

LOEHMANN'S PLAZA

FULTON AVE & FAIR OAKS BOULEVARD | SACRAMENTO, CALIFORNIA

AVAILABLE: ±719 SF, ± 1,000 SF; ±3,200 SF AND ± 17,000 SF

**FORMER LOEHMANN'S-JR. ANCHOR SPACE: ±17,000 SF
DIVISIBLE FROM ± 8,500 SF**



FOR MORE
INFORMATION
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SITE PLAN

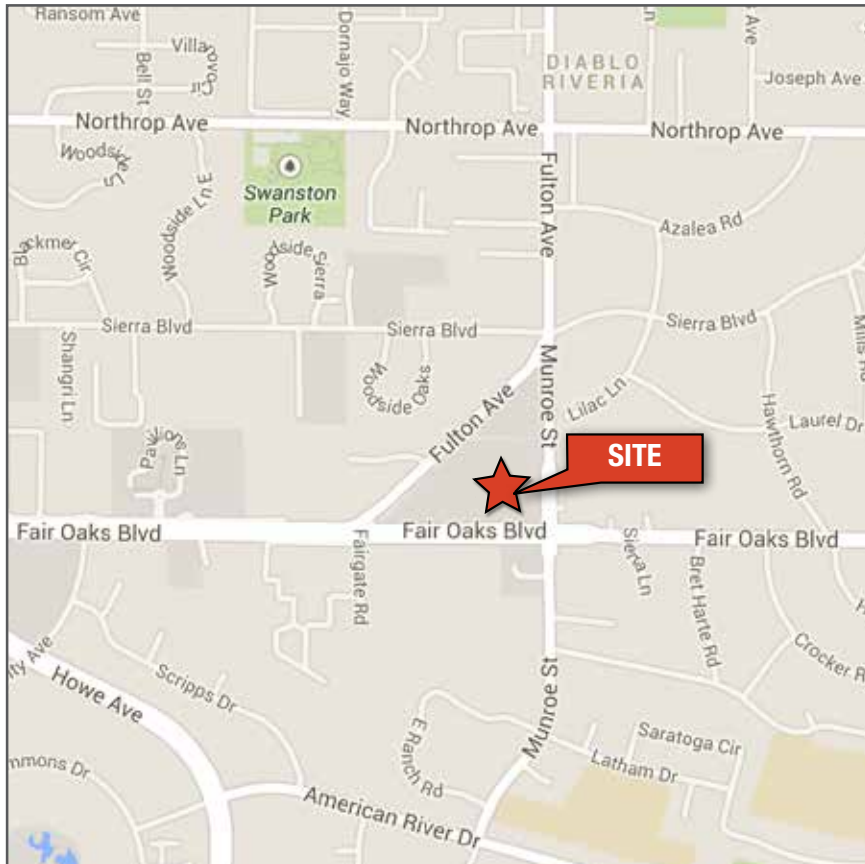


| Unit | Tenant | SF |
|-------|---------------------------|--------|
| 2581 | Bank of the West | 4,225 |
| 2523 | Bath & Body | 3,036 |
| 2535 | Beach Hut Deli | 2,040 |
| 2449 | Bento Box | 1,347 |
| 2573 | Boudin | 3,760 |
| 2529 | Club Pilates | 2,320 |
| 2517 | Chipotle Mexican Grill | 2,630 |
| 2545 | AVAILABLE | 1,000 |
| 2541 | AVAILABLE | 3,200 |
| 2525 | Euro Wax | 1,705 |
| 2519 | GNC | 800 |
| 2543 | Grateful Bread | 2,318 |
| 2439 | Hair Forte | 835 |
| 540 | InterCal | 3,551 |
| 556 | InterCal | 1,148 |
| 545 | Jack's Urban Eats | 4,584 |
| 2447 | Jamba Juice | 1,307 |
| 2511A | Massage Envy | 2,800 |
| 2559 | Noah's Bagels | 1,838 |
| 2435 | Noodles | 2,842 |
| 2511B | Nothing Bundt Cakes | 1,986 |
| 2521 | Sole Desires | 1,960 |
| 2445 | Papa Murphy's Pizza | 1,447 |
| 2531 | Pet Food Express | 7,574 |
| 2441 | Pinkberry | 1,450 |
| 2577A | Amazing Lash | 2,000 |
| 2569 | Raymond Cleaners | 1,100 |
| 2501 | SaveMart | 36,350 |
| 523 | 79 & 6 | 909 |
| 2563 | Site for Sore Eyes | 1,265 |
| 2577B | Sport Clips | 1,510 |
| 527A | Thai House Restaurant | 1,400 |
| 521 | The Joint | 886 |
| 527B | Ultimate Nails | 1,356 |
| 2443 | UPS Store | 810 |
| 2561 | Wild Birds | 1,738 |
| 2527 | Willow Salon | 1,883 |
| 2555 | JR. ANCHOR | 17,000 |
| 552 | JK Ryan Salon | 719 |
| 2567 | Smashburger | 2,310 |
| 554 | AVAILABLE | 719 |
| 2537 | Sutter Medical Foundation | 2,040 |

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LOCATION MAP MAP NOT TO SCALE



HIGHLIGHTS

- Iconic shopping, service, and restaurant destination within the Sacramento trade area
- High barriers to entry within the area
- Strong, above average performing stores
- Surrounded by affluent communities of Arden Park, Sierra Oaks, Sierra Oaks Vista, and several others
- Center is in close proximity to several middle schools and high schools and Sacramento State University
- Very Strong Surrounding Daytime Population
- High Income Neighborhood

AVAILABILITY

- ± 719 SF
- ± 1,000 SF
- ± 3,200 SF (Divisible)
- ± 17,000 SF (Divisible from ± 8,500 SF)

SHOPPING CENTER TENANTS



Jack's Urban Eats



TRAFFIC COUNTS

| | |
|------------------------------|------------|
| Fair Oaks E of Howe @ Monroe | 27,442 ADT |
| Fair Oaks 33 W of Walt | 28,045 ADT |

Source: County of Sacramento

DEMOGRAPHICS (2018 EST.)

| | 1.5 miles | 3 miles | 5 miles |
|--------------------------|-----------|----------|----------|
| POPULATION | 40,628 | 126,571 | 365,611 |
| AVERAGE HOUSEHOLD INCOME | \$88,224 | \$87,476 | \$74,604 |
| DAYTIME POPULATION | 22,142 | 88,608 | 237,200 |

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THE PAVILIONS

WILLIAMS-SONOMA Talbots
chico's BUTTE'S CHRIS STEAK HOUSE
CATE bernardo PIATTI RESTAURANTS & BAR
Soma INTERIORS BUTTE BLE
Patrick James
The Paper Garden

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SAVE MART SUPERMARKETS pet food express
Massage Envy SPA NOAH'S BAGELS
Chipotle EUROPEAN TAX CENTRE
BANK OF WEST BOUDIN

UNIVERSITY VILLAGE

SAFWAY STARBUCKS BANDERA

LYON'S VILLAGE

Peets Coffee & Tea
MIYAGI BAR & SUSHI

Raley's CVS

Mel's DINER

BOSTON MARKET

McDonald's

KAISER PERMANENTE

FUTURE RETAIL