



FOR LEASE – VICTORY PLAZA
7500 ELSIE AVENUE
SACRAMENTO, CA

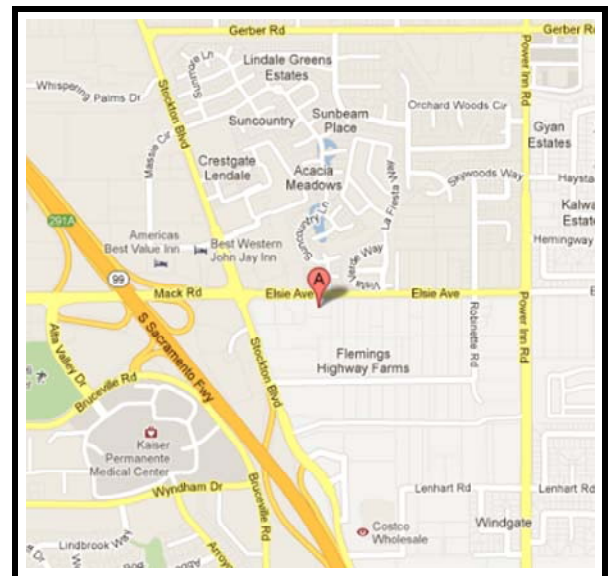
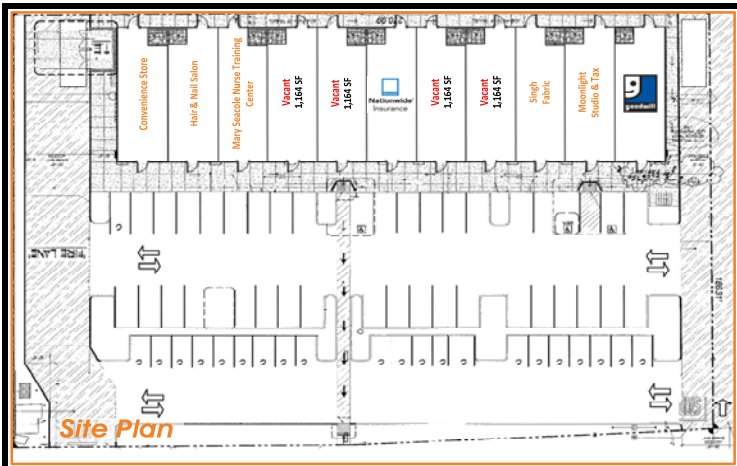


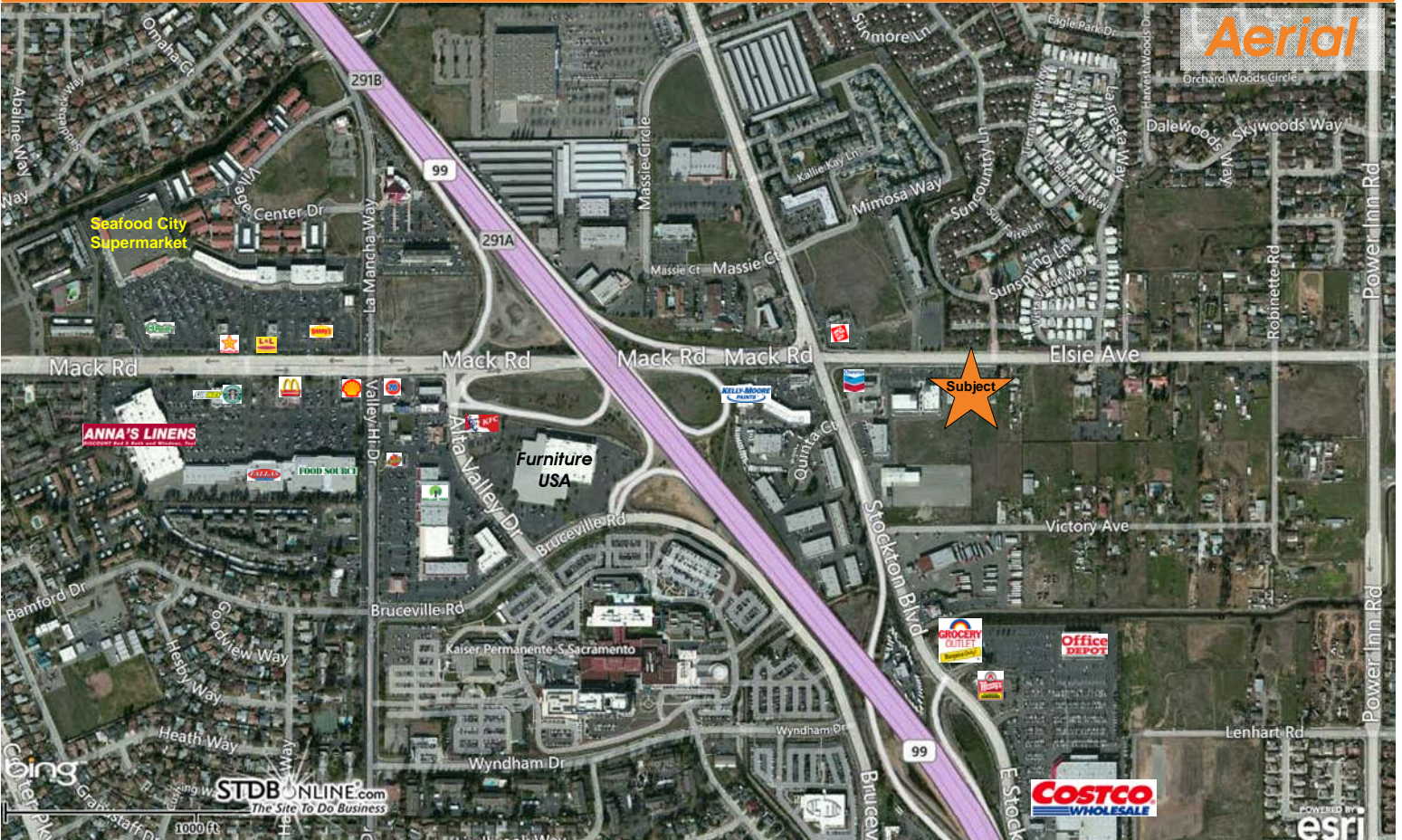
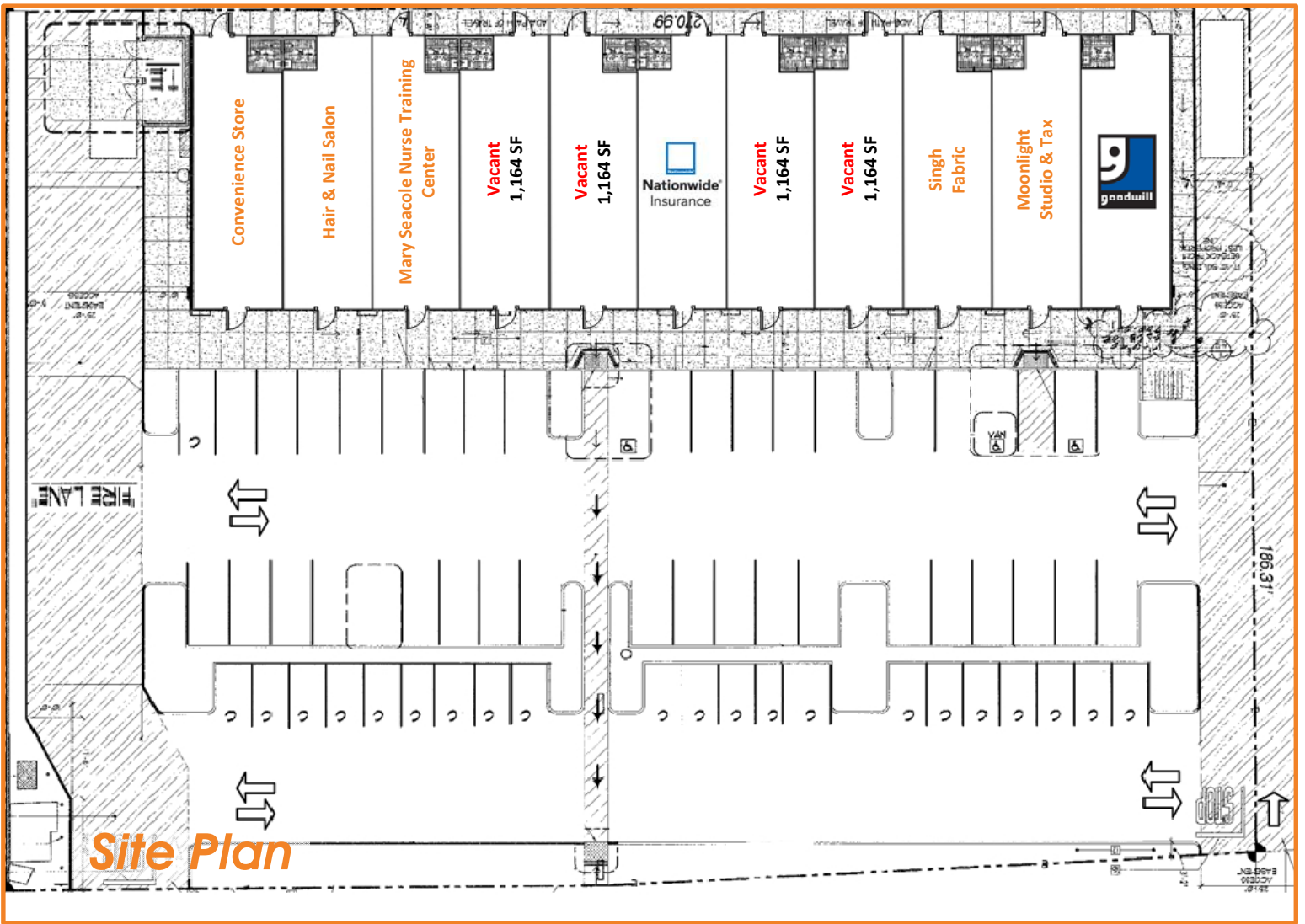
PROPERTY SUMMARY:

SPACE AVAILABLE: 1,164 SF – 4,656 SF
LEASE RATE: \$1.10 PSF, NNN
NNN'S: \$.35 PSF/MO
PARKING RATIO: 4.5 / 1,000 SF
TRAFFIC COUNT: Elsie Avenue: 24,021 ADT
 Stockton Blvd: 45,933 ADT
DESCRIPTION: Victory Plaza is a newly constructed retail center near the high traffic intersection of Stockton Blvd & Elsie Ave (Mack Rd). Each of the 1,164 SF suites is built out in vanilla shell condition, and can be combined easily to provide 4,656 SF.

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7500 Elsie Avenue
Sacramento, CA
DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population:			
2016 Projection	23,753	174,486	358,945
2011 Estimate	22,274	164,739	340,631
2010 Census	21,997	163,190	337,883
Growth 2011-2016	6.60%	5.90%	5.40%
Growth 2010-2011	1.30%	0.90%	0.80%
2011 Population By Hispanic Origin	6,302	45,846	99,304
2011 Population by Race:			
White	6,303	48,166	121,354
Black or African American	4,333	29,505	53,143
American Indian and Alaska Native	267	1,424	3,380
Asian	6,272	47,356	83,397
Native Hawaiian and Pacific Islander	473	3,628	6,403
Other Race	3,168	22,687	47,833
Two or More Races	1,459	11,973	25,122
Households:			
2016 Projection	7,539	51,213	109,285
2011 Estimate	7,120	48,784	104,400
2010 Census	7,031	48,323	103,527
Growth 2011-2016	5.90%	5.00%	4.70%
Growth 2010-2011	1.30%	1.00%	0.80%
Owner Occupied	3,580	27,350	60,763
Renter Occupied	3,540	21,434	43,637
2011 Avg Household Income	\$55,565	\$64,573	\$68,813
2011 Med Household Income	\$44,826	\$52,210	\$54,583
2011 Per Capita Income	\$17,659	\$19,390	\$21,365
2011 Households by Household Inc:			
Income Less than \$15,000	1,002	5,687	12,189
Income \$15,000 - \$24,999	707	4,688	9,875
Income \$25,000 - \$34,999	917	4,993	9,707
Income \$35,000 - \$49,999	1,282	7,648	15,062
Income \$50,000 - \$74,999	1,451	10,363	20,953
Income \$75,000 - \$99,999	913	6,968	15,011
Income \$100,000 - \$149,999	685	6,099	14,720
Income \$150,000 - \$199,999	102	1,416	4,399
Income \$200,000+	61	922	2,485
Income \$500,000 or more	3	6	6

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