

**FOR LEASE**

# EXPO PLAZA AT COSTCO

1140 EXPOSITION BLVD., SACRAMENTO, CA

**2nd Generation Restaurant Space Available**



## CONTACT US

**CRAIG BURRESS**

Executive Vice President

+1 916 781 4887

craig.burress@cbre.com

Lic. 00643450

**TORREN RAGAN**

Associate

+1 916 781 4892

torren.ragan@cbre.com

Lic. 02046828

[www.cbre.us/roseville](http://www.cbre.us/roseville)

**CBRE**



FOR LEASE

# EXPO PLAZA AT COSTCO

1140 EXPOSITION BLVD., SACRAMENTO, CA



## AVAILABILITY

- $\pm 1,532$  sq. ft.



## PROPERTY HIGHLIGHTS

- Tenants in the immediate vicinity include a top producing Costco in the Sacramento Market, REI Camping Store, & Quick Quack Car Wash.
- Close proximity to Arden Fair Mall, Cal Expo (home of the California State Fair), & Howe Bout Arden.
- Strategically located center located between two major commuter arterials, Interstate 80 and State Route 160. Both throughfares are within .5 mile of the center.
- Multiple new commercial developments in close relation to this center including the newly constructed Westlake Senior Living complex & a three-story, approximately 139,000 SF, storage facility.



## PROPERTY DETAILS

Expo Plaza At Costco, 1140 Exposition Blvd, is a 11,564 SF retail strip center. The location of Expo Plaza At Costco provides retail businesses a strategic advantage with access to two major commuter routes, Interstate 80 & State Route 160, and being close to major retail hubs, The Arden Fair Mall & Howe Bout Arden. This center has one remaining vacant space at approximately 1,532 square feet which has a full restaurant buildout including a vast amount of FF&E (Furnishings Fixtures, & Equipment). This site has front & rear facade signage for any new tenant. A few of the co-tenants in this center include Starbucks Coffee, Subway, and Bad Bakers.



## TENANTS LOCATED WITHIN A TWO MILE RADIUS INCLUDE:

- |                           |                      |
|---------------------------|----------------------|
| + The Container Store     | + Hobby Lobby        |
| + Best Buy                | + Old Navy           |
| + JC Penney               | + Petco              |
| + Macy's                  | + Apple Store        |
| + United Artists Theaters | + Nordstrom Rack     |
| + Barnes & Noble          | + DSW Shoes          |
| + Century Theaters        | + Ulta               |
| + Michaels                | + Cheesecake Factory |
| + Home Goods              | + Costco             |
| + Kohl's                  | + REI                |

FOR LEASE

# EXPO PLAZA AT COSTCO

1140 EXPOSITION BLVD., SACRAMENTO, CA

## Site Plan



FOR LEASE

# EXPO PLAZA AT COSTCO

1140 EXPOSITION BLVD., SACRAMENTO, CA



## DEMOGRAPHICS (2020 est.)

	1.5 Miles	3 Miles	5 Miles
Population	20,936	156,988	375,928
Avg. HH Income	\$70,118	\$76,141	\$82,613
Daytime Pop.	29,981	216,914	458,914
Daytime Workers	16,360	126,254	240,509
Daytime Residents	13,621	90,660	218,405

### Traffic Counts (source - CoStar)

Exposition Blvd. (2018 count)	15,811 ADT
Hwy. 160 @ Canterbury Road W (2020 count)	37,160 ADT

### Significant Employers (3-mile radius)

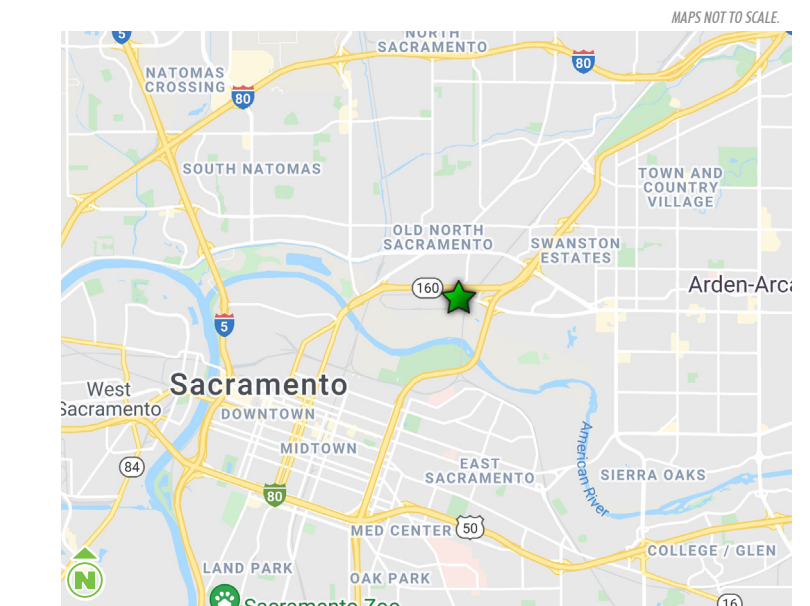
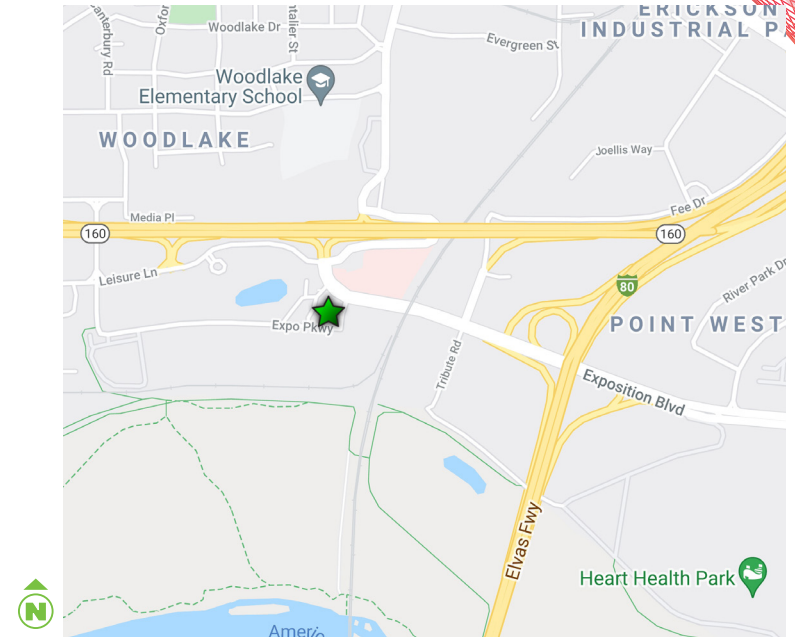
Employers	# Employees
California State University, Sacramento	3,000
Sutter Memorial Hospital	2,889
Mercy General Hospital	1,447
Securitas Security Service USA	1,100

Source: Esri

### Significant Employers (Sacramento County)

Employers	# Employees
Kaiser Permanente	23,485
Sutter Health	18,947
Dignity Health	9,033
Intel Corp	6,200
Raley's	5,915

Source: Sacramento Business Journal





**FOR LEASE**

# EXPO PLAZA AT COSTCO

1140 EXPOSITION BLVD., SACRAMENTO, CA



**Interior Photos**



FOR LEASE

# EXPO PLAZA AT COSTCO

1140 EXPOSITION BLVD., SACRAMENTO, CA

