

# FOR LEASE | STOCKTON PLAZA | RETAIL & WAREHOUSE SPACE

## 5100-5138 STOCKTON BLVD, SACRAMENTO, CA 95820

LOCATED ON STOCKTON BLVD JUST NORTH OF FRUITRIDGE RD IN SOUTH SACRAMENTO

±1,123 - ±14,986 SF AVAILABLE



**Christina Snyder**

Senior Vice President

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LIC: #01884659

3400 Douglas Blvd, Suite 190,  
Roseville, CA 95661



# RETAIL & WAREHOUSE SPACE FOR LEASE

**SACRAMENTO, CA  
NEIGHBORHOOD CENTER**

## Available For Lease

- Suite 140:  $\pm 1,480$  SF
  - Suite 145:  $\pm 1,640$  SF
  - Suite 5100:  $\pm 1,328$  SF
  - Suite 5104:  $\pm 1,328$  SF
  - Suite 5108:  $\pm 2,383$  SF
  - Storage:  $\pm 9,947$  SF Warehouse Space
    - Potential for Roll Up Doors
    - Ceiling Height: 20'9"
  - PAD-Suite 5054:  $\pm 1,123$  SF
- Combined  
 $\pm 14,986$  SF**



## Property Highlights

- Recently Remodeled
- Anchor Tenants include Planet Fitness, Aarons, Smart & Final and Ross
- Excellent Street Visibility
- Monument Signage Available
- Easy Egress/Ingress and Ample Parking
- Daily Traffic Count on Stockton Blvd: 21,255 Cars Per Day.



**RETAIL LEASE RATE: \$2.00-\$2.50/SF/MONTH; NNN**  
**WAREHOUSE LEASE RATE: \$1.15/SF/MONTH; NNN**

**NNN Estimated \$0.90/SF**

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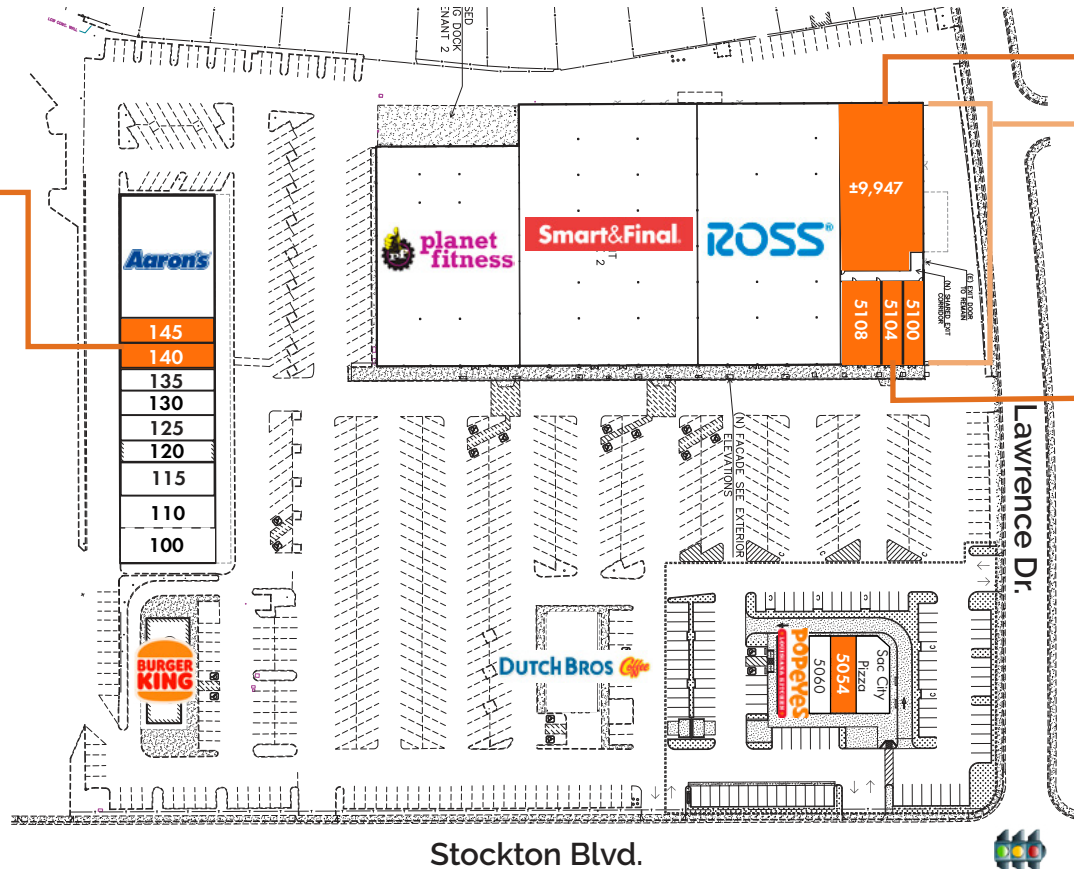
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**WAREHOUSE SPACE**

**POTENTIAL ±14,986 SF**



SUITE	TENANTS	SF
100/110	Sacramento Community Clinic	±4,861
115	Discount Cigarettes	±1,877
120	Zam Transfer Sacramento	±1,292
125	Lily's Beauty	±1,020
130	Newman's Barber	±1,258

SUITE	TENANTS	SF
135	Jeffaz Menudo	±1,656
140	AVAILABLE \$2.00/SF, NNN	±1,480
145	AVAILABLE \$2.00/SF, NNN	±1,640
160	Aaron's Rental - Potential Available	±12,420
5050 (Pad)	Sac City Pizza	±1,690

SUITE	TENANTS	SF
5054 (Pad)	AVAILABLE \$2.50/SF, NNN	±1,123
5060 (Pad)	Fiesta Insurance	±1,500
5064 (Pad)	Popeye's (Drive Thru)	±1,800
5100	AVAILABLE \$2.50/SF, NNN	±1,328
5104	AVAILABLE \$2.50/SF, NNN	±1,391
5108	AVAILABLE \$2.50/SF, NNN	±2,383

SUITE	TENANTS	SF
5118	Ross	±26,280
5128	Smart and Final	±32,820
5138	Planet Fitness	±22,200
5140	Dutch Bros. Coffee	±800
5150	Burger King	±3,795
Warehouse	AVAILABLE \$1.15/SF, NNN	±9,947

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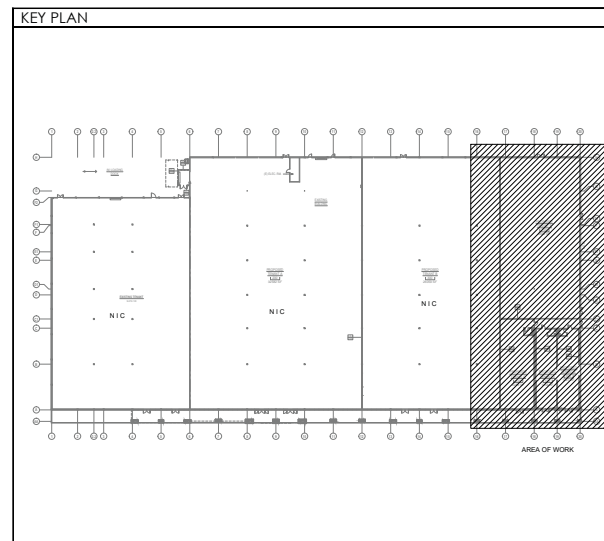
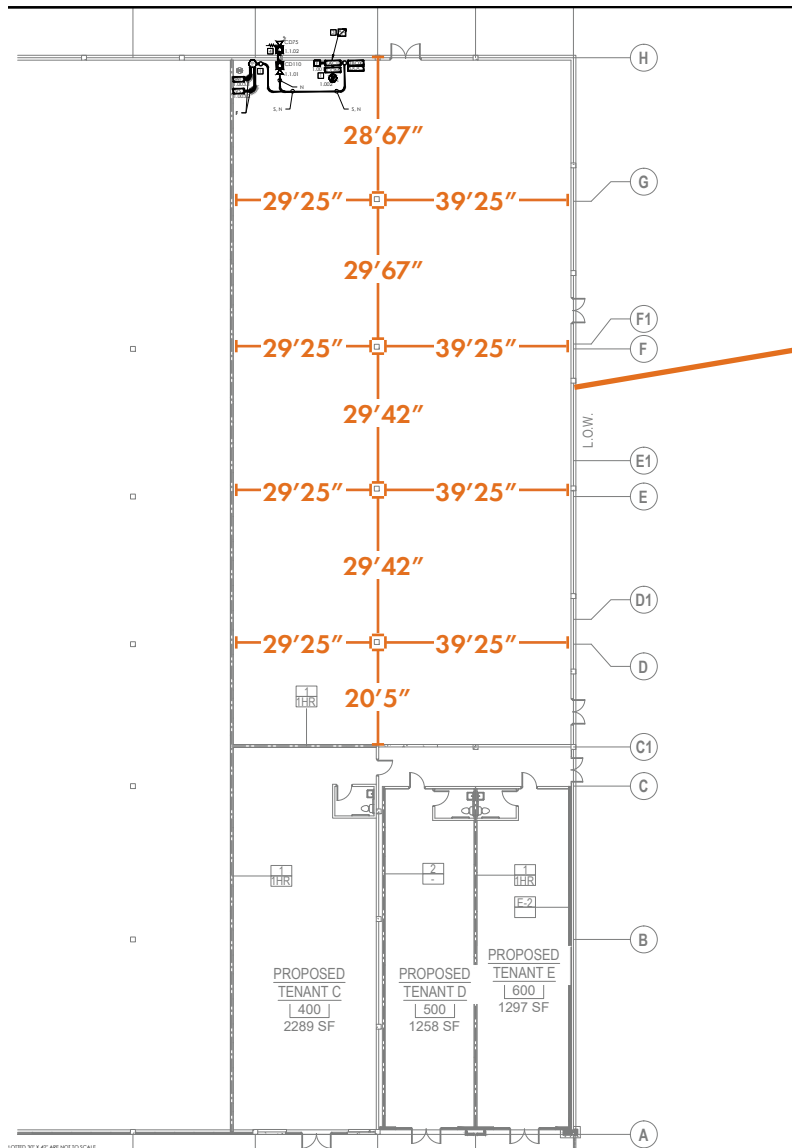
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## Floor Plan Warehouse Space



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