



2800 POWER INN ROAD

±30,100 SF Big-Box Retail for Lease or Sale in Sacramento

JAY RICHTER, CCIM, SIOR
916.751.3609
jay.richter@kidder.com
LIC N°01305696

KATIE KARKAZIS
916.751.3600
katie.karkazis@kidder.com
LIC N°02092842

20'
CLEAR HEIGHT

C-2
ZONING

*Contact broker
for lease &
sale rate*

PROPERTY OVERVIEW

Kidder Mathews is pleased to offer for lease 2800 Power Inn Road in Sacramento, CA, a big-box retail opportunity anchored by Home Depot and supported by strong regional traffic and established retail synergy. The property offers excellent freeway and arterial access, high visibility, and ample surface parking, making it well suited for large-format retail, showroom, or commercial users seeking scale, access, and customer convenience.

ADDRESS	2800 Power Inn Road Sacramento, CA 95826
APN	079-0230-043, 035
YEAR BUILT	1997
BUILDING AREA	30,100 SF
LOT AREA	2.34 AC
ZONING	C-2 City of Sacramento
TENANCY	Single
FORMERLY	Office Max
ANCHORED	Home Depot

Sitting at the juncture of Power Inn Rd and Folsom Blvd one block South of the Hwy 50 interchange in Sacramento, CA.



APPROVED USES

- Amusement Center, Indoor
- Assembly-cultural, religious, social
- Athletic club; fitness studio
- Cinema/Theatre
- College Extension
- Retail Store

* Tenant is responsible for verifying with the City of Sacramento that their intended use is permitted under applicable zoning.

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PROPERTY DESCRIPTION

PROPERTY SUMMARY

CONSTRUCTION	Masonry
ROOF	Composit insulated
HVAC	±90 tons
SPRINKLER	Yes
ELECTRICAL	800 Amps, 480/277 Volts
DOCK DOORS	Two
PARCEL NUMBER	079-0230-035, 043

CONSTRUCTION SPECIFICATIONS

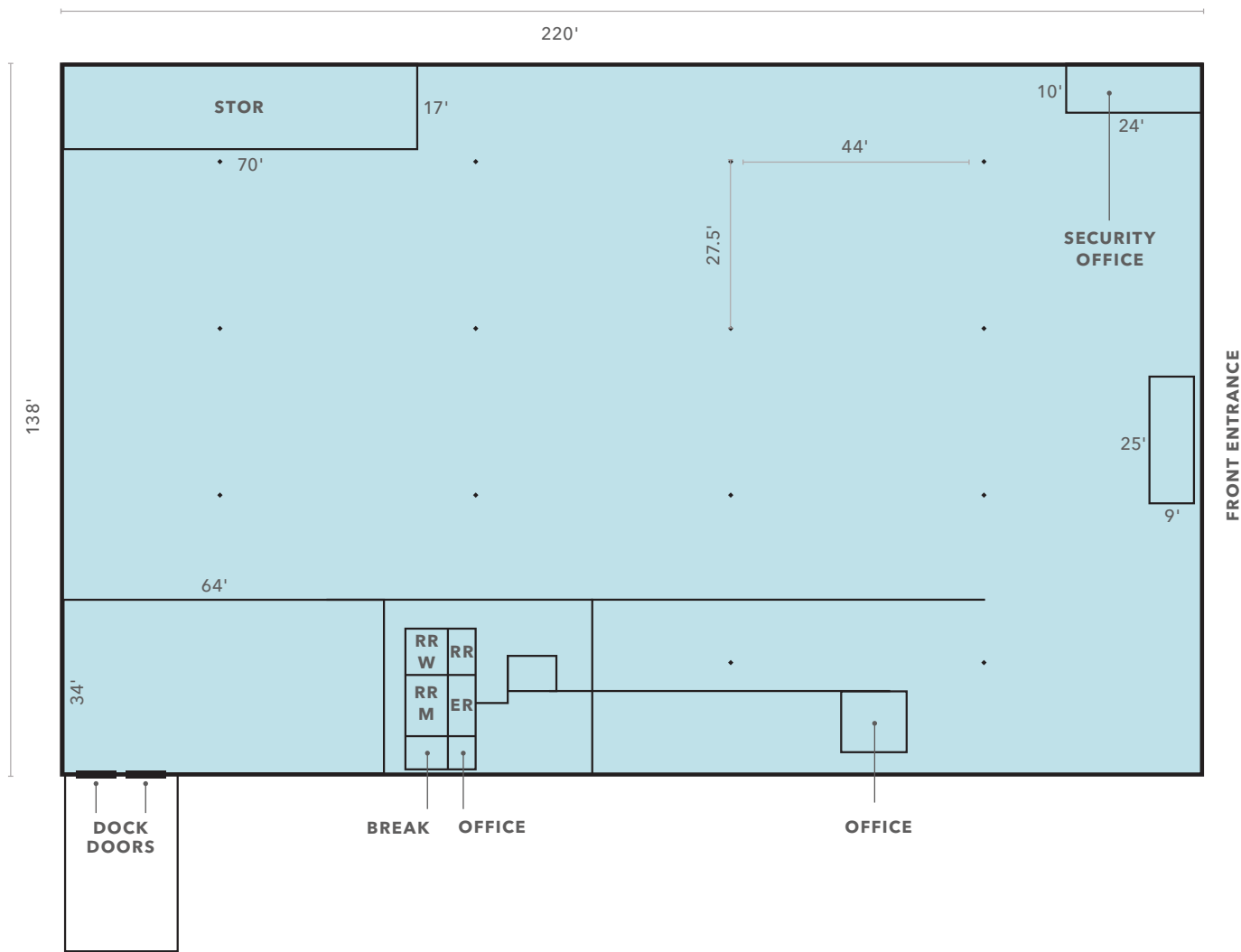
STRUCTURE	Masonry
FOUNDATION	Slab on grade
ROOF	New 2024/2025
PARKING LOT	New 2024
INTERIOR	New 2024/2025



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FLOOR PLAN



30,100 SF

AVAILABLE

2.34 AC

LOT SIZE

20'

CLEAR HEIGHT

27.5' - 44'

COLUMN SPACING

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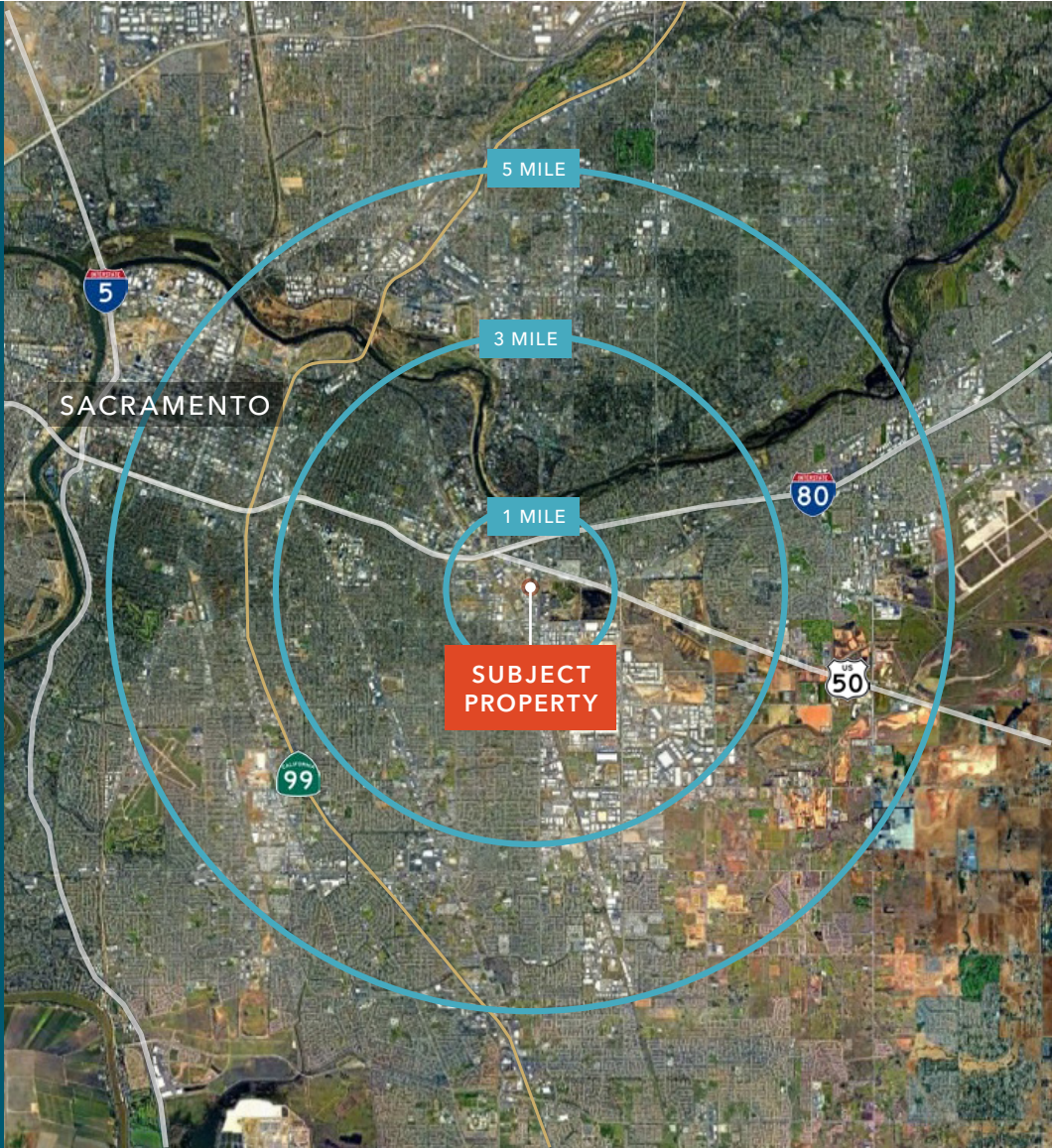
DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2024 TOTAL	12,423	139,528	375,818
2029 PROJECTION	12,032	136,509	370,987
2020 CENSUS	12,025	141,938	376,903
2010 CENSUS	10,126	128,034	337,571
PROJECTED GROWTH	-0.6%	-0.4%	-0.3%
AVERAGE AGE	32.5	36.4	36.3
BUSINESSES	604	6,159	18,996
EMPLOYEES	7,228	63,461	183,929

HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2024 TOTAL	5,272	56,487	150,157
2029 PROJECTION	5,084	55,186	148,770
2020 CENSUS	5,180	56,033	146,513
2010 CENSUS	4,529	52,208	135,727
AVG HOUSEHOLD SIZE	2.2	2.4	2.4
2024 AVG HH INCOME	\$88,375	\$117,406	\$113,197
2029 AVG HH INCOME	\$90,782	\$121,526	\$117,191



HOUSEHOLD UNITS

	1 Mile	3 Miles	5 Miles
ANNUAL GROWTH (2020-2024)	81	533	3,294
OWNER-OCCUPIED	37.6%	48.9%	45.1%
RENTER-OCCUPIED	62.4%	51.1%	54.9%
VACANT HOUSING	217	2,584	6,983

MEDIAN HOUSEHOLD INCOME

	1 Mile	3 Miles	5 Miles
2024 TOTAL MEDIAN HH INCOME	\$64,106	\$87,105	\$85,457
2029 PROJECTED MEDIAN HH INCOME	\$64,729	\$88,867	\$87,140
2010 CENSUS	\$42,786	\$51,064	\$48,329
2000 CENSUS	\$37,423	\$42,040	\$39,587

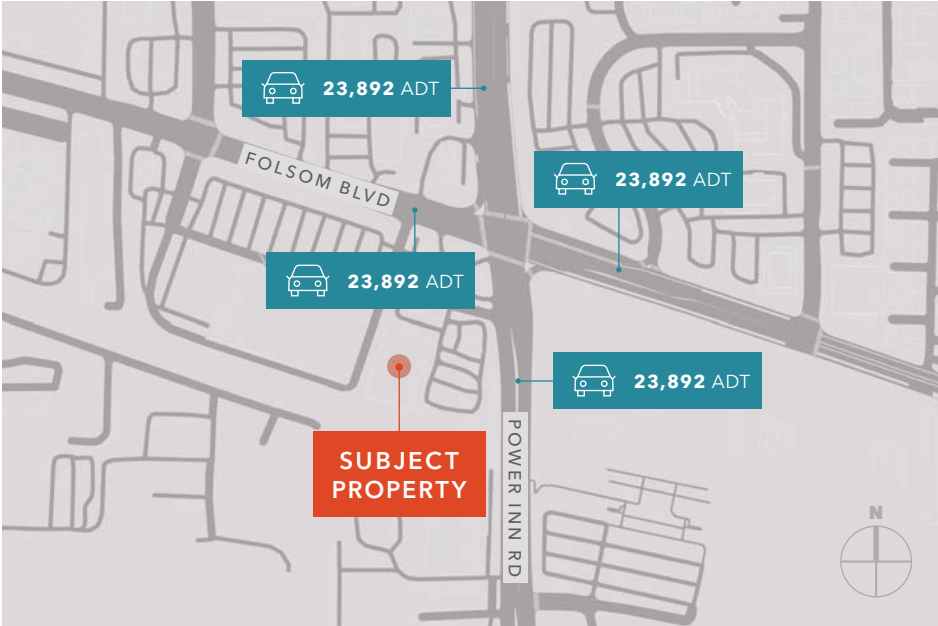
PER CAPITA INCOME

	1 Mile	3 Miles	5 Miles
2024 TOTAL	\$38,252	\$47,958	\$45,657
2029 PROJECTED	\$39,132	\$49,566	\$47,431
2010 CENSUS	\$22,970	\$26,151	\$24,060
2000 CENSUS	\$19,983	\$21,336	\$20,080
PROJECTED ANN. CHANGE (2024-2029)	\$880	\$1,607	\$1,773
HISTORICAL ANN. CHANGE (2000-2024)	\$18,269	\$26,622	\$25,578

2024 ANNUAL CONSUMER SPENDING *ANNUAL SPENDING (\$000S)

	1 Mile	3 Miles	5 Miles
TOTAL SPECIFIED CONSUMER SPENDING	\$159,902	\$1,809,437	\$4,635,885
TOTAL APPAREL	\$8,335	\$92,517	\$242,378
TOTAL ENTERTAINMENT & HOBBIES	\$22,810	\$263,547	\$671,451
HOUSEHOLD EQUIP & FURNISHINGS	\$9,710	\$112,756	\$285,461
AUTOMOTIVE REPAIR & MAINTENANCE	\$5,486	\$57,422	\$147,193

TRAFFIC COUNTS



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916.751.3609
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LIC N°01305696

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LIC N°02092842

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