4.93% | 1,296 | 4.99% |
| Income \$125,000 - \$149,999 | 89 | 3.74% | 156 | 2.83% | 720 | 2.77% |
| Income \$150,000 - \$199,999 | 55 | 2.32% | 81 | 1.46% | 556 | 2.14% |
| Income \$200,000 - \$249,999 | 13 | 0.57% | 22 | 0.40% | 176 | 0.68% |
| Income \$250,000 - \$499,999 | 6 | 0.27% | 14 | 0.25% | 106 | 0.41% |
| Income \$500,000+ | 1 | 0.06% | 3 | 0.05% | 22 | 0.08% |
| 2017 Est. Average Household Income | \$53,276 | | \$48,464 | | \$51,968 | |
| 2017 Est. Median Household Income | \$43,132 | | \$38,603 | | \$40,517 | |

| 2017 Median HH Inc. by Single-Class. Race or Eth. | | | | | | |
|---|----------|--|----------|--|----------|--|
| White Alone | \$41,989 | | \$38,531 | | \$39,185 | |
| Black or African American Alone | \$27,569 | | \$24,654 | | \$29,338 | |
| American Indian and Alaska Native Alone | \$46,834 | | \$60,433 | | \$41,993 | |
| Asian Alone | \$47,954 | | \$45,648 | | \$59,849 | |
| Native Hawaiian and Other Pacific Islander Alone | \$61,103 | | \$56,250 | | \$38,042 | |
| Some Other Race Alone | \$43,683 | | \$37,923 | | \$40,231 | |
| Two or More Races | \$55,135 | | \$54,096 | | \$46,103 | |
| Hispanic or Latino | \$41,581 | | \$36,879 | | \$38,300 | |
| Not Hispanic or Latino | \$53,449 | | \$49,513 | | \$53,146 | |

| 2017 Est. Family HH Type by Presence of Own Child. | | | | | | |
|--|-------|--------|-------|--------|--------|--------|
| | 2,018 | | 4,687 | | 22,564 | |
| Married-Couple Family, own children | 806 | 39.94% | 1,959 | 41.80% | 9,826 | 43.55% |
| Married-Couple Family, no own children | 599 | 29.68% | 1,161 | 24.77% | 5,629 | 24.95% |
| Male Householder, own children | 137 | 6.78% | 307 | 6.56% | 1,352 | 5.99% |
| Male Householder, no own children | 87 | 4.32% | 201 | 4.29% | 980 | 4.34% |
| Female Householder, own children | 221 | 10.96% | 654 | 13.96% | 2,907 | 12.88% |
| Female Householder, no own children | 168 | 8.32% | 404 | 8.63% | 1,870 | 8.29% |

Pop-Facts Demographics

Map

