

# Northgate & San Juan

3315 Northgate Boulevard | Sacramento, CA 95834



## PROPERTY FEATURES

- Join Smart & Final and DD's Discount
- Easy Access to the 80 Freeway
- Over 39,000 VPD at intersection
- Available 1,000 SF to 37,000 SF
- Up to 6,000 SF Retail Pad Available

- Retail: 113,424 SF
- Parking: 454 Stalls
- Ratio: 4:1000

	1 Mile
<b>Population:</b>	18,778
<b>Households:</b>	5,339
<b>Avg. HH. Income:</b>	\$56,088

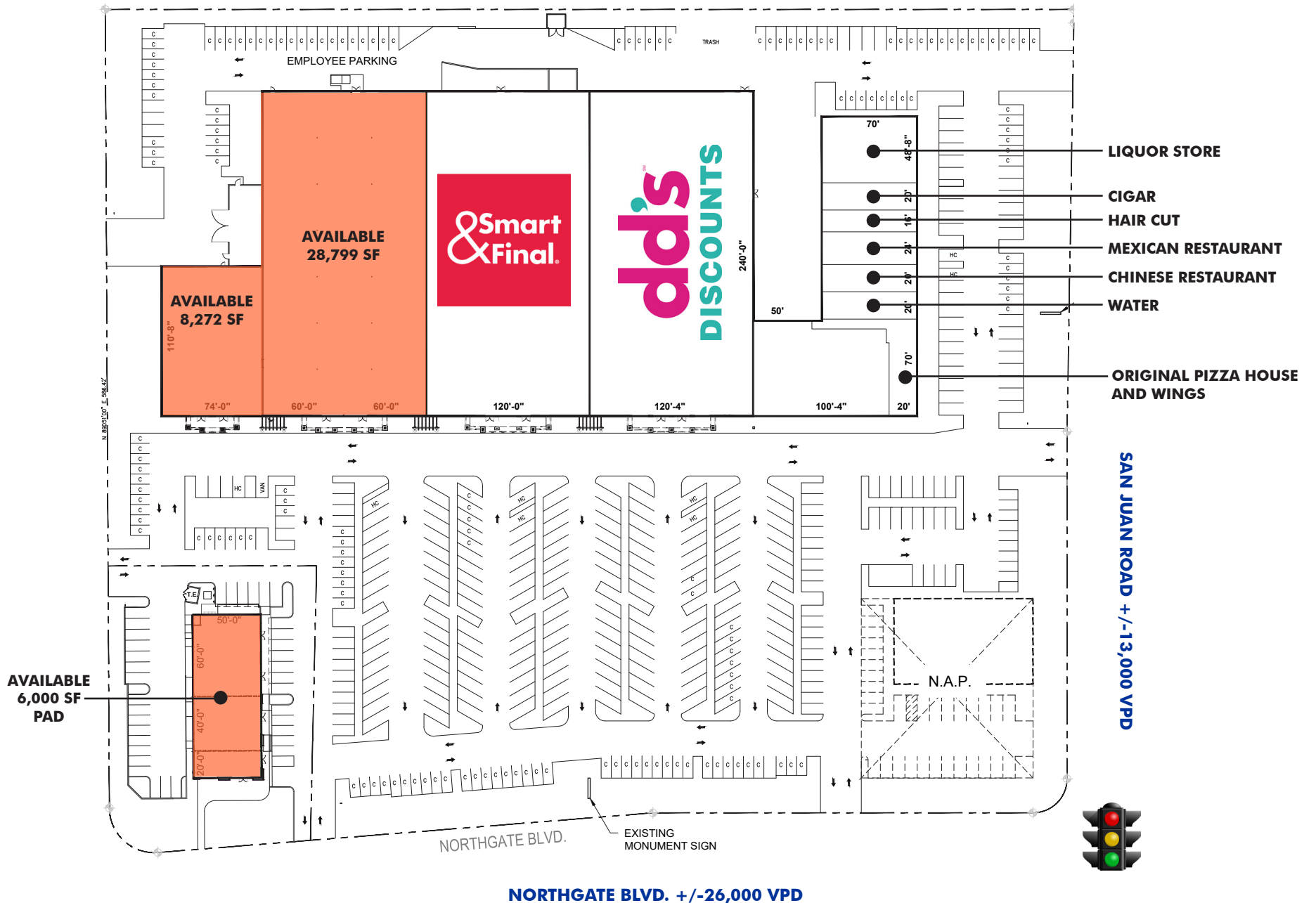
### LEASING INFO:

310.270.9243  
9034 W Sunset Boulevard  
West Hollywood, CA 90069

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## SITE PLAN



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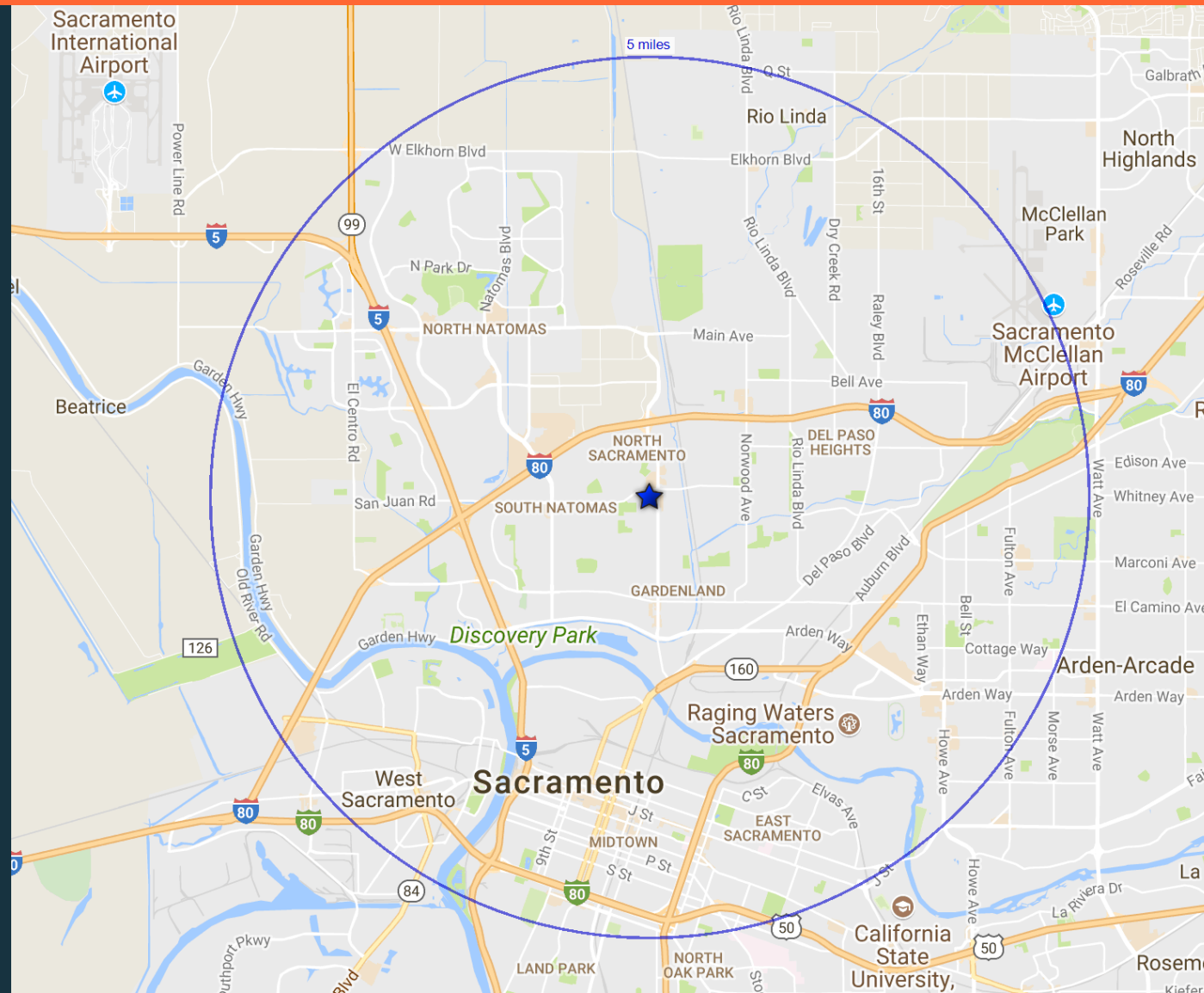
## DEMOGRAPHICS MAP

### AREA DEMOGRAPHICS

	122,539	304,855
<b>Population:</b>	40,380	118,973
<b>Households:</b>	\$64,383	\$68,973
<b>Avg. HH. Income:</b>	\$108,412	\$113,169

### TRAFFIC COUNT

<b>Northgate Blvd:</b>	+/-26,000 VPD
<b>San Juan Rd:</b>	+/-13,000 VPD





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LOCATION MAP

