

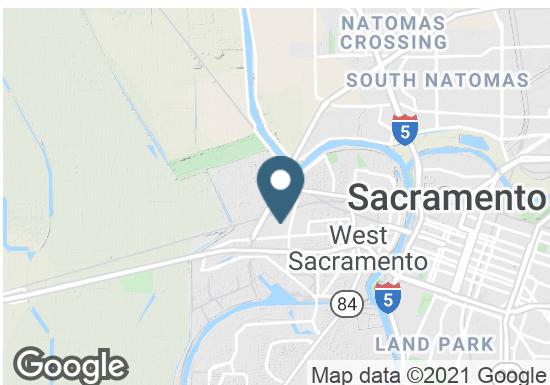
2.18 ACRES FOR SALE OR LEASE

Riverpoint Marketplace | 752 Ikea Court | West Sacramento, CA



Overview

SALE PRICE/ LEASE RATE	Contact Broker
AVAILABLE SF	20,000 SF
LOT SIZE	2.18 Acres



Description

Riverpoint Marketplace is located off I-80 (+170,000 ADT) and US Hwy 50. This Super Regional Power Center is easily accessible from Downtown Sacramento, South Land Park, Natomas, and Davis. It includes a great mix of co-tenants which include: IKEA, Walmart, Home Depot, Ross, Petco, In-N-Out Burger, Taco Bell and McDonalds.

- 2.18 AC pad (Space 2).
- Up to 20,000 SF building possible.
- Ground broken for a new Dutch Bros. Coffee (Space 1).
- Last pad of its kind available in the Riverpoint Marketplace.
- Ikea and Walmart anchored center.

Demographics

	1 MILE	3 MILES	5 MILES
Population	8,129	53,327	187,211
Median HH Income	\$41,168	\$59,862	\$68,707
Daytime Population	11,007	72,294	253,648

Year: 2021 | Source: ESRI

Traffic Counts

On I-80 at Reed Ave	86,500 VPD
On Reed Ave at I-80	16,200 VPD
Reed Ave and Riverpoint Dr W	17,590 VPD
On US Highway 50 and I-80	119,600 VPD

Year: 2011-2016 | Source: CoStar & CalTrans

Contact

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