

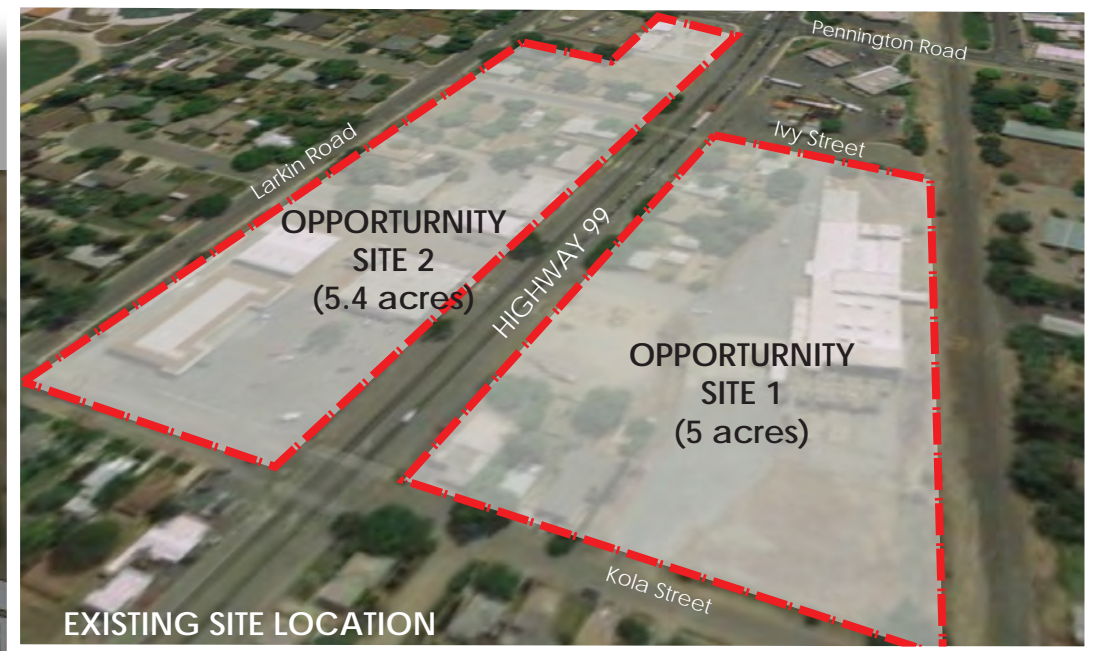
OPPORTUNITY SITES DEVELOPER BOOKLETS



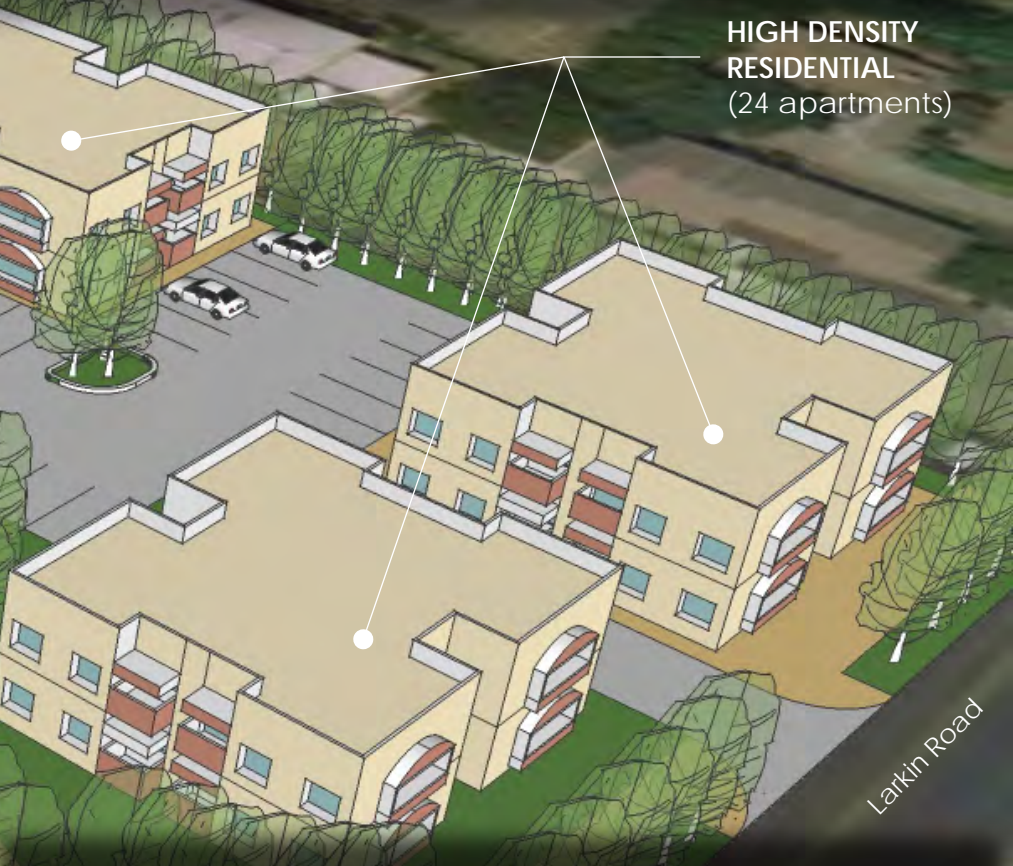
A VISION FOR TOMORROW



Demographics	
Current population	8,341
Projected population (2035)	11,233
Current retail market population	11,484
Projected retail market population (2035)	15,439
Traffic Counts	
Live Oak Blvd (Hwy 99) between: Paseo Road and Pennington Road	
	18,900
Pennington Road and Riviera Road	
	15,200
Market Demand	
Retail (2035)	150,380 square feet
Office (2035)	23,283 square feet
Residential (2035)	846 units



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