## Burger King - 4960 Auburn Blvd, Sacramento, CA 95841 \$2,353,000 | 4.25% CAP



Absolute Net Lease | 13.5 Years of Firm Term Remaining | First Burger King in Sacramento | Major Remodel in 2013 | Continuous Operation Since 1974 | Tenant pays % Rent

Thad Logan Dean Copans | dre # 01067345 | 415.729.9493 | dre # 01784639 | 650.465.3993 | tlogan@retailwestinc.com



## Offering Memorandum

Retail West and Spruce Commercial Real Estate ("Agent") has presented this Offering Memorandum to assist the recipient in evaluating the Retail property ("the Property"), at **4960 Auburn Blvd, Sacramento, CA**, and it is intended for your use only. This Memorandum is of a proprietary and confidential nature. This material contains brief, selected information pertaining to the Property and shall not be considered all-inclusive or unchanged since the date of preparation. No warranty as to the accuracy or completeness is expressed or implied.

The information has been received from sources believed to be reliable but is not guaranteed. Agent disclaims all liabilities in connection with any inaccuracies or incompleteness. The Buyer should independently verify each item of information and have the same reviewed by its tax advisor and/or legal counsel.

The Buyer agrees that (a) the materials are of a highly confidential nature and will be held in the strictest confidence or shall be returned to Agent upon request; (b) the Buyer shall not contact any property manager, employee or tenant of the Property regarding the enclosed materials or the Property, without prior approval of Agent.

### ALL USE, DISCLOSURE AND/OR REPRODUCTION NOT SPECIFICALLY AUTHORIZED IS PROHIBITED. ALL RIGHTS RESERVED.

| dre # 01067345 | 415.729.9493

| 650.465.3993

| dre # 01784639

tlogan@retailwestinc.com



## **Executive Summary**

Retail West and Spruce Commercial Real Estate are pleased to offer for sale this single tenant Burger King Location. Built as the first Burger King in the Sacramento MSA, this site has been in continuous operation since 1974. A major remodel of the property was completed in 2013. Approximately 13.5 years of primary term remain on the Absolute Net lease. The tenant is an experienced operator with over 20 Burger King franchises in California and Nevada.

Benefiting from over 160,000 residents with a 3 mile radius of the store and over 40,000 vehicles a day passing through the intersection of Auburn blvd and Madison avenue, the site enjoys healthy sales volumes and the tenant has been paying gross rent for many years. A new owner will benefit from the Absolute Net structure of the lease and and more then 13 years of primary term. The base lease term is significantly below market for a drive thru site in Northern California and an owner is likely to realize additional upside when the lease does expire.

## **Property Summary**

Address: 4960 Auburn Blvd, Sacramento, CA 95841 APN #228-0232-021-0000 Building SF: 3,069 SF with Drive-Thru Parcel Size Per Assessor: 36,154 SF Zoning: General Commercial (GC) Year Built: 1974/ Remodeled 2013



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 | dre # 01067345

 Dean Copans
 | dre # 01784639

| 415.729.9493 | 650.465.3993 tlogan@retailwestinc.com



## Investment Overview

Price: \$2,353,00 NOI: \$100,000 CAP: 4.25% Type of Ownership: Fee Simple Lease Structure: Absolute NET Primary Term Remaining: 13.5 Years

# Highlights

- Lease extended in 2013
- Absolute Net Lease Structure
- Drive Thru Site
- Low Base Rent
- In continuous operation since 1974
- Major Remodel in 2013 (\$550,000)
- 159,367/377,118 people within a 3/5 mile radius
- 0.06 mi from American River College, approximately 30,000 students enrolled every spring and fall

415.729.9493

| 650.465.3993

- First Burger King in Sacramento MSA
- Tenant pays % rent
- 13.5 years of primary term remaining

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- Experienced operator with over 20 locations
- No options

**Thad Logan** 

**Dean Copans** 





tlogan@retailwestinc.com



## Lease Summary

Lease Commencement Date: October 23rd, 2010 (latest lease) Occupancy Date: 1974 Primary Term Expiration: December 31, 2033 Options: None Lease Structure: Absolute Net

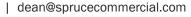
## Rent Schedule

Current Base Rent: \$84,000 Base Rent: 10/23/20 - 10/22/25 - \$90,000 Base Rent: 10/23/25 - 12/31/33 - \$96,000 Percentage Rent Breakpoint: 8.5% of sales

Current percentage rent payments of approximately \$20,000 annually

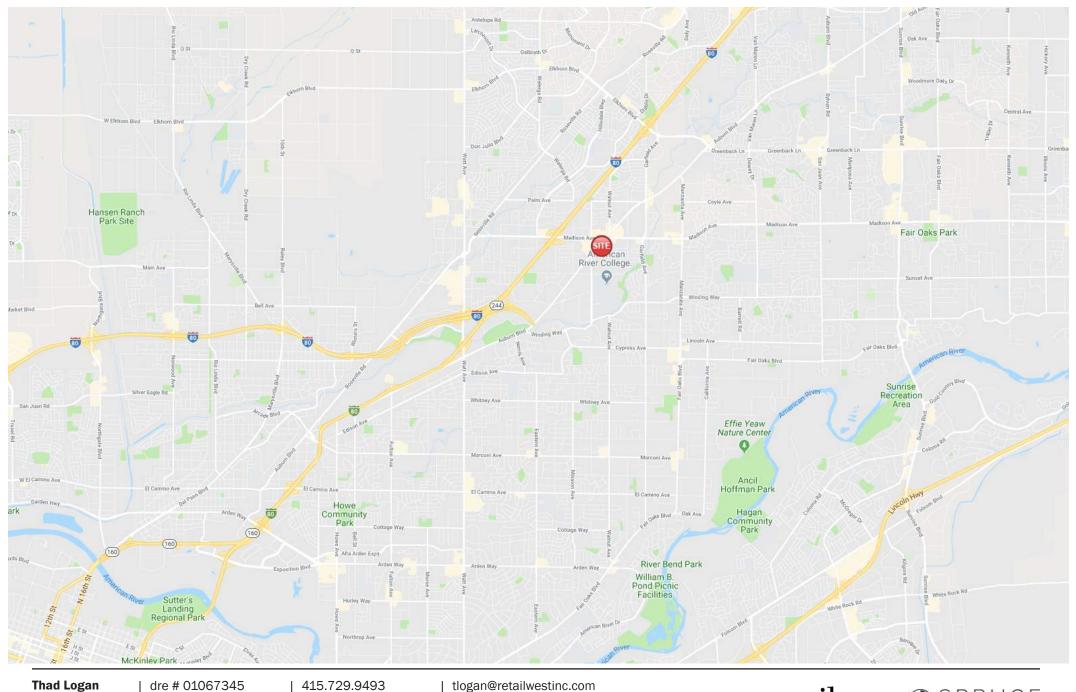


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### **SACRAMENTO**



**Thad Logan Dean Copans**  415.729.9493

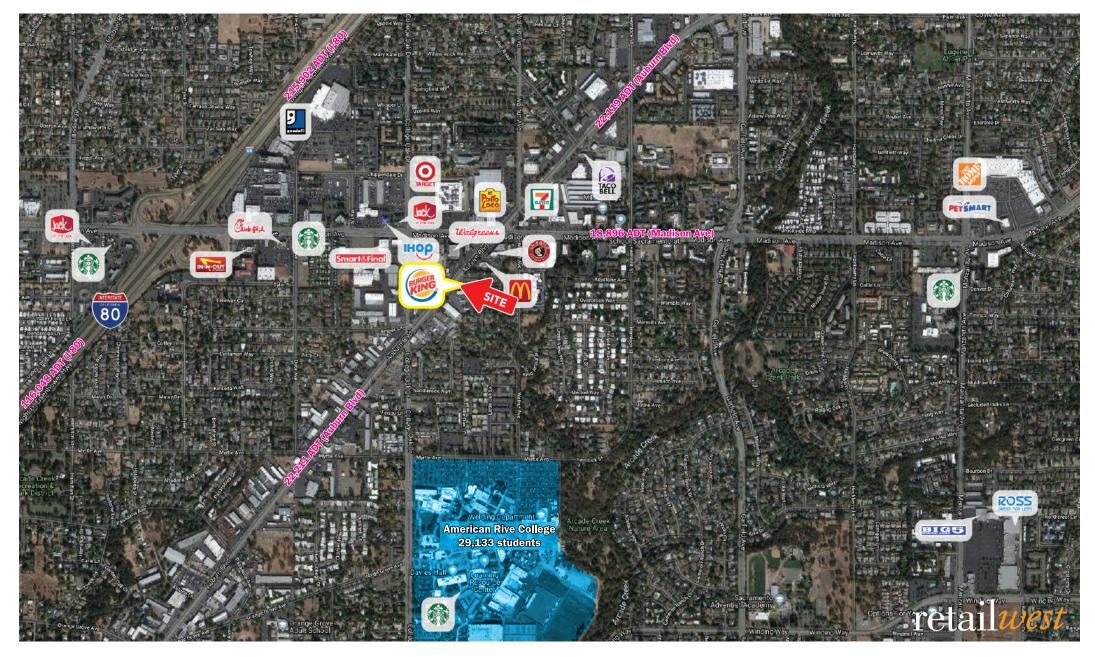
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| dre # 01784639

tlogan@retailwestinc.com



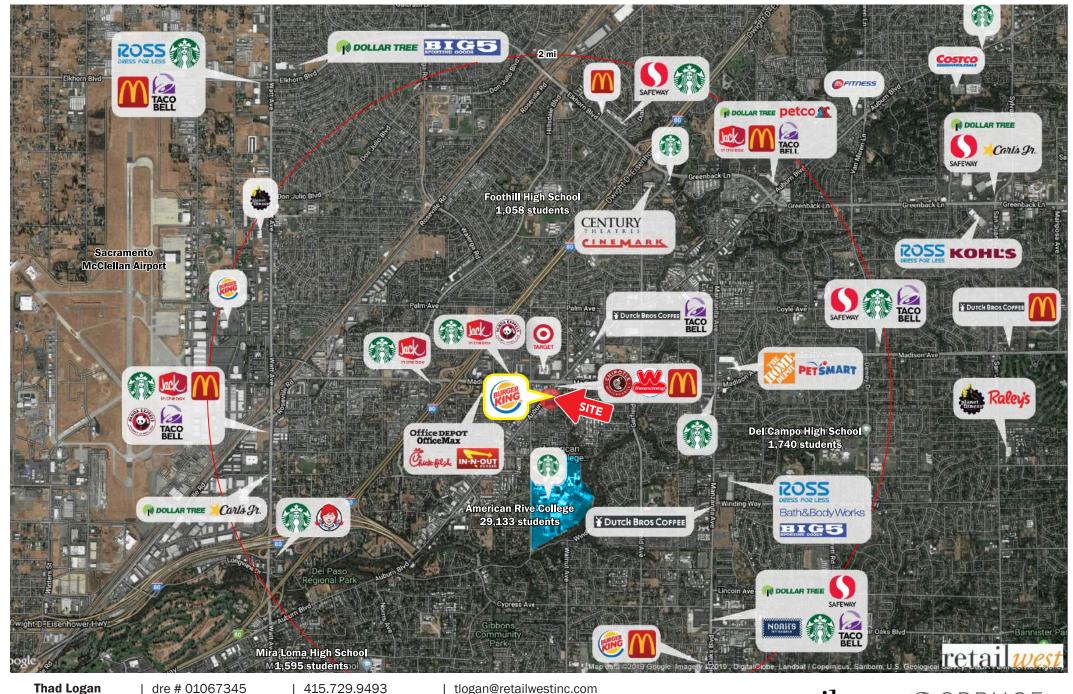
### SURROUNDING RETAIL



Thad Logan Dean Copans | dre # 01067345 | 415.729.9493 | dre # 01784639 | 650.465.3993 | tlogan@retailwestinc.com



**RETAIL - 2 MI** 



**Thad Logan Dean Copans** 

415.729.9493 | dre # 01784639 | 650.465.3993 | tlogan@retailwestinc.com



### DEMOGRAPHICS

202 Pojeciel Population         21,949         107,937         307,001           2010 Carsus Population         19,343         147,449         315,050         315,74         315,75         315,75         315,75         315,95         315,75         314,95         315,75         314,95         315,75         314,95         315,75         314,26         315,75         314,26         315,75         314,26         315,75         314,26         315,75         314,26         315,75         314,26         315,75         314,26         315,75         314,26         315,75         314,26         315,75         314,26         315,75         314,26         315,75         314,26         315,75         314,26         315,75         314,26         315,75         314,26         315,75         314,26         315,75         314,26         315,75         314,26         315,75         314,26         315,75         314,26         315,75         314,26         315,75         314,26         315,75         314,26         315,75         314,26         315,75         314,26         315,75         314,26         315,75         314,26         315,75         314,26         315,75         314,26         315,75         314,26         315,75         314,26         315,75 <td< th=""><th></th><th>4960</th><th>) Auburn Blvd</th><th></th><th></th><th>nor</th></td<>		4960	) Auburn Blvd			nor
$ \begin{tabular}{ c c c c c } & $1 \\ $1 \\ $2 \\ $2 \\ $2 \\ $2 \\ $2 \\ $2 \\$		Saci	ramento, CA 95841	1 mi radius	3 mi radius	5 mi radius
22/2 Hoyleide Annual Gowh 2010 to 2024       187,927       197,927       397,017         18,343       477,446       55,00       57,160       147,927       397,017         19 Betrated Cover 2010 to 2024       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.14       1.15       1.15       1.14       1.15       1.15       1.14       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.14       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15       1.15		POPULATION	2019 Estimated Population	20,272	159,367	377,118
Image: Control of the second secon			2024 Projected Population	21,364	167,937	397,019
Image: Control of the second secon			2010 Census Population	18,343	147,946	351,800
Image: Control of the second secon			2000 Census Population	19,374	150,509	347,186
Image: Control of the second secon			Projected Annual Growth 2019 to 2024	1.1%	1.1%	1.1%
2019 Estimated Households       5,114       61,211       143,061         2024 Projected Households       5,70       63,153       147,420         2024 Projected Households       7,86       57,160       134,281         2020 Census Households       7,966       68,761       144,841         Projected Annual Growth 2019 to 2024       0.6%       0.0%       0.069         Projected Annual Growth 2019 to 2024       0.6%       68,764       0.2%       0.8%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%       0.2%			Historical Annual Growth 2000 to 2019	0.2%	0.3%	0.5%
Signed Figure 1       Signed Figure 2			2019 Median Age	35.7	38.4	38.2
Istorical Annual Growth 2000 to 2019       0.1%       0.2%       0.3%         Istorical Annual Growth 2000 to 2019       0.1%       0.6%       0.6.3%         Istorical Annual Growth 2000 to 2019       0.1%       0.6%       0.6.3%         Istorical Annual Growth 2000 to 2019       0.1%       0.6%       0.6.3%         Istorical Annual Growth 2000 to 2019       0.1%       0.6%       0.6.3%         Istorical Annual Growth 2000 to 2019       0.1%       0.6%       0.6.3%         Istorical Annual Growth 2000 to 2019       0.1%       0.6%       0.8.3%         Istorical Annual Growth 2000 to 2019       0.1%       0.1%       0.1%       0.1%         Istorical Annual Growth 2000 to 2019       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1		SEHOLDS	2019 Estimated Households	8,114	61,211	143,069
Istorical Annual Growth 2000 to 2019       0.1%       0.2%       0.3%         Istorical Annual Growth 2000 to 2019       0.1%       0.6%       66.8%       66.8%         2019 Estimated While       65.2%       66.8%       66.8%       66.8%       66.8%         2019 Estimated Asian or Pacific Islander       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%			2024 Projected Households	8,376	63,153	147,429
Istorical Annual Growth 2000 to 2019       0.1%       0.2%       0.3%         Istorical Annual Growth 2000 to 2019       0.1%       0.6%       66.8%       66.8%         2019 Estimated While       65.2%       66.8%       66.8%       66.8%       66.8%         2019 Estimated Asian or Pacific Islander       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%			2010 Census Households	7,386	57,180	134,260
Istorical Annual Growth 2000 to 2019       0.1%       0.2%       0.3%         Istorical Annual Growth 2000 to 2019       0.1%       0.6%       66.8%       66.8%         2019 Estimated While       65.2%       66.8%       66.8%       66.8%       66.8%         2019 Estimated Asian or Pacific Islander       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%       1.1%			2000 Census Households	7,916	58,781	134,818
Istorical Annual Growth 2000 to 2019       0.1%       0.2%       0.3%         Istorical Annual Growth 2000 to 2019       0.1%       0.6%       0.6.3%         Istorical Annual Growth 2000 to 2019       0.1%       0.6%       0.6.3%         Istorical Annual Growth 2000 to 2019       0.1%       0.6%       0.6.3%         Istorical Annual Growth 2000 to 2019       0.1%       0.6%       0.6.3%         Istorical Annual Growth 2000 to 2019       0.1%       0.6%       0.6.3%         Istorical Annual Growth 2000 to 2019       0.1%       0.6%       0.8.3%         Istorical Annual Growth 2000 to 2019       0.1%       0.1%       0.1%       0.1%         Istorical Annual Growth 2000 to 2019       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1%       0.1		10F	Projected Annual Growth 2019 to 2024	0.6%	0.6%	0.6%
Image: Standard Black or African American       12.1%       8.9%       8.29         2019 Estimated Black or African American       12.1%       8.9%       6.2%         2019 Estimated Alexican Indian or Native Alaskan       1.3%       1.1%       1.1%         2019 Estimated Hispanic       18.5%       6.4%       7.9%         2019 Estimated Hispanic       18.5%       19.2%       8190         2019 Estimated Hispanic       18.5%       19.2%       8190         2019 Estimated Median Household Income       552.600       559.480       853.761         2019 Estimated Hispanic       2019 Estimated Some High School Graduate       20.9%       28.1%       27.69         2019 Estimated High School Graduate       20.9%       28.1%       27.69       21.9%       21.9%       21.9%       21.9%       21.9%       21.9%       21.9%       21.9%       21.9%       21.9%       21.9%       21.9%       21.9%       21.9%       21.9%       21.9%       21.9%       21.9%       21.9%       21.9%       21.9%       21.9%       21.9%       21.9%       21.9%       21.9%       21.9%       21.9%       21.9%       21.9%       21.9%       21.9%       21.9%       21.9%       21.9%       21.9%       21.9%       21.9%       21.9% <td></td> <td>Historical Annual Growth 2000 to 2019</td> <td>0.1%</td> <td>0.2%</td> <td>0.3%</td>			Historical Annual Growth 2000 to 2019	0.1%	0.2%	0.3%
Image: Section of Pacific Islander         6.5%         6.4%         7.9%           Image: Section of Pacific Islander         1.3%         1.1%         1.1%           Image: Section of Pacific Islander         1.8%         14.8%         14.6%           Image: Section of Pacific Islander         1.8%         14.6%         16.9%           Image: Section of Pacific Islander         1.8%         1.8%         16.9%           Image: Section of Pacific Islander         1.8%         1.8%         16.9%           Image: Section of Pacific Islander         1.8%         1.8%         16.9%           Image: Section of Pacific Islander         1.9%         1.1%	Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Rolands Roland		2019 Estimated White	65.2%	68.8%	68.3%
2019 Estimated Hispanic         18.5%         19.2%         18.9%           2019 Estimated Average Household Income         \$61.612         \$73.925         \$81.020           2019 Estimated Median Household Income         \$26.001         \$59.480         \$63.760           2019 Estimated Average Household Income         \$24.721         \$28.481         \$30.817           2019 Estimated Some High School Graduate         29.0%         28.1%         26.5%           2019 Estimated Bachelors Degree Only         11.2%         10.3%         10.3%           2019 Estimated Bachelors Degree Only         11.2%         10.3%         10.3%           2019 Estimated Bachelors Degree Only         14.5%         15.9%         17.0%           2019 Estimated Craduate Degree         7.4%         7.9%         8.44           2019 Estimated Craduate Degree         7.4%         7.9%         8.414           2019 Estimated Employees         8.414         44.383         100.17%           2019 Estimated Employee Population per Business         8.7			2019 Estimated Black or African American	12.1%	8.9%	8.2%
2019 Estimated Hispanic         18.5%         19.2%         18.9%           2019 Estimated Average Household Income         \$61.612         \$73.925         \$81.020           2019 Estimated Average Household Income         \$52,600         \$59.480         \$63.760           2019 Estimated Average Household Income         \$24.721         \$28.481         \$30.817           2019 Estimated Some High School (Grade Level 0 to 8)         3.4%         4.1%         4.3%           2019 Estimated Associates Degree Only         28.1%         26.9%         28.1%         26.9%           2019 Estimated Bachelors Degree Only         11.2%         10.3%         10.9%         21.9           2019 Estimated Bachelors Degree Only         11.2%         10.3%         10.9%         21.9           2019 Estimated Bachelors Degree Only         11.2%         10.3%         10.9%         21.9         21.9         21.9         21.9         21.9         21.9         21.9         21.9         21.9         21.9         21.9         21.9         21.9         21.9         21.9         21.9         21.9         21.9         21.9         21.9         21.9         21.9         21.9         21.9         21.9         21.9         21.9         21.9         21.9         21.9         21.9		RACE ANI ETHNICITY	2019 Estimated Asian or Pacific Islander	6.5%	6.4%	7.9%
2019 Estimated Hispanic         18.5%         19.2%         18.9%           2019 Estimated Average Household Income         \$61.612         \$73.925         \$81.020           2019 Estimated Median Household Income         \$26.001         \$59.480         \$63.760           2019 Estimated Average Household Income         \$24.721         \$28.481         \$30.817           2019 Estimated Some High School Graduate         29.0%         28.1%         26.5%           2019 Estimated Bachelors Degree Only         11.2%         10.3%         10.3%           2019 Estimated Bachelors Degree Only         11.2%         10.3%         10.3%           2019 Estimated Bachelors Degree Only         14.5%         15.9%         17.0%           2019 Estimated Craduate Degree         7.4%         7.9%         8.44           2019 Estimated Craduate Degree         7.4%         7.9%         8.414           2019 Estimated Employees         8.414         44.383         100.17%           2019 Estimated Employee Population per Business         8.7			2019 Estimated American Indian or Native Alaskan	1.3%	1.1%	1.1%
Roundo       S61,612       S73,925       S81,021         2019       Estimated Average Household Income       S62,600       S59,480       S63,761         2019       Estimated Average Household Income       S24,721       S28,481       S30,817         2019       Estimated Average Household Income       S24,721       S28,481       S30,817         2019       Estimated Per Capita Income       S24,721       S28,481       S30,817         2019       Estimated Some High School Grade Level 9 to 1)       5.2%       5.6%       5.5%         2019       Estimated Some High School Graduate       29.0%       28.1%       26.9%         2019       Estimated Some College       29.2%       28.1%       27.6%         2019       Estimated Graduate       29.0%       28.1%       27.6%         2019       Estimated Graduate       29.0%       28.1%       27.6%         2019       Estimated Craduate Degree       7.4%       7.9%       8.4%         2019       Estimated Total Businesses       970       5.523       12.963         2019       Estimated Total Employees       8.414       44.383       100,173         2019       Estimated Employee Population per Business       8.7       8.0       7.3%			2019 Estimated Other Races	14.9%	14.8%	14.6%
View         2019 Estimated Median Household Income         \$52,600         \$59,480         \$63,760           2019 Estimated Per Capita Income         \$24,721         \$28,481         \$30,817           2019 Estimated Per Capita Income         \$24,721         \$28,481         \$30,817           2019 Estimated Per Capita Income         \$24,721         \$28,481         \$30,817           2019 Estimated Elementary (Grade Level 0 to 8)         3.4%         4.1%         4.3%           2019 Estimated Some High School (Graduate         29.0%         28.1%         26.9%           2019 Estimated Associates Degree Only         11.2%         10.3%         10.3%           2019 Estimated Graduate Degree         7.4%         7.9%         8.44           2019 Estimated Total Businesses         301         5.52         10.9%           2019 Estimated Employees Population per Business         8.7         8.0         7.1			2019 Estimated Hispanic	18.5%	19.2%	18.9%
Construction       Addem Accord       Addem Accord <td< td=""><td>Æ</td><td>2019 Estimated Average Household Income</td><td>\$61,612</td><td>\$73,925</td><td>\$81,020</td></td<>		Æ	2019 Estimated Average Household Income	\$61,612	\$73,925	\$81,020
Autom Accode       Autom Accode <td< td=""><td rowspan="2">INCOM</td><td>2019 Estimated Median Household Income</td><td>\$52,600</td><td>\$59,480</td><td>\$63,766</td></td<>		INCOM	2019 Estimated Median Household Income	\$52,600	\$59,480	\$63,766
Note: Name       Andern Arcade       Sector			2019 Estimated Per Capita Income	\$24,721	\$28,481	\$30,817
Control of the contr		EDUCATION (AGE 25+)	2019 Estimated Elementary (Grade Level 0 to 8)	3.4%	4.1%	4.3%
Construction       Construction <td< td=""><td>2019 Estimated Some High School (Grade Level 9 to 11)</td><td>5.2%</td><td>5.6%</td><td>5.5%</td></td<>			2019 Estimated Some High School (Grade Level 9 to 11)	5.2%	5.6%	5.5%
Construction       Construction <td< td=""><td>2019 Estimated High School Graduate</td><td>29.0%</td><td>28.1%</td><td>26.9%</td></td<>			2019 Estimated High School Graduate	29.0%	28.1%	26.9%
Cold River       Cold River       Cold River       Filled Bachelors Degree Chily       Filled Bachelors Degree Chily         2019 Estimated Graduate Degree       7.4%       7.9%       8.4%         2019 Estimated Total Businesses       970       5.523       12.956         2019 Estimated Total Employees       8.414       44.383       100.17         2019 Estimated Employee Population per Business       8.7       8.0       7.1%			2019 Estimated Some College	29.2%	28.1%	27.6%
Cold River       Cold River       Cold River       Filled Bachelors Degree Chily       Filled Bachelors Degree Chily         2019 Estimated Graduate Degree       7.4%       7.9%       8.4%         2019 Estimated Total Businesses       970       5.523       12.956         2019 Estimated Total Employees       8.414       44.383       100.17         2019 Estimated Employee Population per Business       8.7       8.0       7.1%			2019 Estimated Associates Degree Only	11.2%	10.3%	10.3%
Arden Arcade       Sectomento       Sectomento       970       5,523       12,954         2019 Estimated Total Businesses       970       5,523       10,172         2019 Estimated Total Employees       8,414       44,383       100,172         2019 Estimated Employee Population per Business       8.7       8.0       7.1			2019 Estimated Bachelors Degree Only	14.5%	15.9%	17.0%
Arden-ArcadeSecamento2019 Estimated Total Employees8,41444,383100,1732019 Estimated Employee Population per Business8.78.07.13			2019 Estimated Graduate Degree	7.4%	7.9%	8.4%
Arden ArcadeSectomento2019 Estimated Total Employees8,41444,383100,1732019 Estimated Employee Population per Business8.78.07.1	ARDENLAND	ŝ	2019 Estimated Total Businesses	970	5,523	12,955
2019 Estimated Employee Population per Business 8.7 8.0 7.1	Arden-Arcade	NES	2019 Estimated Total Employees	8,414	44,383	100,173
A A A A A A A A A A A A A A A A A A A	Raging Waters of Sacramento	NSI	2019 Estimated Employee Population per Business	8.7	8.0	7.7
2019 Estimated Residential Population per Business 20.9 28.9 29.1	Cordova	Β	2019 Estimated Residential Population per Business	20.9	28.9	29.1

Thad Logan Dean Copans | dre # 01067345 | 415.729.9493 | dre # 01784639 | 650.465.3993 | tlogan@retailwestinc.com

