



SIERRA PACIFIC
PROPERTIES, INC

Atlantic Plaza

Retail Space Available

±143,077 sq ft

Neighborhood Center with
in-line Space Available

Leasing Information

Bob Garrison | *Vice President of
Commercial Properties* |

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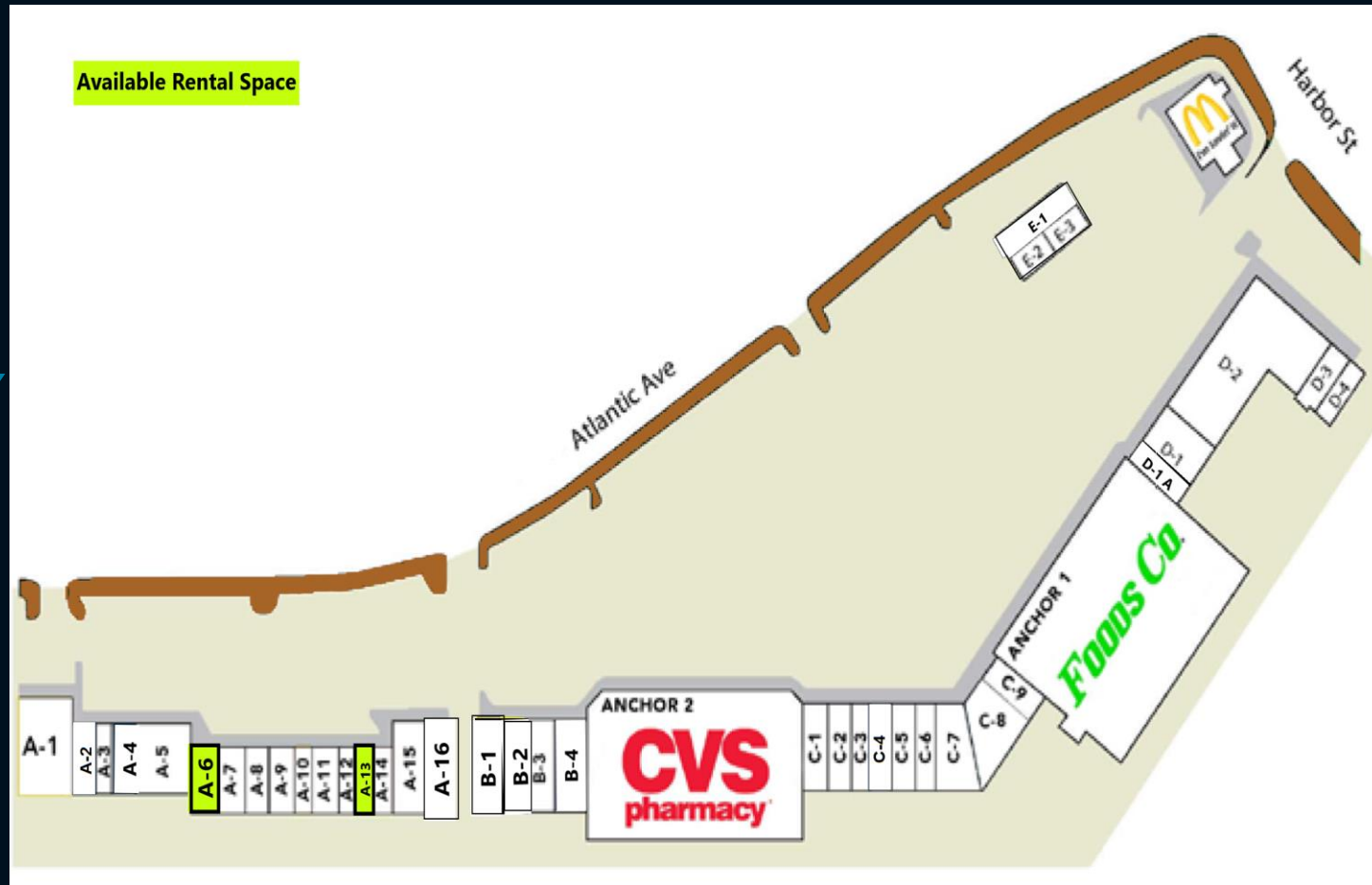


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Available Rental Space

Anchor 1	Food's Co.	± 41,169 sq ft
Anchor 2	CVS Pharmacy	± 25,879 Sq sq ft
Pad 1	McDonald's	± ----
A-1	Rent A Center	± 5,400 sq ft
A-2	Dulceria Sanchez	± 1,920 sq ft
A-3	Superfoot Reflexology	± 1,280 sq ft
A-4	Yummy Hawaiian BBQ	± 1,280 sq ft
A-5	Martha's Boutique	± 3,200 sq ft
A-6	SPACE AVAILABLE	± 1,515 sq ft
A-7	California Check Cashing	± 1,800 sq ft
A-8	Little Caesar's Pizza	± 1,380 sq ft
A-9	Jackson Hewitt Tax	± 1,200 sq ft
A-10	Marcia Islas Income Tax	± 1,200 sq ft
A-11	China Town	± 1,200 sq ft
A-12	Musica Alegre	± 1,200 sq ft
A-13	SPACE AVAILABLE	± 1,500 sq ft
A-14	SBC Computers	± 1,020 sq ft
A-15	Westwood Beauty Supply	± 2,706 sq ft
A-16	Fire Wings (COMING SOON)	± 2,050 sq ft

B-1	Belo's Barber College (COMING SOON)	± 1,600 sq ft
B-2	Belo's Barber College (COMING SOON)	± 1,600 sq ft
B-3	Pittsburg Wash & Dry	± 3,772
B-4	Animal Hospital	± 2,460 sq ft
C-1	Advanced America	± 1,260 sq ft
C-2	Barcelona Hair Supply	± 1,471 sq ft
C-3	Dasher's Insurnace	± 813 sq ft
C-4	Pittsburg Florist	± 1,500 sq ft
C-5	Touchdown Wireless	± 1,200 sq ft
C-6	Ultra Cuts	± 990 sq ft
C-7	Happy Mart Furniture	± 3,720 sq ft
C-8	Pure Water	± 1,344 sq ft
C-9	United States Postal Office	± 2,250 sq ft
D-1	Mountain Mike's Pizza	± 3,000 sq ft
D-1A	Cricket Wireless	± 1,476 sq ft
D-2	Goodwill	± 10,455 sq ft
D-3	Kwik Kutz	± 1,200 sq ft
D-4	Best Haven Reality	± 1,185 sq ft
E-1	T-Mobile	± 3,000 sq ft
E-2	Fashion Nails	± 796 sq ft
E-3	Fresh Donuts	± 816 sq ft



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Surrounding Atlantic Ave. Neighborhood Demographics

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Population Summary	0-1 Mile Radius	0-3 Mile Radius	0-5 Mile Radius
Population (2020)	23,711	72,489	147,927
Population Projection (2025)	24,132	74,005	151,663
Population Growth (2020-2025)	2.35%	3.32%	4.18%
Total Household Summary			
Household Summary (2020)	7,396	22,076	45,981
Families Summary (2020)	5,501	16,650	34,683
Household Summary (2025)	7,592	22,705	47,486
Families Summary (2025)	5,684	17,107	35,822
Average Size of Household (2020)	3	4	3
Population By Race (2020)			
White	8,302	27,312	63,502
Black	4,621	12,333	21,678
American Indian	226	606	1,276
Asian/Pacific Islander	3,207	11,207	21,193
Other	5,713	15,755	29,565
Two or More Races	1,642	5,266	10,713
Hispanic Origin	11,287	31,947	61,184
Population By Educational Attainment (2020)			
Some Highschool	1,835	4,754	8,678
High School Diploma	4,526	12,498	26,106
Some College	3,944	12,026	24,555
Associate's Degree	1,197	3,997	8,060
Bachelor's Degree	1,680	6,574	14,599
Graduate/Master's Degree	795	2,999	6,567
Housing Unit Summary			
Owner Occupied (2020)	3,785	3,926	26,619
Owner Occupied (2025)		12,621	27,729
Income Summary			
Average Household Income (2020)	\$79,314.89	\$94,359.68	98,997.26
Average Household Income (2025)	92,424.57	116,135.11	\$119,888,.28