



Interstate 5
(126,000 ADT)

March Lane
(29,600 ADT)

The Rivers @ Brookside

Brookside
Master Planned
Community

**NOW
LEASING!**

The Rivers @ Brookside

MIXED USE: GROUND FLOOR RETAIL WITH MULTI-STORY OFFICE ABOVE



Location Highlights

- Mixed Use: Ground floor retail and multi-story office above
- Up to 13,000sf of ground floor retail and 50,000sf of office available
- High day and night time demographics
- Population growth of 17% forecasted by 2012
- Scheduled delivery: Spring 2009
- Affluent sub-market area
- Prime visibility and direct access from March Lane, and Deer Park Drive, with three points of ingress/egress
- Convenient access to Interstate 5 (less than ½ mile to Interstate 5)
- Located within the prestigious Brookside Master Planned Community, and the Brookside Business Park with over 825,000sf GLA of office/ education/ medical/ lodging, and less than 20,000sf of retail
- Attractive architecture and landscaping
- Fully built-out sub-market with significant barriers to entry and limited retail competition
- Last remaining developable commercial site within Brookside

Data provided by: CalTrans and City of Stockton



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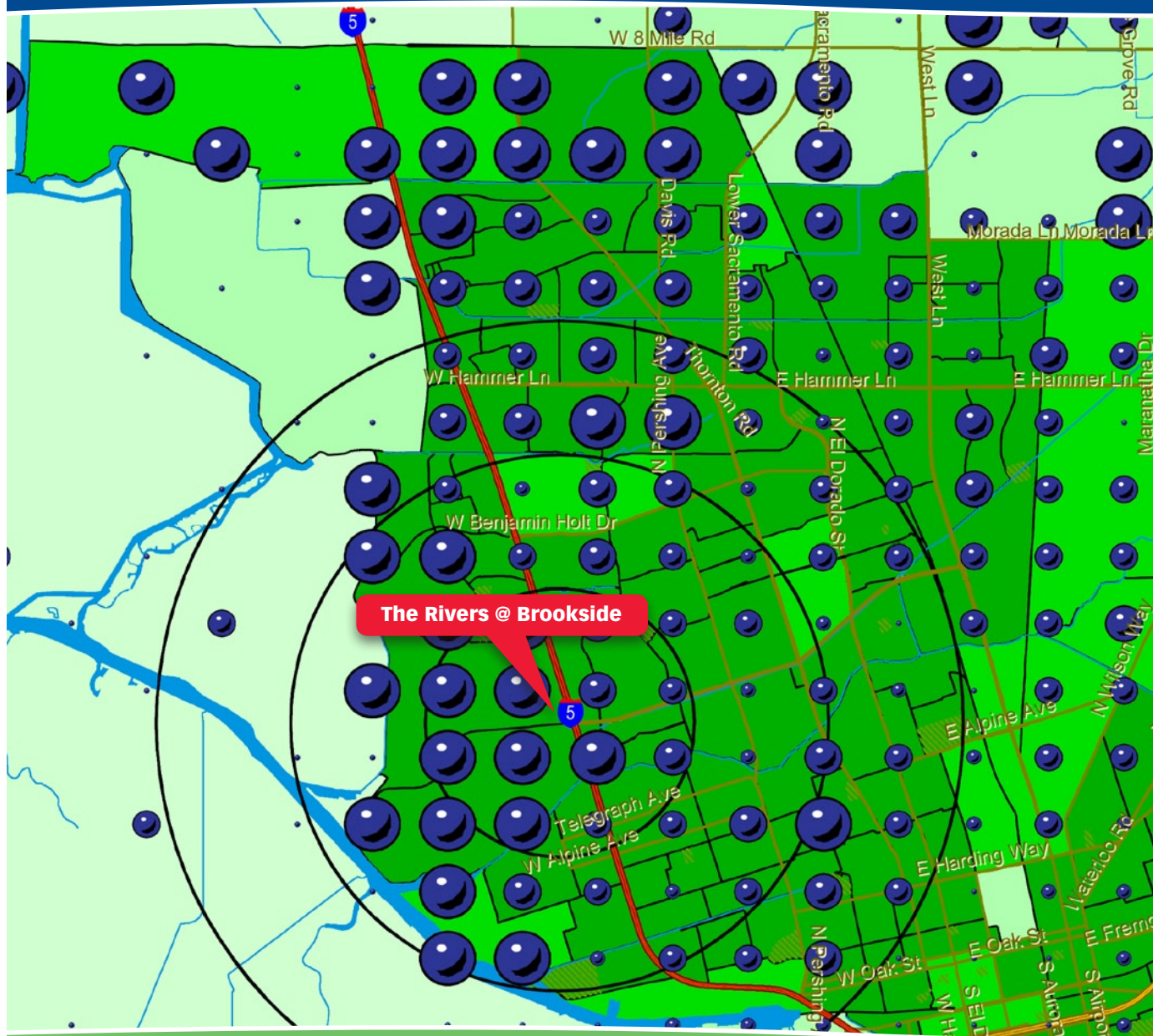
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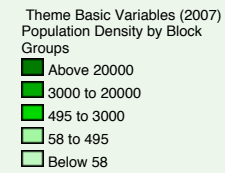
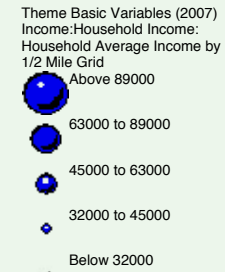
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or ct@tahoegroup.com

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Population Density & Income



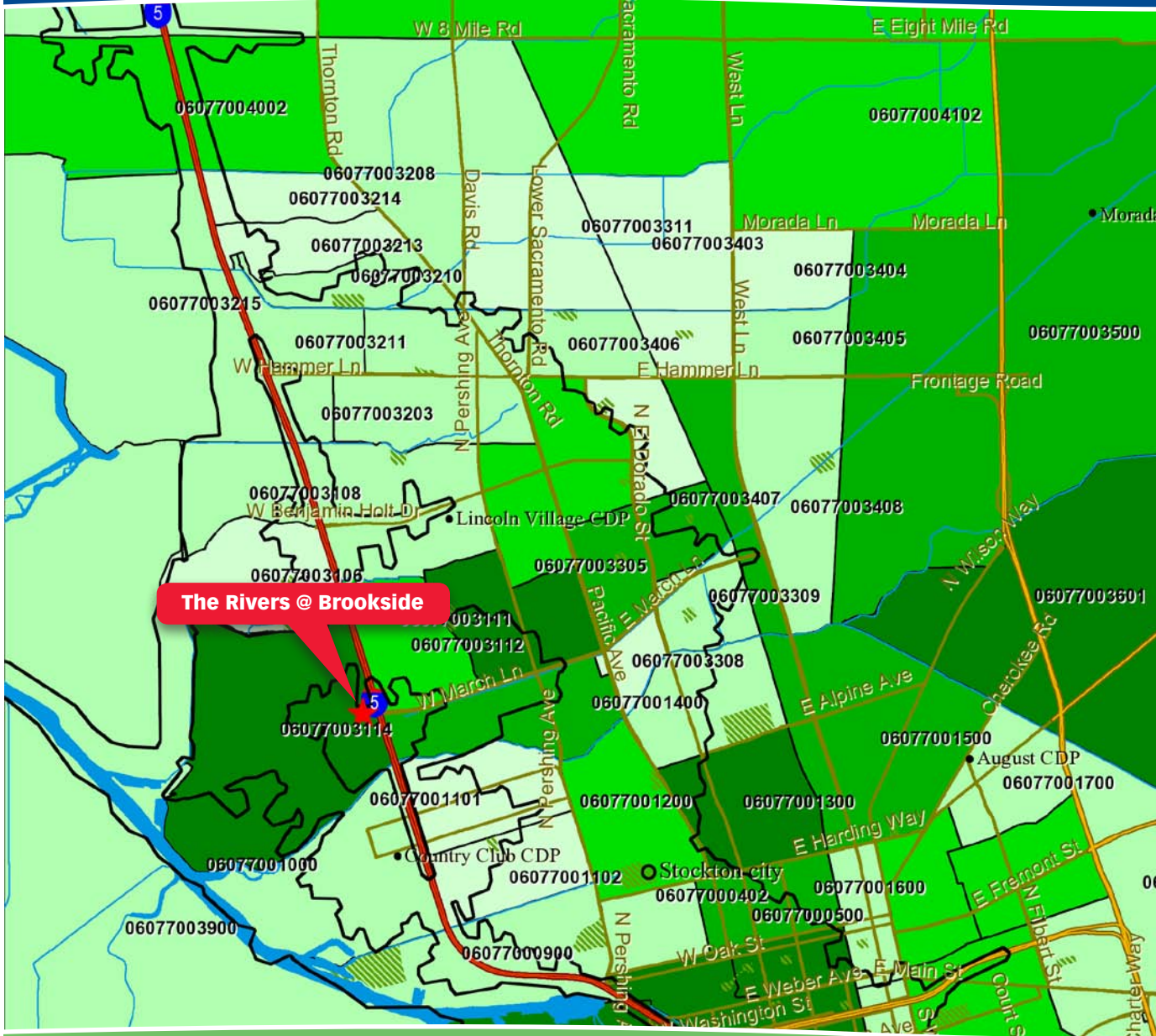
Summary

Data provided by: SRC, LLC



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Employee Density

Theme Business Summary
(2007) Employees: Total
Employees by Census Tracts

- Above 3900
- 3000 to 3900
- 1900 to 3000
- 400 to 1900
- Below 400

- ★ Subject Site
- 2,5,10 minute drive times
- Big City Ctr
- Medium City Ctr
- Small City Ctr
- Prim. Hwy
- Secd. Hwy
- Maj. Rds
- Water Bodies
- Rivers
- Airports
- Parks

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Demographic Detail Comparison Report

Date: 03/18/08 Current Geography Selection: 3121 W MARCH LN, STOCKTON, CA 95219
 Lat: 37.984294 Long: -121.350521 City: Stockton Pop: 299,807 County: San Joaquin County Pop: 702,585 Zip: 95219 Pop: 24,105

	1 Miles:	3 Miles:	5 Miles:	5 Minutes:	10 Minutes:	15 Minutes:
2007 Demographics						
Total Population	16,457	107,939	263,435	22,856	117,417	278,257
Total Households	6,183	39,574	84,478	8,647	41,185	87,689
Female Population	8,516	56,219	134,844	11,779	60,214	141,477
% Female	51.8%	52.1%	51.2%	51.5%	51.3%	50.8%
Male Population	7,941	51,720	128,592	11,076	57,203	136,779
% Male	48.3%	47.9%	48.8%	48.5%	48.7%	49.2%
Population Density (per Sq. Mi.)	5,238.4	3,817.6	3,354.2	5,358.4	5,238.3	4,539.8
Age:						
Age 0 - 4	6.6%	7.2%	7.9%	6.9%	7.4%	8.1%
Age 5 - 14	13.7%	13.7%	15.5%	13.8%	14.1%	15.6%
Age 15 - 19	7.0%	7.8%	8.4%	7.1%	8.0%	8.3%
Age 20 - 24	5.5%	9.1%	8.4%	7.3%	9.2%	8.4%
Age 25 - 34	13.1%	14.4%	14.5%	14.1%	14.4%	15.0%
Age 35 - 44	14.9%	12.2%	12.6%	14.2%	12.4%	12.7%
Age 45 - 54	16.9%	13.6%	13.0%	15.5%	13.4%	12.7%
Age 55 - 64	11.3%	10.0%	9.1%	10.5%	9.7%	8.9%
Age 65 - 74	6.0%	6.0%	5.3%	5.7%	5.9%	5.2%
Age 75 - 84	3.7%	4.3%	3.6%	3.7%	3.9%	3.4%
Age 85 +	1.2%	1.8%	1.7%	1.2%	1.6%	1.7%
Median Age	38.0	33.3	31.6	35.6	32.6	31.2
Housing Units						
Total Housing Units	6,511	41,812	89,900	9,146	43,777	93,422
Owner Occupied Housing Units	68.1%	50.5%	51.7%	57.9%	48.7%	52.2%
Renter Occupied Housing Units	26.9%	44.2%	42.3%	36.7%	45.4%	41.6%
Vacant Housing Units	5.0%	5.4%	6.0%	5.5%	5.9%	6.1%
Household Income:						
Income \$ 0 - \$9,999	3.7%	9.5%	10.6%	6.5%	10.9%	10.9%
Income \$ 10,000 - \$14,999	3.0%	5.0%	5.7%	4.1%	5.4%	5.7%
Income \$ 15,000 - \$24,999	6.4%	11.6%	12.2%	9.0%	12.0%	12.3%
Income \$ 25,000 - \$34,999	7.3%	11.1%	11.2%	8.6%	11.0%	11.0%

	1 Miles:	3 Miles:	5 Miles:	5 Minutes:	10 Minutes:	15 Minutes:
Income \$ 35,000 - \$49,999	12.5%	14.6%	14.0%	13.2%	14.1%	13.8%
Income \$ 50,000 - \$74,999	16.2%	18.7%	18.5%	16.2%	18.3%	18.4%
Income \$ 75,000 - \$99,999	15.6%	11.3%	11.6%	13.8%	10.9%	11.6%
Income \$100,000 - \$124,999	9.7%	6.7%	6.7%	8.4%	6.5%	6.7%
Income \$125,000 - \$149,999	7.6%	4.1%	3.8%	6.1%	3.9%	3.8%
Income \$150,000 +	18.0%	7.4%	5.7%	14.0%	7.1%	5.7%
Average Household Income	\$101,856	\$66,900	\$61,531	\$87,366	\$65,282	\$61,202
Median Household Income	\$76,308	\$48,056	\$45,726	\$62,039	\$46,214	\$45,666
Per Capita Income	\$38,211	\$24,962	\$20,314	\$33,110	\$23,441	\$19,952
Business and Employment:						
Number of Employees	7,095	35,006	89,210	8,328	50,790	98,303
Number of Establishments	634	3,559	7,589	763	4,308	7,932

Population Trend						
1990	8,004	91,924	203,243	13,694	99,567	209,909
2000	11,960	96,064	224,655	17,745	104,525	234,789
Change 1990 to 2000	49.4%	4.5%	10.5%	29.6%	5.0%	11.9%
2007	16,457	107,939	263,435	22,856	117,417	278,257
2012	19,652	115,453	286,599	26,418	125,557	304,028
Change 2007 to 2012	19.4%	7.0%	8.8%	15.6%	6.9%	9.3%

Household Trend						
1990	3,192	35,251	69,603	5,483	36,696	70,451
2000	4,762	36,935	75,753	7,103	38,436	77,820
Change 1990 to 2000	49.2%	4.8%	8.8%	29.5%	4.7%	10.5%
2007	6,183	39,574	84,478	8,647	41,185	87,689
2012	7,190	41,423	89,827	9,739	43,115	93,636
Change 2007 to 2012	16.3%	4.7%	6.3%	12.6%	4.7%	6.8%

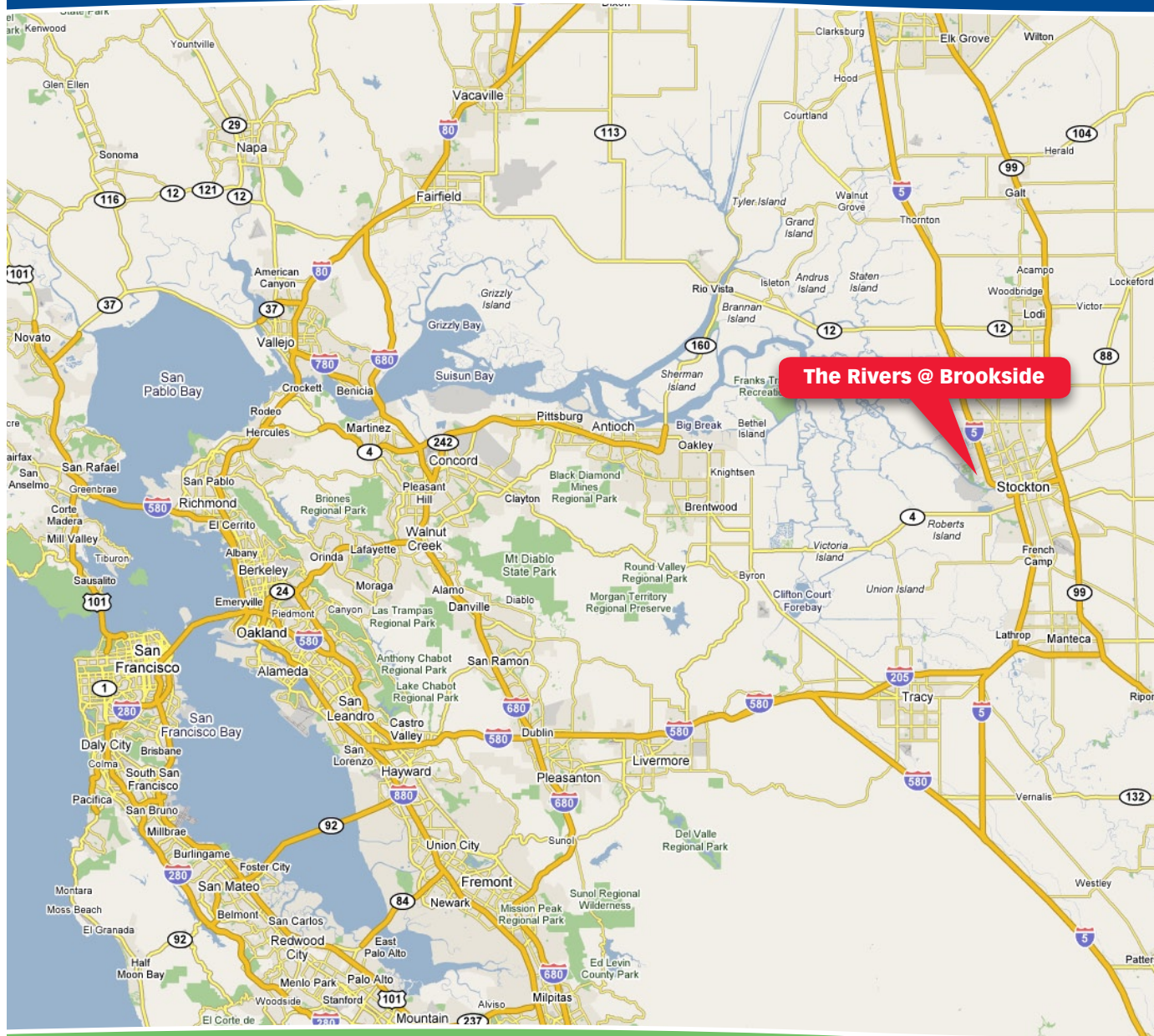
Housing Units Trend						
Total Housing Units						
Change 1990 to 2000	46.0%	3.9%	7.9%	27.0%	3.9%	9.9%
Change 2007 to 2012	17.3%	5.6%	7.4%	13.6%	5.7%	7.8%

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Vicinity Map

Map provided by www.maps.google.com



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