



**BUILDING B
AVAILABLE**
1075 SQFT -
4000 SQFT



**BUILDING A
AVAILABLE**
1075 SQFT -
4000 SQFT

NORTHGATE BLVD. | SACRAMENTO, CA 95833

RETAIL/RESTAURANT SPACE AVAILABLE

ACE HARDWARE-ANCHORED DEVELOPMENT; TWO PAD BUILDINGS, DEMISABLE

STEVE KALYK
STEVE@ALPHARE.COM
628.203.8489
LIC # 02018743

SAM TALLMAN
SAM@ALPHARE.COM
628.203.8580
LIC # 01935917



ALPHA
REAL ESTATE ADVISORS

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HIGHLIGHTS

- + Two pad building opportunities
- + Each can deliver up to 4,000 square feet each
- + Demisable
- + Ability add restaurant infrastructure
- + Patio opportunities
- + Open to ground lease
- + Monument Signage



NEARBY NORTHGATE BLVD TENANTS COMPARED TO ALL STORES WITHIN THE BRAND NATIONALLY

EL POLLO LOCO	Top 15% of Locations Nationwide
SUBWAY	Top 15% of Locations Nationwide
KFC	Top 24% of Locations Nationwide
MCDONALD'S	Top 4% of Locations Nationwide
AUTOZONE	Top 7% of Locations Nationwide
O'REILLY AUTO PARTS	Top 10% of Locations Nationwide
TACO BELL	Top 7% of Locations Nationwide
DUTCH BRO'S COFFEE	Top 5% of Locations Nationwide

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AVAILABLE SPACES

PADS	SQFT	STATUS	TENANT TYPE
BUILDING A	1,075 - 4,000	AVAILABLE	RETAIL / RESTAURANT
BUILDING B	1,075 - 4,000	AVAILABLE	RETAIL / RESTAURANT
	12,150	UNDER CONTRACT	ACE HARDWARE
BUILDING C	6,000	UNDER CONTRACT	ACE GARDEN STORE

DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	3 MILES	5 MILES
2023 POPULATION	20,606	133,659	347,966
2023 HOUSEHOLDS	6,021	45,636	138,394
AVERAGE HOUSEHOLD INCOME	\$84,897	\$82,229	\$93,421
TOTAL SPECIFIED CONSUMER SPENDING	6,194.6M	1.4B	4.2B
OWNER-OCCUPIED HOUSEHOLDS	3,610	19,589	58,384
RENTER-OCCUPIED HOUSEHOLDS	2,638	27,992	85,557

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MARKET SUMMARY

Sacramento, California's capital, boasts a dynamic retail scene fueled by its strategic location and diverse economy. Positioned at the crossroads of major highways and featuring a mix of industries, including government and technology, the city provides a prime environment for retail businesses.

With a diverse demographic that includes families, professionals, and a growing young population, coupled with ongoing urban development initiatives, Sacramento offers a variety of retail spaces from historic districts to modern developments, making it an ideal destination for businesses seeking to thrive in Northern California's vibrant landscape.

FOR MORE LEASING INFORMATION, PLEASE CONTACT:

STEVE KALYK
STEVE@ALPHARE.COM
628.203.8489
LIC #02018743

SAM TALLMAN
SAM@ALPHARE.COM
628.203.8580
LIC #01935917

- BROKER -
BRADEN CROCKETT
O 310.947.8007
DEALS@ALPHARE.COM
LIC # 1946071(CA)