

Office Suites

FOR LEASE

2520 Venture Oaks | Sacramento, CA 95833



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NAINorthgate
LEASING TEAM

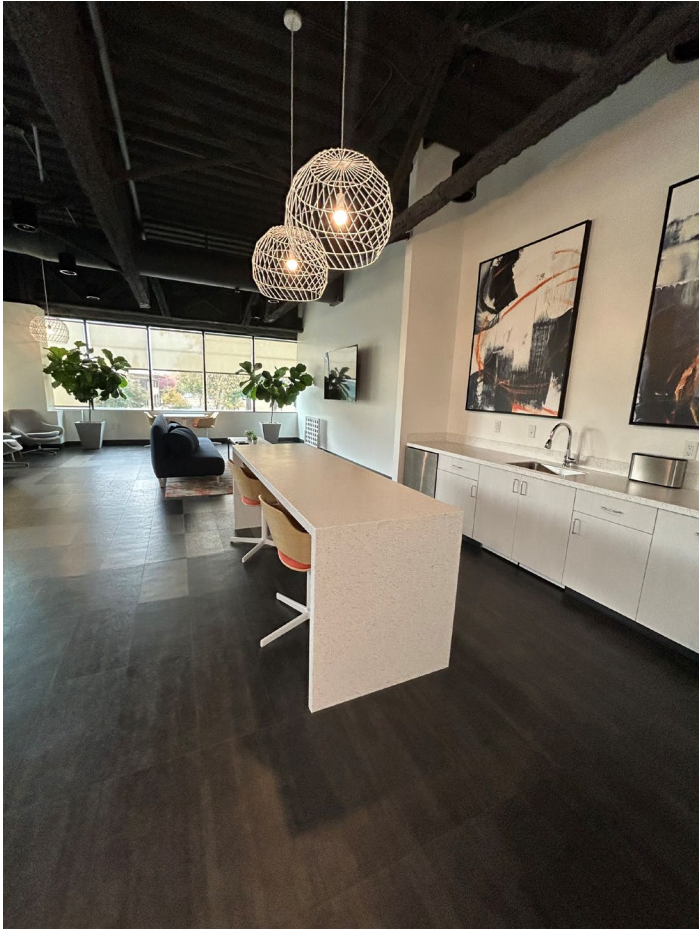


HIGHLIGHTS

- All utilities included
- Two miles from Sacramento's Central Business District & the State Capitol
- Walkable to restaurants and cafes
- Access to I-5 and I-80
- Freeway visible location with immediate freeway access
- On-site café and health facility with showers and lockers
- Employee lounge on second floor
- Quiet & safe professional space



PROPERTY PHOTOS – BUILDING COMMON AREAS



PROPERTY PHOTOS – OFFICE COMMON AREAS



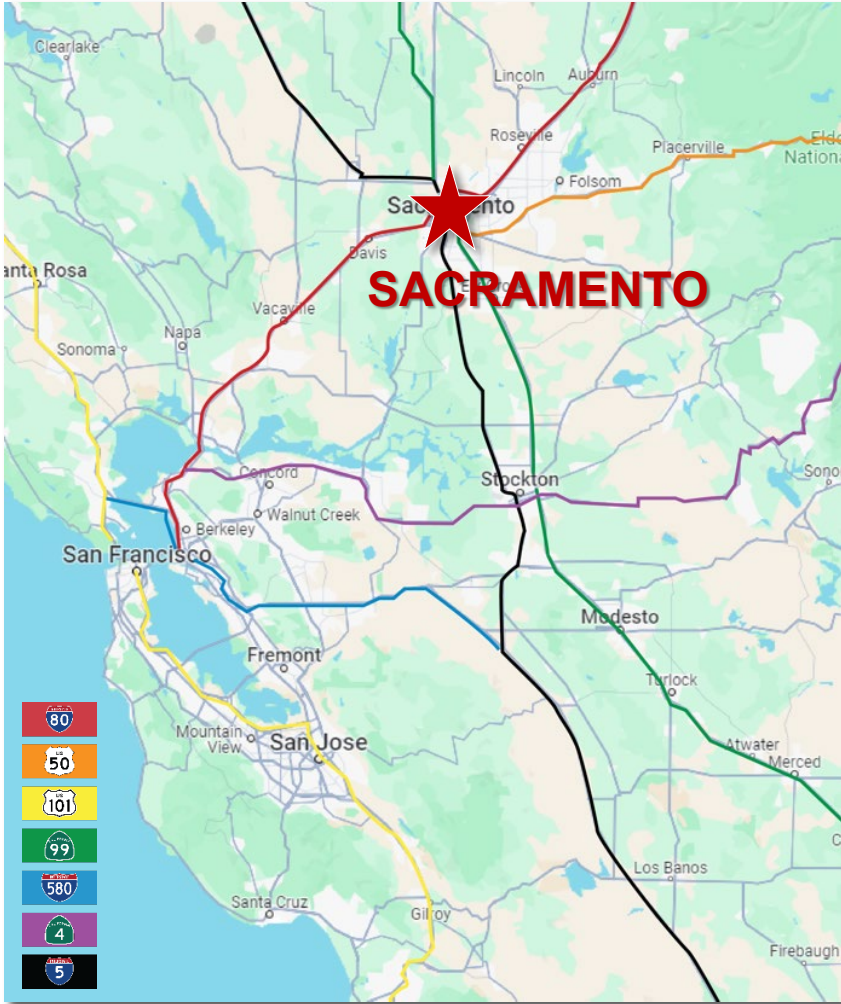
PROPERTY PHOTOS – PRIVATE OFFICES



MARKET OVERVIEW



DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
2024 Population	16,125	124,192	298,324
Projected Growth	1.12%	1.65%	1.18%
Median Age	34.2	35.7	36.3
Household	7,547	50,783	119,217
Projected Growth	0.60%	1.87%	1.20%
White Population	5,885	45,990	120,904
Black Population	2,927	15,773	35,060
Asian Population	2,087	17,856	47,392
Native Am Population	253	2,257	4,459
Pacific Isle Population	188	1,518	3,487
Mixed Population	2,526	19,317	43,663
Other Population	2,259	21,481	43,359
Hispanic Population	4,714	41,748	86,176
Average HH Income	\$112,427	\$103,547	\$119,028
Median HH Income	\$84,502	\$77,564	\$86,984
High School Graduates	22%	23%	20%
College Graduates	39%	34%	42%
Total Businesses	798	8,608	17,431
Total Employees	12,903	145,858	246,450



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ADVISORY SERVICES

Asset Management



Acquisitions & Dispositions



Appraisal & Valuation



Corporate Services



1031 Exchange Acquisitions (CA to FL)



Comprehensive Investment Strategy Advisory