# FOR LEASE

±1,452 SF End Cap Retail Suite Next to Dutch Bros



GLOBAL EXPERIENCE - LOCAL PERSPECTIVE



#### PROPERTY HIGHLIGHTS

- +/- 1,452 SF End Cap Suite Excellent Opportunity to Occupy Next to Dutch Bros
- Asking Rate: Please Inquire
- Zoning: C-2 within SPA (River District Special Planning District), City of Sacramento
- Allows a wide range of retail, service, and office uses
- Part of a brand new two-tenant retail development under construction
- End cap suite directly adjacent to Dutch Bros, a tremendous co-tenancy draw
- Highly visible location with excellent street exposure
- Ample surface parking
- Prominent signage opportunities
- Convenient access to Hwy 99 and major arterials
- Surrounded by established national and local retailers
- Ideal for retail, service, food uses, or general office users



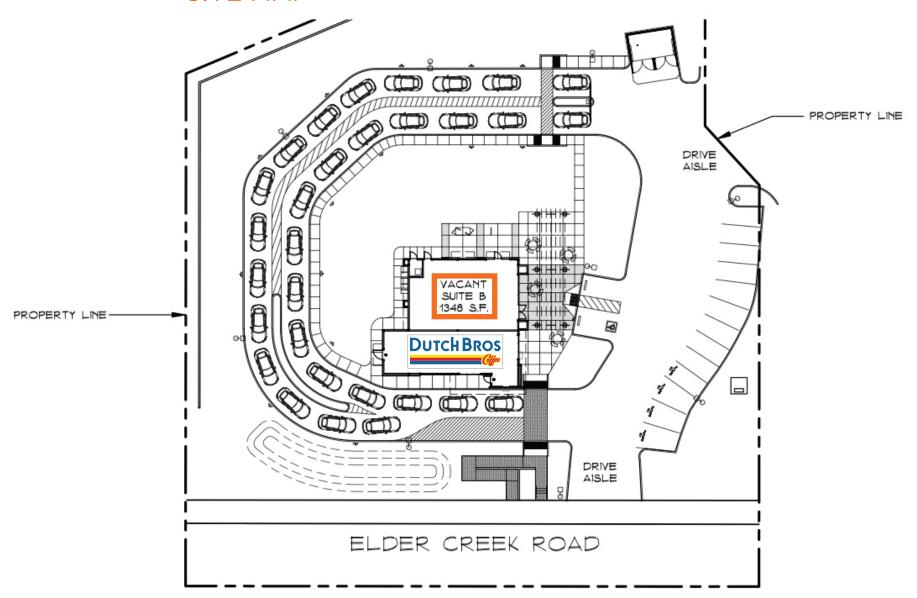








## SITE MAP





### SURROUNDING AREA MAP







#### FOR MORE INFORMATION

#### **Jon Bias**

916-508-9556 mobile Jon@pdf-usa.com DRE #01998325

#### **Paul Frank**

916-240-4012 mobile Paul@pdf-usa.com DRE #01112160

#### **CONFIDENTIALITY & DISCLAIMER NOTICE**

The information contained in the following Marketing Brochure is confidential. The information is intended to be reviewed only by the party receiving it from eXp Commercial (PDF). The information shall not be made available to any other party without the written consent of PDF. This Marketing Brochure has been prepared to provide a summary to prospective purchasers, and to initiate only a preliminary level of interest in the subject property. The information contained shall not substitute a thorough due diligence investigation. PDF makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, PDF has not verified, and will not verify, any of the information contained herein, nor has PDF conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take the appropriate measures to verify all of the information set forth herein.

