

**FOR
LEASE**

2469 RIO LINDA BLVD,
SACRAMENTO, CA

+/- 6,656 SQ. FT. FOR LEASE

**NOW OFFERING:
PROMOTIONAL RATE
OF \$1.00 PSF, MG
FOR YEAR 1**

**3D Tour
Click Here** 

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ROME
REAL ESTATE GROUP

PROPERTY DETAILS

- **Property Features:**
 - **Location & Accessibility:** High-traffic area off Rio Linda Blvd with easy access to I-80 and Hwy 160.
 - **Amenities & Parking:** Close to restaurants, shopping, and other amenities. Secure, gated parking available in the front and back.
 - **Designed for Medical Use:** Ideal for healthcare practitioners/investors. Suitable for various commercial and medical applications.
- **Growth Opportunities:**
 - Great for new medical practices.
 - Suitable for expanding existing practices.

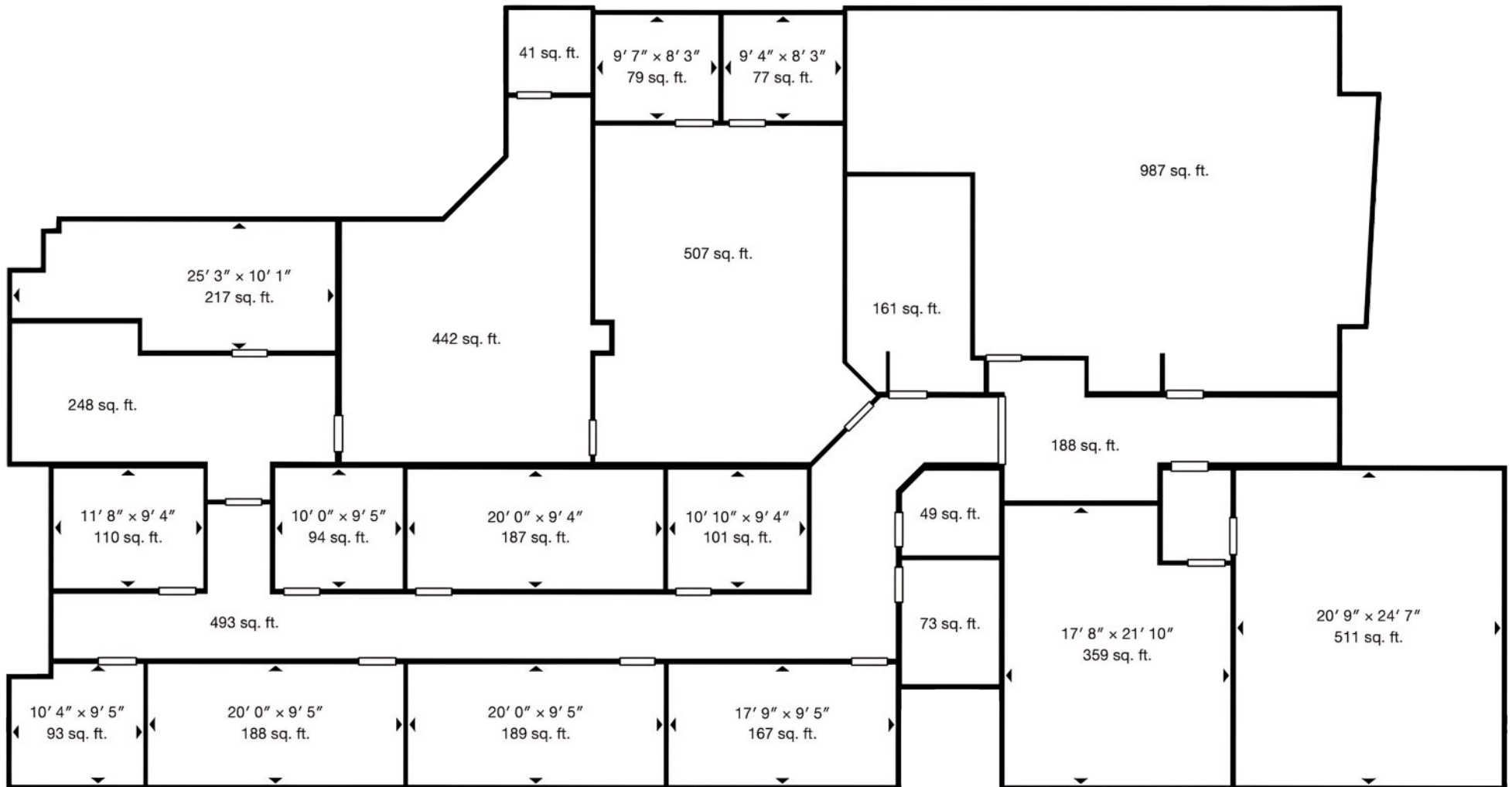
SUITE B: +/- 6,656 SQ. FT.

Built out office space. Formerly used as a family resource center.

**PROMOTIONAL RATE (YEAR 1):
\$1.00 PSF, MODIFIED GROSS**

FLOOR PLAN: SUITE B

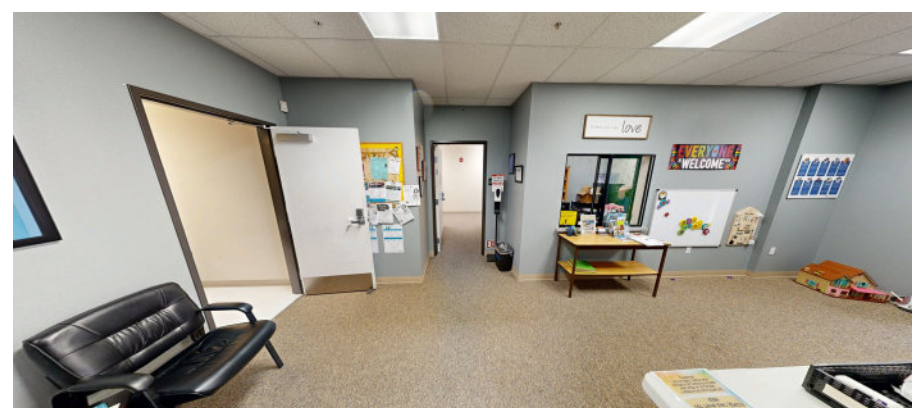
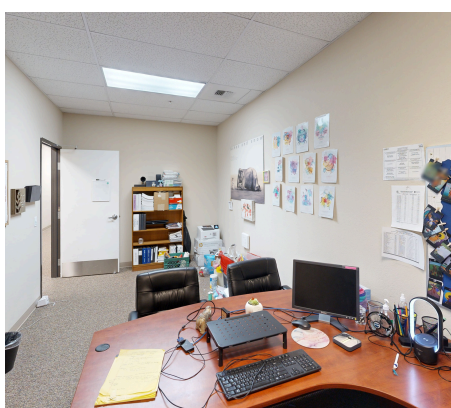
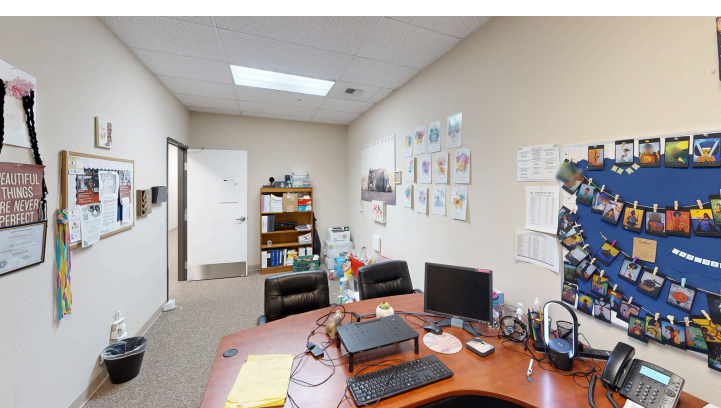
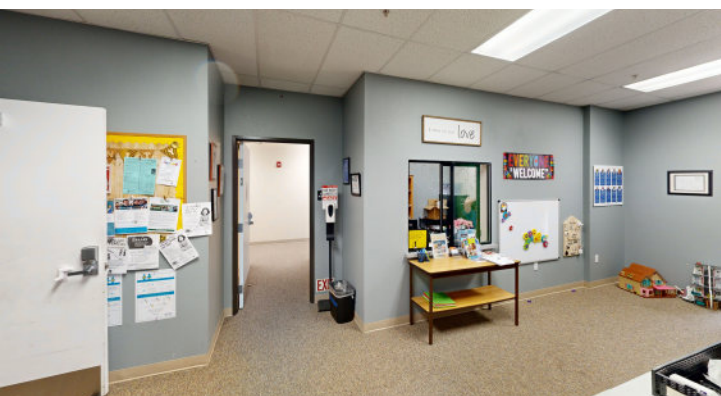
3D Tour
Click Here



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INTERIOR PICTURES



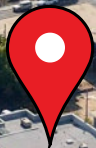
Carl's Jr.
SHELL
LOUISIANA KITCHEN
POPEYES
EL FORASTERO
MEXICAN FOOD

CVS
pharmacy

Colo's
SOUTHERN
Cafe
GROCERY OUTLET
bargain market

McDonald's

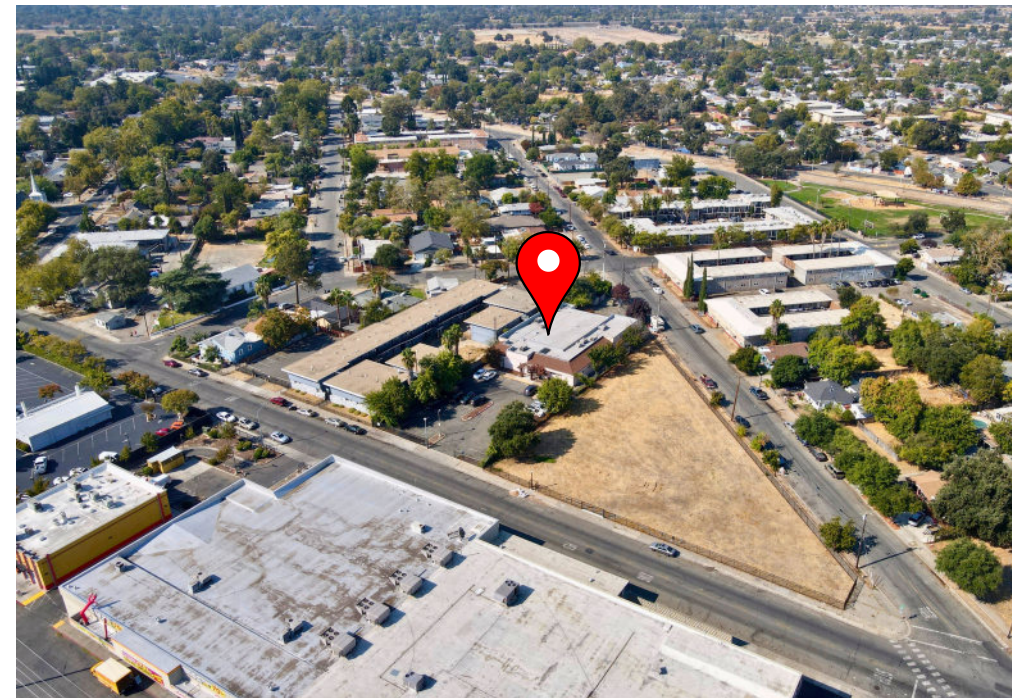
O'Reilly
AUTO PARTS
OVERSTOCK
OUTLET



SITE PLAN



EXTERIOR PICTURES



**arden fair
MALL 150+ Retailers**

HOBBY LOBBY 
KOHL'S
 Olive Garden **petco**
ITALIAN KITCHEN THE HEALTH + WELLNESS CO.
OLD NAVY

Arden Way


CAL EXPO

El Camino Ave

  
GENERAL AUTO SALES CORP



PROPERTY
LOCATION

Del Paso Blvd



GROCERY OUTLET
bargain market

   
POPEYES **LITTLE CAESARS**

    **RITE AID**

  **COSTCO**
CO-OP WHOLESALE

BAD BAKERS  **SUBWAY** 
QUICK QUACK CAR WASH

IMMEDIATE VICINITY AERIAL

DEMOGRAPHIC SUMMARY REPORT

2469 RIO LINDA BLVD, SACRAMENTO, CA 95815



POPULATION 2023 ESTIMATE

1-MILE RADIUS	18,562
3-MILE RADIUS	152,113
5-MILE RADIUS	369,908

POPULATION 2028 PROJECTION

1-MILE RADIUS	19,087
3-MILE RADIUS	156,872
5-MILE RADIUS	380,881



HOUSEHOLD INCOME 2023 AVERAGE

1-MILE RADIUS	\$57,610.00
3-MILE RADIUS	\$77,115.00
5-MILE RADIUS	\$87,574.00

HOUSEHOLD INCOME 2023 MEDIAN

1-MILE RADIUS	\$37,764.00
3-MILE RADIUS	\$55,636.00
5-MILE RADIUS	\$63,601.00



POPULATION 2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	11,870	93,430	235,486
BLACK	2,313	22,280	46,235
HISPANIC ORIGIN	8,811	55,635	107,844
AM.INDIAN & ALASKAN	515	3,806	7,776
ASIAN	2,286	18,962	48,934
HAWAIIAN/PACIFIC ISLAND	285	2,737	4,759
OTHER	1,292	10,899	26,717



CONTACT US!

TO LEARN MORE ABOUT THIS OFFICE SPACE

Chase Burke

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