

Daniel Leisner
CA DRE #01938978
(424) 421-1670
daniel@cbi-commercial.com



9131-9133 Kiefer Blvd.
Sacramento, CA 95826

Commercial Brokers International

FOR SALE & LEASE

±19,343 SF Retail Co-Anchor

Rosemont Plaza

Grocery-Anchored Shopping Center



OFFERING SUMMARY

PROPERTY SUMMARY

PROPERTY ADDRESS	9131-9133 Kiefer Blvd
CITY, STATE, ZIP	Sacramento, CA 95826
Building Size	19,343 (per title)
Lot Size	86,684 SF (per title)
Zoning	SC
Parking	100 spaces
APN	060-0240-009

FOR SALE

Sales Price: ~~\$3,500,000~~ \$3,000,000

FOR LEASE

Base Rent: \$1.20 SF/Mo
NNN: \$.45 SF/Mo (estimated)

PROPERTY INFORMATION

- Neighborhood Center with Save Mart Grocery anchor and Chase Bank
- ±17,000 SF Co-Anchor opportunity next to Save Mart Grocery (former Rite-Aid)
- Additional unit next door at 9131 Kiefer with ±2,300 SF (may be combined)
- Only large shopping center in Rosemont suburb - 165k SF
- Central location within Rosemont
- On major thoroughfare of Kiefer Blvd with 17,181 CPD



Save Mart Grocery Anchor

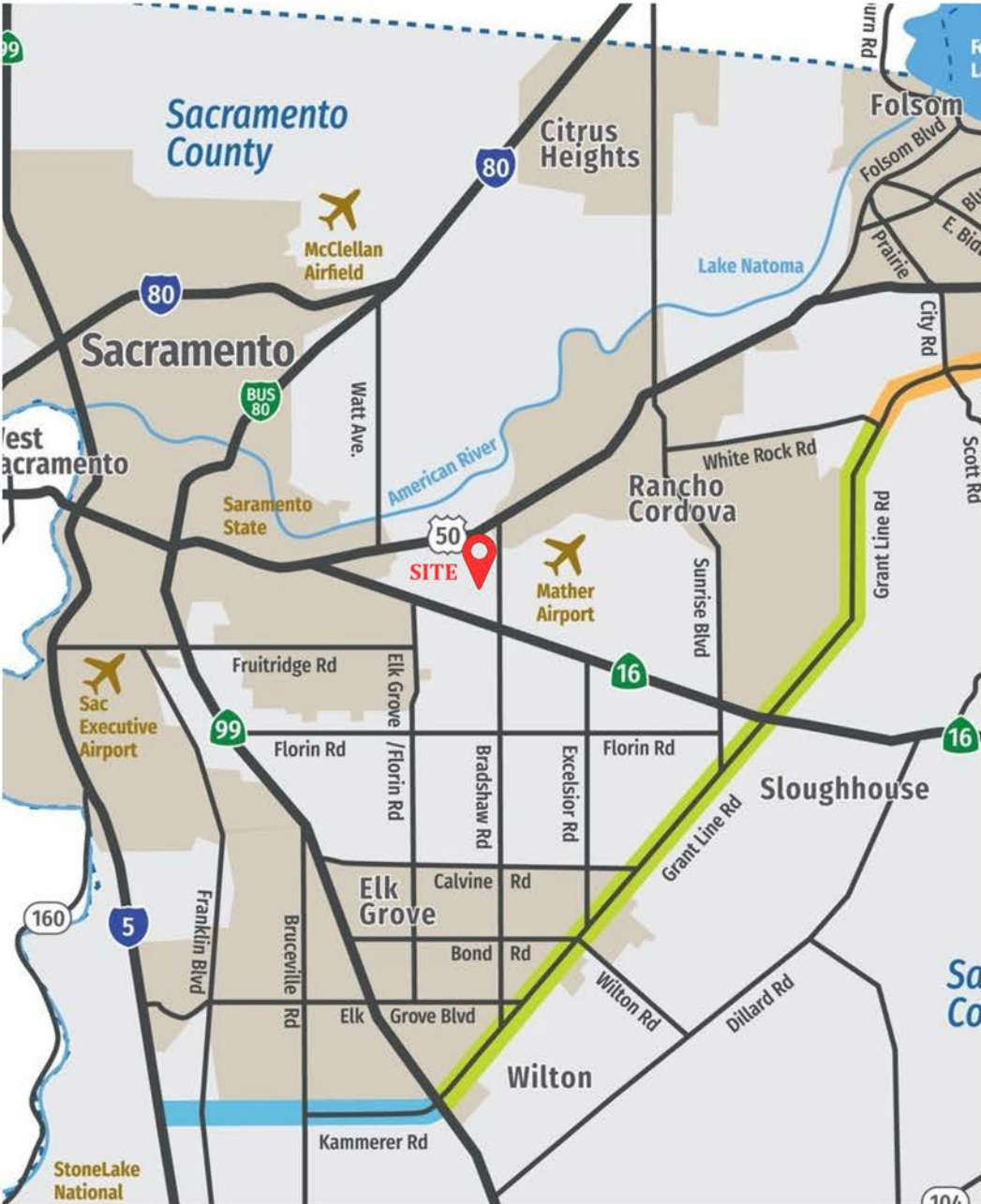


Chase Bank Co-anchor



Other Tenants

NEW DEVELOPMENTS



New Capital Southeast Connector - Grant Line Rd

NEW DEVELOPMENTS IMPACTING FUTURE DEMAND

Capital Southeast Connector

34-mile expressway upgrading Grant Line Rd into a major regional corridor connecting Highway 50, Elk Grove, and I-5

Grant Line Road Expansion

Widening and infrastructure upgrades transforming Grant Line Rd into a primary north-south arterial with Kiefer Blvd as a key feeder

South of Highway 50 Residential Growth

Thousands of new housing units under development in Rancho Cordova driving population and service demand

Rancho Cordova Parkway / Hwy 50 Access

New and improved freeway access increasing connectivity to the immediate area, New ramp feeding directly to Kiefer Blvd

Sunrise Blvd & South Watt Improvements

Road widening projects improving circulation between Kiefer Blvd, Jackson Hwy, and Highway 50

Industrial & Logistics Growth

Expansion of distribution and contractor users in Rancho Cordova and Elk Grove increasing demand for functional space

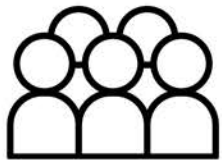
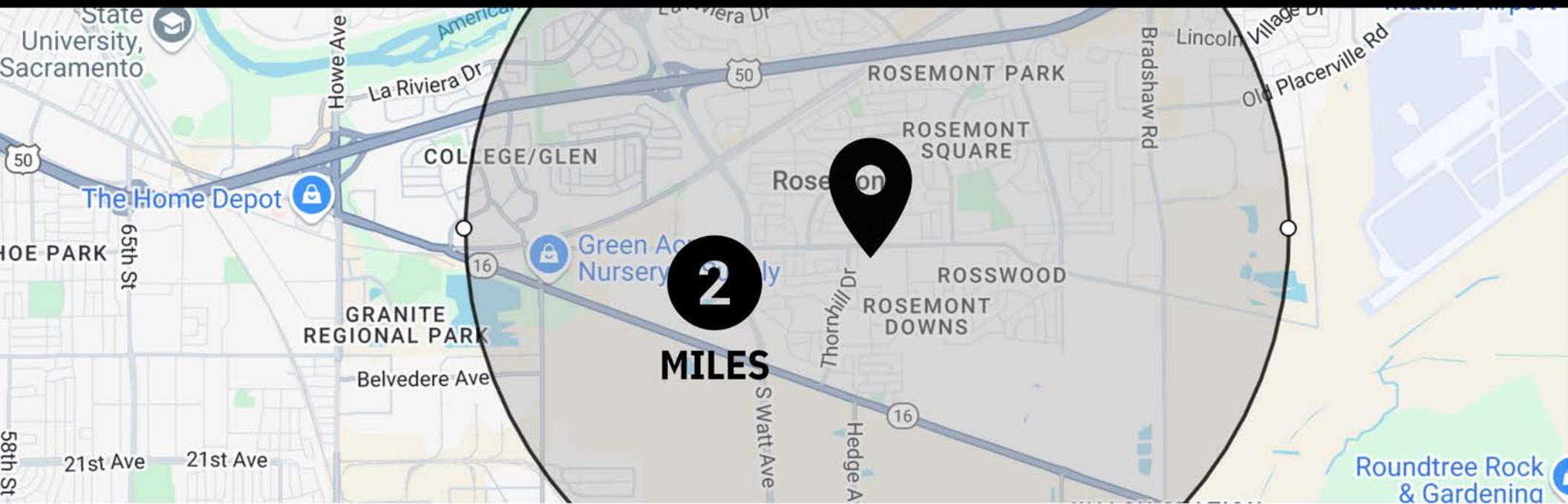
Future Commercial Node Potential

Infrastructure and population growth expected to drive service retail and auto-oriented uses at key intersections

SITE PLAN



DEMOGRAPHICS



43,656

Population



17,181

Kiefer Blvd & Tallyho Dr CPD



\$101,587

Avg. Household Income



16,916

Households



\$568,132,268

Consumer Spending



1,913

Businesses

AREA INFORMATION



Welcome to Rosemont!



Downtown Sacramento

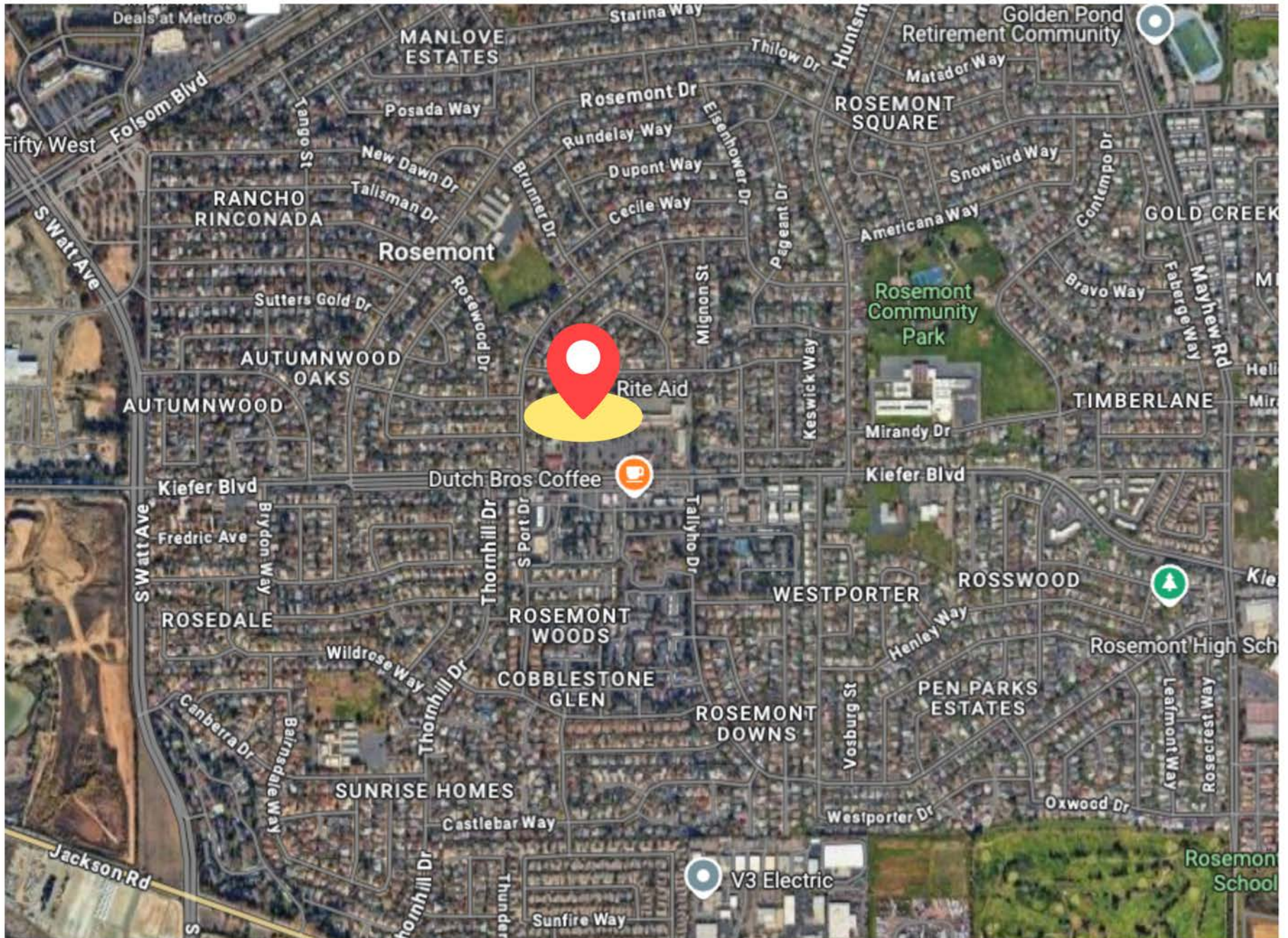
ROSEMONT AREA OF SACRAMENTO HIGHLIGHTS

- Excellent location - Close to Downtown Sacramento
- Convenient access to major highways - Highway 50 to Downtown Sacramento or exploring Sierra mountains
- Neighborhood charm with mature tree lined streets
- Very affordable for first-time homebuyers compared to neighboring suburbs
- Family-friendly with thriving local parks and schools
- Strong sense of community

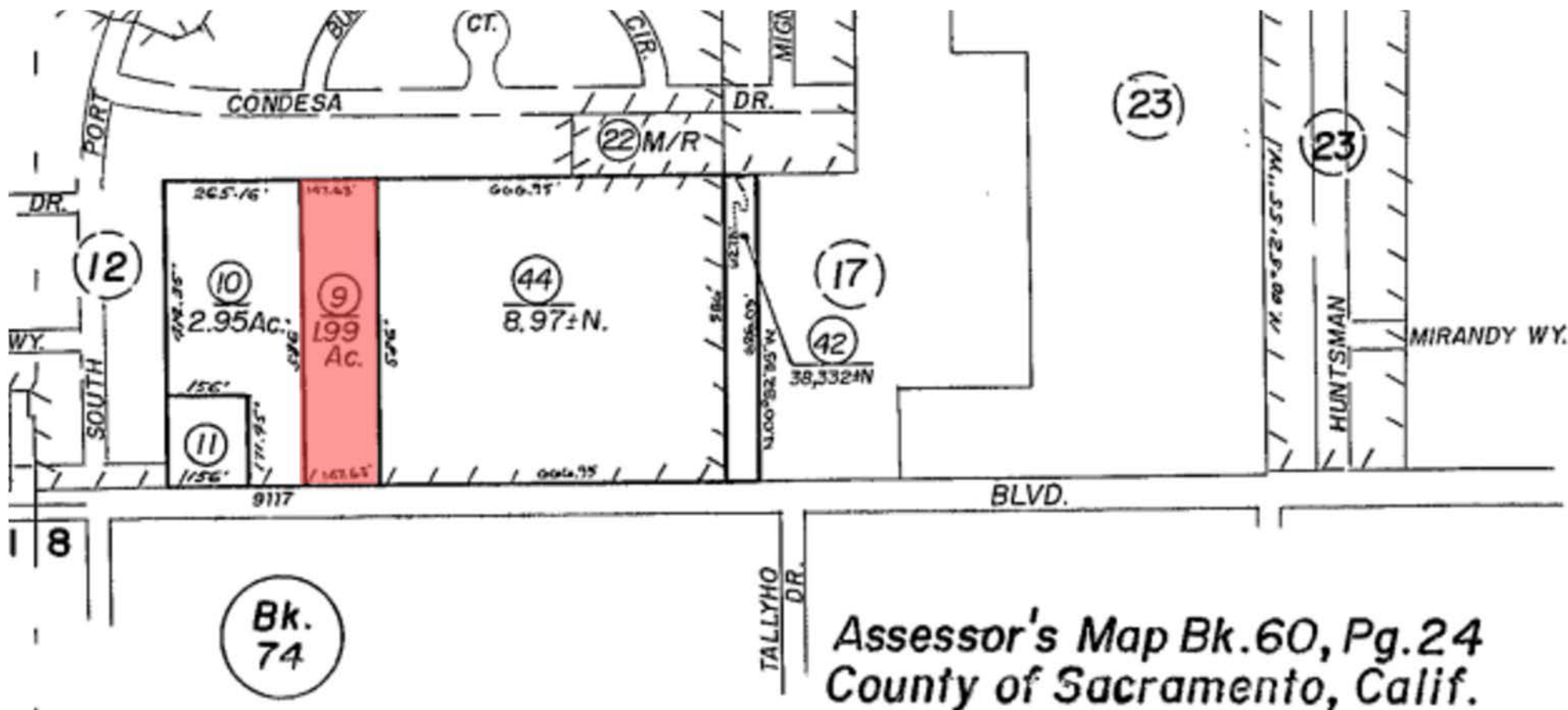
SACRAMENTO HIGHLIGHTS

- Sacramento is growing and boasts one of the most ethnically diverse cities in the U.S., with a welcoming, inclusive vibe.
- Long, dry summers and short, cool winters, with plenty of sunshine year-round.
- Central location just a couple of hours from the coast, mountains, wine country, and the Bay Area.
- One of the country's freshest food cultures, with farmers' markets, top-tier restaurants, and food festivals.
- Perfect for outdoor recreation with rivers, trails, parks, and nearby Lake Tahoe
- Strong job market in government, healthcare, tech, and clean energy, plus proximity to the Bay Area.
- Lower housing costs compared to other major California cities like San Francisco or Los Angeles.

AREA MAP



PLAT MAP



Assessor's Map Bk. 60, Pg. 24
County of Sacramento, Calif.

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Prospective clients are advised to conduct their own investigations into the property, including but not limited to: Proposed use, the size and square footage of the property and any improvements; compliance with any Local, State, or Federal law and/or regulations; the presence or absence of any contaminating substances; the physical condition of any improvements.



11766 Wilshire Blvd #1120, Los Angeles, CA 90025



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CA DRE #01938978

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daniel@cbi-commercial.com



COMMERCIAL
BROKERS
INTERNATIONAL

11766 WILSHIRE BOULEVARD, SUITE 1120,
LOS ANGELES, CA, 90025, UNITED STATES

CA DRE #01523713

(310) 943-8530

INFO@CBICOMMERCIAL.COM