

31 15TH STREET
WEST SACRAMENTO, CA
FOR SALE OR LEASE
30,587 SF RETAIL BUILDING

ETHAN CONRAD
PROPERTIES INC.

**GREAT VISIBILITY
AND SIGNAGE**



FOR MORE INFORMATION CONTACT:

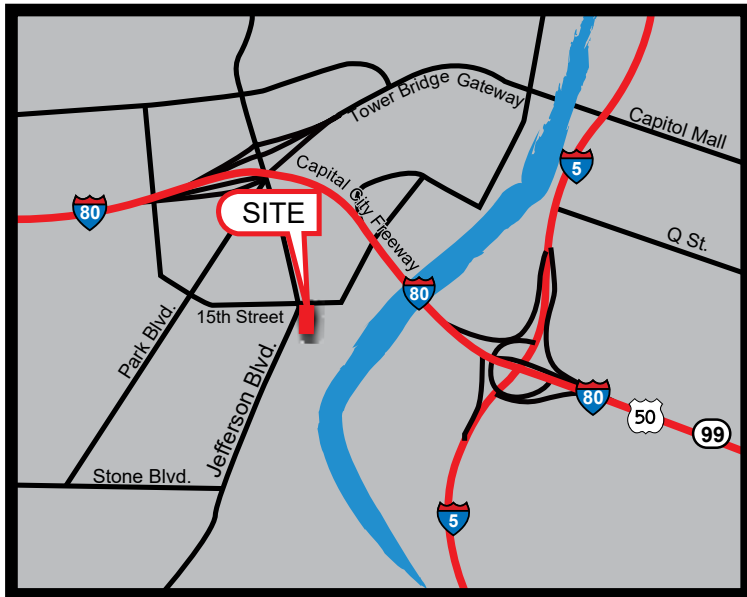
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FEATURES:

- 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 RATE:

30,587 SF \$29,058.00 (\$0.95 PSF, NNN)

NNN costs are approximately \$0.17 PSF.

PURCHASE PRICE: \$5,047,000.00 (\$165.00 PSF)

DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2023 Total Population (est):	11,330	118,510	292,112
2023 Average HH Income:	\$90,011	\$110,049	\$109,863
Traffic Count @ 15th Street & Jefferson Blvd:	48,105		

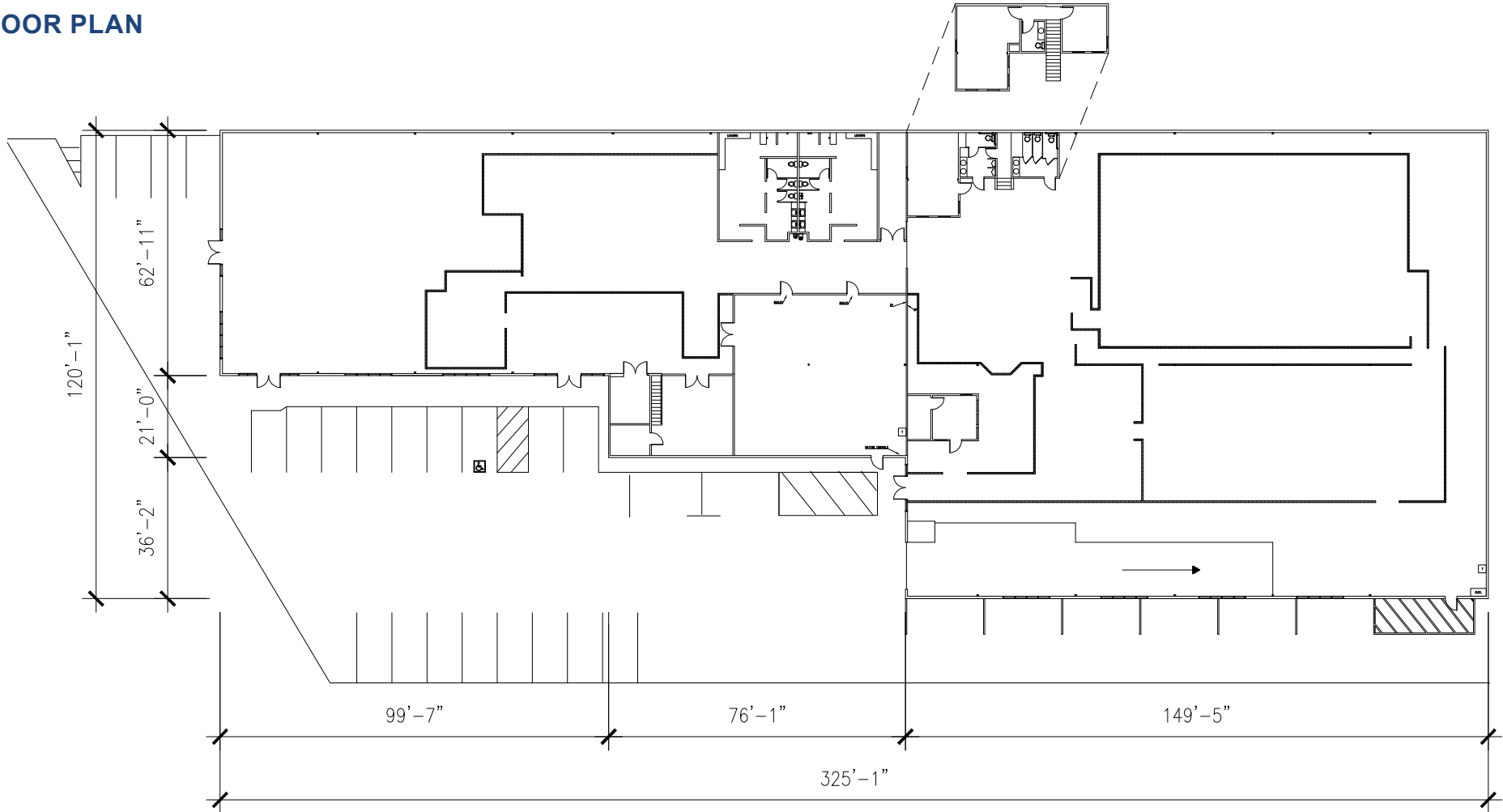
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their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

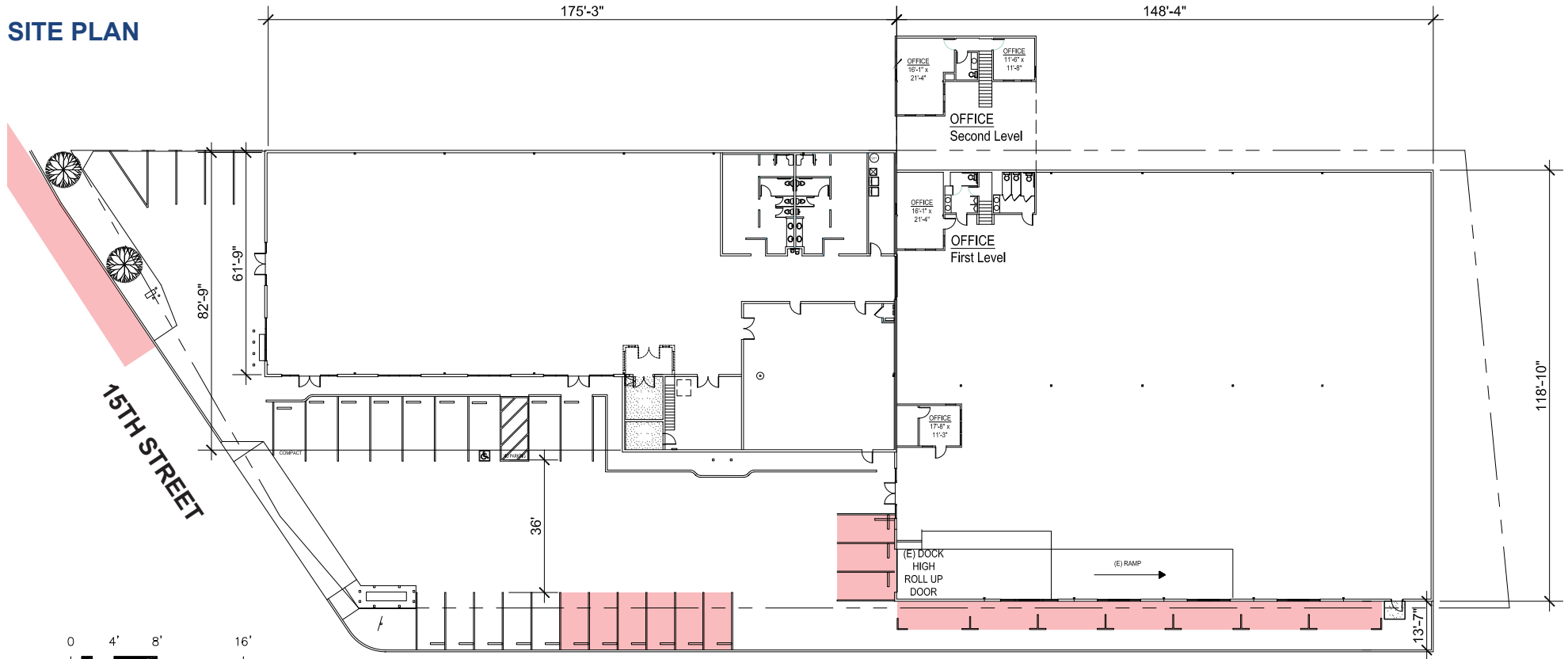
FLOOR PLAN



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SITE PLAN



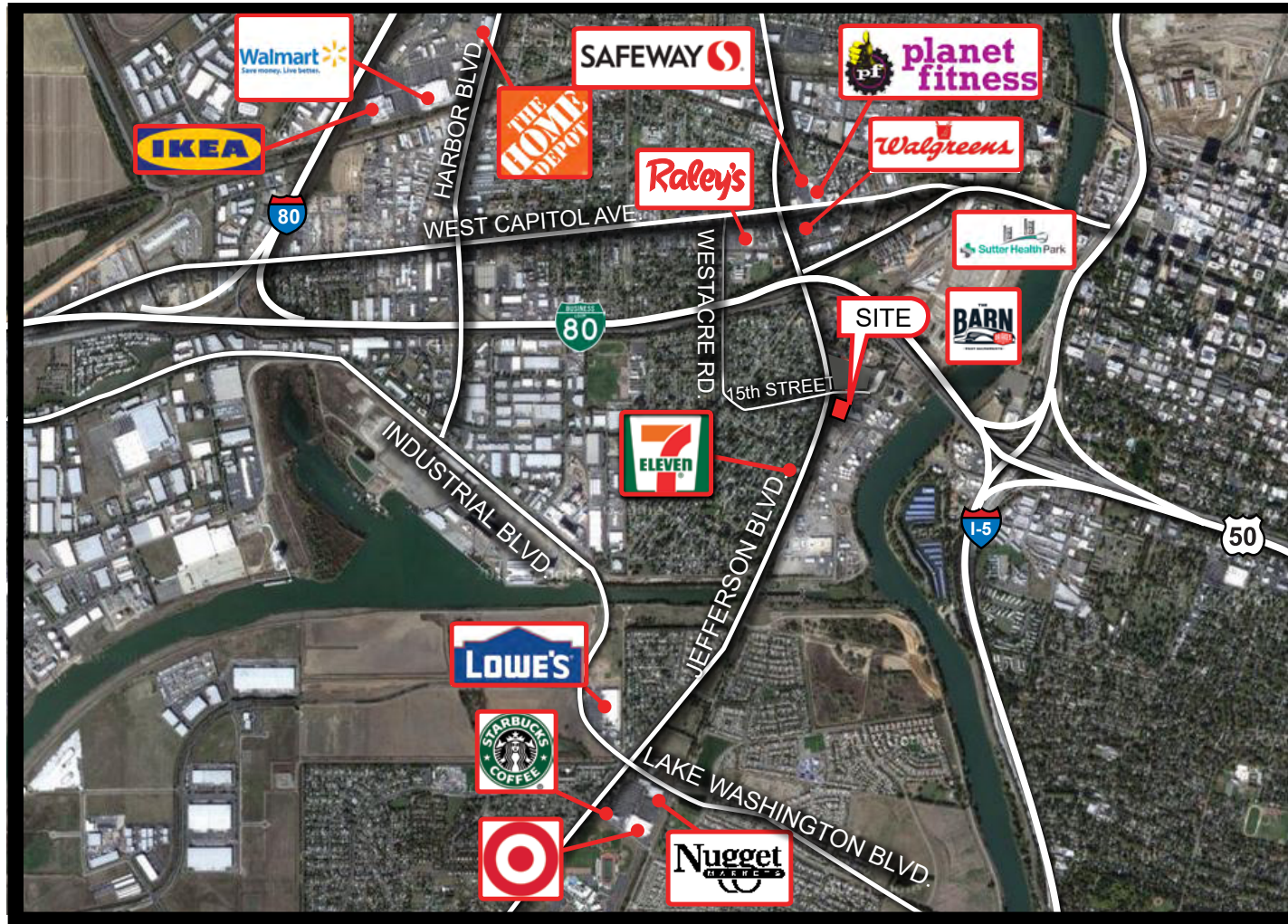
- PARKING AVAILABLE TO NEW TENANT**
- 15 On-site stalls available
- 2 Stalls can be added in front of dock door
- 11 Street parking spots along 15th Street
- 28 Total potential parking spaces

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