



MARKET
SQUARE

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FULCRUM



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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.

Party City
Opening Summer 2022

**BARNES
& NOBLE**

**CALIFORNIA
PIZZA KITCHEN**

at&t

Peets Coffee & Tea

xfinity

**ULTA
BEAUTY**

**FedEx
Office**

**The Cheesecake
Factory**

**5,661 SF
AVAILABLE
06/2023**

**977 SF
AVAILABLE
SPACE**

**12,559 SF
AVAILABLE
07/2023**

51,658 ADT

ARDEN WAY

48,586 ADT

CHALLENGE WAY

macy's

**CALIFORNIA BANK
TRUST**

**Black Bear
Diner**

**BEST
BUY**

SITE PLAN



TENANT LIST

2	Party City <i>(opening Summer 2022)</i>	10,521 sf + 2,000 sf mezzanine
4	Barnes & Noble	19,202 sf
5	AVAILABLE	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 07/2023	12,559 sf
16	FedEx Kinko's	6,411 sf
21	The Cheesecake Factory	10,000 sf
200	AVAILABLE 06/2023	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	AVAILABLE	766 sf
226	AVAILABLE	1,249 sf
230	Dos Coyotes	2,436 sf



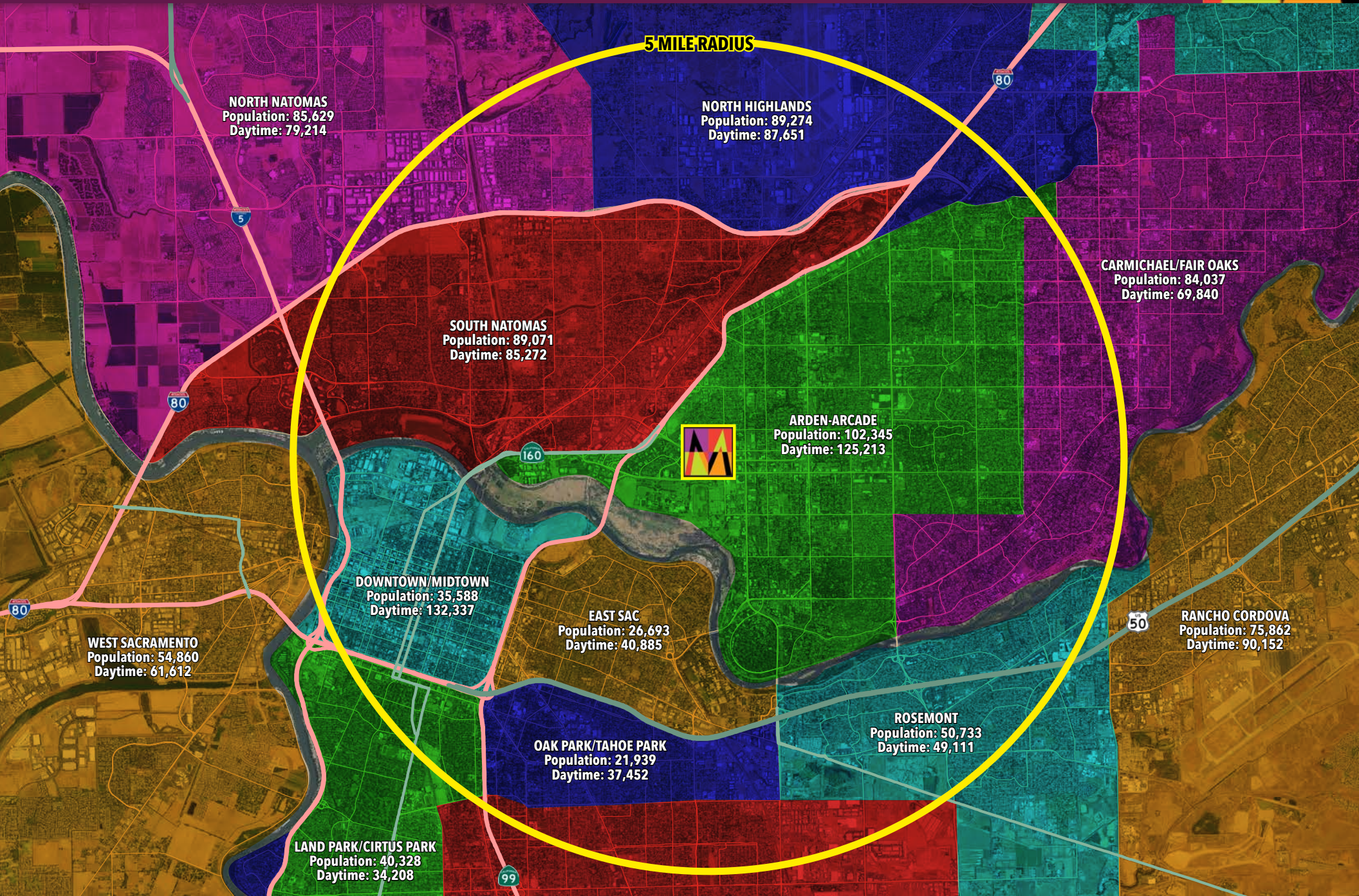
ARDEN-ARCADE AERIAL



PROPERTY PHOTOS



SACRAMENTO AERIAL



DEMOGRAPHICS



POPULATION	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
2020 Total Population	13,217	67,054	141,697	245,566	376,676
2025 Total Population	13,722	69,699	147,327	255,563	392,755
2020 Total Daytime Population	30,791	91,206	169,556	331,976	525,159
2020 Total Employees	75.1%	56.6%	51.2%	58.5%	59.6%
2020 Total Daytime at Home Population	24.9%	43.4%	48.8%	41.5%	40.4%
% 2020 Female population: Adult	39.4%	41.3%	41.2%	41.2%	41.0%
% 2020 Male population: Adult	36.9%	36.7%	36.9%	38.0%	38.2%
RACE AND ETHNICITY	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
White	42.2%	52.2%	54.8%	57.0%	56.5%
Black or African American	13.7%	12.5%	10.7%	10.2%	10.7%
Hispanic	41.1%	30.5%	28.3%	27.1%	27.1%
Asian	8.1%	7.6%	9.2%	9.1%	9.8%
Two or More Races	7.1%	6.5%	6.1%	6.2%	6.4%
OCCUPATION	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
Employed Population 16 years and over	5,807	29,425	63,427	115,717	176,611
White collar	52.4%	56.9%	62.0%	64.4%	63.9%
Blue collar	47.6%	43.1%	38.0%	35.6%	36.1%
EDUCATION	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
Population 25 years and over	8,591	45,590	96,687	170,369	262,474
No High School Diploma	18.6%	15.6%	14.8%	12.9%	12.8%
High school graduate, GED, or alternative	29.7%	25.3%	22.7%	21.4%	21.4%
College No Degree	21.4%	23.0%	21.1%	21.4%	22.6%
College or Advanced Degree	30.4%	36.1%	41.4%	44.3%	43.2%
HOUSEHOLD VALUE	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
2020 Home value: Median	\$215,862	\$259,519	\$330,508	\$329,394	\$317,131
2020 Home value: Average	\$226,717	\$316,217	\$420,422	\$409,276	\$392,715

HOUSEHOLD INCOME	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
2020 Household Income: Median	\$33,265	\$38,451	\$47,809	\$52,852	\$55,419
% Median Income Change 2000 to 2010	6.3%	13.3%	16.7%	22.6%	24.6%
% Median Income Change 2000 to 2020	11.5%	20.2%	32.2%	45.7%	49.4%
% Median Income Change 2010 to 2025	20.6%	26.5%	35.2%	43.3%	43.3%
% Median Income Change 2020 to 2025	15.0%	19.3%	19.3%	20.6%	19.6%
2000 Household income: Average	\$40,781	\$41,620	\$50,284	\$49,998	\$49,903
2020 Household income: Average	\$45,651	\$59,434	\$77,767	\$80,602	\$81,874
2025 Household income: Average	\$53,687	\$71,886	\$91,971	\$96,280	\$97,818
up to \$24,999	39.2%	34.7%	28.6%	25.9%	24.2%
\$25,000 to \$49,999	28.6%	26.1%	23.1%	22.0%	21.8%
\$50,000 to \$74,999	13.9%	14.4%	14.4%	15.3%	16.2%
\$75,000 to \$124,999	15.4%	15.2%	17.3%	19.5%	20.2%
\$125,000 to \$199,999	2.0%	6.4%	9.5%	10.4%	10.9%
\$200,000 or more	.9%	3.3%	7.1%	6.9%	6.8%
HOUSEHOLD TRENDS	1-Mile	2-Mile	3-Mile	4-Mile	5-Mile
2020 Households	4,995	27,015	54,836	96,776	145,159
2025 Households	5,048	27,260	55,408	97,848	147,124
% Household Change 2000 to 2010	-3.2%	-4.7%	-3.7%	-2.5%	-2.4%
% Household Change 2000 to 2020	-2.6%	-4.3%	-2.6%	-1.2%	-.6%
% Household Change 2010 to 2025	1.7%	1.4%	2.3%	2.5%	3.2%
% Household Change 2020 to 2025	1.1%	.9%	1.0%	1.1%	1.4%
Average Household Size	3	2	3	2	3
Owner occupied	21.8%	31.1%	41.4%	42.2%	44.7%
Renter occupied	78.2%	68.9%	58.6%	57.8%	55.3%
% Households with children under 18	28.3%	23.9%	24.7%	23.3%	24.2%
% Households with no children under 18	71.7%	76.1%	75.3%	76.7%	75.8%