

**FOR
OR SALE
LEASE**

**7155 24TH ST,
SACRAMENTO, CA**

±14,409 SF FREESTANDING RETAIL BUILDING

FORMER WALGREENS

**24TH STREET
±19,537 ADT**

**FLORIN RD
±28,870 ADT**

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ROME
REAL ESTATE GROUP

7155 24TH ST

FOR SALE	SIZE	SALE PRICE	NOTES
7155 24th St, Sacramento, CA 95822	±14,409 SF on 1.17 acres (±50,965 SF lot)	\$3,750,000	Former Walgreens. Vacant Corner of Florin Rd & 24th St
FOR LEASE	SIZE	LEASE RATE	NOTES
7155 24th St, Sacramento, CA 95822	±14,409 SF	\$1.25 PSF, NNN (NNN COSTS: \$0.50 PSF)	Freestanding Building High-Traffic Corner 19,537 ADT

PROPERTY HIGHLIGHTS:

- **High-Traffic Corner Position:** 19,537 vehicles per day at the signalized intersection of Florin Rd & 24th St. Two-sided frontage delivers constant visibility and easy ingress/egress. *Digital monument signage on the hard corner.*
- **Freestanding Single-Tenant Footprint:** 14,409 SF on 1.17 acres with full signage control, no shared walls, and flexible buildout potential for nearly any retail concept.
- **Ample Parking:** 53 surface spaces at 3.66/1,000 SF.
- **Modern Build:** Constructed 2006 with drive-thru infrastructure and dock access already in place.
- **Flexible C-2 Zoning:** Supports retail, restaurant, medical, fitness, grocery, and office.
- **Regional Access:** Minutes from I-5, HWY-99, HWY-50, and/or I-80. Convenient access from every direction.
- **Strong Trade Area Demographics:** 22,500+ residents within one mile, \$83K+ average household income, \$418K average home values.
- **Diversified Capital City Economy:** Government, healthcare, food tech, life sciences, and manufacturing drive steady employment and population growth — insulating retail demand in Sacramento from single-industry risk.



STRONG TRAFFIC COUNTS

FLORIN RD/25TH ST:
28,870 ADT
24TH ST/FLORIN RD:
19,537 ADT



AVERAGE
\$93,779
WITHIN 3 MILE
HOUSEHOLD INCOME



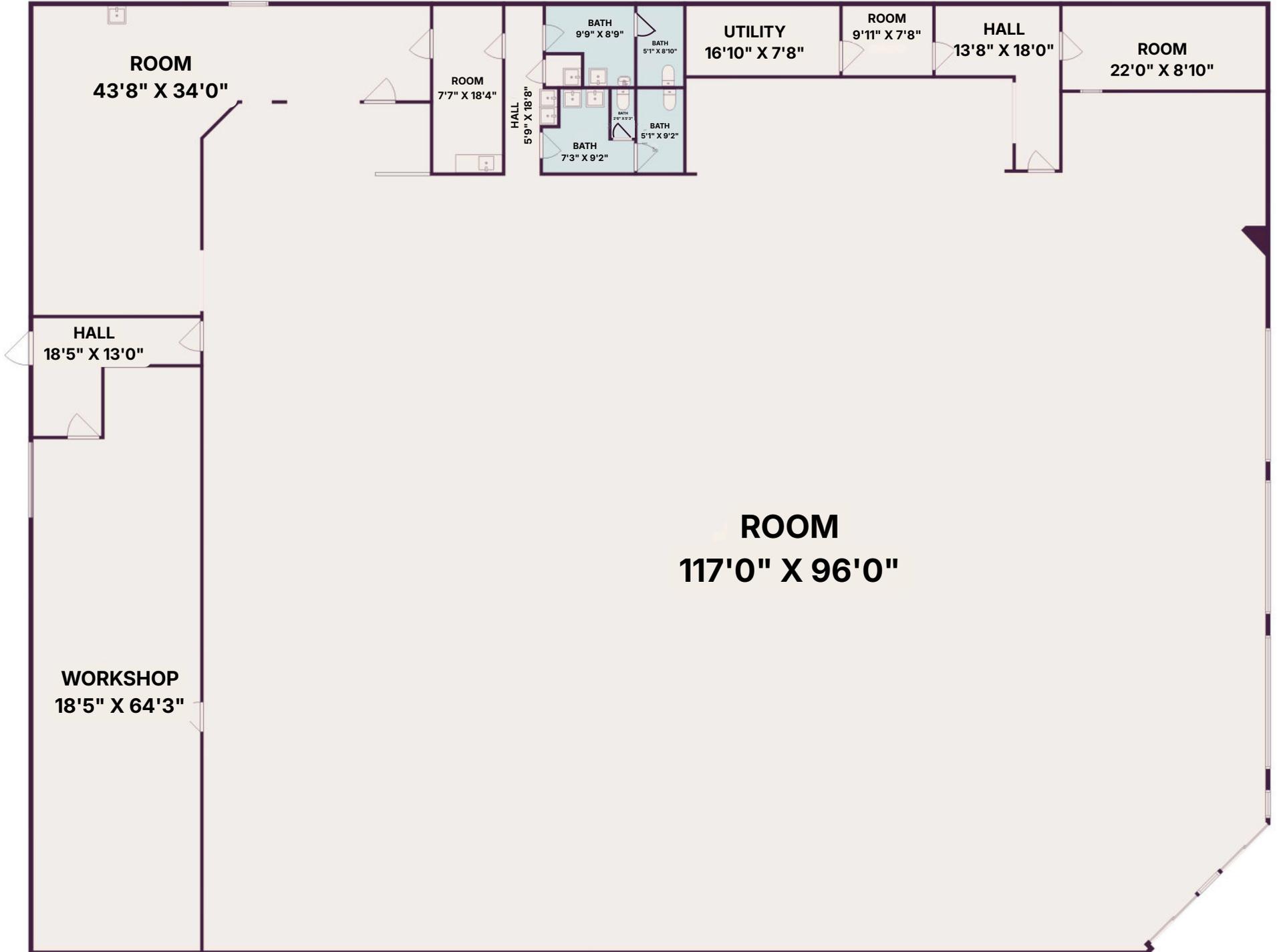
PROPERTY ZONING

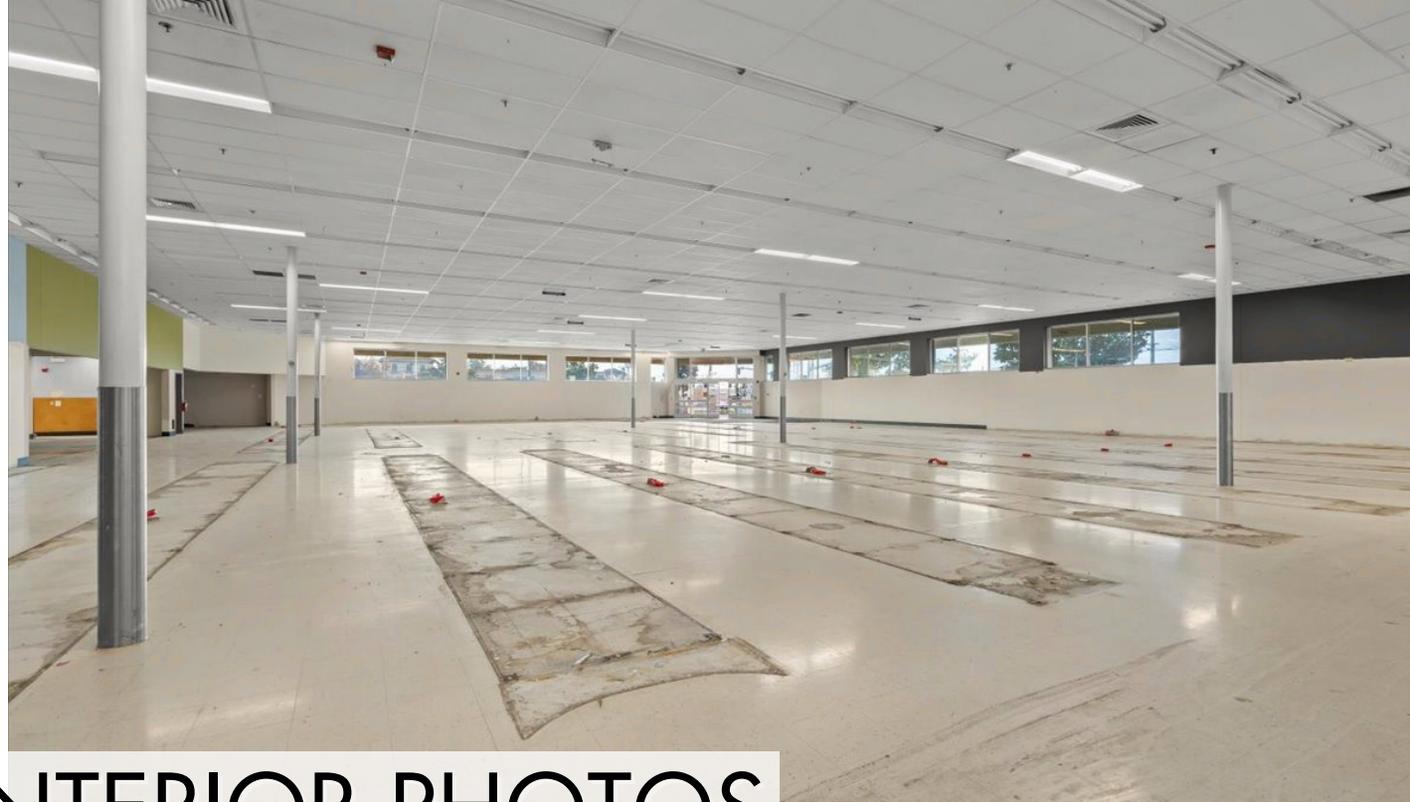
C-2-EA-4
SACRAMENTO COUNTY
APN: 0410-0730-240-000



53 PARKING
SPACES

FLOOR PLAN



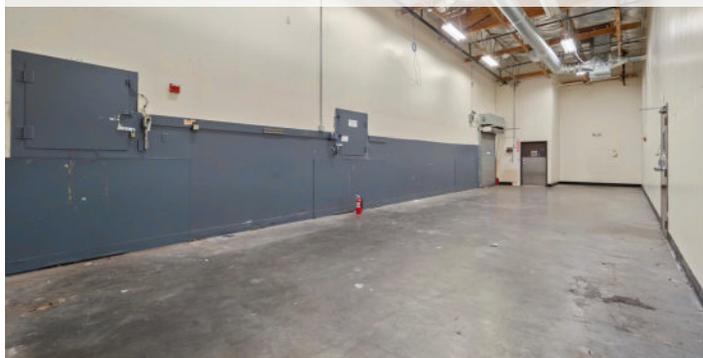


INTERIOR PHOTOS





INTERIOR PHOTOS





EXTERIOR PHOTOS



LAKE CREST VILLAGE

SOUTHGATE PLAZA

PROPERTY LOCATION

VALLEY SHOPPING CENTER

2167 m



DEMOGRAPHIC SUMMARY REPORT

7155 24TH ST, SACRAMENTO, CA 95822



POPULATION

2024 ESTIMATE

1-MILE RADIUS	22,554
3-MILE RADIUS	166,691
5-MILE RADIUS	359,649

HOUSEHOLD INCOME

2024 AVERAGE

1-MILE RADIUS	\$83,412.00
3-MILE RADIUS	\$93,779.00
5-MILE RADIUS	\$105,467.00



POPULATION

2029 PROJECTION

1-MILE RADIUS	22,807
3-MILE RADIUS	168,851
5-MILE RADIUS	364,510

HOUSEHOLD INCOME

2024 MEDIAN

1-MILE RADIUS	\$69,462.00
3-MILE RADIUS	\$72,316.00
5-MILE RADIUS	\$82,519.00



POPULATION

2024 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	3,276	35,357	99,911
BLACK	4,164	24,247	45,746
HISPANIC ORIGIN	9,083	60,187	114,037
AM. INDIAN & ALASKAN	440	2,657	5,283
ASIAN	4,730	38,567	82,664
HAWAIIAN & PACIFIC ISLANDER	856	4,603	7,857
OTHER	9,089	61,261	118,188

CONTACT US!

FOR MORE INFORMATION ABOUT THIS OPPORTUNITY!



Chase Burke

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