

An aerial photograph of a suburban neighborhood in Sacramento, California. The image shows a mix of residential housing, green fields, and a shopping center. A white rectangular box with a black border is overlaid on the center of the image, containing the text 'WESTLAKE SHOPPING CENTER' in large, bold, white capital letters. Below this, a thin white horizontal line is followed by the text 'SACRAMENTO | CA' in smaller, white capital letters. The background shows a grid of streets, houses, and some commercial buildings. A large green field is visible on the right side, and a road runs along the bottom edge.

WESTLAKE SHOPPING CENTER

SACRAMENTO | CA

FOR LEASE

3501-3521 DEL PASO ROAD | SACRAMENTO, CA 95835

±1,980 TO ±4,760 SF OFFICE / RESTAURANT / RETAIL

Strong Local Demographics with High-Performing Walgreens Located in the Center

**WESTLAKE
SHOPPING
CENTER**
SACRAMENTO | CA



RYAN ORN

Vice President of Brokerage
916.514.5225 x105
ryan@capitalrivers.com
DRE #02070096

**REALTY
RESOURCES**
MEMBER



CAPITAL RIVERS
COMMERCIAL

EXECUTIVE SUMMARY

**WESTLAKE
SHOPPING
CENTER**
SACRAMENTO | CA

PROPERTY OVERVIEW

The Westlake Shopping Center is located at 3501 - 3521 Del Paso Road in Sacramento, CA. The one-mile radius surrounding the center contains some of the highest median-income households in North Sacramento. The location offers advantages for various types of retail, restaurant and service businesses. The center's proximity to the Sacramento Airport with easy access to and from I-5 ($\pm 134,247$ ATC) along with its position between the area's top residential housing values make the Westlake Shopping Center attractive to top rated tenants.

[Click to view 3D tour](#)

PROPERTY HIGHLIGHTS

- Great fit for a restaurant or coffee shop with a potential patio and outdoor seating.
- $\pm 1,980$ to $\pm 4,760$ square feet available.
- High-performing Walgreens located in the center.
- Located on the NWC of a busy signalized intersection seeing more than 25,000 cars a day.
- Close proximity to I-5, Sacramento International Airport, I-80 and Downtown Sacramento.
- Professionally managed by Capital Rivers Asset Management.



© Capital Rivers Commercial. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. DRE #01522447

RYAN ORN

Vice President of Brokerage
916.514.5225 x105
ryan@capitalrivers.com
DRE #02070096

REALTY
RESOURCES
MEMBER



CAPITAL RIVERS
COMMERCIAL

SITE PLAN AND AVAILABILITY



SUITE	SIZE	TENANT
3501-100	±1,980 - ±4,760	AVAILABLE
3501-140	±4,000	Chase Bank
3511-100	±1,200	Subway
3511-110, 120	±2,400	Pizza with a Twist
3511-130	±1,200	Angel Salon & Spa
3511-140	±1,140	Creative Nails
3511-150	±1,140	Paperclips Tax Inc.
3511-160	±1,320	AIM Mail Center
3521	±14,820	Walgreens Pharmacy

- SUBJECT PROPERTY
- AVAILABLE FOR LEASE
- NOT INCLUDED

[Click to view 3D tour](#)

© Capital Rivers Commercial. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. DRE #01522447

RYAN ORN

Vice President of Brokerage
 916.514.5225 x105
 ryan@capitalrivers.com
 DRE #02070096



FLOOR PLAN OF AVAILABLE SUITE

±4,760 Square Feet (divisible)

**WESTLAKE
SHOPPING
CENTER**
SACRAMENTO | CA



© Capital Rivers Commercial. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. DRE #01522447

RYAN ORN

Vice President of Brokerage
916.514.5225 x105
ryan@capitalrivers.com
DRE #02070096

**REALTY
RESOURCES**
MEMBER

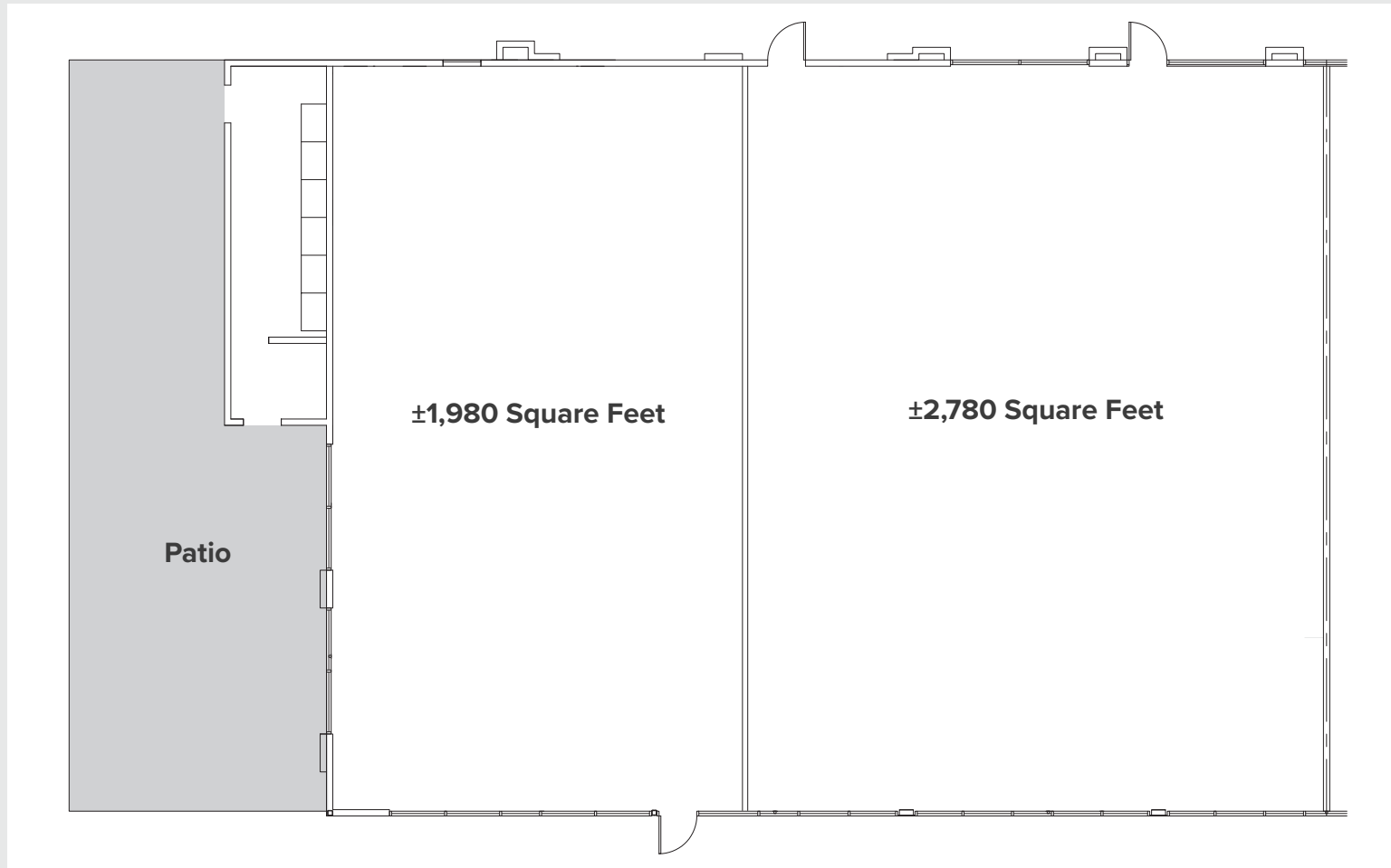


CAPITAL RIVERS
COMMERCIAL

CONCEPTUAL FLOOR PLAN WITH PATIO

±1,980 to ±4,760 Square Feet

**WESTLAKE
SHOPPING
CENTER**
SACRAMENTO | CA



© Capital Rivers Commercial. This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. DRE #01522447

RYAN ORN

Vice President of Brokerage
916.514.5225 x105
ryan@capitalrivers.com
DRE #02070096

**REALTY
RESOURCES**
MEMBER



CAPITAL RIVERS
COMMERCIAL

PROPERTY AERIALS

**WESTLAKE
SHOPPING
CENTER**
SACRAMENTO | CA



RYAN ORN

Vice President of Brokerage
916.514.5225 x105
ryan@capitalrivers.com
DRE #02070096

**REALTY
RESOURCES**
MEMBER



CAPITAL RIVERS
COMMERCIAL

AVAILABLE SUITE PHOTOS

**WESTLAKE
SHOPPING
CENTER**
SACRAMENTO | CA



RYAN ORN

Vice President of Brokerage
916.514.5225 x105
ryan@capitalrivers.com
DRE #02070096



CAPITAL RIVERS
COMMERCIAL

RETAIL AREA

WESTLAKE SHOPPING CENTER SACRAMENTO | CA



IN-N-OUT BURGERS	PANDA EXPRESS CHINESE KITCHEN	KFC
W Wienerschnitzel	IHop	Sizzler
Denny's	Chicken 'N Waffles	TACO BELL

RITE AID	SAFeway	Bank of America
ups	Walgreens	Panera BREAD
SAFE CREDIT UNION	Papa Murphy's	DOG COYOTES

CHASE	SUBWAY eat fresh.
Walgreens	US BANK

FOUR POINTS BY SHERATON	HYATT house	AT&T
----------------------------	----------------	------

Hampton by Hilton	DaVita
Sutter Health	H Holladay Express

Hilton Garden Inn

Jersey Mike's	Pizza Guys	SPROUTS FARMERS MARKET
Chevron	Circle K	CHIPOTLE MEXICAN BOWL
Jack in the box	CLUB PILATES	Conk's Café barbecue for kids

RYAN ORN

Vice President of Brokerage
916.514.5225 x105
ryan@capitalrivers.com
DRE #02070096



RESIDENTIAL AREA

WESTLAKE SHOPPING CENTER
SACRAMENTO | CA



RYAN ORN

Vice President of Brokerage
916.514.5225 x105
ryan@capitalrivers.com
DRE #02070096

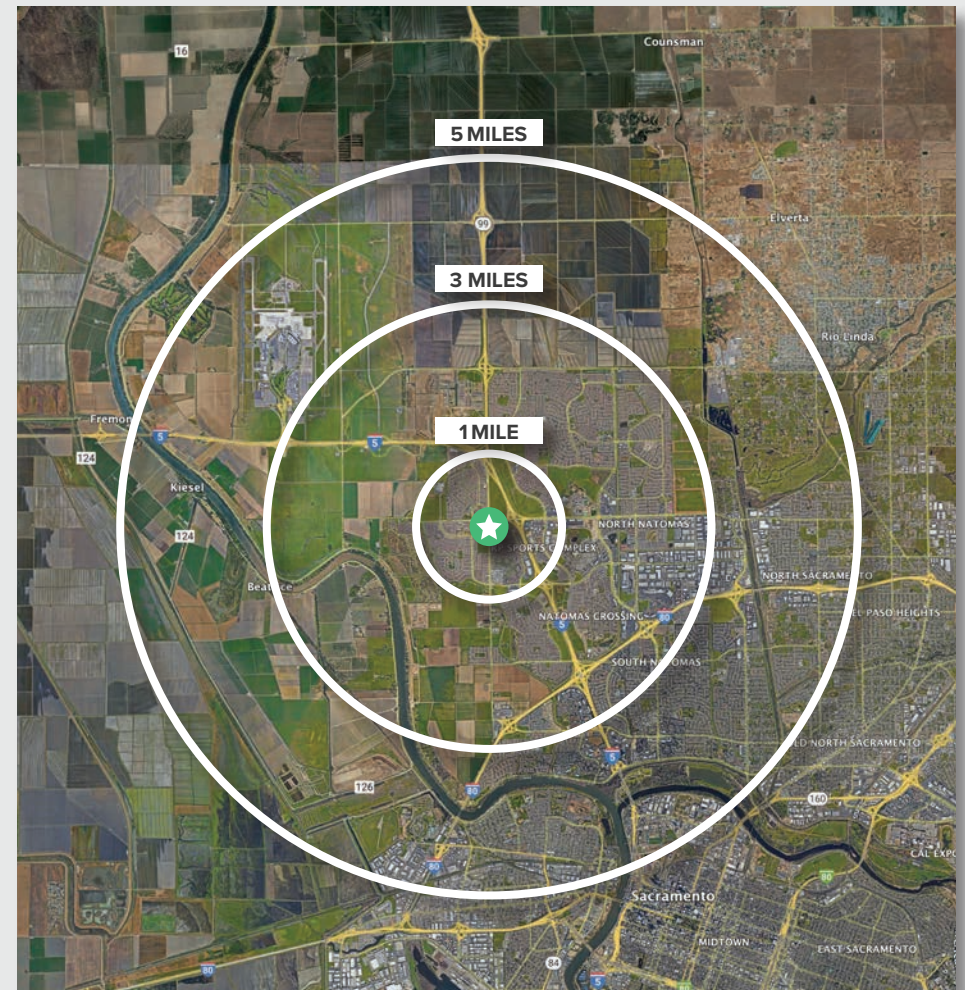


CAPITAL RIVERS
COMMERCIAL

REGIONAL DEMOGRAPHICS

**WESTLAKE
SHOPPING
CENTER**
SACRAMENTO | CA

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Estimated Population	15,944	75,343	159,612
2028 Projected Population	16,219	78,312	165,354
2020 Census Population	15,803	74,421	157,881
2010 Census Population	11,414	61,402	137,514
2032 Median Age	34.3	33.7	33.4
HOUSEHOLDS			
2023 Estimated Households	6,489	27,725	55,618
2028 Projected Households	6,880	29,983	59,881
2020 Census Households	6,355	27,093	54,296
2010 Census Households	4,484	22,388	47,712
INCOME			
2023 Estimated Average Household Income	\$146,637	\$142,048	\$124,599
2023 Estimated Median Household Income	\$119,451	\$110,425	\$95,539
2023 Estimated Per Capita Income	\$59,684	\$52,279	\$43,596
BUSINESS			
2023 Estimated Total Businesses	512	2,482	5,151
2023 Estimated Total Employees	2,773	20,982	53,742



Demographic Source: Applied Geographic Solutions 4/2023, TIGER Geography - RS1

RYAN ORN

Vice President of Brokerage
916.514.5225 x105
ryan@capitalrivers.com
DRE #02070096

**REALTY
RESOURCES**
MEMBER



CAPITAL RIVERS
COMMERCIAL