

**FOR
LEASE**

3408 NORTHGATE BLVD,
SACRAMENTO, CA

+/- 900 - 1,800 SF RETAIL SPACES



**3-D Tour
Click Here** 

CHASE BURKE
916.705.8132
CHASE@ROMECPRE.COM
DRE: 01879336

ANDY JONSSON
916.813.8409
ANDY@ROMECPRE.COM
DRE: 02076108

STANISLAV YEVTUSHENKO
279.386.8762
STAN@ROMECPRE.COM
DRE: 02167493

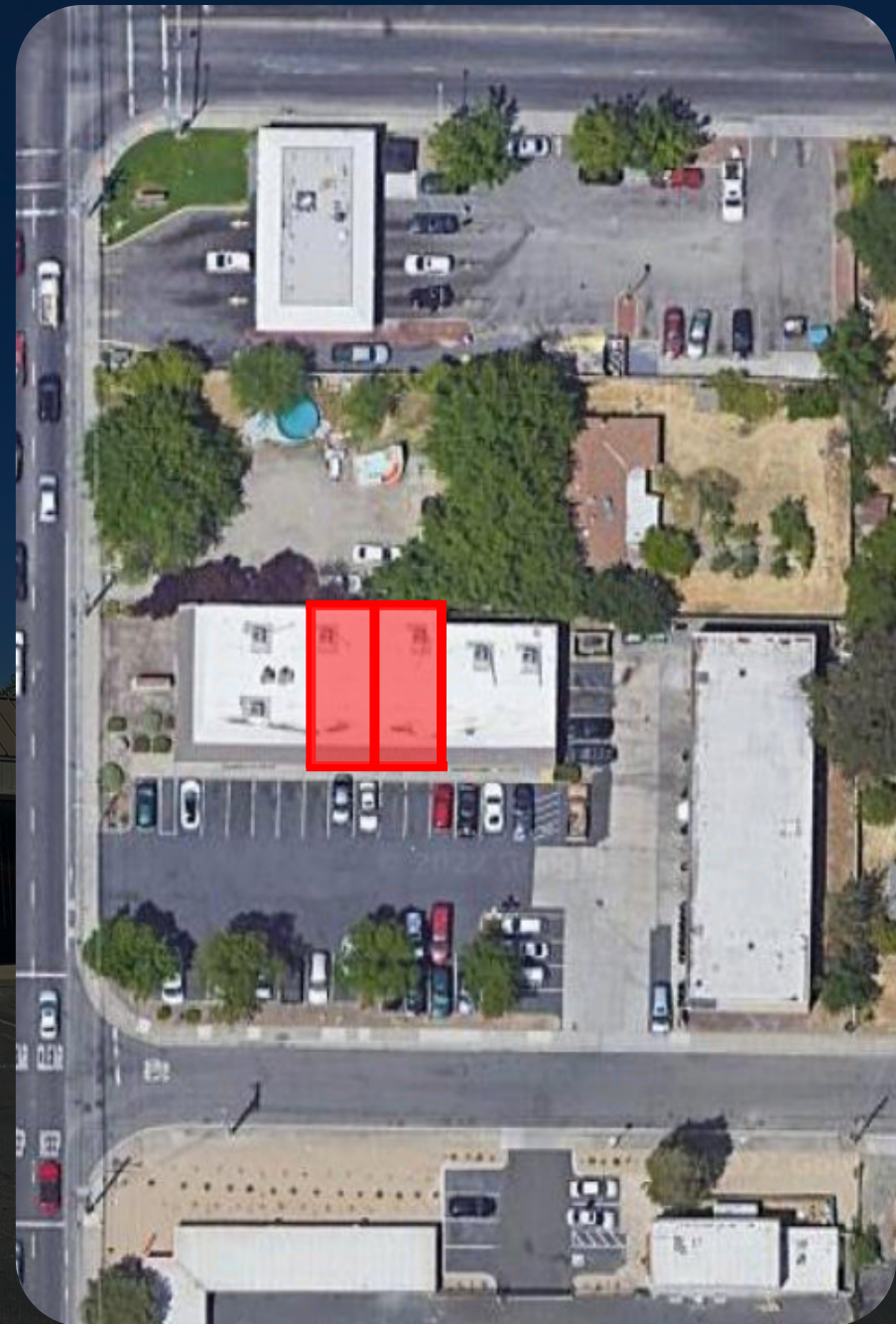
ROME
REAL ESTATE GROUP

3408 NORTHGATE BLVD.

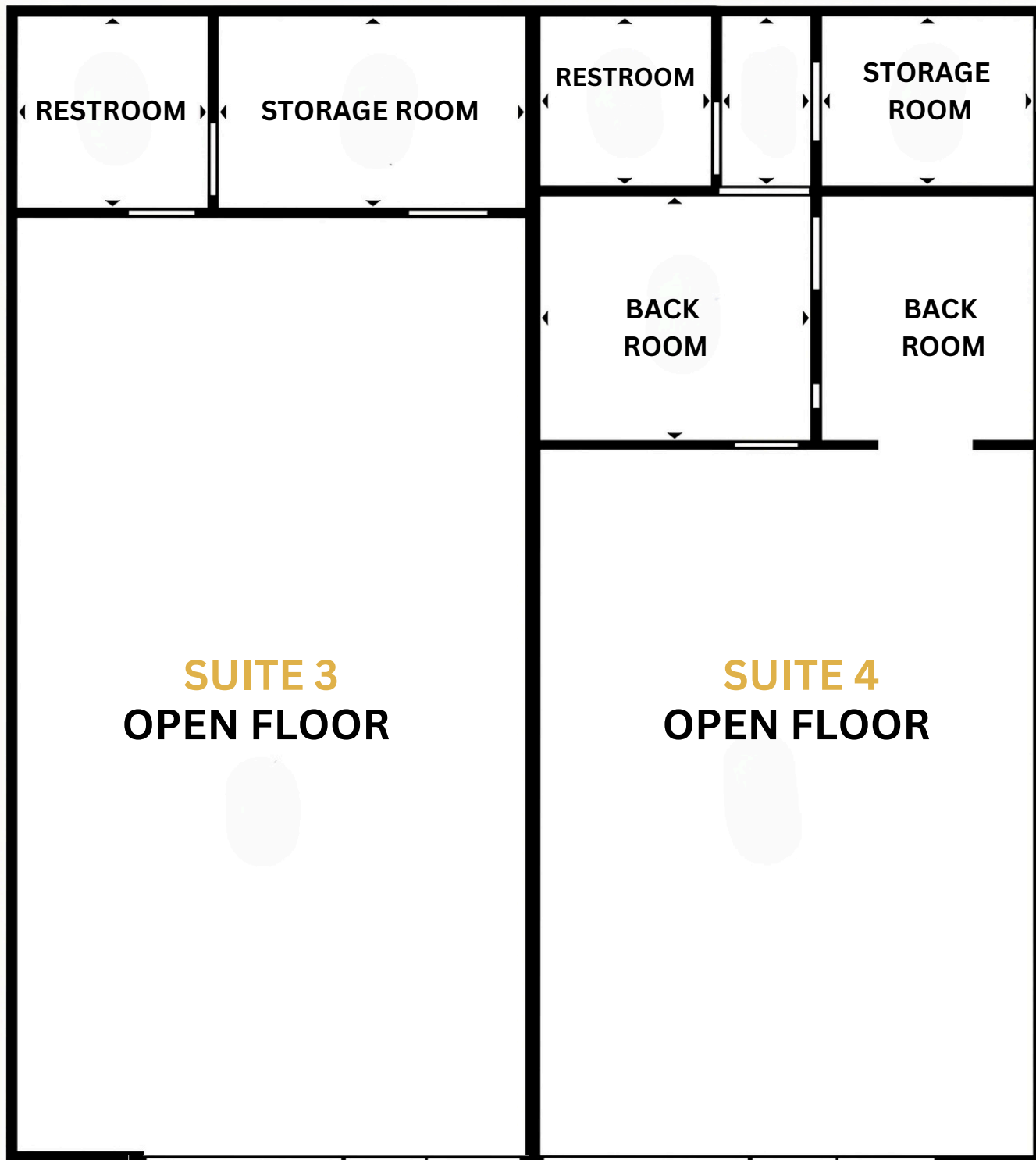
PROPERTY HIGHLIGHTS

SUITE	+/- SIZE	LEASE RATE
2	900 SF	\$1.75 PSF, NNN
3	900 SF	\$1.75 PSF, NNN
2-3 COMBINED	1,800 SF	\$1.65 PSF, NNN

- Strategically positioned among retailers like DD's Discounts, Smart & Final, Foods Co, Pep Boys, and Les Schwab Tire Center.
- Surrounded by dense commercial and residential developments.
- Located at the intersection of Northgate Blvd and San Juan Road, major thoroughfares in South Natomas.
- Offers excellent visibility and convenience.
- Easy access to Interstate 80, with over 140,000 vehicles daily.
- Northgate Blvd sees over 25,800 vehicles per day; San Juan Road adds another 14,500 vehicles.



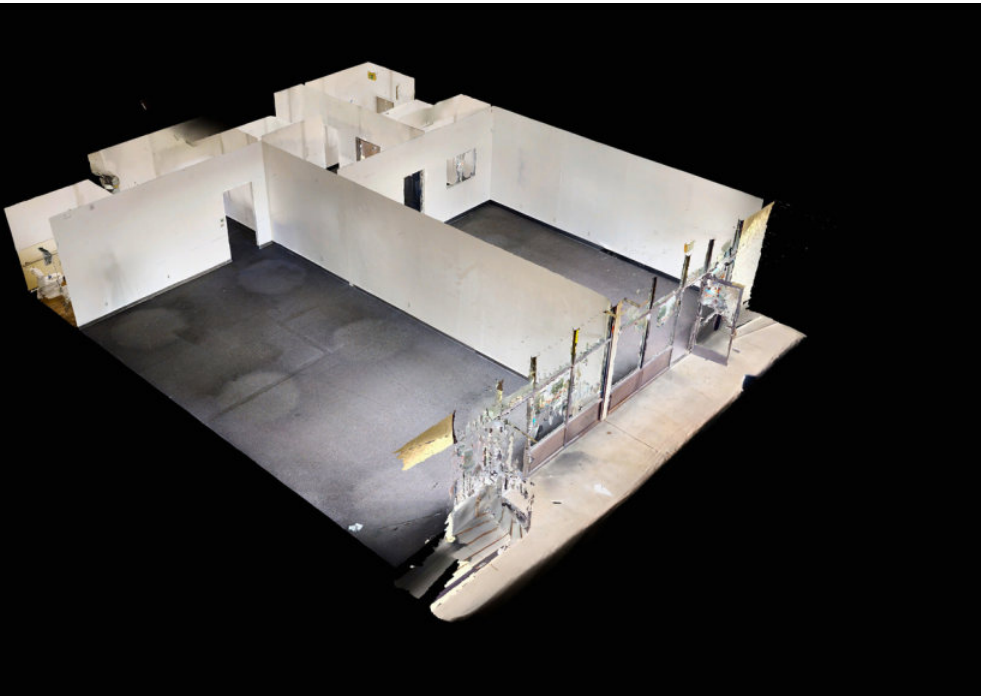
FLOOR PLAN: SUITE 3 - 4



3-D Tour
Click Here 



INTERIOR PICTURES



**PUPUSA
CENTRAL**

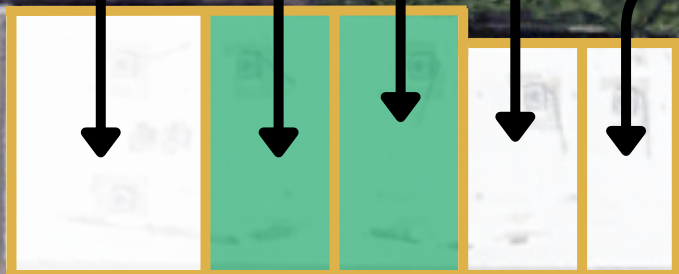


**SUITE 2
AVAILABLE**

**SUITE 3
AVAILABLE**

**LAVISH
BARBERSHOP**

**No. 1 Cuts
& Nails**



NORTHGATE BLVD.

RIMMER AVE.

SITE PLAN

IMMEDIATE VICINITY RETAIL AERIAL



Foods Co
DOLLAR TREE Original Pizza House

Tobacco Shop



Beauty Supply Store & Chinese restaurant

SAN JUAN RD.
14,500 ADT



Clothing / Shoe Store



PROFESSIONAL PARTS PEOPLE



NORTHGATE BLVD.
25,800 ADT



SUBJECT
PROPERTY

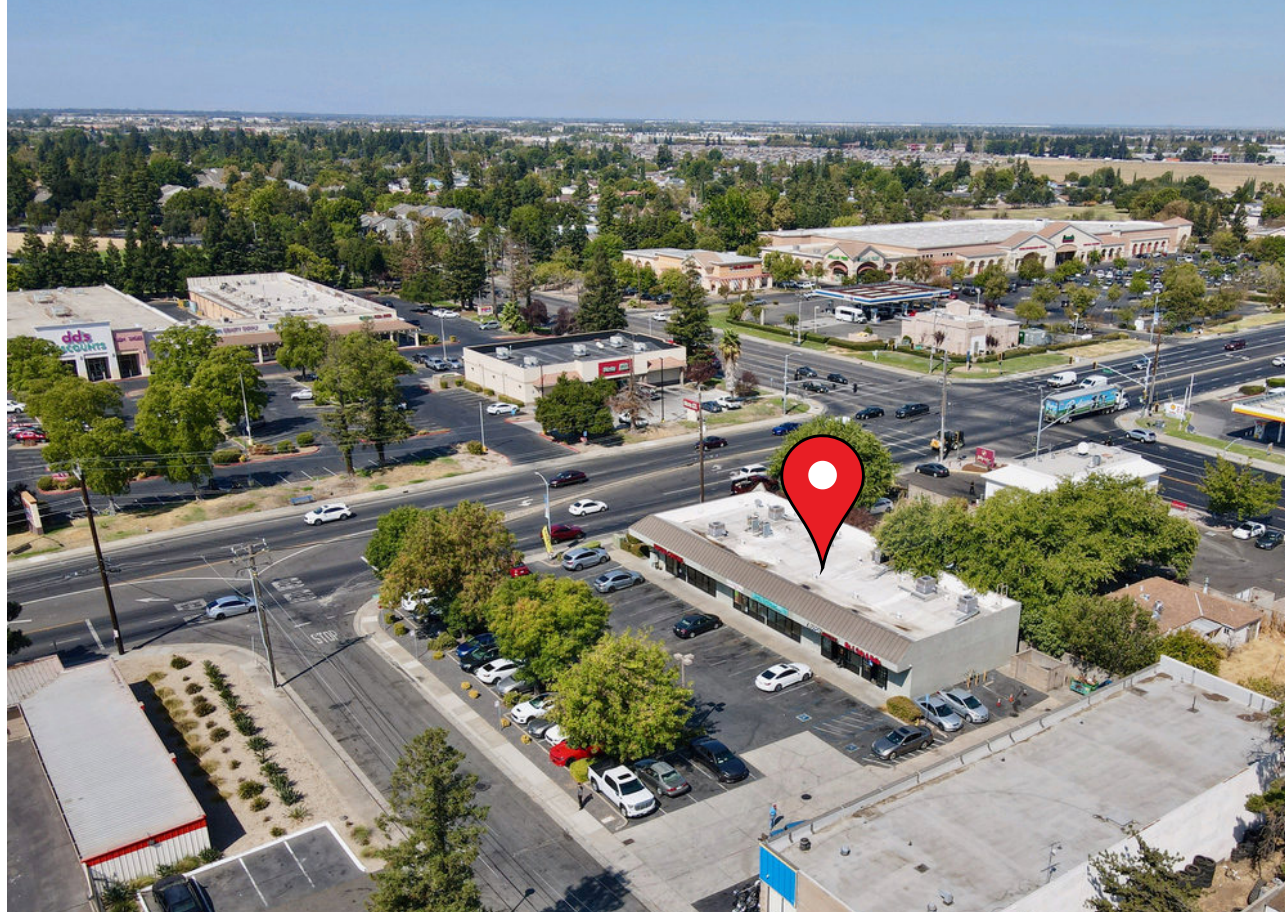


RIMMER AVE.



USED TIRES & AUTO REPAIR





EXTERIOR PICTURES



AERIAL OF NEARBY RETAIL



DEMOGRAPHIC SUMMARY REPORT

3408 NORTHGATE BLVD, SACRAMENTO, CA 95834



POPULATION

2024 ESTIMATE

1-MILE RADIUS	18,205
3-MILE RADIUS	134,097
5-MILE RADIUS	345,548

HOUSEHOLD INCOME

2024 AVERAGE

1-MILE RADIUS	\$87,765.00
3-MILE RADIUS	\$86,683.00
5-MILE RADIUS	\$94,523.00



POPULATION

2029 PROJECTION

1-MILE RADIUS	18,383
3-MILE RADIUS	135,503
5-MILE RADIUS	349,481

HOUSEHOLD INCOME

2024 MEDIAN

1-MILE RADIUS	\$71,098.00
3-MILE RADIUS	\$66,636.00
5-MILE RADIUS	\$72,419.00



POPULATION

2024 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	4,009	36,666	134,050
BLACK	2,475	20,249	40,583
HISPANIC ORIGIN	8,721	50,108	102,123
AM.INDIAN & ALASKAN	401	2,418	4,950
ASIAN	2,697	22,469	54,531
HAWAIIAN/PACIFIC ISLANDER	302	2,144	3,704
OTHER	8,320	50,152	107,731

CONTACT US!

FOR MORE INFORMATION ABOUT
THESE RETAIL SPACES



Chase Burke

PARTNER | RETAIL BROKERAGE
AND INVESTMENT SALES
916.705.8132
chase@romecre.comD
DRE: 01879336



(916) 932-2199



@romeregroup



2901 K Street, Suite 306, Sacramento, CA 95816
101 Parkshore Drive, Suite 100, Folsom, CA 95630



Andy Jonsson

PARTNER | RETAIL BROKERAGE
AND INVESTMENT SALES
916.813.8409
andy@romecre.com
DRE: 02076108



Stan Yevtushenko

BROKER ASSOCIATE
279.386.8762
stan@romecre.com
DRE: 02167493



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andy@romecre.com
stan@romecre.com

