

Northeast Corner of Sperry & Ward Avenue Patterson, California



LOCATION: Northeast corner of Sperry Avenue and Ward Ave, Patterson, CA

SITE: Approximately 34 acres (divisible)

TERMS: Sale, lease or build to suit. Contact Broker for pricing.

DEMOGRAPHICS:	1 MILES	3 MILES	5 MILES
POPULATION	8,570	21,569	22,988
AVERAGE HOUSEHOLD INCOME	\$73,152	\$72,168	\$72,413

MAJOR TENANTS IN IMMEDIATE

TRADE AREA INCLUDE: SaveMart, McDonald's, Sherwin Williams, Dollar Tree, True Value, CVS and Taco Bell. Directly across the street from brand new Wal-Mart.

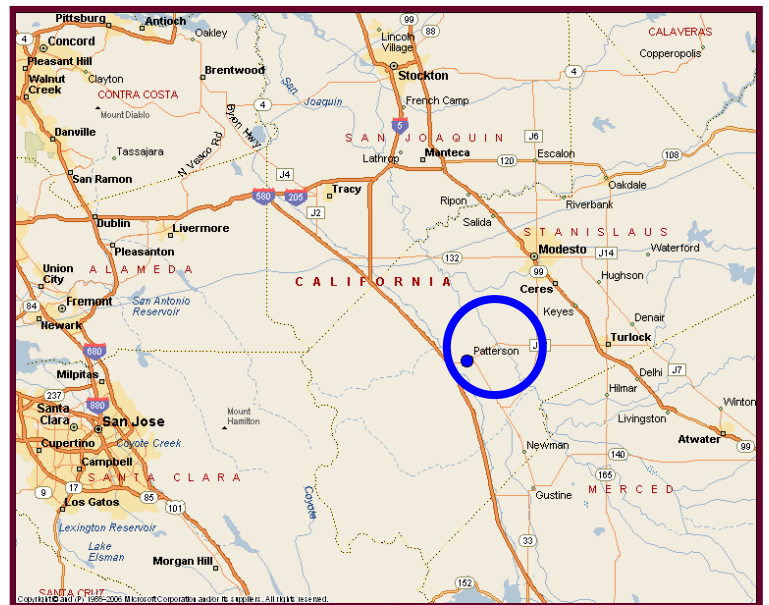
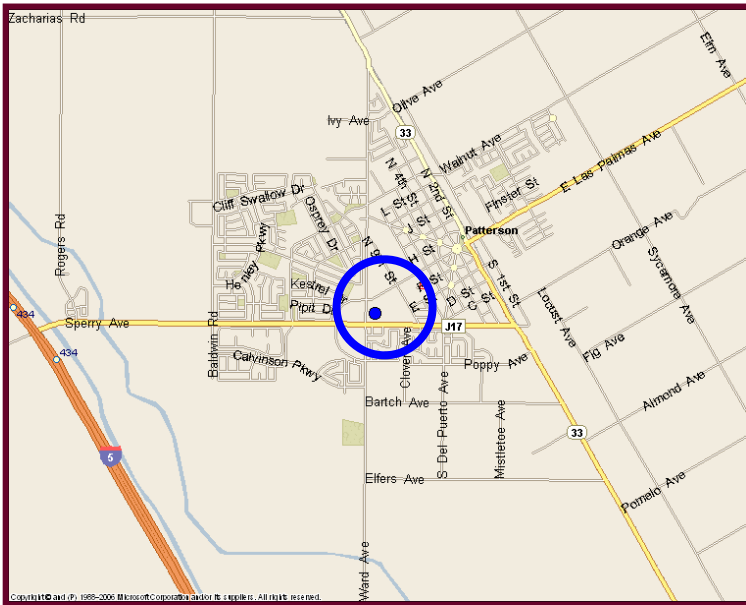
This Subject property is located adjacent to a new Walgreens store, at one of Patterson's busiest signalized interchanges, directly across the street from a brand new Wal-Mart store (under construction). The site is in close proximity to all major residential developments in the community and offers exceptional visibility and access.

For Further Information Contact:



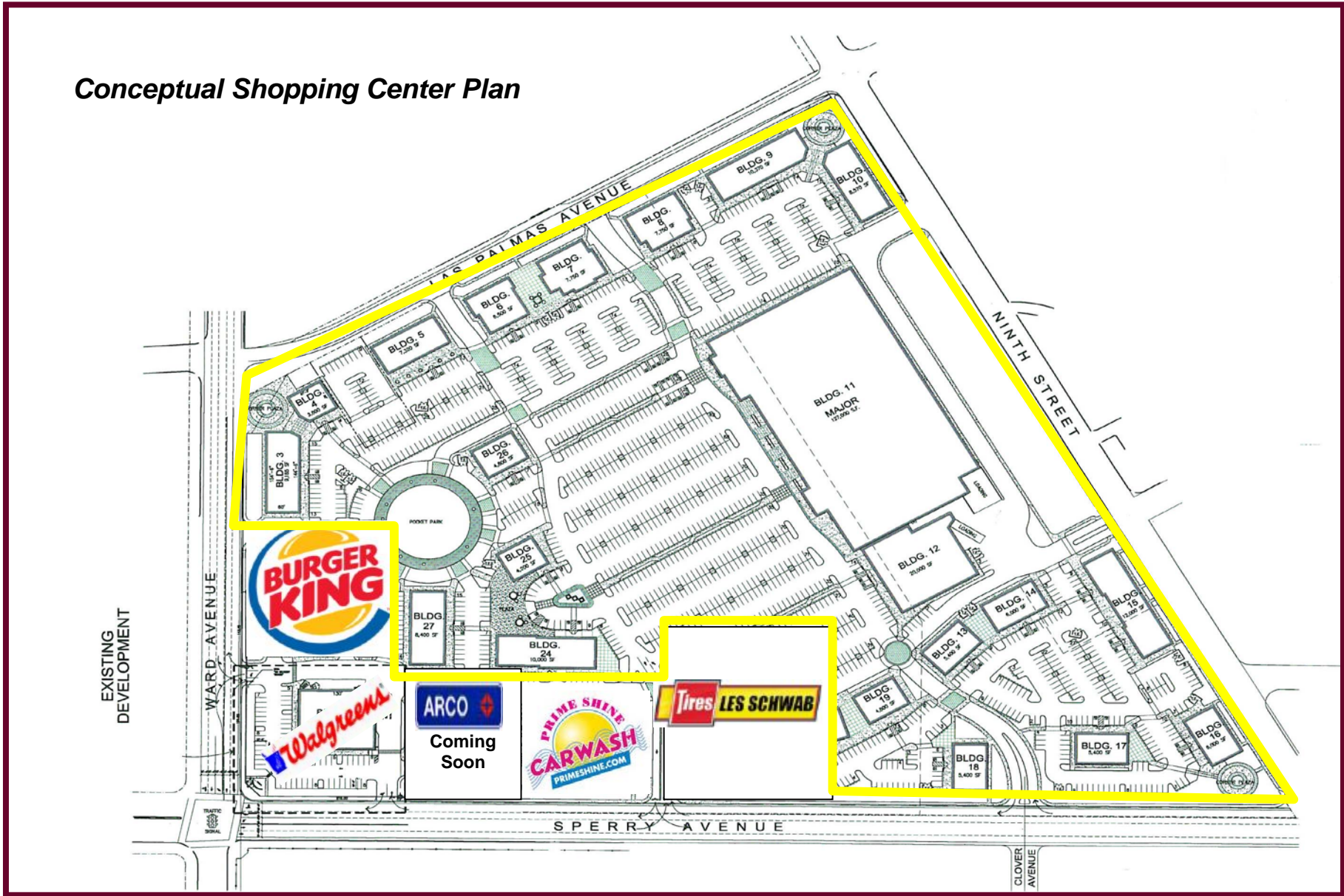
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Conceptual Shopping Center Plan



EXISTING DEVELOPMENT

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COMPLETE PROFILE

2000 - 2010 Census, 2011 Estimates with 2016 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 37.46438/-121.141

Sperry & Ward

Patterson, CA

	1 Mile		3 Miles		5 Miles	
Population						
Estimated Population (2011)	8,570		21,569		22,988	
Census Population (2010)	8,595		21,628		23,052	
Census Population (2000)	5,052		12,711		14,026	
Projected Population (2016)	8,599		21,649		23,067	
Forecasted Population (2021)	10,559		26,611		28,092	
Historical Annual Change (2000-2010)	3,542	7.0%	8,916	7.0%	9,026	6.4%
Historical Annual Change (2010-2011)	-24	-0.3%	-58	-0.3%	-64	-0.3%
Projected Annual Change (2011-2016)	29	0.1%	80	0.1%	80	0.1%
Est. Population Density (2011)	2,730.32	<i>psm</i>	763.17	<i>psm</i>	292.86	<i>psm</i>
Trade Area Size	3.14	<i>sq mi</i>	28.26	<i>sq mi</i>	78.49	<i>sq mi</i>
Households						
Estimated Households (2011)	2,452		6,039		6,472	
Census Households (2010)	2,447		5,995		6,427	
Census Households (2000)	1,431		3,485		3,872	
Projected Households (2016)	2,554		6,288		6,738	
Forecasted Households (2021)	3,175		7,842		8,327	
Historical Annual Change (2000-2011)	1,021	6.5%	2,554	6.7%	2,600	6.1%
Projected Annual Change (2011-2016)	102	0.8%	249	0.8%	266	0.8%
Average Household Income						
Est. Average Household Income (2011)	\$73,152		\$72,168		\$72,413	
Census Average Hhld Income (1990)	\$39,211		\$40,576		\$40,474	
Census Average Hhld Income (2000)	\$52,064		\$53,690		\$53,101	
Proj. Average Household Income (2016)	\$84,018		\$82,828		\$83,236	
Historical Annual Change (1990-2000)	\$12,853	3.3%	\$13,115	3.2%	\$12,628	3.1%
Projected Annual Change (2000-2016)	\$31,955	3.8%	\$29,138	3.4%	\$30,134	3.5%
Median Household Income						
Est. Median Household Income (2011)	\$64,702		\$62,879		\$62,669	
Census Median Hhld Income (1990)	\$31,901		\$34,753		\$34,391	
Census Median Hhld Income (2000)	\$41,751		\$46,399		\$45,257	
Proj. Median Household Income (2016)	\$71,395		\$69,123		\$68,806	
Historical Annual Change (1990-2000)	\$9,849	3.1%	\$11,646	3.4%	\$10,866	3.2%
Projected Annual Change (2000-2016)	\$29,644	4.4%	\$22,724	3.1%	\$23,548	3.3%
Per Capita Income						
Est. Per Capita Income (2011)	\$20,946		\$20,267		\$20,573	
Census Per Capita Income (1990)	\$12,012		\$12,150		\$12,144	
Census Per Capita Income (2000)	\$14,703		\$14,747		\$14,711	
Proj. Per Capita Income (2016)	\$24,972		\$24,126		\$24,519	
Historical Annual Change (1990-2000)	\$2,691	2.2%	\$2,597	2.1%	\$2,568	2.1%
Projected Annual Change (2000-2016)	\$10,270	4.4%	\$9,380	4.0%	\$9,807	4.2%
Other Income						
Est. Median Disposable Income (2011)	\$53,066		\$51,822		\$51,689	
Proj. Median Disposable Income (2016)	\$57,758		\$55,991		\$55,806	
Est. Average Household Net Worth (2011)	\$529,710		\$507,410		\$503,567	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.