

**31 15TH STREET
WEST SACRAMENTO, CA**

FOR SALE

31,188 SF RETAIL/INDUSTRIAL BUILDING

FOR LEASE

12,679 SF - 31,188 SF RETAIL/INDUSTRIAL

ETHAN CONRAD
PROPERTIES INC.

**GREAT VISIBILITY
AND SIGNAGE**



VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

Ethan Conrad

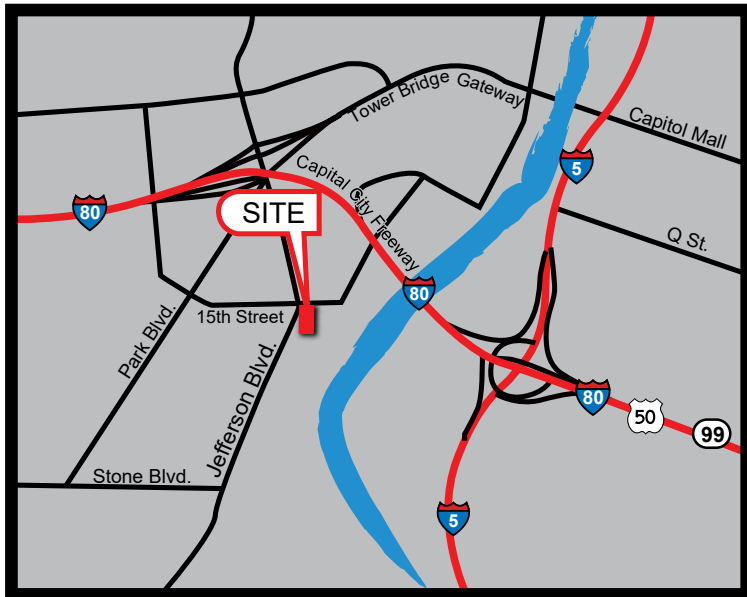
DRE: #01298662

ethan@ethanconradprop.com

916.779.1000

FEATURES:

- Great freeway access to I-80, I-5, Hwy 50 and Hwy 99
- In close proximity to Sutter Health Park
- Most retail uses allowed under current zoning
- 20' - 24' clear height
- Sprinklered
- Building power: 400 amps
- One (1) dock-high roll-up door
- Potential for multiple grade-level roll-up doors



PROPERTY DETAILS:

Building offers outstanding visibility on Jefferson Blvd at signalized intersection of Jefferson & 15th Street and is located just minutes from Downtown Sacramento, Golden 1 Center, Sutter Health Park, Drake's at the Barn, and a significant amount of new, dense residential developments in Sacramento's Urban Core.

This building is located in West Sacramento's Waterfront Zone that is intended to provide areas for high-density mixed uses which capitalize on the City's river frontage. Accessory warehouse uses allowed along with primary retail use.

LEASE RATES:

Suite 1:	12,679 SF	\$15,088.00 (\$1.19 PSF, NNN)
Suite 3:	18,509 SF	\$16,473.00 (\$0.89 PSF, NNN)
Total:	31,188 SF	\$29,983.00 (\$0.96 PSF, NNN)

NNN costs are approximately \$0.19 PSF. Available with 30 days' notice.

PURCHASE PRICE: \$4,335,000.00 (\$139.00 PSF)

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2025 Total Population (est):	12,063	125,519	303,187
2025 Average HH Income:	\$110,820	\$28,409	\$128,986
Traffic Count @ 15th Street & Jefferson Blvd:	48,105		

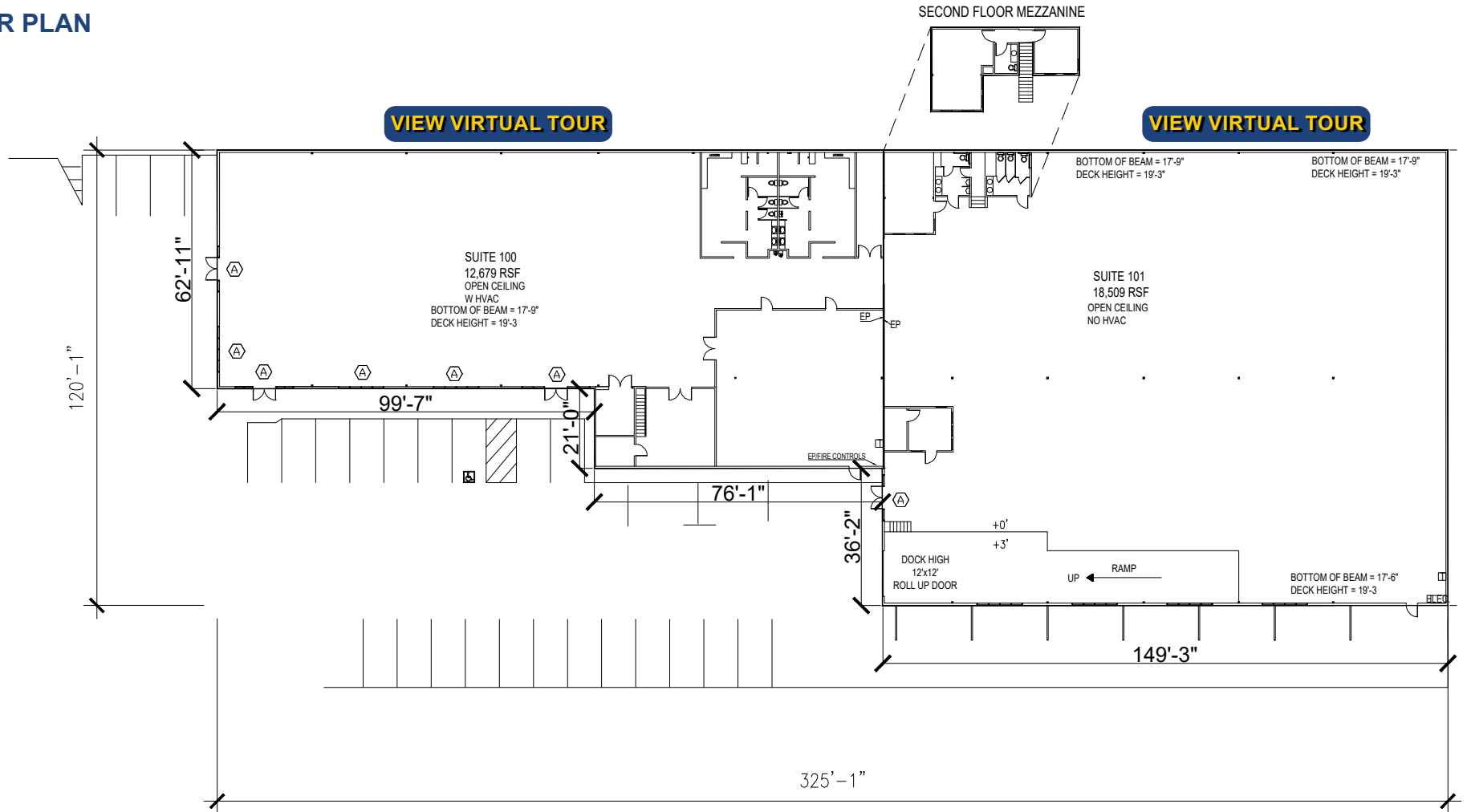
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

FLOOR PLAN



Available with 30 days' notice.

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