

# Space Available For Lease

2355 Northgate Blvd, Sacramento, CA 95833  
±10,850 sq. ft. Junior Anchor Space

A photograph of a single-story commercial building with a light-colored stucco facade and a blue metal roof. The building features three large glass doors with blue frames. The central door has the number '2355' above it. There are two blue handicapped signs on the wall, one on each side of the central door. The entire building is enclosed in a thick red outline. In the center of the building's facade, the text 'Your Name Here' is written in a bold, dark red font.

**Your  
Name Here**



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**±10,850 SF Junior Anchor  
Space Available**

**Lease Rate: \$1.25 PSF, NNN**

### **Property Details:**

Prime commercial real estate opportunity anchored by the upcoming La Superior SuperMercados.



The information and data presented are deemed to be accurate, but has not been verified for reliability or its entirety. They are intended for the illustrative projections and analysis. Please conduct your own individual thorough inspection. The information provided is not intended to replace or serve as a substitute for any legal, accounting, investment, real estate, tax, professional advice, consultation or service. Advise user to consult with a professional in legal, accounting, tax or other professional area before proceeding with any decisions.

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## Features:

- Approximately ±10,850 SF
- Building signage
- Located in a densely populated area on Northgate Blvd
- Easy access to Hwy 80 and Hwy 5
- Other retailers include Harbor Freight Tools and La Superior SuperMercados



## Contact Info

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## 2355 Northgate Blvd, Sacramento, CA 95833



### Population:

	2 miles	5 miles	10 miles
2020 Population	64,340	365,842	1,003,284
2024 Population	65,714	375,164	1,007,765

### Traffic Count:

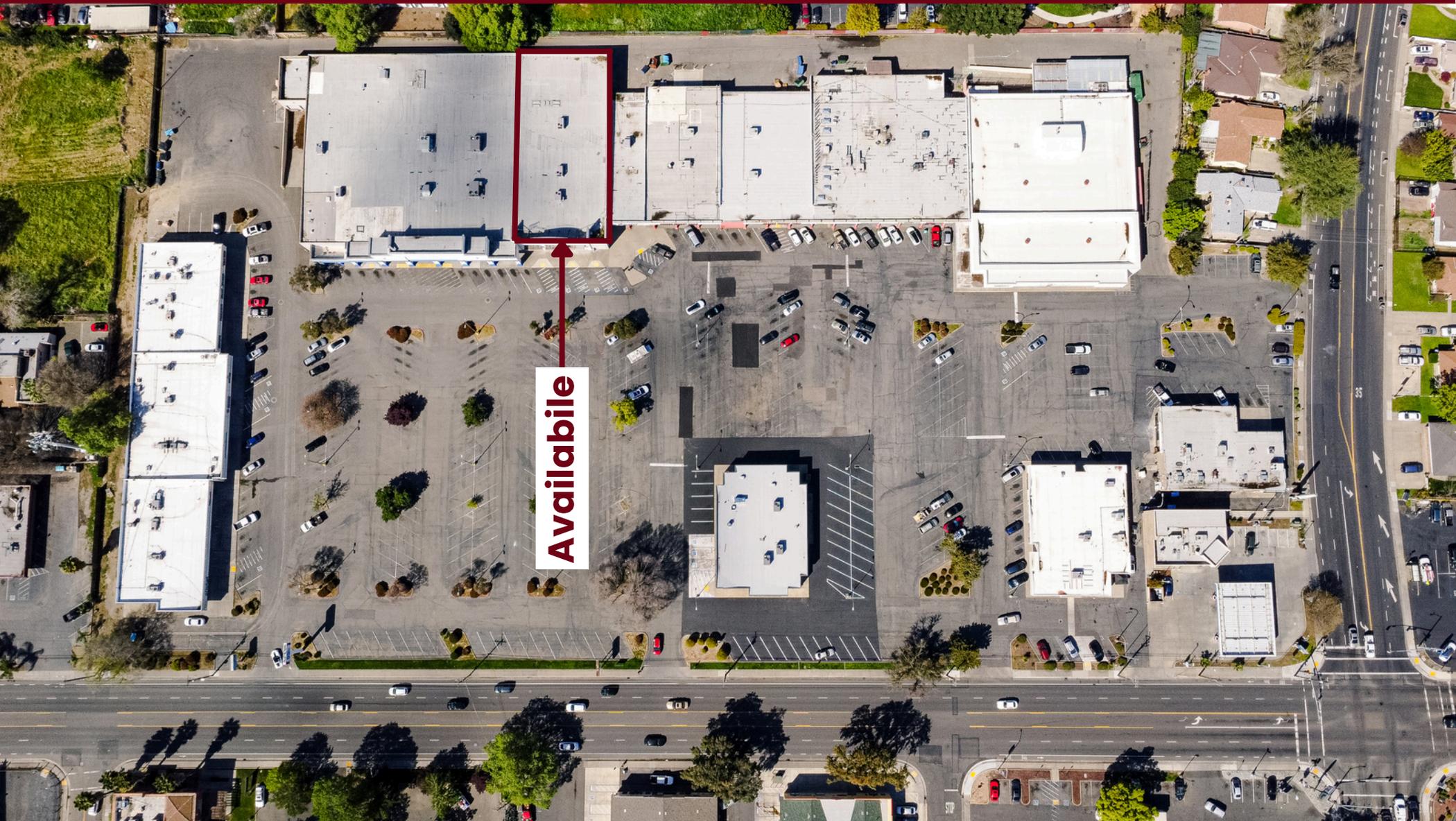
Traffic

Collection Street	Cross Street	Traffic Volume
Northgate Blvd	Harding Ave S	19,423
W Camino Ave	Northglen St W	16,052
Garden Hwy	Northview Dr W	1,190
Harding Ave	American Ave E	596
Cleveland Ave	American Ave E	427
W Camino Ave	American Ave E	14,148
Northgate Blvd	Peralta Ave S	20,508
Jefferson Ave	Adams Ln E	533
American Ave	Harding Ave S	790
American Ave	Cleveland Ave S	1,209

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