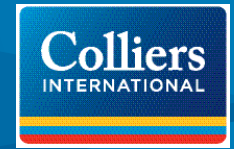


FOR SUBLEASE El Cerrito, CA Safeway for Sublease



10636 SAN PABLO AVENUE | EL CERRITO, CA 94530



Retail Space for Sublease

- > Rare large format retail in desirable in-fill location
- > ±34,821 square feet
- > Project has ample parking
- > Highly visible from San Pablo Avenue: 24,000 adt (2008)*
- > Co-tenancy with CVS Pharmacy and Marshalls

Demographics (2008)

Category	1 Mile	2 Miles	3 Miles
Daytime Population	8,064	21,550	88,191
Population	21,545	64,948	123,691
Average Household Income	\$70,388	\$89,554	\$88,685

* Source: State of California, Department of Transportation, Traffic Operations Division

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3 MILE RADIUS



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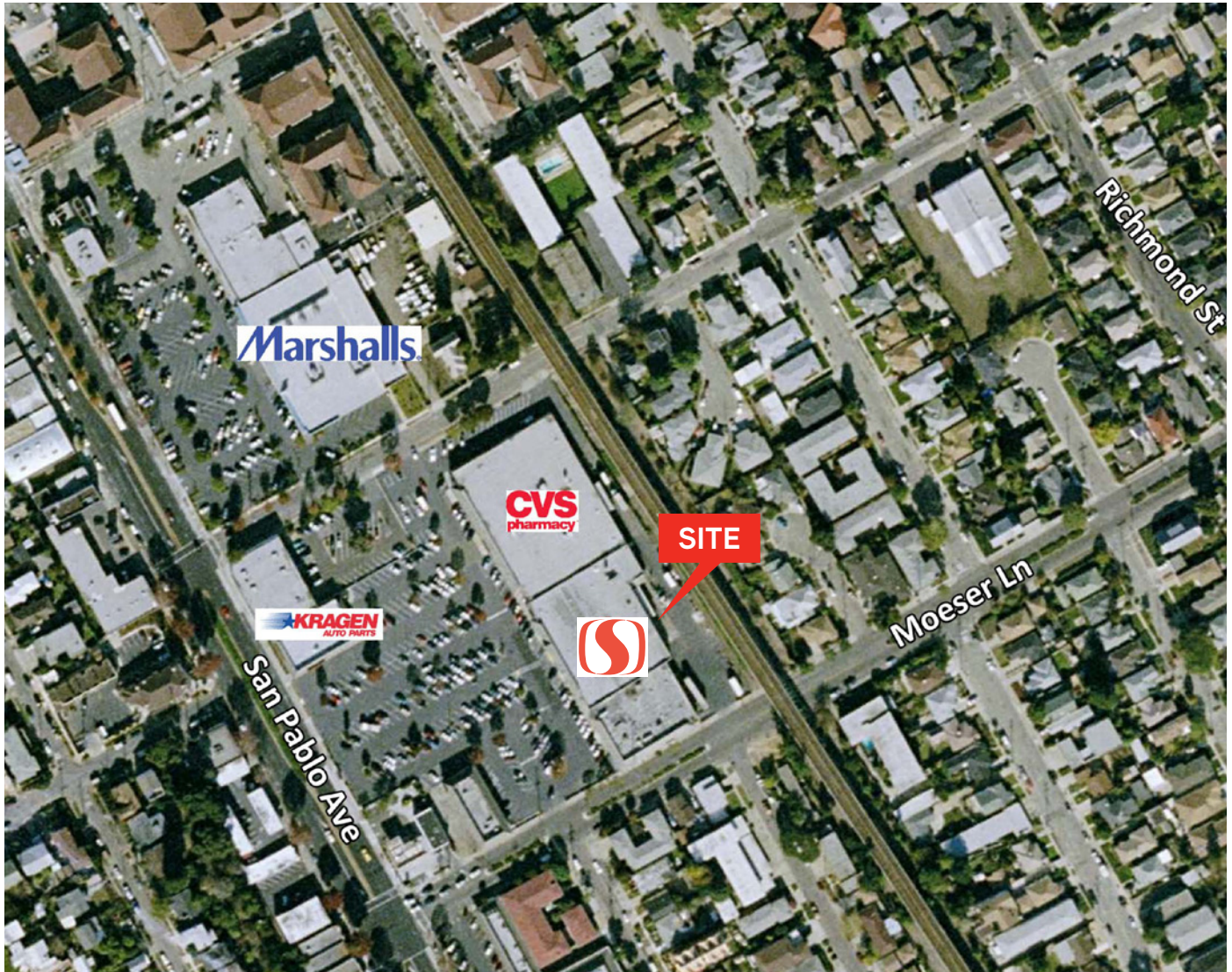


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STREET MAP



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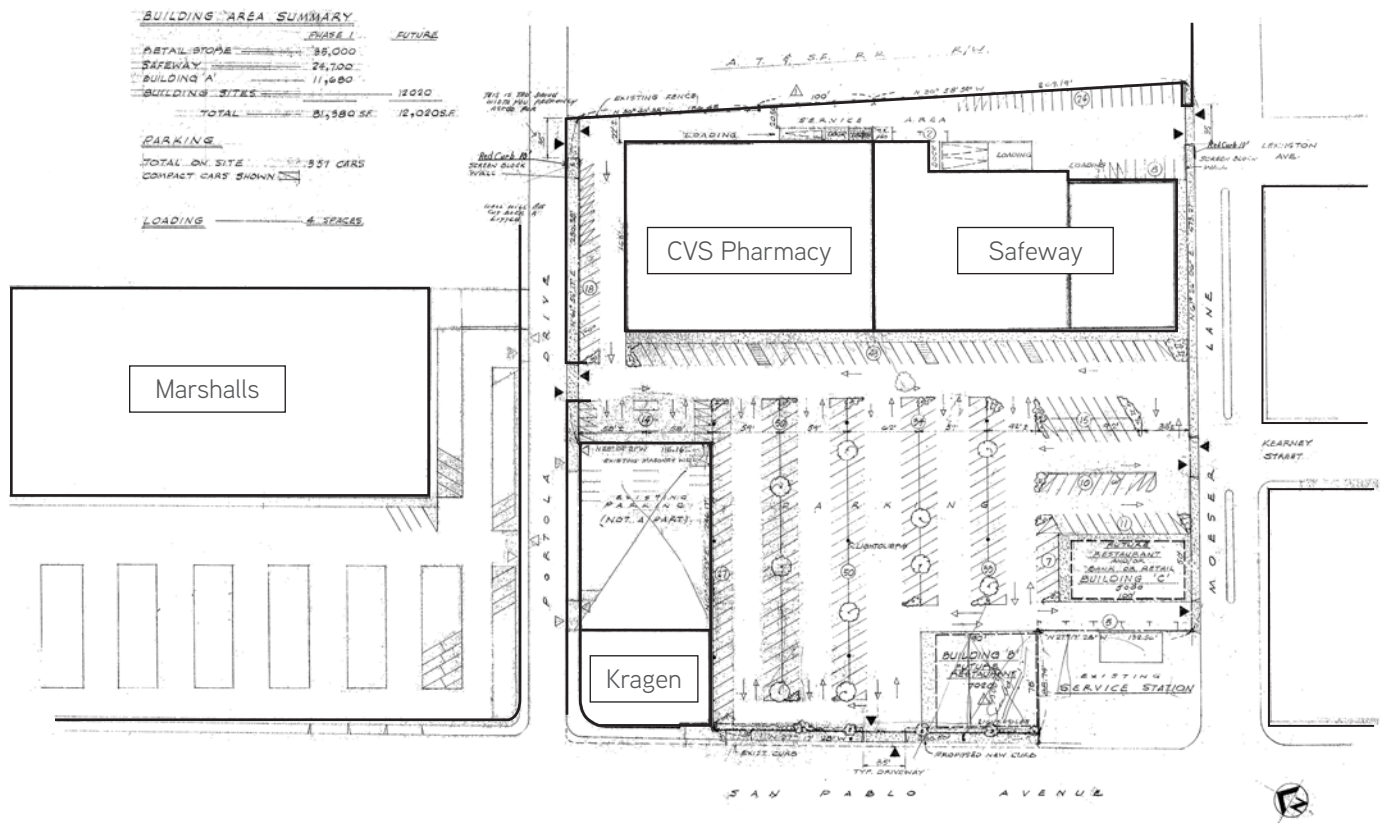


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SITE PLAN



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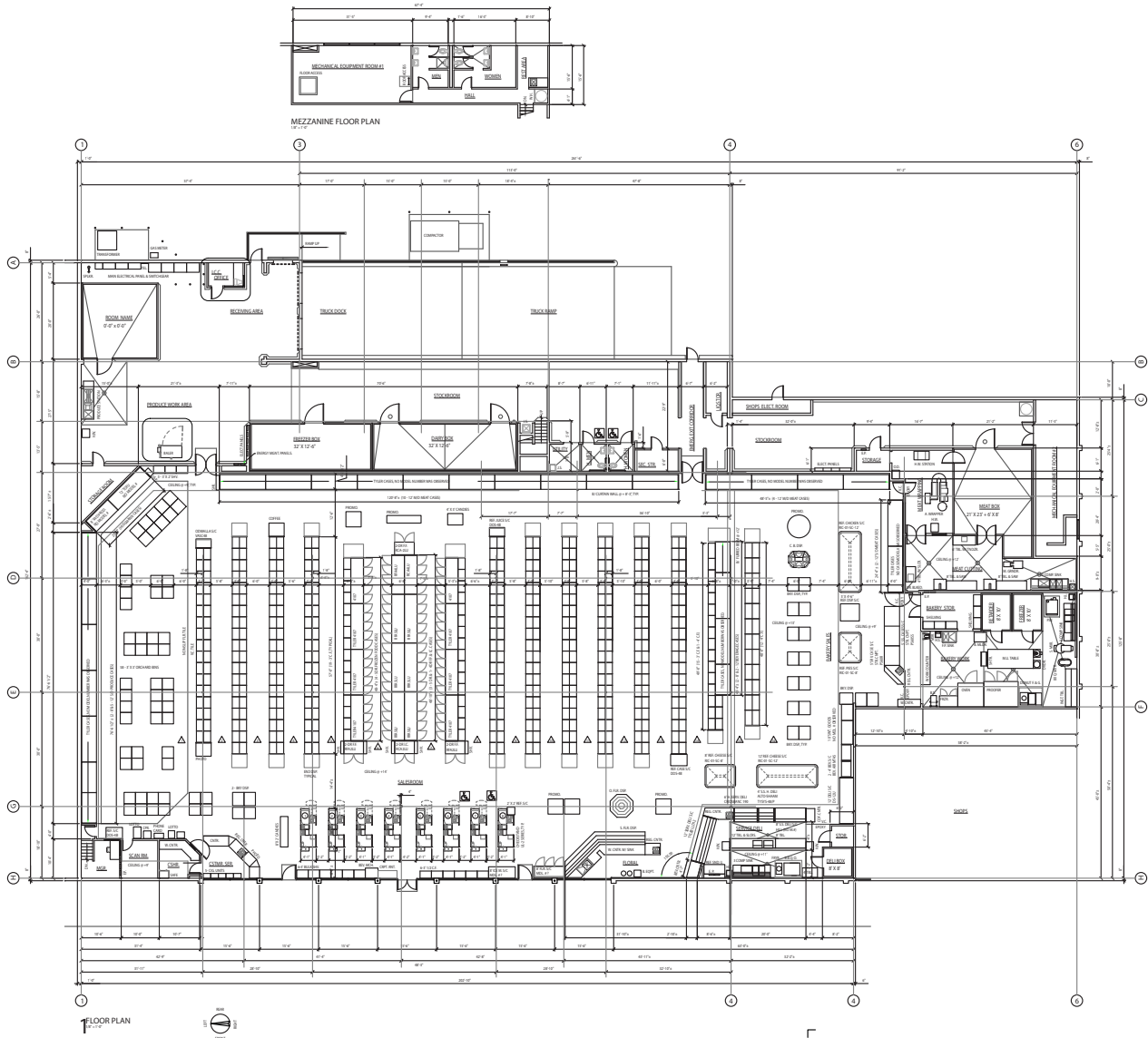


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FLOOR PLAN



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DEMOGRAPHIC SURVEY

POPULATION (2008)	0-1 MILE	0-2 MILES	0-3 MILES
Population	21,545	64,948	123,691
Daytime Population	8,064	21,550	88,191
Households	9,461	27,629	50,006
Projected Growth 2008-2013	0.64%	0.98%	1.44%
Estimated Growth 2000-2008	-1.81%	-0.94%	-0.31%
Household Growth 2000-2008	-1.63%	-1.22%	-1.17%
Median Age	41	42	40

ETHNICITY (2008)	0-1 MILE	0-2 MILES	0-3 MILES
White	39.89%	44.78%	42.43%
Black	15.25%	15.16%	16.42%
Native American	0.31%	0.28%	0.30%
Asian	24.75%	23.18%	17.85%
Pacific Islander	0.41%	0.30%	0.37%
Other	0.60%	0.47%	0.48%
Two or More	5.06%	0.47%	0.48%
Hispanic	13.73%	11.23%	17.89%
Non-Hispanic	86.27%	88.77%	82.11%

INCOME & EDUCATION (2008)	0-1 MILE	0-2 MILES	0-3 MILES
Estimated Average Income	\$70,388	\$89,554	\$88,685
Estimated Median Income	\$57,581	\$68,110	\$65,512
Family Households	55.50%	59.43%	60.36%
Non-Family Households	44.50%	40.57%	39.64%
Median Property Value	\$534,198	\$609,801	\$582,231

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