

AVAILABLE FOR LEASE

2120 EL CAMINO AVE
Sacramento, CA 95821
-/+ 12,227 SF

Roll up door

SUBJECT

HOWE AVE

EL CAMINO AVE +/-26,000 VPD

DANIEL MUELLER

Executive Director
916 704 9341
1555 River Park Dr. Ste. 109
Sacramento, CA 95815
dmueller@muellercommercial.com
Cal DRE#01829919

CAMERON FREELOVE

Director
916 613 3899
1555 River Park Dr. Ste. 109
Sacramento, CA 95815
cfreelove@muellercommercial.com
Cal DRE#02092307

CENTURY 21
Select Real Estate, Inc.



Street Visible Retail Space Available for Lease - Howe & El Camino Ave.

THE PROPERTY

2120 EL CAMINO AVE. SACRAMENTO, CA 95821

REGION

AVAILABILITY

ZONING

OPPORTUNITY

PRICING



SACRAMENTO
COUNTY



+/-12,227 SF



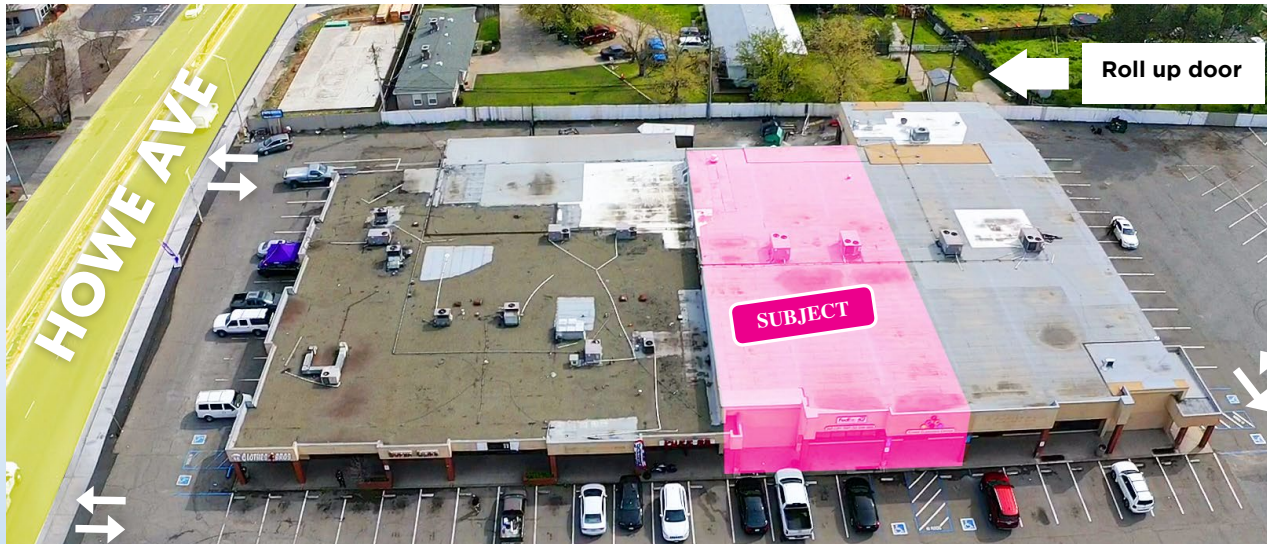
SC
SHOPPING
CENTER



RETAIL
QSR



\$1.00
NNN

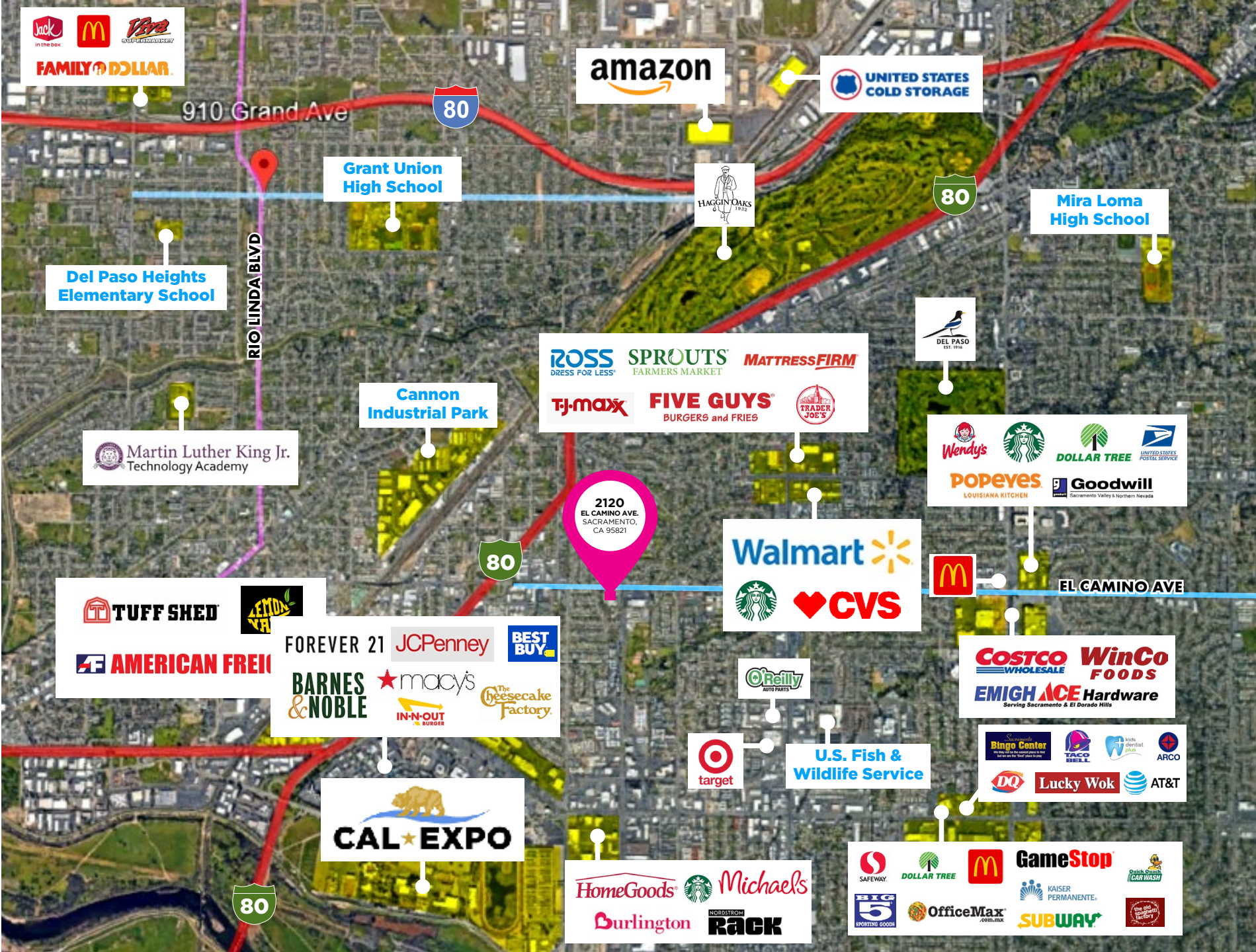


2120
EL CAMINO AVE.

CENTURY 21
Select Real Estate, Inc.

FOR LEASE





Jack in the Box, McDonald's, Fire Food & Drink, FAMILY DOLLAR

amazon

UNITED STATES COLD STORAGE

910 Grand Ave



Grant Union High School

HAGGIN OAKS



Mira Loma High School

Del Paso Heights Elementary School

RIO LINDA BLVD

ROSS DRESS FOR LESS, SPROUTS FARMERS MARKET, MATTRESS FIRM, T.J. MAXX, FIVE GUYS BURGERS and FRIES, TRADER JOE'S

DEL PASO EST. 1914

Cannon Industrial Park

Martin Luther King Jr. Technology Academy

Wendy's, Starbucks, DOLLAR TREE, UNITED STATES POSTAL SERVICE, POPEYES LOUISIANA KITCHEN, Goodwill Sacramento Valley & Northern Nevada

2120 EL CAMINO AVE. SACRAMENTO, CA 95821

Walmart, Starbucks, CVS

McDonald's

EL CAMINO AVE

TUFF SHED, AMERICAN FREIGHT, FOREVER 21, JCPenney, BEST BUY, BARNES & NOBLE, macy's, The Cheesecake Factory, IN-N-OUT BURGER

COSTCO WHOLESALE, WinCo FOODS, EMIGH ACE Hardware Serving Sacramento & El Dorado Hills

O'Reilly AUTO PARTS, target

U.S. Fish & Wildlife Service

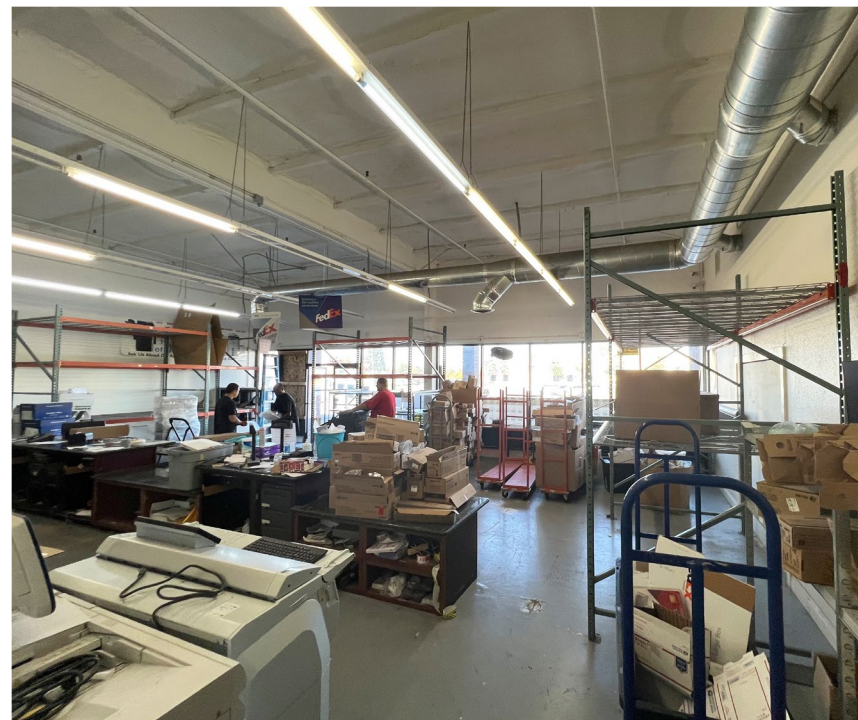
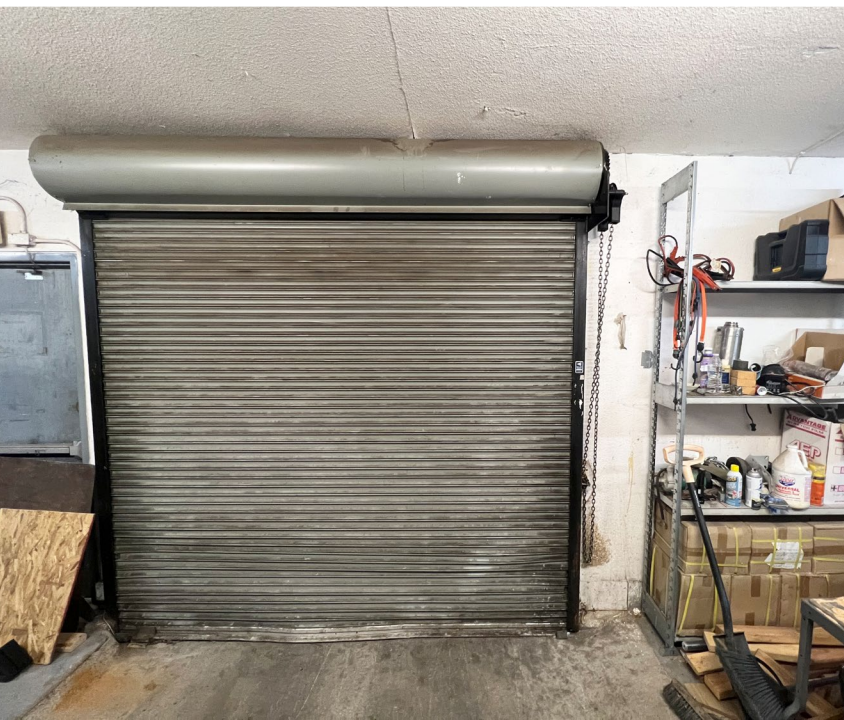
Sacramento Bingo Center, TACO BELL, ARCO, DQ, Lucky Wok, AT&T

CAL EXPO

HomeGoods, Starbucks, Michaels, Burlington, NORDSTROM RACK

SAFEWAY, DOLLAR TREE, McDonald's, GameStop, KAISER PERMANENTE, SUBWAY, OfficeMax, the old factory





2120

EL CAMINO AVE.



THE BUILDING

The subject property sits on the corner of El Camino Ave. and Howe Ave. within Sacramento County. Over 26,000 vehicles will see this location everyday with numerous parking stalls. The available space is +/-12,227 SF and is a former printer repair facility. It offers high ceilings with large open rooms, offices, and restroom. This center draws foot

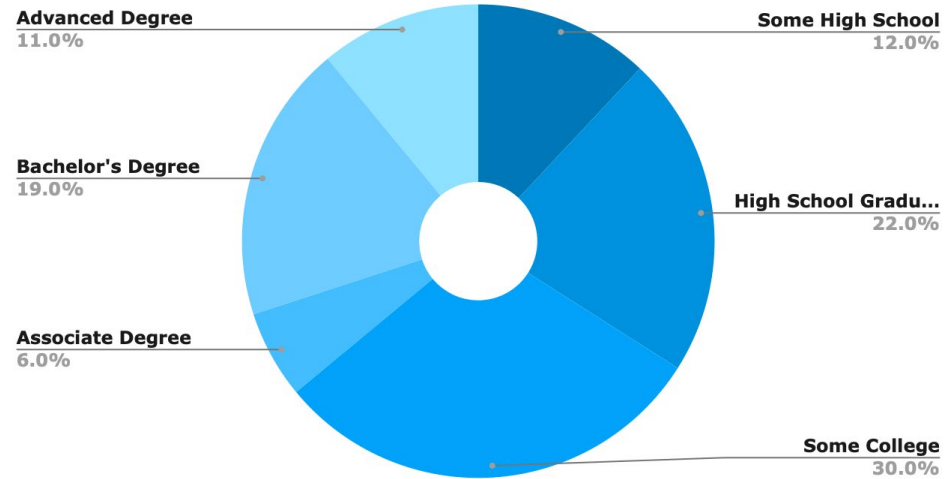
traffic and vehicle traffic with the several food trucks, donut shop, and 7-Eleven. This location is surrounded by several national retailers such as 99 Cent store, Chevron, AMPM, Wingstop, and Winco foods. The property is seconds away from HWY 80 and is positioned adjacent to Howe Ave., a main corridor for rush hour traffic.



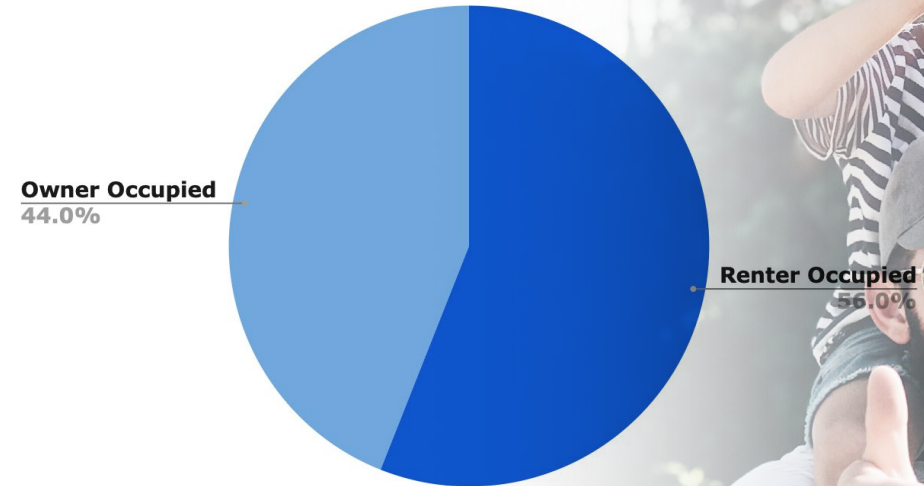
DEMOGRAPHICS

EDUCATION
HOUSING

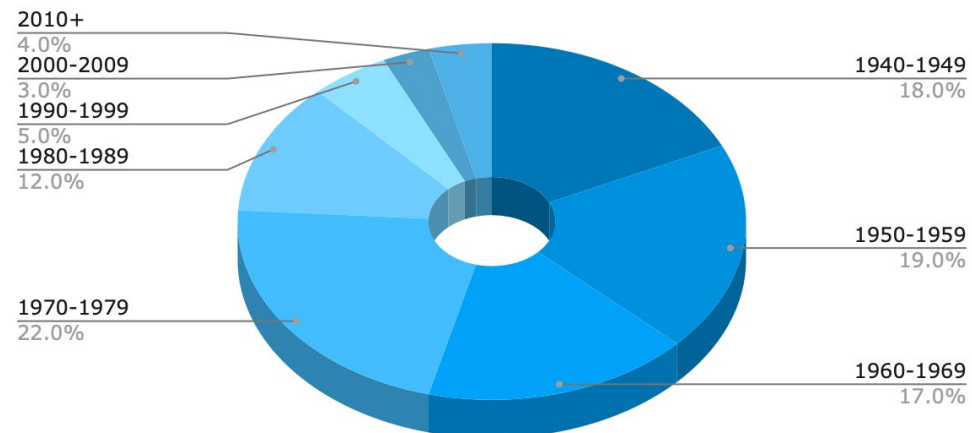
EDUCATIONAL ATTAINMENT



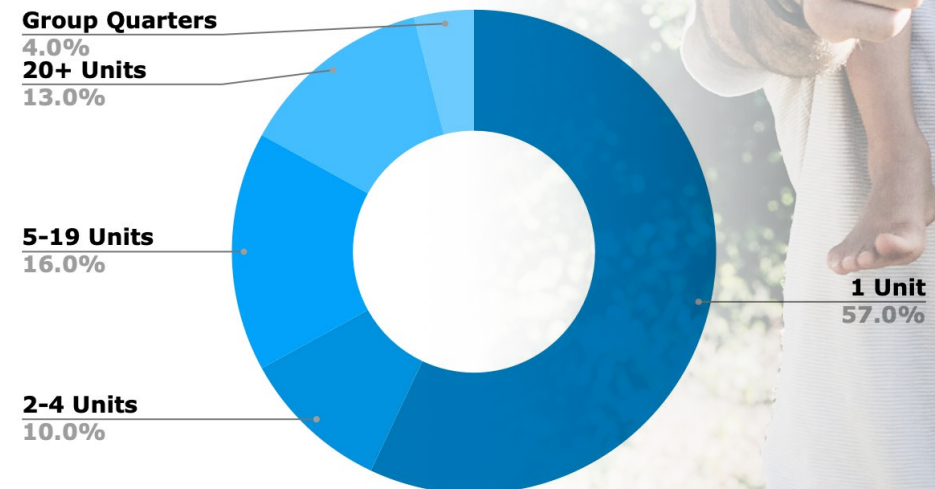
HOUSING OCCUPANCY



HOMES BUILT BY YEAR



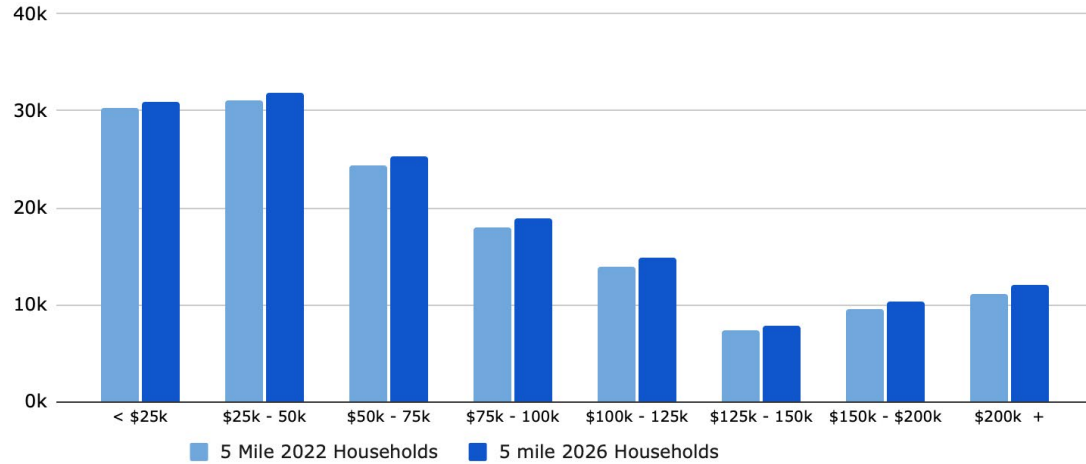
HOUSING TYPE



DEMOGRAPHICS

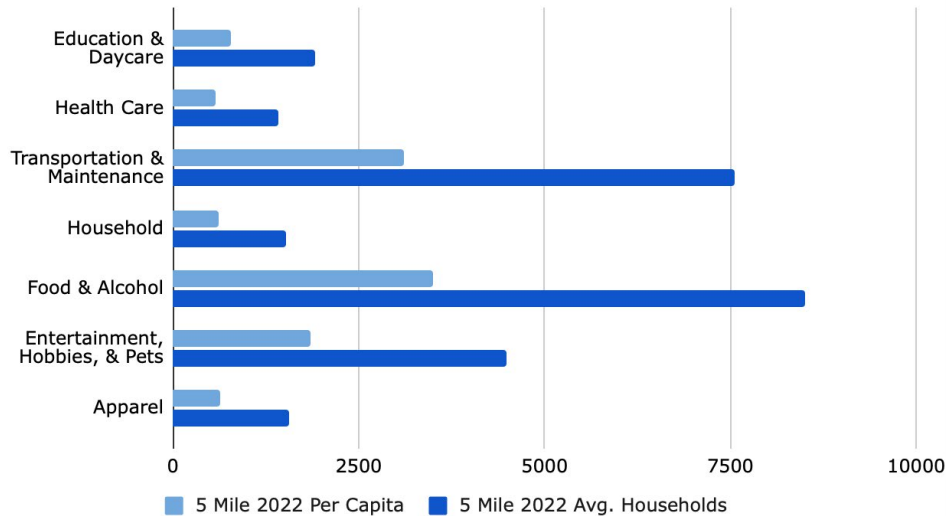
INCOME
POPULATION

MONTHLY HOUSE HOLD INCOME

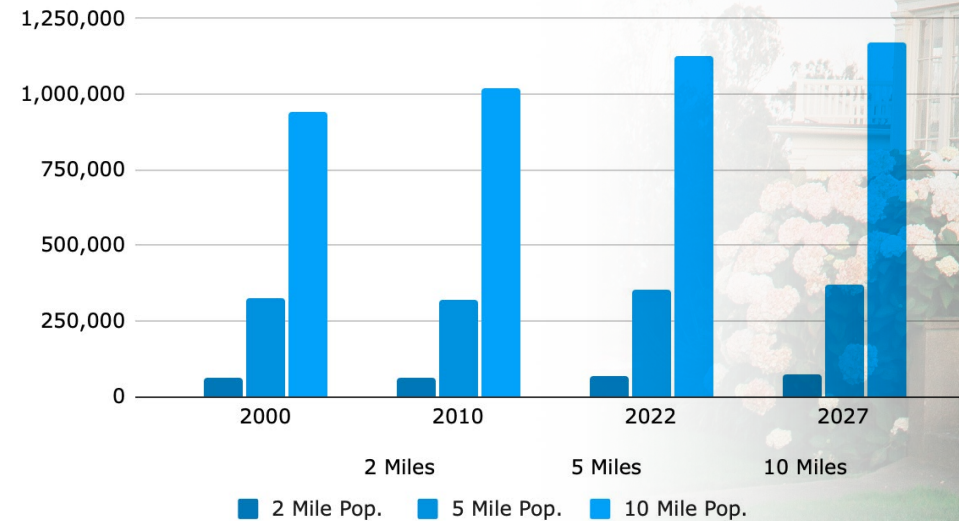


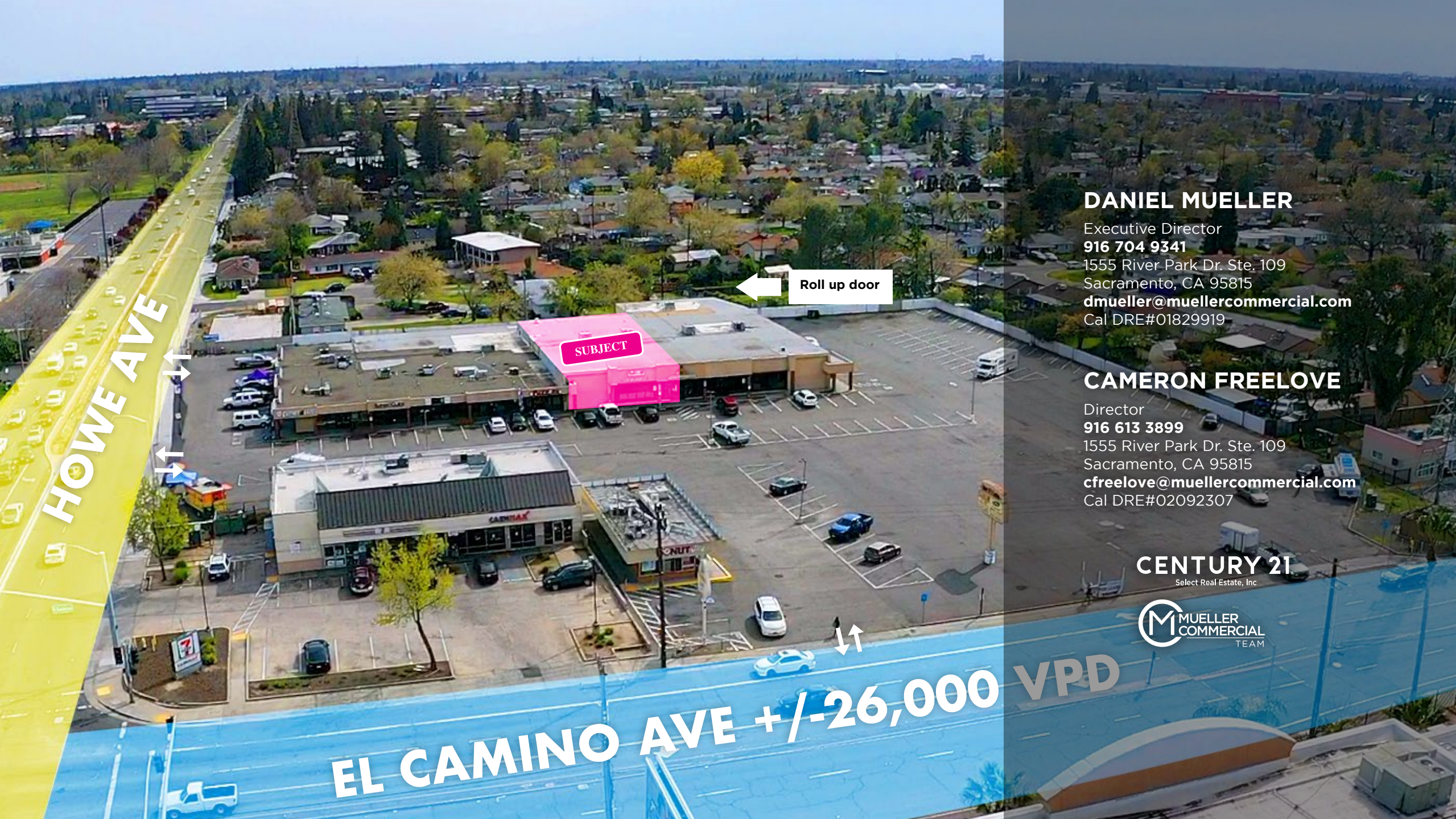
POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	62,373	323,206	938,849
2010	61,717	321,194	1,022,317
2022	69,328	354,574	1,125,788
2027	72,496	369,771	1,172,376

PER CAPITA & AVG. HOUSEOLD SPENDING



POPULATION





HOWE AVE

Roll up door

SUBJECT

EL CAMINO AVE +/-26,000 VPD

DANIEL MUELLER

Executive Director
916 704 9341
1555 River Park Dr. Ste. 109
Sacramento, CA 95815
dmueller@muellercommercial.com
Cal DRE#01829919

CAMERON FREELOVE

Director
916 613 3899
1555 River Park Dr. Ste. 109
Sacramento, CA 95815
cfreelove@muellercommercial.com
Cal DRE#02092307

CENTURY 21
Select Real Estate, Inc



LEASE

CENTURY 21

Select Real Estate, Inc



2023 This information has been secured from sources believed to be reliable. Any projections, opinions, assumptions or estimates used are for example only and do not constitute any warranty or representation as to the accuracy of the information. All information should be verified through an independent investigation by the recipient, prior to execution of legal documents or purchase, to determine the suitability of the property for their needs. Logos and/or pictures are displayed for visual purpose only and are the property of their respective owners. CalDRE# 01011224