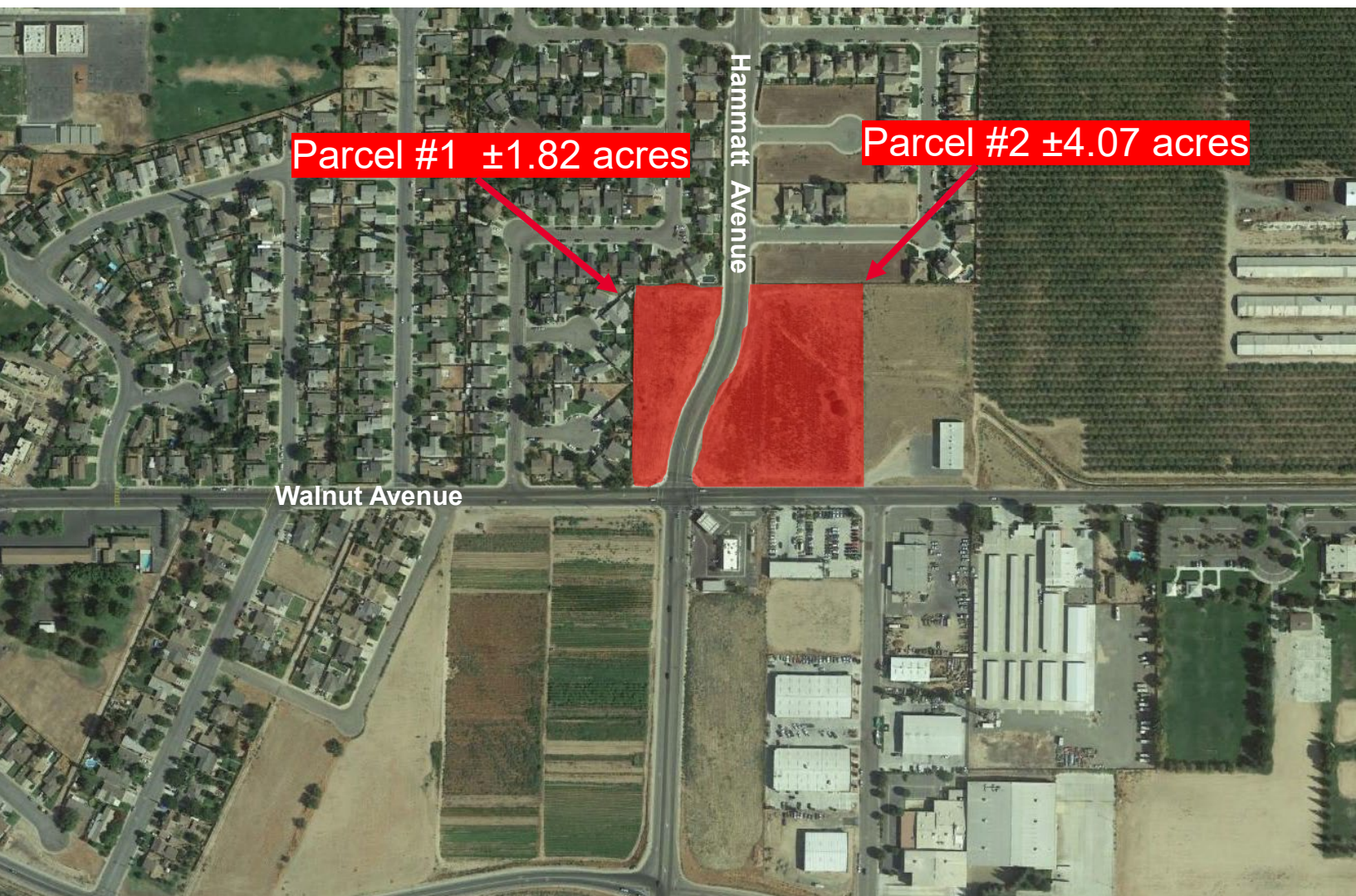


Property Description

Location	Walnut Avenue and Hammatt Ave Livingston, CA
Sale Price	Inquire with broker
Parcel 1	±1.82 acres ±79,390 sf
Parcel 2	±4.07 acres ±177,289 sf
Parcel 1 APN	023-042-028
Parcel 2 APN	023-050-008
Traffic Counts	Walnut Avenue: 7508 AADT Hammatt Avenue: 8514 AADT

Property Highlights	<ul style="list-style-type: none"> • 2 corner lots totaling ±5.39 acres • Less than 0.4 miles from Highway 99. • Flexible C-3 Zoning • Off site improvements, including curbs, gutter & utilities are stubbed to the site. • Immediate demand for retail services • 238 new single family homes approved and under construction in trade area.
Zoning	C-3, Highway Service Commercial (City of Livingston)



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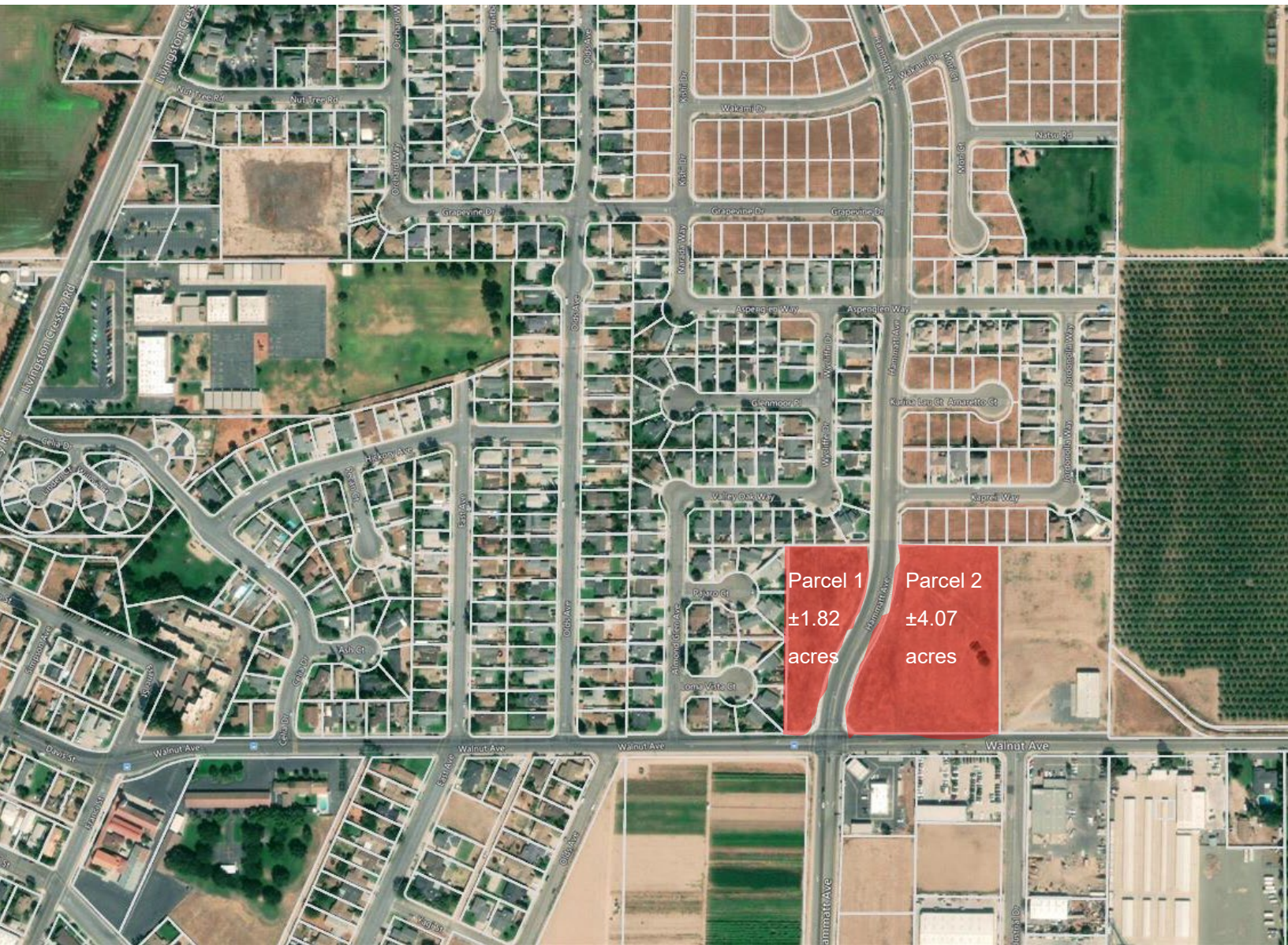
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FOR SALE

NWC & NEC of Hammatt & Walnut
LIVINGSTON, CA – MERCED COUNTY

Parcel Map of surrounding developing neighbourhood



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Area points of interest



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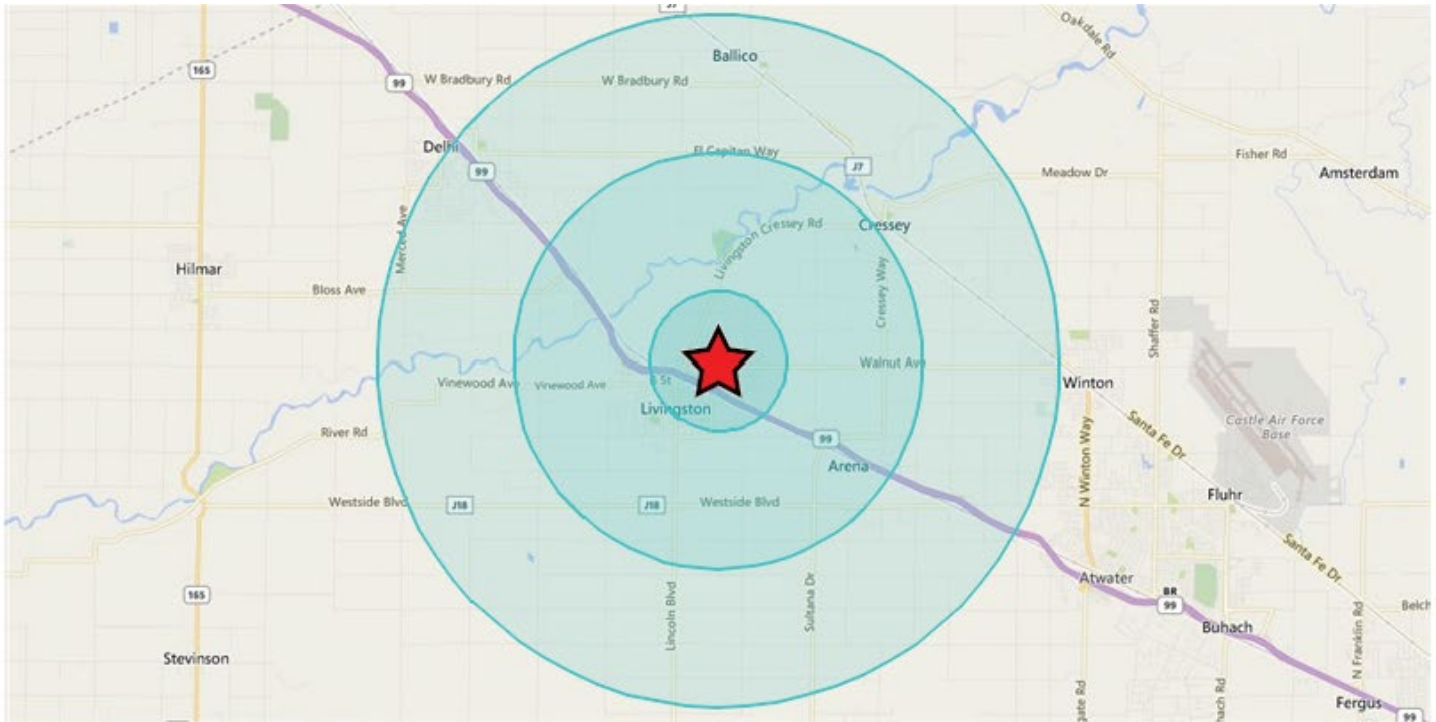


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FOR SALE

**NWC & NEC of Hammatt & Walnut
LIVINGSTON, CA – MERCED COUNTY**

Demographics



Area and Density

	1 Mile	3 Miles	5 Miles
Area {Square Miles}	11.21	12.86	106.29
Density{Population Per Square Mile}	854	1,144	318

General Population Characteristics

	1 Mile	3 Miles	5 Miles
Male	4,854	7,428	17,284
Female	4,715	7,285	16,565
Density	854	1,144	318
Urban	8,883	14,027	26,766
Rural	686	686	7,083

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Demographics

Population By Year

	1 Mile	3 Miles	5 Miles
Population (1990)	6,401	8,581	21,476
Population (2000)	8,226	11,229	25,567
Population (2010)	9,011	13,906	31,936
Population (Current)	9,569	14,713	33,849
Population (5 Yr. Forecast)	10,061	15,470	35,575
Percent Growth (Current Yr./Previous Yr.)	5.79%	5.63%	5.76%
Percent Forecast (5 Yr. Forecast/Current Yr.)	5.14%	5.16%	5.12%

Population By Age

	1 Mile	3 Miles	5 Miles
Median Age	28	29	30
Aged 0 to 5	1,037	1,504	3,542
Aged 6 to 11	1,014	1,549	3,602
Aged 12 to 17	947	1,498	3,492
Aged 18 to 24	1,270	1,906	4,012
Aged 25 to 34	1,499	2,290	5,103
Aged 35 to 44	1,087	1,771	4,070
Aged 45 to 54	1,010	1,534	3,664
Aged 55 to 64	858	1,319	3,093
Aged 65 to 74	562	882	2,096
Aged 75 to 84	219	349	858
Aged 85+	66	111	317
Total Population	9,569	14,713	33,849

Population By Race

	1 Mile	3 Miles	5 Miles
White Alone	3,268	5,120	14,694
Black Alone	65	104	271
Asian Alone	1,469	2,572	3,626
Native American and Alaska Native Alone	142	351	623
Other Race Alone	4,090	5,793	12,832
Two or More Races	535	773	1,803

Population By Ethnicity

	1 Mile	3 Miles	5 Miles
Hispanic	7,472	11,039	23,785
White Non-Hispanic	370	742	5,271

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Demographics

General Income Characteristics

	1 Mile	3 Miles	5 Miles
Median Household Income	\$44,441	\$49,633	\$50,635
Total Household Income	\$132,475,972	\$225,418,834	\$629,133,045
Average Household Income	\$58,027	\$63,840	\$73,721
Per Capita Income	\$13,844	\$15,321	\$18,586
Avg Family Income	\$53,879	\$58,008	\$67,631
Family Income, Per Capita	\$11,727	\$12,680	\$15,498

Families by Income

	1 Mile	3 Miles	5 Miles
Family High Income Avg	\$325,811	\$336,701	\$487,140
Under \$15,000	146	257	524
\$15,000 - \$24,999	298	353	730
\$25,000 - \$34,999	394	486	1,059
\$35,000 - \$49,999	252	403	1,127
\$50,000 - \$74,999	417	689	1,436
\$75,000 - \$99,999	239	424	1,024
\$100K - \$125K	137	251	576
\$125K - \$150K	54	98	288
\$150K - \$200K	32	54	222
Over \$200K	18	64	231

General Household Characteristics

	1 Mile	3 Miles	5 Miles
Households (Current)	2,283	3,531	8,534
Families	1,987	3,079	7,217
Average Size of Household	4.2	4.19	3.99
Median Age of Householder	48	48	49
Median Value Owner Occupied	\$157,356	\$156,526	\$168,601
Median Rent	\$824	\$855	\$779
Median Vehicles Per Household	3	3	3
Housing Units	2,391	3,696	9,010
Owner Occupied Units	1,226	2,053	5,035
Renter Occupied Units	1,057	1,478	3,499
Vacant Units	108	165	476

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Demographics

Households by Income

	1 Mile	3 Miles	5 Miles
Under \$15,000	202	346	822
\$15,000 - \$24,999	340	414	947
\$25,000 - \$34,999	464	581	1,289
\$35,000 - \$49,999	317	488	1,277
\$50,000 - \$74,999	445	748	1,614
\$75,000 - \$99,999	248	449	1,121
\$100K - \$125K	140	255	621
\$125K - \$150K	55	99	303
\$150K - \$200K	32	55	252
Over \$200K	40	96	288
Total Households	2,283	3,531	8,534

Households by Rent Value

	1 Mile	3 Miles	5 Miles
Under \$250	24	54	107
\$250-\$499	118	141	391
\$500-\$749	322	483	1,276
\$750-\$999	318	390	952
\$1,000-\$1,249	174	263	388
\$1,250-\$1,499	24	47	70
\$1,500-\$1,999	--	--	9
Over \$2,000	--	--	--
Total Renter Occupied Units	1,057	1,478	3,499

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Demographics

Retail Sales

	1 Mile	3 Miles	5 Miles
Motor Vehicles	\$5,838,000	\$11,163,000	\$17,698,000
Furniture and Home			
Furnishings	\$192,000	\$307,000	\$1,609,000
Electrical and Appliances	--	--	\$297,000
Building Materials and			
Garden	\$648,000	\$1,037,000	\$1,592,000
Food and Beverage	\$16,641,000	\$30,283,000	\$54,268,000
Health and Personal Care	\$4,711,000	\$8,162,000	\$14,215,000
Gasoline Stations	\$19,568,000	\$41,613,000	\$60,727,000
Clothing and Accessories	--	--	\$783,000
Sporting Goods	--	--	\$100,000
General Merchandise	\$1,198,000	\$1,917,000	\$6,590,000
Miscellaneous	--	--	\$578,000
Nonstore Purchases	--	--	\$4,506,000
Food Services	\$7,143,000	\$12,293,000	\$16,646,000
Total Retail Sales	\$55,939,000	\$106,775,000	\$179,609,000

Consumer Expenditures

	1 Mile	3 Miles	5 Miles
Total Consumer			
Expenditures	\$130,448,000	\$209,254,000	\$510,299,000

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