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RETAIL SHOP SPACE FOR LEASE

# OAK HILLS SHOPPING CENTER

Bailey Road at West Leland Road, Pittsburg, CA

±125,000 SF center anchored by a newly  
remodeled Safeway and Rite Aid  
[www.spprop.com](http://www.spprop.com)

LEASING INFORMATION

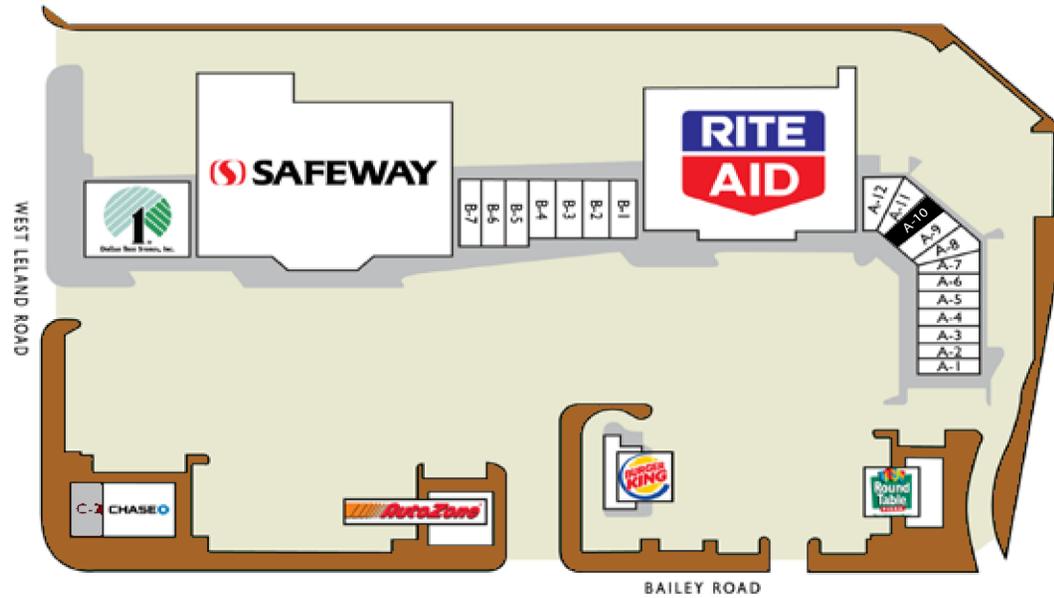
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**SIERRA PACIFIC**  
PROPERTIES, INC

SUITE	RETAIL/AVAILABILITY	SIZE
Major 1	Safeway	±44,030
Major 2	Rite Aid	±31,472
Major 3	DollarTree	±8,010
Pad 1	Round Table Pizza	±3,200
Pad 2	Burger King	±2,654
Pad 3	AutoZone	±3,600
A-1	Check Cashing	±1,240
A-2	Taqueria Los Reyes	±1,160
A-3	Subway	±1,200
A-4	Patel, DDS	±1,200
A-5	H&R Block	±1,200
A-6	HealthyWaters	±908
A-7	Spice Rack	±1,041
A-8	Herbalife	±1,339
A-9	Hair Mode Supply	±898
<b>A-10</b>	<b>Available</b>	<b>±2,086</b>
A-11	Lucky Nails	±908
A-12	Designer Cuts	±1,200
B-1	6.ft Center	±1,280
B-2	EZ Eyebrows	±1,501
B-3	Dollar Joes	±2,339
B-4	Mom's Donuts	±1,280
B-5	UPS Støe	±1,440
B-6	Sprint	±1,920
B-7	Dulces Antojitos	±1,680
C-1	Chase Bank	±4,160
C-2	Karate Studio	±1,840

SITE PLAN WITH AVAILABLE SPACE



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	0 - 1 mile		0 - 3 miles		0 - 5 miles	
	#	%	#	%	#	%
<b>Population Summary</b>						
Population (2011)	15,599		60,250		141,578	
Population (2016 proj.)	16,087		62,054		144,411	
Population Growth (2011-2016 proj.)		0.62		0.59		0.40
Population Density	4,965.70		2,131.00		1,802.70	
Daytime Population	818		6,380		26,958	
<b>Household Summary</b>						
Household (2011)	15,458		59,888		140,354	
Household (2016 proj.)	15,946		61,692		143,187	
Household Growth (2011-2016 proj.)		0.56		0.53		0.36
Average Household Size (2011)	3.25		3.39		2.99	
<b>Income Summary</b>						
Median Household Income	\$61,973		\$63,217		\$68,852	
Average Household Income	\$74,185		\$74,870		\$82,091	
<b>Population by Race</b>						
Population by Race - White	5,746	0.37	22,472	0.37	70,728	0.50
Population by Race - Black	2,214	0.14	8,355	0.14	15,814	0.11
Population by Race - American Indian	139	0.01	492	0.01	1,095	0.01
Population by Race - Asian/Pacific Islander	2,799	0.18	9,452	0.16	18,906	0.13
Population by Race - Other	3,279	0.21	13,919	0.23	22,915	0.16
Population by Race - Two or More Races	1,289	0.08	4,949	0.08	10,971	0.08
Population by Ethnicity - Hispanic Origin	6,209	0.40	26,798	0.44	47,946	0.34
<b>Population by Educational Attainment</b>						
Education - Less than High School	2,047	0.22	8,824	0.25	15,229	0.17
Education - High School Diploma	2,388	0.26	9,471	0.27	22,756	0.25
Education - Some College	2,388	0.26	8,719	0.25	22,687	0.25
Education - Associate Degree	805	0.09	2,934	0.08	8,271	0.09
Education - Bachelor's Degree	1,307	0.14	4,225	0.12	15,079	0.17
Education - Graduate/Prof. Degree	376	0.04	1,307	0.04	5,431	0.06
<b>Housing Unit Summary</b>						
Housing - Owner Occupied	2,889	0.61	11,172	0.63	30,341	0.65
Housing - Renter Occupied	1,869	0.39	6,490	0.37	16,541	0.35
Median Home Value	\$218,482		\$211,674		\$256,260	
<b>Personal Summary</b>						
Median Age	31.1		30.7		34.2	
Male	7,831	0.50	29,976	0.50	69,248	0.49
Female	7,768	0.50	30,274	0.50	72,330	0.51
<b>Business Summary</b>						
Businesses	142		885		2,956	
Employees	818		6,380		26,958	
Sales (\$)	\$253,327		\$1,365,955		\$6,740,877	
Retail Spending Per Person	\$25,169		\$25,540		\$27,651	
<b>Family Summary</b>						
# of Families	3,535		13,628		34,423	
Average Family Size	3.71		3.8		3.45	



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