

# FOR LEASE

# 3830 NORTHGATE BLVD, SACRAMENTO, CA

+/- 1,660 - 4,300 SF AVAILABLE

RESTAURANT SUITE AVAILABLE



3D Tour  
Click Here



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REAL ESTATE GROUP



# 3830 NORTHGATE BLVD.

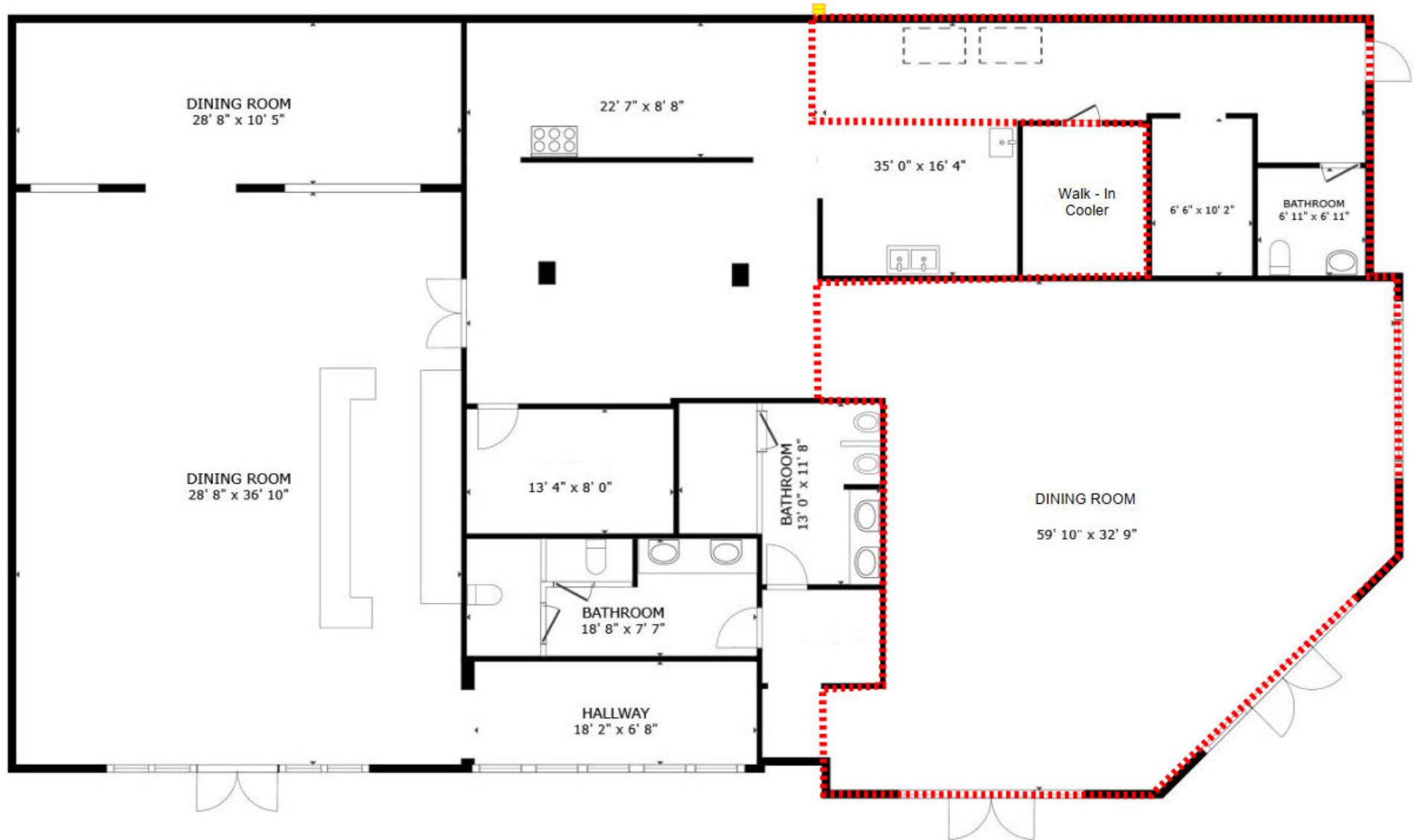
| SUITE   | SIZE              | LEASE RATE                    | SPACE NOTES  |
|---------|-------------------|-------------------------------|--|
| 300-400 | +/-2,640-4,300 SF | \$1.75 PSF - \$2.05 PSF + NNN | 2 <sup>ND</sup> GENERATION RESTAURANT & BAR WITH EQUIPMENT |
| 400     | +/- 1,660 SF      | \$1.75 PSF, NNN               | END CAP RETAIL SUITE. LARGE GLASS LINE. OPEN FLOOR PLAN.   |

## PROPERTY HIGHLIGHTS:

- Location:** Situated right off I-80 on Northgate Blvd in Sacramento, CA, this property offers excellent visibility and easy access to Highway 80 with 140,700 vehicles per day.
- Attractive Pricing:** Lease suites starting at \$1.75–\$2.05 PSF, plus NNNs of \$1.05 PSF (inclusive of sewer charges).
- 2<sup>nd</sup> Generation Restaurant Suite:** Take possession of a space that's ready to work as hard as you do. Formerly a full-service restaurant, this turnkey suite already features commercial kitchen infrastructure, letting you redirect build-out dollars toward refining your concept, not installing basics. Ideal for operators who want to open doors faster and bring their vision to life without starting from bare shell.
- Proximity to Key Amenities:** Conveniently located near local attractions and businesses, enhancing its appeal for both customers and employees. Positioned in a bustling area with significant foot and vehicle traffic, ensuring a constant flow of potential customers. Captive customers, as well, with 2 hotels in parking lot
- Freeway Proximity:** Enjoy excellent proximity from the freeway, attracting a large number of passing vehicles and potential customers daily.
- Monument Signage:** Benefit from prominent monument signage along Northgate Blvd, enhancing brand visibility and recognition.



# FLOOR PLAN: SUITES 300 - 400



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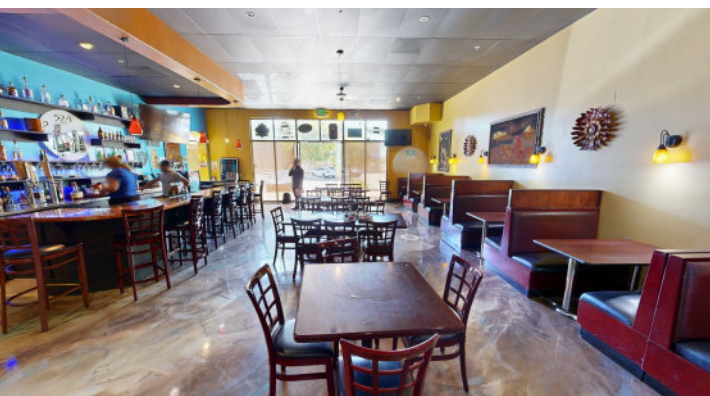


**Note:** Potential demising line shown above in red. Demised portion of restaurant suite is +/-2,640 SF. There is more equipment in this suite than shown in the below floor plan. Please view the 3D tour. All measurements above are approximate.





# INTERIOR PHOTOS - SUITE 300-400





# SITE PLAN



SUITE  
300 - 400  
Restaurant  
AVAILABLE





# IMMEDIATE VICINITY RETAIL AERIAL

SUBJECT  
PROPERTY



innovAge  
Life on Your Terms™

IHOP

PeachTree  
Health  
a california health+ center

M&T  
MCGEE & THIELEN  
INSURANCE BROKERS, INC.

COMING SOON

★ Carl's Jr.®

COMING SOON

Northgate Blvd.

TACO  
BELL

Tarbiya Institute  
Perpetual • Personal • Progress

HMC HazelMahone  
COLLEGE PREP  
A FORTUNE SCHOOL







# EXTERIOR PHOTOS





# AERIAL OF NEARBY RETAIL





# DEMOGRAPHIC SUMMARY REPORT

3830 NORTHGATE BLVD, SACRAMENTO, CA 95834



## POPULATION

### 2024 ESTIMATE

|                |         |
|----------------|---------|
| 1-MILE RADIUS  | 10,562  |
| 5-MILE RADIUS  | 306,891 |
| 10-MILE RADIUS | 919,145 |

## HOUSEHOLD INCOME

### 2024 AVERAGE

|                |             |
|----------------|-------------|
| 1-MILE RADIUS  | \$78,748.00 |
| 5-MILE RADIUS  | \$94,611.00 |
| 10-MILE RADIUS | \$96,525.00 |



## POPULATION

### 2029 PROJECTION

|                |         |
|----------------|---------|
| 1-MILE RADIUS  | 10,735  |
| 5-MILE RADIUS  | 310,326 |
| 10-MILE RADIUS | 926,895 |

## HOUSEHOLD INCOME

### 2024 MEDIAN

|                |             |
|----------------|-------------|
| 1-MILE RADIUS  | \$64,862.00 |
| 5-MILE RADIUS  | \$73,072.00 |
| 10-MILE RADIUS | \$73,786.00 |



## POPULATION

### 2024 BY ORIGIN

|                           | 1-MILE RADIUS | 5-MILE RADIUS | 10-MILE RADIUS |
|---------------------------|---------------|---------------|----------------|
| WHITE                     | 2,472         | 114,399       | 418,842        |
| BLACK                     | 1,522         | 36,693        | 89,420         |
| HISPANIC ORIGIN           | 4,741         | 93,168        | 245,767        |
| AM.INDIAN & ALASKAN       | 208           | 4,538         | 12,298         |
| ASIAN                     | 1,559         | 50,222        | 125,222        |
| HAWAIIAN/PACIFIC ISLANDER | 231           | 3,382         | 9,346          |
| OTHER                     | 4,570         | 97,657        | 264,017        |



# CONTACT US!

FOR MORE INFORMATION ABOUT  
THIS OPPORTUNITY



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