

# For Lease

## BRADVILLE SQUARE

3601-3659 Bradshaw Rd.  
Sacramento, CA

### REMODEL COMPLETE

**DOLLAR TREE**  
**GROCERY OUTLET**  
*Bargain Market*  
**NOW OPEN!**

**5% COMMISSION TO  
PROCURING BROKER \***



**\*FOR LEASES UP TO 5,000 SF**

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# Bradville Square

PROPERTY PHOTOS



# Bradville Square

## SITE PLAN

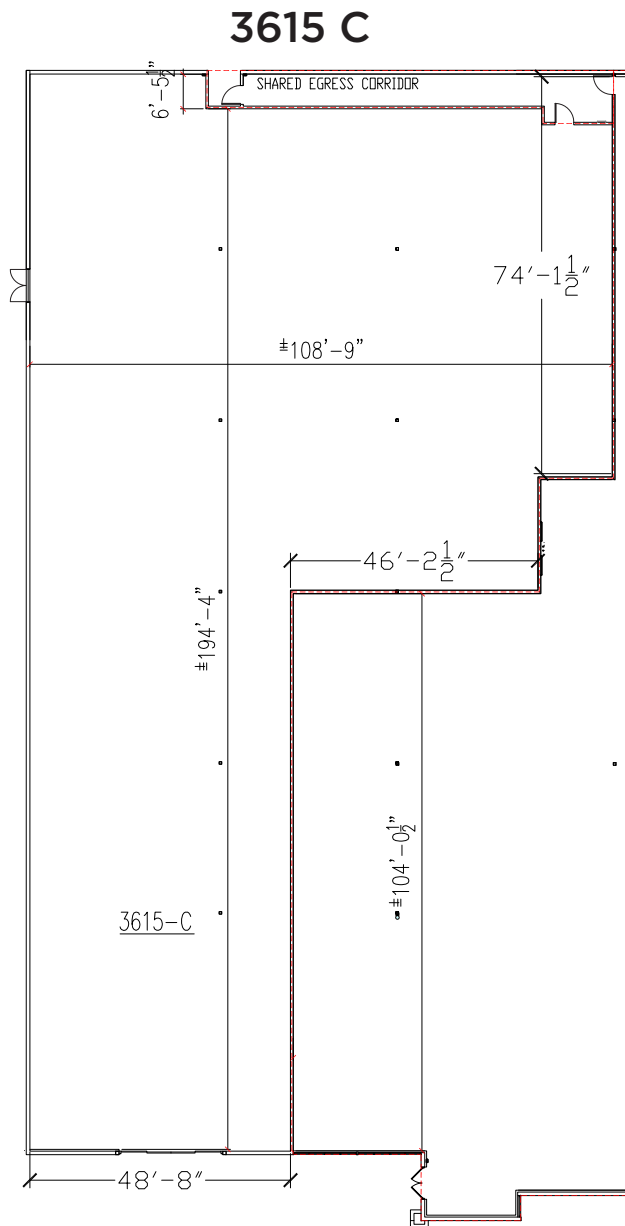


Suite	Tenant	Square Footage	Monthly Rent, NNN
3609A	Autozone	7,781	
3609G	Vacant	1,223	\$1.59
3609H	The UPS Store	1,302	
3609J	Mountain Mike Pizza	3,518	
3615A	Grocery Outlet	18,274	
3615B	Dollar Tree	10,623	
3615C	Vacant	15,597	\$0.99
3633A	Pottery	1,049	
3633B	Wireless Stop	1,051	
3633C/D	Vacant	2,620	\$1.70
3633E	Vacant (former Papa Murphys)	1,573	\$1.85
3633F	Vacant	1,443	\$1.85
3633G/H	Vacant	2,078	\$1.70
3635A	Subway	1,187	
3635B	Vacant (former urgent care)	2,795	\$2.39
3643E	Nail Spa	1,400	
3643A	Farmers Insurance	1,043	
3643B	Vacant	1,031	\$1.89
3643C	Cricket Wireless	1,042	
3643D	Hair It Is	1,381	
3643F	Smoke Shack	997	
3643G	Vacant	1,441	\$1.89
3643H	Bradshaw Donuts	1,060	
3643J	Michael Liang	2,418	
3643L	I Love Teriyaki	1,134	

NNN estimated @ \$.45 PSF/mo

# Bradville Square

## JR. ANCHOR SPACE



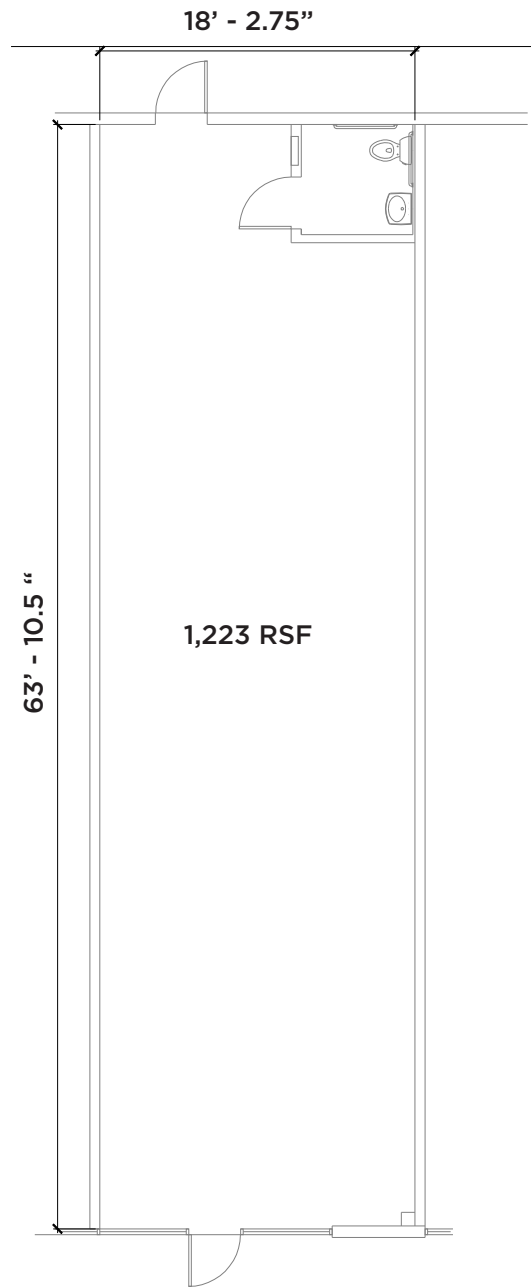
PROPOSED FRONT ELEVATION IMPROVEMENT

## EXAMPLE RENDERINGS FOR JR. ANCHOR SPACE

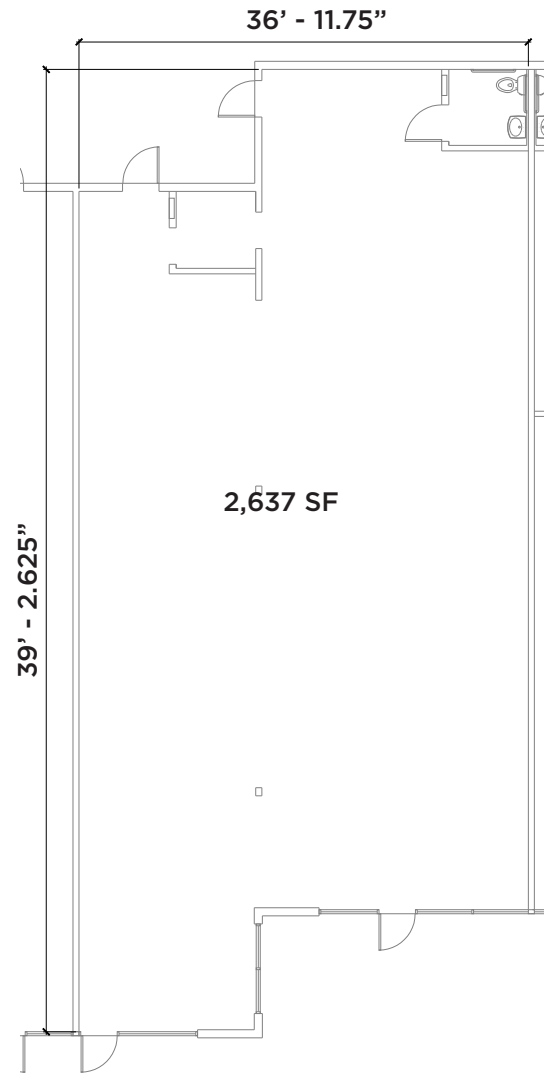


# Bradville Square

## FLOOR PLANS



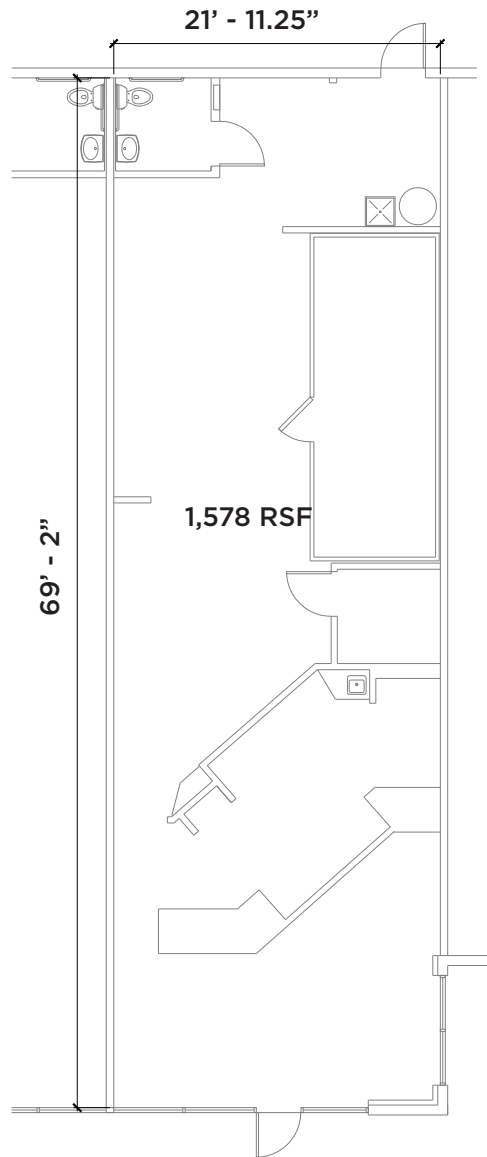
3609G



3633 C/D

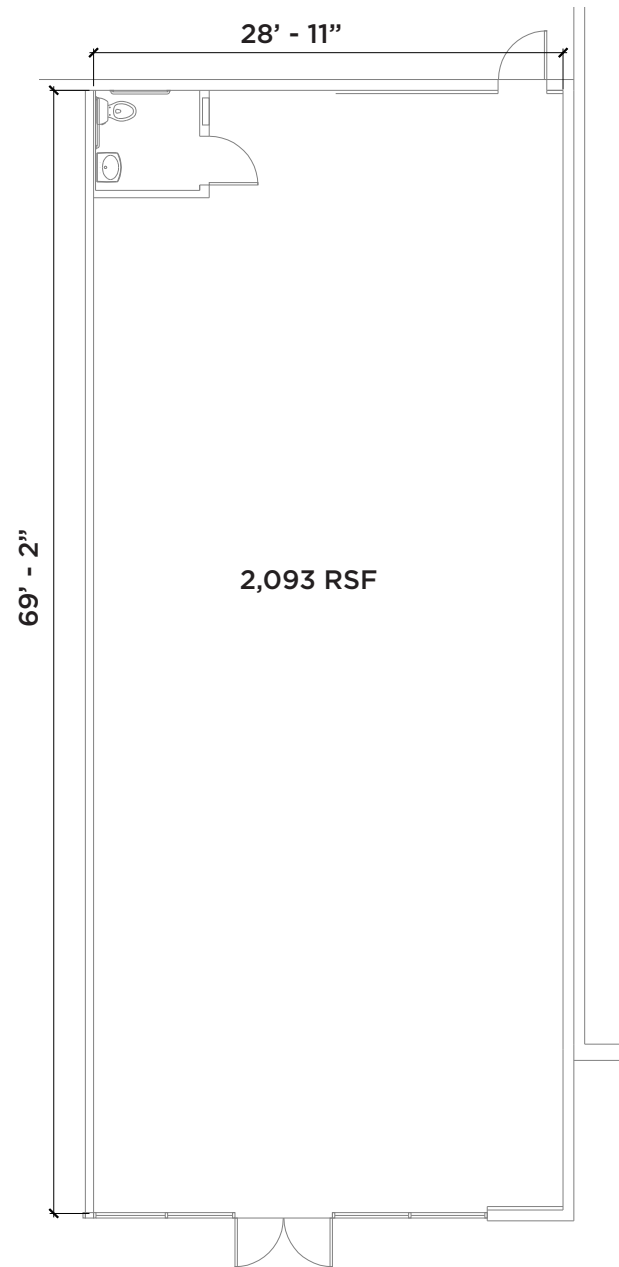
# Bradville Square

## FLOOR PLANS



[CLICK FOR VIRTUAL TOUR OF SPACE](#)

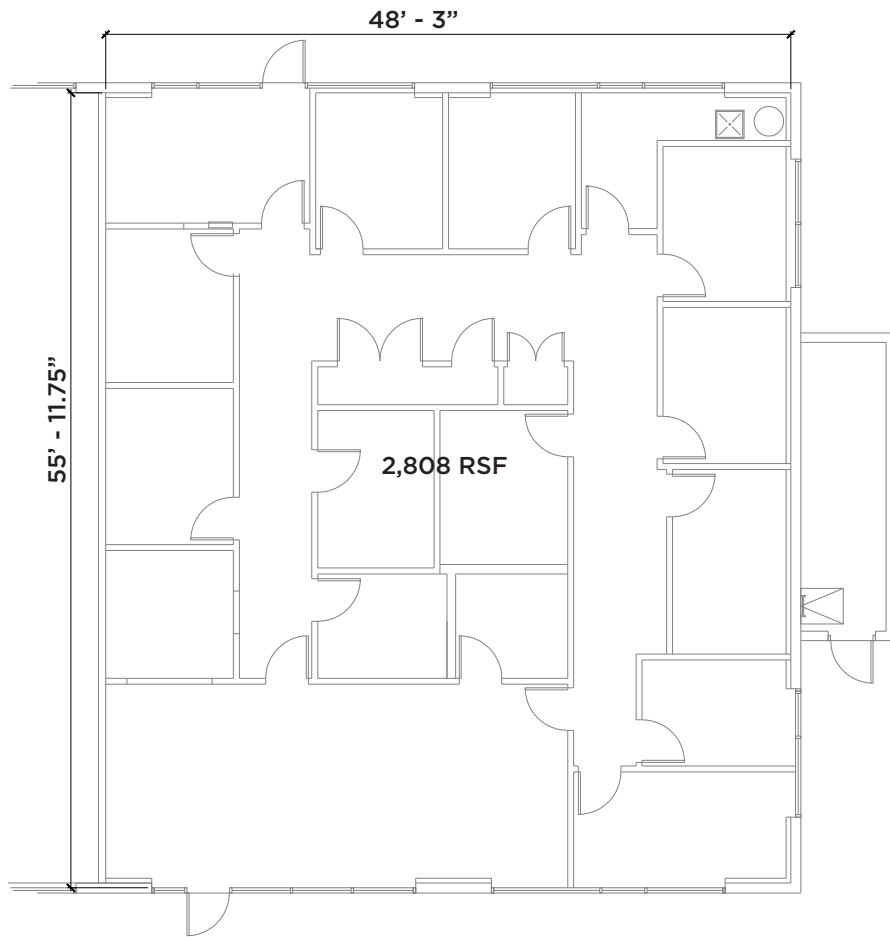
**3633 E**



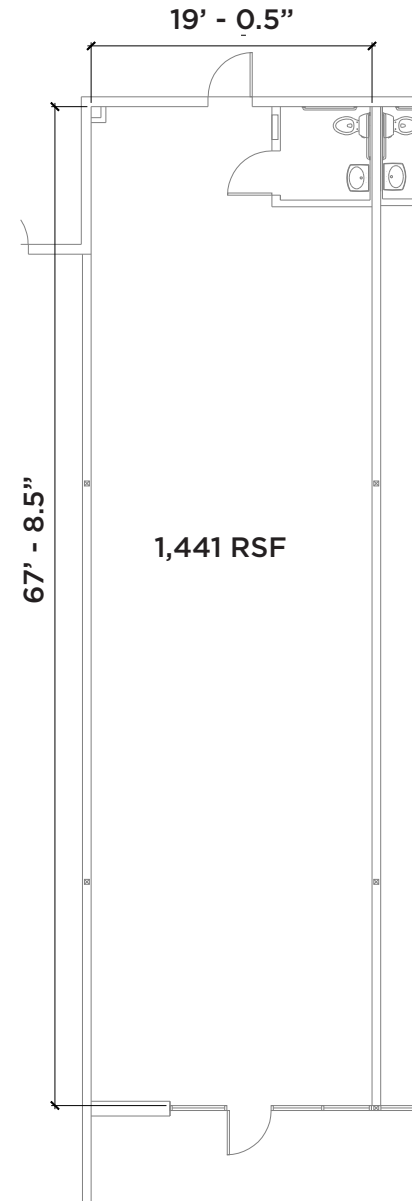
**3633 G/H**

# Bradville Square

## FLOOR PLANS



3635 B



3643G

# Bradville Square

## PROPERTY INFO

**Bradville Square** is a well positioned daily needs shopping center in a dense and under-served part of Sacramento. The area borders the Rancho Cordova community and captures the Highway 50 office daytime population.


- New stucco facade
- Refreshed landscaping providing for clearer visibility to signage.
- New slurry coated parking lot
- Clean fresh vanilla shell condition for vacant spaces including new lighting, recessed sprinklers, fresh paint and clean flooring.

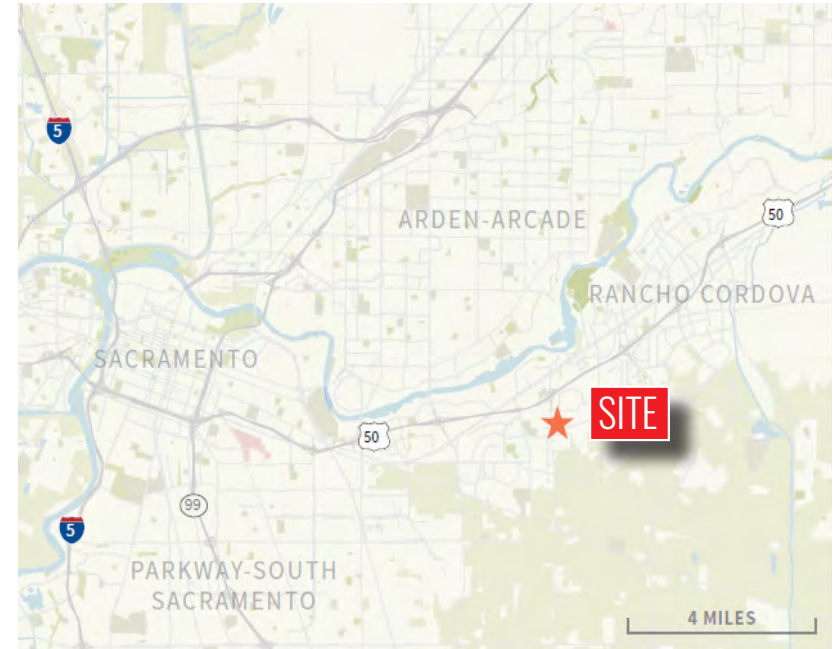
## HIGHLIGHTS

- **New Ownership**
- **Complete exterior remodel underway**
- **Grocery Outlet & Dollar Tree will add significant new customer traffic**
- **Variety of size and locations available**
- **Significant daytime population offers built in restaurant customers.**

The daytime worker population for the Bradville Square census tract is approx. 7,842 people. This puts it in the middle of the Sacramento region in terms of daytime worker population, and is similar to census tracts surrounding major shopping centers such as the Roseville Galleria and Sunrise Mall/Birdcage area. Additionally, the areas population is projected to grow 4.5% over the next 5 years so the daytime worker population should continue to grow at a healthy clip as well.

### CO-TENANTS





## DEMOGRAPHICS (2018 EST.)

	1.5 Miles	3 miles	5 Miles
Population	29,432	188,349	394,934
Average HH Income	\$74,811	\$64,514	\$73,589
Daytime Population	35,841	174,075	496,861

## TRAFFIC COUNTS (ESRI 2018)

Bradshaw Rd. & Old Placerville Rd. 41,749 ADT  
 ← both ways →



STATE OF CALIFORNIA  
Franchise Tax Board  
5,400 employees

**24 FITNESS**  
STRINGS ITALIAN CAFE



**SMUD**  
2,290 employees

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