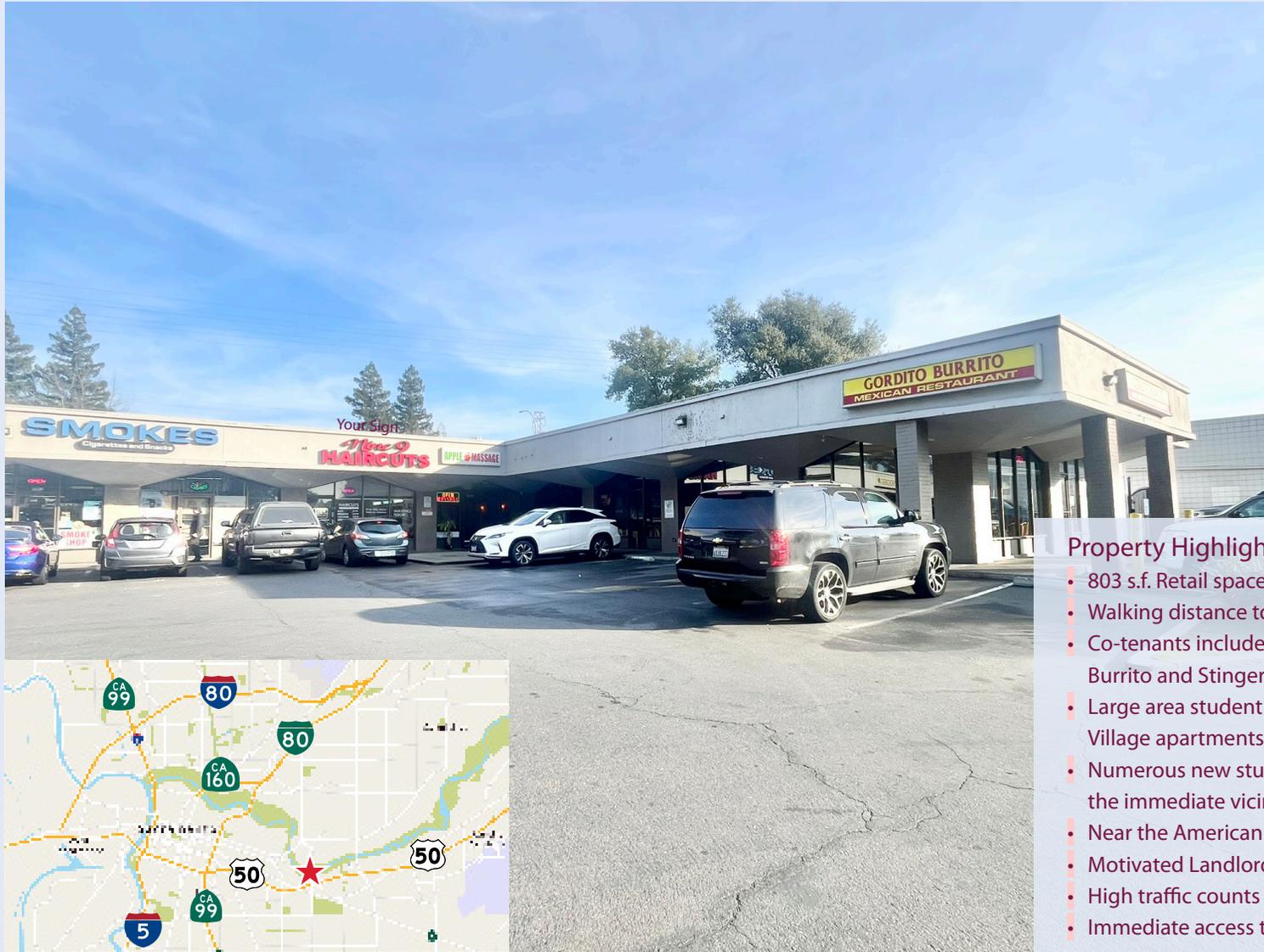


7830 LA RIVIERA DR
SACRAMENTO, CA 95826

Retail For Lease

Near Sac State University



Property Highlights:

- 803 s.f. Retail space for lease in vibrant campus vicinity
- Walking distance to Sac State Campus (CSUS)
- Co-tenants include popular CSUS hangouts, Gordito Burrito and Stingers Bar and Grill
- Large area student population and across from University Village apartments
- Numerous new student apartments planned or recently built in the immediate vicinity
- Near the American River Bike Trail
- Motivated Landlord
- High traffic counts
- Immediate access to Highway 50

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The information contained herein including square footage has been obtained from sources deemed to be reliable. RE/MAX Gold has not verified and makes no guarantees, warranties or representations regarding the accuracy of the information. You need to conduct a careful, independent evaluation of the property to establish its suitability for your purposes.



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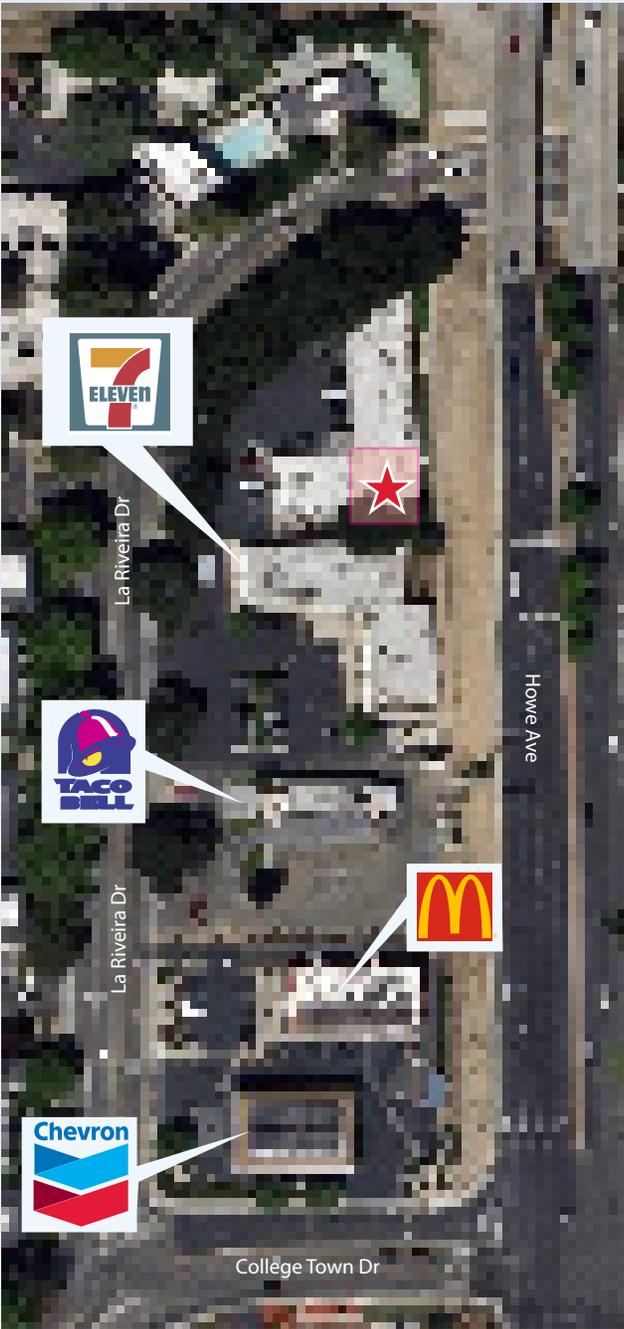
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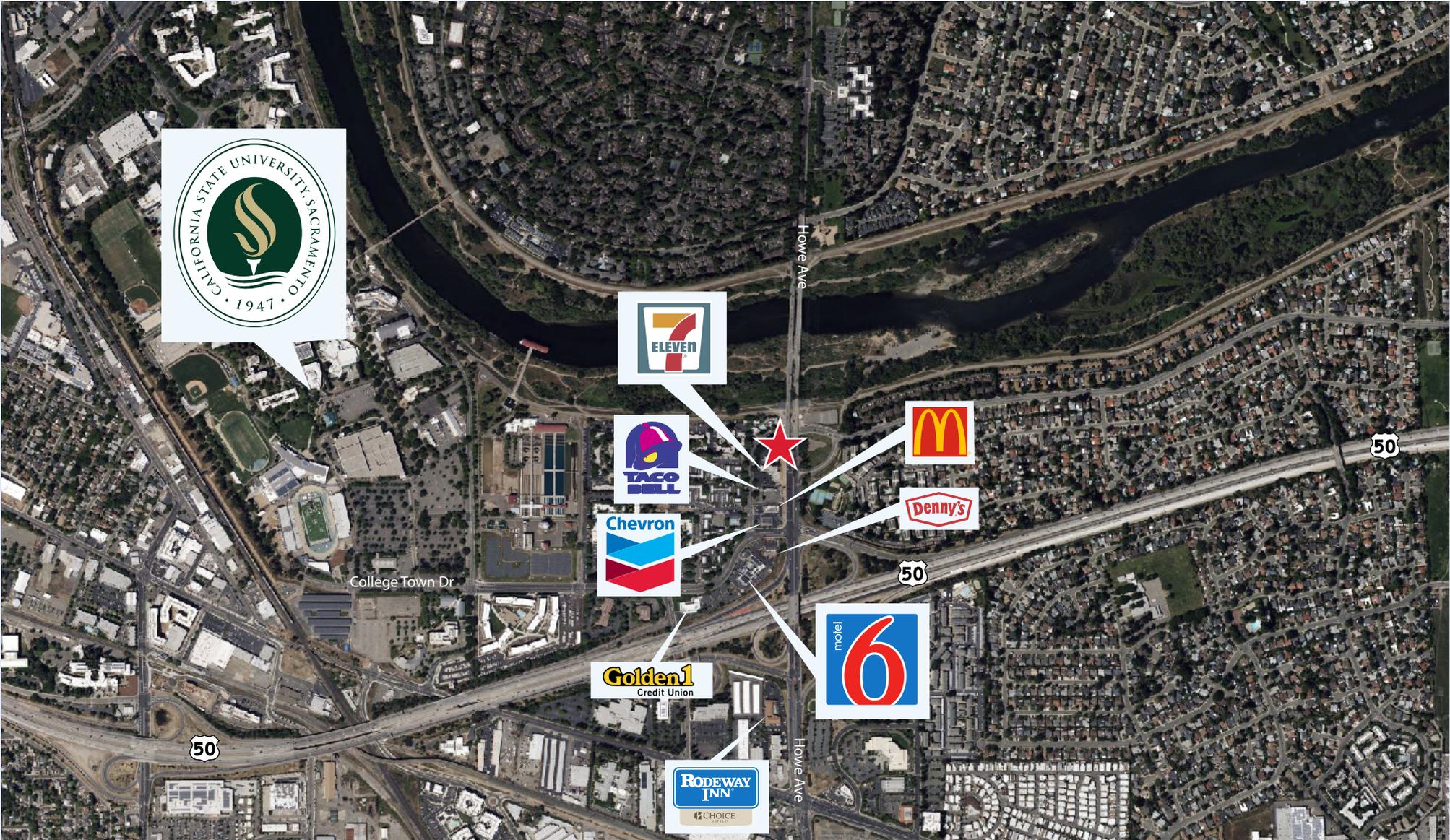
Retail For Lease

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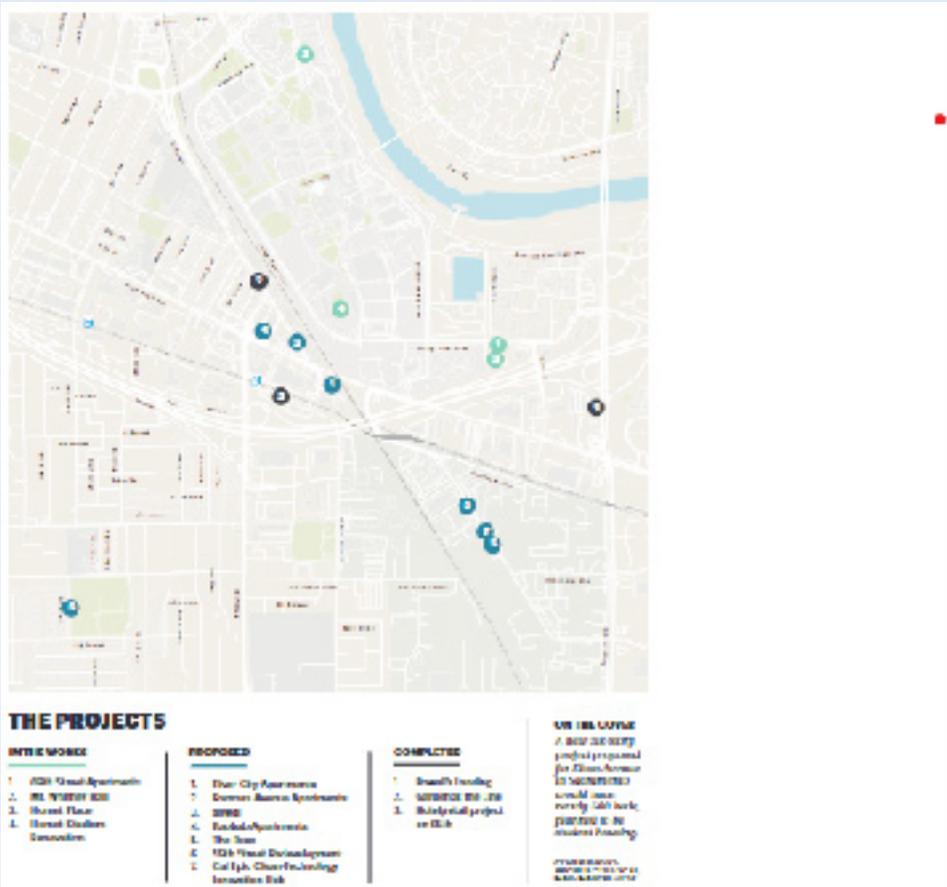
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Vicinity Map



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Vicinity Map



Nearby Student Housing Developments

7830 LA RIVIERA DR
SACRAMENTO, CA 95826

Demographics

Key Facts: 5 Mile Radius



381,969
Total Population (2023)



\$87,066
Average Household Income



29,237
Businesses



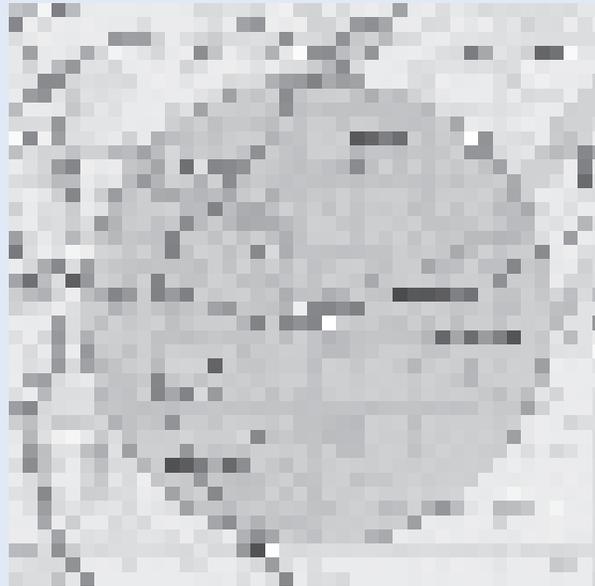
273,107
Daytime Employees



70,261
Owner Occupied Households



\$380,414
Median Home value



ADT College Town Drive at La Riviera Drive NE: 20,198 (2022)

Data obtained from CoStar