



YUBA SUTTER MALL

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YUBA CITY, CALIFORNIA

Yuba City, California, is located in Sutter County 45 miles north of the state capital, Sacramento. In September 2004, The Mall at Yuba City was purchased by Steadfast Commercial Properties. The new owners immediately launched a renovation and remerchandising program in order to introduce the new Yuba Sutter Mall. The renovation and re-branding are now complete with a children's soft play area and new stores including Zumiez, Kay Jewelers, Finish Line, Lids and Verizon Wireless.



TRADE AREA

- Located at the prime intersection of two major highways (Highway 99 and Highway 20) with 69,000 cars per day
- Trade area includes Beale Air Force Base, a major area employer with annual military payroll of over \$96 million
- Yuba Sutter Mall's primary competing shopping centers at Roseville and Chico are 36 miles and 45 miles away
- Trade area growth is fueled by a high quality of life with affordable housing

KEY PROPERTY FACTS

- 410,337 sf regional center anchored by **JCPenney, Sears, Gottschalks** and **Ross**
- New stores include **Zumiez, Kay Jewelers, Lids, Finish Line** and **Verizon Wireless, Rue 21** and **Auntie Anne's**
- Strong lineup of Gen X/Y stores include **American Eagle Outfitters, PacSun, Zumiez, Anchor Blue, Hot Topic, Journeys, Claire's, Auntie Anne's, GameStop, Foot Locker** and **Rue 21**
- Yuba Sutter Mall **dominates its trade area** with an exceptional GAFO "capture rate" exceeding 18%
- Over 30% of Yuba Sutter Mall's customers are ages 15-34, the **key Gen X/Y customer**
- Center provides a location halfway between Chico and Sacramento which is an **excellent "in-fill" opportunity for retailers**

TRAFFIC COUNT:

Highway 99	33,000 CPD
Highway 20	36,000 CPD

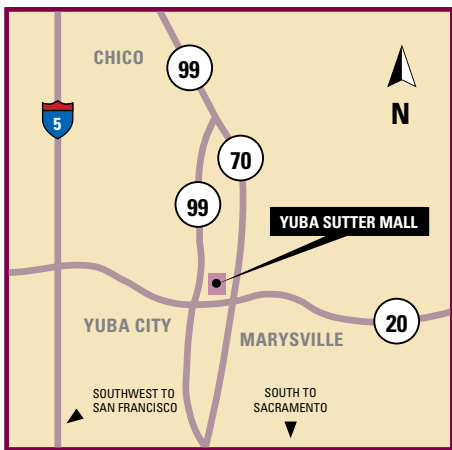
TRADE AREA DEMOGRAPHICS:

Population 2008	183,488
Households 2008	61,419
Average Household Income	\$57,000
Average Family Household Income	\$78,000
Median Age	33 years

Source: 2008 Asterop Inc



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STEADFAST

FOR LEASING INFORMATION CONTACT:

Wayne Poe
Leasing Consultant
Phone: 949.623.9121
wpoe@steadfastcompanies.com

STEADFAST COMMERCIAL PROPERTIES

4343 Von Karman Avenue, Suite 300
Newport Beach, CA 92660
Phone: 949.852.0700
Fax: 949.777.8301
steadfastcompanies.com



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