

FOR LEASE: HIGH-EXPOSURE RETAIL ON FRANKLIN BLVD



SOUTHGATE SQUARE

7290 Franklin Blvd, Sacramento, CA 95823

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FIRST COMMERCIAL
REAL ESTATE & ADVISORY SERVICES

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Position your business in the heart of South Sacramento's busiest retail corridor at Southgate Plaza. Located in the heart of South Sacramento's busiest retail corridor at Southgate Plaza. Situated near the high-traffic intersection of Franklin Boulevard and Florin Road and surrounded by leading national brands like 99 Ranch Market, Jersey Mike's, KFC, Jack in the Box, and The Home Depot—ensuring steady foot traffic and daily visibility. Dense residential neighborhoods nearby and immediate access to Highway 99. This location offers unmatched accessibility, strong co-tenancy, and the retail momentum needed to support your business long term.

PROPERTY HIGHLIGHTS

- Now Leasing:** One space available up to ±12,500 SF.
- NNN Lease Structure:** Tenant pays pro-rata share of operating expenses.
- Prominent Signage Opportunities:** High visibility along Franklin Blvd
- Ample Parking:** Shared lot with convenient access for customers and employees.
- Versatile Use:** Ideal for retail, medical, salon, fitness, office or service based businesses.

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OFFERING SUMMARY

Lease Rate:	Negotiable
Lease Type:	NNN
Available SF:	±12,500 SF
Building Size:	31,920 SF
Lot Size:	91,840 SF

DEMOGRAPHICS	0.5 MILES	1.3 MILES	2 MILES
Total Households	1,476	11,556	26,712
Total Population	5,062	39,725	90,005
Average HH Income	\$78,233	\$72,794	\$73,002



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RETAILER MAP



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EXCLUSIVELY LISTED BY:



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