

Join Walmart Supercenter Wasco, CA 93280

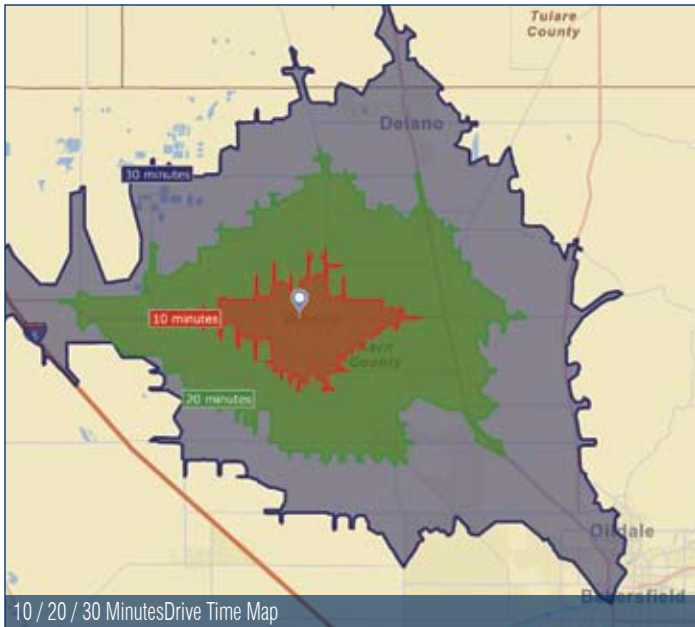
Proposed Power Center Co-Tenancy and Outpads Available



PROPERTY FACT SHEET



Aerial View of Site and Surrounding Retailers and Residential Areas



PROPERTY DESCRIPTION & FEATURES

- Proposed Walmart Supercenter-anchored mixed-use development that will consist of ±933,834 SF of big box retailers, restaurants, retail shops, entertainment, hotel, and residential units - all on ±120 acres
- Anchor boxes in flexible sizes for SALE or LEASE
- High visibility outpads available for retail shops and restaurants for SALE or LEASE
- Located only 30 minutes northwest of Bakersfield, CA
- Site is situated on the north side of Highway 46 (Paso Robles Highway) at Central Avenue
- 15,600 VPD on Highway 46 (Paso Robles Highway)

AREA RETAILERS



2010 DEMOGRAPHIC PROFILE

| | 5 MILE | 10 MILE | 15 MILE |
|--------------------------|----------|----------|----------|
| Population | 28,063 | 62,083 | 113,126 |
| Households | 5,138 | 12,484 | 23,204 |
| Average Household Income | \$53,659 | \$50,796 | \$53,958 |
| Daytime Employees | 3,314 | 11,570 | 26,560 |

CONTACT
Anthony Villasenor
 858.724.0424
 avillasenor@sierraus.com
 CA License #01235967

Ryan Gonzales
 858.724.0470
 rgonzales@sierraus.com
 CA License #01109934

www.SierraUS.com
 322 8th Street • Suite 105
 Del Mar, CA 92014
 858.724.0292(fax) • 866.606.8555(toll-free)

Join Walmart Supercenter Wasco, CA 93280

Proposed Power Center Co-Tenancy and Outpads Available



SITE PLAN & ELEVATIONS

Elevations A



Proposed Site Plan



Elevations B



Elevations C

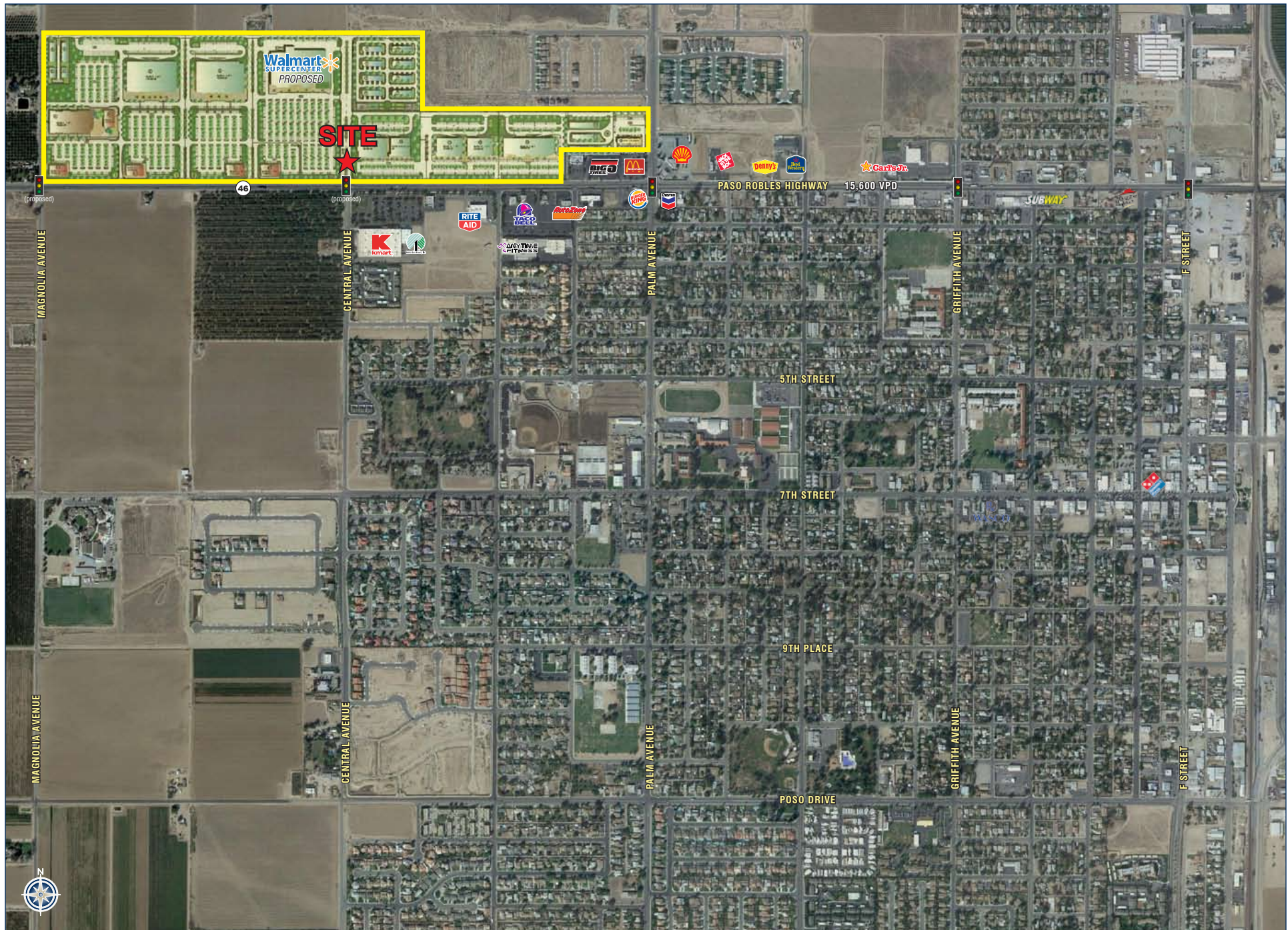


Join Walmart Supercenter Wasco, CA 93280

Proposed Power Center Co-Tenancy and Outpads Available



AERIAL OF AREA

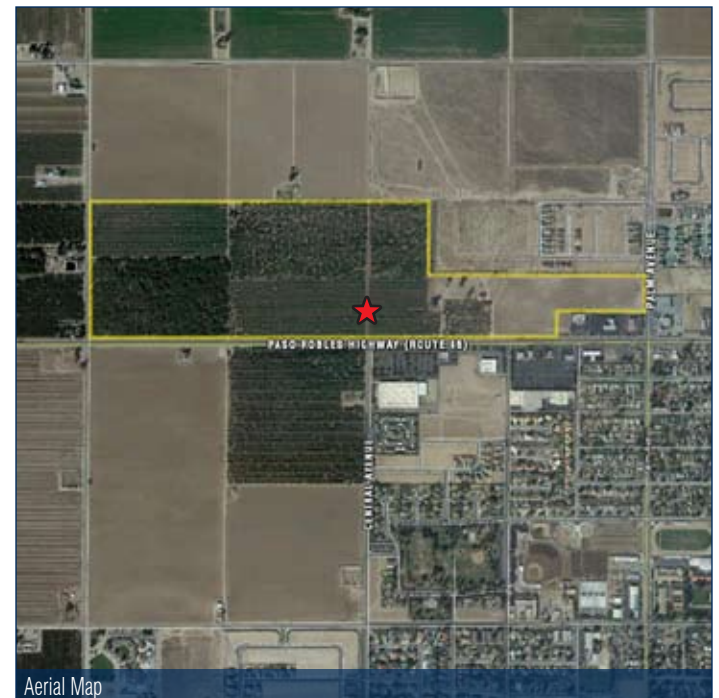
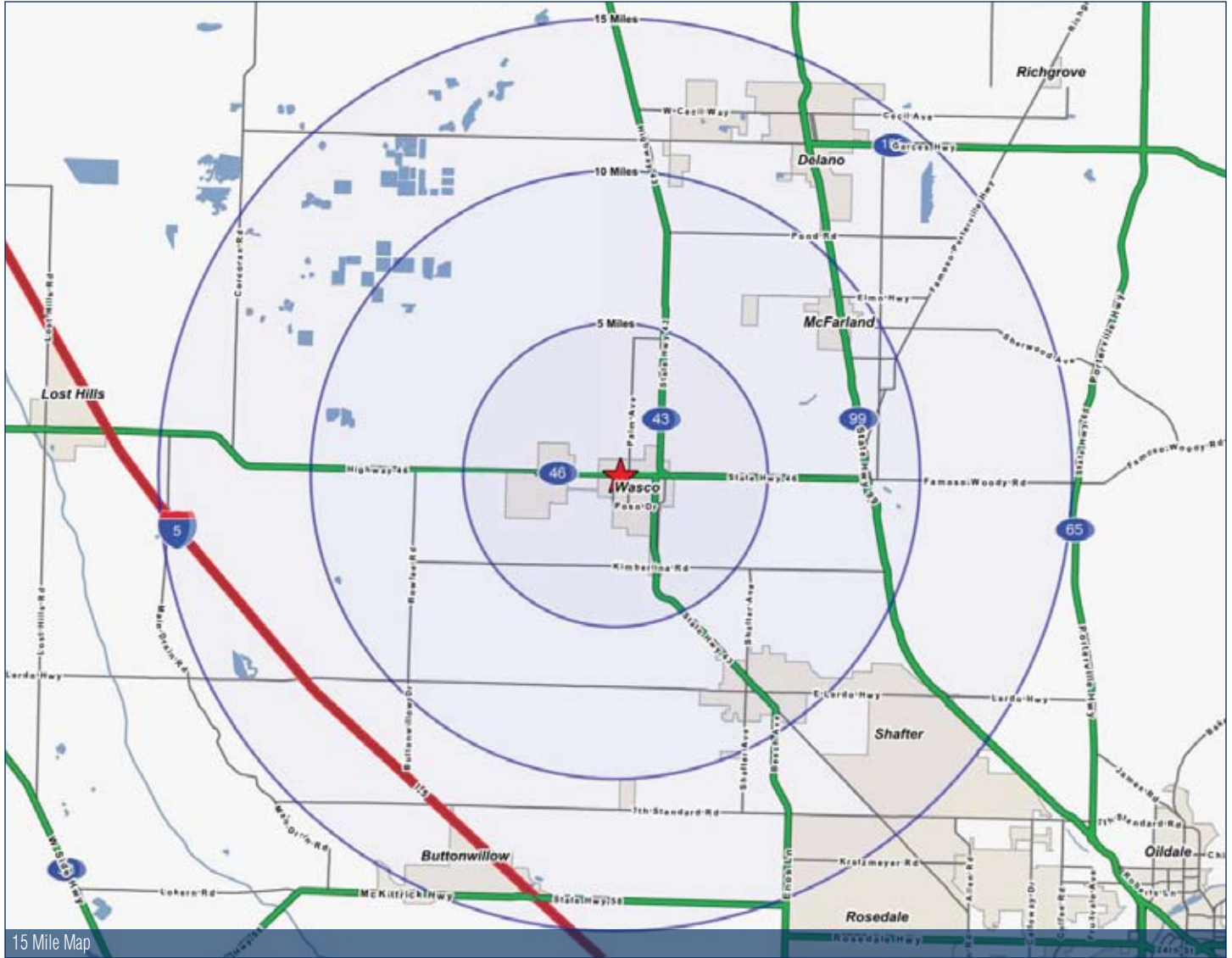


Join Walmart Supercenter Wasco, CA 93280

Proposed Power Center Co-Tenancy and Outpads Available



LOCATION STUDY



FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 35.60139/-119.3571

| 2701 California 46 | | 5 Miles | 10 Miles | 15 Miles |
|----------------------|--|----------|----------|----------|
| Wasco, CA | | | | |
| POPULATION | 2010 Estimated Population | 28,063 | 62,083 | 113,126 |
| | 2015 Projected Population | 32,578 | 69,737 | 127,455 |
| | 2000 Census Population | 21,877 | 49,263 | 93,581 |
| | 1990 Census Population | 13,081 | 32,917 | 60,806 |
| | Historical Annual Growth 1990 to 2010 | 5.7% | 4.4% | 4.3% |
| | Projected Annual Growth 2010 to 2015 | 3.2% | 2.5% | 2.5% |
| HOUSEHOLDS | 2010 Est. Households | 5,138 | 12,484 | 23,204 |
| | 2015 Proj. Households | 6,054 | 14,032 | 26,273 |
| | 2000 Census Households | 4,142 | 10,263 | 19,939 |
| | 1990 Census Households | 3,677 | 9,102 | 16,653 |
| | Historical Annual Growth 1990 to 2010 | 2.0% | 1.9% | 2.0% |
| | Projected Annual Growth 2010 to 2015 | 3.6% | 2.5% | 2.6% |
| AGE | 2010 Est. Population 0 to 9 Years | 15.3% | 17.1% | 17.4% |
| | 2010 Est. Population 10 to 19 Years | 13.7% | 15.0% | 15.1% |
| | 2010 Est. Population 20 to 29 Years | 22.8% | 21.4% | 20.7% |
| | 2010 Est. Population 30 to 44 Years | 26.2% | 23.8% | 23.1% |
| | 2010 Est. Population 45 to 59 Years | 13.4% | 13.4% | 13.7% |
| | 2010 Est. Population 60 to 74 Years | 6.0% | 6.2% | 6.7% |
| | 2010 Est. Population 75 Years Plus | 2.6% | 3.0% | 3.2% |
| | 2010 Est. Median Age | 27.3 | 27.0 | 27.2 |
| MARITAL STATUS & SEX | 2010 Est. Male Population | 65.1% | 60.5% | 58.9% |
| | 2010 Est. Female Population | 34.9% | 39.5% | 41.1% |
| | 2010 Est. Never Married | 20.1% | 23.4% | 23.8% |
| | 2010 Est. Now Married | 32.0% | 37.5% | 39.3% |
| | 2010 Est. Separated or Divorced | 38.8% | 30.9% | 29.0% |
| | 2010 Est. Widowed | 9.1% | 8.2% | 7.9% |
| INCOME | 2010 Est. HH Income \$200,000 or More | 1.7% | 1.7% | 1.9% |
| | 2010 Est. HH Income \$150,000 to \$199,999 | 2.6% | 2.4% | 2.7% |
| | 2010 Est. HH Income \$100,000 to \$149,999 | 4.9% | 4.6% | 6.0% |
| | 2010 Est. HH Income \$75,000 to \$99,999 | 7.8% | 7.4% | 7.0% |
| | 2010 Est. HH Income \$50,000 to \$74,999 | 15.5% | 14.8% | 14.9% |
| | 2010 Est. HH Income \$35,000 to \$49,999 | 18.8% | 17.4% | 16.8% |
| | 2010 Est. HH Income \$25,000 to \$34,999 | 14.5% | 16.1% | 15.5% |
| | 2010 Est. HH Income \$15,000 to \$24,999 | 15.6% | 16.9% | 16.6% |
| | 2010 Est. HH Income \$0 to \$14,999 | 18.5% | 18.8% | 18.6% |
| | 2010 Est. Average Household Income | \$53,659 | \$50,796 | \$53,958 |
| | 2010 Est. Median HH Income | \$36,152 | \$34,534 | \$36,062 |
| | 2010 Est. Per Capita Income | \$22,918 | \$19,429 | \$19,198 |
| | 2010 Est. Number of Businesses | 401 | 985 | 2,036 |
| | 2010 Est. Total Number of Employees | 3,314 | 11,570 | 26,560 |

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

FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 35.60139/-119.3571

| 2701 California 46 | | 5 Miles | 10 Miles | 15 Miles |
|---|--|----------|----------|----------|
| Wasco, CA | | | | |
| RACE | 2010 Est. White Population | 79.2% | 81.5% | 77.7% |
| | 2010 Est. Black Population | 11.8% | 8.9% | 8.2% |
| | 2010 Est. Asian & Pacific Islander | 2.9% | 3.1% | 7.9% |
| | 2010 Est. American Indian & Alaska Native | 1.8% | 2.1% | 2.0% |
| | 2010 Est. Other Races Population | 4.3% | 4.4% | 4.2% |
| HISPANIC | 2010 Est. Hispanic Population | 20,559 | 47,548 | 85,182 |
| | 2010 Est. Hispanic Population Percent | 73.3% | 76.6% | 75.3% |
| | 2015 Proj. Hispanic Population Percent | 75.8% | 78.6% | 77.4% |
| | 2000 Hispanic Population Percent | | | |
| EDUCATION (Adults 25 or Older) | 2010 Est. Adult Population (25 Years or Older) | 16,836 | 35,605 | 64,800 |
| | 2010 Est. Elementary (0 to 8) | 23.7% | 28.3% | 28.8% |
| | 2010 Est. Some High School (9 to 11) | 17.3% | 16.9% | 16.5% |
| | 2010 Est. High School Graduate (12) | 35.8% | 32.0% | 30.7% |
| | 2010 Est. Some College (13 to 16) | 13.4% | 13.6% | 13.7% |
| | 2010 Est. Associate Degree Only | 4.7% | 3.8% | 4.1% |
| | 2010 Est. Bachelor Degree Only | 3.8% | 3.9% | 4.5% |
| | 2010 Est. Graduate Degree | 1.3% | 1.5% | 1.7% |
| HOUSING | 2010 Est. Total Housing Units | 5,557 | 13,514 | 24,936 |
| | 2010 Est. Owner Occupied Percent | 51.0% | 51.0% | 51.3% |
| | 2010 Est. Renter Occupied Percent | 41.5% | 41.4% | 41.7% |
| | 2010 Est. Vacant Housing Percent | 7.5% | 7.6% | 6.9% |
| HOMES BUILT BY YEAR | 2000 Homes Built 1999 to 2000 | 3.0% | 2.9% | 3.0% |
| | 2000 Homes Built 1995 to 1998 | 7.9% | 10.8% | 11.1% |
| | 2000 Homes Built 1990 to 1994 | 7.7% | 6.3% | 8.3% |
| | 2000 Homes Built 1980 to 1989 | 16.0% | 15.3% | 17.0% |
| | 2000 Homes Built 1970 to 1979 | 19.1% | 17.0% | 15.6% |
| | 2000 Homes Built 1960 to 1969 | 13.8% | 15.4% | 15.1% |
| | 2000 Homes Built 1950 to 1959 | 14.9% | 17.5% | 15.8% |
| | 2000 Homes Built Before 1949 | 17.6% | 14.8% | 14.1% |
| HOME VALUES | 2000 Home Value \$1,000,000 or More | - | - | - |
| | 2000 Home Value \$500,000 to \$999,999 | - | 0.1% | 0.1% |
| | 2000 Home Value \$400,000 to \$499,999 | - | - | - |
| | 2000 Home Value \$300,000 to \$399,999 | 0.1% | 0.3% | 0.6% |
| | 2000 Home Value \$200,000 to \$299,999 | 0.1% | 0.4% | 1.7% |
| | 2000 Home Value \$150,000 to \$199,999 | 3.4% | 3.4% | 3.6% |
| | 2000 Home Value \$100,000 to \$149,999 | 16.6% | 14.2% | 17.3% |
| | 2000 Home Value \$50,000 to \$99,999 | 74.5% | 74.7% | 71.0% |
| | 2000 Home Value \$25,000 to \$49,999 | 4.9% | 5.4% | 4.4% |
| | 2000 Home Value \$0 to \$24,999 | 0.5% | 1.7% | 1.2% |
| | 2000 Median Home Value | \$81,871 | \$80,838 | \$86,762 |
| | 2000 Median Rent | \$188 | \$204 | \$227 |

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

FULL PROFILE

1990 - 2000 Census, 2010 Estimates with 2015 Projections
 Calculated using Proportional Block Groups



Lat/Lon: 35.60139/-119.3571

| 2701 California 46 | | 5 Miles | 10 Miles | 15 Miles |
|------------------------|--|----------|----------|----------|
| Wasco, CA | | | | |
| LABOR FORCE | 2010 Est. Labor: Population Age 16+ | 21,914 | 46,461 | 83,919 |
| | 2010 Est. Civilian Employed | 43.1% | 43.3% | 43.1% |
| | 2010 Est. Civilian Unemployed | 8.5% | 9.3% | 10.6% |
| | 2010 Est. in Armed Forces | 0.6% | 0.6% | 0.6% |
| | 2010 Est. not in Labor Force | 47.8% | 46.9% | 45.7% |
| | 2010 Labor Force: Males | 69.0% | 63.5% | 61.4% |
| | 2010 Labor Force: Females | 31.1% | 36.5% | 38.6% |
| OCCUPATION | 2000 Occupation: Population Age 16+ | 4,871 | 11,724 | 22,439 |
| | 2000 Mgmt, Business, & Financial Operations | 6.9% | 7.6% | 7.3% |
| | 2000 Professional & Related | 8.6% | 7.6% | 8.6% |
| | 2000 Service | 16.0% | 14.6% | 14.5% |
| | 2000 Sales and Office | 21.8% | 19.9% | 19.6% |
| | 2000 Farming, Fishing, and Forestry | 19.5% | 21.9% | 23.6% |
| | 2000 Construction, Extraction, & Maintenance | 9.0% | 8.9% | 7.3% |
| | 2000 Production, Transport, & Material Moving | 18.2% | 19.6% | 19.0% |
| | 2000 Percent White Collar Workers | 37.2% | 35.0% | 35.5% |
| | 2000 Percent Blue Collar Workers | 62.8% | 65.0% | 64.5% |
| TRANSPORTATION TO WORK | 2000 Drive to Work Alone | 66.8% | 66.2% | 66.1% |
| | 2000 Drive to Work in Carpool | 26.4% | 27.5% | 27.4% |
| | 2000 Travel to Work by Public Transportation | 0.7% | 0.4% | 0.4% |
| | 2000 Drive to Work on Motorcycle | 0.1% | 0.1% | - |
| | 2000 Walk or Bicycle to Work | 2.9% | 2.9% | 2.8% |
| | 2000 Other Means | 0.5% | 1.0% | 1.3% |
| | 2000 Work at Home | 2.5% | 2.0% | 1.9% |
| TRAVEL TIME | 2000 Travel to Work in 14 Minutes or Less | 41.7% | 34.4% | 36.8% |
| | 2000 Travel to Work in 15 to 29 Minutes | 24.7% | 30.8% | 29.8% |
| | 2000 Travel to Work in 30 to 59 Minutes | 27.4% | 27.4% | 26.5% |
| | 2000 Travel to Work in 60 Minutes or More | 6.2% | 7.3% | 7.0% |
| | 2000 Average Travel Time to Work | 22.1 | 23.7 | 22.9 |
| CONSUMER EXPENDITURE | 2010 Est. Total Household Expenditure | \$235 M | \$551 M | \$1.07 B |
| | 2010 Est. Apparel | \$11.5 M | \$26.8 M | \$52.0 M |
| | 2010 Est. Contributions & Gifts | \$13.7 M | \$32.0 M | \$62.6 M |
| | 2010 Est. Education & Reading | \$6.00 M | \$14.0 M | \$27.6 M |
| | 2010 Est. Entertainment | \$13.0 M | \$30.4 M | \$58.9 M |
| | 2010 Est. Food, Beverages & Tobacco | \$39.1 M | \$91.8 M | \$177 M |
| | 2010 Est. Furnishings & Equipment | \$9.76 M | \$22.7 M | \$44.1 M |
| | 2010 Est. Health Care & Insurance | \$17.2 M | \$40.3 M | \$77.5 M |
| | 2010 Est. Household Operations & Shelter & Utilities | \$70.6 M | \$165 M | \$320 M |
| | 2010 Est. Miscellaneous Expenses | \$3.93 M | \$9.23 M | \$17.8 M |
| | 2010 Est. Personal Care | \$3.45 M | \$8.06 M | \$15.6 M |
| | 2010 Est. Transportation | \$47.1 M | \$110 M | \$213 M |

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