

FOR LEASE

RETAIL

6373-6389 Riverside Blvd, Sacramento, CA 95831

Riverside Plaza II, 800 – 2.7k SF in Grocery Outlet-Anchored Center



GROCERYOUTLET
bargain market



EXCLUSIVELY LISTED BY

NORTHGATE

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HIGHLIGHTS

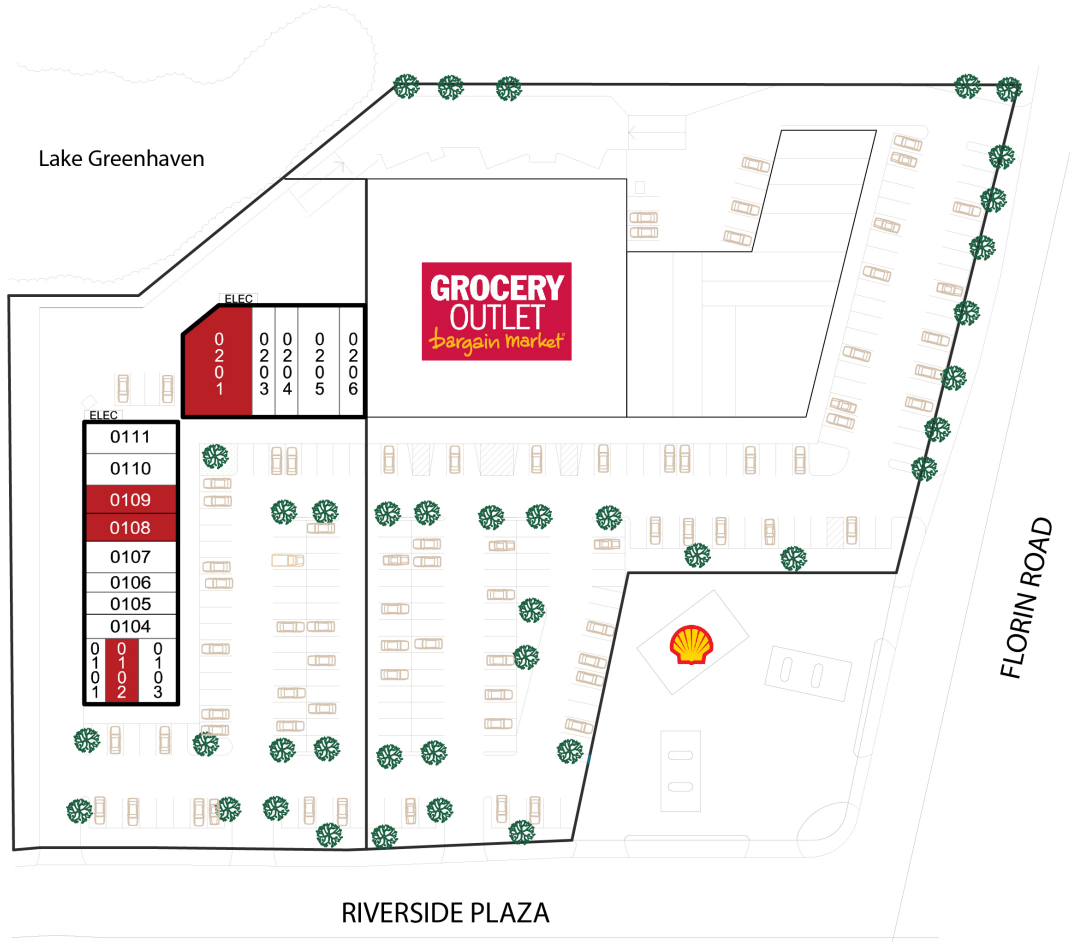
Retail space available for lease in the Riverside Plaza II Center located in the Greenhaven area of Sacramento, CA. The Grocery Outlet anchored Center is located on the corner of Florin Road & Riverside Boulevard.

- Large consumer base with 72,500 households, 212,800 people, and an average income of \$91,700 within a 5-mile radius.
- Nearby retailers include Grocery Outlet, Walgreen's, Baskin Robbins, Round Table, Haagen-Dazs, Shell, and many more.
- Suite 0108 is a second-generation beauty suite with 3 private rooms equipped with sinks and other existing improvements.
- Suite 0109 is a vanilla shell suite perfect for multiple retail & office uses.
- Suite 0201 is a second-generation restaurant space with 9' Type-I Hood and other improvements.

PROPERTY OVERVIEW

ADDRESS	6373-6389 Riverside Blvd, Sacramento, CA 95831	
PROPERTY TYPE	Retail	
LEASE TYPE	NNN	
LEASE PRICE	Contact Broker	
AVAILABLE SPACE	#0102	800 SF
	#0108	1,080 SF
	#0109	1,020 SF
	#0108 & #0109	2,100 SF
	#0201	2,735 SF
ZONING	Shopping Center (SC)	
TRAFFIC	Riverside Blvd	± 15,561 ADT
	Florin Rd	± 6,834 ADT

SITE PLAN



Suite #	Tenant	SF
0101	Lifetime Nails	600
0102	AVAILABLE	800
0103	Baskin Robbins	1,000
0104	Chopstick Express	900
0105	Dry Cleaner	720
0106	Qtea Boba	720
0107	Spa De Beaute	1,080
0108	AVAILABLE	1,080
0109	AVAILABLE	1,020
0110	Pet Grooming	1,020
0111	Foot Spa	1,500
0201	AVAILABLE	2,735
0203	Artistry Salon & Spa	980
0204	Optometrist	980
0205	Banzai Sushi	1,820
0207	Le Croissant Factory	1,120

MARKET OVERVIEW



John F. Kennedy High School



SITE

GROCERY OUTLET
Bargain Market

Florin Rd: ± 6,834 ADT



Riverside Blvd: ± 15,561 ADT

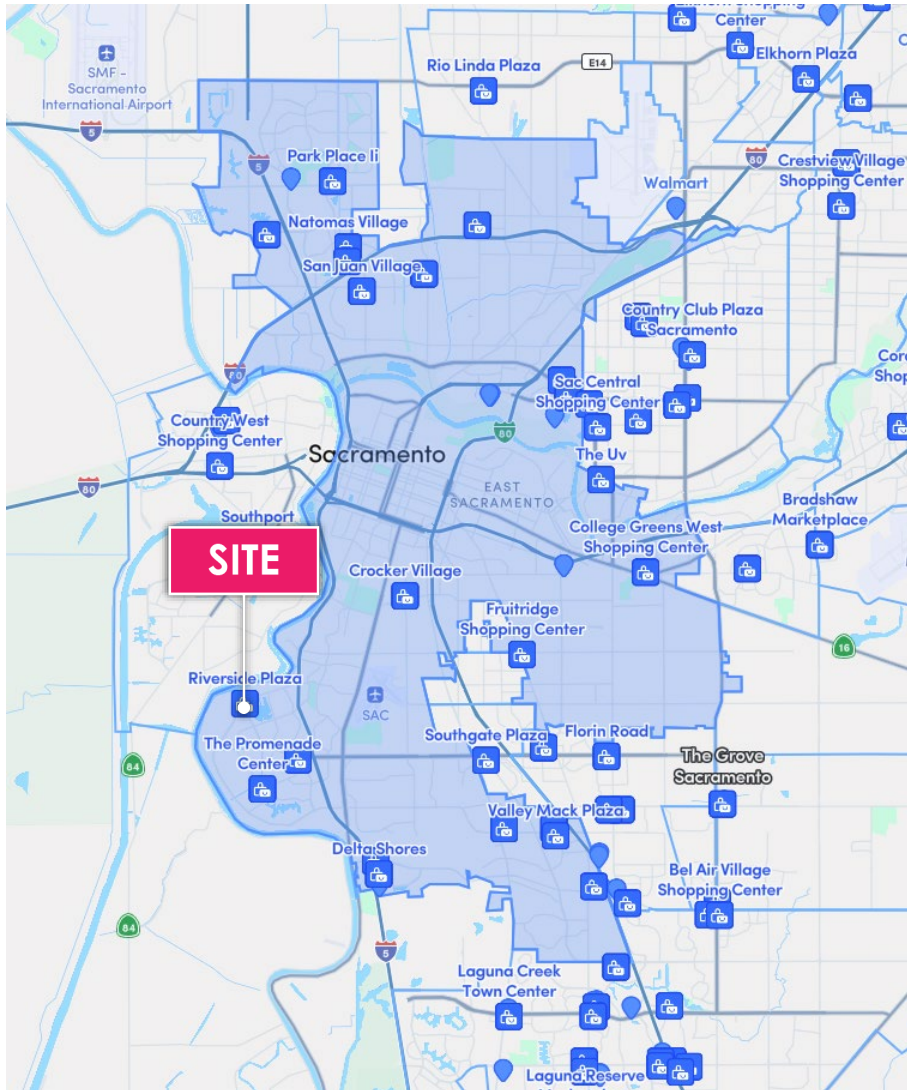




DEMOGRAPHICS - 2026

	1 MILE	3 MILES	5 MILES
Population	12,176	87,008	204,408
Projected Population (5 Yr)	12,277	89,127	209,349
Average Age	46	43	40
Households	5,330	34,476	76,905
White Population	4,525	33,404	68,947
Black Population	1,675	9,447	24,598
Am Indian Population	92	853	2,830
Asian Population	3,017	20,167	42,095
Other Population	954	8,376	31,723
Hispanic Population	20.22%	23.33%	29.93%
Average HH Income	\$122k	\$136.8k	\$112.8k
High School Graduates	1,237	9,842	27,736
College Graduates	5,251	33,459	63,859
Total Employees	5,729	45,845	105,000

-  Retail
-  Shopping Center



Capital City Influence

As the capital of California, Sacramento serves as a major hub for government, policy, and public sector employment, creating a stable economic foundation and consistent daytime population.

Diverse Economic Drivers

Sacramento's economy is supported by a mix of government, healthcare, education, and a growing technology sector, attracting a skilled workforce and fostering long-term investment opportunities.

Expanding Education Hub

The city is home to institutions like California State University, Sacramento and is within proximity to major research universities, providing access to higher education and workforce development.

Urban Amenities & Outdoor Access

Sacramento blends urban living with outdoor recreation, featuring an extensive park system, riverfront access along the American River, and a nationally recognized network of bike trails.

Strategic Central Location

Positioned at the intersection of major highways including I-5 and I-80, Sacramento offers convenient access to the San Francisco Bay Area, Lake Tahoe, and the broader Central Valley.

Vibrant Culture & Farm-to-Fork Identity

Known as "America's Farm-to-Fork Capital," Sacramento features a thriving food scene, year-round farmers markets, and cultural attractions such as Old Sacramento Waterfront and the Golden 1 Center, home to the Sacramento Kings.



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