

MARKETPLACE AT BIRDCAGE

A REGIONAL SHOPPING CENTER



LOCATION Southwest corner of Sunrise Boulevard and Greenback Lane
Citrus Heights, a suburb of Sacramento, California
(Directly across from the Sunrise Mall)

ANCHOR TENANTS The Sports Authority, Best Buy, Barnes & Noble, Michaels Crafts, CVS
Pharmacy, Cost Plus World Market, Ulta, Off Broadway Shoes , Old Navy

SIZE ± 338,783 square feet (GLA)

PARKING 4.05 / 1,000 square feet (estimate)

TRAFFIC COUNTS Sunrise Boulevard - Between Madison Ave & Arcadia Dr (43,397 ADT 2006)
Greenback Lane - Between Sunrise Blvd & Fair Oaks Blvd (44,258 ADT 2006)
(City of Citrus Heights - Engineering Division)

For More Information, Please Contact:

Jason K. Gallelli
jgallelli@voitco.com
License ID: 01143594

Kevin M. Soares
ksoares@voitco.com
License ID: 01291491

Dustin A. Droen
ddroen@voitco.com
License ID: 01437348



NOTE: While the information contained herein is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Voit Real Estate Services.

Marketplace At Birdcage is located within the main retail hub of Citrus Heights' busiest trade area and sits between Target Greatland and Lowe's. Since its renovation in 1999, this center has been one of the main keys to the revitalization of the Sunrise Boulevard retail corridor in this established and dense retail market.

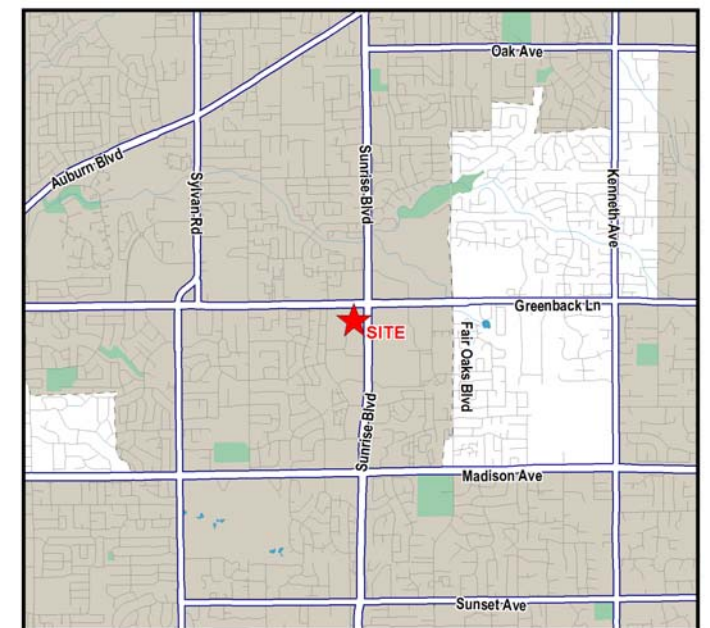
Situated on Sunrise Boulevard, the main artery that connects Roseville, Citrus Heights, Fair Oaks and Rancho Cordova. *Marketplace At Birdcage* is located directly across the street from the recently remodeled Sunrise Mall and shares market exposure with Macy's, Sears and JC Penney and is flanked by major anchor tenants Lowes and Target.

Along with attractive national retail anchors such as Barnes & Noble, Best Buy, Cost Plus World Market, Old Navy, CVS Pharmacy and Michaels. In addition, *Marketplace At Birdcage* also has strong national tenants such as Starbuck's Coffee, Jamba Juice, Men's Wearhouse, Wells Fargo Bank, Ulta, Chase Bank, Gymboree Play & Music, Bath & Body Works, Verizon Wireless, The Vitamin Shoppe and Off Broadway Shoes.

The center has recently undergone a reconfiguration to accommodate ±61,250 square feet of NEW anchor and junior anchor space, which includes the newly opened Sports Authority. The center's new design greatly enhances the center's visibility, access and presence in the marketplace, improving traffic flow and sales volumes of all co-tenants.

Other contributing factors driving sales at the *Marketplace At Birdcage* are:

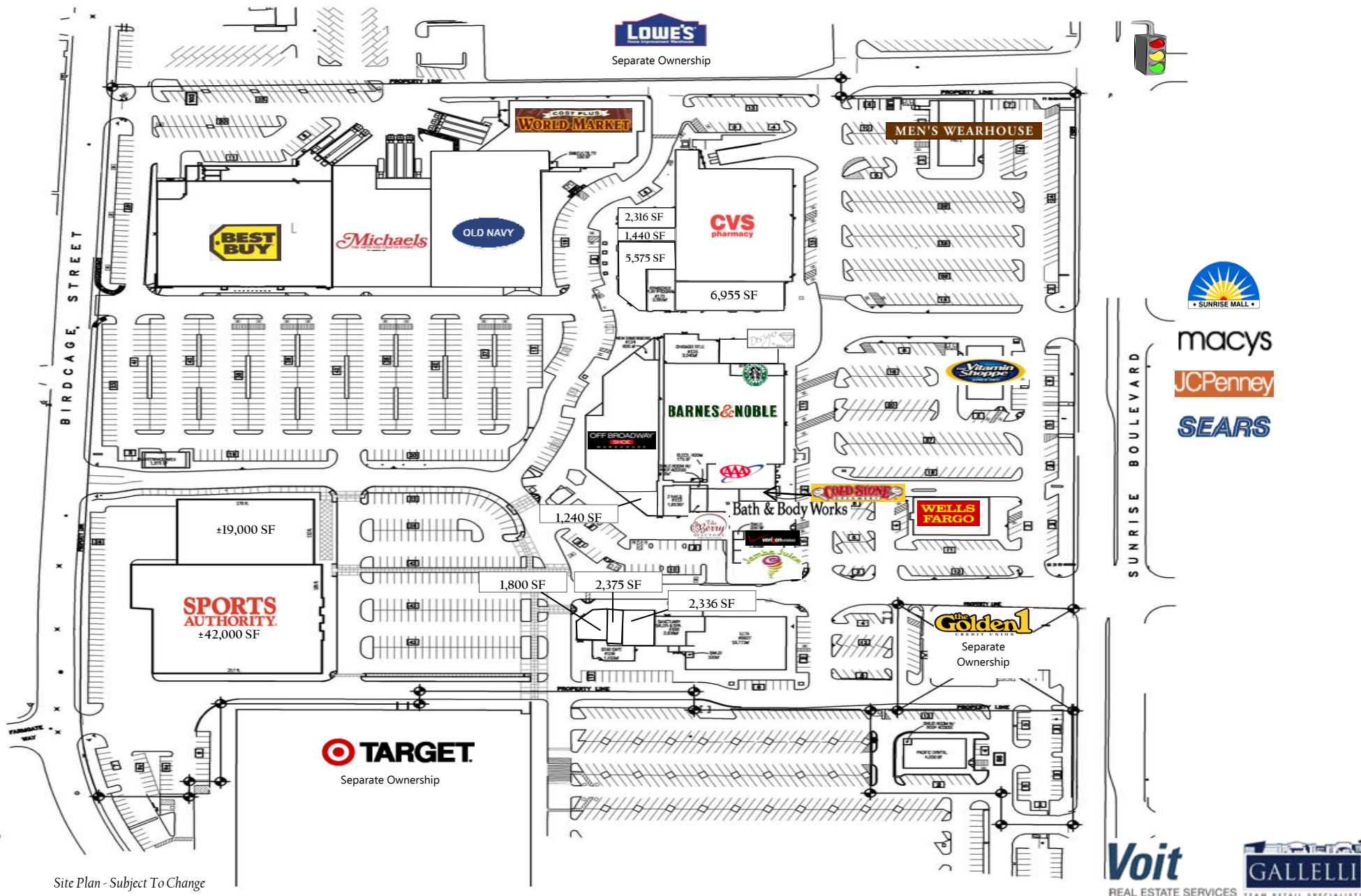
- Citrus Heights, an established community, continues to expand its retail development and has been able to recapture its customer base from neighboring Roseville by renovating previously dated shopping centers.
- *Marketplace At Birdcage* is a Regional Shopping Center that serves Citrus Heights, Roseville, Rocklin and Granite Bay. In addition, the center captures the eastern trade areas of Sacramento including Antelope, North Highlands, Fair Oaks or Rancho Cordova, Gold River and Folsom.
- This center features a premier location that offers numerous outdoor seating venues, tree lined pedestrian oriented plazas, and a village atmosphere that residential and office communities are drawn to.



<u>DEMOGRAPHICS</u>	<u>1-MILE</u>	<u>3-MILE</u>	<u>5-MILE</u>
2010 Total Daytime Population:	18,024	101,336	266,588
2010 Total Population:	19,253	137,808	323,536
2010 Total Households:	8,213	55,332	129,107
2010 Average Household Income:	\$63,962	\$73,694	\$78,117

NOTE: While the information contained herein is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Voit Real Estate Services.

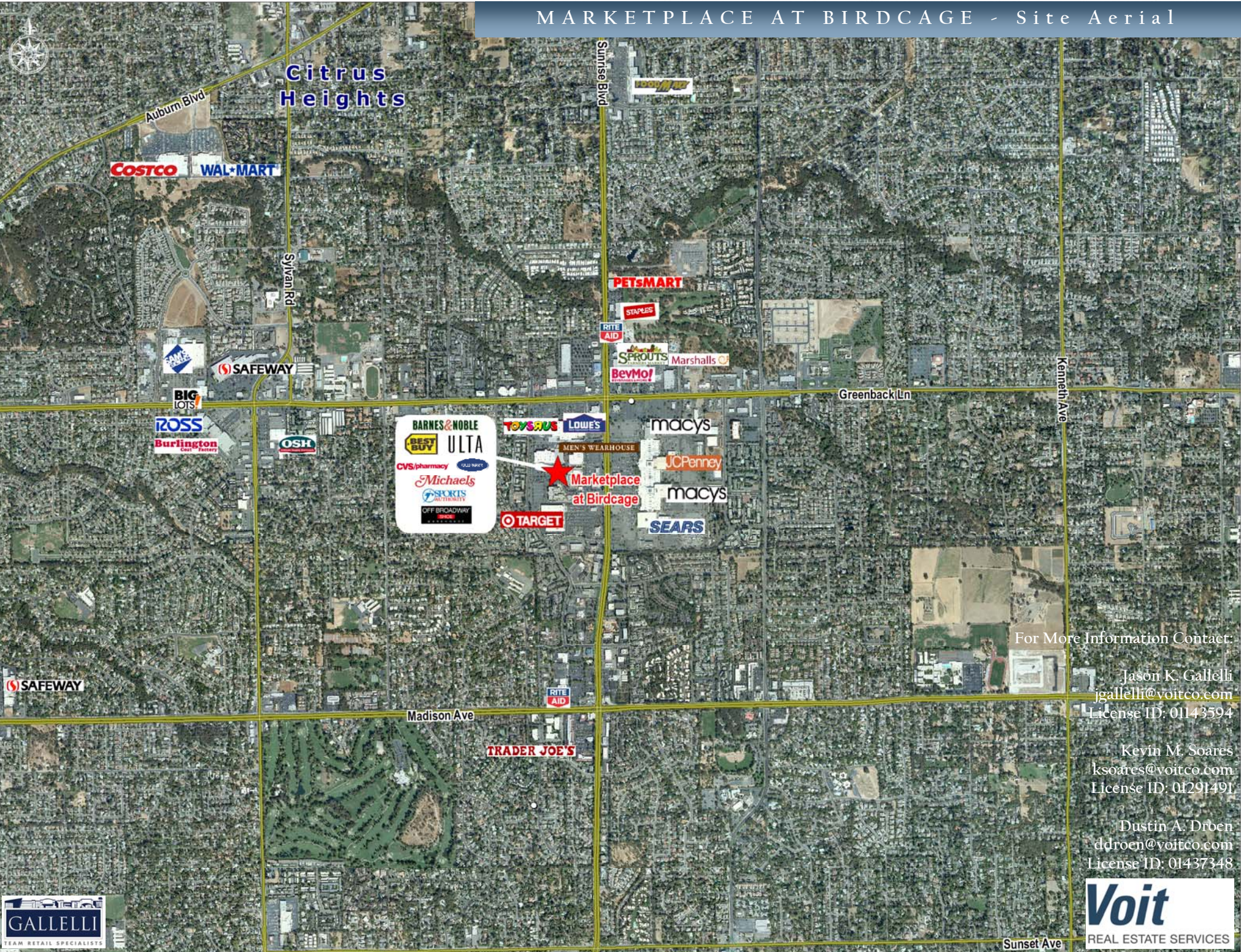




Site Plan - Subject To Change

NOTE: While the information contained herein is from sources deemed reliable and is believed to be correct, it is not in any way warranted or guaranteed by Voit Real Estate Services.

MARKETPLACE AT BIRDCAGE - Site Aerial



For More Information Contact:

Jason K. Gallelli
jgallelli@voitco.com
License ID: 01143594

Kevin M. Soares
ksoares@voitco.com
License ID: 01291491

Dustin A. Drben
ddroen@voitco.com
License ID: 01437348