



# Shoppes at Indian River

## One 1,050 SF Unit Available

**FOR LEASE** | 4214 Indian River Road, Chesapeake | VA

**FEATURES**

- Only one 1,050 SF unit available
- Co-tenants include T-Mobile
- Population 102,467 within 3-miles
- Busy Indian River Road & Sparrow Road Intersection
- Traffic Counts: Indian River Rd & Sparrow Rd- 29,000 AADT

DEMOGRAPHIC FACTS	1 Mile	3 Miles	5 Miles
Population	11,741	104,055	303,523
Total Employees	3,141	89,813	238,081
Average HH Income	\$72,336	\$63,742	\$69,374



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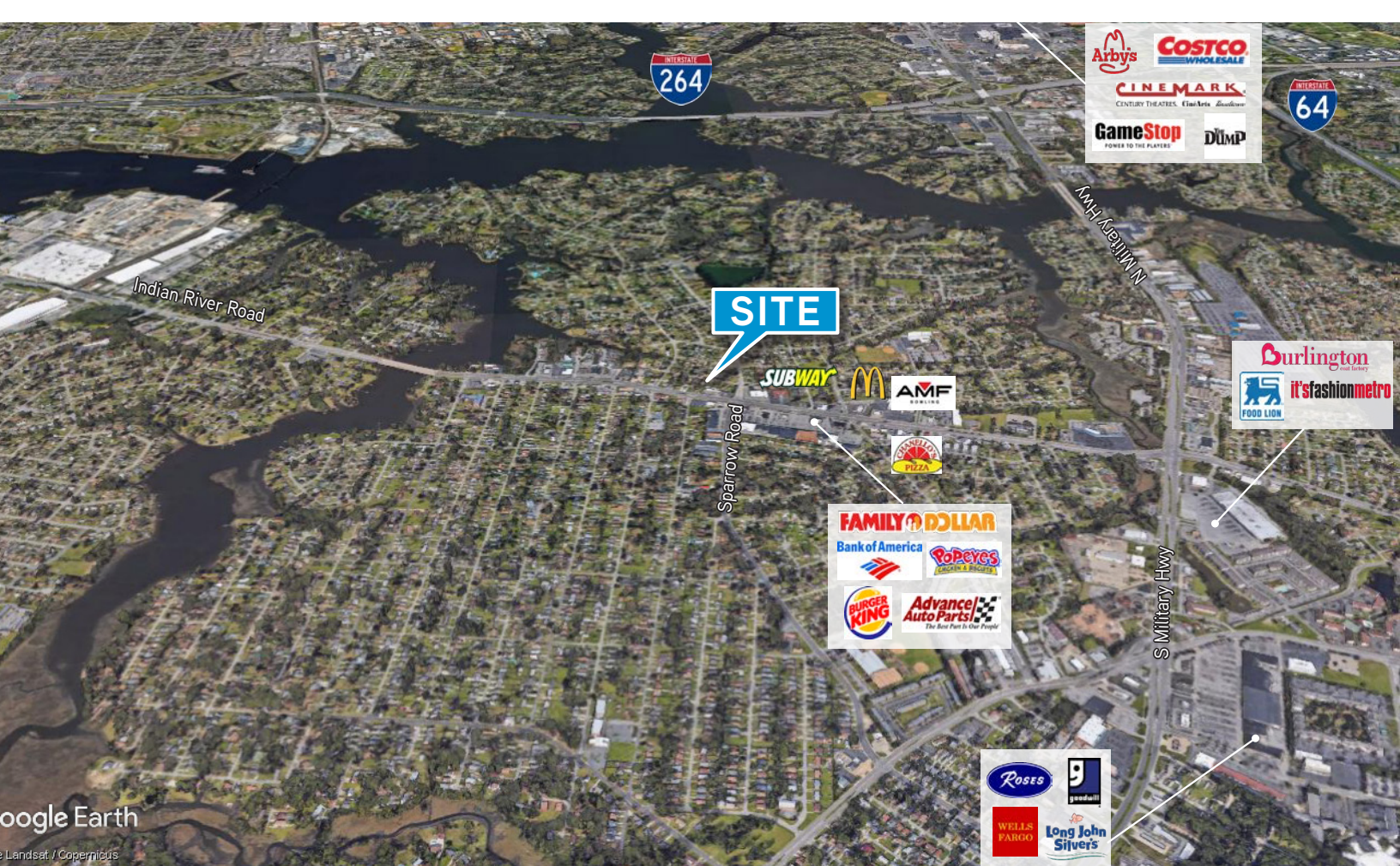


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## Demographics - Community Profile

Indian River Rd, Mokelumne Hill, California, 95245

Produced by Colliers International

Latitude: 38.3571

Longitude: -120.5372

	1 mile	3 mile	5 mile
<b>Population Summary</b>			
2000 Total Population	80	1,998	3,942
2010 Total Population	78	1,897	3,686
2018 Total Population	76	2,042	3,839
2018 Group Quarters	0	0	1
2023 Total Population	75	2,130	3,953
2018-2023 Annual Rate	-0.26%	0.85%	0.59%
2018 Total Daytime Population	28	1,398	2,803
Workers	2	128	277
Residents	26	1,270	2,526
<b>Household Summary</b>			
2000 Households	34	850	1,680
2000 Average Household Size	2.35	2.35	2.34
2010 Households	35	863	1,685
2010 Average Household Size	2.23	2.20	2.19
2018 Households	34	925	1,750
2018 Average Household Size	2.24	2.21	2.19
2023 Households	34	964	1,801
2023 Average Household Size	2.21	2.21	2.19
2018-2023 Annual Rate	0.00%	0.83%	0.58%
2010 Families	23	546	1,070
2010 Average Family Size	2.65	2.69	2.68
2018 Families	22	585	1,111
2018 Average Family Size	2.68	2.73	2.70
2023 Families	22	608	1,143
2023 Average Family Size	2.68	2.74	2.71
2018-2023 Annual Rate	0.00%	0.77%	0.57%
<b>Housing Unit Summary</b>			
2000 Housing Units	45	1,090	2,092
Owner Occupied Housing Units	62.2%	61.3%	62.7%
Renter Occupied Housing Units	11.1%	16.7%	17.6%
Vacant Housing Units	26.7%	22.0%	19.7%
2010 Housing Units	51	1,194	2,257
Owner Occupied Housing Units	52.9%	55.8%	57.8%
Renter Occupied Housing Units	15.7%	16.5%	16.9%
Vacant Housing Units	31.4%	27.7%	25.3%
2018 Housing Units	51	1,301	2,392
Owner Occupied Housing Units	51.0%	53.4%	55.3%
Renter Occupied Housing Units	15.7%	17.7%	17.9%
Vacant Housing Units	33.3%	28.9%	26.8%
2023 Housing Units	52	1,369	2,487
Owner Occupied Housing Units	51.9%	54.9%	56.7%
Renter Occupied Housing Units	13.5%	15.5%	15.8%
Vacant Housing Units	34.6%	29.6%	27.6%
<b>Median Household Income</b>			
2018	\$56,884	\$45,495	\$45,381
2023	\$61,686	\$52,925	\$52,698
<b>Median Home Value</b>			
2018	\$175,000	\$182,120	\$192,366
2023	\$180,000	\$189,815	\$202,510
<b>Per Capita Income</b>			
2018	\$27,071	\$27,337	\$27,466
2023	\$31,704	\$31,312	\$31,444
<b>Median Age</b>			
2010	52.8	52.8	53.0
2018	56.4	56.1	56.3
2023	60.2	57.9	58.2

**Data Note:** Household population includes persons not residing in group quarters. Average Household Size is the household population divided by total households. Persons in families include the householder and persons related to the householder by birth, marriage, or adoption. Per Capita Income represents the income received by all persons aged 15 years and over divided by the total population.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

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<b>2018 Households by Income</b>			
Household Income Base	34	925	1,750
<\$15,000	5.9%	8.6%	10.0%
\$15,000 - \$24,999	23.5%	18.6%	16.9%
\$25,000 - \$34,999	2.9%	12.3%	12.1%
\$35,000 - \$49,999	8.8%	13.7%	14.7%
\$50,000 - \$74,999	23.5%	21.0%	20.9%
\$75,000 - \$99,999	17.6%	11.5%	11.2%
\$100,000 - \$149,999	14.7%	9.1%	9.1%
\$150,000 - \$199,999	2.9%	3.2%	3.1%
\$200,000+	0.0%	1.9%	2.1%
Average Household Income	\$60,339	\$60,154	\$60,161
<b>2023 Households by Income</b>			
Household Income Base	34	964	1,801
<\$15,000	2.9%	6.3%	7.5%
\$15,000 - \$24,999	14.7%	14.7%	13.6%
\$25,000 - \$34,999	5.9%	10.0%	9.4%
\$35,000 - \$49,999	11.8%	15.0%	15.9%
\$50,000 - \$74,999	20.6%	22.3%	22.4%
\$75,000 - \$99,999	17.6%	13.9%	13.5%
\$100,000 - \$149,999	17.6%	11.5%	11.5%
\$150,000 - \$199,999	2.9%	4.1%	4.0%
\$200,000+	0.0%	2.0%	2.1%
Average Household Income	\$69,736	\$68,934	\$68,924
<b>2018 Owner Occupied Housing Units by Value</b>			
Total	26	695	1,322
<\$50,000	0.0%	10.2%	9.8%
\$50,000 - \$99,999	19.2%	13.5%	11.6%
\$100,000 - \$149,999	11.5%	11.7%	11.6%
\$150,000 - \$199,999	38.5%	22.7%	19.8%
\$200,000 - \$249,999	7.7%	17.1%	17.2%
\$250,000 - \$299,999	7.7%	9.8%	12.6%
\$300,000 - \$399,999	7.7%	6.0%	7.6%
\$400,000 - \$499,999	3.8%	6.8%	7.1%
\$500,000 - \$749,999	3.8%	1.4%	1.7%
\$750,000 - \$999,999	0.0%	0.3%	0.3%
\$1,000,000 - \$1,499,999	0.0%	0.4%	0.4%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.0%	0.0%
Average Home Value	\$202,885	\$200,971	\$210,606
<b>2023 Owner Occupied Housing Units by Value</b>			
Total	27	752	1,409
<\$50,000	0.0%	10.6%	9.9%
\$50,000 - \$99,999	18.5%	12.4%	10.6%
\$100,000 - \$149,999	7.4%	9.8%	9.8%
\$150,000 - \$199,999	37.0%	21.5%	18.8%
\$200,000 - \$249,999	7.4%	17.7%	17.7%
\$250,000 - \$299,999	7.4%	9.8%	12.8%
\$300,000 - \$399,999	11.1%	6.8%	8.7%
\$400,000 - \$499,999	3.7%	8.8%	9.0%
\$500,000 - \$749,999	3.7%	1.6%	1.8%
\$750,000 - \$999,999	0.0%	0.4%	0.4%
\$1,000,000 - \$1,499,999	0.0%	0.5%	0.4%
\$1,500,000 - \$1,999,999	0.0%	0.0%	0.0%
\$2,000,000 +	0.0%	0.0%	0.0%
Average Home Value	\$211,538	\$212,134	\$221,735

**Data Note:** Income represents the preceding year, expressed in current dollars. Household income includes wage and salary earnings, interest dividends, net rents, pensions, SSI and welfare payments, child support, and alimony.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

March 06, 2019



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	1 mile	3 mile	5 mile
<b>2010 Population by Age</b>			
Total	75	1,898	3,689
0 - 4	2.7%	3.4%	3.4%
5 - 9	2.7%	3.7%	3.6%
10 - 14	6.7%	4.9%	4.9%
15 - 24	8.0%	8.4%	8.5%
25 - 34	6.7%	7.1%	7.0%
35 - 44	9.3%	9.0%	9.1%
45 - 54	21.3%	17.9%	17.3%
55 - 64	25.3%	21.9%	21.7%
65 - 74	13.3%	13.5%	13.9%
75 - 84	6.7%	8.0%	8.2%
85 +	1.3%	2.3%	2.3%
18 +	89.3%	84.6%	84.7%
<b>2018 Population by Age</b>			
Total	75	2,043	3,838
0 - 4	1.3%	3.1%	3.0%
5 - 9	2.7%	3.3%	3.1%
10 - 14	4.0%	4.0%	4.1%
15 - 24	6.7%	7.6%	7.4%
25 - 34	8.0%	7.1%	7.3%
35 - 44	8.0%	7.9%	8.0%
45 - 54	16.0%	14.5%	14.0%
55 - 64	25.3%	23.3%	23.2%
65 - 74	18.7%	18.1%	18.5%
75 - 84	6.7%	8.3%	8.6%
85 +	2.7%	2.8%	2.8%
18 +	89.3%	86.9%	87.1%
<b>2023 Population by Age</b>			
Total	75	2,129	3,953
0 - 4	1.3%	3.1%	3.0%
5 - 9	2.7%	3.1%	3.0%
10 - 14	2.7%	3.6%	3.8%
15 - 24	6.7%	7.1%	6.9%
25 - 34	6.7%	6.8%	6.9%
35 - 44	8.0%	8.4%	8.5%
45 - 54	10.7%	12.3%	11.7%
55 - 64	24.0%	21.4%	21.5%
65 - 74	25.3%	20.9%	21.1%
75 - 84	9.3%	10.5%	10.7%
85 +	2.7%	3.0%	2.9%
18 +	92.0%	87.7%	87.7%
<b>2010 Population by Sex</b>			
Males	37	933	1,822
Females	41	964	1,864
<b>2018 Population by Sex</b>			
Males	36	1,015	1,918
Females	39	1,027	1,921
<b>2023 Population by Sex</b>			
Males	36	1,064	1,984
Females	39	1,066	1,969

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

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Indian River Rd, Mokelumne Hill, California, 95245

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Latitude: 38.3571

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	1 mile	3 mile	5 mile
<b>2010 Population by Race/Ethnicity</b>			
Total	78	1,898	3,686
White Alone	89.7%	89.9%	89.4%
Black Alone	0.0%	0.2%	0.2%
American Indian Alone	2.6%	3.6%	4.1%
Asian Alone	1.3%	0.7%	0.5%
Pacific Islander Alone	0.0%	0.5%	0.3%
Some Other Race Alone	2.6%	1.8%	1.9%
Two or More Races	3.8%	3.4%	3.5%
Hispanic Origin	5.1%	6.2%	6.6%
Diversity Index	27.2	28.4	29.9
<b>2018 Population by Race/Ethnicity</b>			
Total	76	2,042	3,838
White Alone	88.2%	88.8%	88.1%
Black Alone	0.0%	0.2%	0.2%
American Indian Alone	2.6%	3.6%	4.2%
Asian Alone	1.3%	0.8%	0.7%
Pacific Islander Alone	0.0%	0.8%	0.5%
Some Other Race Alone	2.6%	2.0%	2.2%
Two or More Races	5.3%	3.9%	4.1%
Hispanic Origin	6.6%	7.1%	7.7%
Diversity Index	31.8	31.5	33.3
<b>2023 Population by Race/Ethnicity</b>			
Total	77	2,130	3,954
White Alone	85.7%	87.7%	87.0%
Black Alone	0.0%	0.2%	0.2%
American Indian Alone	2.6%	3.6%	4.2%
Asian Alone	2.6%	0.9%	0.8%
Pacific Islander Alone	0.0%	1.0%	0.7%
Some Other Race Alone	2.6%	2.2%	2.5%
Two or More Races	6.5%	4.4%	4.6%
Hispanic Origin	6.7%	8.1%	8.7%
Diversity Index	32.1	34.4	36.1
<b>2010 Population by Relationship and Household Type</b>			
Total	78	1,897	3,686
In Households	100.0%	100.0%	100.0%
In Family Households	80.8%	80.0%	80.2%
Householder	29.5%	28.9%	29.1%
Spouse	24.4%	22.9%	23.0%
Child	20.5%	21.2%	21.2%
Other relative	3.8%	4.5%	4.4%
Nonrelative	3.8%	2.4%	2.5%
In Nonfamily Households	19.2%	20.0%	19.8%
In Group Quarters	0.0%	0.0%	0.0%
Institutionalized Population	0.0%	0.0%	0.0%
Noninstitutionalized Population	0.0%	0.0%	0.0%

**Data Note:** Persons of Hispanic Origin may be of any race. The Diversity Index measures the probability that two people from the same area will be from different race/ethnic groups.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

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<b>2018 Population 25+ by Educational Attainment</b>			
Total	65	1,674	3,159
Less than 9th Grade	0.0%	1.4%	2.3%
9th - 12th Grade, No Diploma	0.0%	3.9%	4.8%
High School Graduate	18.5%	29.6%	30.5%
GED/Alternative Credential	12.3%	10.9%	9.5%
Some College, No Degree	24.6%	25.4%	25.3%
Associate Degree	6.2%	8.4%	8.3%
Bachelor's Degree	35.4%	16.2%	14.9%
Graduate/Professional Degree	3.1%	4.2%	4.5%
<b>2018 Population 15+ by Marital Status</b>			
Total	69	1,830	3,443
Never Married	29.0%	20.9%	20.4%
Married	37.7%	56.7%	55.9%
Widowed	18.8%	10.9%	10.7%
Divorced	14.5%	11.4%	13.0%
<b>2018 Civilian Population 16+ in Labor Force</b>			
Civilian Employed	98.0%	96.1%	95.9%
Civilian Unemployed (Unemployment Rate)	0.0%	3.8%	4.1%
<b>2018 Employed Population 16+ by Industry</b>			
Total	49	790	1,345
Agriculture/Mining	2.0%	1.1%	1.0%
Construction	2.0%	4.7%	5.5%
Manufacturing	2.0%	2.8%	3.9%
Wholesale Trade	0.0%	1.4%	1.6%
Retail Trade	32.7%	19.0%	17.6%
Transportation/Utilities	6.1%	2.9%	3.0%
Information	2.0%	4.8%	3.9%
Finance/Insurance/Real Estate	0.0%	2.3%	3.4%
Services	46.9%	55.4%	55.1%
Public Administration	8.2%	5.8%	4.8%
<b>2018 Employed Population 16+ by Occupation</b>			
Total	49	795	1,346
White Collar	73.5%	69.1%	67.8%
Management/Business/Financial	10.2%	15.3%	14.9%
Professional	20.4%	15.6%	14.6%
Sales	24.5%	17.0%	17.0%
Administrative Support	18.4%	21.3%	21.3%
Services	18.4%	14.4%	14.2%
Blue Collar	8.2%	17.1%	18.1%
Farming/Forestry/Fishing	0.0%	0.6%	0.7%
Construction/Extraction	6.1%	3.9%	4.4%
Installation/Maintenance/Repair	2.0%	6.7%	5.7%
Production	0.0%	1.5%	2.9%
Transportation/Material Moving	0.0%	4.3%	4.4%
<b>2010 Population By Urban/ Rural Status</b>			
Total Population	78	1,897	3,686
Population Inside Urbanized Area	0.0%	0.0%	0.0%
Population Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Population	100.0%	100.0%	100.0%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

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<b>2010 Households by Type</b>			
Total	35	862	1,685
Households with 1 Person	28.6%	30.3%	30.3%
Households with 2+ People	71.4%	69.7%	69.7%
Family Households	65.7%	63.3%	63.5%
Husband-wife Families	54.3%	50.2%	50.3%
With Related Children	11.4%	11.4%	10.9%
Other Family (No Spouse Present)	11.4%	13.1%	13.2%
Other Family with Male Householder	5.7%	4.8%	4.6%
With Related Children	2.9%	2.3%	2.3%
Other Family with Female Householder	5.7%	8.4%	8.7%
With Related Children	2.9%	4.6%	5.0%
Nonfamily Households	5.7%	6.4%	6.2%
All Households with Children	17.1%	18.8%	18.5%
Multigenerational Households	2.9%	4.1%	3.7%
Unmarried Partner Households	5.7%	6.7%	6.6%
Male-female	5.7%	6.1%	6.1%
Same-sex	0.0%	0.6%	0.5%
<b>2010 Households by Size</b>			
Total	34	861	1,684
1 Person Household	29.4%	30.3%	30.3%
2 Person Household	47.1%	44.3%	44.5%
3 Person Household	11.8%	11.5%	11.3%
4 Person Household	8.8%	8.4%	8.2%
5 Person Household	2.9%	3.3%	3.3%
6 Person Household	0.0%	1.3%	1.4%
7 + Person Household	0.0%	1.0%	1.0%
<b>2010 Households by Tenure and Mortgage Status</b>			
Total	35	863	1,685
Owner Occupied	77.1%	77.2%	77.4%
Owned with a Mortgage/Loan	48.6%	43.6%	44.0%
Owned Free and Clear	28.6%	33.6%	33.4%
Renter Occupied	22.9%	22.8%	22.6%
<b>2010 Housing Units By Urban/ Rural Status</b>			
Total Housing Units	51	1,194	2,257
Housing Units Inside Urbanized Area	0.0%	0.0%	0.0%
Housing Units Inside Urbanized Cluster	0.0%	0.0%	0.0%
Rural Housing Units	100.0%	100.0%	100.0%

**Data Note:** Households with children include any households with people under age 18, related or not. Multigenerational households are families with 3 or more parent-child relationships. Unmarried partner households are usually classified as nonfamily households unless there is another member of the household related to the householder. Multigenerational and unmarried partner households are reported only to the tract level. Esri estimated block group data, which is used to estimate polygons or non-standard geography.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

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<b>Top 3 Tapestry Segments</b>			
	1. Rural Resort Dwellers (6E)	Senior Escapes (9D)	Senior Escapes (9D)
	2. Top Tier (1A)	Rural Resort Dwellers (6E)	Rural Resort Dwellers (6E)
	3. Professional Pride (1B)	Top Tier (1A)	Comfortable Empty Nesters
<b>2018 Consumer Spending</b>			
Apparel & Services: Total \$	\$49,013	\$1,376,816	\$2,608,504
Average Spent	\$1,441.56	\$1,488.45	\$1,490.57
Spending Potential Index	66	68	69
Education: Total \$	\$23,898	\$702,086	\$1,353,181
Average Spent	\$702.88	\$759.01	\$773.25
Spending Potential Index	49	52	53
Entertainment/Recreation: Total \$	\$91,141	\$2,350,295	\$4,421,385
Average Spent	\$2,680.62	\$2,540.86	\$2,526.51
Spending Potential Index	83	79	78
Food at Home: Total \$	\$142,128	\$3,683,164	\$6,917,206
Average Spent	\$4,180.24	\$3,981.80	\$3,952.69
Spending Potential Index	83	79	79
Food Away from Home: Total \$	\$83,481	\$2,325,225	\$4,397,893
Average Spent	\$2,455.32	\$2,513.76	\$2,513.08
Spending Potential Index	70	72	72
Health Care: Total \$	\$181,605	\$4,615,902	\$8,657,828
Average Spent	\$5,341.32	\$4,990.16	\$4,947.33
Spending Potential Index	93	87	86
HH Furnishings & Equipment: Total \$	\$53,132	\$1,454,712	\$2,748,790
Average Spent	\$1,562.71	\$1,572.66	\$1,570.74
Spending Potential Index	75	75	75
Personal Care Products & Services: Total \$	\$19,549	\$563,346	\$1,067,328
Average Spent	\$574.97	\$609.02	\$609.90
Spending Potential Index	69	74	74
Shelter: Total \$	\$361,229	\$10,500,181	\$19,945,181
Average Spent	\$10,624.38	\$11,351.55	\$11,397.25
Spending Potential Index	63	68	68
Support Payments/Cash Contributions/Gifts in Kind: Total \$	\$64,754	\$1,772,645	\$3,350,759
Average Spent	\$1,904.53	\$1,916.37	\$1,914.72
Spending Potential Index	77	77	77
Travel: Total \$	\$48,902	\$1,400,865	\$2,663,797
Average Spent	\$1,438.29	\$1,514.45	\$1,522.17
Spending Potential Index	67	70	71
Vehicle Maintenance & Repairs: Total \$	\$29,798	\$792,666	\$1,492,131
Average Spent	\$876.41	\$856.94	\$852.65
Spending Potential Index	81	80	79

**Data Note:** Consumer spending shows the amount spent on a variety of goods and services by households that reside in the area. Expenditures are shown by broad budget categories that are not mutually exclusive. Consumer spending does not equal business revenue. Total and Average Amount Spent Per Household represent annual figures. The Spending Potential Index represents the amount spent in the area relative to a national average of 100.

**Source:** Consumer Spending data are derived from the 2015 and 2016 Consumer Expenditure Surveys, Bureau of Labor Statistics. Esri.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023 Esri converted Census 2000 data into 2010 geography.

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