

**±85,303 SQ. FT. FREESTANDING ANCHOR BUILDING
FOR SALE OR LEASE**

CBRE



DELTA SHORES ANCHOR

8320 DELTA SHORES CIRCLE S | SACRAMENTO | CALIFORNIA | 95832



PROPERTY OVERVIEW

Delta Shores is a ±922,960 sq. ft. regional shopping center at the interchange of I-5 & Cosumnes River Blvd in Sacramento. Delta Shores is one of the largest shopping centers in the entire region and serves Sacramento from the Downtown core south to the northern Elk Grove trade area. The center is anchored by WalMart Supercenter, RC Willey, Regal Cinema, Dick's, Hobby Lobby, Floor & Decor, Ross, PetSmart and Old Navy . There are over 5,300 units approved/under construction in the immediate vicinity of the shopping center with additional existing density nearby.

- ±85,303 sq. ft. freestanding building for sale or lease
- 7.54 acre site
- Built in 2021
- Located within Delta Shores; a ±922,960 sq. ft. regional power center
- Strong visibility to I-5
- Excellent building and pylon signage
- Co Tenants include: Walmart Supercenter, RC Willey, Floor & Decor, Regal Cinema, Dick's Sporting Goods, Hobby Lobby, Ross, PetSmart, Old Navy as well as numerous national QSR tenants.
- *Price: Inquire with Broker*

2024 DEMOGRAPHICS - 3 MILE RADIUS

87,314
POPULATION

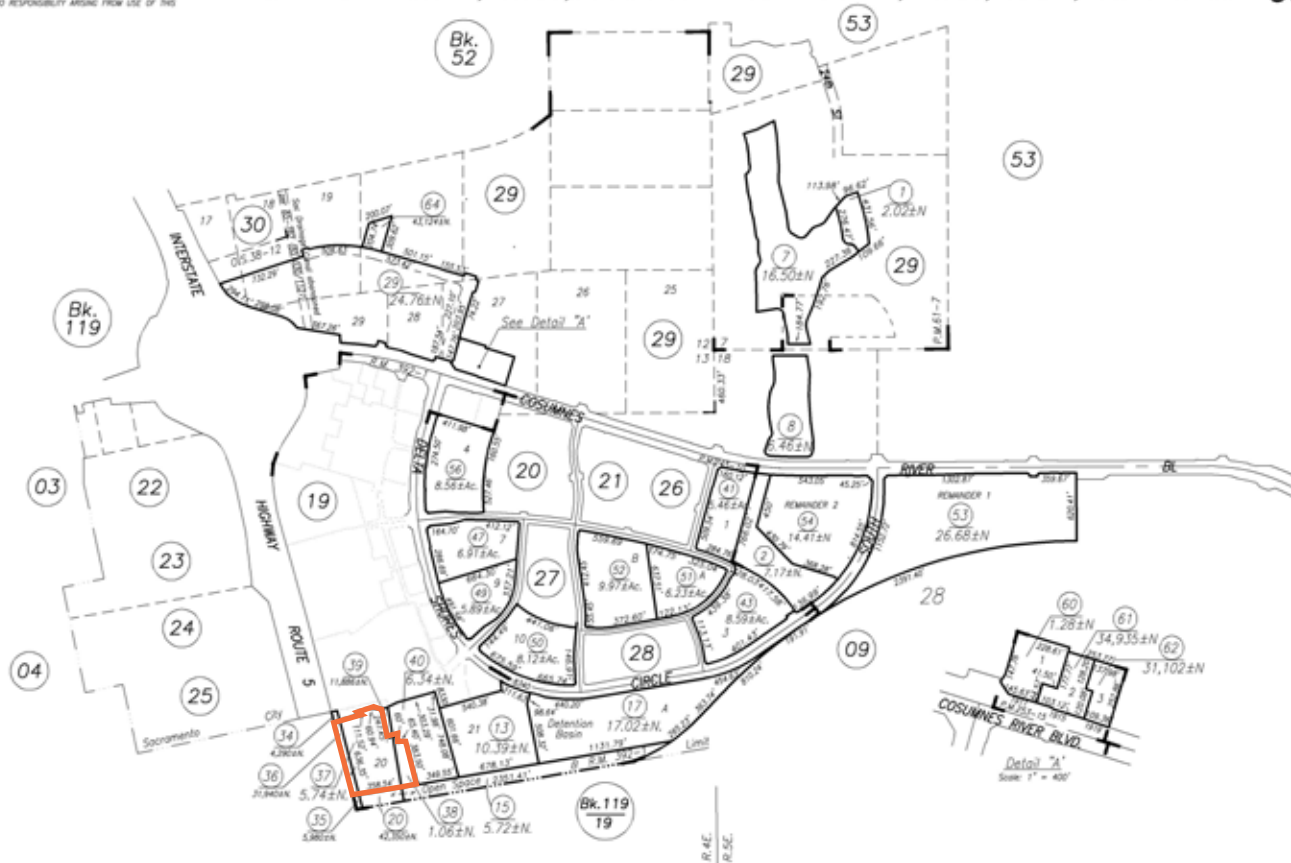
14,457
EMPLOYEES

\$109,106
AVG HH INCOME

PARCEL MAP

DISCLAIMER: ASSESSOR'S PARCELS ARE FOR THE ASSESSMENT PURPOSES ONLY AND DO NOT INDICATE EITHER PARCEL LEGALITY OR A VALID BUILDING SITE. THE COUNTY OF SACRAMENTO ASSUMES NO RESPONSIBILITY ARISING FROM USE OF THIS INFORMATION.

POR. SEC'S. 7&18, T.7N.,R.5E. AND POR. SEC. 13, T.7N., R.4E., M.D.B.& M. 053-018



Delta Shores Phase 1, R.M. Bk.392 Pg.1 (6-22-2016)
 P.M. Bk.61 Pg.7 (10-20-1980)
 P.M. Bk.245 Pg.10 (11-19-2021)
 P.M. Bk.253, Pg.15, (10-25-2023)

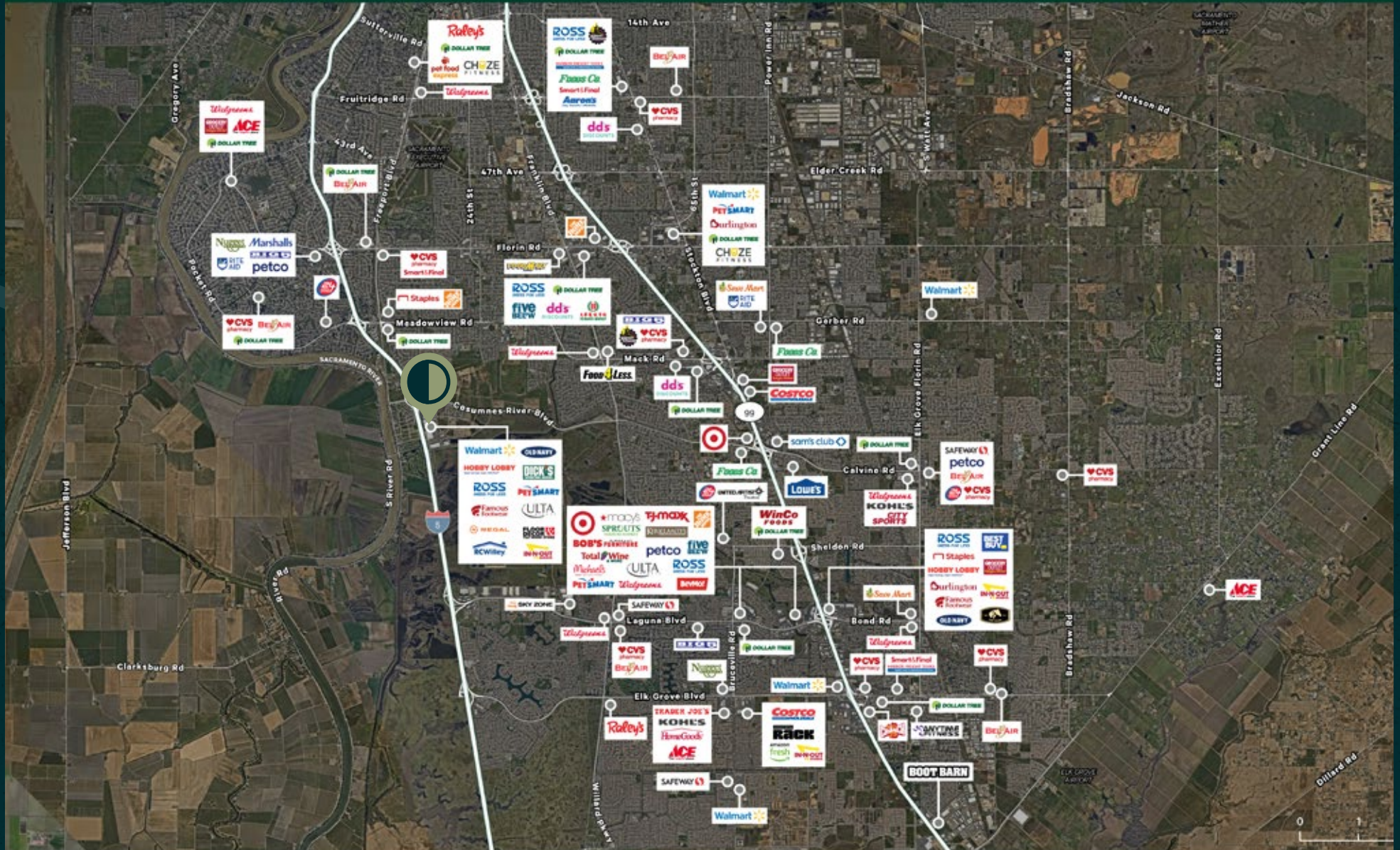
CITY OF SACRAMENTO
 Assessor's Map Bk. 053 Pg. 018
 County of Sacramento, Calif.
 Oct. 11th, 2024



ZOOM AERIAL



RETAIL AERIAL



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