



CITRUS PLAZA

Exeter, California

Featured Tenants:

Movie Gallery



SWC Visalia Road & Belmont Road
(Adjacent to Burger King)

For Further Information Contact:

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All information, representations and projections indicated in this brochure are based on information supplied by the owner or sources deemed reliable and are not warranted by RETAIL CALIFORNIA.

Exeter, California

Location: SWC Visalia Road and Belmont Road
(Adjacent to Burger King)
Exeter, California

**Proposed
Tenant:** Movie Gallery/Quizno's/Me N Eds
Pizza/Starbucks

**Shop Building
Size:** 12,000 Square Feet

**Available
Shop Space:** 8,000 Square Feet

**Available
Pads:** Pads Available for Fast Food, Gas or Retail Shops

Available: 3rd Quarter 2005

	<u>Population</u>	<u>Avg. Household Income</u>
1 mile	9,611	\$43,424
2 mile	12,558	\$45,483
3 mile	18,047	\$44,799

(Approved Graphic Solutions: 2007)

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State and Regional Map



Updated Summary Report



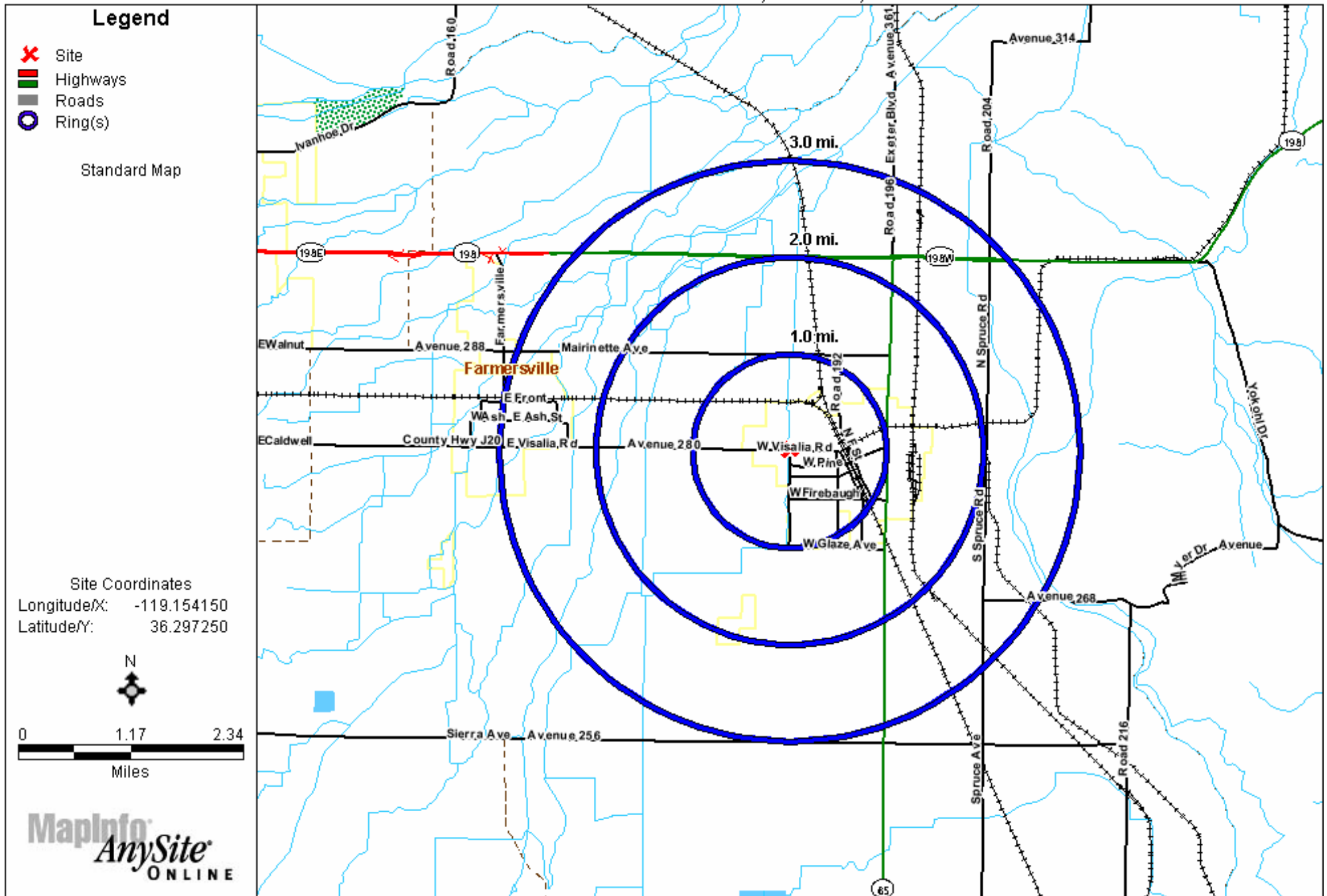
898 VISALIA RD & 298 N BELMONT RD EXETER CA 93221

09-15-2003

Coordinates Longitude: -119.154150
Latitude: 36.297250

	1.0 Mile Ring 3.14 sq/mi	2.0 Mile Ring 12.57 sq/mi	3.0 Mile Ring 28.27 sq/mi
2012 Population	9,611	12,558	18,047
2007 Population	8,830	11,596	16,704
2002 Population	8,133	10,742	15,516
1990 Population	6,339	8,533	12,436
1980 Population	4,804	6,675	10,201
% Change in Population 1980 - 1990	31.95%	27.84%	21.91%
% Change in Population 1990 - 2002	28.3%	25.89%	24.77%
2012 Households	2,947	3,851	5,220
2007 Households	2,791	3,666	4,981
2002 Households	2,626	3,470	4,727
1990 Households	2,229	2,988	4,119
1980 Households	1,753	2,416	3,481
% Change in Households 1980 - 1990	27.15%	23.68%	18.33%
% Change in Households 1990 - 2002	17.81%	16.13%	14.76%
White	5,838	7,726	10,263
Black	55	69	77
Amer indian, Eskimo, Aleut	144	174	266
Asian or PI	127	152	215
Other	1,969	2,621	4,695
2002 Hispanic	3,156	4,146	7,103
2002 Not Hispanic	4,977	6,596	8,413
2002 Per Capita Income	\$14,021	\$14,693	\$13,648
2002 Median Household Income	\$33,538	\$33,587	\$31,423
2002 Average Household Income	\$43,424	\$45,483	\$44,799
Household Income <10k	270	368	529
Household Income 10k - 25k	757	997	1,417
Household Income 25k - 35k	342	436	633
Household Income 35k - 50k	332	438	587
Household Income 50k - 75k	281	366	488
Household Income 75-100K	253	340	424
Household Income 100k - 150k	346	454	552
Household Income 150k - 200k	21	33	41
Household Income > 200K	25	39	55
2002 Average Household Size	3.1	3.1	3.3
2002 Owned Dwellings	1,674	2,241	3,120
2002 Rented Dwellings	952	1,230	1,607
Total Establishments	265	385	495
Total Employees	2,871	4,269	5,380

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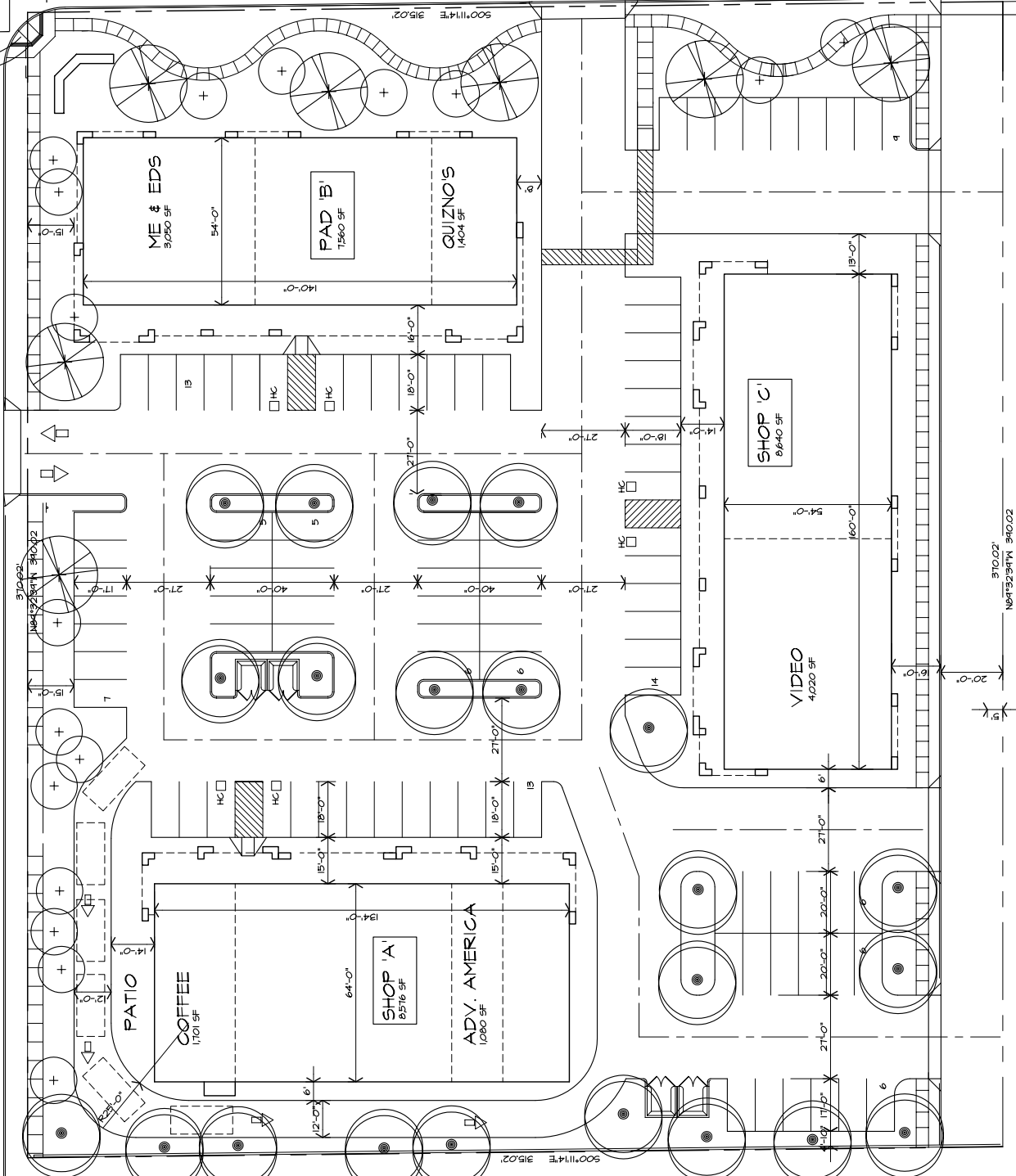
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VISALIA RD.

BELMONT AVE. (RD. 188)



SCALE = 1"=20'-0"



SCHOOL PROPERTY

PROJECT DATA

APPLICANT: VENTURE DEVELOPMENT GROUP
 1000 W. LAS VEGAS, SUITE A
 LAS VEGAS, NV 89111
 PHONE: (702) 851-7200
 FAX: (702) 851-7201

APRN: 133-072-011
 ZONING: NEIGHBORHOOD COMMERCIAL

SITE AREA

SITE AREA = 114,775 SQ. FT.
 = 2.63 ACRES
 SITE COVERAGE = 22%

BUILDING AREA

PAD 'A' = 8,576 SF
 PAD 'B' = 7,560 SF
 PAD 'C' = 8,640 SF
 TOTAL = 24,776 SF

CONSTRUCTION TYPE

TYPE V-N

OCCUPANCY TYPE

TYPE M' OCCUPANCY = RETAIL
 TYPE A' OCCUPANCY = RESTAURANT

PARKING REQUIRED

RESTAURANT	=	1 STALL PER 400 SF
RESTAURANT	=	1 STALL PER 4 SEATS
PAD 'A'	=	8,576 SF TOTAL
RETAIL	=	6,876 SF = 17 STALLS
RESTAURANT	=	1,700 SF = 50 SEATS = 13 STALLS
PAD 'B'	=	7,560 SF = 8 STALLS
RETAIL	=	3,000 SF = 100 SEATS = 25 STALLS
RESTAURANT	=	1,500 SF = 50 SEATS = 13 STALLS
PAD 'C'	=	8,640 SF = 22 STALLS
RETAIL	=	8,640 SF = 22 STALLS
TOTAL	=	98 STALLS

PARKING PROVIDED

STDS 18'X41'	=	91 STALLS
DRIVE THRU	=	6 STALLS
H/CAP	=	6 STALLS
TOTAL	=	102 STALLS

SITE PLAN

REVISED SCHEME 2 DATED 10-27-04