

2ND GEN RESTAURANT

FOR LEASE | 4245 MARCONI AVENUE - SACRAMENTO, CA

A PROUD MEMBER OF
CHAINLINKS
RETAIL ADVISORS

AVAILABLE

FALAFEL CORNER

PANDA EXPRESS

KEVIN SOARES
Executive Vice President
CA DRE #01291491
ksoares@gallellire.com

MATT GOLDSTEIN
Vice President
CA DRE #01886233
mgoldstein@gallellire.com



GALLELLI REAL ESTATE
(916) 772-1700
www.GallelliRE.com



SQUARE FOOTAGE TOTAL - 3 TENANT BUILDING

±6,139







NEARBY RETAILIERS



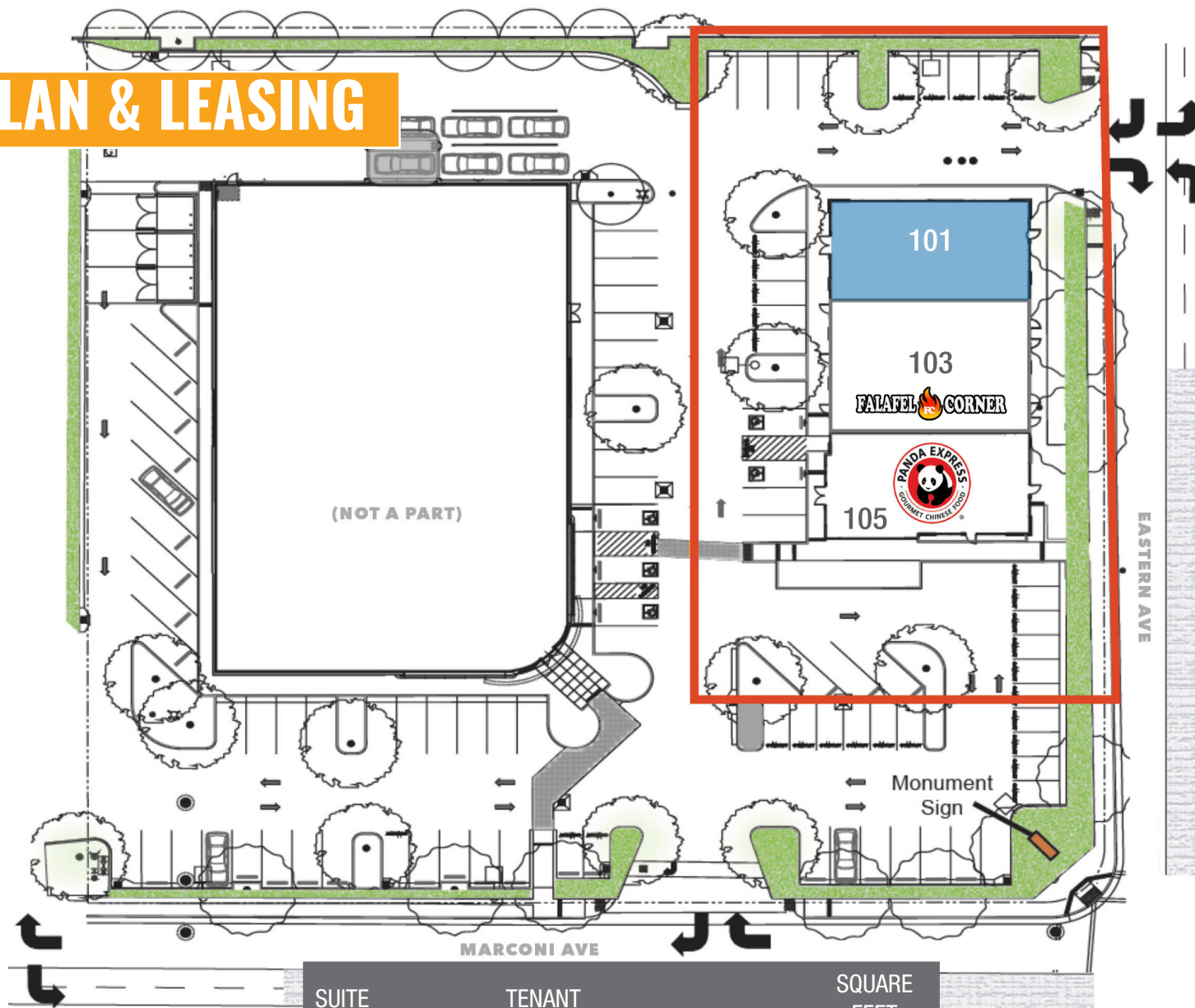
SEE YOURSELF HERE.

This rare second-generation restaurant opportunity is located at 4245 Marconi Avenue which is a three-tenant pad building that is situated within the Arden-Arcade trade area, Sacramento's densest retail hub.

The property location has excellent demographics with an average household income within a one-mile radius of \$122,367 and is visible to the approximately 37,000 cars traveling the intersection of Marconi and Eastern Avenues daily.

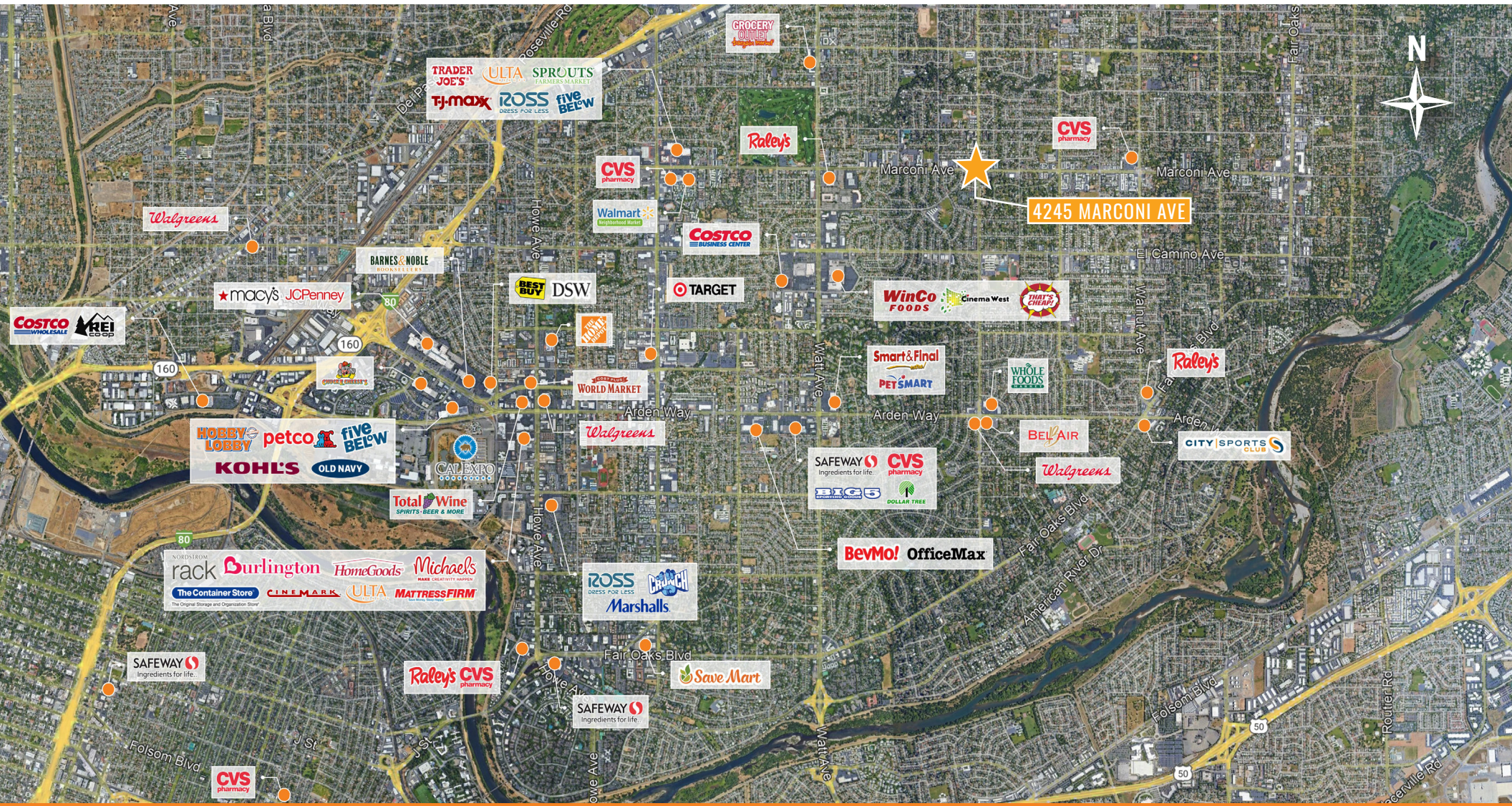
	1-Mile	3-Mile	5-Mile
 2024 Total Population	19,510	135,987	386,280
 2024 Daytime Population	17,327	145,820	407,273
 2024 Total Employees	4,125	60,115	172,949
 2024 Total Households	8,094	54,272	149,571
 2024 Average Household Income	\$122,367	\$118,158	\$110,967
	Marconi Ave (West of Eastern Ave)	Marconi Ave (East of Eastern Ave)	Eastern Ave (North of Marconi)
 Traffic Counts	±21,105	±21,810	±15,827

SITE PLAN & LEASING



SUITE	TENANT	SQUARE FEET
101	AVAILABLE	2,000
103	Falafel Corner	2,370
105	Panda Express	2,000

SURROUNDED BY AFFLUENCE



KEVIN SOARES
Executive Vice President
CA DRE #01291491
ksoares@gallire.com

MATT GOLDSTEIN
Vice President
CA DRE #01886233
mgoldstein@gallire.com