

# FOR LEASE | STOCKTON PLAZA | RETAIL & WAREHOUSE SPACE

5100-5138 STOCKTON BLVD, SACRAMENTO, CA 95820

LOCATED ON STOCKTON BLVD JUST NORTH OF FRUITRIDGE RD IN SOUTH SACRAMENTO

±1,123 - ±14,986 SF AVAILABLE



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3400 Douglas Blvd, Suite 190,  
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# RETAIL & WAREHOUSE SPACE FOR LEASE

SACRAMENTO, CA  
NEIGHBORHOOD CENTER

## Available For Lease

- Suite 120: ±1,292 SF - Available with 30 Day Notice
- Suite 140: ±1,480 SF
- Suite 145: ±1,640 SF
- Suite 5100: ±1,328 SF
- Suite 5104: ±1,328 SF
- Suite 5108: ±2,383 SF
- Storage: ±9,947 SF Warehouse Space
  - Potential for Roll Up Doors
  - Ceiling Height: 20'9"
- PAD-Suite 5054: ±1,123 SF

Combined  
±14,986 SF



## Property Highlights

- Recently Remodeled
- Anchor Tenants include Planet Fitness, Aarons, Smart & Final and Ross
- Excellent Street Visibility
- Monument Signage Available
- Easy Egress/Ingress and Ample Parking
- Daily Traffic Count on Stockton Blvd: 21,255 Cars Per Day.



**RETAIL LEASE RATE: \$2.00-\$2.50/SF/MONTH; NNN  
WAREHOUSE LEASE RATE: \$1.15/SF/MONTH; NNN**

**NNN Estimated \$0.90/SF**

**Christina Snyder, Sr. VP**

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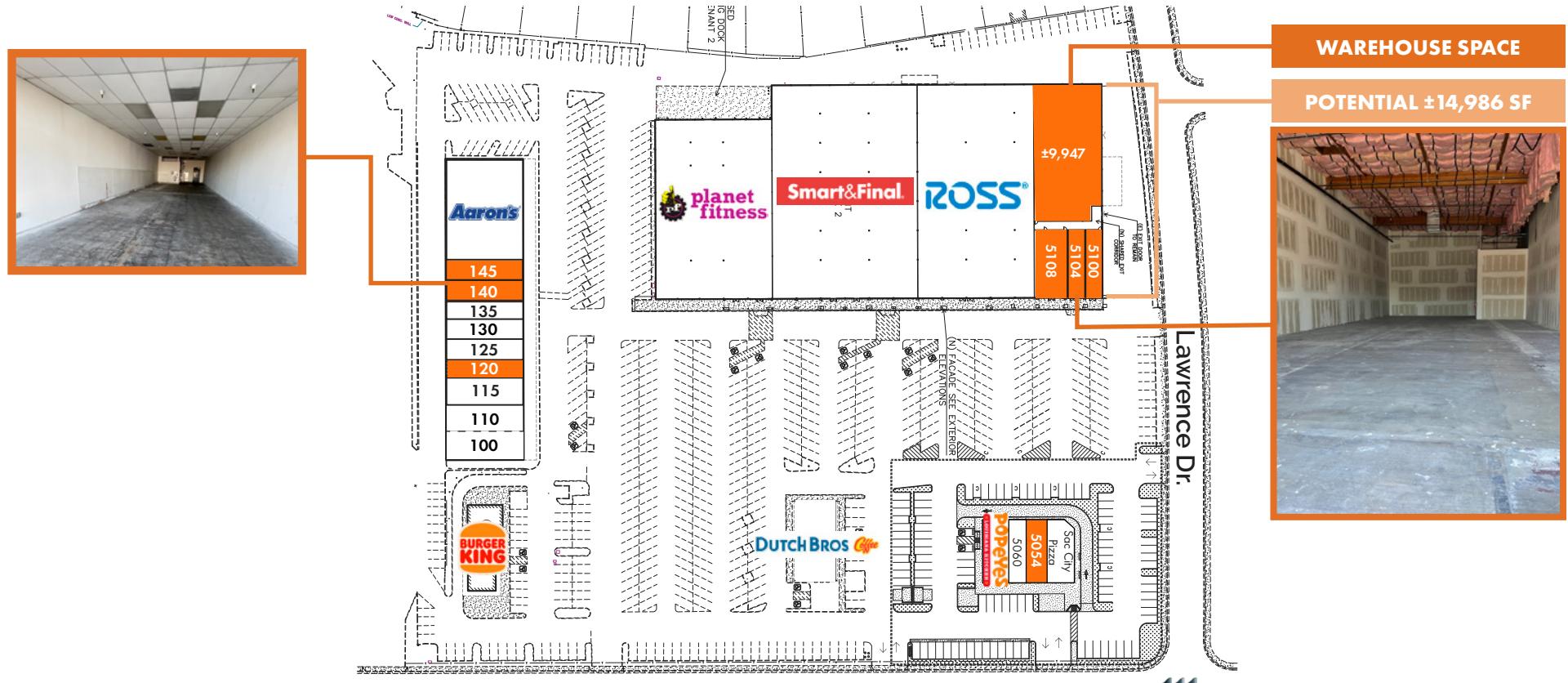
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SUITE	TENANTS	SF
100/110	Sacramento Community Clinic	±4,861
115	Discount Cigarettes	±1,877
120	AVAILABLE - 30 Days Notice	±1,292
125	Lily's Beauty	±1,020
130	Newman's Barber	±1,258

SUITE	TENANTS	SF
135	Jefiaz Menudo	±1,656
140	AVAILABLE \$2.00/SF, NNN	±1,480
145	AVAILABLE \$2.00/SF, NNN	±1,640
160	Aaron's Rental - Potential Available	±12,420
5050 (Pad)	Sac City Pizza	±1,690

SUITE	TENANTS	SF
5054 (Pad)	AVAILABLE \$2.50/SF, NNN	±1,123
5060 (Pad)	Fiesta Insurance	±1,500
5064 (Pad)	Popeye's (Drive Thru)	±1,800
5100	AVAILABLE \$2.50/SF, NNN	±1,328
5104	AVAILABLE \$2.50/SF, NNN	±1,391
5108	AVAILABLE \$2.50/SF, NNN	±2,383

SUITE	TENANTS	SF
5118	Ross	±26,280
5128	Smart and Final	±32,820
5138	Planet Fitness	±22,200
5140	Dutch Bros. Coffee	±800
5150	Burger King	±3,795
Warehouse	AVAILABLE \$1.15/SF, NNN	±9,947

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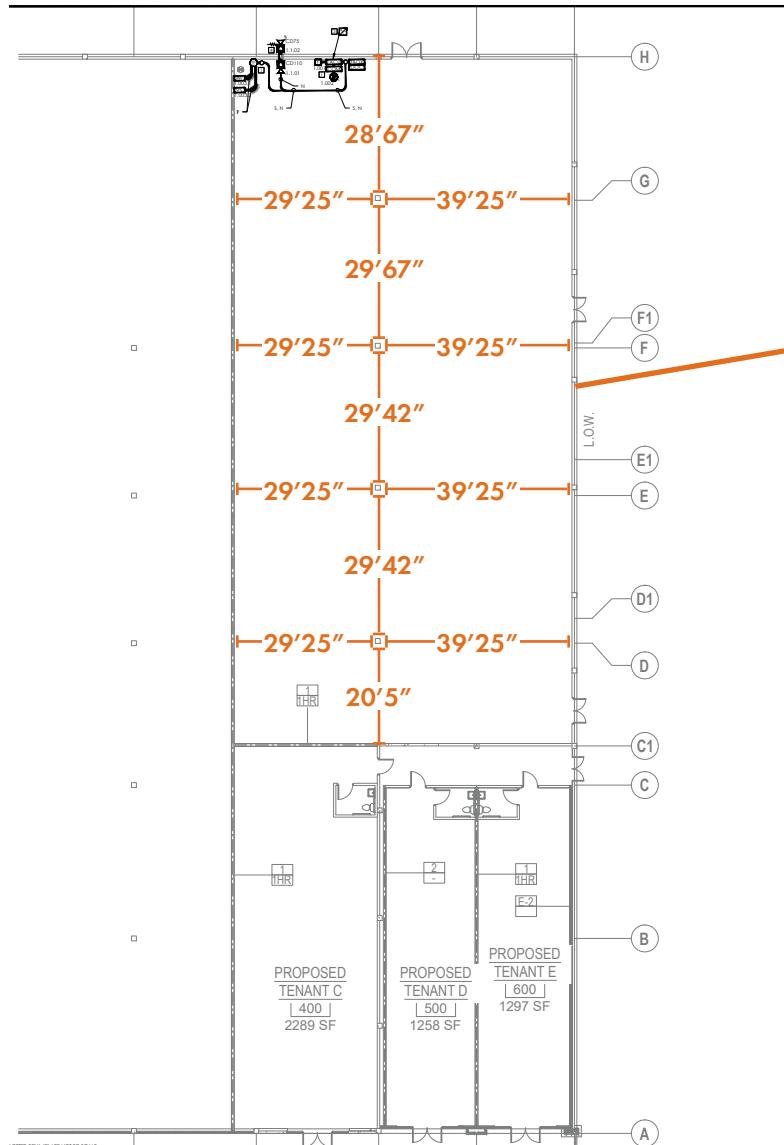
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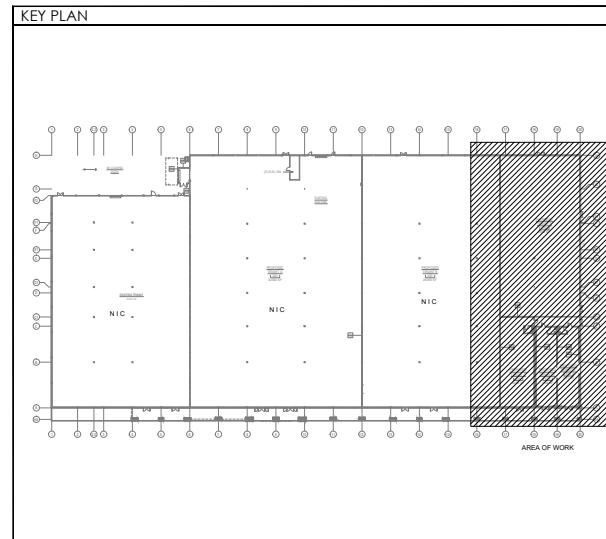
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**Floor Plan  
Warehouse Space**



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DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Population	26,913	171,950	421,756v
Households	9,007	60,086	157,627
Average Household Income	\$76,452	\$77,370	\$84,254
Median Age	33.7	34.3	35.4
Total Businesses	412	6,177	18,687
Daytime Demographics 16+	12,055	134,348	381,188
White Collar Workers	54.7%	54.9%	59.1%
Blue Collar Workers	45.3%	45.1%	40.9%

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