

±94,661 SF NEIGHBORHOOD SHOPPING CENTER

# Stockridge Plaza



**THE ENSBURY GROUP**  
INVESTMENT REAL ESTATE

	1 MILE	3 MILE	5 MILE
Population	26,830	16,9187	42,3170
Daytime Pop.	25,875	172,132	517,608
Businesses	511	6,211	19,701
Households	8,691	58,651	157,417
Avg HH Income	\$80,901	\$94,335	\$106,636

Stockton Blvd & Fruitridge Rd | Sacramento, CA 95824

# Stockton Blvd & Fruitridge Rd

Sacramento, CA 95824

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An aerial photograph of a city neighborhood, likely Stockton, California, showing a mix of residential houses and commercial buildings. The image is framed by a thin yellow border. The sky is clear and blue. The text '01' is overlaid in a large, semi-transparent font in the center of the image.

# 01

## Executive Summary

Stockton Blvd & Fruitridge Rd



## Stockridge Plaza

±94,661 SF NEIGHBORHOOD SHOPPING CENTER

# PROPERTY SUMMARY

Property Name	▪ Stockridge Plaza
Property Type	▪ Neighborhood Shopping Center
Building Size	▪ ±94,661 SF
Year Built	▪ 1985
Occupancy	▪ ±91.63%
Location	▪ NWC of Stockton Blvd & Fruitridge Rd
Site Features	▪ Corner parcel with signalized intersection
Access	▪ Multiple points of ingress/egress
Parking	▪ Surface parking

# Stockridge Plaza Retail Synergy



# Executive Summary

Stockridge Plaza, which is a 94,661 sq. ft. neighborhood shopping center, is anchored by Foods Co (43,251, sq. ft. and NAP of the offering), Harbor Freight Tools (15,000 sq. ft.), Dollar Tree (15,000 sq. ft.), Octapharma (10,000 sq. ft.) and Citi Trends (11,893 sq. ft.). The shopping center was built in 1985 and substantially renovated over the 20 years of ownership by the current owners and tenants. This is the first time the property has been on the market in 20 years. This is a very stable asset with very little turnover and a 91.63% occupancy. Excluding Foods Co., the above major tenants account for over 55% of the total square footage of the center. The Foods Co is ranked 5th out of 20 store locations for visits per sq. ft. (Placer.ai).

The asset is offered at an asking price of \$17,775,000, which is a 7.22% cap rate and \$187.51/sq. ft.

The property is located on the NWC of Stockton Boulevard and Fruitridge Road. The average daily traffic count at the corner was 54,152 cars per day in 2024. Within a 1-mile radius the average household income is \$80,901. Within a 5-mile radius there are over 167,000 housing units, 422,000 people and an average household income of \$104,600.

The area surrounding Stockridge Plaza is undergoing a major renaissance. Stockton Plaza, which is the shopping center adjacent to the property was recently renovated and new tenants include Smart & Final, Ross Dress for Less, Planet Fitness, Popeyes, Burger King and Dutch Bros. Fruitridge Center, which is a shopping center located diagonally across the street from Stockridge Plaza, was recently renovated and tenants include Wells Fargo Bank, Firestone Tires, Starbucks, and CVS Pharmacy. Just a block north of the property on Stockton Boulevard, The Height on Stockton is a newly completed 200-unit affordable apartment complex. Across the street to the south on Fruitridge Road, San Juan Apartments and Homes, which is a 116-unit affordable housing complex is under construction. Across the street is a McDonald's. On the other corner is an old Rite Aid site that is currently on the market. On the NWC, in front of Stockridge Plaza are Jack-in-the-Box, Auto Zone, AM/PM and Arco.

According to Placer.ai, Stockridge Plaza had over 2.6M shoppers visit the property in 2024. Although the owners and tenants have spent millions in renovations on the center over the 20 years of ownership, the center has deferred maintenance. Some of the roofs and HVAC units are at the end of their useful life, the property needs to be painted, and the parking lot needs a slurry coat and restriping. With the above improvements, there should be ample rent upside to the buyer.

Stockridge Plaza offers stability with upside to the new buyer, and immediate substantial cash flow. We are looking forward to hearing from you on this new listing. Please call with questions or to arrange a tour of the property.

# Facing North Toward Downtown



**DOWNTOWN**

**UC DAVIS HEALTH**

**MEDICAL CENTER**

**UC DAVIS HEALTH**

**SCHOOL OF MEDICINE**

**ROSS**  
DRESS FOR LESS

**Smart & Final.**

**The Heights on Stockton**



**Aaron's**



**octapharma**



**Foods Co**  
Not a part

**HARBOR FREIGHT TOOLS**  
Quality Tools at Remarkable Low Prices

**CubeSmart**

**STOCKRIDGE PLAZA**

**Fruitridge Rd**

**Stockton Blvd**

**AutoZone**

Not a part



**ampm**

**54,512 cars per day in 2024**

# TENANT PROFILES



## Parent Company: The Kroger Co. (NYSE: KR)

- Ranked #21 on the Fortune 500 List
- Operates Multiple Banners Including FoodCo, Ralphps, and Foods Co.
- 2023 Revenue: \$150 billion+

FoodCo is a value-oriented grocery banner operated by The Kroger Co., one of the largest supermarket chains in the United States. Positioned as a no-frills, warehouse-style grocery concept, FoodCo focuses on delivering low prices on bulk items, fresh produce, meat, and everyday essentials, catering to cost-conscious consumers.



## Parent Company: Dollar Tree Inc.

- Ranked #137 on the Fortune 500 List
- Also Owns Family Dollar
- 2023 Revenue: \$30 billion+

Dollar Tree Inc. is a leading discount variety retailer offering a wide assortment of merchandise at highly accessible price points. The company operates over 16,000 stores across the United States and Canada under the Dollar Tree and Family Dollar brands.



## Parent Company: Harbor Freight Tools

- Founded in 1977
- 1,400+ Stores Nationwide

Harbor Freight Tools is a leading U.S. retailer of affordable tools and equipment, serving both professional tradespeople and DIY consumers. The company offers a broad selection of products, including hand tools, power tools, automotive equipment, and industrial supplies, all positioned at competitive price points.



## Parent Company: Octapharma AG

- Founded in 1983
- Headquartered in Lachen, Switzerland
- Global Presence in 100+ Countries

Octapharma AG is a global biopharmaceutical company specializing in the development and manufacturing of human protein therapies derived from human plasma and cell lines. The company focuses on treating conditions related to hematology, immunotherapy, and critical care.

# TENANT PROFILES



## Company: Citi Trends Inc.

- Founded in 1946
- 330+ Stores Across the U.S.

Citi Trends Inc. is a value-oriented apparel and accessories retailer offering affordable fashion for men, women, and children. The company focuses on trend-driven merchandise at accessible price points, including clothing, footwear, and home goods, catering to cost-conscious consumers in urban and underserved markets.



## Company: Subway

- Founded in 1965
- 37,000+ Locations Worldwide

Subway is one of the largest quick-service restaurant (QSR) brands in the world, specializing in made-to-order sandwiches, wraps, and salads. Known for its customizable menu and value-oriented pricing, Subway caters to a broad customer base seeking convenient and relatively healthy fast-food options.



## Company: Domino's Pizza Inc.

- Founded in 1960
- 20,000+ Locations Worldwide

Domino's Pizza Inc. is one of the largest global quick-service restaurant (QSR) brands, specializing in pizza delivery and carryout. The company is widely recognized for its technology-driven ordering platform, including mobile apps and digital ordering systems that account for a significant portion of sales.



## Parent Company: Ilitch Holdings Inc.

- Founded in 1959
- 5,500+ Locations Worldwide

Little Caesars is a leading global quick-service restaurant (QSR) chain specializing in affordable, ready-to-go pizza. The brand is widely known for its "Hot-N-Ready" model, offering convenient, no-wait carryout options at value-oriented price points.



Stockton Blvd & Fruitridge Rd



An aerial photograph of a commercial district, likely in Stockton, California, showing a mix of retail and industrial buildings, parking lots, and a residential area in the background. A large, semi-transparent '02' is overlaid in the center of the image.

# 02

## Financial Analysis

Stockton Blvd & Fruitridge Rd



## Stockridge Plaza

±94,661 SF NEIGHBORHOOD SHOPPING CENTER



# Pricing Summary

Month 1 Annualized NOI: \$1,280,738

Asking Price: \$17,750,000

Cap Rate: 7.22%

Price/Sq. Ft. \$187.51

Building Size ±94,661 SF

Year Built 1985

Occupancy ±91.63%

# Month 1 Operating Statement

<b>Rental Revenue</b>		<b>Operating Expenses</b>		<b>Net Operating Income</b> <b>\$106,728</b>	
Potential Base Rent	\$139,033	Electric	\$800	<b>Annualized Month 1 NOI</b>	<b>\$1,280,738</b>
Absorption & Turnover Vacancy	(\$11,107)	Electric - Parking lot	\$645		
Scheduled Base Rent	\$127,926	Electrical Repairs	\$750		
Total Rental Revenue	\$127,926	Ext. Repairs & Maintenance	\$2,000		
<b>Other Tenant Revenue</b>		Exterior Landscape Contract	\$2,330		
Total Expense Recoveries	\$69,076	Fire/Safety Monitoring and Inspection	\$3,628		
Total Other Tenant Revenue	\$69,076	HVAC Maintenance	\$200		
Total Tenant Revenue	\$197,002	Illegal Dumping	\$1,500		
<b>Other Revenue</b>		Insurance Liability	\$1,530		
Direct Sewer Reimbursement	\$5,163	Insurance Property	\$6,018		
Total Other Revenue	\$5,163	Irrigation Repairs & Maint	\$1,722		
Potential Gross Revenue	\$202,164	Janitorial Contract	\$4,203		
<b>Vacancy &amp; Credit Loss</b>		Keys & Locks	\$100		
Vacancy Allowance	(\$4,417)	Management Fees	\$7,910		
Total Vacancy & Credit Loss	(\$4,417)	Painting	\$300		
Effective Gross Revenue	\$197,747	Parking Maint Sweeping/Cleaning	\$1,804		
		Parking Repairs	\$167		
		Pest Control/Exterminating	\$136		
		Plumbing Repairs	\$816		
		Power Wash/Sidewalk Cleaning	\$1,200		
		Property Tax	\$23,390		
		Roof Repairs	\$1,583		
		Security Contract	\$13,356		
		Sewer	\$5,163		
		Signage Repairs	\$83		
		Trash/Recycle	\$5,900		
		Water - Irrigation	\$915		
		Water - Less Irrigation	\$2,870		
		<b>Total Operating Expenses</b>	<b>\$91,019</b>		

# Rent Roll

Suite Id	Occupant Name	Rent Start	Expiration	GLA Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Monthly Other Income
<b>Vacant Suites</b>								
5021	Vacant			1,300	\$1,950.00	\$18.00	\$780.00	
5318	Vacant			1,000	\$1,500.00	\$18.00	\$600.00	
5322	Vacant			4,674	\$6,232.00	\$16.00	\$2,804.40	
5408	Vacant			950	\$1,425.00	\$18.00	\$570.00	
<b>Occupied Suites</b>								
5023	SUSAN'S HAIR & NAIL SALON	10/1/2010	11/30/2020	975	\$2,194.74	\$27.01		
5025	CRYSTAL PURE WATER	6/1/2009	5/31/2027	975	\$3,085.43	\$37.97	\$798.00	
5027	BAKERS DONUTS	9/1/2010	8/31/2014	975	\$2,076.75	\$25.56	\$968.00	
5029	LITTLE CAESAR'S PIZZA	3/1/2010	10/31/2027	1,300	\$2,661.75	\$24.57	\$1,408.00	
5031	SUBWAY #4672	1/1/2010	12/31/2028	1,269	\$4,106.25	\$38.83	\$1,462.00	
5033	DAT THANH VIETNAMESE RESTAURAN	2/9/2016	4/30/2031	2,221	\$3,862.12	\$20.87	\$2,630.00	
5037	PRIME TIME NUTRITION	1/1/2010	4/30/2029	1,269	\$3,758.77	\$35.54	\$1,046.00	
5051	DOLLAR TREE #1203-RX	7/26/2006	7/31/2027	15,000	\$16,637.50	\$13.31	\$7,832.00	
5051A	HARBOR FREIGHT TOOLS #21	3/1/2010	8/31/2034	15,000	\$16,200.00	\$12.96	\$7,474.00	\$736.00
5061	HAIR PLUS BEAUTY SUPPLY	3/1/2010	2/29/2028	3,675	\$8,396.12	\$27.42	\$3,260.00	
5091	PAPA MURPHY'S PIZZA	4/4/2014	3/31/2028	1,225	\$2,082.50	\$20.40	\$1,441.00	
5101	OCTAPHARMA	9/14/2016	9/13/2036	10,000	\$11,595.84	\$13.92	\$8,289.00	
5201	CITITRENDS #402	11/1/2009	4/30/2031	11,893	\$12,249.79	\$12.36	\$7,047.00	
5215	Toys & More	9/22/2023	1/31/2030	1,050	\$1,392.44	\$15.91	\$931.00	
5217	CRICKET WIRELESS	3/9/2015	5/31/2024	1,050	\$2,068.13	\$23.64	\$940.00	

# Rent Roll

Suite Id	Occupant Name	Rent Start	Expiration	GLA Sqft	Monthly Base Rent	Annual Rate PSF	Monthly Cost Recovery	Monthly Other Income
<b>Vacant Suites</b>								
5219	Confie Administrative Services, Inc. (Freeway Insurance)	9/1/2009	12/31/2027	1,050	\$2,460.70	\$28.12	\$940.00	
5221	IMPRESSION SHOES	2/1/2017	11/30/2027	3,500	\$4,059.78	\$13.92		
5304	PHO SAIGON RESTAURANT	1/1/2010	7/31/2028	3,900	\$11,186.79	\$34.42	\$4,712.00	
5312	LINDA'S NAILS	9/1/2010	12/31/2028	900	\$2,194.74	\$29.26	\$987.00	
5314	SUN'S BEAUTY SALON	7/1/2010	3/31/2029	990	\$2,633.64	\$31.92	\$807.00	
5316	Domino's Pizza	4/2/2026	3/31/2036	1,320	\$1,980.00	\$18.00	\$1,518.90	
5400	LGI's Boutique	6/1/2026	5/31/2031	1,400	\$2,450.00	\$21.00	\$1,120.00	
5320	DISCOUNT CIGARETTES	9/1/2007	12/31/2022	1,200	\$2,116.88	\$21.17	\$1,108.00	
5330	FOODSCO	1/1/2018	12/31/2018	43,251				
5402	Stockridge Laundry	9/1/2025	3/1/2041	2,100	\$2,625.00	\$15.00	\$3,320.00	
5406	HAIR TECH BEAUTY SALON	6/1/2010	11/30/2028	900	\$1,500.00	\$20.00		\$191.80
5410	EL AMIGAZO WESTERN WEAR	12/20/2013	11/30/2028	1,600	\$2,350.00	\$17.63		
5420	JACK IN THE BOX - 566	1/1/2018	12/31/2018	4,500			\$1,248.00	
Total Sqft (excluding CAM Only)				94,661				
<b>Total Sqft (including CAM Only):</b>				<b>133,088</b>	<b>\$127,925.66</b>		<b>\$61,286.90</b>	<b>\$927.80</b>
Vacant Sqft:		9.14%	4 units	7,924	\$11,107.00		\$4,754.40	
Occupied Sqft (excluding CAM Only)		91.63%		86,737				
<b>Gross Potential Income</b>					<b>\$139,032.66</b>		<b>\$66,041.30</b>	<b>\$927.80</b>

# 10-Year Cash Flow

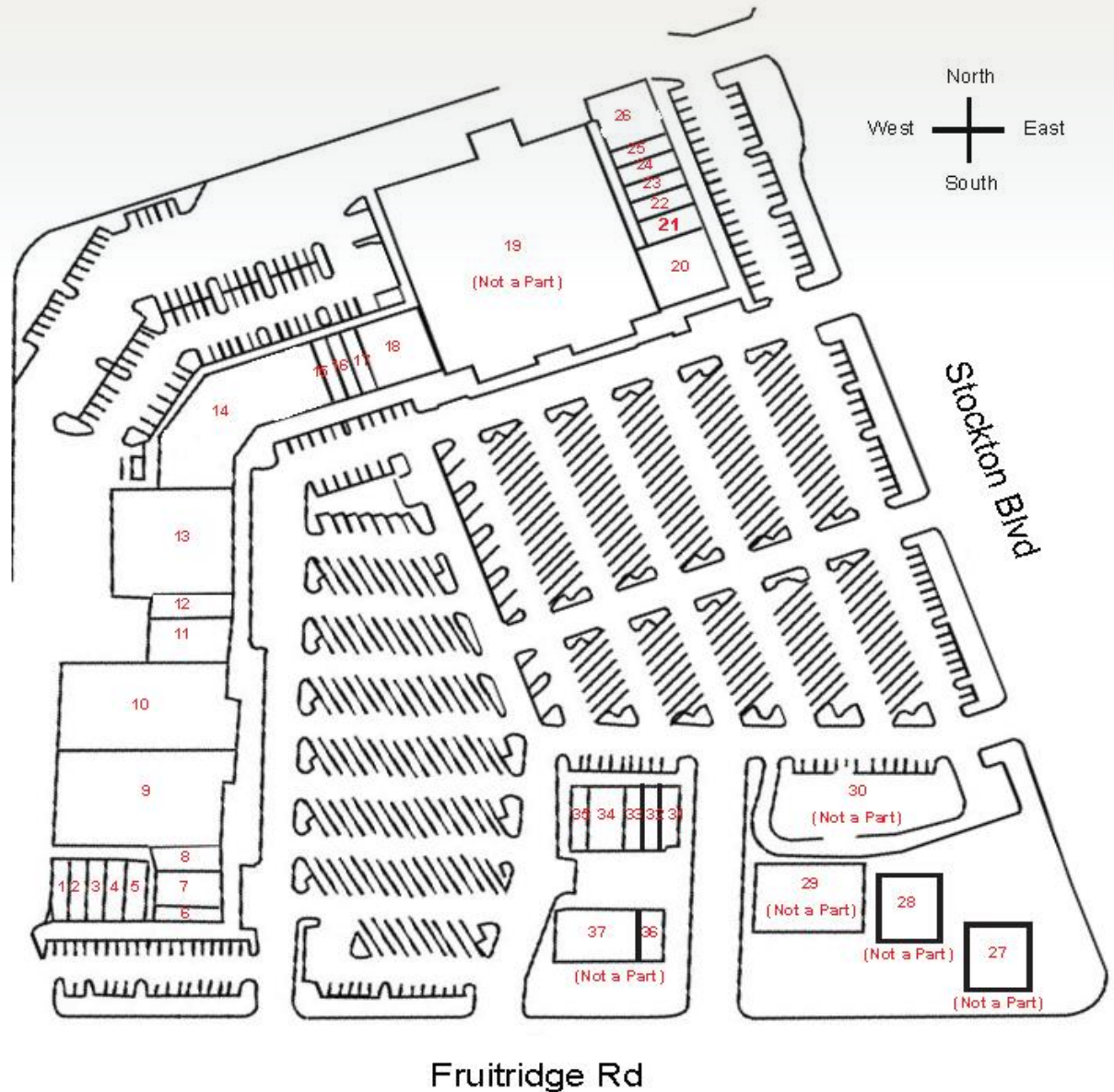
	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast
For the Years Ending	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15	Year 16	Year 17	Year 18	Year 19	Year 20	Total
	Sep-27	Sep-28	Sep-29	Sep-30	Sep-31	Sep-32	Sep-33	Sep-34	Sep-35	Sep-36	Sep-37	Sep-38	Sep-39	Sep-40	Sep-41	Sep-42	Sep-43	Sep-44	Sep-45	Sep-46	Total
<b>Rental Revenue</b>																					
Potential Base Rent	1,686,695	1,736,701	1,783,618	1,832,370	1,891,139	1,978,083	2,032,687	2,069,718	2,121,185	2,165,920	2,239,353	2,327,916	2,374,577	2,434,616	2,494,327	2,593,343	2,670,878	2,723,738	2,792,117	2,850,787	44,799,766
Absorption & Turnover Vacancy	(132,476)	(68,552)	(36,941)	(3,545)	(46,818)	(57,968)	(49,461)	(71,753)	(4,110)	(16,981)	(73,801)	(99,188)	(78,091)	(10,355)	(65,300)	(53,816)	(82,887)	(90,629)	(26,658)	(29,207)	(1,098,538)
Scheduled Base Rent	1,554,219	1,668,149	1,746,677	1,828,825	1,844,321	1,920,115	1,983,226	1,997,965	2,117,075	2,148,939	2,165,552	2,228,728	2,296,486	2,424,260	2,429,026	2,539,527	2,587,991	2,633,108	2,765,460	2,821,580	43,701,228
<b>Total Rental Revenue</b>	<b>1,554,219</b>	<b>1,668,149</b>	<b>1,746,677</b>	<b>1,828,825</b>	<b>1,844,321</b>	<b>1,920,115</b>	<b>1,983,226</b>	<b>1,997,965</b>	<b>2,117,075</b>	<b>2,148,939</b>	<b>2,165,552</b>	<b>2,228,728</b>	<b>2,296,486</b>	<b>2,424,260</b>	<b>2,429,026</b>	<b>2,539,527</b>	<b>2,587,991</b>	<b>2,633,108</b>	<b>2,765,460</b>	<b>2,821,580</b>	<b>43,701,228</b>
<b>Other Tenant Revenue</b>																					
Total Expense Recoveries	855,533	990,061	1,052,291	1,094,956	1,093,835	1,119,465	1,156,579	1,189,405	1,242,144	1,271,545	1,275,426	1,304,654	1,364,098	1,420,784	1,423,628	1,478,954	1,507,737	1,557,648	1,619,745	1,653,569	25,672,057
<b>Total Other Tenant Revenue</b>	<b>855,533</b>	<b>990,061</b>	<b>1,052,291</b>	<b>1,094,956</b>	<b>1,093,835</b>	<b>1,119,465</b>	<b>1,156,579</b>	<b>1,189,405</b>	<b>1,242,144</b>	<b>1,271,545</b>	<b>1,275,426</b>	<b>1,304,654</b>	<b>1,364,098</b>	<b>1,420,784</b>	<b>1,423,628</b>	<b>1,478,954</b>	<b>1,507,737</b>	<b>1,557,648</b>	<b>1,619,745</b>	<b>1,653,569</b>	<b>25,672,057</b>
<b>Total Tenant Revenue</b>	<b>2,409,751</b>	<b>2,658,210</b>	<b>2,798,968</b>	<b>2,923,781</b>	<b>2,938,155</b>	<b>3,039,579</b>	<b>3,139,805</b>	<b>3,187,370</b>	<b>3,359,219</b>	<b>3,420,484</b>	<b>3,440,978</b>	<b>3,533,382</b>	<b>3,660,583</b>	<b>3,845,045</b>	<b>3,852,654</b>	<b>4,018,481</b>	<b>4,095,729</b>	<b>4,190,756</b>	<b>4,385,205</b>	<b>4,475,149</b>	<b>69,373,285</b>
<b>Other Revenue</b>																					
Direct Sewer Reimbursement	63,349	65,250	67,207	69,223	71,300	73,439	75,642	77,911	80,249	82,656	85,136	87,690	90,321	93,030	95,821	98,696	101,657	104,706	107,848	111,083	1,702,214
<b>Total Other Revenue</b>	<b>63,349</b>	<b>65,250</b>	<b>67,207</b>	<b>69,223</b>	<b>71,300</b>	<b>73,439</b>	<b>75,642</b>	<b>77,911</b>	<b>80,249</b>	<b>82,656</b>	<b>85,136</b>	<b>87,690</b>	<b>90,321</b>	<b>93,030</b>	<b>95,821</b>	<b>98,696</b>	<b>101,657</b>	<b>104,706</b>	<b>107,848</b>	<b>111,083</b>	<b>1,702,214</b>
<b>Potential Gross Revenue</b>	<b>2,473,101</b>	<b>2,723,459</b>	<b>2,866,175</b>	<b>2,993,004</b>	<b>3,009,455</b>	<b>3,113,018</b>	<b>3,215,447</b>	<b>3,265,282</b>	<b>3,439,468</b>	<b>3,503,141</b>	<b>3,526,114</b>	<b>3,621,072</b>	<b>3,750,904</b>	<b>3,938,075</b>	<b>3,948,475</b>	<b>4,117,177</b>	<b>4,197,385</b>	<b>4,295,463</b>	<b>4,493,052</b>	<b>4,586,232</b>	<b>71,075,499</b>
<b>Vacancy &amp; Credit Loss</b>																					
Vacancy Allowance	(53,007)	(84,633)	(106,368)	(146,105)	(103,655)	(97,683)	(111,311)	(91,511)	(167,863)	(158,176)	(102,505)	(81,866)	(109,454)	(186,548)	(132,123)	(152,042)	(126,982)	(124,144)	(197,995)	(200,105)	(2,534,077)
<b>Total Vacancy &amp; Credit Loss</b>	<b>(53,007)</b>	<b>(84,633)</b>	<b>(106,368)</b>	<b>(146,105)</b>	<b>(103,655)</b>	<b>(97,683)</b>	<b>(111,311)</b>	<b>(91,511)</b>	<b>(167,863)</b>	<b>(158,176)</b>	<b>(102,505)</b>	<b>(81,866)</b>	<b>(109,454)</b>	<b>(186,548)</b>	<b>(132,123)</b>	<b>(152,042)</b>	<b>(126,982)</b>	<b>(124,144)</b>	<b>(197,995)</b>	<b>(200,105)</b>	<b>(2,534,077)</b>
<b>Effective Gross Revenue</b>	<b>2,420,094</b>	<b>2,638,826</b>	<b>2,759,807</b>	<b>2,846,899</b>	<b>2,905,801</b>	<b>3,015,336</b>	<b>3,104,136</b>	<b>3,173,771</b>	<b>3,271,604</b>	<b>3,344,964</b>	<b>3,423,609</b>	<b>3,539,206</b>	<b>3,641,450</b>	<b>3,751,527</b>	<b>3,816,352</b>	<b>3,965,134</b>	<b>4,070,403</b>	<b>4,171,319</b>	<b>4,295,057</b>	<b>4,386,127</b>	<b>68,541,422</b>

# 10-Year Cash Flow

	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	Forecast	
<b>Operating Expenses</b>																						
Electric	9,816	10,110	10,414	10,726	11,048	11,379	11,721	12,072	12,435	12,808	13,192	13,588	13,995	14,415	14,848	15,293	15,752	16,224	16,711	17,212	263,760	
Electric - Parking lot	7,914	8,152	8,396	8,648	8,907	9,175	9,450	9,733	10,025	10,326	10,636	10,955	11,284	11,622	11,971	12,330	12,700	13,081	13,473	13,878	212,656	
Electrical Repairs	9,203	9,479	9,763	10,056	10,357	10,668	10,988	11,318	11,657	12,007	12,367	12,738	13,121	13,514	13,920	14,337	14,767	15,210	15,667	16,137	247,275	
Ext. Repairs & Maintenance	24,540	25,276	26,034	26,816	27,620	28,449	29,302	30,181	31,087	32,019	32,980	33,969	34,988	36,038	37,119	38,233	39,379	40,561	41,778	43,031	659,399	
Exterior Landscape Contract	28,589	29,447	30,330	31,240	32,177	33,143	34,137	35,161	36,216	37,302	38,421	39,574	40,761	41,984	43,244	44,541	45,877	47,253	48,671	50,131	768,200	
Fire/Safety Monitoring and Inspection	44,521	45,856	47,232	48,649	50,108	51,612	53,160	54,755	56,397	58,089	59,832	61,627	63,476	65,380	67,342	69,362	71,443	73,586	75,793	78,067	1,196,287	
HVAC Maintenance	2,454	2,528	2,603	2,682	2,762	2,845	2,930	3,018	3,109	3,202	3,298	3,397	3,499	3,604	3,712	3,823	3,938	4,056	4,178	4,303	65,940	
Illegal Dumping	18,405	18,957	19,526	20,112	20,715	21,336	21,977	22,636	23,315	24,014	24,735	25,477	26,241	27,028	27,839	28,674	29,535	30,421	31,333	32,273	494,549	
Insurance Liability	18,770	19,333	19,913	20,511	21,126	21,760	22,412	23,085	23,777	24,491	25,225	25,982	26,762	27,564	28,391	29,243	30,120	31,024	31,955	32,913	504,358	
Insurance Property	73,840	76,055	78,337	80,687	83,107	85,601	88,169	90,814	93,538	96,344	99,235	102,212	105,278	108,436	111,689	115,040	118,491	122,046	125,707	129,479	1,984,104	
Irrigation Repairs & Maint	21,132	21,766	22,419	23,092	23,784	24,498	25,233	25,990	26,769	27,572	28,400	29,252	30,129	31,033	31,964	32,923	33,911	34,928	35,976	37,055	567,825	
Janitorial Contract	51,571	53,118	54,711	56,353	58,043	59,785	61,578	63,426	65,328	67,288	69,307	71,386	73,528	75,733	78,005	80,346	82,756	85,239	87,796	90,430	1,385,727	
Keys & Locks	1,227	1,264	1,302	1,341	1,381	1,422	1,465	1,509	1,554	1,601	1,649	1,698	1,749	1,802	1,856	1,912	1,969	2,028	2,089	2,152	32,970	
Management Fees	96,804	105,553	110,392	113,876	116,232	120,613	124,165	126,951	130,864	133,799	136,944	141,568	145,658	150,061	152,654	158,605	162,816	166,853	171,802	175,445	2,741,656	
Painting	3,681	3,791	3,905	4,022	4,143	4,267	4,395	4,527	4,663	4,803	4,947	5,095	5,248	5,406	5,568	5,735	5,907	6,084	6,267	6,455	98,910	
Parking Maint Sweeping/Cleaning	22,129	22,793	23,477	24,181	24,907	25,654	26,424	27,216	28,033	28,874	29,740	30,632	31,551	32,498	33,473	34,477	35,511	36,576	37,674	38,804	594,623	
Parking Repairs	2,045	2,106	2,170	2,235	2,302	2,371	2,442	2,515	2,591	2,668	2,748	2,831	2,916	3,003	3,093	3,186	3,282	3,380	3,481	3,586	54,950	
Pest Control/Exterminating	1,669	1,719	1,770	1,823	1,878	1,935	1,993	2,052	2,114	2,177	2,243	2,310	2,379	2,451	2,524	2,600	2,678	2,758	2,841	2,926	44,839	
Plumbing Repairs	10,011	10,312	10,621	10,940	11,268	11,606	11,954	12,313	12,682	13,062	13,454	13,858	14,274	14,702	15,143	15,597	16,065	16,547	17,044	17,555	269,007	
Power Wash/Sidewalk Cleaning	14,724	15,166	15,621	16,089	16,572	17,069	17,581	18,109	18,652	19,211	19,788	20,381	20,993	21,623	22,271	22,940	23,628	24,337	25,067	25,819	395,639	
Property Tax	284,892	290,590	296,402	302,330	308,377	314,544	320,835	327,252	333,797	340,473	347,282	354,228	361,312	368,538	375,909	383,427	391,096	398,918	406,896	415,034	6,922,132	
Roof Repairs	19,428	20,010	20,611	21,229	21,866	22,522	23,197	23,893	24,610	25,348	26,109	26,892	27,699	28,530	29,386	30,267	31,175	32,111	33,074	34,066	522,024	
Security Contract	163,878	168,794	173,858	179,074	184,446	189,980	195,679	201,549	207,596	213,824	220,238	226,846	233,651	240,661	247,880	255,317	262,976	270,866	278,992	287,361	4,403,466	
Sewer	63,349	65,250	67,207	69,223	71,300	73,439	75,642	77,911	80,249	82,656	85,136	87,690	90,321	93,030	95,821	98,696	101,657	104,706	107,848	111,083	1,702,214	
Signage Repairs	1,023	1,053	1,085	1,117	1,151	1,185	1,221	1,258	1,295	1,334	1,374	1,415	1,458	1,502	1,547	1,593	1,641	1,690	1,741	1,793	27,475	
Trash/Recycle	72,393	74,565	76,802	79,106	81,479	83,923	86,441	89,034	91,705	94,456	97,290	100,209	103,215	106,312	109,501	112,786	116,170	119,655	123,244	126,942	1,945,227	
Water - Irrigation	11,227	11,564	11,911	12,268	12,636	13,015	13,406	13,808	14,222	14,649	15,088	15,541	16,007	16,487	16,982	17,491	18,016	18,557	19,113	19,687	301,675	
Water - Less Irrigation	35,215	36,271	37,359	38,480	39,635	40,824	42,048	43,310	44,609	45,947	47,326	48,746	50,208	51,714	53,266	54,864	56,510	58,205	59,951	61,750	946,238	
<b>Total Operating Expenses</b>	<b>1,114,449</b>	<b>1,150,878</b>	<b>1,184,171</b>	<b>1,216,904</b>	<b>1,249,328</b>	<b>1,284,619</b>	<b>1,319,945</b>	<b>1,355,396</b>	<b>1,392,890</b>	<b>1,430,347</b>	<b>1,468,985</b>	<b>1,510,097</b>	<b>1,551,700</b>	<b>1,594,671</b>	<b>1,636,917</b>	<b>1,683,637</b>	<b>1,729,765</b>	<b>1,776,899</b>	<b>1,826,161</b>	<b>1,875,365</b>	<b>29,353,126</b>	
<b>Net Operating Income</b>	<b>1,305,645</b>	<b>1,487,948</b>	<b>1,575,635</b>	<b>1,629,995</b>	<b>1,656,472</b>	<b>1,730,717</b>	<b>1,784,191</b>	<b>1,818,375</b>	<b>1,878,714</b>	<b>1,914,617</b>	<b>1,954,624</b>	<b>2,029,109</b>	<b>2,089,750</b>	<b>2,156,855</b>	<b>2,179,435</b>	<b>2,281,497</b>	<b>2,340,638</b>	<b>2,394,420</b>	<b>2,468,896</b>	<b>2,510,762</b>	<b>39,188,296</b>	
<b>Leasing Costs</b>																						
Tenant Improvements	491,945	179,259	160,984	16,250	244,504	206,443	193,148	186,625	18,838	63,678	150,362	598,371	174,845	65,635	299,759	226,067	304,989	286,214	51,664	110,249	4,029,828	
Leasing Commissions	142,659	53,134	73,937	4,235	93,500	59,975	68,356	85,713	4,910	20,285	48,917	214,312	78,783	27,469	112,563	74,473	88,737	125,193	25,710	27,224	1,430,083	
<b>Total Leasing Costs</b>	<b>634,604</b>	<b>232,393</b>	<b>234,921</b>	<b>20,485</b>	<b>338,004</b>	<b>266,417</b>	<b>261,504</b>	<b>272,337</b>	<b>23,747</b>	<b>83,963</b>	<b>199,280</b>	<b>812,683</b>	<b>253,629</b>	<b>93,104</b>	<b>412,321</b>	<b>300,540</b>	<b>393,726</b>	<b>411,407</b>	<b>77,374</b>	<b>137,473</b>	<b>5,459,911</b>	
<b>Capital Expenditures</b>																						
Capital Reserves	21,842	22,498	23,173	23,868	24,584	25,321	26,081	26,863	27,669	28,499	29,354	30,235	31,142	32,076	33,039	34,030	35,051	36,102	37,185	38,301	586,915	
<b>Total Capital Expenditures</b>	<b>21,842</b>	<b>22,498</b>	<b>23,173</b>	<b>23,868</b>	<b>24,584</b>	<b>25,321</b>	<b>26,081</b>	<b>26,863</b>	<b>27,669</b>	<b>28,499</b>	<b>29,354</b>	<b>30,235</b>	<b>31,142</b>	<b>32,076</b>	<b>33,039</b>	<b>34,030</b>	<b>35,051</b>	<b>36,102</b>	<b>37,185</b>	<b>38,301</b>	<b>586,915</b>	
<b>Total Leasing &amp; Capital Costs</b>	<b>656,447</b>	<b>254,890</b>	<b>258,093</b>	<b>44,352</b>	<b>362,588</b>	<b>291,739</b>	<b>287,585</b>	<b>299,201</b>	<b>51,417</b>	<b>112,462</b>	<b>228,634</b>	<b>842,918</b>	<b>284,771</b>	<b>125,180</b>	<b>445,360</b>	<b>334,570</b>	<b>428,776</b>	<b>447,509</b>	<b>114,560</b>	<b>175,773</b>	<b>6,046,825</b>	
Cash Flow Before Debt Service	649,199	1,233,057	1,317,542	1,585,642	1,293,885	1,438,978	1,496,606	1,519,174	1,827,298	1,802,155	1,725,990	1,186,192	1,804,979	2,031,675	1,734,075	1,946,927	1,911,862	1,946,911	2,354,337	2,334,988	33,141,471	
Cash Flow Available for Distribution	649,199	1,233,057	1,317,542	1,585,642	1,293,885	1,438,978	1,496,606	1,519,174	1,827,298	1,802,155	1,725,990	1,186,192	1,804,979	2,031,675	1,734,075	1,946,927	1,911,862	1,946,911	2,354,337	2,334,988	33,141,471	

# Site Map

Suite	Tenant	Approx. SF
1	Vacant	±1,300 SF
2	Susan's Hair Salon	±975 SF
3	Crystal Pure Water	±975 SF
4	Bakers Donuts	±975 SF
5	Little Caesar's Pizza	±1,300 SF
6	Subway	±1,269 SF
7	Vietnamese Restaurant	±2,221 SF
8	Prime Time Nutrition	±1,269 SF
9	Harbor Freight Tools	±15,000 SF
10	Dollar Tree	±15,000 SF
11	Hair Plus Beauty Supply	±3,675 SF
12	Papa Murphy's	±1,225 SF
13	Octapharma	±10,000 SF
14	Citi Trends	±11,893 SF
15	Toys & More	±1,050 SF
16	Cricket Wireless	±1,050 SF
17	West Coast Auto Insurance	±1,050 SF
18	Impression Shoes	±3,500 SF
19	Foods Co (Not a Part)	±43,251 SF
20	Vacant	±4,674 SF
21	Discount Cigarettes	±1,200 SF
22	Vacant	±1,000 SF
23	Domino's Pizza	±1,320 SF
24	Sun's Beauty Salon	±990 SF
25	Linda's Nails	±900 SF
26	Pho Saigon Restaurant	±3,900 SF
27	Arco (Not a Part)	±0 SF
28	Am/Pm (Not a Part)	±2,722 SF
29	AutoZone (Not a Part)	±6,000 SF
30	Jack In The Box (Not a Part)	±4,500 SF
31	El Amigazo Western Wear	±1,600 SF
32	Vacant	±950 SF
33	Hair Tech Beauty Salon	±1,600 SF
34	Stockridge Laundry	±2,100 SF
35	Vacant	±1,400 SF
36	Kent's Beauty Salon (Not a Part)	±1,104 SF
37	World Wines & Liquor (Not a Part)	±3,312 SF






An aerial photograph of a residential neighborhood. A large, semi-transparent watermark '03' is centered over the image. The neighborhood features a mix of single-story houses, some with swimming pools, and larger commercial-style buildings. A major road, Stockton Blvd, runs vertically through the center-right of the image. The area is surrounded by trees and greenery, with a clear blue sky above.

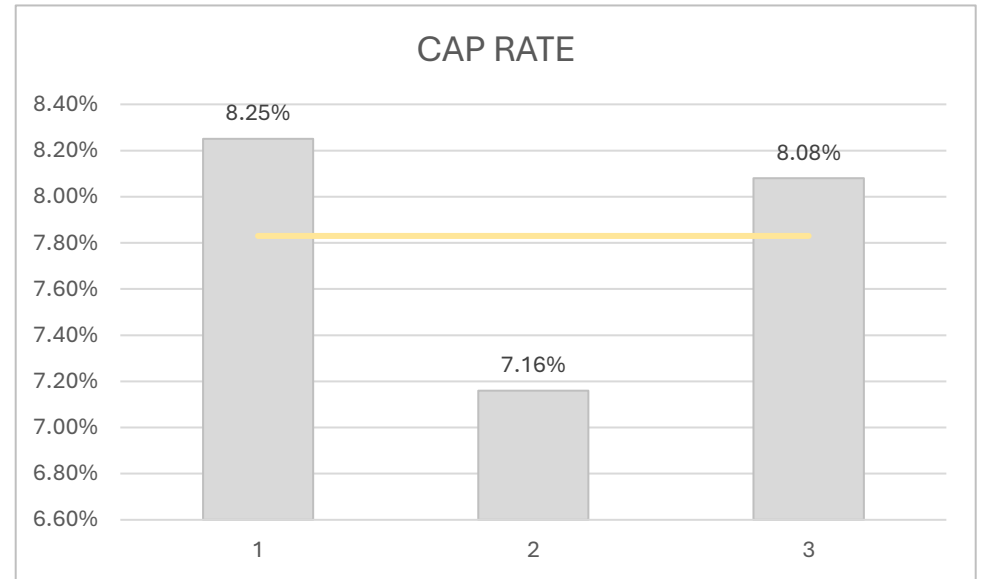
03

Sales Comparables

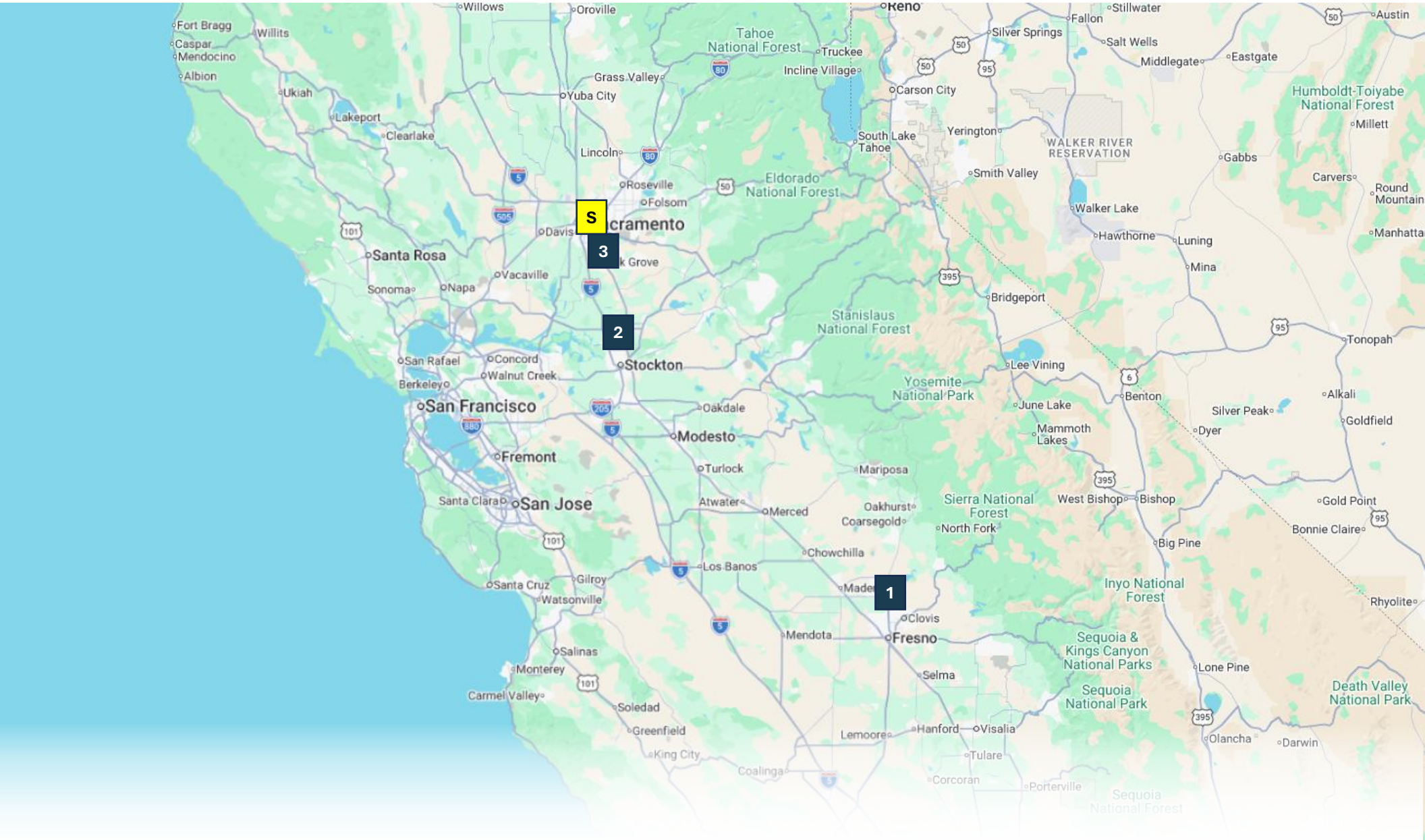
Stockton Blvd & Fruitridge Rd

# SALES COMPARABLES

Photos	Property Address	Property Name	Sale Date	Sale Price	SF	\$/SF	Cap Rate	Shopping Center Type	Major Tenants
	9433-9447 N Fort Washington Rd Fresno, CA 93730	Riverview Shopping Center	2/10/2026	\$21,026,000	109,681	\$191.70	8.25%	Neighborhood Center Market-Anchored	Lassens (Natural Foods Market) Fort Washington Fitness
	616-760 W Hammer Ln Stockton, CA	Pacific Town Center	12/19/2025	\$27,000,000	142,957	\$188.87	7.16%	Neighborhood Center Grocery-Anchored	Smart & Final Extra! Chuze Fitness Ross Dress For Less
	8547-8567 Elk Grove Blvd 8523-8535 Elk Grove Blvd 8511-8517 Elk Grove Blvd 8591 Elk Grove Blvd	Elk Grove Village Shopping Center <i>(Inline shops only)</i>	6/26/2025	\$10,600,000	30,899	\$343.05	8.08%	Neighborhood Center Drugstore Shadow-Anchored	CVS Pharmacy KFC Arby's Shell service station



# SALES COMPARABLES



An aerial photograph of a city street grid, showing a mix of residential houses, commercial buildings, and parking lots. A large, semi-transparent blue '04' is overlaid in the center. The text 'MSA Overview' is written in a gold serif font below the '04'. The background shows a dense urban area with a grid of streets and a mix of greenery and buildings.

# 04

MSA Overview

Stockton Blvd & Fruitridge Rd

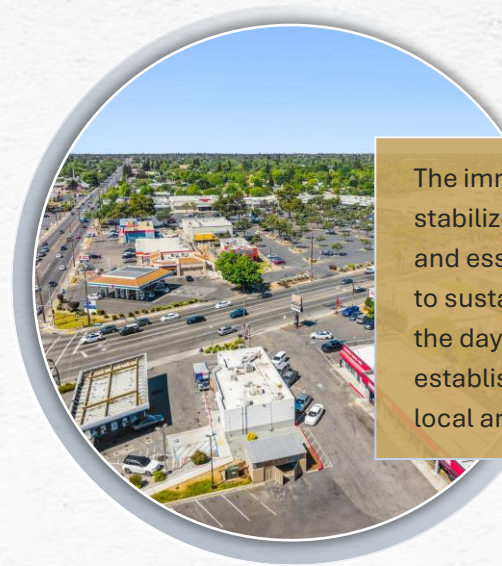
# The Location

Stockridge Plaza is located at the northwest corner of Stockton Boulevard and Fruitridge Road, a highly trafficked commercial intersection within a dense infill Sacramento submarket. The property benefits from strong visibility, signalized access, and multiple ingress/egress points along two major arterial corridors. The surrounding trade area is characterized by a dense residential population base and a strong concentration of daily-needs retail, service, and food uses that drive consistent traffic to the immediate corridor. Stockton Boulevard serves as a primary north-south arterial connecting multiple established neighborhoods and commercial nodes throughout the region.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	26,830	16,9187	42,3170
Daytime Population	25,875	172,132	517,608
Businesses	511	6,211	19,701
Households	8,691	58,651	157,417
Avg HH Income	\$80,901	\$94,335	\$106,636

## Location Snapshot

### Retail Synergy



The immediate area features a mix of stabilized retail centers, national tenants, and essential service providers, contributing to sustained consumer activity throughout the day. The intersection functions as a well-established retail hub supported by both local and regional traffic flow patterns.

### Fundamentals



The broader submarket is undergoing ongoing redevelopment and infill residential growth, including multifamily development and reinvestment in nearby retail centers, supporting long-term demand fundamentals for the corridor.

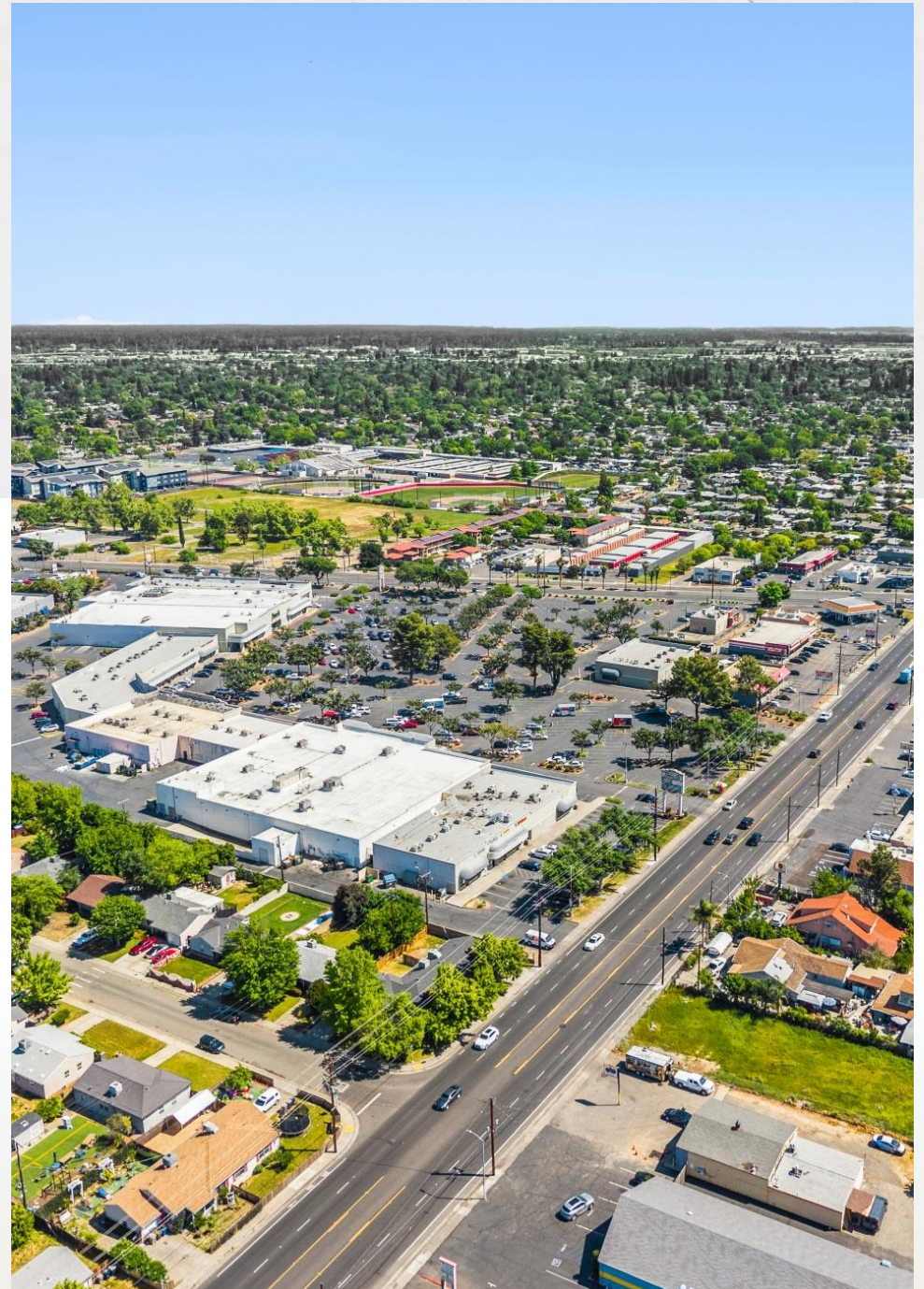
# MSA Overview

## Sacramento–Roseville–Arden-Arcade MSA

Stockridge Plaza is located within the Sacramento–Roseville–Arden-Arcade Metropolitan Statistical Area (MSA), a major Northern California regional economy and the state capital region. The MSA serves as a key governmental, employment, and logistics hub for Northern California.

### AREA SNAPSHOT

The regional economy is anchored by public sector employment, healthcare, education, and a growing base of logistics, manufacturing, and technology-related industries. As the seat of California state government, Sacramento benefits from stable, recession-resistant employment drivers. The MSA has experienced steady population growth driven by relative housing affordability compared to coastal California markets, resulting in continued in-migration and household formation across suburban submarkets. Retail demand is supported by a large and diverse population base, with strong daily-needs spending patterns and resilient consumer activity across essential goods and services sectors. The region also serves as a distribution and logistics corridor connecting the Bay Area, Central Valley, and Northern California, further strengthening its long-term economic positioning.



# Stockridge Plaza

Stockton Blvd & Fruitridge Rd



# Stockridge Plaza

Stockton Blvd & Fruitridge Rd

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