

Westlake Plaza

Davis, CA



DESCRIPTION

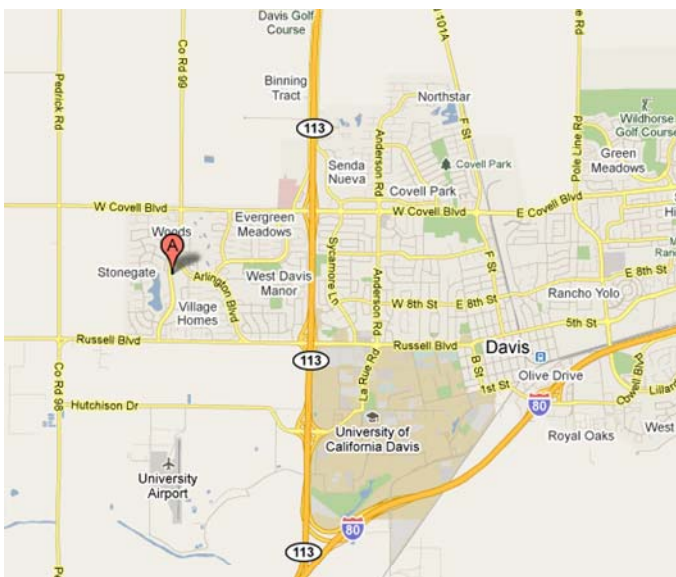
Westlake Plaza is a neighborhood retail center in Davis anchored by Delano's IGA Supermarket and Family Dollar. The center boasts close proximity to UC Davis student housing, recently upgraded common areas, and one of the lowest lease rates in all of Davis.

| Suite | Size (SF) | Lease Rate PSF |
|--------|-----------|----------------|
| 102A | 3,070 | \$1.50 |
| 106 | 1,575 | \$1.10 |
| 115 | 1,281 | \$1.10 |
| 121 | 2,963 | \$1.10 |
| BLDG E | 1,700 | \$1.10 |

NNN EXPENSES Currently \$.39 PSF/MO

DEMOGRAPHICS

| DISTANCE | POPULATION | AVG HOUSEHOLD INCOME |
|----------|------------|----------------------|
| 1 MI | 12,164 | \$85,553 |
| 3 MI | 46,171 | \$69,369 |
| 5 MI | 76,065 | \$75,807 |



The information contained herein has either been given to us by the owner of the property or obtained from sources that we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. The prospective buyer should carefully verify the information contained herein.



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Westlake Plaza

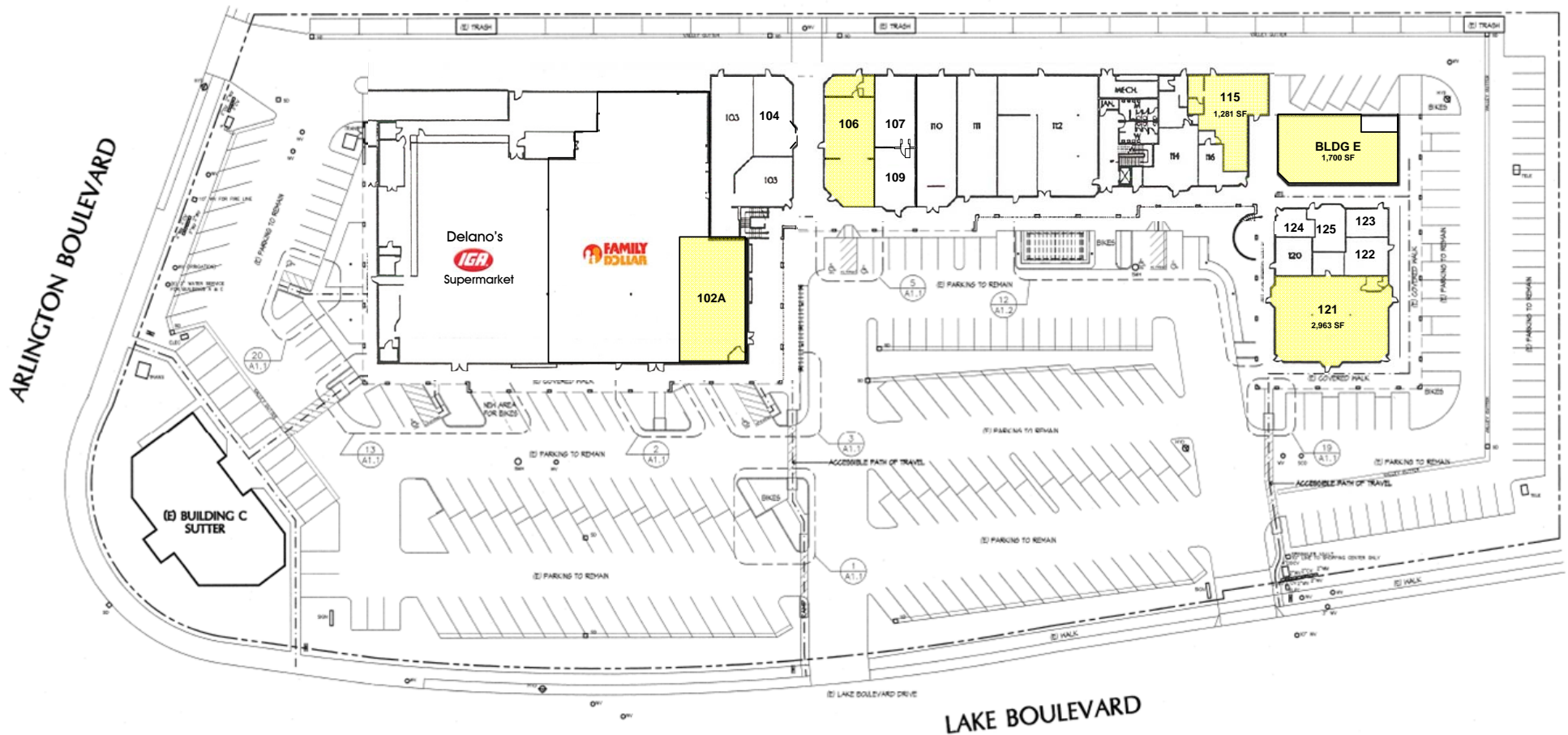
Davis, CA

Site Plan

AVAILABLE SUITES (IN YELLOW):

| | | |
|------------|----------|-------------|
| Suite 102A | 3,070 SF | (divisible) |
| Suite 106 | 1,575 SF | |
| Suite 115 | 1,281 SF | |
| Suite 121 | 2,963 SF | |
| BLDG E | 1,700 SF | |

*Suites may be combined

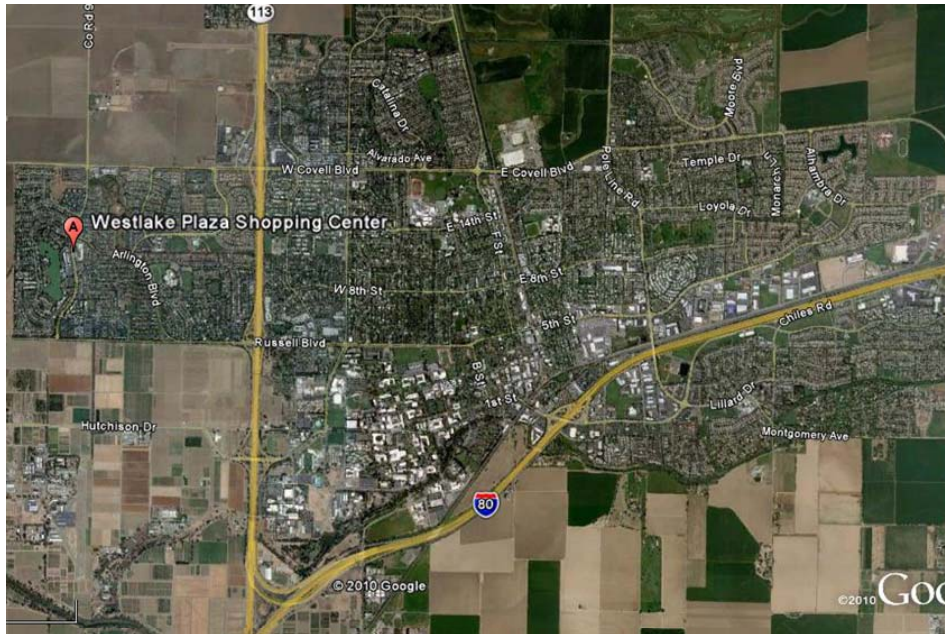




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Westlake Plaza

Aerial



WESTLAKE PLAZA

DAVIS, CA

DEMOGRAPHICS

| Radius | 1 Mile | 3 Mile | 5 Mile |
|--|-----------------|-----------------|-----------------|
| Population: | | | |
| 2014 Projection | 12,994 | 48,205 | 76,065 |
| 2009 Estimate | 12,164 | 46,171 | 71,796 |
| 2000 Census | 11,210 | 43,564 | 65,597 |
| Growth 2009-2014 | 6.80% | 4.40% | 5.90% |
| Growth 2000-2009 | 8.50% | 6.00% | 9.40% |
| 2009 Population By Hispanic Origin: | 1,355 | 5,761 | 9,730 |
| 2009 Population by Race: | | | |
| White | 8,109 | 27,623 | 43,873 |
| Black or African American | 233 | 1,122 | 1,727 |
| American Indian and Alaska Native | 63 | 300 | 481 |
| Asian | 2,432 | 11,357 | 16,076 |
| Native Hawaiian and Pacific Islanders | 11 | 95 | 161 |
| Other Race | 561 | 2,671 | 4,499 |
| Two or More Races | 756 | 3,004 | 4,979 |
| 2009 Households: | | | |
| 2014 Projection | 5,053 | 17,888 | 27,887 |
| 2009 Estimate | 4,721 | 16,989 | 26,188 |
| 2000 Census | 4,277 | 16,005 | 23,976 |
| Growth 2009-2014 | 7.00% | 5.30% | 6.50% |
| Growth 2000-2009 | 10.40% | 6.10% | 9.20% |
| Owner Occupied | 2,091 | 5,889 | 10,880 |
| Renter Occupied | 2,630 | 11,099 | 15,308 |
| 2009 Avg Household Income | \$85,553 | \$69,369 | \$75,807 |
| 2009 Med Household Income | \$61,713 | \$42,433 | \$51,105 |
| 2009 Per Capita Income | \$33,212 | \$28,235 | \$29,514 |
| 2009 Households by Household Inc: | | | |
| Income Less than \$15,000 | 738 | 3,569 | 4,459 |
| Income \$15,000 - \$24,999 | 383 | 2,120 | 2,757 |
| Income \$25,000 - \$34,999 | 366 | 1,779 | 2,503 |
| Income \$35,000 - \$49,999 | 480 | 1,857 | 3,164 |
| Income \$50,000 - \$74,999 | 784 | 2,414 | 3,914 |
| Income \$75,000 - \$99,999 | 519 | 1,507 | 2,863 |
| Income \$100,000 - \$149,999 | 785 | 1,953 | 3,534 |
| Income \$150,000 - \$249,999 | 510 | 1,380 | 2,255 |
| Income \$250,000 - \$499,999 | 127 | 327 | 610 |
| Income \$500,000 or more | 30 | 82 | 129 |