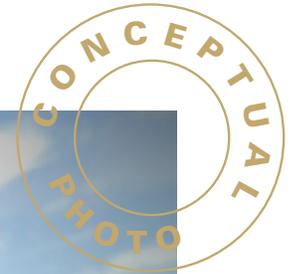


FOR LEASE

1315 BROADWAY

SACRAMENTO, CA 95818

@pappasinvestments
www.pappasinvestments.com



— OFFICE OR RETAIL
— 4,000 SF AVAILABLE

5% COMMISSION TO
PROCURING BROKER

KELLY RULE | BRE# 01173419

m 314-954-7735 | d 916-465-8843
e krule@pappasinvestments.com

01

PROJECT HIGHLIGHTS



LOCATION OVERVIEW

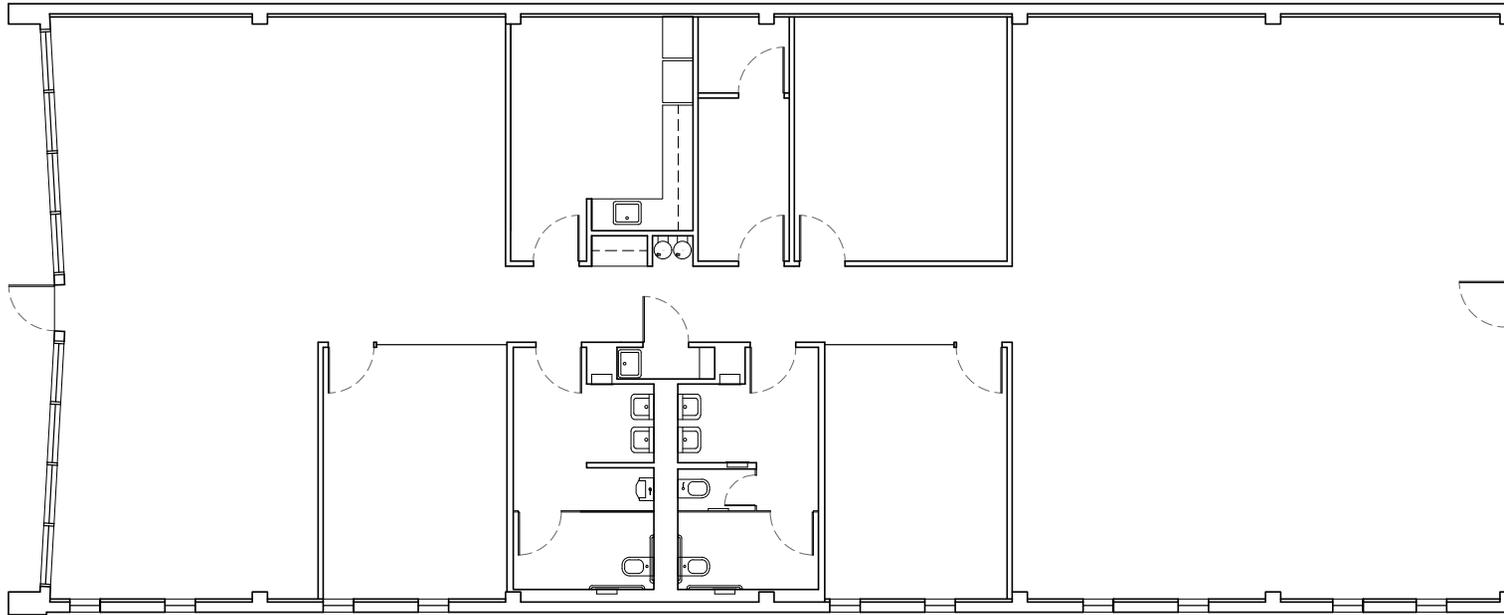
- Excellent visibility on busy Broadway near Downtown, Midtown, Land Park, Curtis Park
- Located near all the major free exchanges - I-80, I-5, Hwy 99, and Hwy 50 in densely populated area
- 145,251 population within 3 miles
- Above average HH income over \$95K over 1.5-mile radius
- Walk Score – 85% (very walkable to several amenities)
- Neighboring tenants include:



BUILDING FEATURES

- Spacious outdoor patio area in the back.
- Opportunity for a high-impact mural on the side of the building—great for branding and directing traffic to the rear entrance.
- New monument signage planned for excellent visibility.
- Back lot parking available for customers and staff.
- And perhaps most exciting—our newest tenant, Little Whales Swim School, is already drawing steady foot traffic with over 700 active enrollments!

DEMOGRAPHICS	1.5 MILE	3 MILE	5 MILE
RESIDENTIAL POPULATION	45,028	145,251	365,565
AVG. HOUSEHOLD INCOME	\$97,337	\$95,745	\$86,007
DAYTIME POPULATION	105,559	167,075	272,850



03 AREA OVERVIEW





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