

OUT-PARCEL GROUND LEASE OPPORTUNITIES AT THE RIVERPOINT MARKETPLACE

West Sacramento, CA 95605

±1.23 & ±1.74 ACRES AVAILABLE / FOR GROUND LEASE



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**CUSHMAN &
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WESTMAR
COMMERCIAL REAL ESTATE

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OVERVIEW

FOR GROUND LEASE

PREMISES

SEC of Reed Ave. & Interstate 80

±1.23 & ±1.74 ACRES AVAILABLE FOR GROUND LEASE

APNs

014-793-041-000
014-793-088-000

ZONING

Commercial

LEASE TYPE

NNN

ASKING RENT

Upon Request

NEIGHBORS

IKEA, Walmart, Ross,
The Home Depot,
Daiso and many more!

PROPERTY HIGHLIGHTS

- Out-parcel opportunity at the Riverpoint Marketplace which is anchored by IKEA, Walmart, The Home Depot & Ross
- Site has great visibility along Interstate 80
- One of West Sacramento's strongest retail power centers
- Immediate access to/from Interstate 80
- Great demographics
- Easy ingress/egress



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CLOSE UP AERIAL

FOR GROUND LEASE



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TRADE AREA MAP

FOR GROUND LEASE



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DEMOGRAPHICS

FOR GROUND LEASE



TOTAL POPULATION

1 MILE

6,825

3 MILE

59,570

5 MILE

210,133



DAYTIME POPULATION

1 MILE

11,243

3 MILE

88,522

5 MILE

313,094



MEDIAN AGE

1 MILE

36.5
YEARS OLD

3 MILE

37.6
YEARS OLD

5 MILE

37.2
YEARS OLD



MED. HOUSEHOLD INCOME

1 MILE

\$49,505

3 MILE

\$82,829

5 MILE

\$92,004



TRAFFIC COUNTS



REED AVE. — — — — — > ±16,200 ADT



HARBOR BLVD. — — — — — > ±19,913 ADT



INTERSTATE 80 — — — — — > ±90,000 ADT

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