

Daniel Leisner
CA DRE #01938978
(424) 421-1670
daniel@cbi-commercial.com



9133 Kiefer Blvd.
Sacramento, CA 95826

Commercial Brokers International

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



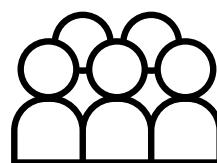
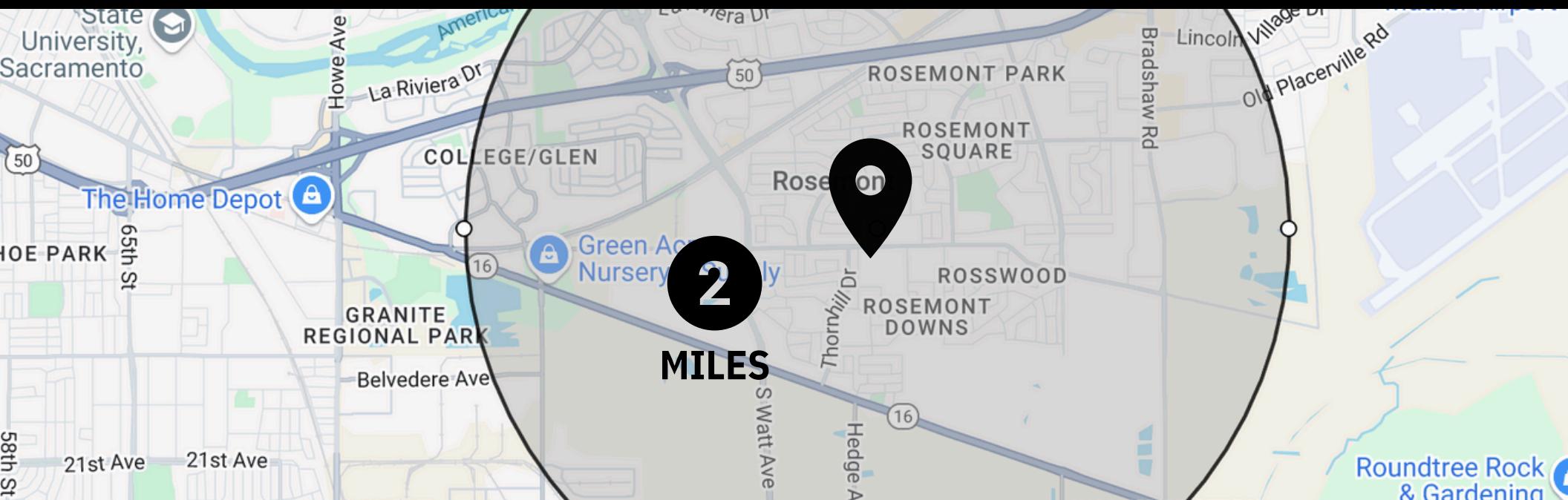
Other Tenants



SITE PLAN



DEMOGRAPHICS



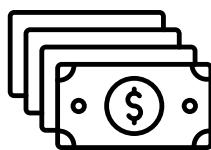
43,656

Population



17,181

Kiefer Blvd & Tallyho Dr CPD



\$101,587

Avg. Household Income



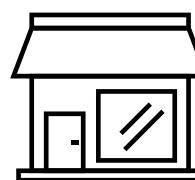
16,916

Households



\$568,132,268

Consumer Spending



1,913

Businesses

AREA INFORMATION



Welcome to Rosemont!



Downtown Sacramento

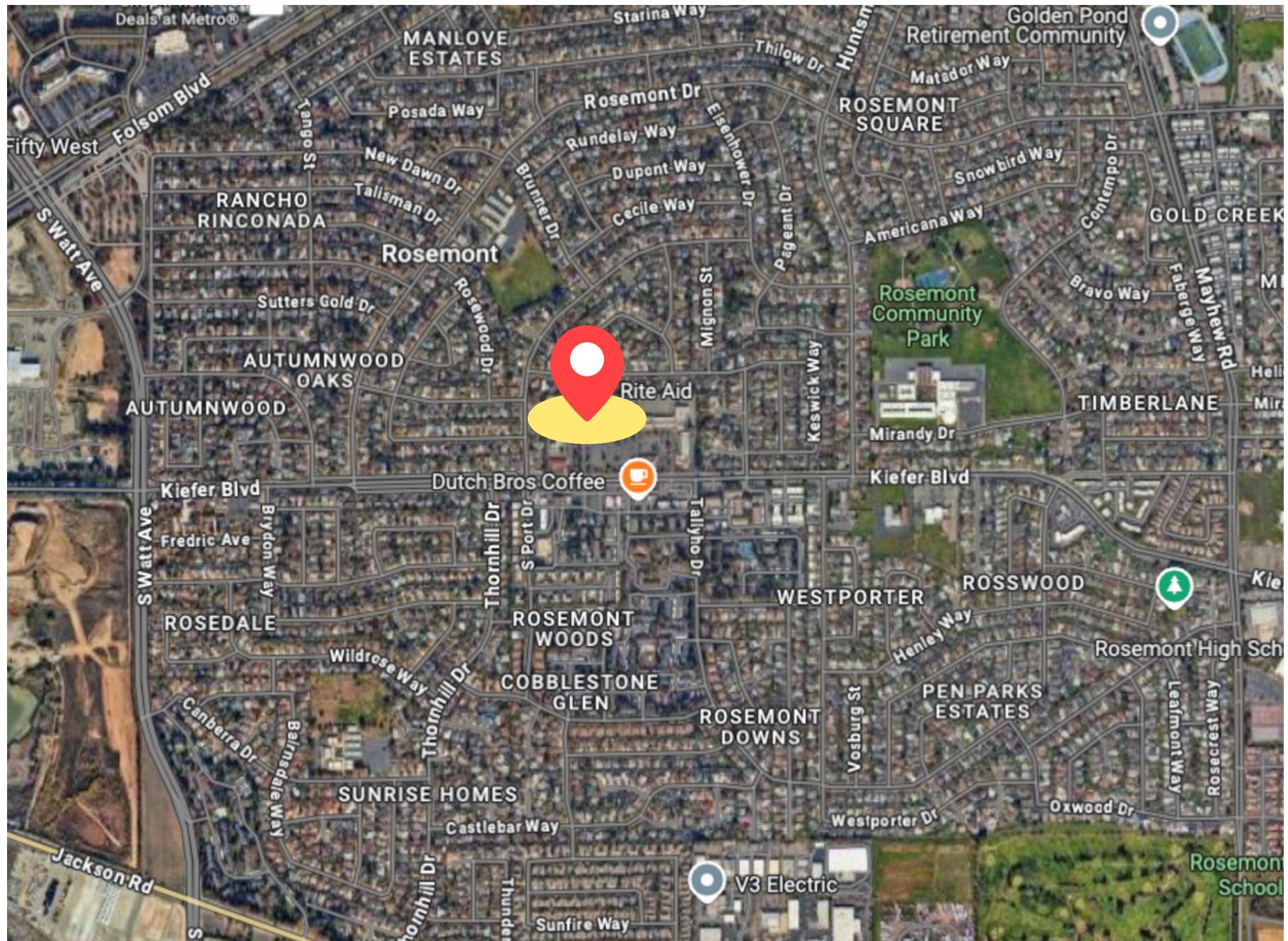
ROSEMONT HIGHLIGHTS

- 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

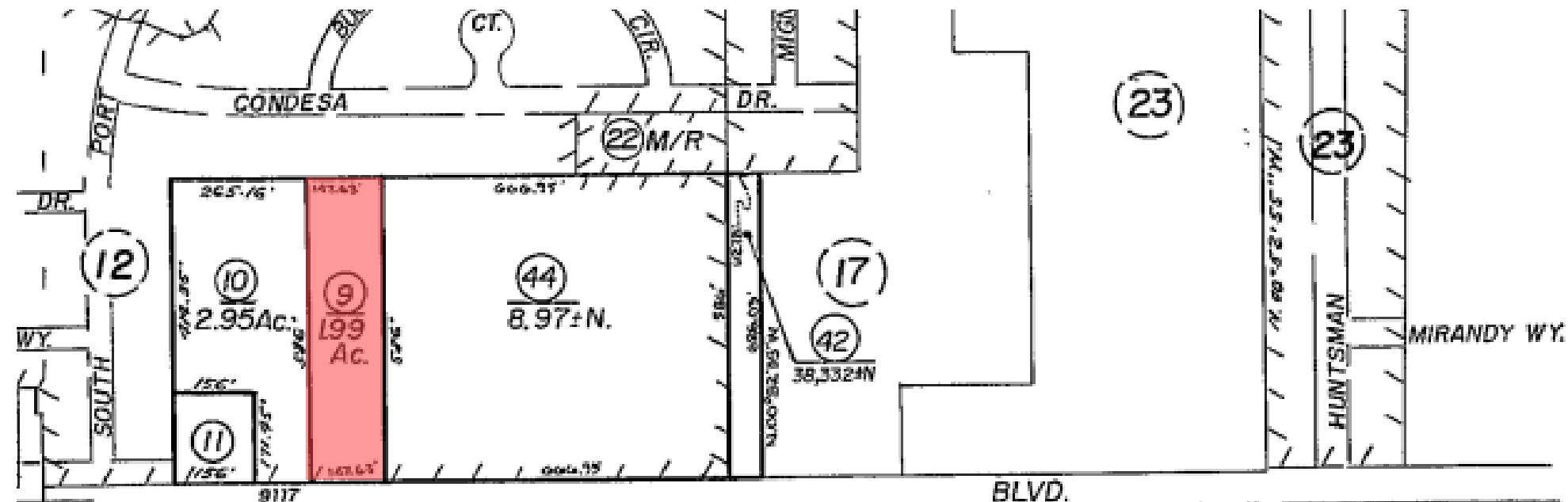
SACRAMENTO HIGHLIGHTS

- 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.*

Bk.
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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.



COMMERCIAL
BROKERS
INTERNATIONAL

11766 Wilshire Blvd #1120, Los Angeles, CA 90025



Daniel Leisner

CA DRE #01938978

(424) 421-1670

daniel@cbi-commercial.com



COMMERCIAL
BROKERS
INTERNATIONAL

11766 WILSHIRE BOULEVARD, SUITE 1120,
LOS ANGELES, CA, 90025, UNITED STATES
CA DRE #01523713
(310) 943-8530
INFO@CBICOMMERCIAL.COM