

TOWN & COUNTRY VILLAGE

NEC - Fulton Avenue & Marconi Avenue - Sacramento, CA

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS



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TOWN & COUNTRY VILLAGE

PROPERTY HIGHLIGHTS & DEMOGRAPHICS

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location: NEC Fulton Avenue and Marconi Avenue
Sacramento, CA

anchor tenants: Bed Bath & Beyond, Ross Dress for Less, Trader Joe's, TJ Maxx, Sprouts Farmers Market (coming soon)

shopping center GLA: ±217,999 Square Feet (GLA)

availability: ±1,250 - 1,475 SF Shops Space
±10,795 - 26,795 SF Jr Anchor



2017 total population

1-mile	17,967
3-mile	130,474
5-mile	344,013



2017 daytime population

1-mile	17,974
3-mile	154,193
5-mile	382,210



2017 total households

1-mile	7,591
3-mile	49,665
5-mile	129,447



2017 average HH income

1-mile	\$49,033
3-mile	\$63,841
5-mile	\$74,408



traffic counts

Fulton Ave (south of Marconi Ave)	31,286
Marconi Ave (east of Fulton Ave)	23,448



Bank of America



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PROPERTY OVERVIEW

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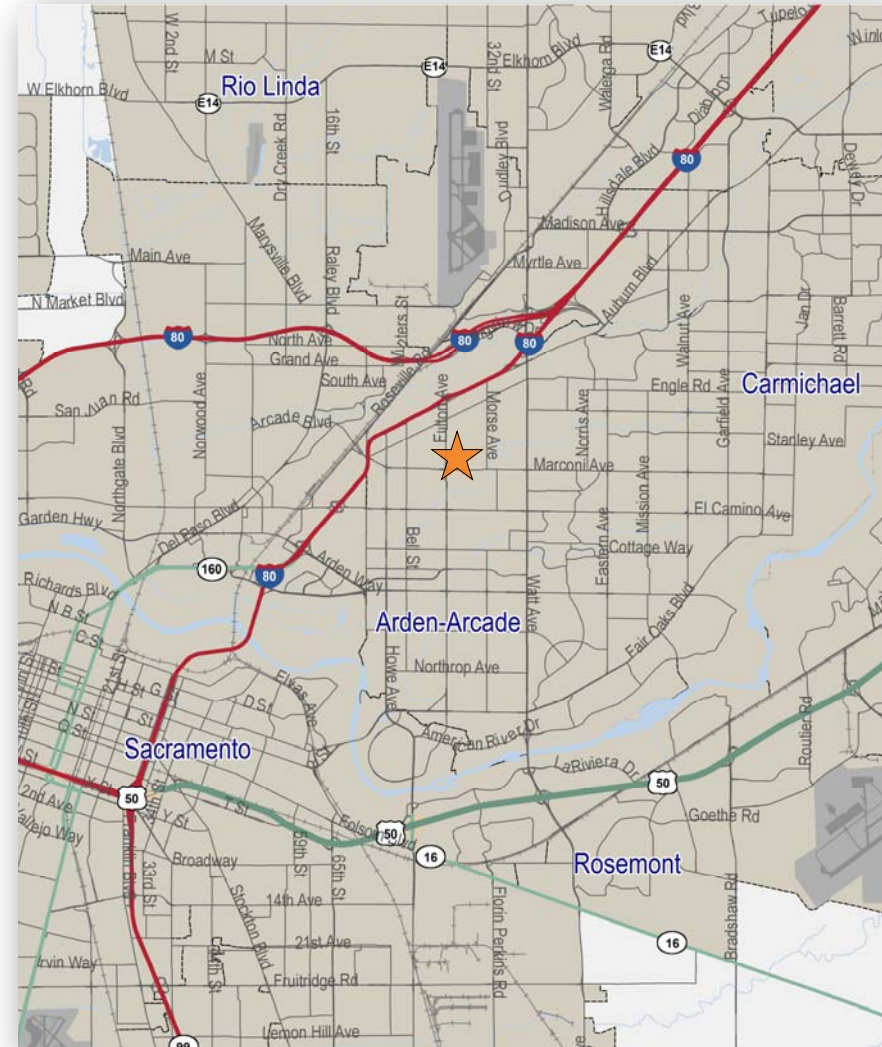
Town & Country Village is located on the northeast corner of Marconi Avenue and Fulton Avenue, one of Sacramento County's highest traffic volume intersections.

Originally constructed in 1946 as a "village-style" shopping center, **Town & Country Village** was one of the first retail centers of its kind in California. Today, the ±217,999 square foot community shopping center continues to be one of the most iconic retail locations in the region and is anchored by Trader Joe's, TJ Maxx, Bed Bath & Beyond and Ross Dress for Less. Sprouts Farmers Market is slated to open in the center Fall 2018.

The center was reconfigured in 2013. Improvements included modernized construction, improved sight lines, increased parking field and more convenient vehicular access. **Town & Country Village** continues to be one of the most iconic retail locations in the region.

Notable high traffic retail co-tenants in the center include Chase Bank, Bank of America, ULTA Beauty, Mattress Firm, Massage Heights and Eyeglass World.

In addition, strong restaurant co-tenants include Starbucks Coffee, Five Guys Burgers, Noah's Bagels, Jersey Mike's Subs and Jamba Juice.



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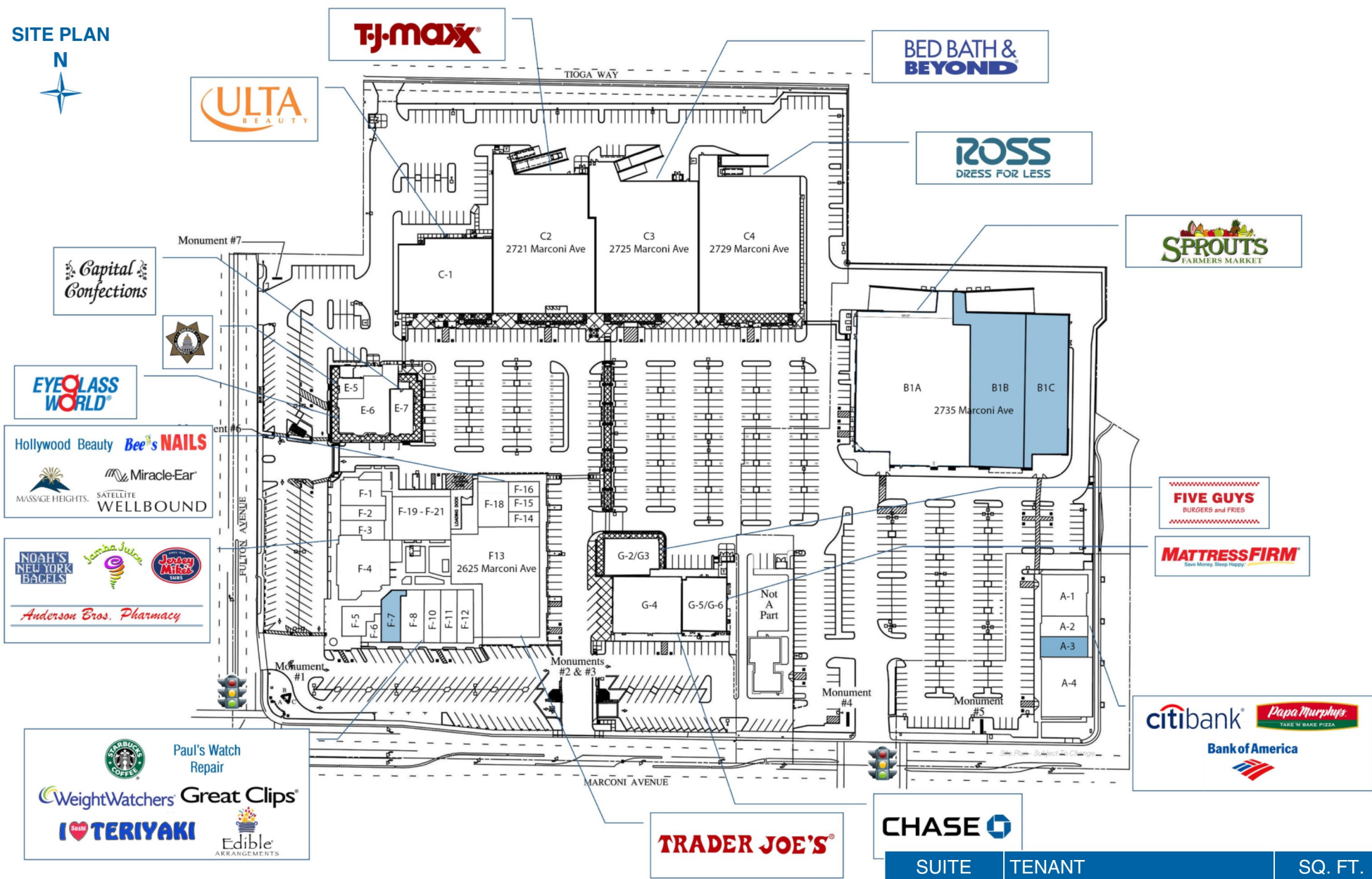
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SUITE	TENANT	SQ. FT.
A-1	Citibank	3,992
A-2	Papa Murphy's	1,387
A-3	AVAILABLE	1,250
A-4	Bank of America	5,200
C-1	ULTA	12,120
E-5	Sacramento Sheriff's Department	1,043
E-6	Eye Glass World	4,611
E-7	Capital Confections	1,957
F-1	Noah's Bagels	1,850
F-2	Jamba Juice	1,185
F-3	Jersey Mike's Subs	1,279
F-4	Anderson Bros. Pharmacy	4,585
F-5	Starbucks	1,560
F-6	Paul's Watch Repair	682
F-7	AVAILABLE	1,475
F-8	Weight Watchers	2,100
F-10	Great Clips	1,120
F-11	I ♥ Teriyaki	1,950
F-12	Edible Arrangements	1,400
F-14	Hollywood Beauty	800
F-15	Bee's Nails	800
F-16	Miracle Ear	800
F-18	Massage Heights	2,337
F-19-21	Wellbound	3,600
G-2 / G-3	Five Guys Burgers & Fries	3,058
G-4	Chase Bank	6,768
G-5 / G-6	Mattress Firm	4,218

SUITE	TENANT	SQ. FT.
B-1A	Sprouts Farmers Market	30,000
B-1B	AVAILABLE	16,000
B-1C	AVAILABLE	10,795
C-1	Ulta	12,120
C-2	TJ Maxx	25,000
C-3	Bed Bath & Beyond	25,000
C-4	Ross Dress for Less	25,000
F-13	Trader Joe's	13,472

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INTERSECTION AERIAL

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SPROUTS FARMERS MARKET RENDERINGS*

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**RENDERINGS SUBJECT TO CHANGE*



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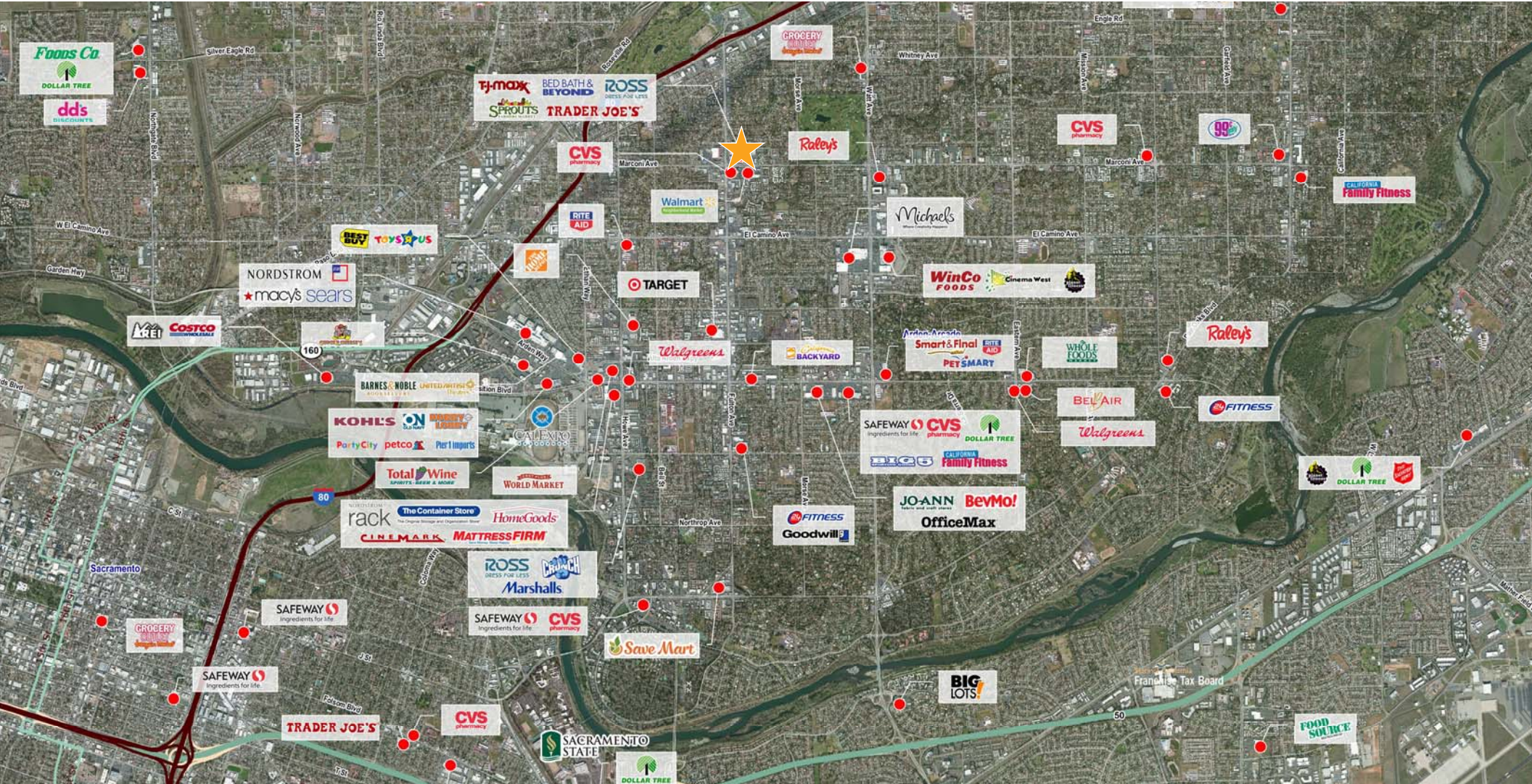


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RETAIL TRADE AREA AERIAL

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