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Commercial Brokers International

9133 Kiefer Blvd.  
Sacramento, CA 95826

# FOR SALE & LEASE

**19,343 SF Retail Co-Anchor Available**

Rosemont Plaza

Grocery-Anchored Shopping Center



# OFFERING SUMMARY

## PROPERTY SUMMARY

PROPERTY ADDRESS	9133 Kiefer Blvd
CITY, STATE, ZIP	Sacramento, CA 95826
Building Size	19,343 (per title)
Lot Size	86,684 SF (per title)
Zoning	SC
Parking	100 spaces
APN	060-0240-009

## FOR SALE

**Sales Price: \$3,500,000**

## FOR LEASE

**Base Rent: \$1.20 SF/Mo**

**NNN: \$.45 SF/Mo (estimated)**

# PROPERTY INFORMATION

- Neighborhood Center with Save Mart Grocery anchor and Chase Bank co-anchor
- 19,343 SF Co-Anchor opportunity next to Save Mart Grocery
- Only large shopping center in Rosemont suburb - 165k SF
- Central location within Rosemont
- On major thoroughfare of Kiefer Blvd with 17,181 CPD
- Amenity driven center with grocery, banking, restaurants, accounting services, an event space, and retailers



Save Mart Grocery Anchor



Chase Bank Co-anchor

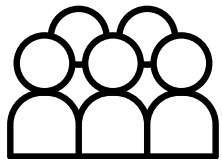
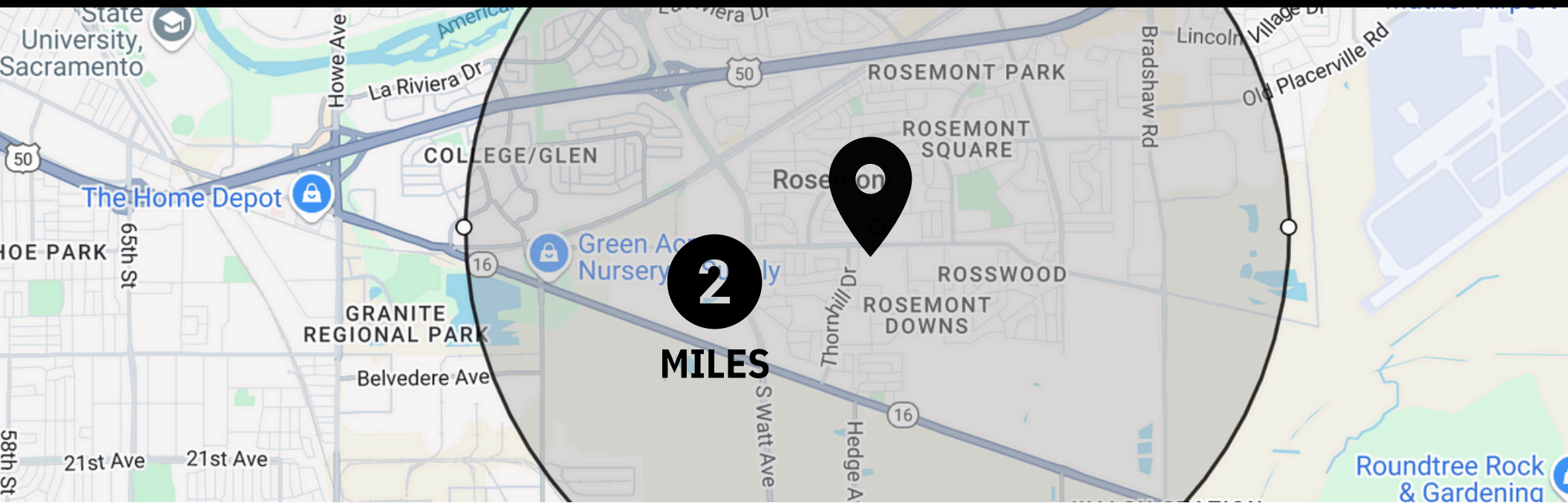


Other Tenants

# SITE PLAN

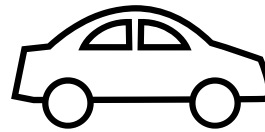


# DEMOGRAPHICS



**43,656**

Population



**17,181**

Kiefer Blvd & Tallyho Dr CPD



**\$101,587**

Avg. Household Income



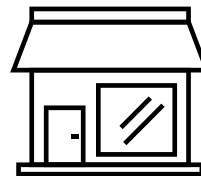
**16,916**

Households



**\$568,132,268**

Consumer Spending



**1,913**

Businesses

# AREA INFORMATION



Welcome to Rosemont!



Downtown Sacramento

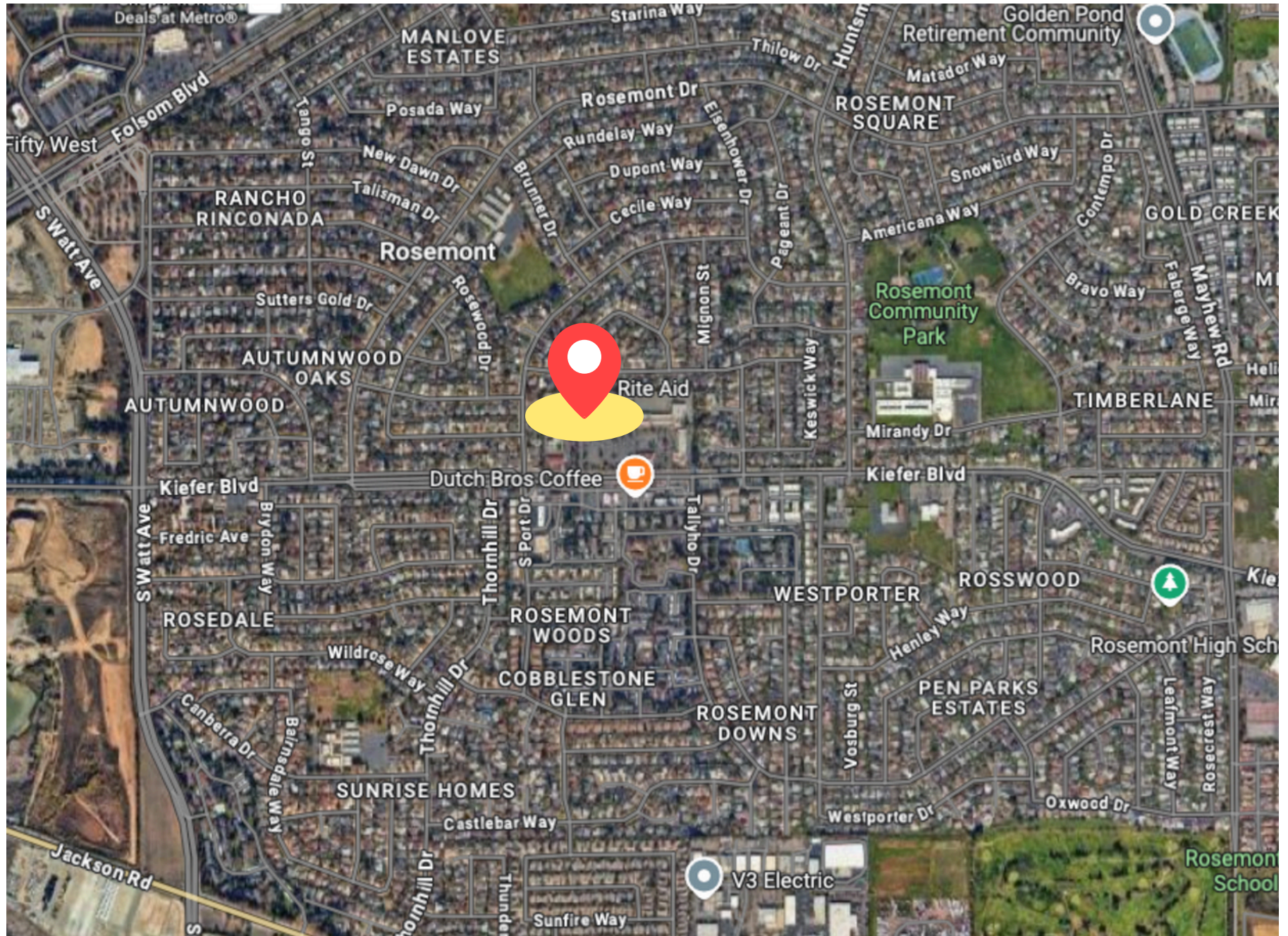
## ROSEMONT HIGHLIGHTS

- Excellent location - Close to Downtown Sacramento
- Convenient access to major highways - Highway 50 to Downtown Sacramento or exploring Sierra mountains
- Neighborhood charm with mature tree lined streets
- Very affordable for first-time homebuyers compared to neighboring suburbs
- Family-friendly with thriving local parks and schools
- Strong sense of community

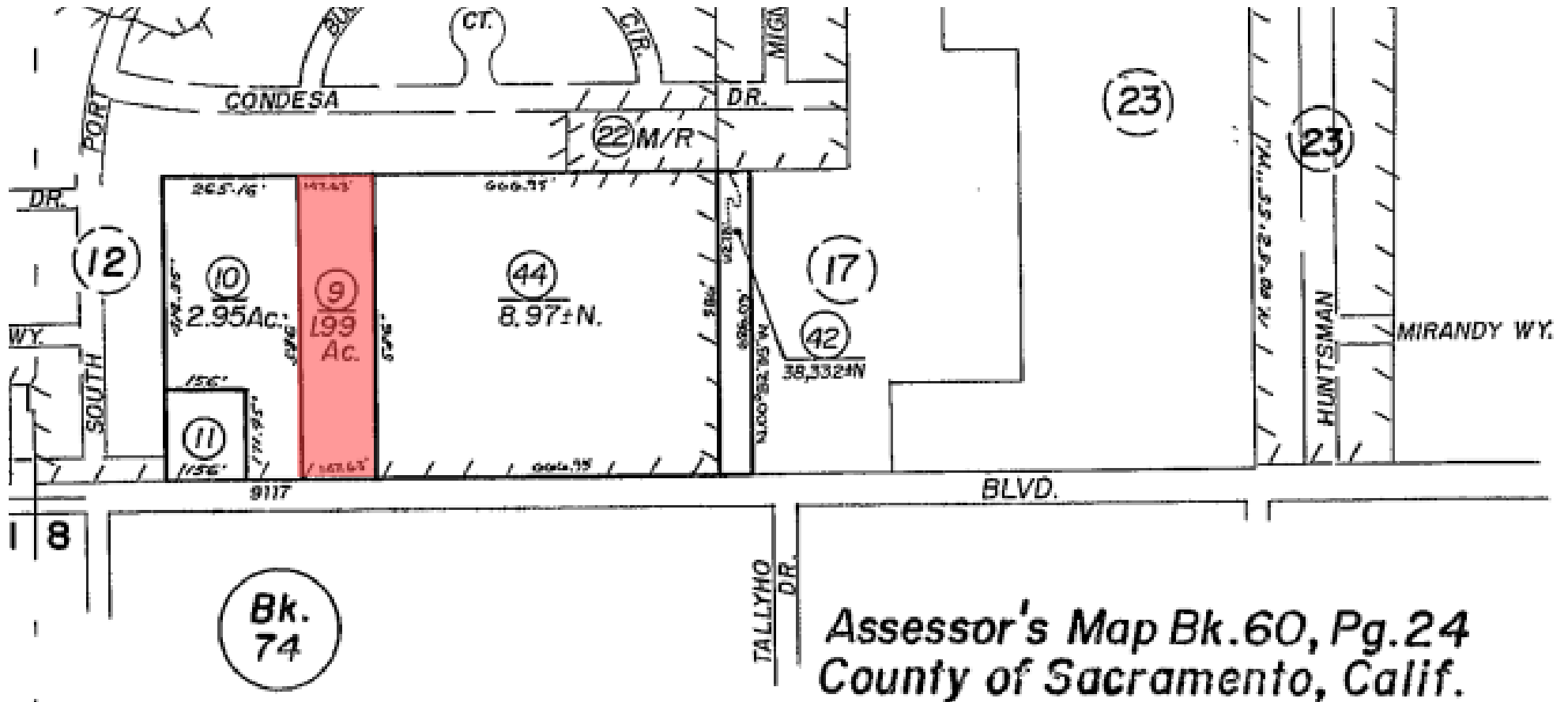
## SACRAMENTO HIGHLIGHTS

- Sacramento is growing and boasts one of the most ethnically diverse cities in the U.S., with a welcoming, inclusive vibe.
- Long, dry summers and short, cool winters, with plenty of sunshine year-round.
- Central location just a couple of hours from the coast, mountains, wine country, and the Bay Area.
- One of the country's freshest food cultures, with farmers' markets, top-tier restaurants, and food festivals.
- Perfect for outdoor recreation with rivers, trails, parks, and nearby Lake Tahoe
- Strong job market in government, healthcare, tech, and clean energy, plus proximity to the Bay Area.
- Lower housing costs compared to other major California cities like San Francisco or Los Angeles.

# AREA MAP



# PLAT MAP



*Assessor's Map Bk. 60, Pg. 24  
County of Sacramento, Calif.*

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Prospective clients are advised to conduct their own investigations into the property, including but not limited to: Proposed use, the size and square footage of the property and any improvements; compliance with any Local, State, or Federal law and/or regulations; the presence or absence of any contaminating substances; the physical condition of any improvements.



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