



Party City



MARKET
SQUARE

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PROPERTY HIGHLIGHTS

Praised as Sacramento's premier entertainment complex, **Market Square** caters to an upscale clientele seeking exceptional dining, entertainment and specialty shopping. In 1995, Fulcrum worked with the architectural firm Altoon + Porter to redevelop the property, and together designed an architectural theme reminiscent of the Pompidou Center in Paris. The dramatic center features brightly painted beams, corrugated metal panels and prominent fabric domes that flood the space with light. Market Square is a companion development to the Arden Fair Mall, and together the vibrant attractions represent one of the region's most compelling retail landmarks. The Market Square redevelopment won the prestigious International Design and Development Award from the ICSC in 1996.




PIER 50
NOW OPEN


Pho Yuba
JUST SIGNED

RESTAURANT OPPORTUNITIES AVAILABLE


CRUNCH FITNESS

977 SF AVAILABLE

12,559 SF AVAILABLE

BARNES & NOBLE
Party City


SUBWAY


CALIFORNIA PIZZA KITCHEN


DOS COYOTES


at&t


Peet's Coffee & Tea


xfinity


FedEx Office


The Cheesecake Factory


BEST BUY


macy's

ARDEN WAY

51,658 ADT

CHALLENGE WAY


CALIFORNIA BANK TRUST


Black Bear Diner

SITE PLAN



TENANT LIST

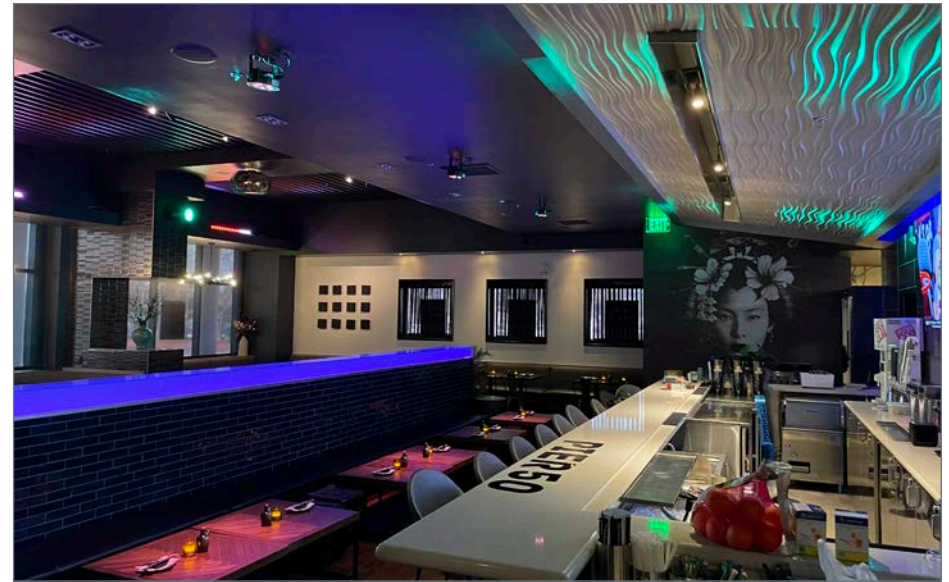
2	Party City	10,521 sf + 2,000 sf mezzanine
4	Barnes & Noble	19,202 sf
5	Crunch Fitness NOW OPEN	36,860 sf
7	AT&T Wireless	3,517 sf
9	Peet's Coffee & Tea	2,296 sf
10	AVAILABLE	977 sf
11	Xfinity	3,849 sf
14	AVAILABLE	12,559 sf
16	FedEx Kinko's	6,411 sf
21	The Cheesecake Factory	10,000 sf
200	Pier 50 Sushi	5,661 sf
205	Subway	952 sf
210	Teriyaki Grill	386 sf
216	AVAILABLE	1,654 sf
220	California Pizza Kitchen	5,244 sf
222	AVAILABLE	800 sf
224	Pho Yuba	766 sf
226	AVAILABLE	1,249 sf
230	Dos Coyotes	2,436 sf



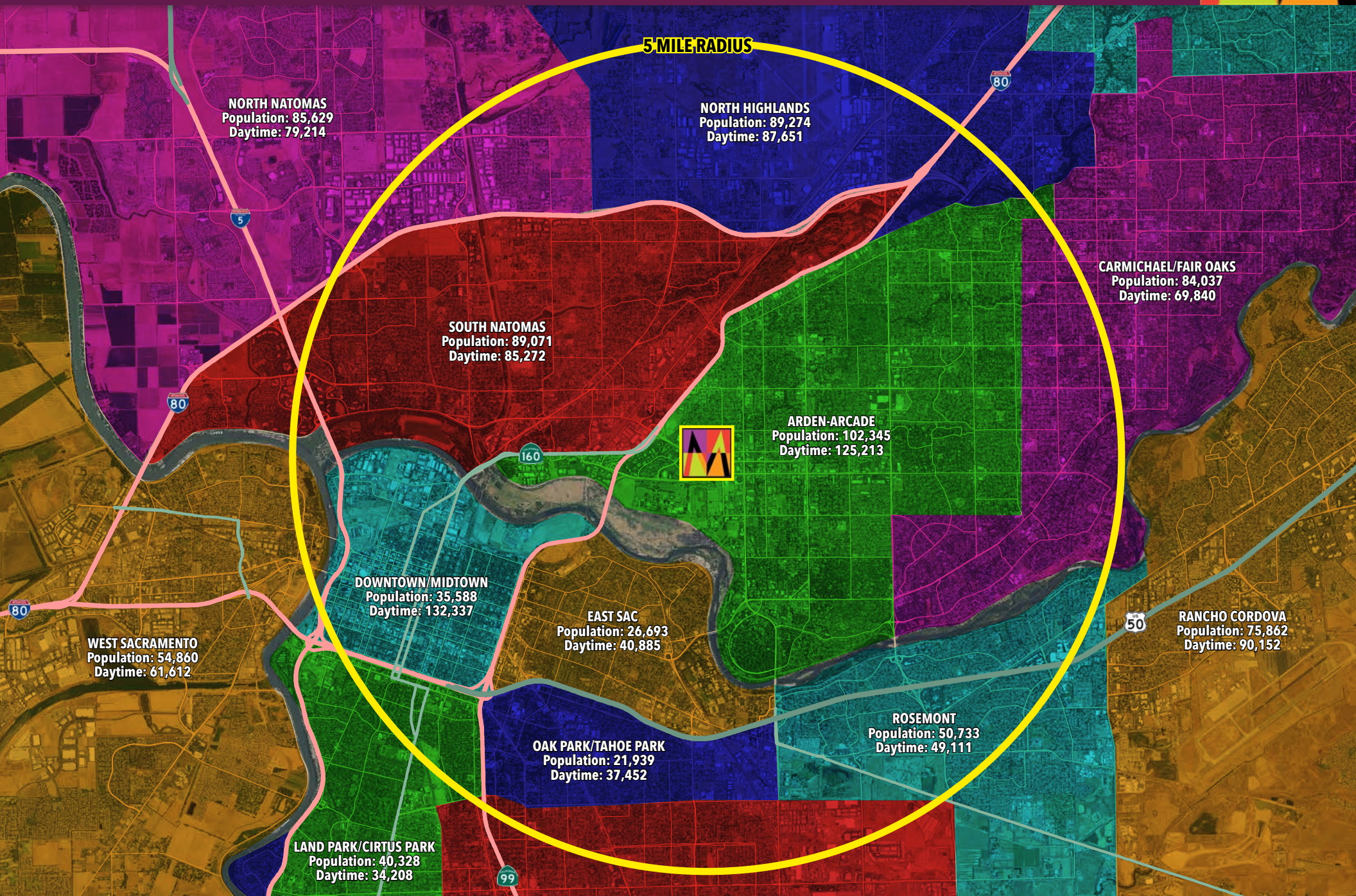
ARDEN-ARCADE AERIAL



PROPERTY PHOTOS



SACRAMENTO AERIAL



DEMOGRAPHICS



3 Mile Radius

147,580
POPULATION

2.4
AVE HH SIZE

\$85,418
AVE HH INCOME

36.0
MEDIAN AGE

HOME OWNERSHIP



33,500 **24,771**
RENTERS OWNERS

EDUCATION

22.8% **63.8%**
HS GRAD SOME COLLEGE
8.5% **33.8%**
ASSOCIATES BACHELORS

EMPLOYMENT

95.8% **4.2%**
EMPLOYED UNEMPLOYED

- Blue Collar 40.1%
- White Collar 59.9%
- Services 27.9%

AVERAGE MONTHLY HOUSEHOLD SPENDING

53.1% **14.7%**
HOUSING FOOD
18.0% **3.5%**
VEHICLE FURNITURE
3.5% **1.3%**
APPAREL PERSONAL CARE
4.4% **5.6%**
TRAVEL ENTERTAINMENT

RACE & ETHNICITY

White 46.4%
Asian 13.6%
American Indian 1.3%
African-American 10.0%
Hispanic 27.4%
Two or More Races 14.3%

GENDER & AGE

48.7% **51.3%**
MEN WOMEN

- <19 = 25.4%
- 20-34 = 22.9%
- 35-49 = 17.3%
- 50-64 = 17.9%
- 65+ = 17.3%

INCOME BY HOUSEHOLD

0-34K 26.8%
35-49K 12.7%
50-74K 18.0%
75-99K 11.5%
100>K 32.8%

