



SITE



LOEHMANN'S PLAZA

Junior Anchor Space: ±17,000 s.f. divisible to ±8,500 s.f.

DAVE WHITE

Vice President
JLL Retail Advisory Services
+1 916 440 1831
dave.white@am.jll.com
RE License #01759894

JOHN BRECHER

Vice President
JLL Retail Advisory Services
+1 916 440 1826
john.brecher@am.jll.com
RE License #01897931

TORREN RAGAN

Senior Associate
JLL Retail Advisory Services
+1 916 440 1827
torren.ragan@jll.com
RE License #02046828

Jones Lang LaSalle Brokerage, Inc. Real Estate License #: 01856260

FULTON AVE. AND FAIR OAKS BLVD.
SACRAMENTO, CALIFORNIA



Scan to View
Virtual Tour

OVERVIEW

HIGHLIGHTS

- Iconic shopping, service and restaurant destination within the Sacramento trade area
- High barriers to enter market
- Strong, above average performing stores
- Surrounded by affluent communities of Arden Park, Sierra Oaks, Sierra Oaks Vista and several others
- The center is in close proximity to several middle schools, high schools and Sacramento State University
- Very strong surrounding daytime population
- High income neighborhood
- One of the most dense populations in Sacramento



BY THE NUMBERS

Demographics	1 mile	3 miles	5 miles
Population	21,377	137,691	393,910
Average household income	\$107,808	\$111,249	\$97,188
Daytime population	22,895	168,477	490,484

Source: Esri 2022

Traffic counts	
Fair Oaks E. of Howe at Monroe	27,442 ADT
Fair Oaks 33 W. of Walt	28,045 ADT

Source: County of Sacramento

FULTON AVENUE

SAVEMART SUPERMARKET

INTER-CAL

NOTHING BUNDT CAKES

MASSAGE ENVY

Y-RYAN SALON
AVAILABLE 1/1/18

INTER-CAL

GNC
AVAILABLE 1/1/18

CHIPOTLE

BATH & BODY WORKS

EUROPEAN WAX

WILLOW SALON

CLUB PILATES

PET FOOD EXPRESS

Beach Hut Deli

Sutter Medical Foundation

Restore Wellness & Crystalography

JACK'S
AVAILABLE ±1,100 SF
AVAILABLE ±1,000 SF

JR. ANCHOR
AVAILABLE 17,000 SF
(DIVISIBLE TO ±8,500 SF)

ULTIMATE NAILS
AVAILABLE ±900 SF

THAI HOUSE

THE JOINT

BOUDIN BAKERY

NOAH'S BAGELS

WILD BIRDS

SUTTER MEDICAL FOUNDATION

SMA SHBURGERS
AVAILABLE 1/1/18

SPORTCLIPS

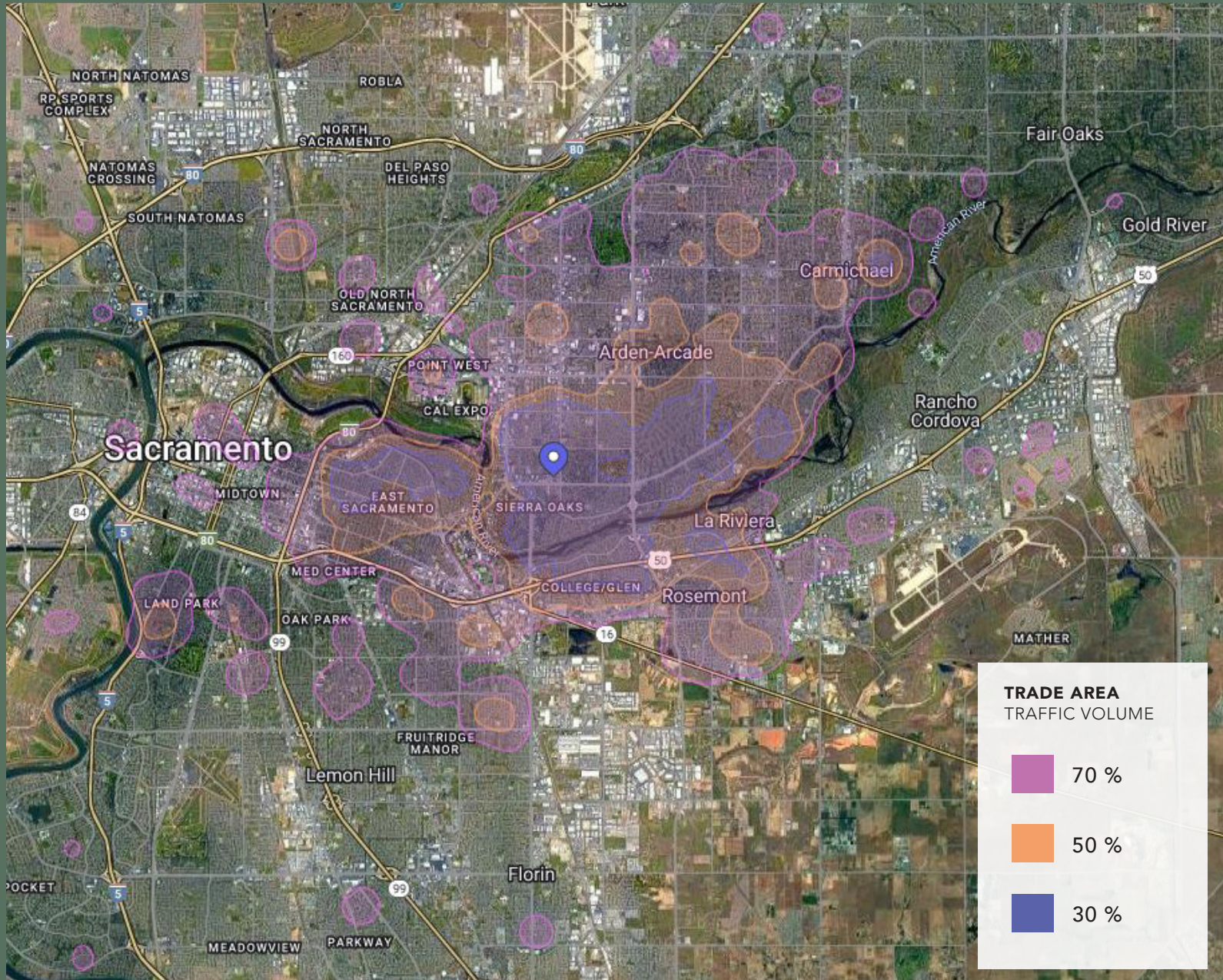
AMAZING LASH

BANK OF THE WEST

FAIR OAKS BOULEVARD

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 - DND	1,000
2541	Restore Wellness & Cryotherapy	3,200
2525	Euro Wax	1,705
2519	GNC	800
2543	AVAILABLE - DND	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	AVAILABLE - DND	1,960
2445	See's Candies	1,447
2531	Pet Food Express	7,574
2441	UPS	1,450
2577A	Amazing Lash	2,000
2569	AVAILABLE - DND	1,100
2501	SaveMart	36,350
523	AVAILABLE - DND	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	Boba	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
2569	AVAILABLE	719
2537	Sutter Medical Foundation	2,040

TRADE AREA STATISTICS



**LOEHMANN'S
PLAZA**

1.7 MILLION
VISITS PER
YEAR

**RANKING
OVERVIEW**
Neighborhood
Centers

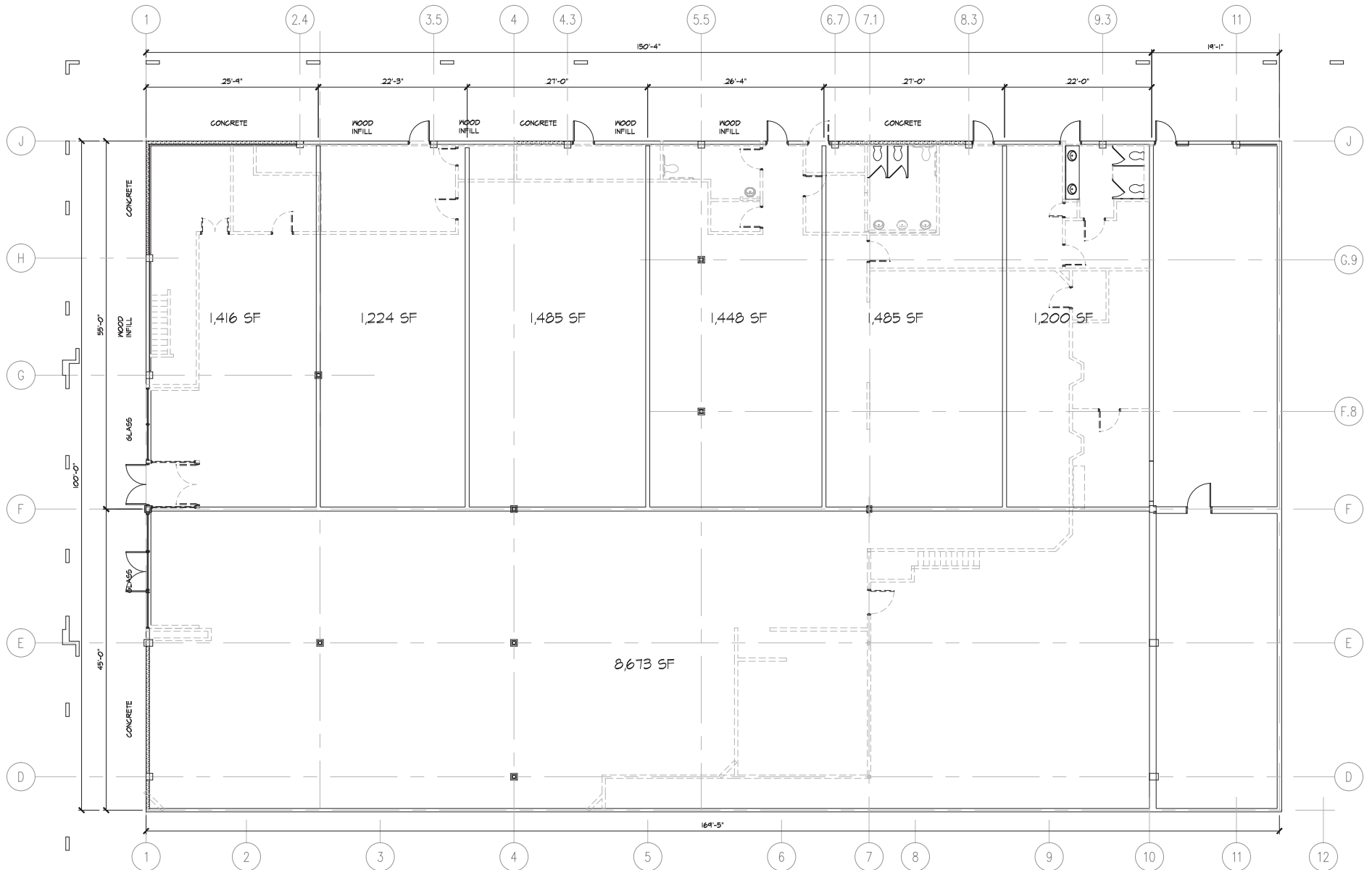
UNITED STATES
1,521/9,054

CALIFORNIA
443/1,558

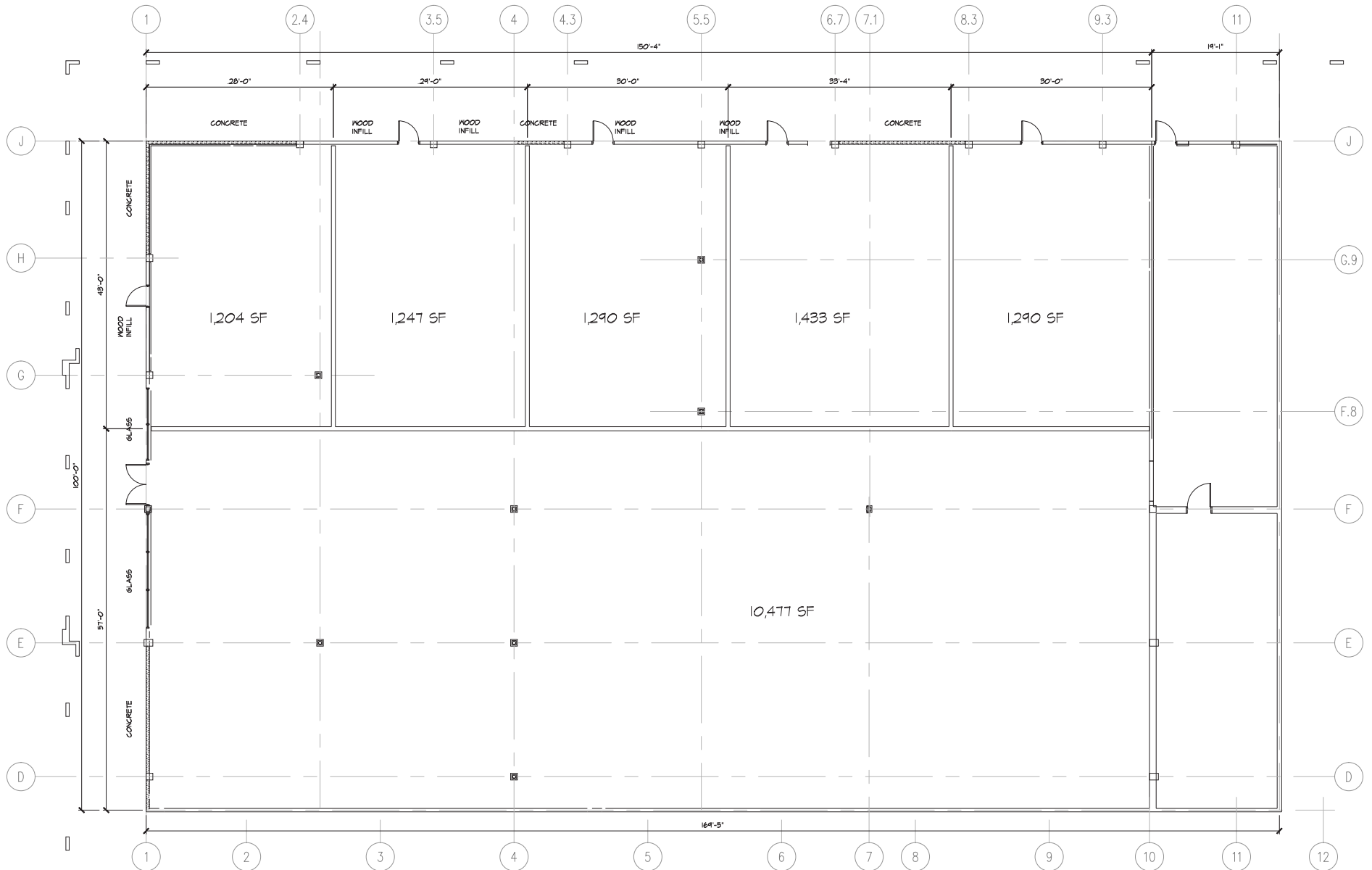
LOCAL
12/69

Source: placer.ai
Oct 1, 2021-Sept 30, 2022

ANCHOR SPACE - DEMISING PLAN 1



ANCHOR SPACE - DEMISING PLAN 2



AREA MAP



Arden Fair Mall

★ macy's	NORDSTROM	The Cheesecake Factory
BEST BUY	COACH	Apple
REGAL	RESTAURANT	

Howe Bout Arden

NORDSTROM	HomeGoods
rack	Bonchon
KEURA	

TARGET

The UV

SAFEWAY	gap
ZÓCALO	BUCKHORN
drybar	

Pavilions Shopping Center

RUTH'S CHRIS STEAK HOUSE	bernardo	chico's
TALBOTS	J. Jill	Soma
PIATTI	Wildwood KITCHEN & BAR	WILLIAMS SONOMA

Arden Square

JOANN	BevMo!
OfficeMax	GameStop

Roxy

WINSTON MARKET

ETTORE'S

ZINFANDEL GRILLE

William Glen

SUBWAY	Domino's
McDonald's	HABESHA RESTAURANT

Loehmanns Plaza

Save Mart	noodles & company	CHIPOTLE
Jamba	smashburger	
NOAH'S	JACKS URBAN EATS	Grateful

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