

SUBJECT
PROPERTY

ANDREA BLVD.

AVAILABLE
FOR LEASE

5203-5243 ELKHORN BLVD.
SACRAMENTO, CA 95842
+/- 1,186 SF

ELKHORN BLVD. 58,461 ADT

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CENTURY 21
Select Real Estate, Inc



RETAIL SPACE AVAILABLE FOR LEASE \$1.00+ NNN

THE PROPERTY

5203-5243 ELKHORN BLVD., SACRAMENTO, CA 95842

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



SACRAMENTO



1,186 SF +/-



SC
SHOPPING
CENTER



RETAIL

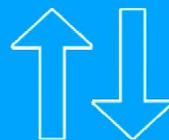


\$1.00 PSF + NNN



CENTURY 21
COMMERCIAL REAL ESTATE

PRICING: \$1.00 PSF + NNN



MULTIPLE INGRESS &
EGRESS ACCESS POINTS



CUSTOMIZABLE SPACE



BUILDING SIGNAGE
AVAILABLE

SUBWAY  metro by T-Mobile  SALLY BEAUTY SUPPLY

POSTAL ANNEX YOUR HOME OFFICE.  boost  CVS pharmacy SAFEWAY  BR BASKIN-ROBBINS



DOLLAR GENERAL

Allied Pain Management

Western Dental & Orthodontics



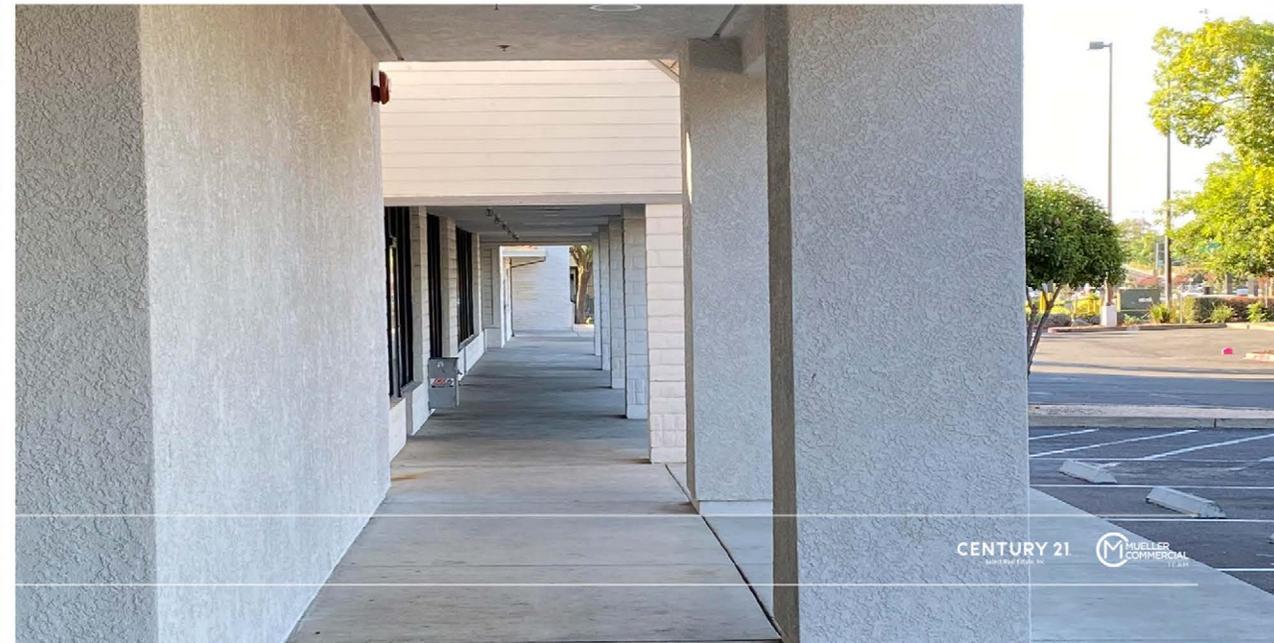
AVAILABLE

Bank of America ATM

Carl's Jr.

ELKHORN BLVD. 58,461 ADT

ANDREA BLVD.



THE AREA

The property is conveniently located in Sacramento near Interstate 80, in an area straddling two key regions of California, the Central Valley and the Sierra Nevada mountains and is overlapped by the cultural influences of three areas, the Bay Area, Eastern California and Northern California. An increasing phenomenon taking shape in Greater Sacramento is growth of urban sprawl as Sacramento and its metropolitan area continue to expand. The growth is due in part to first, higher costs of living in the Bay Area which have caused commuters to move as far as Yolo and Sacramento counties and more recently, growth and rising living costs in the core of Sacramento, building up more areas in the surrounding counties for commuters. Sacramento County invests in its future by offering competitive incentives to companies who are creating jobs and driving innovation.

This center is located in a prime location that benefits from the advertisement of national retailers such as CVS, Safeway, Starbucks, Pizza Hut, Baskin Robbins, Carl's Jr. and McDonalds. Over 350,000 people reside within a two-mile radius of the shopping center and the premises benefits from the highly traveled Elkhorn Boulevard.





Walmart     

5203-5243
ELK HORN BLVD

  **WinCo**
FOODS 

TO  **COSTCO** FOUNTAINS AT ROSEVILLE 

INDUSTRIAL BUSINESS PARK

ANTELOPE

ROSEVILLE RD.

INTERSTATE 80

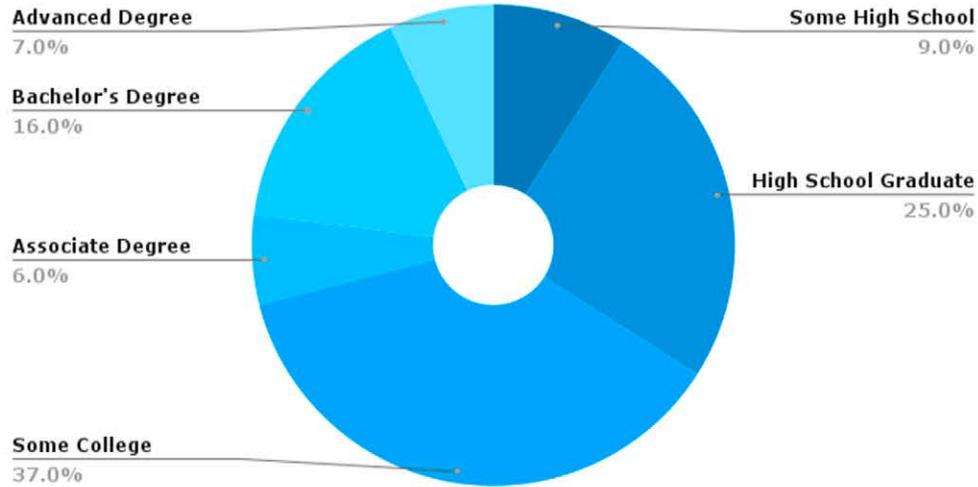
SUBJECT PROPERTY

CITRUS HEIGHTS

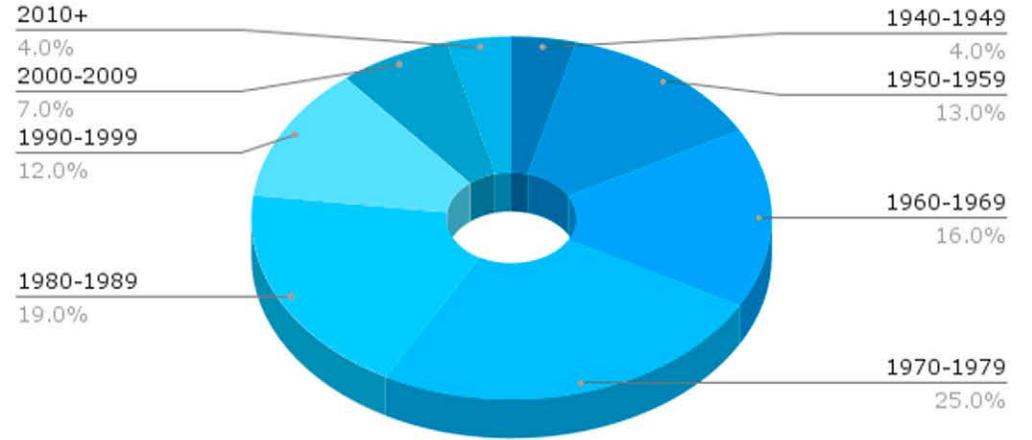
FOOTHILL FARMS

DEMOGRAPHICS I

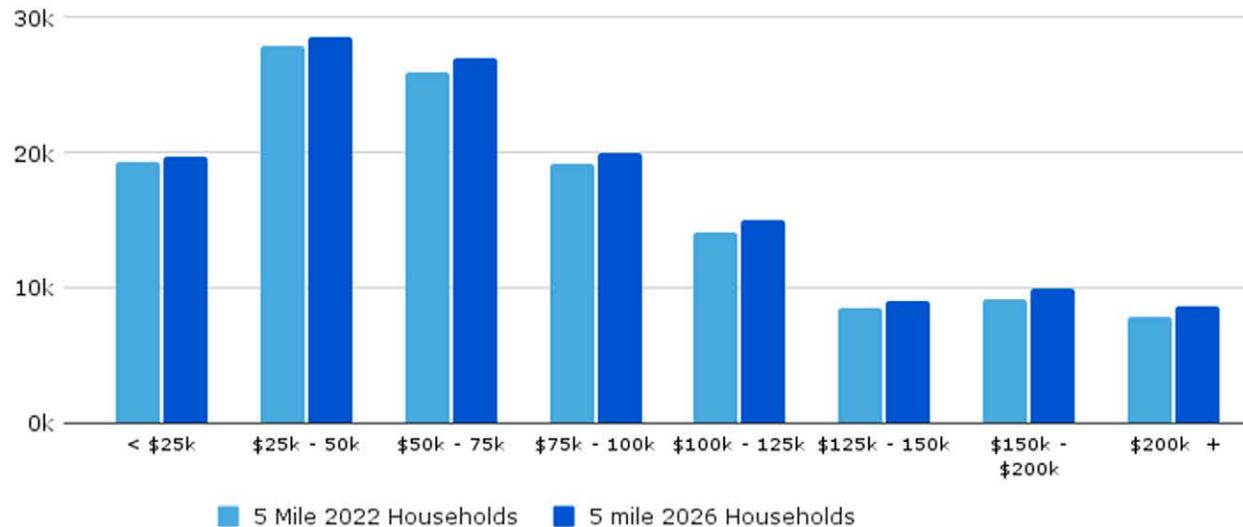
EDUCATIONAL ATTAINMENT



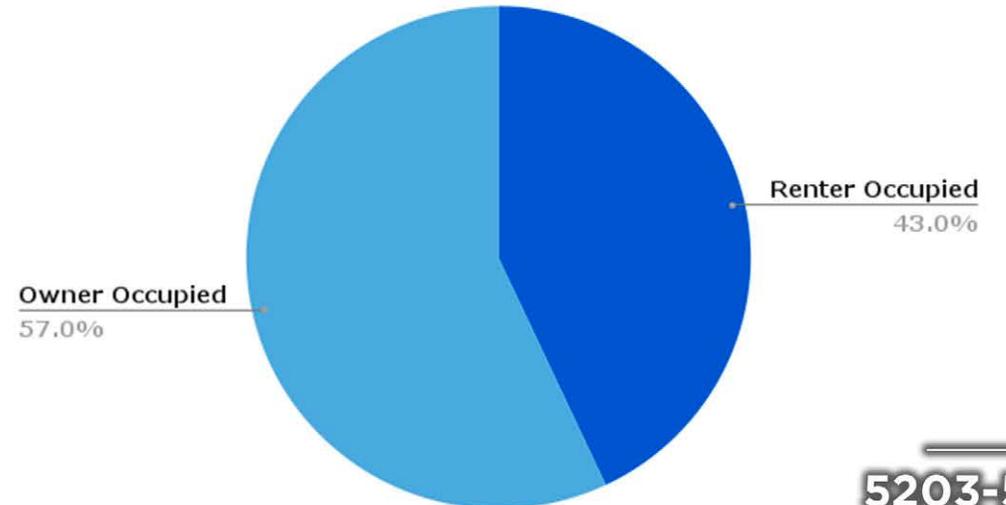
HOMES BUILT BY YEAR



Monthly House Hold Income

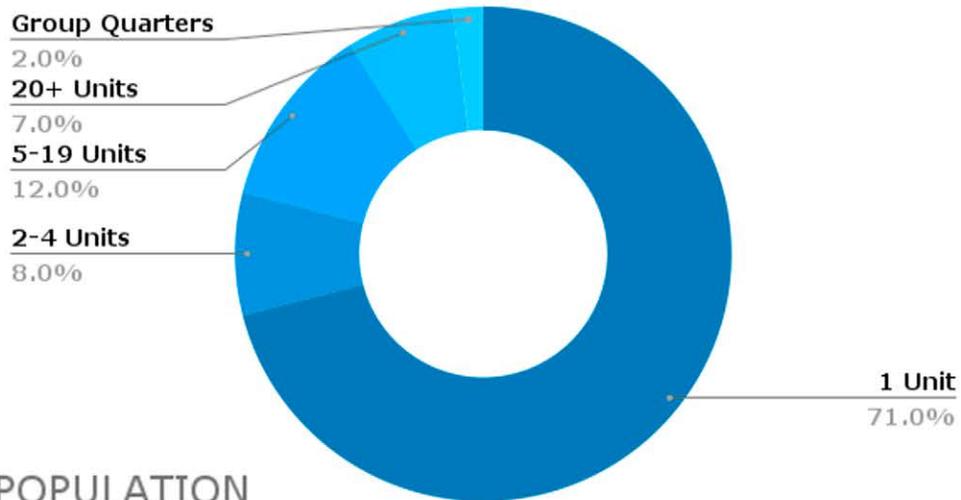


HOUSING OCCUPANCY

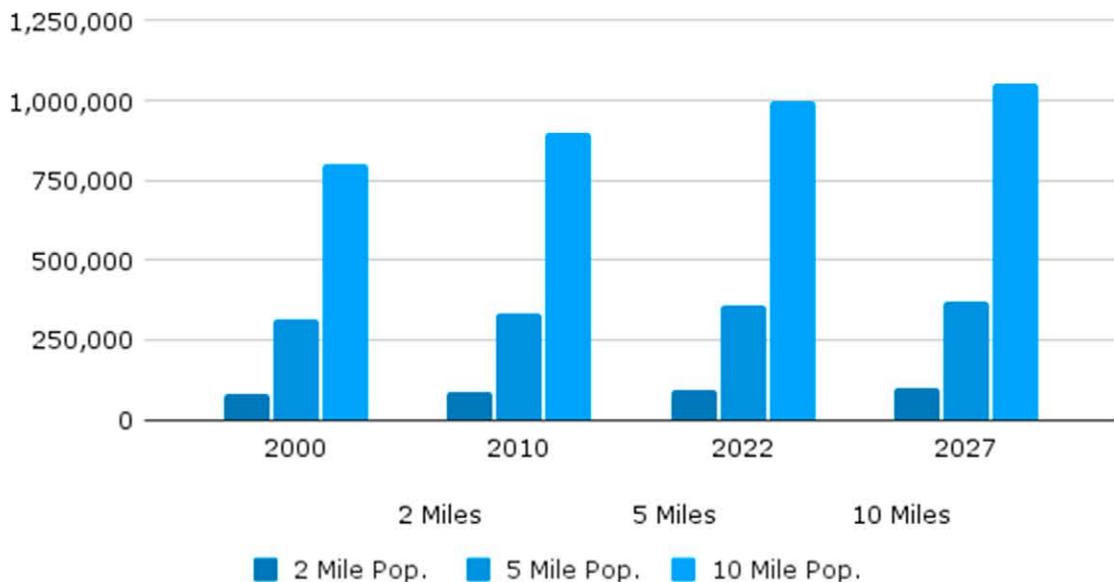


DEMOGRAPHICS II

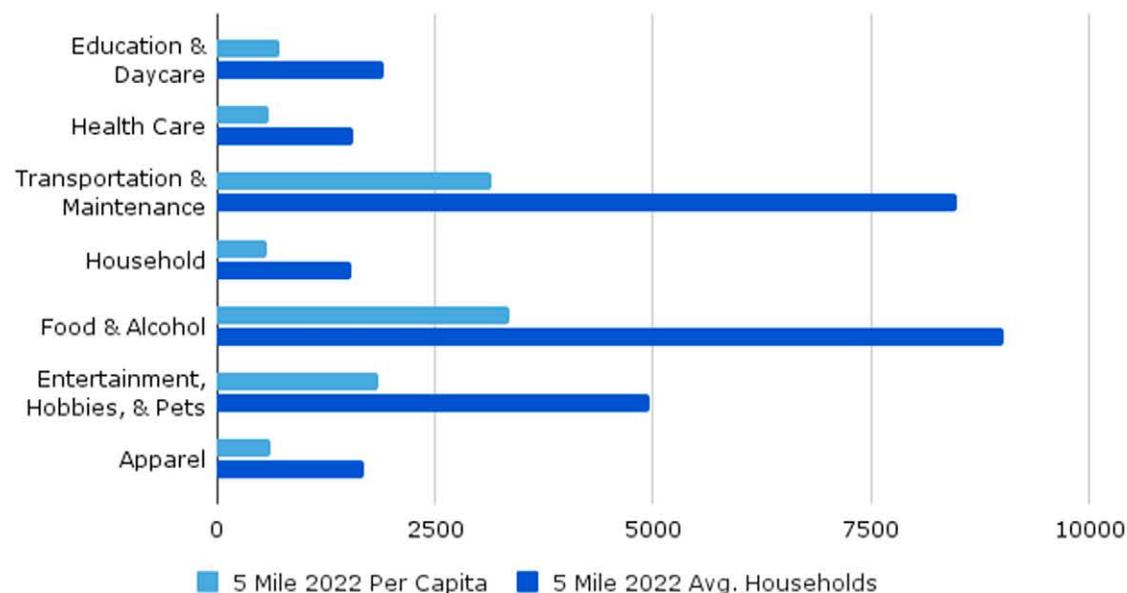
HOUSING TYPE



POPULATION



Per Capita & Avg. Household Spending



POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	82,194	317,096	799,094
2010	86,235	329,678	896,033
2022	92,893	355,100	998,483
2027	96,506	370,636	1,052,770



LEASE

CENTURY 21
Select Real Estate, Inc.



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