



CA BRE #00357904

SOUTHPORT TOWN CENTER

2050, 2055, 2105, 2155 Town Center Plaza, West Sacramento, CA
Corner of Jefferson & Lake Washington Blvd

2,096 - 4,675 sf (END CAP) Available!



FOR MORE INFORMATION:

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SOUTHPORT TOWN CENTER highlights include:

- Located at two signalized intersections!
- One of the top 5 highest performing Nugget Markets in the Chain!
- High Daytime and Nighttime Traffic.
- Over 20 national and regional tenants currently occupying space in the center!
- Large front and back façade signage opportunities.
- Multiple points of ingress and egress.
- Growing and emerging area! 322 unit apartment complex just completed across the street!
- Club Pheasant redevelopment into a 20,000sf restaurant hub.
- 2,096—4,675 Square Feet (end cap) Available for Lease!

Demographics *	1– Mile	3 Mile	5 Mile
Population	11,163	96,595	263,299
Daytime Population	7,594	147,114	365,191
Average HH Income	\$168,792	\$128,365	\$118,611

*Esri (2025)

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Property Information



ABOUT THE PROPERTY

Southport Town Center is a +/-76,457sf shopping center (square footage does not include Nugget, Target and the former Club Pheasant parcel that are owned separately). Located in the growing Southport area of West Sacramento, Southport Town Center has high day time and night time traffic with tenants that include recognized retailers such as Target, Nugget, Dollar Tree, O'Reilly Auto Parts, Starbucks, Super-cuts, Crumble Cookie, Safe Credit Union, Wells Fargo, Bank of America, Chipotle, Coldstone Creamery, Sutter Walk In Clinic and more! This neighborhood shopping center reaches a population of 87,914 within a 3 mile radius. Each space has prominent visibility with large signage opportunity. The property sits on Jefferson Boulevard along the Clarksburg Trail that brings in bike riders and pedestrians from nearby regions including downtown Sacramento, Natomas, Davis and more.

The information contained herein in this brochure was obtained from sources deemed reliable; however, Ray Stone Incorporated makes no guarantees, warranties or representations to the completeness or accuracy thereof.

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2050 TOWN CENTER PLAZA		
B100	O'Reilly Auto Parts	6,000
B110	AVAILABLE	2,096
B120	Dentist	1,625
B130	Mas Bueno Boutique	975
B140	Luxury Nails	1,300
B150	Cloud 9 Tobacco	1,300
B160	Threading Spac	1,300
B170		1,300
2130 and 2140 TOWN CENTER PLAZA		
2130	Bank of America	5,400
2140	Wells Fargo	5,500
2155 TOWN CENTER PLAZA		
E190	Starbucks	1,500
E180	Hula Hawaiian BBQ	1,635
E170	Crumble Cookies	1,151
E160	Subway	1,150
E150	Super Cuts	1,150
E140	Jamba Juice	1,150
E130	Fed Ex Office Print & Shop	2,000
E120	Barber	2,701
E110	Chipotle	2,394
2105 TOWN CENTER PLAZA		
F180	Round Table Pizza - under remodel	3,745
F170	East Side Chef	2,828
F160	European Wax Center	2,224
F150	Nine 8 Comic and Games	2,442
F120	DOLLAR TREE	909
F100	Safe Credit Union	842
2055 TOWN CENTER PLAZA		
G100	Cold Stone	1,100
G110	Aloha Poke	1,100
G120	Chicken Go-Go	1,100
G130	Sutter Health Walk In Clinic	1,650
G170	AVAILABLE	4,675

Re-development Coming Soon!
Future Tenants announced:
Temple Coffee and Jacks Urban Eats

JEFFERSON BOULEVARD



Available Space



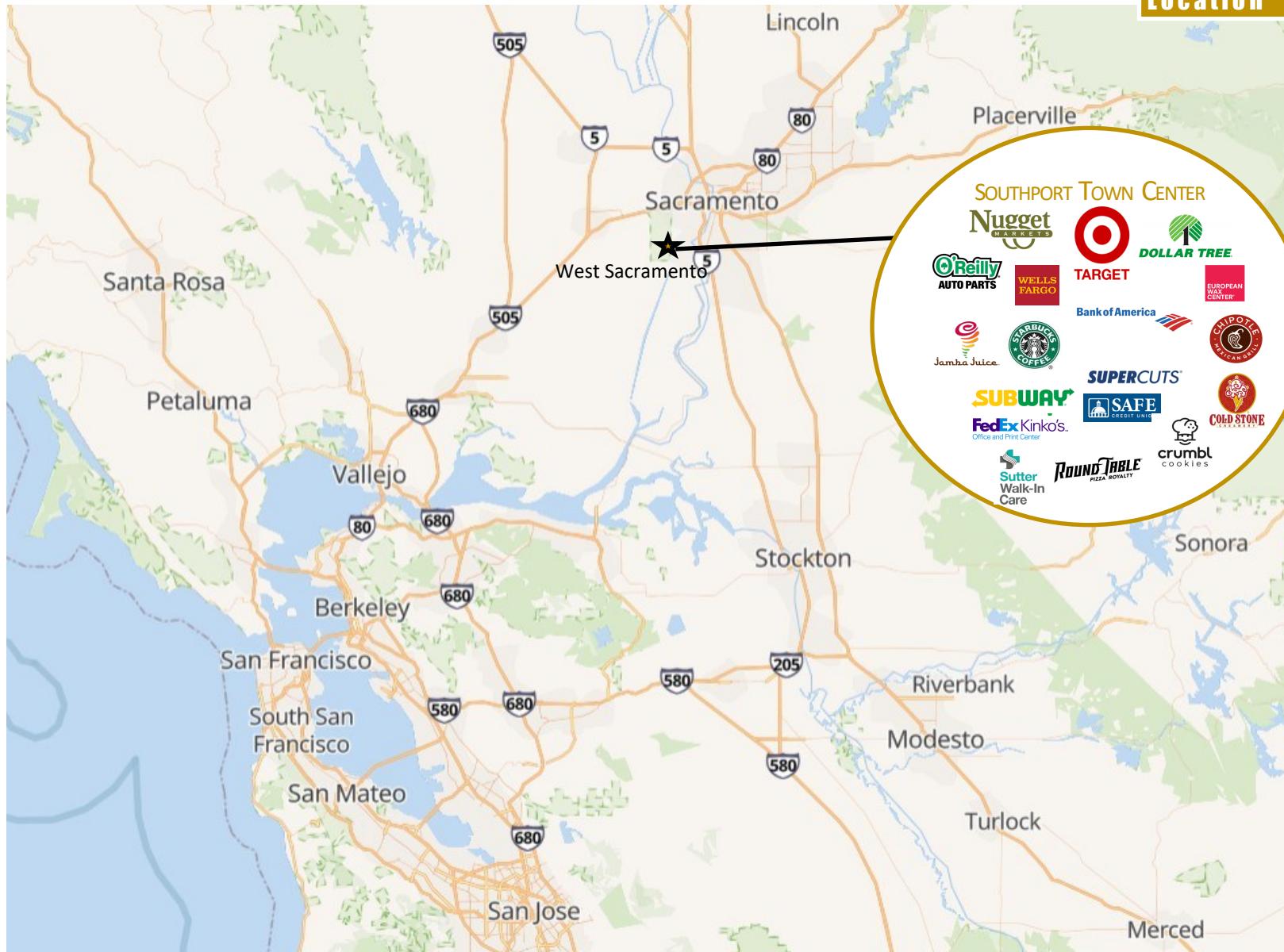
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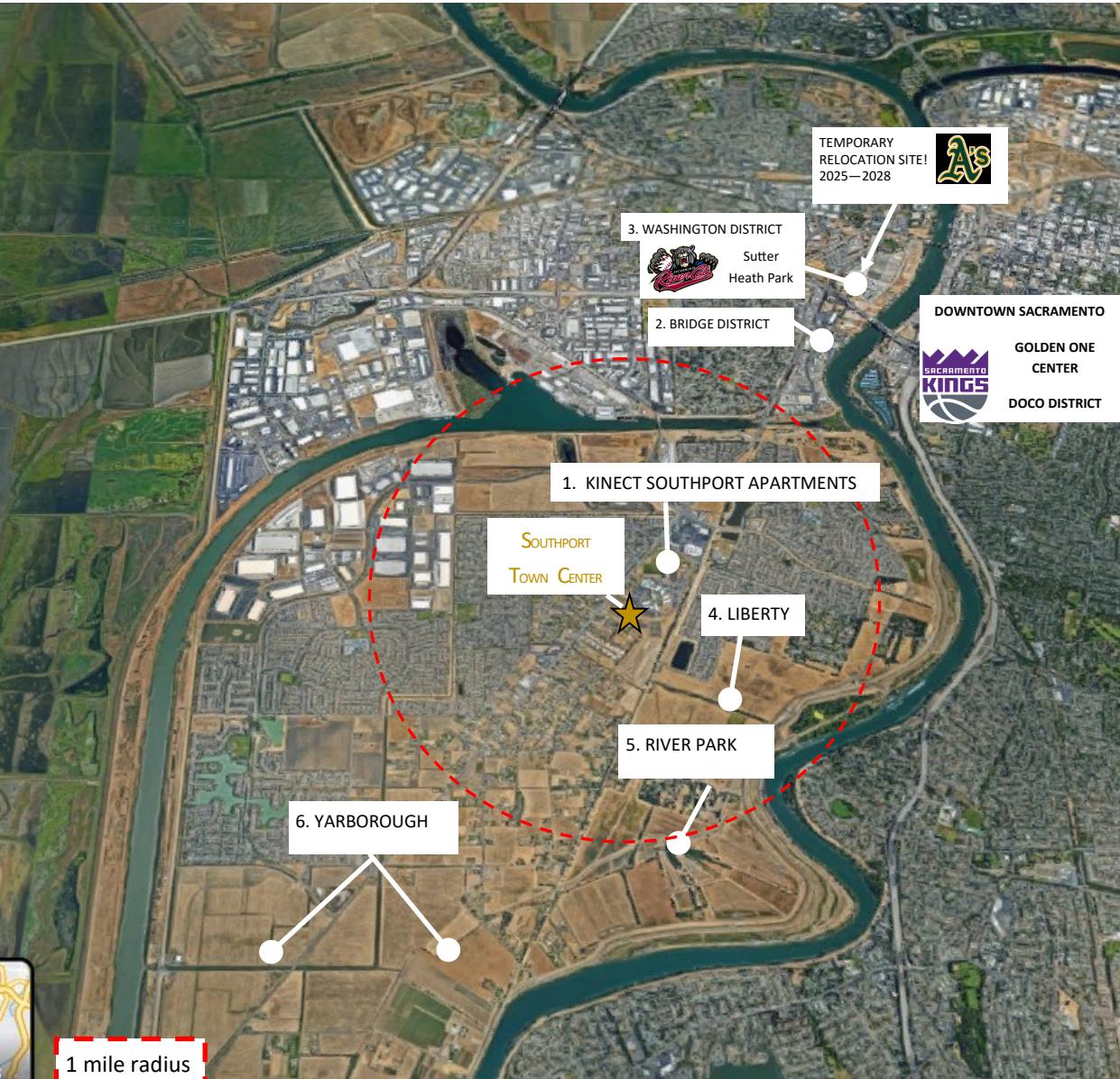
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West Sacramento Area Developments

1. **CLUB PHEASANT REDEVELOPMENT** - 20,000sf restaurant space under redevelopment review.
2. **KINECT SOUTHPORT APARTMENTS**— 322Unit, Multi-family project under construction. www.kinectsouthport.com
2. **DANCO GROUP RECEIVED APPROVAL TO BUILD A 152 UNIT** affordable housing complex.
3. **BRIDGE DISTRICT**—Waterfront Entertainment district with high density. 500 new units are built out with room for 2,000—3,000 more. This area is home to the popular Drakes: The Barn and Sutter Health Park Stadium*.
3. **WASHINGTON DISTRICT**—High density housing with mixed office and commercial. Calsters Phase 2, a 10 story high rise office building, as well as an 8 story luxury hotel are both currently under development.
4. **LIBERTY**— 1,503 residential units, a 17 acre K-8 school and up to 10,000 square feet of retail commercial, plus park, greenbelts and trails are proposed.
5. **RIVER PARK MASTER PLAN** - 2,732 residential units with a 10 acre K-8 school with parks are proposed.
6. **YARBOROUGH MASTER PLAN** —18 hole public golf course with the opportunity of 3,004 dwelling units, 150,000sf of commercial space with lakes, park and canal system are proposed.

FOR A LIST OF ALL DEVELOPMENTS AND UPDATES ON PROJECTS: <https://www.cityofwestsacramento.org/government/departments/community-development/>



West Sacramento is home to the River Cats Baseball (minor league team for the San Francisco Giants). The RiverCats play at Sutter Health Park Stadium. A's coming 2025 for a 3 year stint here! Expansion Team possibility?



Residents of West Sacramento are within a 10 minute drive to Golden One Center where major concerts, basketball games and events are held.