



HIGH END RETAIL CENTER – PRIME LOCATION
RIO DEL ORO PLAZA | 2362 FAIR OAKS BLVD | SACRAMENTO



**BROWN
STEVENS
ELMORE
& SPARE**
COMMERCIAL REAL ESTATE

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DRE 00312635

PROPERTY DESCRIPTION

The center has been well maintained and updated throughout the years, and pride of the ownership is apparent throughout. Built in 1981, and improved numerous times, the subject property meets all local regulations for the structures, restrooms and ADA accessibility.

Boasting prominent visibility in one of Sacramento's most affluent retail and restaurant trade areas, the property footprint is approximately 1.74± acres, and includes 101 parking stalls, of which 2 are designated for accessible users. In addition to the generous parking allotment, there is ample free street parking along the frontage road adjacent to Fair Oaks Boulevard. The property is also conveniently located within walking distance to stops for multiple SacRT routes.



QUICK FACTS

APN: 294-0140-030

Construction Type:

- Wood frame

Gross Building Size: 14,978± SF

Parcel Size: 1.74± AC

Zoning: LC (Light Commercial)

Use: Retail stores

Parking: 101 Stalls

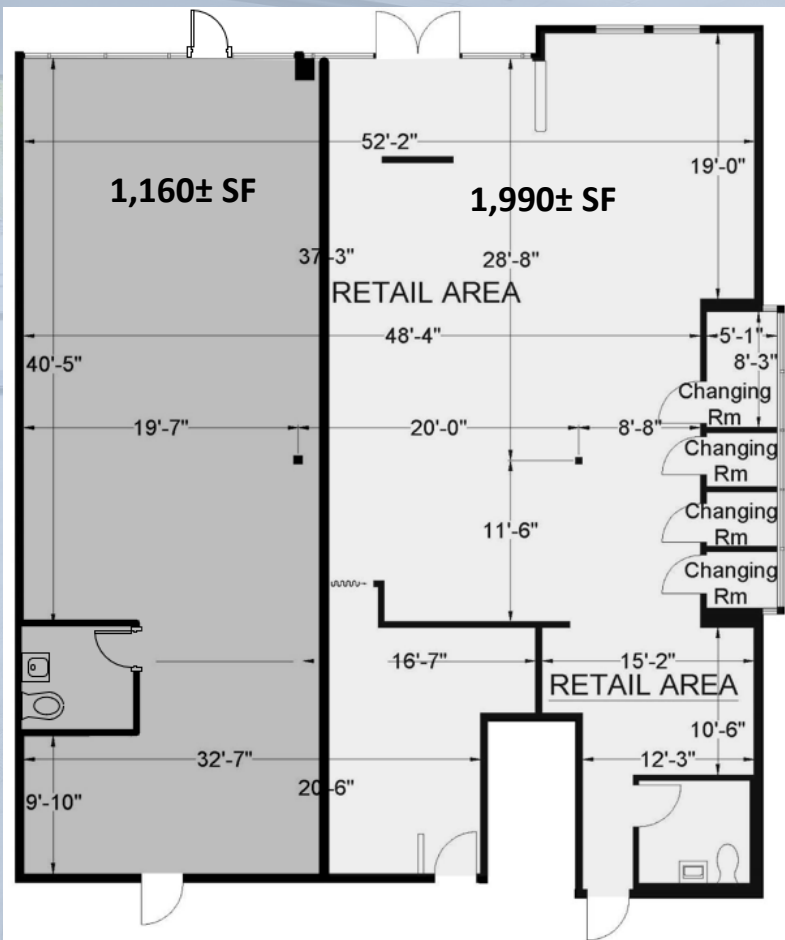
Flood Zone: Property is not located in a flood zone, and flood insurance is not required



1,160 TO 3,150± SQUARE FOOT

Lease Opportunity

Suite 2362 at Rio Del Oro Plaza is currently vacant, offering 1,160 to 3,150± square feet of prime, storefront space. With the continued growth of retail spaces along Fair Oaks Boulevard, the corridor has become a hub for high end shopping and eateries, assuring competitive lease rates and minimal vacancy throughout the area.





TENANT

Overview



“Ettore’s Bakery & Restaurant is open seven days a week, rolling out products 24 hours a day, proudly offering breakfast, lunch, dinner, a full line of European breakfast pastries, cookies, cakes, specialty desserts and custom wedding cakes.

Operating as Ettore’s Bakery and Restaurant since 1992, Ettore’s is an established tradition in Northern California. Ettore’s truly values the quality of their offerings, using only 100% butter (never shortening), the freshest produce and simply the best ingredients they can source, locally and from around the world. Lisa Calk, the driving force behind Ettore’s, has held just about every role over the past 16 years —Wedding Cake Coordinator, Store Manager, Wholesale Director, and General Manager. In 2018, she had the opportunity to purchase the bakery and restaurant, proudly continuing its rich legacy as owner.

With a deep love for Ettore’s and the community it serves, Lisa is committed to maintaining the high standards that make Ettore’s special: top-quality products, friendly service, and a strong connection to guests.”





TENANT

Overview

STARK JEWELERS

Larry Stark - Master Goldsmith with over 50 Years of Experience Making Custom Jewelry and Art

“Larry Stark is an artist, accomplished designer, and talented goldsmith with an impressive career spanning since 1975. He seamlessly combines exceptional craftsmanship with a boundless imagination, resulting in creations that are beautiful, truly unique and distinctive. In 2007, he expanded his creative passions to embrace the world of art jewelry, skillfully mixing natural materials such as rich, warm wood and striking, vibrant stone with fine metals and exquisite gems.

Under his guidance, Stark Jewelers produces not only beautiful jewelry but also a breathtaking artistic fusion that captivates the senses and reflects the essence of Nature. For an impressive half-century, we have dedicated ourselves to capturing our clients' visions in bespoke jewelry designs that are tailored to their individual desires. Stark Jewelers' remarkable creations inspire and connect with jewelry and art enthusiasts alike, who genuinely appreciate the beauty and profound meaning behind each meticulously crafted piece.”





TENANT

Overview

**SALON
BRAVISSIMO**

“Salon Bravissimo’s mission statement is to cohesively blend precision technique with fresh and engaging hair styling concepts that emphasizes the individual. By asking the right questions, paying close attention to our client’s needs, and always leaving the door open for new perspectives, we foster an environment where the development of our talent, ideas, and techniques transcends the fashion trends and represents the philosophy of exemplary hairdressing. It is within this environment where we produce our best work, always pushing ourselves to find harmony between fundamental and innovation. Our core team of talented designers ensures that Salon Bravissimo delivers exceptional results to our clients. Our company fosters continuous education, providing an atmosphere where we strive to discover your desires with a passion for every detail. Using our expertise in hair cutting, color concepts, and creative styling, Salon Bravissimo applies an uncompromised commitment to strategies that effectively satisfy even the most discerning clients with utmost ingenuity. Client satisfaction is our most important goal.”



BEST HAIR SALON

TWELVE TIME

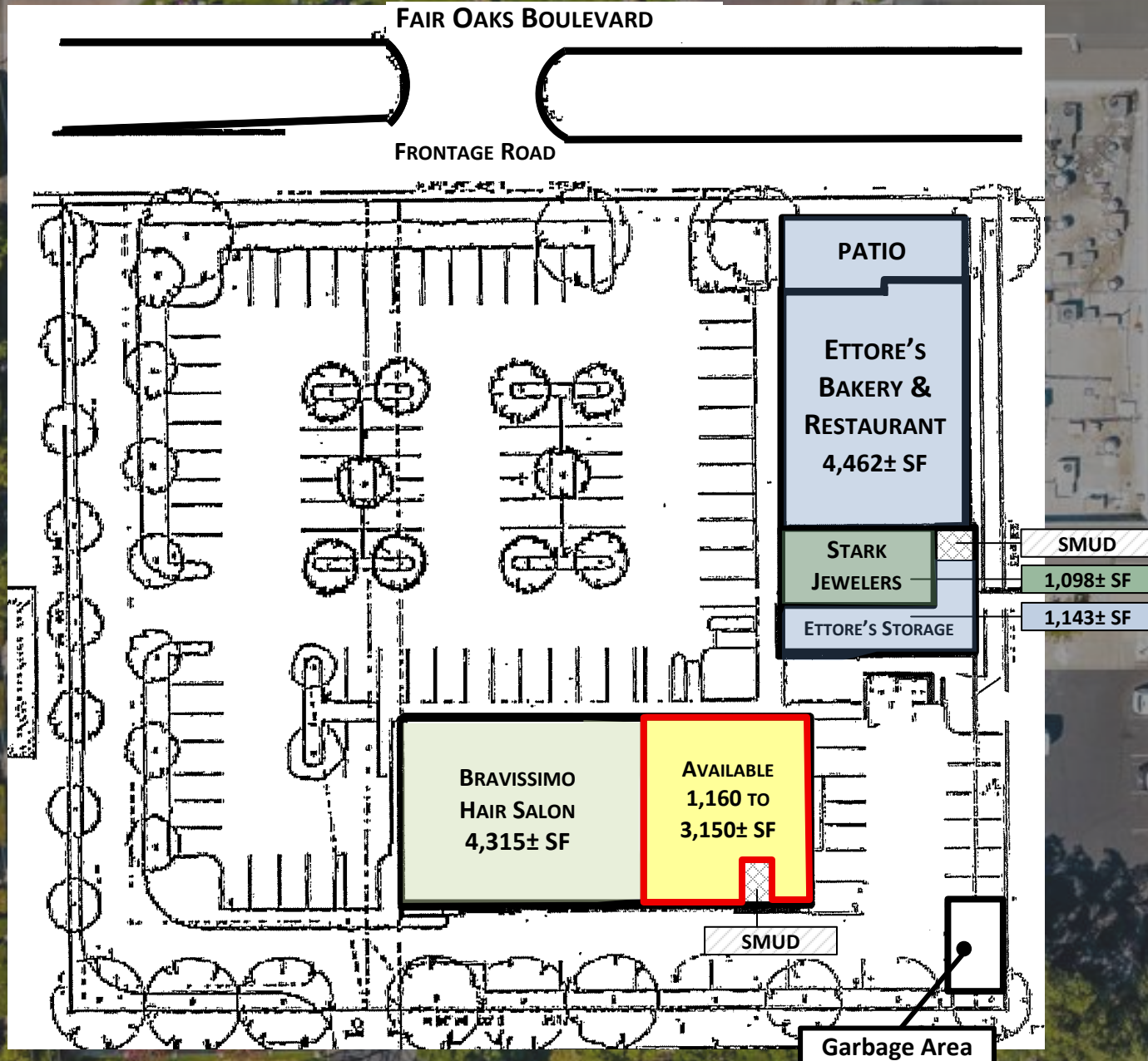
WINNER

A KCRA 3 **list**

BEST HAIR SALON



RIO DEL ORO PLAZA SITE PLAN



RIO DEL ORO PLAZA NOTABLE NEIGHBORS



Northrop Ave

49,435 ADT

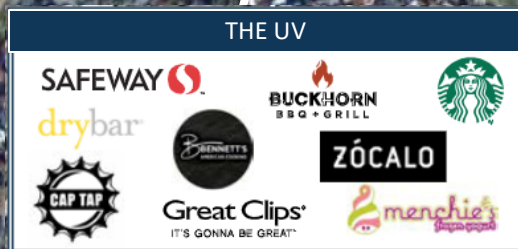


34,018 ADT

Fair Oaks Blvd



44,957 ADT



49,076 ADT



LOCATION & SUBMARKET

Rio Del Oro Plaza is conveniently situated on Fair Oaks Boulevard between Howe Avenue and Munroe Street. Located in a highly sought-after submarket, the center benefits from a nice mix of demographics influenced by CSU Sacramento, the high income neighborhoods of Sierra Oaks, Sierra Oaks Vista and Campus Commons, top rated schools, a major retail hub, and a vast multitude of businesses and residential within walking distance.

The property is situated in a strong daytime and evening trade area, and sits minutes from one of the busiest intersections in Sacramento. Directly across Fair Oaks Boulevard sits the exclusive Pavilions Shopping Center, offering Sacramento's finest retail experience with local and national entities. Less than a one minute drive from the property is Loehmann's Plaza, offering an abundance of services, eateries and retail options. Just down the road lies The UV, a newly renovated favorite neighborhood center with 20+ popular stores and restaurants, which has undergone an extensive \$15+ million renovation and redevelopment. The Boulevard, currently leasing at the Howe Avenue and Fair Oaks Boulevard Intersection, is a long awaited project by Petrovich Development, consisting of approximately 30,000± square feet of retail space with a diverse tenant mix. Rio Del Oro Plaza offers a centralized location boasting ideal proximity and easy access to Downtown Sacramento, Midtown Sacramento, and Highway 50.

AREA DEMOGRAPHICS

(3-MILE RADIUS — 2024 EST.)

138,664

POPULATION

\$119,221

AVG. HH INCOME



57,770

HOUSEHOLDS

36.5

MEDIAN AGE

169,285

DAYTIME POPULATION



Northrop Ave

Pavilions

Loehmann's
Plaza

Fair Oaks Blvd

The UV

The
Boulevard

Lyon Village

Sierra Oaks

Campus Commons

COMPARABLES/AVAILABLE | LEASING



1) THE UV – 458 HOWE AVE

SQUARE FEET: 2,197±
COMMENCEMENT: 02/01/2025
TERM: 120 MONTHS
LEASE RATE: \$3.00/PSF NNN
INCREASES: N/A
FREE RENT: N/A
TENANT: CORNERSTONE



4) HOWE 'BOUT ARDEN – 2100 ARDEN WAY

SQUARE FEET: 1,307±
COMMENCEMENT: 12/15/2023
TERM: 121 MONTHS
LEASE RATE: \$4.00
INCREASES: 3% ANNUAL
TI ALLOWANCE: 1 MONTH
TENANT: A SLICE OF LIFE



2) THE BOULEVARD – HOWE AVE & FAIR OAKS BLVD

SQUARE FEET: 1,668±
COMMENCEMENT: 01/10/2024
TERM: 84 MONTHS
LEASE RATE: \$4.51/PSF NNN
INCREASES: 3.52%
TI ALLOWANCE: \$50 PSF
TENANT: MILAN LASER



5) LYON VILLAGE – 2580 FAIR OAKS BLVD

SQUARE FEET: 848± - 912±
COMMENCEMENT: AVAILABLE
TERM: NEGOTIABLE
LEASE RATE: \$3.50/PSF NNN
INCREASES: ANNUAL
TI ALLOWANCE: NEGOTIABLE
TENANT: AVAILABLE



3) 3321-3455 EL CAMINO AVE

SQUARE FEET: 5,763±
COMMENCEMENT: 03/01/2025
TERM: 60 MONTHS
LEASE RATE: \$4.45/PSF NNN
INCREASES: SCHEDULED
TI ALLOWANCE: N/A
TENANT: DAAK PACK DOG TRAINING



6) 2381 FAIR OAKS BLVD

SQUARE FEET: 1,176± - 4,560±
COMMENCEMENT: AVAILABLE
TERM: NEGOTIABLE
LEASE RATE: \$3.50/PSF NNN
INCREASES: ANNUAL
TI ALLOWANCE: NEGOTIABLE
TENANT: AVAILABLE



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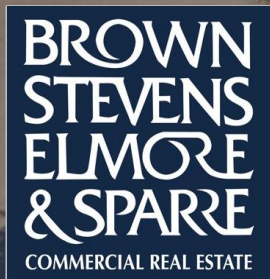
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Broker is a Principal in the property.