

ELKHORN PLAZA
4319 ELKHORN BLVD
SACRAMENTO, CA

FOR SALE 36,179 RETAIL BUILDING
FOR LEASE 26,161 SF ANCHOR SPACE

ETHAN CONRAD
PROPERTIES INC.



NOW BEING REMODELED

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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ETHAN CONRAD PROPERTIES, INC
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FEATURES:

- 36,179 SF retail building with 26,161 SF available
- Prominent exposure on Elkhorn Blvd
- At the corner of Elkhorn Blvd and Walerga Rd
- Pylon signage available
- Surrounded by dense residential population
- 1,200 amps of 277/480 volt power
- 88 tons of new HVAC for available space
- EVgo fast charging stations on-site



PROPERTY DETAILS:

Elkhorn Plaza Center is a neighborhood retail center serving a dense residential area. The combination of a strong daytime population with steady evening and weekend traffic make this an ideal opportunity for most retail uses.

Total occupancy is over 95%. Good mix of tenants, including Arby's, Del Taco, MetroPCS and O'Reilly Auto Parts

European Delicatessen is leased until 09/30/35 at \$16,880.00 per month NNN with 2 ½% per annum rent increases.

LEASE RATE:

26,161 SF \$33,748.00 (\$1.29 PSF, NNN)

NNN costs are approximately \$0.35 PSF.

PURCHASE PRICE: \$5,752,000.00 (\$159.00 PSF)

DEMOGRAPHICS:	1 Mile	3 Mile	5 Mile
2024 Total Population (est):	29,279	165,414	317,896
2024 Average HH Income:	\$86,378	\$93,812	\$102,089
Traffic Count @ Elkhorn Blvd:	12,761		
Traffic Count @ Walerga Rd:	10,634		

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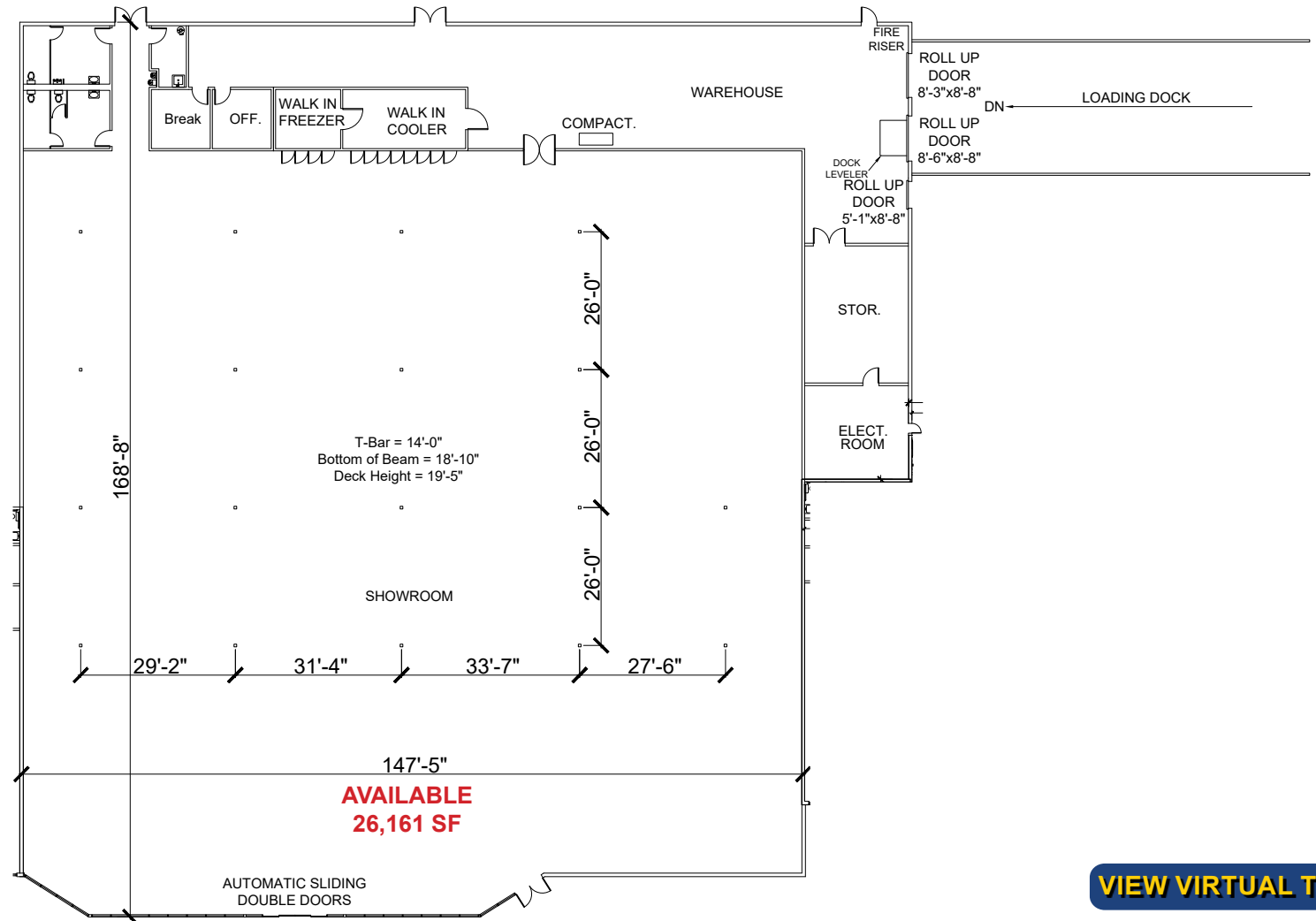
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FLOOR PLAN



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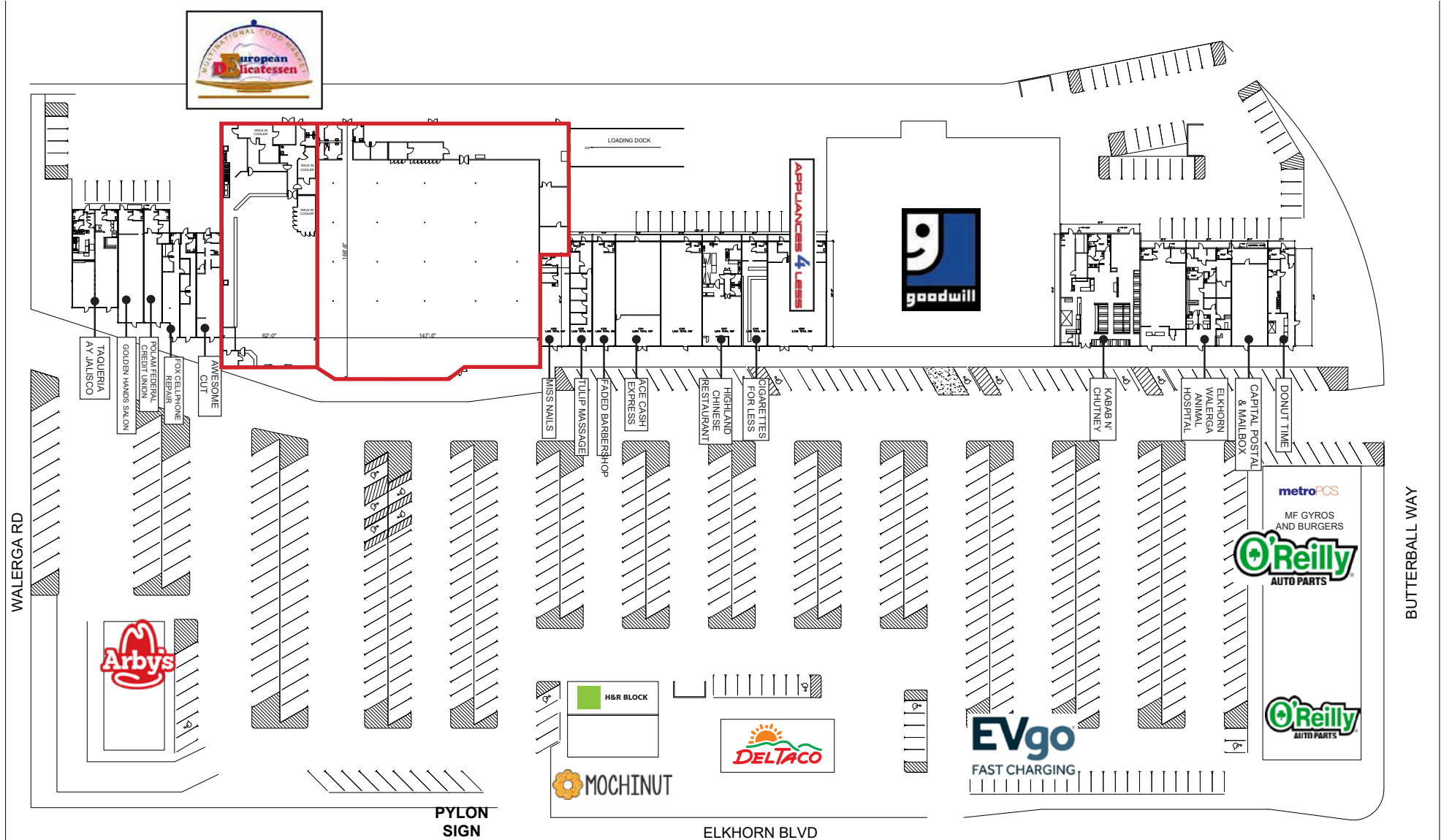
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SITE PLAN



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