

**FOR  
LEASE**

**3408** NORTHGATE BLVD,  
SACRAMENTO, CA

**+/- 900 - 1,800 SF RETAIL SPACES**



FREE ALIGNMENT  
IF YOU BUY A NEW  
TIRE. WE ALSO OFFER  
LOWERING

**PUPUSA CENTRAL**

YOUR NAME HERE

YOUR NAME HERE

**L'AVISTA BARBERSHOP**

**No. 1 Cuts & Nails**

**3-D Tour  
Click Here**



**CHASE BURKE**  
916.705.8132  
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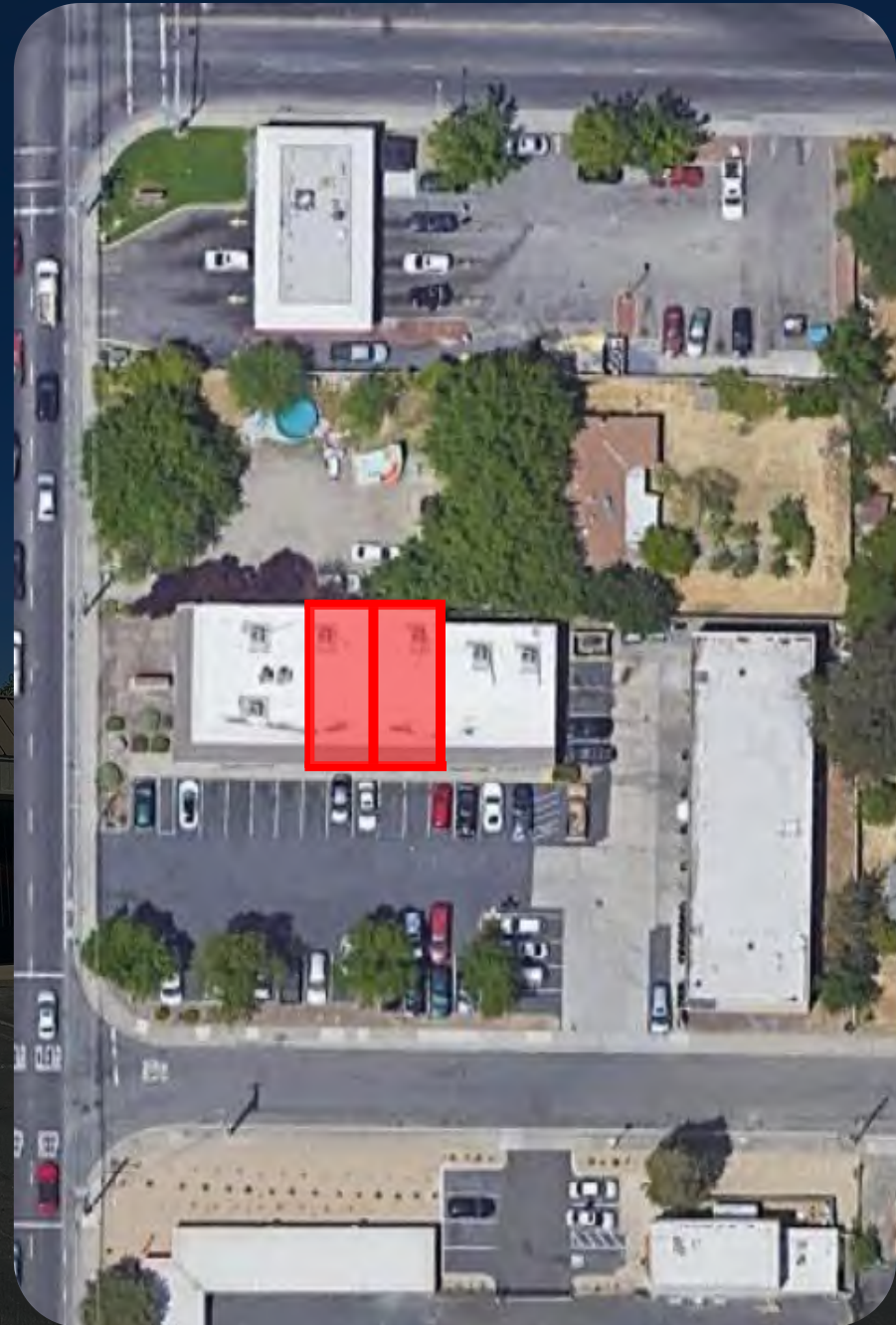
**ROME**  
REAL ESTATE GROUP

# 3408 NORTHGATE BLVD.

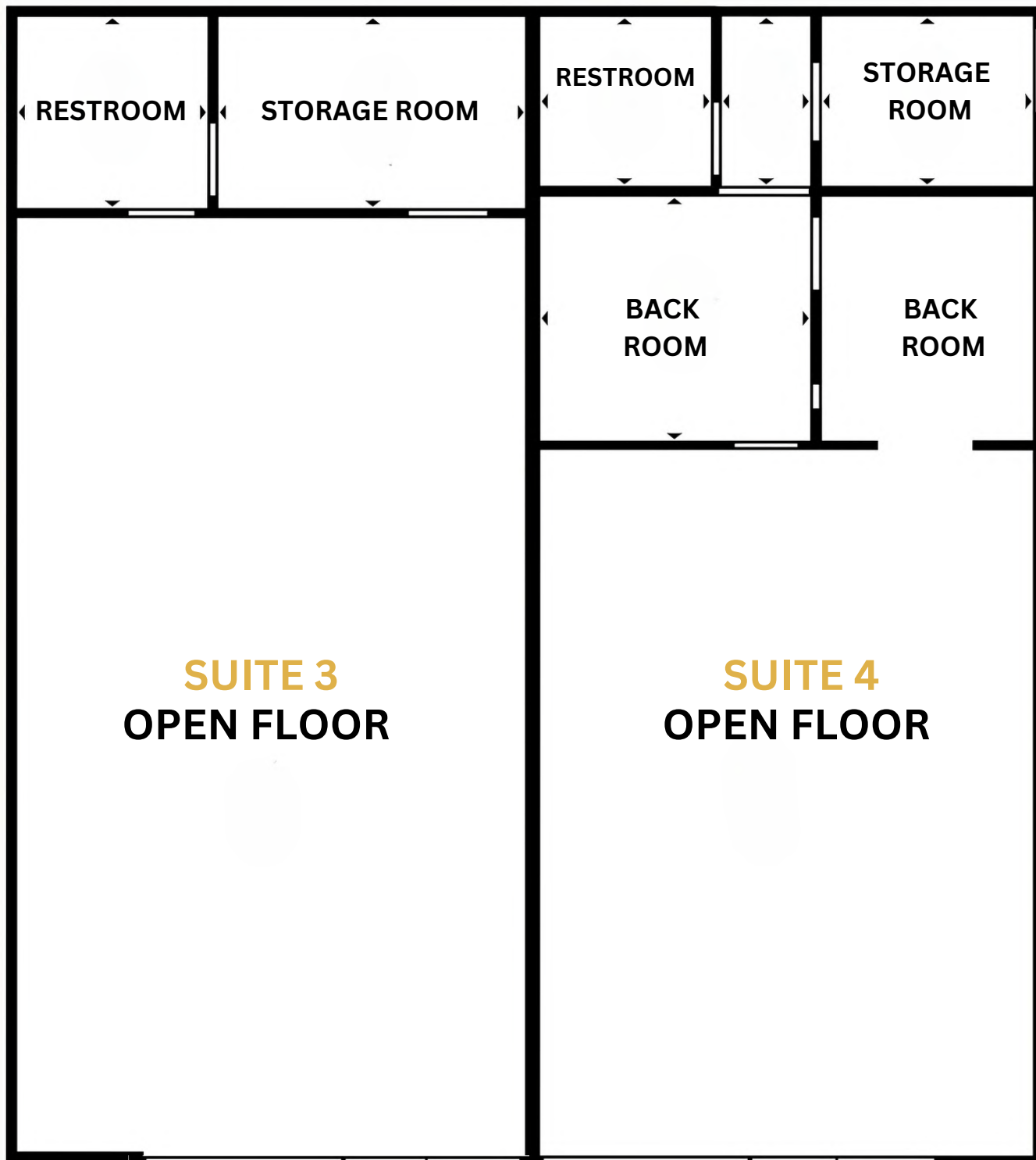
## PROPERTY HIGHLIGHTS

<b>SUITE</b>	<b>+/- SIZE</b>	<b>LEASE RATE</b>
<b>3</b>	<b>900 SF</b>	<b>\$1.75 PSF, NNN</b>
<b>4</b>	<b>900 SF</b>	<b>\$1.75 PSF, NNN</b>
<b>3-4 COMBINED</b>	<b>1,800 SF</b>	<b>\$1.65 PSF, NNN</b>

- Strategically positioned among retailers like DD's Discounts, Smart & Final, Foods Co, Pep Boys, and Les Schwab Tire Center.
- Surrounded by dense commercial and residential developments.
- Located at the intersection of Northgate Blvd and San Juan Road, major thoroughfares in South Natomas.
- Offers excellent visibility and convenience.
- Easy access to Interstate 80, with over 140,000 vehicles daily.
- Northgate Blvd sees over 25,800 vehicles per day; San Juan Road adds another 14,500 vehicles.



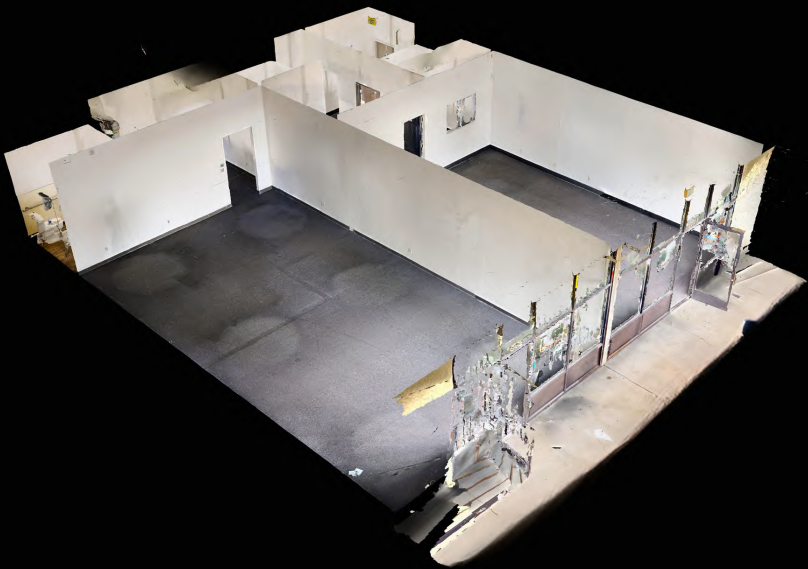
# FLOOR PLAN: SUITE 3 - 4



[3-D Tour  
Click Here](#) 



# INTERIOR PICTURES



**PUPUSA  
CENTRAL**

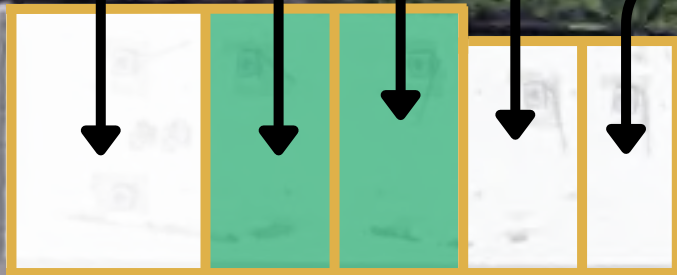


**SUITE 3  
AVAILABLE**

**SUITE 4  
AVAILABLE**

**LAVISH  
BARBERSHOP**

**No. 1 Cuts  
& Nails**



**NORTHGATE BLVD.**

**RIMMER AVE.**

**SITE PLAN**

# IMMEDIATE VICINITY RETAIL AERIAL



**Foods Co**  
DOLLAR TREE Original Pizza House

Tobacco Shop



Beauty Supply Store & Chinese restaurant

SAN JUAN RD.  
14,500 ADT



Clothing / Shoe Store



PROFESSIONAL PARTS PEOPLE



NORTHGATE BLVD.  
25,800 ADT



SUBJECT  
PROPERTY



RIMMER AVE.



USED TIRES & AUTO REPAIR





# EXTERIOR PICTURES



# AERIAL OF NEARBY RETAIL



Olive Garden  
BJ's RESTAURANT BREWHOUSE  
TARGET  
Burlington  
Panera BREAD  
BIG 5 SPORTING GOODS  
OLD NAVY  
Logan's ROADHOUSE  
Crumbl cookies  
BEST BUY

innovAge  
Life on Your Terms  
extended STAY AMERICA  
Quest Diagnostics  
TACO BELL  
Carl's Jr. IHOP  
ABM Industries Incorporated

Wendy's  
U-HAUL  
SUBWAY  
member of  
CFN A FleetCor Company  
Dutch Bros Coffee

Walmart Save money. Live better.  
REGAL  
PETSMART  
Starbucks  
THE HOME DEPOT  
ROSS DRESS FOR LESS  
Staples  
Applebee's  
IN-N-OUT

Foods Co.  
El Pollo Loco  
Pep Boys  
Tires LES SCHWAB  
Quick Quack CAR WASH  
O'Reilly AUTO PARTS  
GARDEN VALLEY SCHOOL



NATOMAS HIGH SCHOOL  
SAR - It's the Nighthawk Way

foodmaxx  
Papa Murphy's TAKE N' BAKE PIZZA

Smart & Final  
dd's DISCOUNTS  
VALERO

LONG JOHN SILVER'S  
LA MICHOACANA  
Public Storage

PROPERTY LOCATION



Northgate Blvd.

San Juan Rd.

Truvel Rd.



# DEMOGRAPHIC SUMMARY REPORT

3408 NORTHGATE BLVD, SACRAMENTO, CA 95834



## POPULATION

### 2024 ESTIMATE

1-MILE RADIUS	18,205
3-MILE RADIUS	134,097
5-MILE RADIUS	345,548

## HOUSEHOLD INCOME

### 2024 AVERAGE

1-MILE RADIUS	\$87,765.00
3-MILE RADIUS	\$86,683.00
5-MILE RADIUS	\$94,523.00



## POPULATION

### 2029 PROJECTION

1-MILE RADIUS	18,383
3-MILE RADIUS	135,503
5-MILE RADIUS	349,481

## HOUSEHOLD INCOME

### 2024 MEDIAN

1-MILE RADIUS	\$71,098.00
3-MILE RADIUS	\$66,636.00
5-MILE RADIUS	\$72,419.00



## POPULATION

### 2024 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	4,009	36,666	134,050
BLACK	2,475	20,249	40,583
HISPANIC ORIGIN	8,721	50,108	102,123
AM.INDIAN & ALASKAN	401	2,418	4,950
ASIAN	2,697	22,469	54,531
HAWAIIAN/PACIFIC ISLANDER	302	2,144	3,704
OTHER	8,320	50,152	107,731

# CONTACT US!

FOR MORE INFORMATION ABOUT  
THESE RETAIL SPACES



*Chase Burke*

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