



RIVERPOINT MARKETPLACE

WEST SACRAMENTO, CA

SEC REED AVE & INTERSTATE 80
WEST SACRAMENTO, CA 95605

| **CBRE**



PROPERTY INFORMATION

- Riverpoint Marketplace is a super-regional power center located in West Sacramento with many large national tenants.
- With a high occupancy rate, the center is vibrant with people with constant traffic entering the Center.
- The project is visible from Interstate 80 and has direct access from I-80 and Reed Ave.



SITE PLAN



NOT TO SCALE—ALL DIMENSIONS ARE APPROXIMATE.

AVAILABLE SPACES

BLDG	TENANT	SIZE (SF)	BLDG	TENANT	SIZE (SF)	BLDG	TENANT	SIZE (SF)
725	Community Business Bank	7,020		Sakura Sushi	1,332	779	IHOP	2,720
735	Ross Dress for Less	27,384		Manchurian Indian Restaurant	2,039		JS Threading	1,180
744	AVAILABLE - PAD	7,872	768	Five Guys	2,400		Hawaiian Poke Restaurant	1,100
756	AVAILABLE - PAD	12,270		Sourdough & Co.	1,600	780	In-N-Out	3,265
759	AK Nails	3,000		AT&T	2,000	783	America's Tire	7,000
	Eureka Dental	3,600	771	Mattress Firm	4,694	795	Skechers	6,055
760	Firestone Tires	8,473		Daiso	6,428		Petco	11,500
763	T-Mobile	2,500		MOD Pizza	2,800			
	Wingstop	1,660	772	Golden 1 Credit Union	5,490			
	Burger King	2,000	775	Chipotle	2,210			
767	Beach Hut Deli	1,296		Sally Beauty	1,500			
	T-4 Boba Tea	1,200		AVAILABLE	975			
	Batteries Plus	1,592		Pacific Dental	3,815			
	Barebones	3,000	776	Taco Bell	3,550			



AREA INFO



DEMOGRAPHICS (5 MI.)



253,481
DAYTIME POPULATION



\$89,362
AVG. HOUSEHOLD INCOME



\$488,785
AVG. VALUE OF OWNER
OCC. HOUSING UNITS



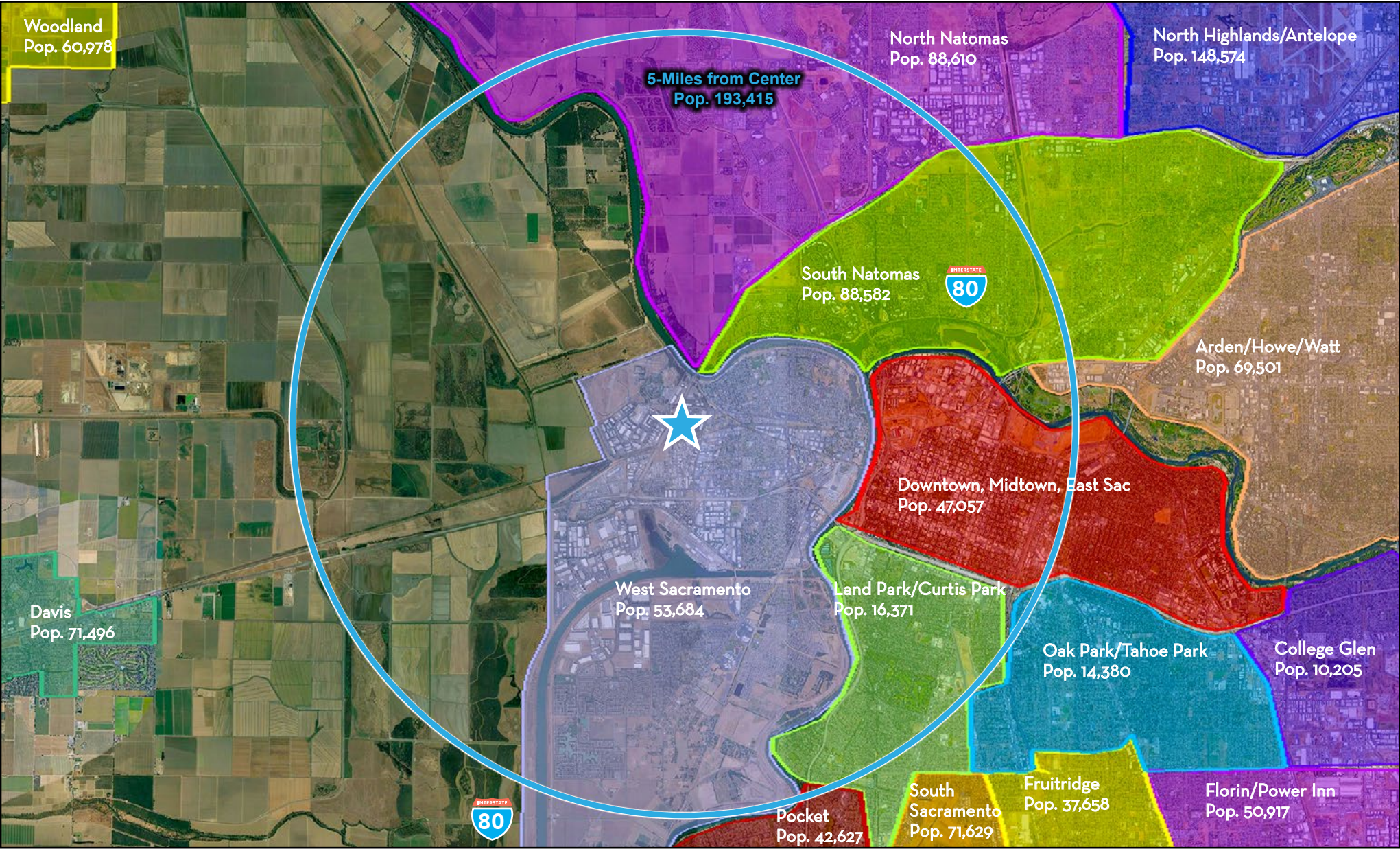
94,436
COLLEGE EDUCATED



12,462
BUSINESSES

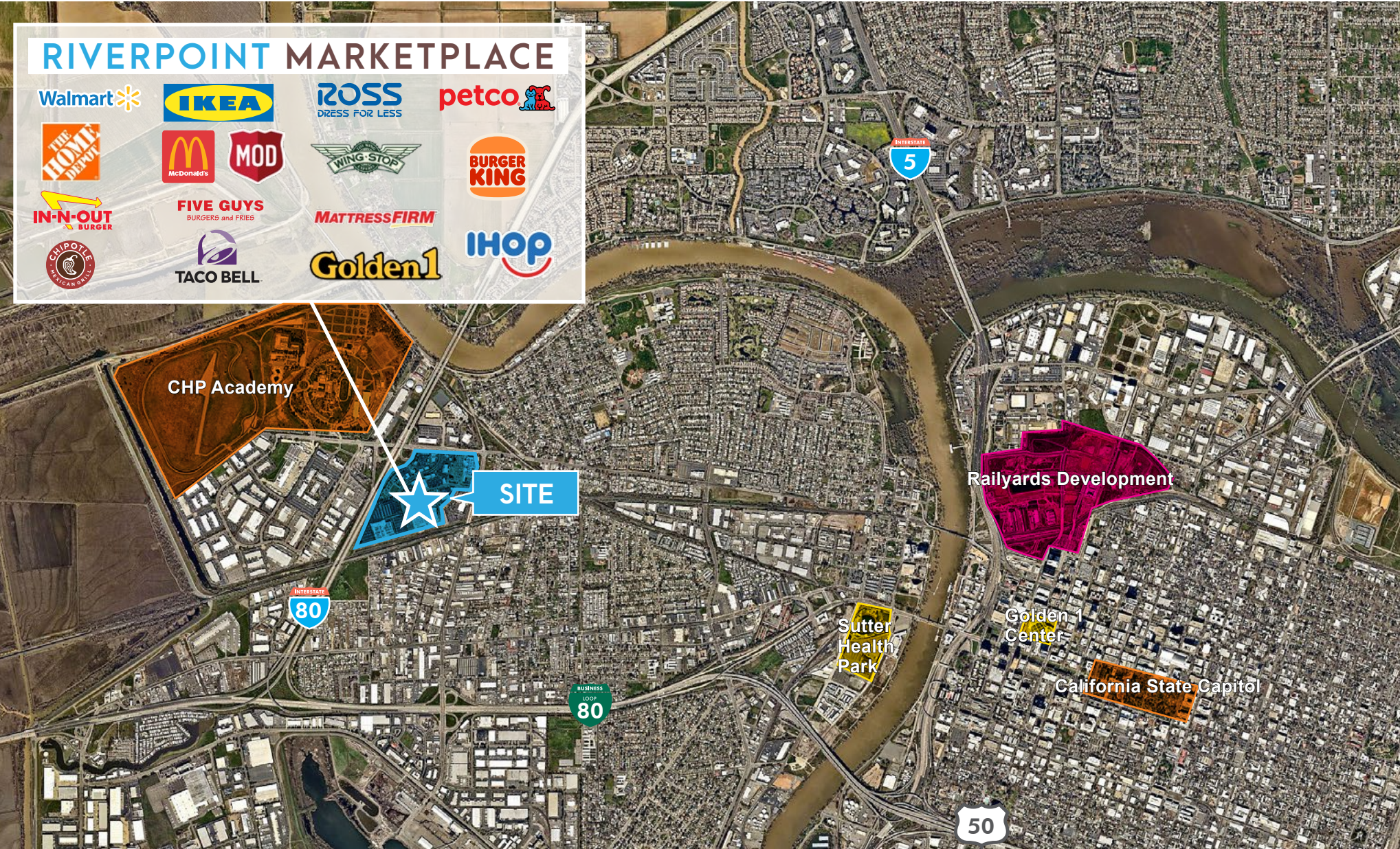


REGION OVERVIEW



RIVERPOINT MARKETPLACE

AERIAL VIEW



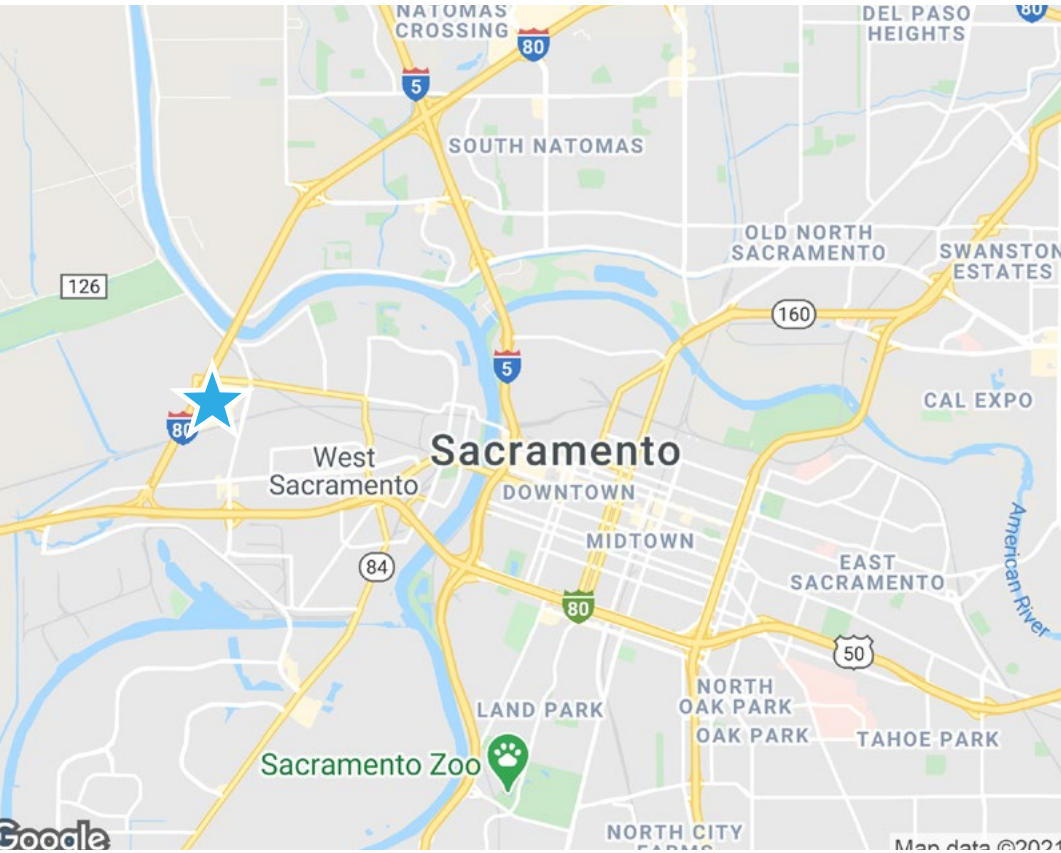
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2022 TRAFFIC COUNTS

Reed Ave @ I-80	30,762 ADT
Interstate 80	102,024 ADT

Source: Placer.ai

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