

**FOR
LEASE**

**2700-2828 MARCONI AVENUE
SACRAMENTO, CA**

+/- 2,559 - 5,000 SF OF RETAIL SPACE AVAILABLE



**3D Tour
Click Here** 

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ROME
REAL ESTATE GROUP

TAYLOR CENTER

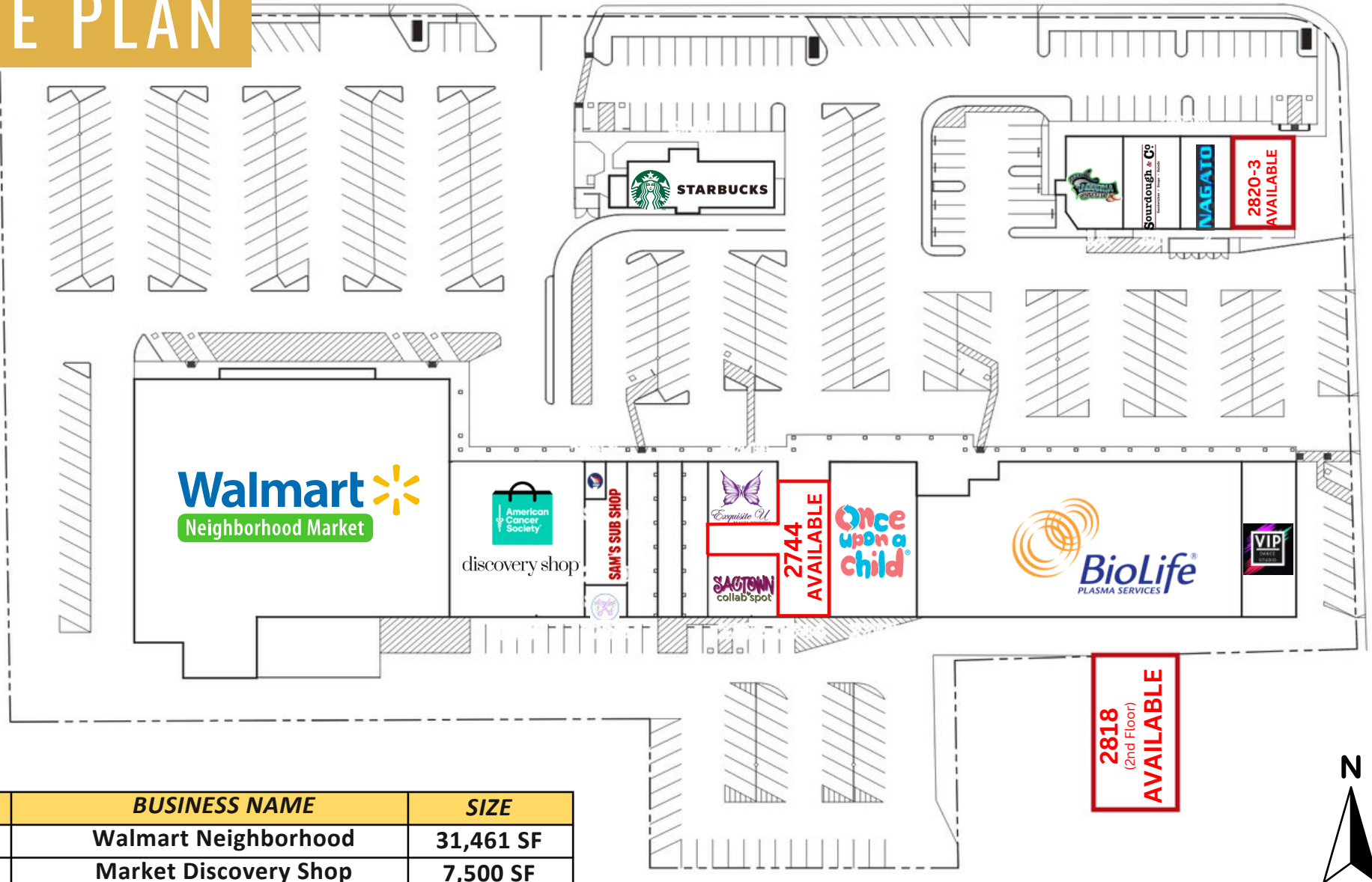
<i>SUITE</i>	<i>SIZE</i>	<i>PRICING</i>	<i>SPACE NOTES</i>
2744	+/- 3,500 SF	\$2.25 PSF, NNN	Retail Space
2820-3	+/- 2,559 SF	\$1.50 PSF, NNN	Retail Space
2818 (2nd Floor)	+/- 5,000 SF	\$1.00 PSF, NNN	Former Dance Studio (divisible)

- **Walmart Neighborhood Market Anchored Center:** Benefit from the established customer traffic of a major grocery retailer.
- **Prime Location on Main Retail Corridor:** High visibility on a major thoroughfare in Sacramento. Surrounded by well-known brands like Trader Joe's, CVS, McDonalds, Ross, TJ Maxx, Sprouts, Bed Bath & Beyond, etc. in what is a bustling retail environment.
- **Monument Signage Available:** Increase brand awareness with prominent signage along Marconi Avenue, alongside well-know co-tenants.
- **End-Cap Pad Suite Available:** 2,559 SF, formerly occupied by AT&T. Great visibility and frontage directly on Marconi Ave.

SITE PLAN

MARCONI AVENUE

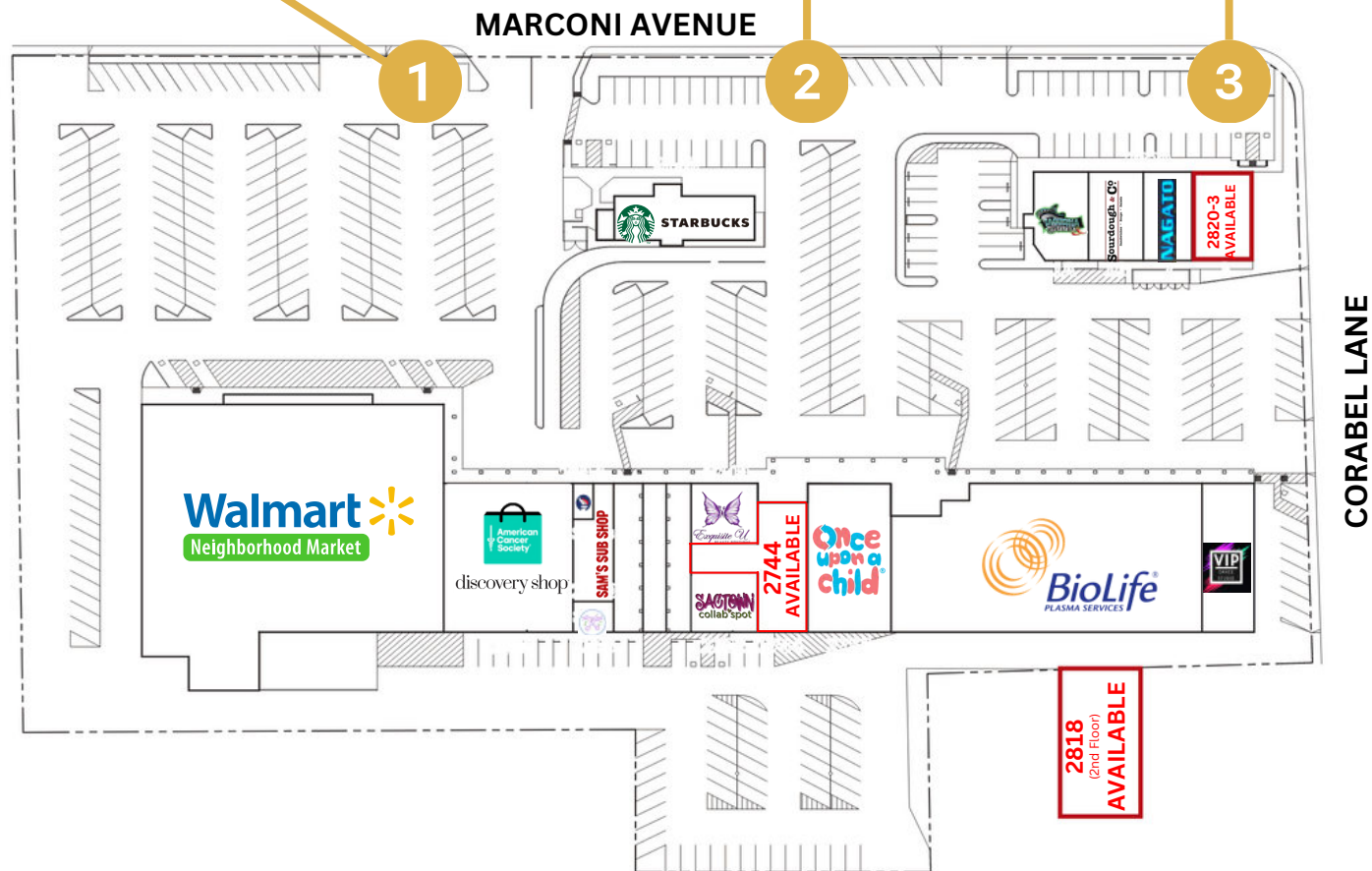
CORABEL LANE



SUITE	BUSINESS NAME	SIZE
2700	Walmart Neighborhood	31,461 SF
2706	Market Discovery Shop	7,500 SF
2714	Liberty Tax	720 SF
2720	Sam's Sub Shop	2,167 SF
2728	Salon Exsalonce	600 SF
2732	Sactown Collab Spot	1,200 SF
2740	Exquisite U	2,000 SF
2744	AVAILABLE	3,500 SF
2746	Starbucks Drive-Thru	2,817 SF
2752	Once Upon a Child	6,143 SF

SUITE	BUSINESS NAME	SIZE
2800	BioLife Plasma Services	15,620 SF
2828	VIP Dance Studio	3,000 SF
2818	AVAILABLE (2nd Floor)	5,000 SF
2820-1A	Taqueria La Perla Tapatia	2,050 SF
2820-1B	Sourdough & Co	1,351 SF
2820-2	Nagato Sukiyaki	1,874 SF
2820-3	AVAILABLE	2,559 SF

MONUMENT SIGNAGE



FLOOR PLAN - SUITE 2744

3D Tour
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Size: +/- 3,500 SF

Base Rent: \$2.25 PSF, NNN

NNN Costs: \$0.63 PSF



INTERIOR PICTURES

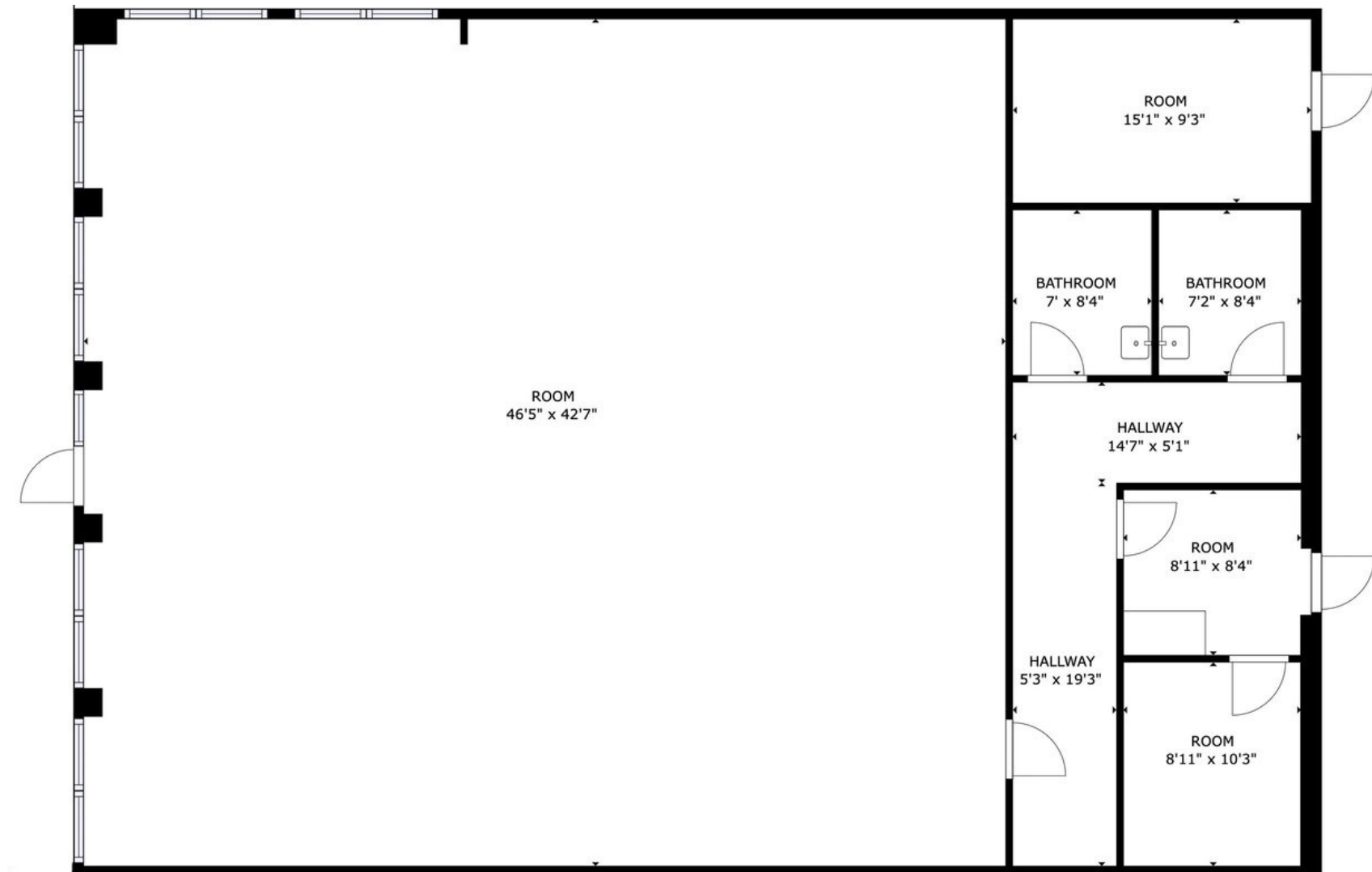


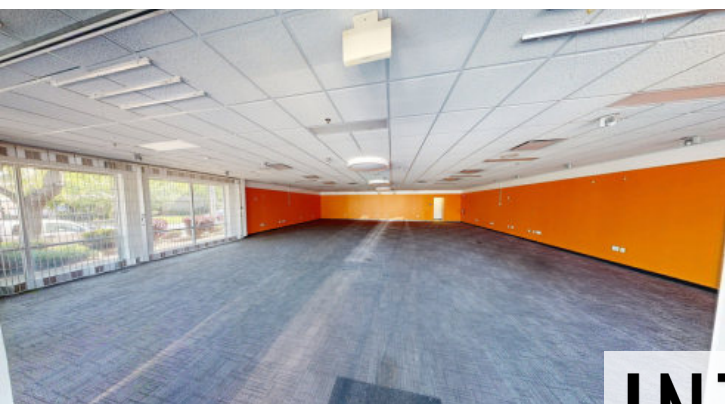
FLOOR PLAN - SUITE 2820-3

Size: +/- 2,559 SF

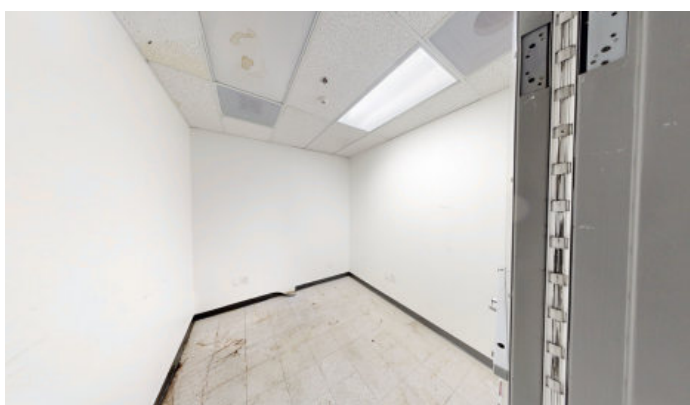
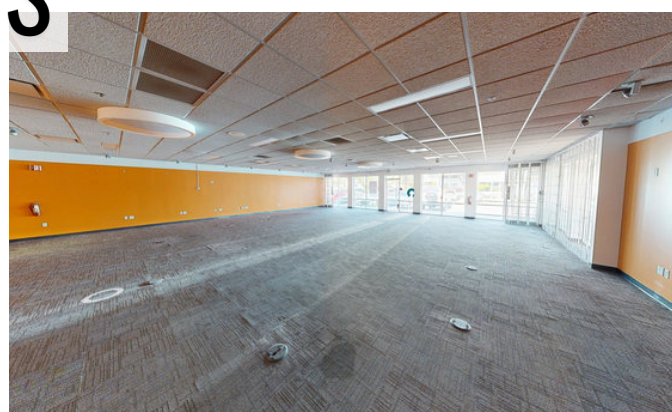
Base Rent: \$1.50 PSF, NNN

NNN Costs: \$0.63 PSF





INTERIOR PICTURES



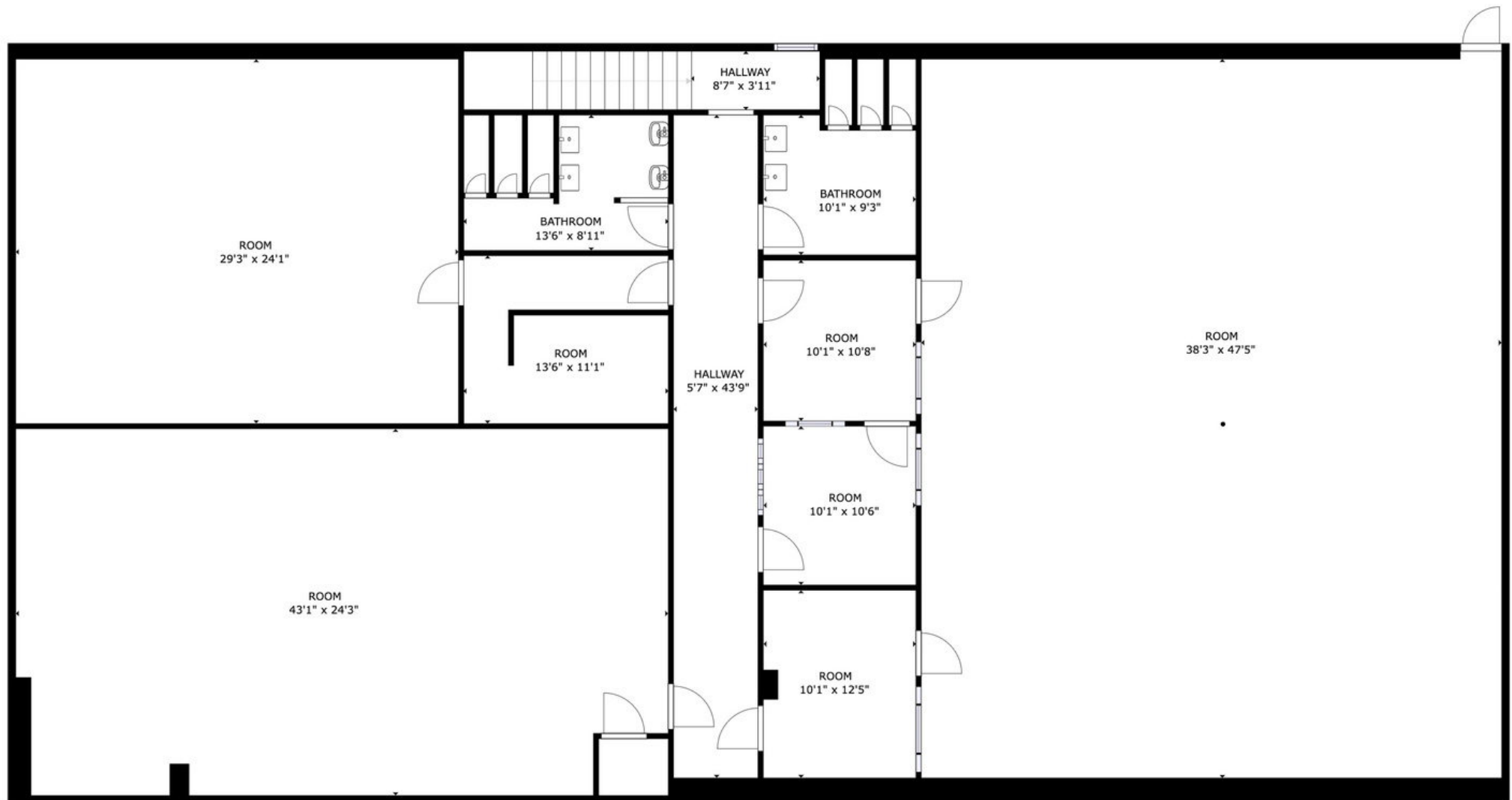
FLOOR PLAN - SUITE 2818

Size: +/- 5,000 SF

Base Rent: \$1.00 PSF, NNN

NNN Costs: \$0.63 PSF

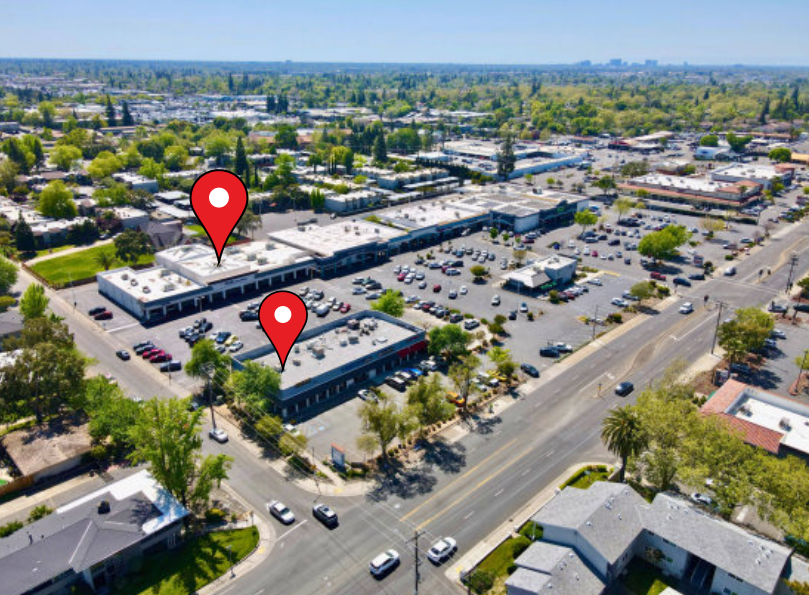
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INTERIOR PICTURES





EXTERIOR PICTURES



TRADER JOE'S

PROPERTY
LOCATION



MARCONI AVE

EL CAMINO AVE

FULTON AVE

ARDEN WAY

WATT AVE

EASTERN AVE

HOWE AVE

HURLEY WAY

FAIR OAKS BLVD



American River

arden fair
MALL 150+ Retailers

DEMOGRAPHIC SUMMARY REPORT

2700-2828 MARCONI AVENUE, SACRAMENTO, CA 95821



POPULATION 2023 ESTIMATE

1-MILE RADIUS	18,683
3-MILE RADIUS	138,685
5-MILE RADIUS	362,093

POPULATION 2028 PROJECTION

1-MILE RADIUS	19,209
3-MILE RADIUS	142,665
5-MILE RADIUS	371,989



HOUSEHOLD INCOME 2023 AVERAGE

1-MILE RADIUS	\$64,141.00
3-MILE RADIUS	\$76,690.00
5-MILE RADIUS	\$87,523.00

HOUSEHOLD INCOME 2023 MEDIAN

1-MILE RADIUS	\$40,405.00
3-MILE RADIUS	\$52,293.00
5-MILE RADIUS	\$62,254.00



POPULATION 2023 BY ORIGIN

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
WHITE	13,033	93,984	249,769
BLACK	2,354	16,789	39,959
HISPANIC ORIGIN	4,809	36,872	92,784
AM. INDIAN & ALASKAN	423	2,799	6,684
ASIAN	1,282	13,463	35,940
HAWAIIAN/PACIFIC ISLAND	207	1,847	4,445
OTHER	1,385	9,804	25,296

CONTACT US!

TO LEARN MORE ABOUT
THIS RETAIL/OFFICE SUITE



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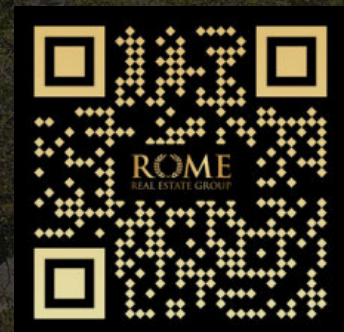
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