

La Junta, Colorado

**WAL-MART SUPERCENTER
ANCHORED SHOPPING CENTER**

Space Available – Call for Details

7 Conley Road

For Additional Information Call:

888.810.5050

FOR LEASING:

Dan Fink
Leasing Representative
Shadow–Anchored Centers Div.
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SHADOW-ANCHORED CENTERS DIVISION



SCHOSTAK BROTHERS & COMPANY, INC. OWNS ONE OF THE LARGEST GROWING WAL-MART SHADOW-ANCHORED PORTFOLIOS.



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WAL-MART SUPERCENTER PORTFOLIO



Schostak Brothers & Company is proud to present its Wal-Mart Supercenter Portfolio of Shopping Centers. Each center is strategically positioned within the market to allow maximum exposure to consumers and the Wal-Mart shopper. All centers are anchored by the revolutionary Supercenter format store that draws customers from both nearby and great distances, every week of every year.

WHAT IS A WAL-MART SUPERCENTER?

Wal-Mart was already a dominant retailer when it rolled out its evolutionary prototype store in 1988, the Supercenter. By far, the most significant change in this prototype was the inclusion of a grocery store component. A dozen years later, in 2000, Wal-Mart became the largest grocery retailer in the United States. The grocery sector accounts for 28% of the Wal-Mart segment of Wal-Mart Stores, Inc.

WAL-MART – THE SUPERCENTER ERA

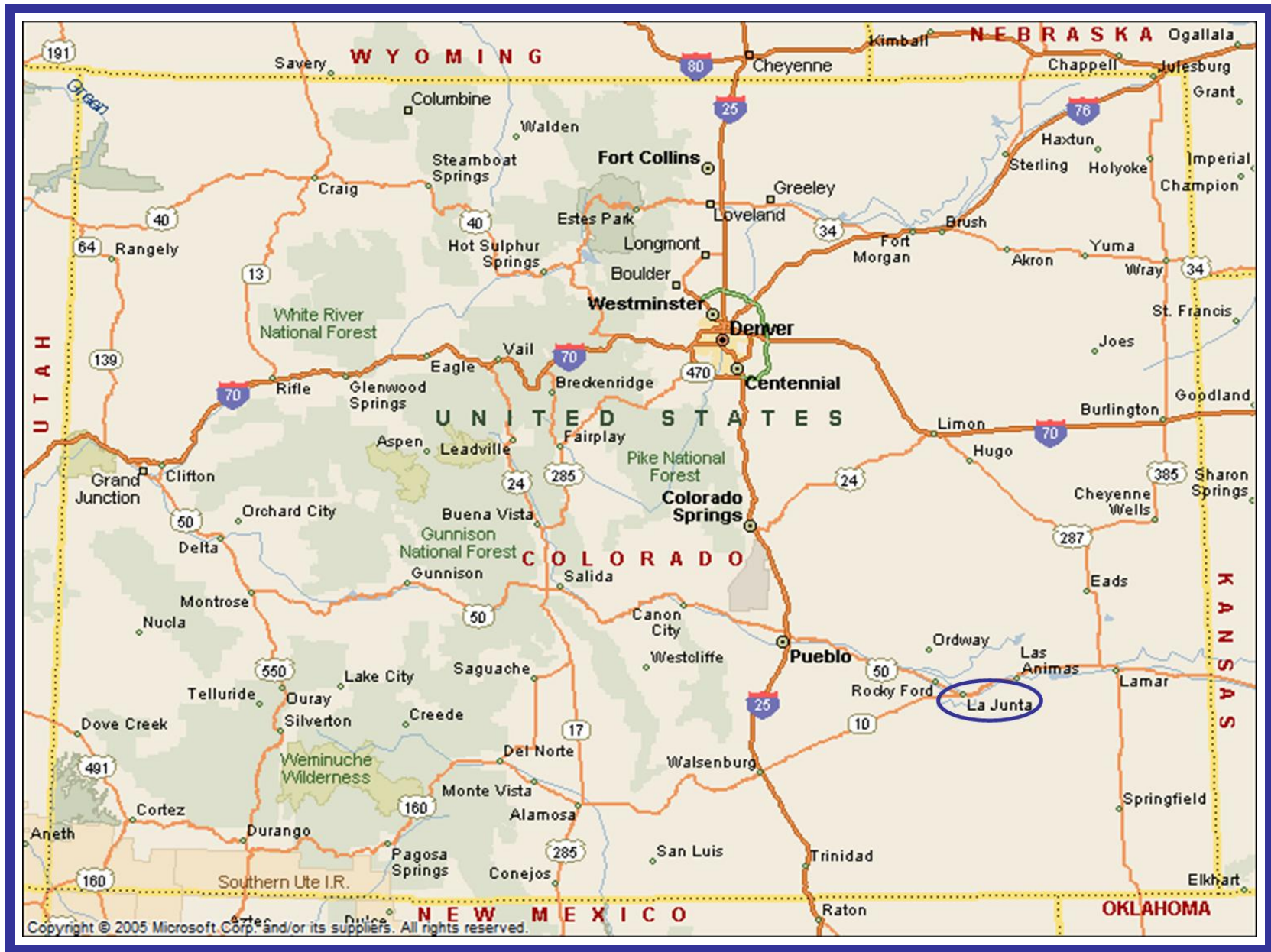
The Supercenter is the 'end of the road' in an evolutionary sense. Between 2000 and 2004, Wal-Mart opened 992 Supercenter stores and only 194 non-Supercenter stores. Looking at the same era in another way, beginning in 2001, Wal-Mart has increased its number of Supercenters by 137% as compared to an 11% growth of the older format non-Supercenter stores. The Supercenter format has been so successful and so popular with consumers that Wal-Mart has converted 636 (averaging 127 per year) non-Supercenter stores into Supercenters and has **NEVER CLOSED A SUPERCENTER LOCATION.**

THE GROCERY ANCHORED STRIP CENTER EVOLVES TO SUPERCENTERS

Wal-Mart's Supercenter format has become the catalyst for the next transformation in shopping centers ... the grocery anchored strip shopping center, one of the earliest post WW II formats, has given way to the Wal-Mart Supercenter shopping center. The grocery anchored center is still around but the Supercenters are killing the grocery stores, based upon consumer preferences. A Wal-Mart Supercenter houses 36 departments within, in addition to groceries.

WHAT DO OUR LOCATIONS HAVE TO OFFER?

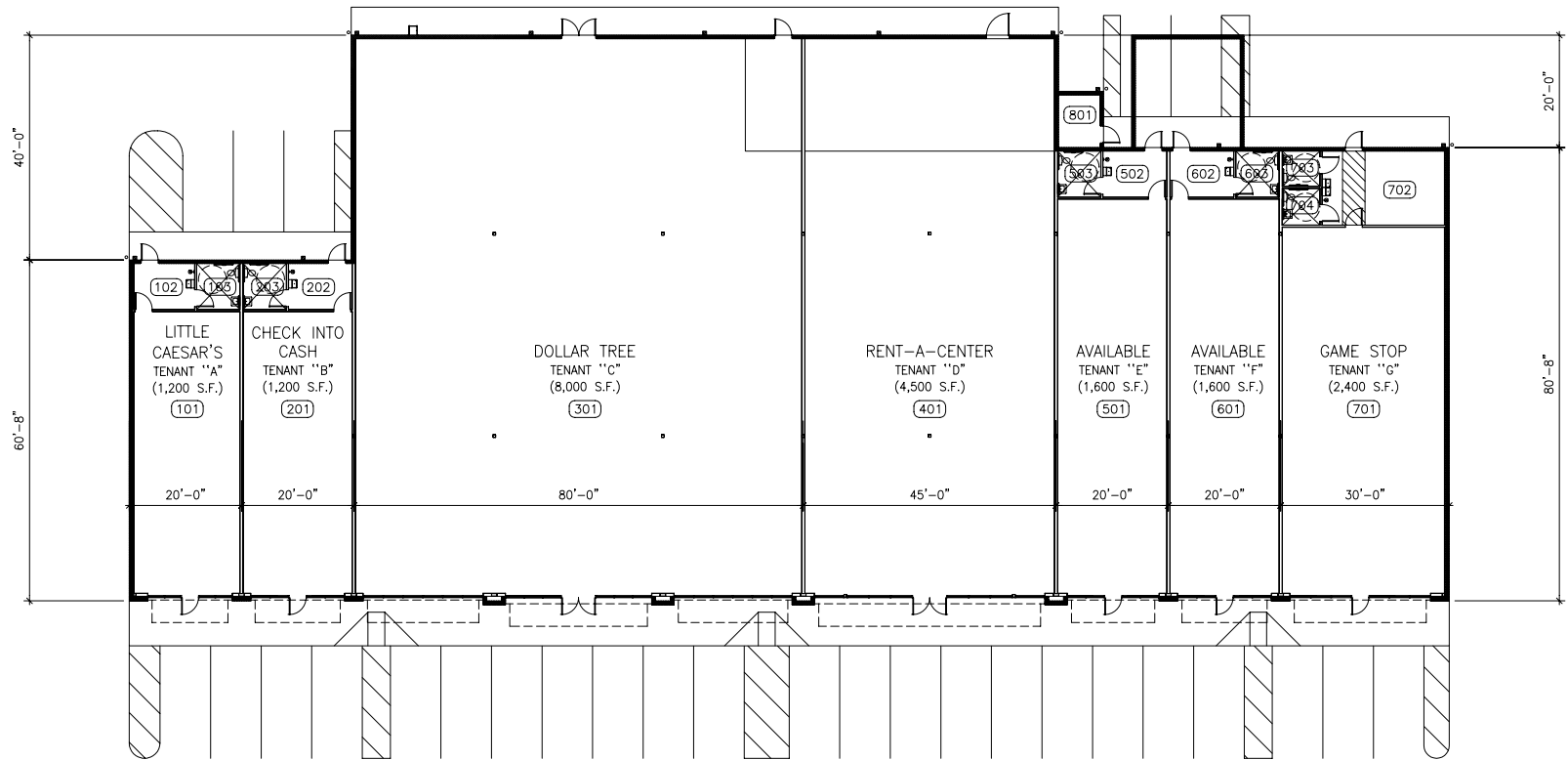
In most Supercenter markets, the Wal-Mart site most often has the most consistent and highest traffic levels – day in, day out. Although Wal-Mart has earned a reputation for crushing many merchants, the competitive reality is really the same old story of Retailing 101: Wal-Mart is a giant traffic and transaction machine, but co-existence is not only possible, but it can be quite profitable. Many national chain merchants that were previously committed to grocery anchored locations have adjusted their locational strategies to Wal-Mart Supercenters. With modest rents, our Supercenter locations offer merchants the ability to align their real estate and focus in the best and most consistent shopping center locations ... benefiting from Wal-Mart's powerful drawing power.



La JUNTA SHOPPING CENTER



SITE PLAN



NOT TO SCALE. DO NOT SCALE DRAWING.

PROJECT **LAJUNTA**
LAJUNTA COLORADO

REVISIONS

DRAWING TITLE
LEASE PLAN

DATE
8/26/08

DRAWN BY
APPROVED BY

DRAWING #
SL-1





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RACE





La Junta
Shopping Center

WAL*MART
SUPERCENTER

405 # 20

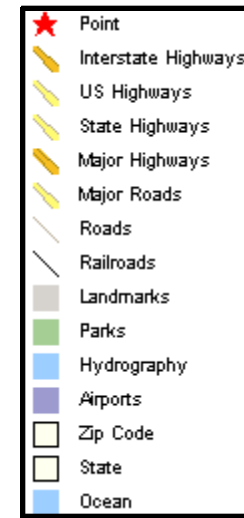
LA JUNTA SHOPPING CENTER—20,500 SQ FT

Area Map

Prepared For:

Order #: 966336769
Site: 01

7 CONLEY RD
LA JUNTA, CO 81050-9671
Coord: 37.996589, -103.594372
Radius - See Appendix for Details



FULL PROFILE

1990-2010 Census, 2011 Estimates with 2016 Projections

Calculated using Proportional Block Groups

Lat/Lon: 37.9993/-103.5919

RF1

7 Conley Rd		3 mi radius	5 mi radius	15 mi radius
La Junta, CO 81050				
POPULATION	2011 Estimated Population	3,545	9,472	16,830
	2016 Projected Population	3,549	9,392	16,773
	2010 Census Population	3,543	9,501	16,855
	2000 Census Population	3,836	10,218	18,151
	Projected Annual Growth 2011 to 2016	-	-0.2%	-0.1%
	Historical Annual Growth 2000 to 2011	-0.7%	-0.7%	-0.7%
HOUSEHOLDS	2011 Estimated Households	1,531	3,882	6,808
	2016 Projected Households	1,548	3,888	6,860
	2010 Census Households	1,522	3,882	6,810
	2000 Census Households	1,558	4,001	6,966
	Projected Annual Growth 2011 to 2016	0.2%	-	0.2%
	Historical Annual Growth 2000 to 2011	-0.2%	-0.3%	-0.2%
AGE	2011 Est. Population Under 10 Years	13.9%	14.8%	14.7%
	2011 Est. Population 10 to 19 Years	14.9%	13.2%	12.6%
	2011 Est. Population 20 to 29 Years	12.9%	12.0%	11.9%
	2011 Est. Population 30 to 44 Years	15.3%	17.5%	16.4%
	2011 Est. Population 45 to 59 Years	16.7%	17.1%	20.4%
	2011 Est. Population 60 to 74 Years	15.2%	15.3%	15.2%
	2011 Est. Population 75 Years or Over	11.1%	10.1%	8.8%
	2011 Est. Median Age	37.6	39.5	39.7
MARITAL STATUS & GENDER	2011 Est. Male Population	46.3%	48.9%	49.0%
	2011 Est. Female Population	53.7%	51.1%	51.0%
	2011 Est. Never Married	22.2%	23.3%	22.0%
	2011 Est. Now Married	53.3%	52.6%	52.8%
	2011 Est. Separated or Divorced	16.3%	15.6%	17.0%
	2011 Est. Widowed	8.1%	8.5%	8.1%
INCOME	2011 Est. HH Income \$200,000 or More	2.1%	1.0%	0.8%
	2011 Est. HH Income \$150,000 to \$199,999	1.0%	1.0%	1.3%
	2011 Est. HH Income \$100,000 to \$149,999	8.6%	9.3%	8.2%
	2011 Est. HH Income \$75,000 to \$99,999	6.1%	8.3%	7.2%
	2011 Est. HH Income \$50,000 to \$74,999	16.5%	19.5%	18.1%
	2011 Est. HH Income \$35,000 to \$49,999	14.8%	13.2%	13.9%
	2011 Est. HH Income \$25,000 to \$34,999	10.4%	12.3%	14.7%
	2011 Est. HH Income \$15,000 to \$24,999	15.2%	12.9%	14.3%
	2011 Est. HH Income Under \$15,000	25.3%	22.5%	21.4%
	2011 Est. Average Household Income	\$52,910	\$48,720	\$45,939
	2011 Est. Median Household Income	\$35,740	\$38,404	\$36,998
	2011 Est. Per Capita Income	\$23,122	\$20,866	\$19,713
	2011 Est. Total Businesses	298	510	783
2011 Est. Total Employees	2,638	4,561	6,929	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

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7 Conley Rd

La Junta, CO 81050

3 mi radius 5 mi radius 15 mi radius

	3 mi radius	5 mi radius	15 mi radius	
RACE	2011 Est. White	79.4%	76.6%	77.1%
	2011 Est. Black	0.8%	1.1%	1.1%
	2011 Est. Asian or Pacific Islander	0.5%	0.7%	0.9%
	2011 Est. American Indian or Alaska Native	1.7%	1.9%	1.9%
	2011 Est. Other Races	17.6%	19.7%	19.0%
HISPANIC	2011 Est. Hispanic Population	1,402	3,949	7,285
	2011 Est. Hispanic Population	39.5%	41.7%	43.3%
	2016 Proj. Hispanic Population	42.1%	44.1%	46.0%
	2010 Hispanic Population	38.9%	41.1%	42.5%
EDUCATION (Adults 25 or Older)	2011 Est. Adult Population (25 Years or Over)	2,257	6,265	11,185
	2011 Est. Elementary (Grade Level 0 to 8)	7.6%	9.1%	9.1%
	2011 Est. Some High School (Grade Level 9 to 11)	8.6%	9.2%	10.0%
	2011 Est. High School Graduate	33.1%	32.3%	32.8%
	2011 Est. Some College	21.5%	21.0%	22.1%
	2011 Est. Associate Degree Only	11.0%	11.6%	9.3%
	2011 Est. Bachelor Degree Only	12.5%	11.3%	11.7%
	2011 Est. Graduate Degree	5.7%	5.5%	5.0%
HOUSING	2011 Est. Total Housing Units	1,822	4,543	7,894
	2011 Est. Owner-Occupied	54.0%	57.1%	56.4%
	2011 Est. Renter-Occupied	30.0%	28.4%	29.9%
	2011 Est. Vacant Housing	16.0%	14.5%	13.8%
HOMES BUILT BY YEAR	2000 Homes Built 1999 to 2000	1.2%	1.0%	0.9%
	2000 Homes Built 1995 to 1998	5.4%	5.3%	5.3%
	2000 Homes Built 1990 to 1994	1.6%	1.7%	1.9%
	2000 Homes Built 1980 to 1989	4.6%	5.5%	4.9%
	2000 Homes Built 1970 to 1979	15.4%	16.6%	16.4%
	2000 Homes Built 1960 to 1969	10.5%	12.6%	12.4%
	2000 Homes Built 1950 to 1959	12.1%	13.7%	13.7%
	2000 Homes Built Before 1949	49.1%	43.5%	44.5%
HOME VALUES	2000 Home Value \$1,000,000 or More	-	-	-
	2000 Home Value \$500,000 to \$999,999	-	-	-
	2000 Home Value \$400,000 to \$499,999	-	-	-
	2000 Home Value \$300,000 to \$399,999	-	-	-
	2000 Home Value \$200,000 to \$299,999	1.6%	2.3%	1.8%
	2000 Home Value \$150,000 to \$199,999	2.9%	3.5%	3.1%
	2000 Home Value \$100,000 to \$149,999	10.7%	11.6%	12.7%
	2000 Home Value \$50,000 to \$99,999	51.6%	52.1%	51.0%
	2000 Home Value \$25,000 to \$49,999	23.6%	24.3%	25.4%
	2000 Home Value Under \$25,000	9.6%	6.2%	6.0%
	2000 Median Home Value	\$65,581	\$69,495	\$67,689
	2000 Median Rent	\$179	\$177	\$179

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LABOR FORCE	2011 Est. Labor Population Age 16 Years or Over	2,743	7,298	13,107
	2011 Est. Civilian Employed	54.4%	52.1%	49.3%
	2011 Est. Civilian Unemployed	5.3%	5.0%	4.8%
	2011 Est. in Armed Forces	-	-	-
	2011 Est. not in Labor Force	40.3%	42.9%	45.9%
	2011 Labor Force Males	46.5%	49.4%	48.7%
	2011 Labor Force Females	53.5%	50.6%	51.3%
OCCUPATION	2000 Occupation: Population Age 16 Years or Over	1,721	4,339	7,373
	2000 Mgmt, Business, & Financial Operations	9.0%	11.3%	12.7%
	2000 Professional, Related	21.8%	21.7%	19.7%
	2000 Service	21.4%	18.2%	17.2%
	2000 Sales, Office	24.7%	26.1%	25.0%
	2000 Farming, Fishing, Forestry	2.0%	2.0%	3.2%
	2000 Construction, Extraction, Maintenance	9.1%	9.4%	9.7%
	2000 Production, Transport, Material Moving	12.0%	11.4%	12.5%
	2000 White Collar Workers	55.6%	59.0%	57.3%
	2000 Blue Collar Workers	44.4%	41.0%	42.7%
TRANSPORTATION TO WORK	2000 Drive to Work Alone	74.7%	74.1%	74.8%
	2000 Drive to Work in Carpool	13.3%	14.6%	14.2%
	2000 Travel to Work by Public Transportation	0.8%	0.5%	0.6%
	2000 Drive to Work on Motorcycle	-	-	-
	2000 Walk or Bicycle to Work	5.9%	5.7%	5.6%
	2000 Other Means	0.4%	0.4%	0.2%
	2000 Work at Home	5.0%	4.7%	4.5%
TRAVEL TIME	2000 Travel to Work in 14 Minutes or Less	65.1%	65.6%	57.2%
	2000 Travel to Work in 15 to 29 Minutes	22.1%	22.7%	29.2%
	2000 Travel to Work in 30 to 59 Minutes	7.3%	6.4%	8.1%
	2000 Travel to Work in 60 Minutes or More	5.5%	5.3%	5.4%
	2000 Average Travel Time to Work	15.4	14.7	16.1
CONSUMER EXPENDITURE	2011 Est. Total Household Expenditure	\$69.1 M	\$166 M	\$281 M
	2011 Est. Apparel	\$3.27 M	\$7.86 M	\$13.3 M
	2011 Est. Contributions, Gifts	\$4.18 M	\$9.89 M	\$16.7 M
	2011 Est. Education, Reading	\$1.80 M	\$4.25 M	\$7.10 M
	2011 Est. Entertainment	\$3.79 M	\$9.16 M	\$15.5 M
	2011 Est. Food, Beverages, Tobacco	\$11.3 M	\$27.3 M	\$46.2 M
	2011 Est. Furnishings, Equipment	\$2.90 M	\$7.04 M	\$11.8 M
	2011 Est. Health Care, Insurance	\$5.17 M	\$12.4 M	\$20.9 M
	2011 Est. Household Operations, Shelter, Utilities	\$20.8 M	\$49.7 M	\$84.0 M
	2011 Est. Miscellaneous Expenses	\$1.20 M	\$2.88 M	\$4.85 M
2011 Est. Personal Care	\$1.01 M	\$2.42 M	\$4.09 M	
2011 Est. Transportation	\$13.7 M	\$33.4 M	\$56.4 M	

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