



SITE



LOEHMANN'S PLAZA

FULTON AVE. AND FAIR OAKS BLVD.
SACRAMENTO, CALIFORNIA

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

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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

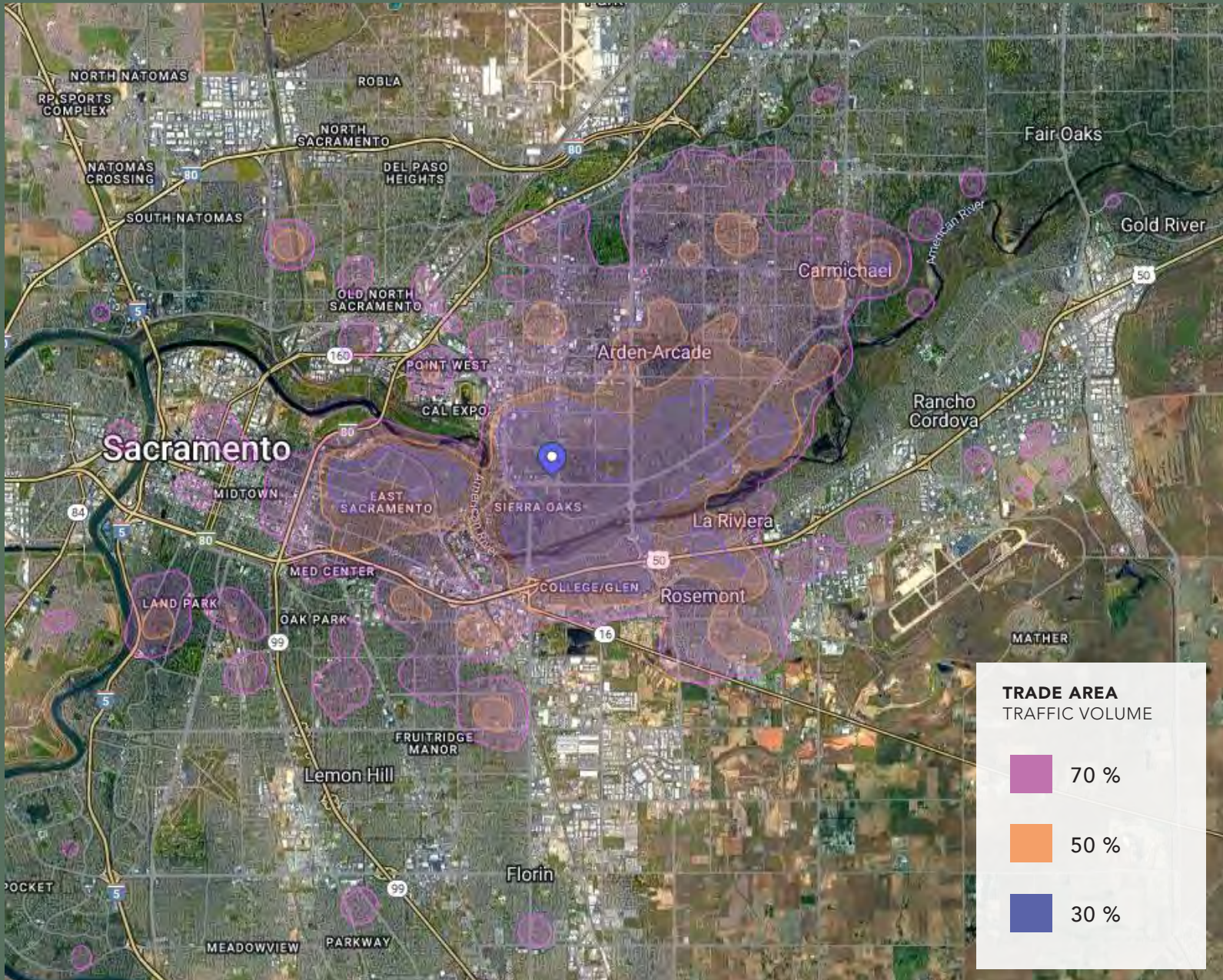
SITE PLAN



MUNROE STREET

Unit	Tenant	SF
521	The Joint	886
523	Cigar	909
527A	Thai House Restaurant	1,400
527B	Ultimate Nails	1,356
552	AVAILABLE	719
540	InterCal	3,551
545	Jack's Urban Eats	4,584
552	JK Ryan Salon	719
556	InterCal	1,148
2435	Noodles	2,842
2439	Hair Forte	835
2441	UPS	1,450
2443	Boba	810
2445	See's Candies	1,447
2447	Jamba Juice	1,307
2449	Bento Box	1,347
2501	SaveMart	36,350
2511A	Massage Envy	2,800
2511B	Nothing Bundt Cakes	1,986
2517	Chipotle Mexican Grill	2,630
2519	GNC	800
2521	AVAILABLE - DND	1,960
2523	Bath & Body	3,036
2525	Euro Wax	1,705
2527	Willow Salon	1,883
2529	Club Pilates	2,320
2531	Pet Food Express	7,574
2535	Beach Hut Deli	2,040
2537	Sutter Medical Foundation	2,040
2541	Restore Wellness & Cryotherapy	3,200
2543	LEASE PENDING	2,318
2545	9 Bars Coffee	1,000
2555	JR. ANCHOR	17,000
2559	Noah's Bagels	1,838
2561	Wild Birds	1,738
2563	Site for Sore Eyes	1,265
2567	Smashburger	2,310
2569	Mathnasium	1,100
2573	Boudin	3,760
2577A	Amazing Lash	2,000
2577B	Sport Clips	1,510
2581	Bank of the West	4,225

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

**TRADE AREA
TRAFFIC VOLUME**

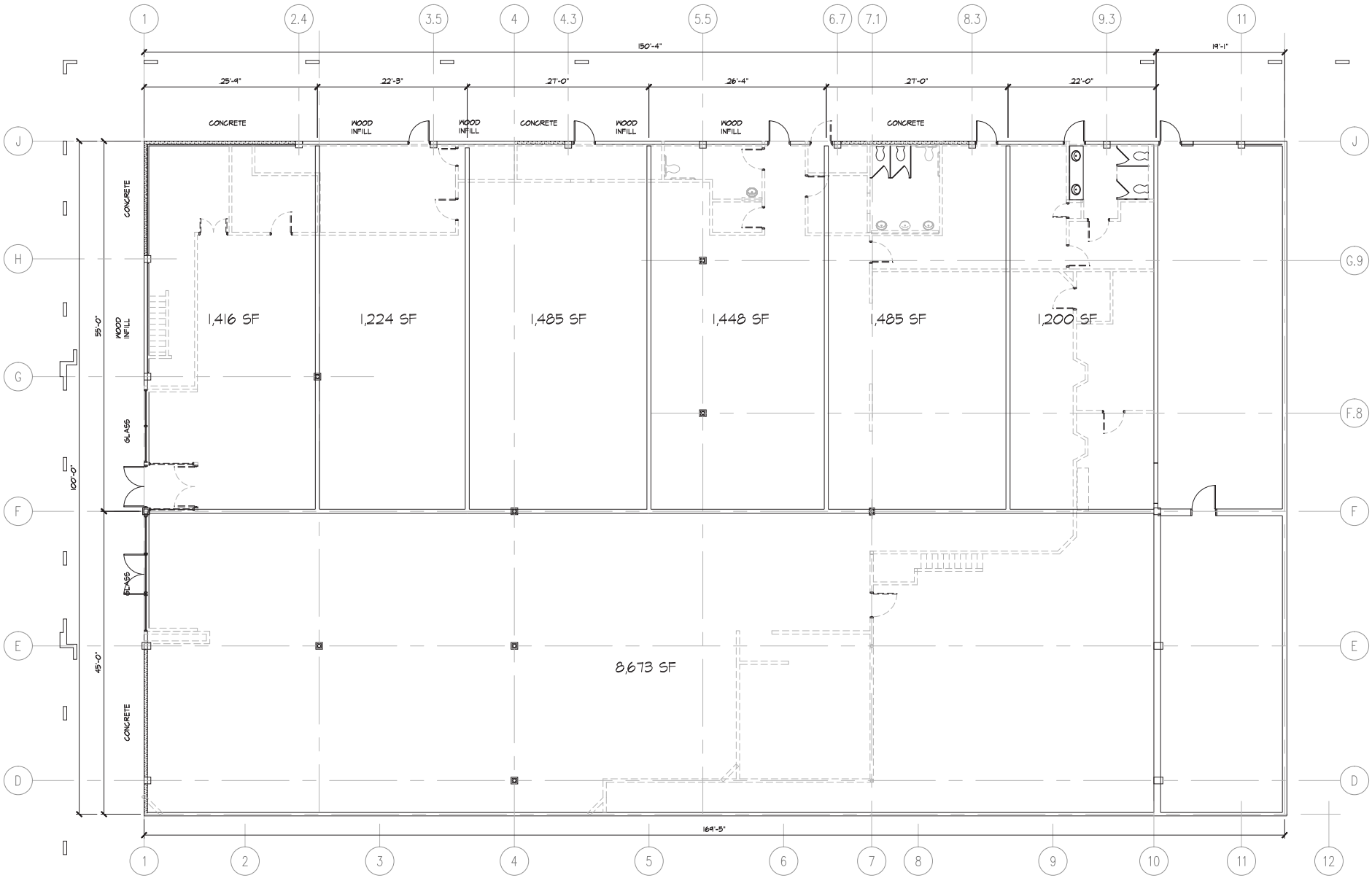
70 %

50 %

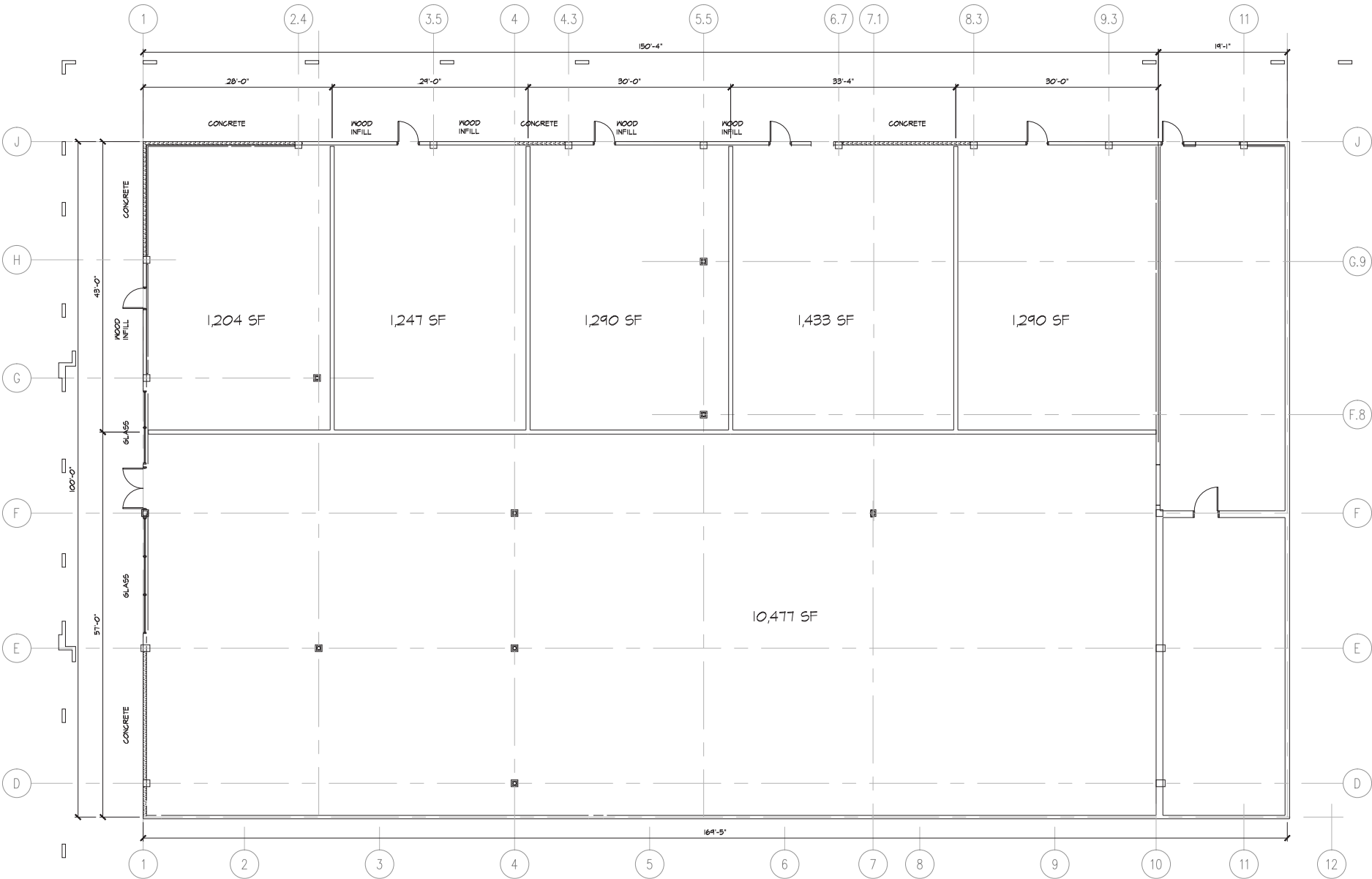
30 %

Source: placerr.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

Howe Bout Arden

- NORDSTROM
- rack
- HomeGoods
- Bonchon
- KEURA

TARGET

The UV

- SAFEWAY
- ZÓCALO
- drybar
- BUCKHORN

Pavilions Shopping Center

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

Arden Square

- JOANN
- OfficeMax
- BevMo!
- GameStop

Sacramento

Fair Oaks Blvd

- Roxy
- PIZZERIA MARINO
- ETTORE'S
- ZINFANDEL GRILLE

Loehmanns Plaza

- Save Mart
- Jamba
- NOAH'S
- noodles
- JACKS
- CHIPOTLE
- smashburger
- Grateful

William Glen

- SUBWAY
- McDonald's
- Domino's
- HABESHA RESTAURANT

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