

BRADSHAW MARKETPLACE

NEC Bradshaw Rd. & Old Placerville Hwy.
Sacramento, CA



Lease space with us!



PRESENTED BY:



COMMERCIAL WEST, INC.
REAL ESTATE SERVICES AND DEVELOPMENT

WILLIAM BETTENCOURT
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A QUALITY RETAIL DEVELOPMENT BY:



BROWMAN DEVELOPMENT COMPANY, INC.
www.browmandevelopment.com

BRADSHAW MARKETPLACE



SPACE AVAILABLE

Bradshaw Marketplace is an ~94,000 square foot neighborhood center in Sacramento, conveniently located just half a mile from the Highway 50 off-ramp in a high traffic intersection. Anchored by a 62,000 square foot Food 4 Less and 18,000 square feet of retail pads and shop space, the center has a successful tenant mix including IHOP, Shell Service Station, Starbucks, Papa Murphy's Falafel Corner, and Precious Beauty Salon and Nail Spa. Due to the strong trade area population, the center saw 1.7 million visits from 285,000 customers over the last 12 months.

DEMOGRAPHICS



1-Mile	2-Mile	3-Mile
12,786	43,744	83,393

POPULATION



1-Mile	2-Mile	3-Mile
\$113,901	\$111,661	\$126,530

AVG. HH INCOME



1-Mile	2-Mile	3-Mile
10,866	18,131	31,362

EMPLOYEES



86,842
CITY OF RANCHO CORDOVA

TRAFFIC COUNTS



165,505 ADT
HWY 50 at BRADSHAW RD.
40,835 ADT
INT. of BRADSHAW RD. &
OLD PLACERVILLE RD.

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AERIAL

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SHOPS 3



SHOPS 2

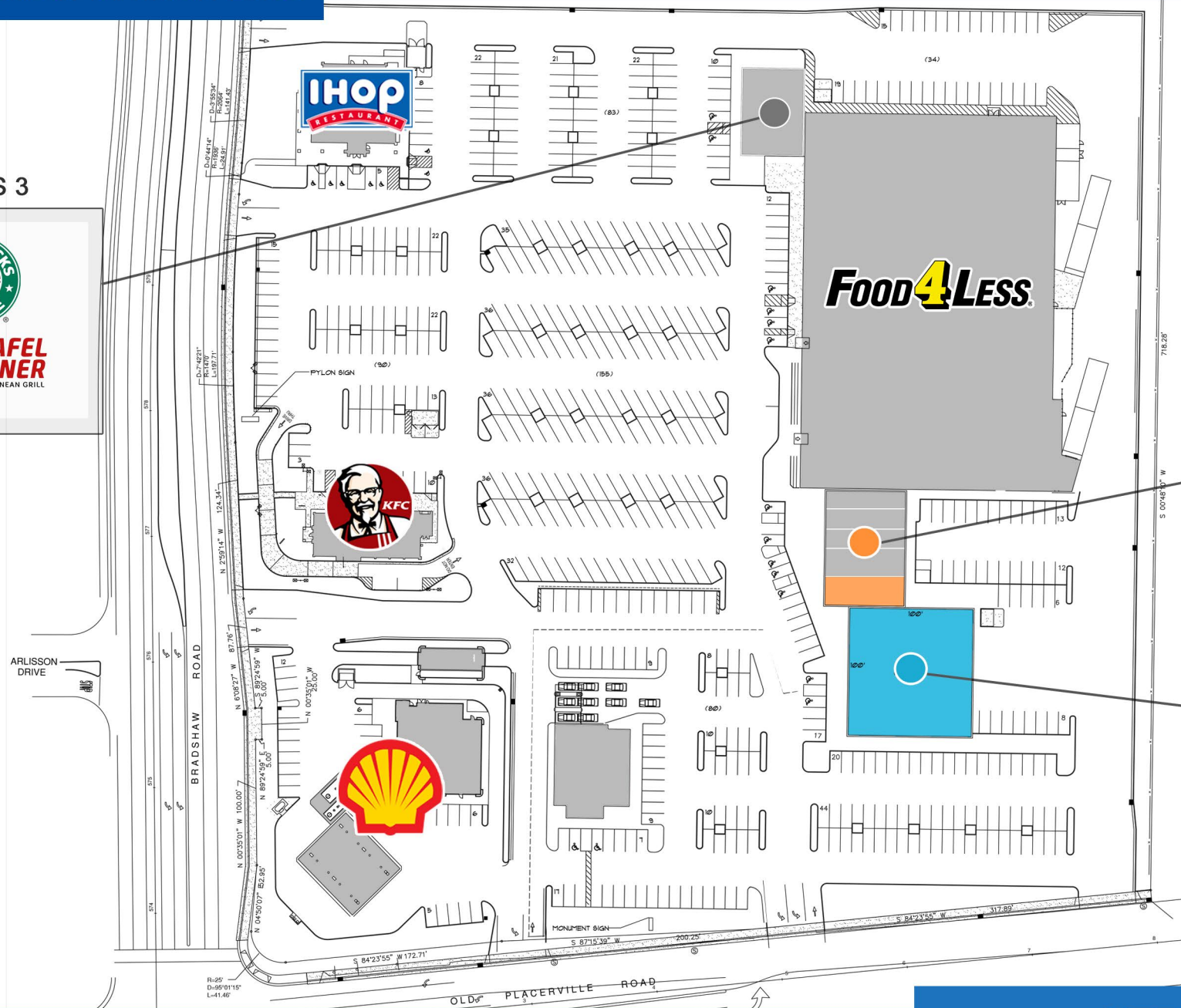
PRECIOUS BEAUTY
SALON & NAIL SPA

metro
by T-Mobile

**PAPA
MURPHY'S**

1,495 SF AVAILABLE

**JUNIOR ANCHOR
OPPORTUNITY**
Up to 20,000 SF Available

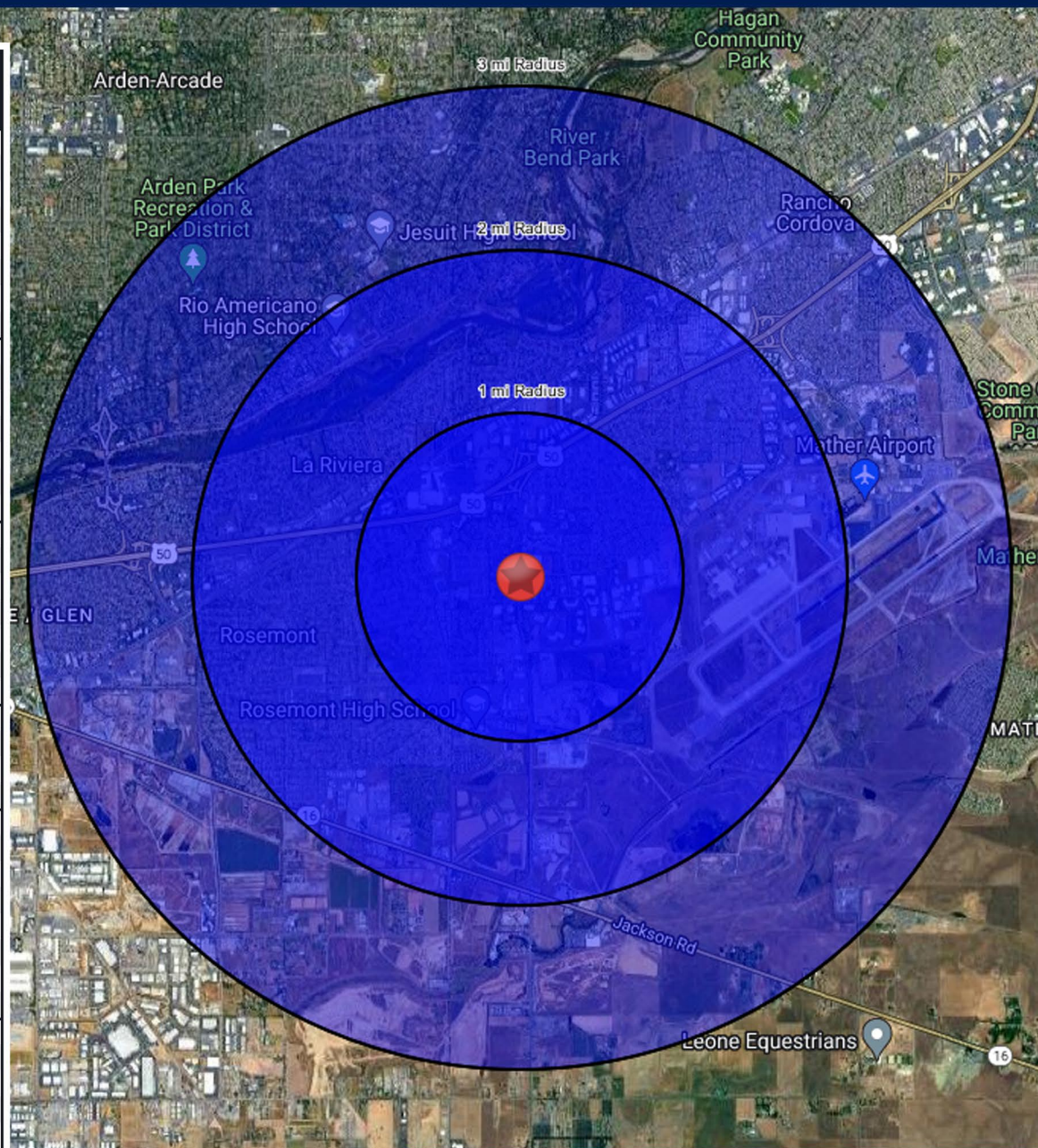


SITE PLAN

BRADSHAW MARKETPLACE

SUMMARY PROFILE

	1 mi radius	2 mi radius	3 mi radius
Population			
2025 Estimated Population	12,786	43,744	83,393
2030 Projected Population	12,154	41,791	80,414
2020 Census Population	13,524	44,994	86,199
2010 Census Population	12,787	42,767	80,279
Projected Annual Growth 2025 to 2030	-1.0%	-0.9%	-0.7%
Historical Annual Growth 2010 to 2025	-	0.2%	0.3%
2025 Median Age	37.0	37.1	37.9
Households			
2025 Estimated Households	4,603	16,399	32,137
2030 Projected Households	4,439	15,836	31,257
2020 Census Households	4,745	16,661	32,531
2010 Census Households	4,497	15,930	30,849
Projected Annual Growth 2025 to 2030	-0.7%	-0.7%	-0.5%
Historical Annual Growth 2010 to 2025	0.2%	0.2%	0.3%
Race and Ethnicity			
2025 Estimated White	50.4%	50.3%	52.6%
2025 Estimated Black or African American	11.9%	12.3%	11.1%
2025 Estimated Asian or Pacific Islander	14.5%	14.3%	13.8%
2025 Estimated American Indian or Native Alaskan	1.1%	0.9%	0.9%
2025 Estimated Other Races	22.1%	22.2%	21.5%
2025 Estimated Hispanic	23.3%	22.8%	22.1%
Income			
2025 Estimated Average Household Income	\$113,901	\$111,661	\$126,530
2025 Estimated Median Household Income	\$96,216	\$91,286	\$99,907
2025 Estimated Per Capita Income	\$41,144	\$41,970	\$48,917
Education (Age 25+)			
2025 Estimated Elementary (Grade Level 0 to 8)	3.8%	3.8%	4.2%
2025 Estimated Some High School (Grade Level 9 to 11)	6.0%	4.8%	4.8%
2025 Estimated High School Graduate	22.4%	23.1%	20.7%
2025 Estimated Some College	23.5%	23.3%	21.7%
2025 Estimated Associates Degree Only	11.5%	12.0%	10.2%
2025 Estimated Bachelors Degree Only	23.9%	21.8%	24.3%
2025 Estimated Graduate Degree	8.9%	11.1%	14.0%
Business			
2025 Estimated Total Businesses	668	1,591	2,961
2025 Estimated Total Employees	10,866	18,131	31,362
2025 Estimated Employee Population per Business	16.3	11.4	10.6
2025 Estimated Residential Population per Business	19.1	27.5	28.2



DEMOGRAPHICS