

# GROUND LEASE

## RETAIL PAD

4481 EAST COMMERCE WAY | SACRAMENTO, CA



- ◆ Ready to develop retail pad in North Natomas
- ◆ Exceptionally located just off corner of Del Paso Road and East Commerce Way
- ◆ Easily accessible from East Commerce Way, Interstate 5, and Interstate 80
- ◆ Less than 0.5 of a mile from the Sleep Train Arena

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**Location:** 4481 East Commerce Way  
Sacramento, CA 95834

**Lot Size:** ± 0.97 Acres

**Ground Lease Rate:** \$130,000

**APN:** 225-1960-023

**Zoning:** Highway Commercial

**Traffic Counts:**

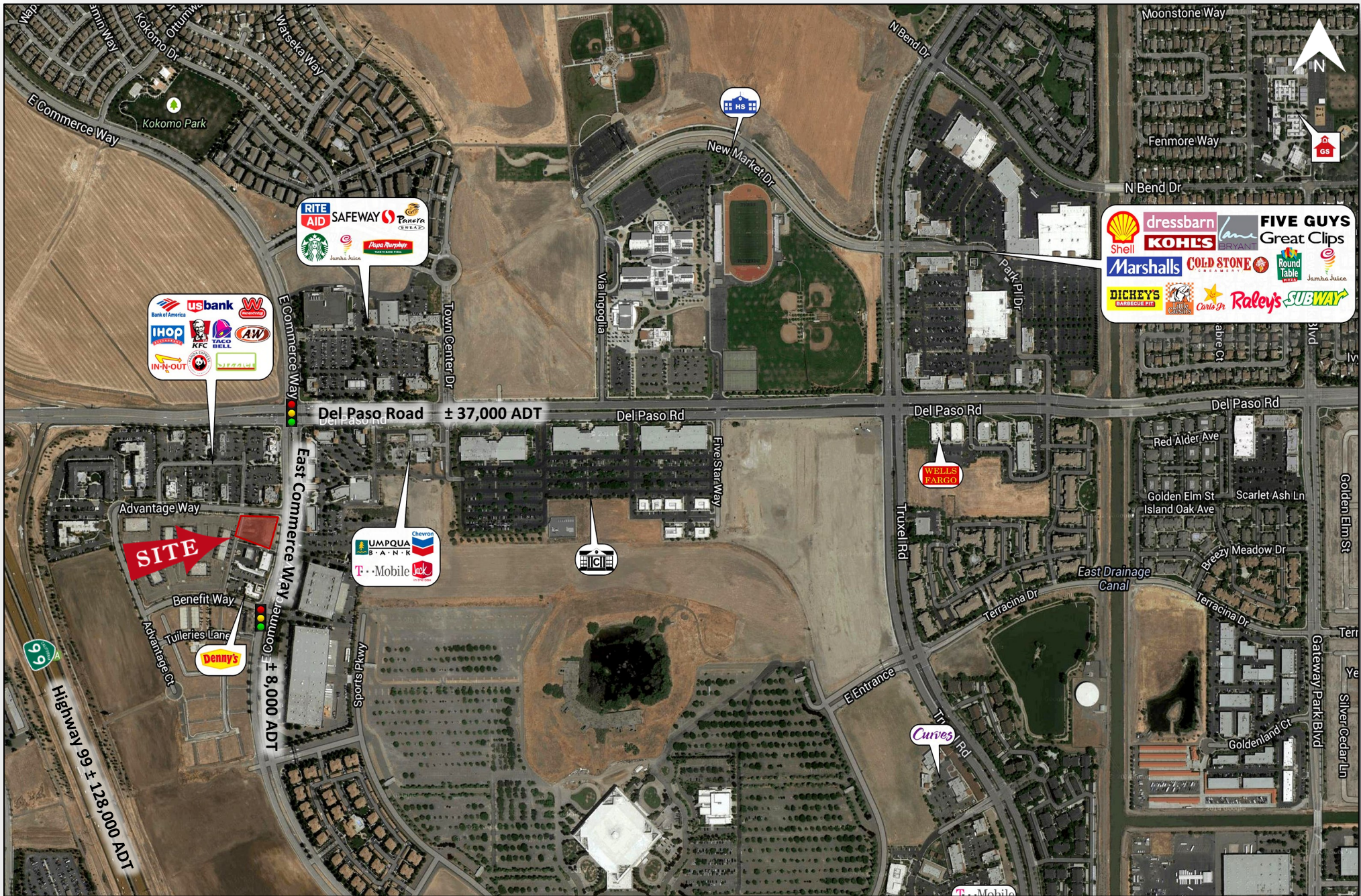
Del Paso Road @ East Commerce Way:	± 37,000 ADT
East Commerce Way @ Site:	± 8,000 ADT
Highway 99:	± 128,000 ADT

- Highlights:**
- ◆ Highly visible, improved retail pad
  - ◆ Easily accessible to Interstate 5 and 80
  - ◆ Located on the “going home” side of the street
  - ◆ Surrounded by several national co-tenants including Safeway, Rite Aid, In-N-Out Burger, Panera, Taco Bell, Sizzler, Dennys, Panda Express, KFC, Wienerschnitzel, and more
  - ◆ Site is located within 0.5 mile from the Sleep Train Arena
  - ◆ Strong employee population base of over 26,500 people within a 3-mile radius
  - ◆ Property benefits from nearly 82,000 individuals residing within a 3-mile radius
  - ◆ **City of Sacramento City Council will allow the issuance of building permits at this site beginning June 16, 2015**



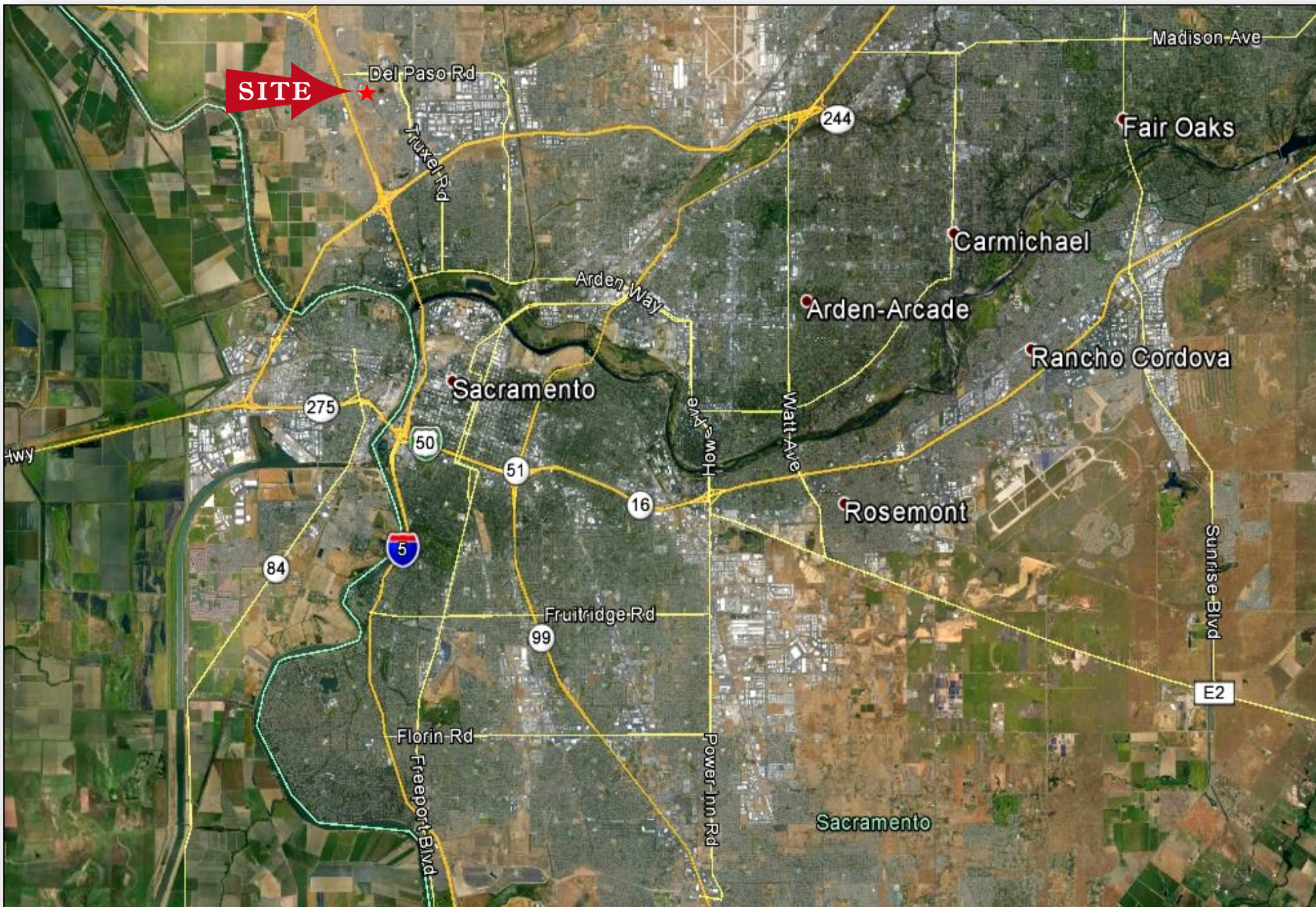
# MARKET AERIAL

4481 East Commerce Way — Sacramento, CA



# AREA MAP

4481 East Commerce Way — Sacramento, CA



POPULATION	1 Mile	3 Mile	5 Mile
2014 Estimated Population	9,922	81,791	167,241
2019 Projected Population	10,381	85,562	174,138
2010 Census Population	9,581	78,977	162,051
Projected Annual Growth 2014 to 2019	0.9%	0.9%	0.8%
Historical Annual Growth 2000 to 2014	150.8%	17.4%	4.7%
2014 Median Age	30.5	31.8	31.4

HOUSEHOLDS	1 Mile	3 Mile	5 Mile
2014 Estimated Households	4,063	29,688	56,858
2019 Projected Households	4,190	30,618	58,669
2010 Census Households	3,960	28,941	55,453
Projected Annual Growth 2014 to 2019	0.6%	0.6%	0.6%
Historical Annual Growth 2000 to 2014	132.7%	15.2%	4.8%

ETHNICITY	1 Mile	3 Mile	5 Mile
2014 Estimated White	43.8%	43.7%	45.5%
2014 Estimated Black or African American	14.1%	15.1%	13.8%
2014 Estimated Asian or Pacific Islander	26.8%	22.0%	17.6%
2014 Estimated American Indian or Native Alaskan	0.6%	0.8%	1.3%
2014 Estimated Other Races	14.7%	18.4%	21.9%
2014 Estimated Hispanic	18.6%	24.9%	31.7%

HOUSEHOLD	1 Mile	3 Mile	5 Mile
2014 Estimated Average Household Income	\$77,233	\$82,356	\$69,137
2014 Estimated Median Household Income	\$65,356	\$70,489	\$59,497
2014 Estimated Per Capita Income	\$31,625	\$29,896	\$23,594

BUSINESS	1 Mile	3 Mile	5 Mile
2014 Estimated Total Businesses	391	2,064	4,502
2014 Estimated Total Employees	5,617	26,576	57,913
2014 Estimated Employee Population per Business	14.4	12.9	12.9
2014 Estimated Residential Population per Business	25.4	39.6	37.1

Radius Map

