



FOR SALE OR LEASE

7301 WEST
STOCKTON BLVD

*±4,200 SF Single Tenant Retail
Building at College Square –
Available Q2 – 2025*

SACRAMENTO, CA



LOCATION OVERVIEW

7301 West Stockton Boulevard in Sacramento is a freestanding retail building, shadow anchored by FoodsCo in the College Square Shopping Center. The building is located directly facing Bruceville Road near the lighted intersection of Bruceville Road and Calvine Road and has excellent access. The well maintained building is in a high traffic center with many restaurants, a gas station, daycare, martial arts studio and Goodwill. The Subject Property benefits from dense residential, high visibility, and heavy daytime and evening retail draw.

PROPERTY INFORMATION

ADDRESS	7301 W Stockton Blvd Sacramento, CA
PARCEL NO.	117-1460-016
LAND AREA	0.83 AC
PARKING	8/1,000 SF
TYPE	Retail Bank
TOTAL SF	±4,200 SF
YEAR BUILT	2007
OCCUPANCY	100%
TENANT	Chase Bank
ZONING	C-2-PUD (General Commercial, Planned Unit Development)

\$2,650,000
ASKING PRICE

\$3.25/SF
ASKING LEASE RATE

7301 W STOCKTON BLVD



CENTRAL
LOCATION
NEAR MAJOR
THOROUGHFARES



SINGLE TENANT
FREESTANDING
CORNER
LOCATION



IN A THRIVING
AND GROWING
SUBMARKET



MONTHLY
INCOME IN
PLACE THROUGH
MAY 2025



AVAILABLE FOR SALE OR LEASE

KIDDER MATHEWS



PREMIUM LOCATION

- Located on the corner of the main entrance on Bruceville Road into College Square Shopping Center
- Immediate access to College Square Shopping Center from Highway 99 via Cosumnes River Boulevard
- ±40,000 ADT at Building
- Across the Street from Cosumnes River College
- Across the Street from the Cosumnes River College Light Rail Station
- Busy-well traveled Shopping Center
- Rapidly Growing Submarket

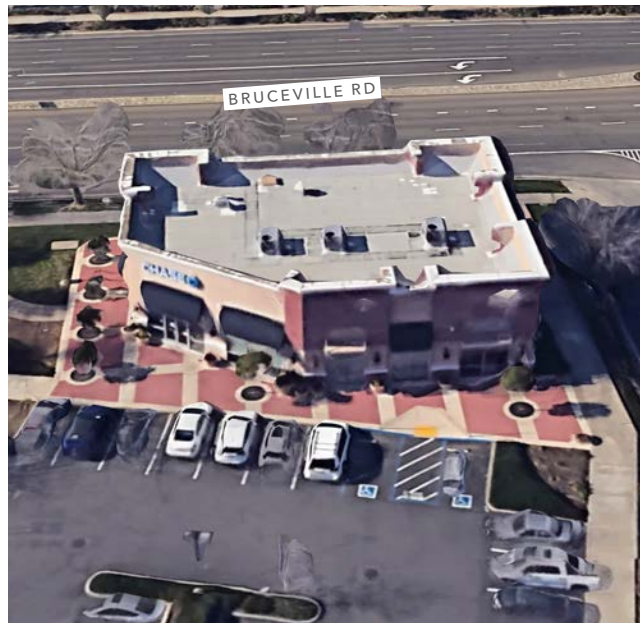
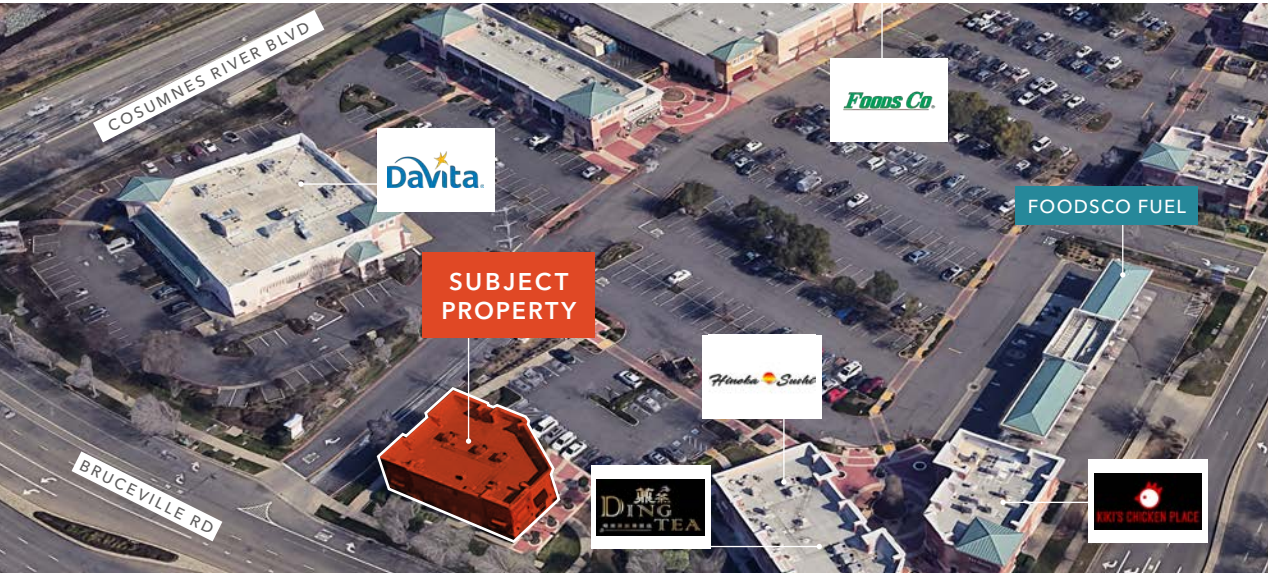
±40,000 CARS
Average Daily Traffic

**SUBJECT
PROPERTY**

COSUMNES RIVER COLLEGE
LIGHT RAIL STATION

APN: 117-1460-016

COSUMNES RIVER COLLEGE



PERFECT BUILDING

- Available Q2 - 2025
- Ideal Size: 4,200 SF
- Generous Parking: ±34 Spaces (8:1000)
Buyer to confirm
- Flexible Zoning: General Commercial (PUD)

Accommodating of many Tenant Types

- Restaurant
- Specialty Store
- Tap Room
- Cellular
- Dental/Professional
- Coffee/Donut
- Student Support
- Incredible Visibility and Presence - at the foot of Main Entry
- Awesome options for patio conversion

RENT ROLL

Tenant	Chase Bank
Early Termination option	Expires May 30, 2025
Lease Rate	\$11,970/Month
NNNs	\$7,701.68



HIGHLY- ACCESSIBLE LOCATION

Multiple Points of ingress/egress; one of which is a lighted intersection into College Square Shopping Center

±40,000 ADT

Major Property Boundary Lines: Cosumnes River Blvd., Highway 99 South On-ramp, Bruceville Road, West Stockton Blvd.

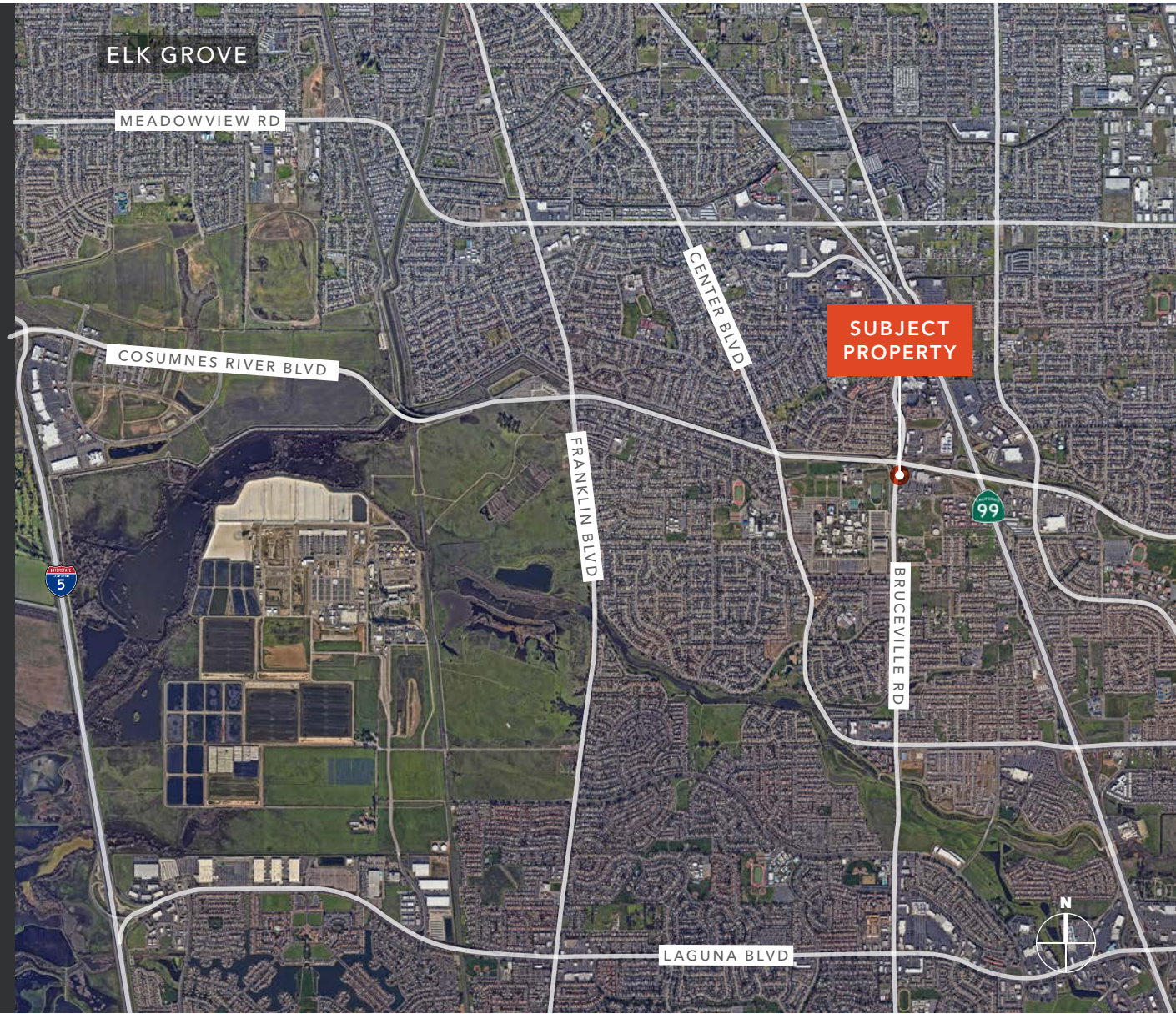
Easy for visitors to locate

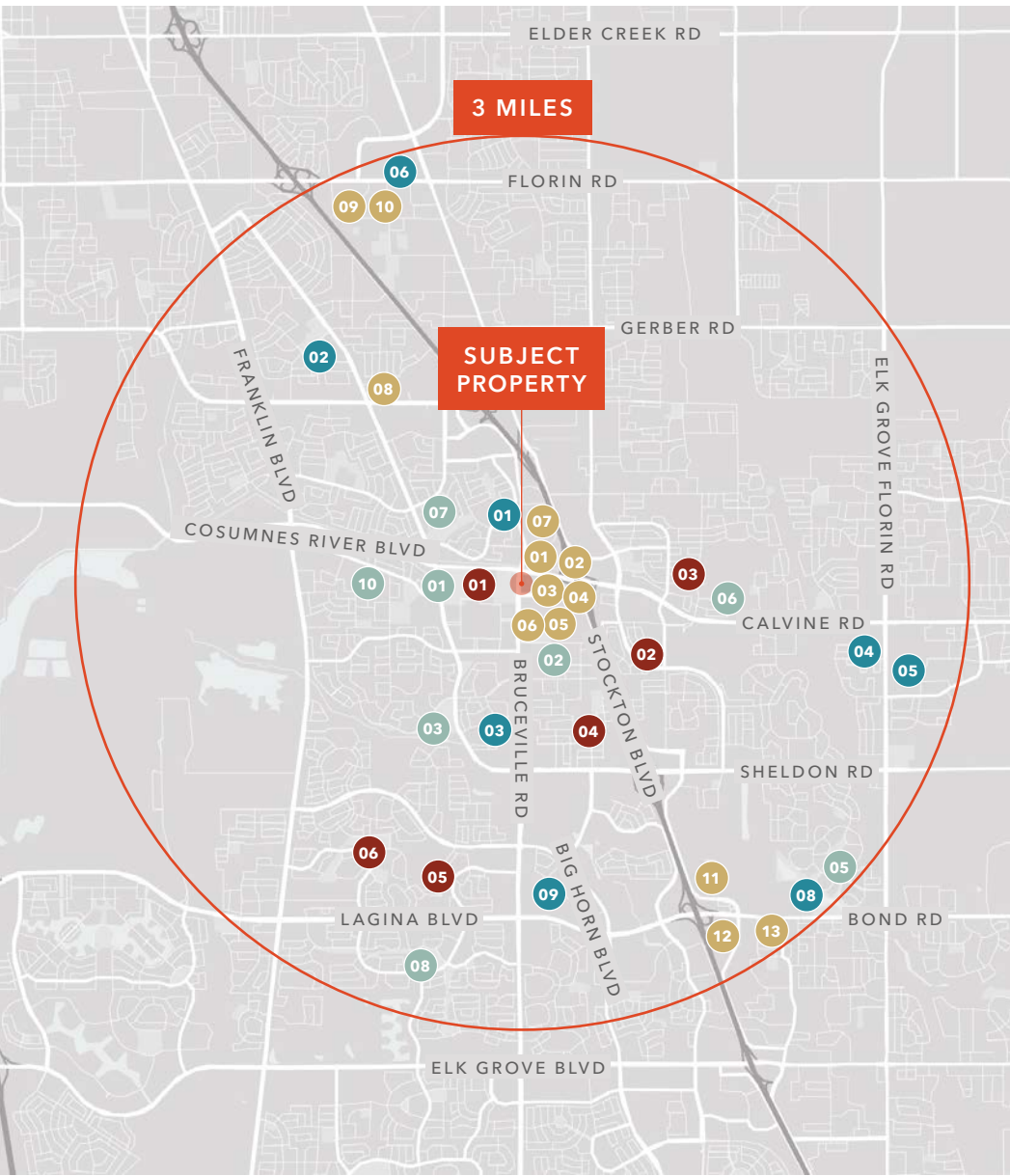
1/2 MILE

TO I-99 ON/OFF RAMP

4.5 MILES

TO I-5 ON/OFF RAMP





NEARBY AMENITIES

RESTAURANTS

- 01 La Estrella Tacos & Seafood
- 02 Crab N Spice
- 03 Hinoka Sushi
- 04 Kiki's Chicken Place
- 05 Rice & Noodle
- 06 Taco Bell
- 07 Subway
- 08 Jollibee
- 09 Krispy Kreme
- 10 The Boiling Crab
- 11 Applebees
- 12 Chick - fil - A
- 13 Mikuni

SCHOOLS

- 01 Cosumnes River College
- 02 Monterey Trail High School
- 03 Kirchgater Elementary School
- 04 Irene B West Elementary School
- 05 Laguna Creek High School
- 06 Ehrhardt Elementary School

LIFESTYLE & FITNESS

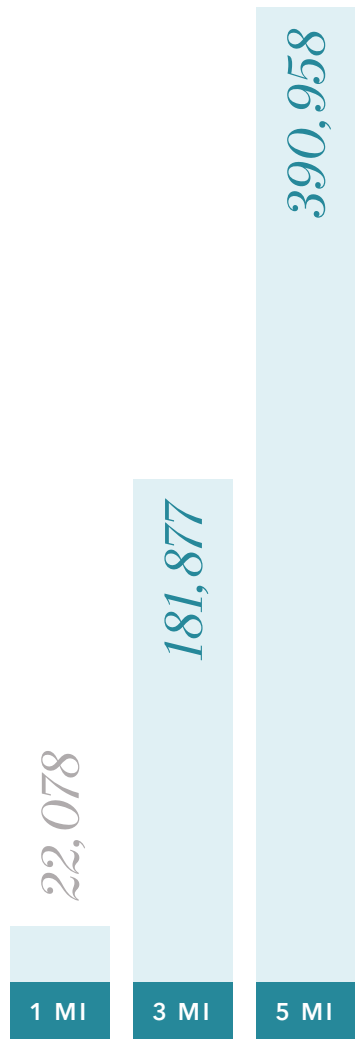
- 01 UFC Gym
- 02 Planet Fitness
- 03 24 Hour Fitness
- 04 City Sports
- 05 24 Hour Fitness
- 06 Chuze Fitness
- 07 Body Fit Training
- 08 In-Shape Family Fitness
- 09 The Grove Fitness

RECREATION & PARKS

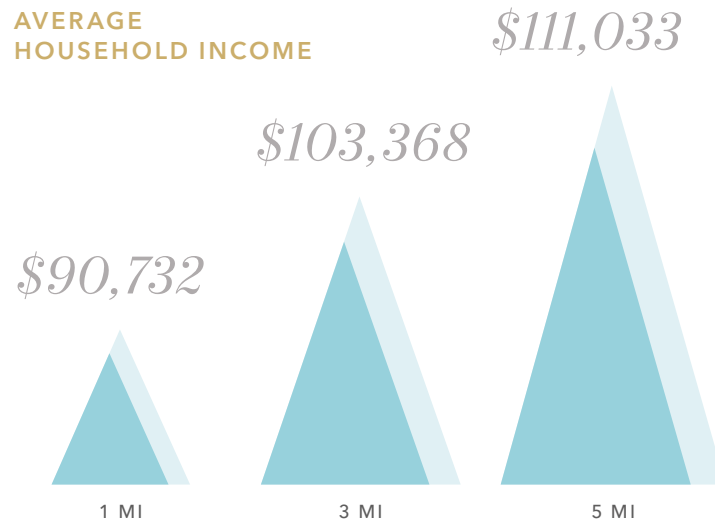
- 01 Consumes School Park
- 02 Shasta Community Park
- 03 North Laguna Creek Park
- 04 Jacinto Creek Park
- 05 Camden Park
- 06 Edwin A Smith
- 07 Valley High Park
- 08 Kloss Park
- 09 Valley School Park

DEMOGRAPHICS

POPULATION



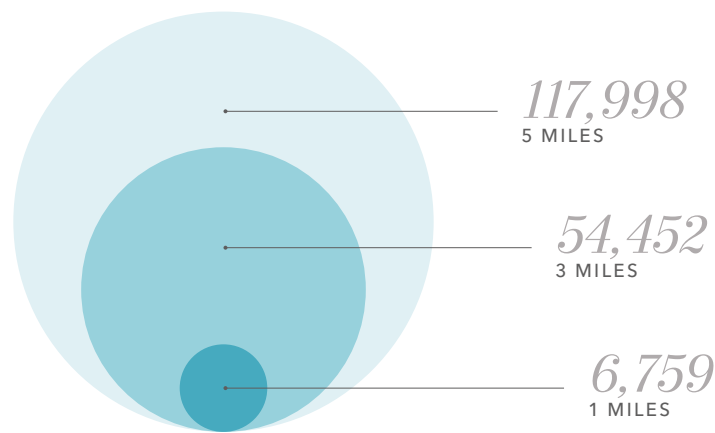
AVERAGE HOUSEHOLD INCOME



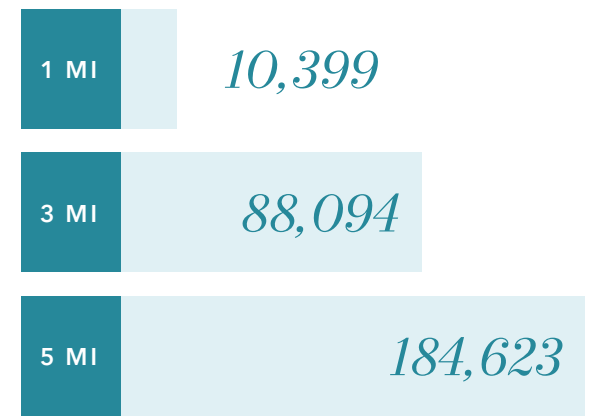
MEDIAN AGE



ESTIMATED HOUSEHOLDS

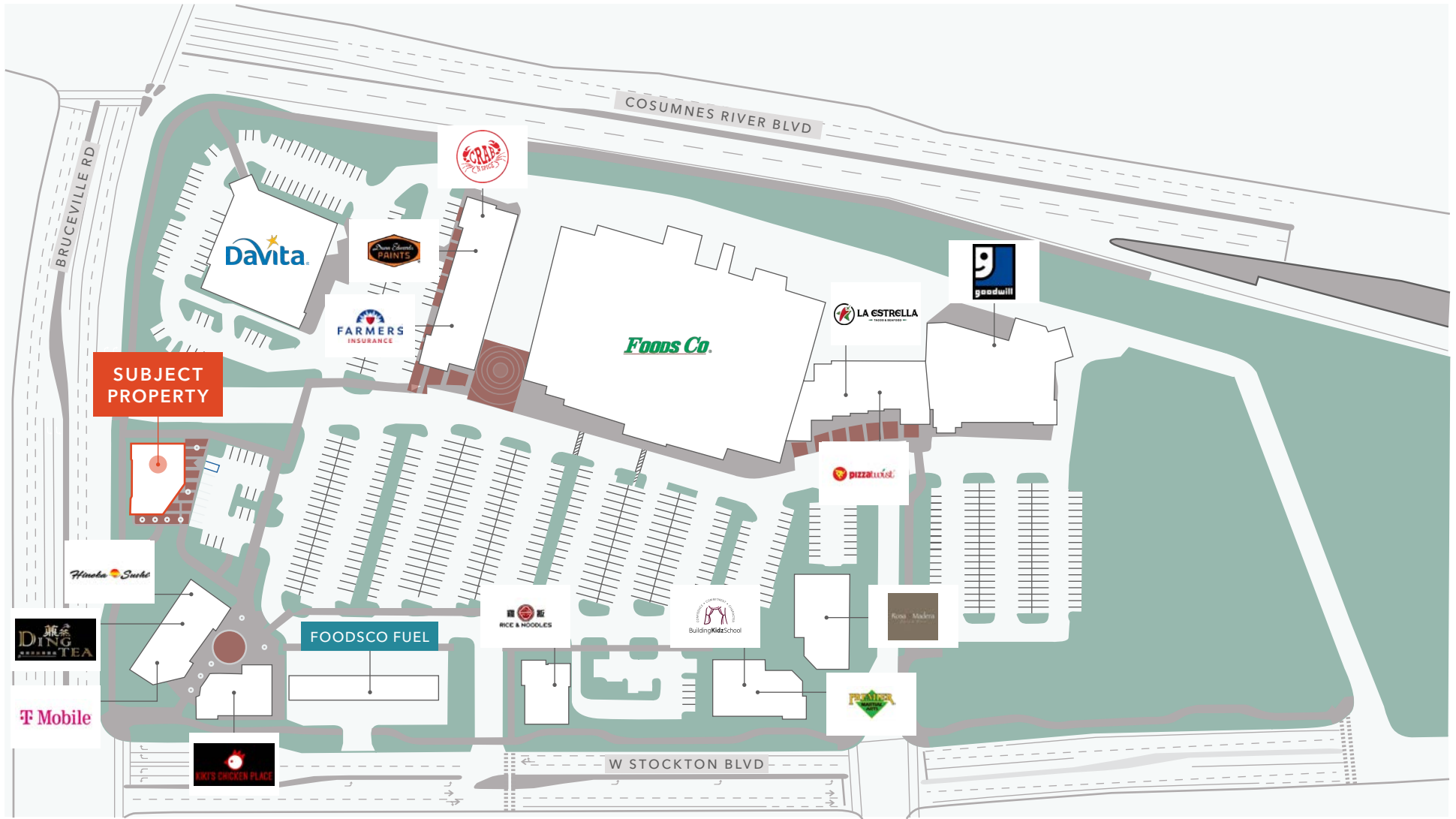


ESTIMATED EMPLOYEES

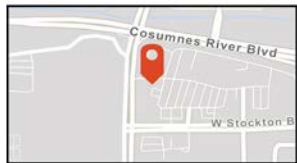
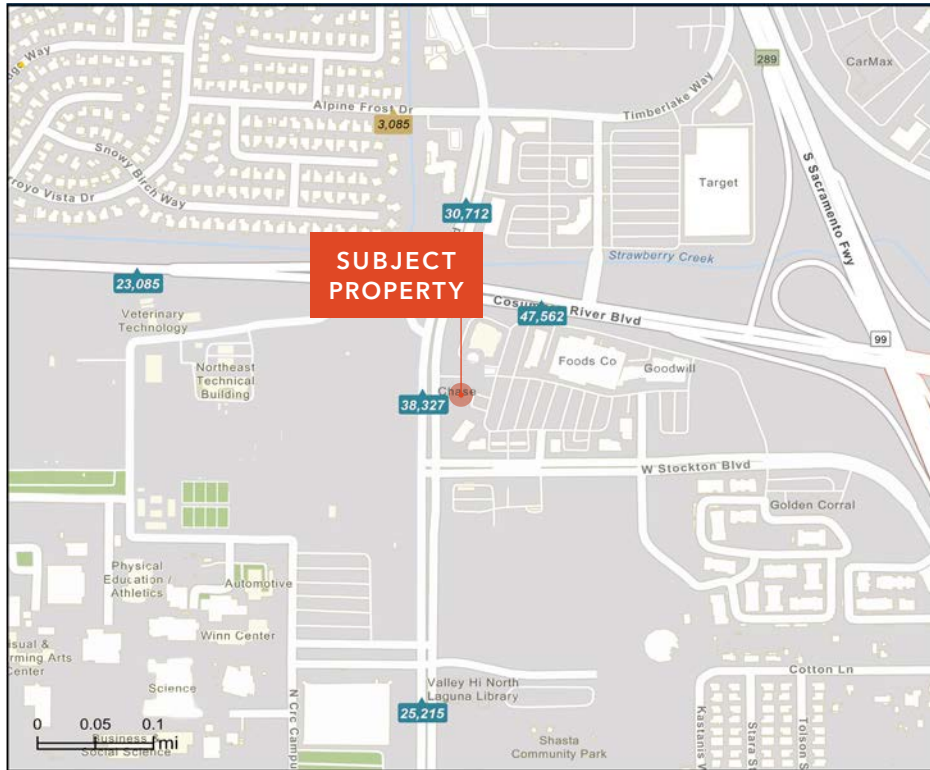


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SITE PLAN



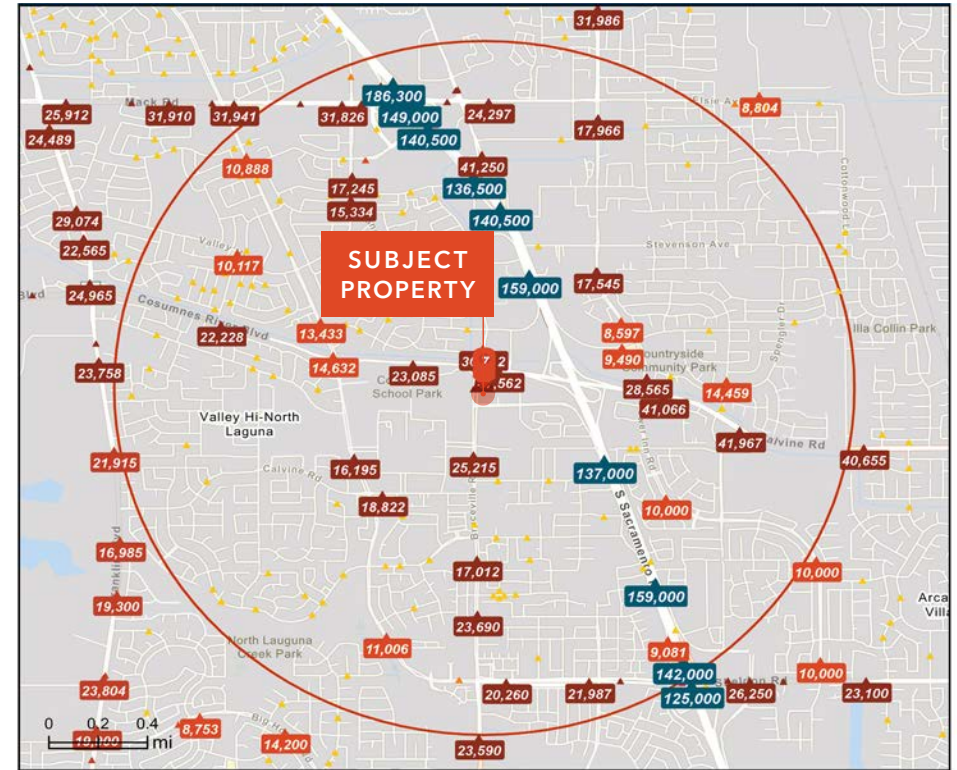
TRAFFIC COUNT MAP



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



TRAFFIC COUNT HEAT MAP



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day





Exclusively listed by

JAY RICHTER, CCIM, SIOR
Senior Vice President, Shareholder
916.751.3609
jay.richter@kidder.com
LIC N°01305696

KATIE KARKAZIS
Associate Broker
916.751.3600
katie.karkazis@kidder.com
LIC N°02092842

KIDDER.COM