

POWER INN CENTER



Sacramento, California

FOR LEASE



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POWER INN CENTER

7623-7643 Power Inn Rd. & 8110-8136 Gerber Rd.,
Sacramento, CA 95828

PROEQUITY ASSET MANAGEMENT

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PROPERTY OVERVIEW

Power Inn Center is a highly visible, grocery-anchored neighborhood retail center located at 7623-7643 Power Inn Rd. and 8110-8136 Gerber Rd. in Sacramento, CA 95828. Positioned in a high-traffic corridor, this thriving retail destination benefits from a strong daytime population and consistent consumer demand. Anchored by Food Co., a well-established grocery store, the center attracts steady foot traffic and serves as a key shopping destination for the surrounding community.

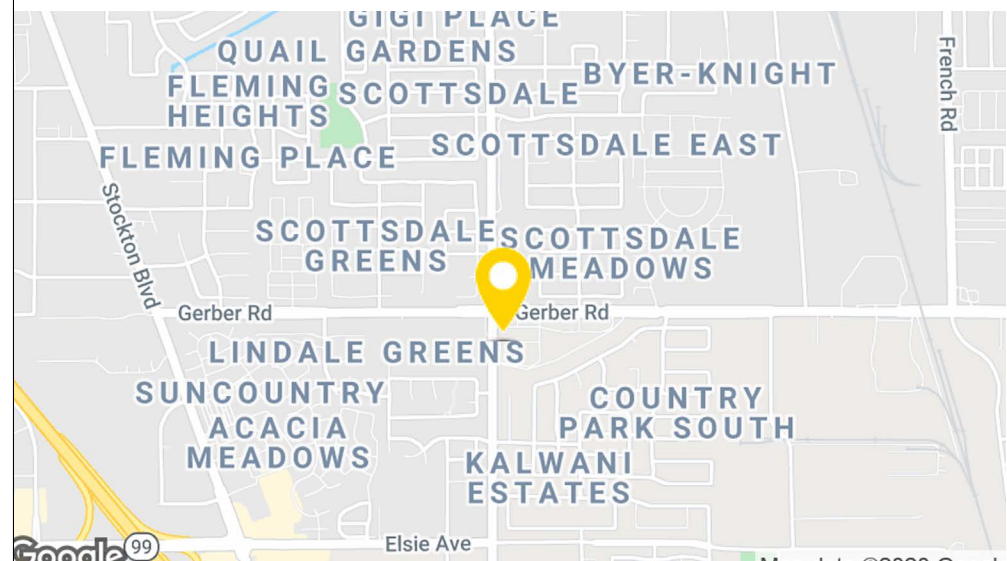
Notable co-tenants include national and regional brands such as McDonald's, O'Reilly Auto Parts, Taco Bell, Arco, Subway, and Papa Murphy's Pizza, enhancing the center's diverse tenant mix and drawing a wide customer base. The property features excellent frontage along two major roads, providing maximum visibility and accessibility. Prominent pylon signage further increases exposure, ensuring businesses stand out in this dynamic retail hub.

With its prime location, strong anchor tenants, and high consumer activity, Power Inn Center presents an exceptional opportunity for retailers, restaurants, and service providers looking to establish a presence in a proven, high-demand market.

PROPERTY HIGHLIGHTS

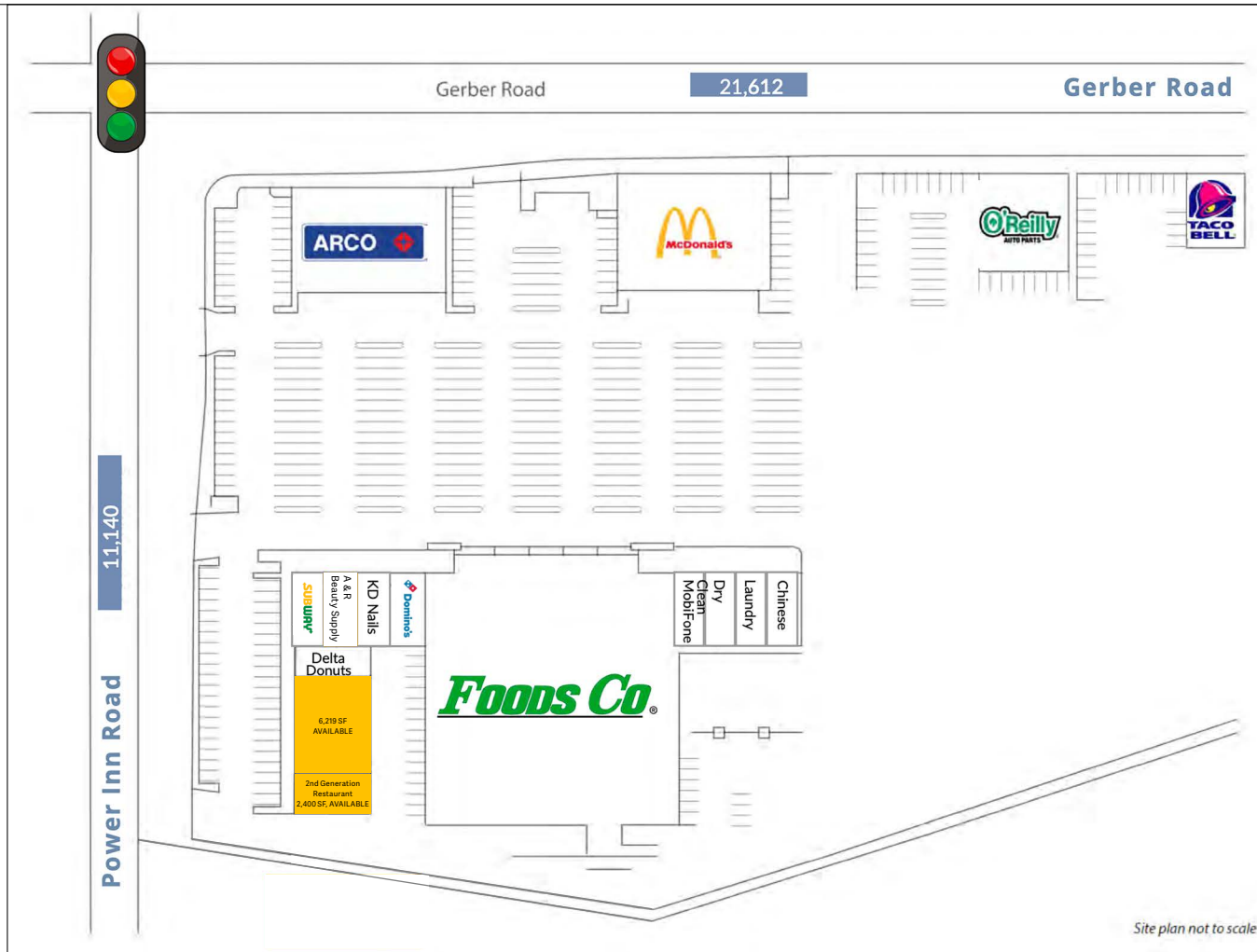
- +/- 6,219 SF and +/- 2,400 retail space available.
- Grocery-anchored neighborhood center with great visibility and pylon signage.
- Varied tenant mix including: Foods Co., McDonald's, O'Reilly Auto Parts, Taco Bell, Arco, Subway, & Papa Murphy's.
- High traffic counts and strong daytime population.
- Well-located at the intersection of Power Inn Road and Gerber Road.
- Easy access and abundant parking.

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NOW**

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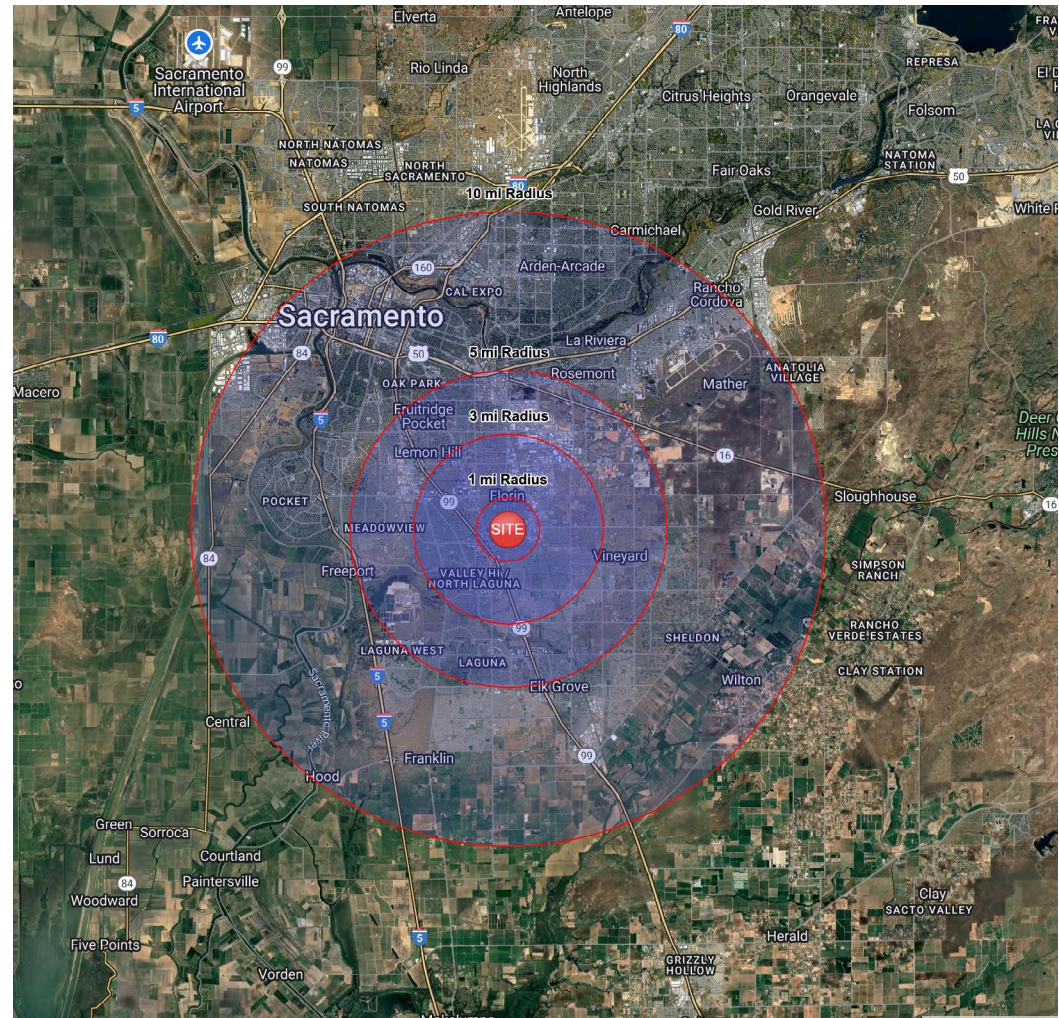
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DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	20,182	174,847	363,099
Median HH Income	\$76,098	\$75,064	\$81,528
Households	6,062	52,740	114,809
Average HH Income	\$97,449	\$96,055	\$103,713
Population Family	17,514	156,934	324,553
5 Yr Pop Growth (Total %)	-1.3%	-1.8%	-1.6%

TRAFFIC COUNTS

Gerber Road | 21,612 Power Inn Road | 11,140



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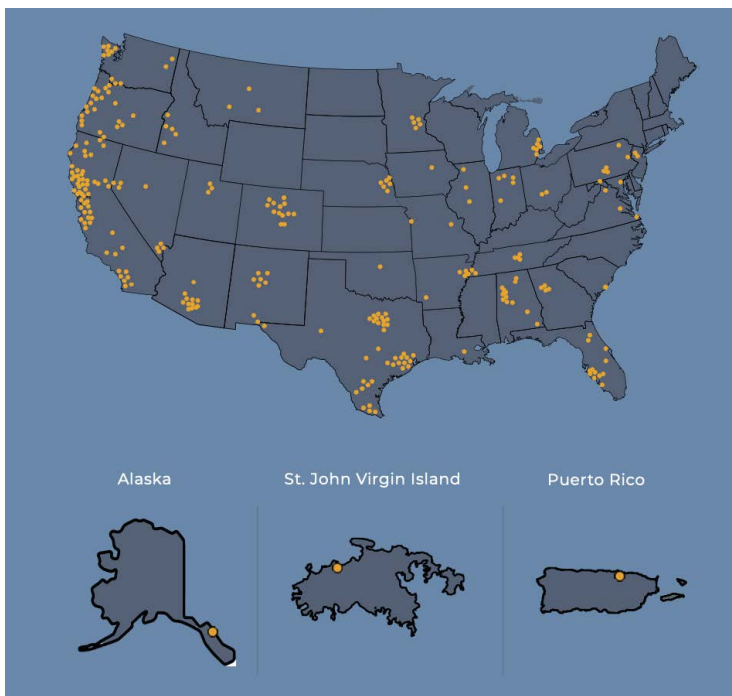
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PROEQUITY ASSET MANAGEMENT

PARTIAL ASSIGNMENT LIST

AREAS OF OPERATION



PROEQUITY WORKS WITH MANY ACTIVE, INSTITUTIONAL, AND PRIVATE INDIVIDUALS, INCLUDING BUT NOT LIMITED TO:

LNR PARTNERS • TORCHLIGHT INVESTORS • US BANK • KEY BANK • GE CAPITAL •
C-III SPECIAL SERVICER • ISLAND CAPITAL • GENWORTH FINANCIAL •
CITY NATIONAL BANK • AIG • FDIC • PROVIDENT REALTY ADVISORS •
WELLS FARGO ADVISORS • HOLLAND & HART • NORRIS BEGS & SIMPSON •
DINAPOLI COMMERCIAL • AEGON CAPITAL • ED RACHAL FOUNDATION •

- 201 N Charles St., Baltimore, MD | 315,000 SF
- ABQ Central Portfolio, Albuquerque, NM | 80,406 SF
- Airpark Office, Scottsdale, AZ | 52,075 SF
- American River Drive Office, Sacramento, CA | 115,655 SF
- Andersen Fiesta Plaza, Chandler, AZ | 117,391 SF
- Arizona DES Office, Gilbert, AZ | 80,400 SF
- Arlington Industrial, Arlington, TX | 4,960 SF
- Bel Larimer, Lone Tree, CO | 105,000 SF
- CenterPoint Office, Landover, MD | 255,306 SF
- Cherry Creek II, Office Tower, Aurora, CO | 196,534 SF
- Coldwater Portfolio Partners, 38 Properties in 17 States | 600,000 SF
- Eagle Investments, Colorado Springs, CO | 79,867 SF
- Elkhorn Office, Las Vegas, NV | 19,899 SF
- Ellard Village, Antioch, CA | 80,406 SF
- Frost Bank Tower, Corpus Christi, TX | 310,496 SF
- Granada Office Complex, Albuquerque, NM | 115,435 SF
- Henderson Office, Henderson, NV | 6,824 SF
- JAB Properties, Colorado Springs, CO | 73,052 SF

- Judith, Joshua, and Fremont Villas, Las Vegas, NV | 347 Units
- Lincoln Plaza, Santa Fe, NM | 43,222 SF
- Maxtor Office Campus, Longmont, CO | 500,000 SF
- Mervyns Portfolio, 13 Properties in CA and AZ
- MJS Condos, Fajardo, Puerto Rico | 55 Condo Units
- Park Place Plaza, Colorado Springs, CO | 50,000 SF
- PPG Portfolio, 4 Medical Office Buildings | 380,000 SF
- Ranch Auto, Scottsdale, AZ | 32,050 SF
- Rimrock Plaza, Billings, MT | 51,500 SF
- River Park Office Campus, Sacramento, CA | 70,945 SF
- S Main Portfolio, MD and PA | 146,932 SF
- S Street Office, Sacramento, CA | 30,610 SF
- Sahara Office, Las Vegas, NV | 14,650 SF
- Santan Gateway North, Chandler, AZ | 123,244 SF
- Security Station, Baltimore, MD | 32,671 SF
- Thunderbird Retail, Phoenix, AZ | 79,350 SF
- Trolley Square Mall, Salt Lake City, UT | 318,561 SF
- Valley View Business Park, Las Vegas, NV | 105,332 SF
- Verizon Office, Albuquerque, NM | 197,298 SF
- Viad Office Tower, Phoenix, AZ | 500,000 SF
- Water Street Plaza, Santa Fe, NM | 13,650 SF



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FIRM PROFILE

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ProEquity Asset Management stands out as one of the fastest-growing companies in the United States, recognized by Inc. 5000. Since its establishment in 2012, ProEquity has distinguished itself in various domains, including commercial real estate asset management, fiduciary, advisory, and receivership services across diverse asset types such as commercial (retail and office), industrial, and multi-family real estate.

With a team of seasoned professionals possessing decades of experience and expertise, ProEquity delivers an expansive range of institutional-grade services. The leadership, backed by a proficient staff of property managers, leasing specialists, marketing team, and accounting experts, ensures excellence across asset management, portfolio management, receivership, property management, development, construction management, and transaction management realms.

ProEquity's comprehensive suite of services caters to CMBS (Wall Street) Lenders and Servicers, Institutional Owners, Family Offices, and Private Owners nationwide. Their commitment to meticulous attention to detail has earned them a reputation for setting industry standards, fostering enduring relationships with clients who rely on their expertise time and again.

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ProEquity

ASSET MANAGEMENT

IMPLEMENTING A DETAILED DUE DILIGENCE AND VALUE-ADD APPROACH TO ASSET MANAGEMENT, PROEQUITY PROVIDES A TURN-KEY SOLUTION IN ASSET SERVICES. OUR SERVICES CATER TO PRIVATE INDIVIDUALS, INSTITUTIONAL CLIENTS, LENDING INSTITUTIONS, AND SPECIAL SERVICERS. WE ARE COMMITTED TO SERVING YOU WITH EXCELLENCE.

EST. 2012
