



SIZE

59,796 square feet

DEMOGRAPHICS

| 1 mile | 3 mile | 5 mile |
|------------------------------|---------|---------|
| Population | | |
| 14,388 | 96,720 | 193,528 |
| Households | | |
| 5,594 | 34,361 | 65,334 |
| Median HH Income (\$) | | |
| 101,093 | 103,536 | 87,213 |

MAJOR TENANT(S)

Sprouts Farmers Market
Chipotle Mexican Grill
Club Pilates
Jersey Mike's Subs

LEASING CONTACT

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MORE INFO

www.phillipsedison.com



LOCATION

2800-2860 Del Paso Road | Sacramento, CA 95834

PROPERTY HIGHLIGHTS

- Anchored by Sprouts Farmers Market
- Additional national tenants include Club Pilates, Handels, Sutterhealth, AT&T, Chipotle and State Farm Insurance
- Located at the intersection of Del Paso Road and East Commerce Way, near Highway 5 in Sacramento with over 31,000 VPD
- Population exceeds 96,700 in a three-mile radius



DEL PASO MARKETPLACE

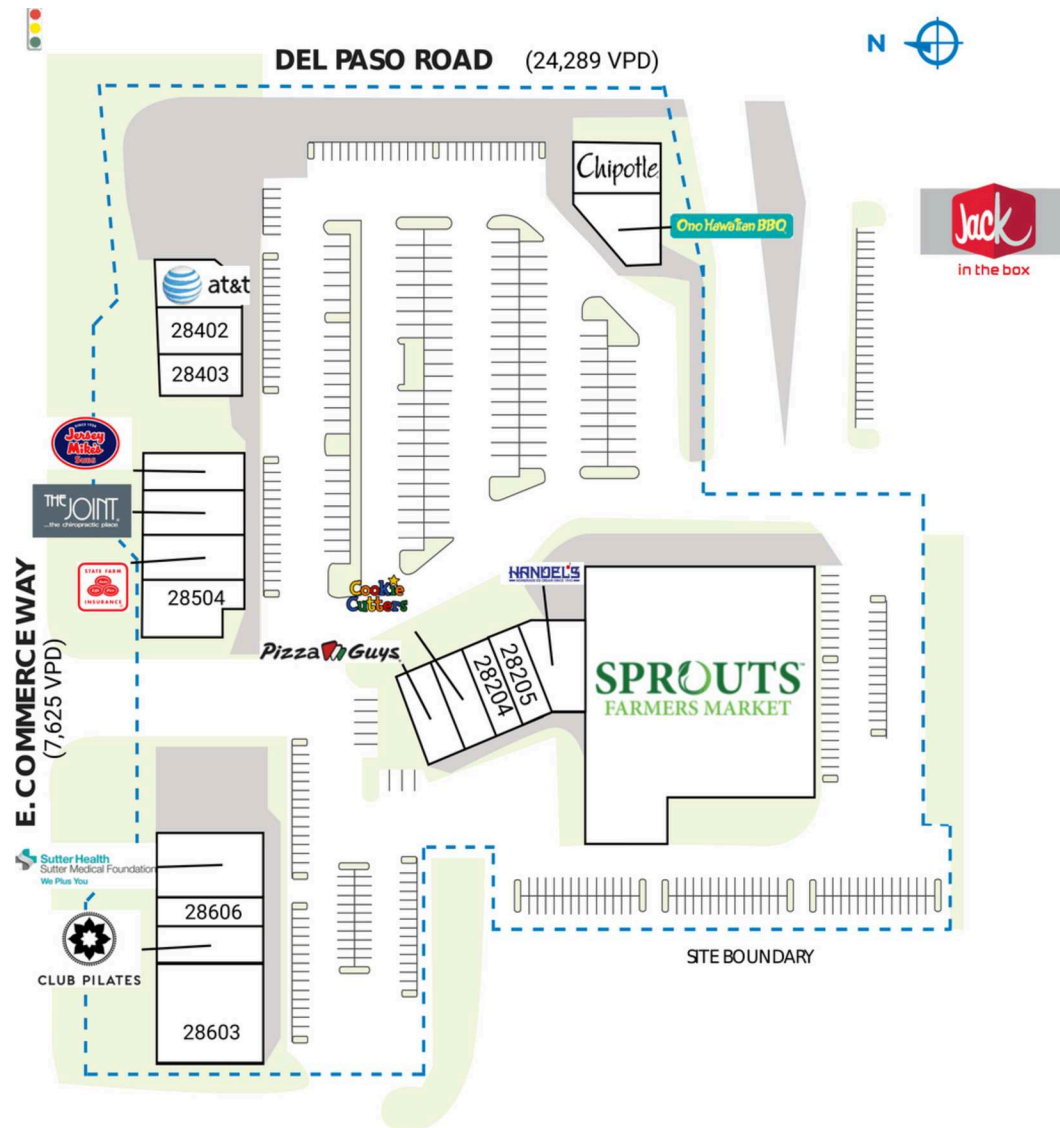
2800-2860 Del Paso Road | Sacramento, CA 95834

| SPACE | TENANT | SQ. FT. |
|-------|--------|---------|
|-------|--------|---------|

| | | |
|---------------|----------------------------------|-----------|
| SHAD1 | Del Paso Ventures | |
| 28001 | Chipotle Mexican Grill | 2,049 SF |
| 28002 | Ono Hawaiian BBQ | 2,334 SF |
| 28101 | Sprouts Farmers Market | 29,296 SF |
| 28201 | Pizza Guys | 1,200 SF |
| 28202 | Cookie Cutters Haircuts for Kids | 1,200 SF |
| 28204 | Pera Salon and Barbershop | 1,053 SF |
| 28205 | Lazi Cow | 1,325 SF |
| 28206 | Handel's Ice Cream | 1,665 SF |
| 28401 | AT&T | 1,875 SF |
| 28402 | Nurmahal Jewelers | 1,530 SF |
| 28403 | Golden Salon and Spa | 2,044 SF |
| 28501 | Jersey Mike's Subs | 1,327 SF |
| 28502 | The Joint | 1,024 SF |
| 28503 | State Farm Insurance | 841 SF |
| 28504 | Natomas Eye | 2,500 SF |
| 28601 | Sutter Medical Foundation | 2,000 SF |
| 28602 | Club Pilates | 1,590 SF |
| 28603 | Lush Dental | 3,653 SF |
| 28606 | Payless Pharmacy | 1,290 SF |
| TOTAL SQ. FT. | | 59,796 |

SITE LEGEND

| | |
|---|--|
| Available | Occupied |
| Leased (not occupied) | Owned by Others |
| Site Boundary | |



DEL PASO MARKETPLACE

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Demographic Summary Report

1990 - 2000 Census, 2023 Estimates & 2028 Projections

Calculated using TAS Retrieval Retrieval

Apr 17, 2024



Latitude: 38.655082

Longitude: -121.524456

| Del Paso Marketplace Sacramento, CA | | 1.00 Mile Radius | 3.00 Mile Radius | 5.00 Mile Radius |
|--|---------------------------------------|------------------|------------------|------------------|
| Population | Q4 2023 Estimated Population | 14,388 | 96,720 | 193,528 |
| | 2028 Projected Population | 16,297 | 108,779 | 209,914 |
| | 2010 Census Population | 11,408 | 76,174 | 163,471 |
| | 2000 Census Population | 418 | 21,519 | 101,845 |
| | 1990 Census Population | 113 | 18,304 | 86,614 |
| | Historical Annual Growth 1990 to 2000 | 13.95% | 1.63% | 1.63% |
| | Historical Annual Growth 2000 to 2010 | 39.19% | 13.47% | 4.85% |
| | Estimated Annual Growth 2010 to 2023 | 1.70% | 1.75% | 1.24% |
| | Projected Annual Growth 2023 to 2028 | 2.52% | 2.38% | 1.64% |
| | Median Age | 35.7 | 37.0 | 36.3 |
| Households | Q4 2023 Estimated Households | 5,594 | 34,361 | 65,334 |
| | 2028 Projected Households | 6,355 | 38,599 | 71,085 |
| | 2010 Census Households | 4,643 | 27,695 | 55,746 |
| | 2000 Census Households | 201 | 8,435 | 34,438 |
| | 1990 Census Households | 67 | 7,649 | 31,377 |
| | Historical Annual Growth 1990 to 2000 | 11.55% | 0.98% | 0.94% |
| | Historical Annual Growth 2000 to 2010 | 36.90% | 12.62% | 4.93% |
| | Estimated Annual Growth 2010 to 2023 | 1.36% | 1.58% | 1.16% |
| | Projected Annual Growth 2023 to 2028 | 2.59% | 2.35% | 1.70% |
| | Population per Household | 2.57 | 2.81 | 2.92 |
| Population by Race | White | 25.9% | 26.3% | 27.6% |
| | Black or African American | 15.8% | 14.3% | 13.1% |
| | Asian & Pacific Islander | 31.4% | 27.1% | 19.6% |
| | Other Races | 8.2% | 8.4% | 8.5% |
| | Hispanic Population | 18.7% | 23.8% | 31.2% |
| Income | Average Household Income | \$117,345 | \$120,705 | \$106,685 |
| | Median Household Income | \$101,093 | \$103,536 | \$87,213 |
| | Per Capita Income | \$45,633 | \$42,902 | \$36,310 |
| Education (Age 25+) | Elementary | 3.2% | 4.7% | 7.5% |
| | Some High School | 1.2% | 3.5% | 6.4% |
| | High School Graduate | 17.3% | 17.9% | 23.4% |
| | Some College | 18.7% | 21.9% | 23.0% |
| | Associates Degree Only | 10.5% | 8.1% | 8.2% |
| | Bachelors Degree Only | 30.7% | 28.8% | 21.0% |
| | Graduate Degree | 18.4% | 15.2% | 10.5% |
| Business | Number of Businesses | 594 | 2,851 | 5,674 |
| | Total Number of Employees | 6,703 | 29,683 | 69,611 |
| | Employees per Business | 11.28 | 10.41 | 12.27 |
| | Residential Population per Business | 24.22 | 33.92 | 34.11 |

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