

FOR LEASE

NAI Northgate



850 SF AVAILABLE

3330 Fruitridge Rd | SACRAMENTO, CA

CHRIS SANTANA

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PROPERTY HIGHLIGHTS



- 850 sq ft Available on Fruitridge at Franklin Blvd
- Ideal salon space with plumbing improvements in place
- Small space ideal for phone, insurance, sandwich shop and a variety of retail uses
- Site is surrounded by regional and national Hispanic restaurants, retailers and auto related businesses
- Excellent access from Hwy 99 and access/visibility from Fruitridge Rd
- Cotenants include spa and longstanding Mexican Restaurant

PROPERTY OVERVIEW



PROPERTY TYPE: Multi-Tenant Retail

LEASE TERMS: Negotiable

LEASE TYPE: NNN

LEASE PRICE: Contact Broker

ZONING: GC

ADDRESS: 3330 Fruitridge Rd #D

SPACE AVAILABLE: ±850 sq ft

TRAFFIC: Fruitridge Blvd 33k ADT

Franklin Blvd 16k ADT

Highway 99 194k ADT

MARKET OVERVIEW



MARKET OVERVIEW

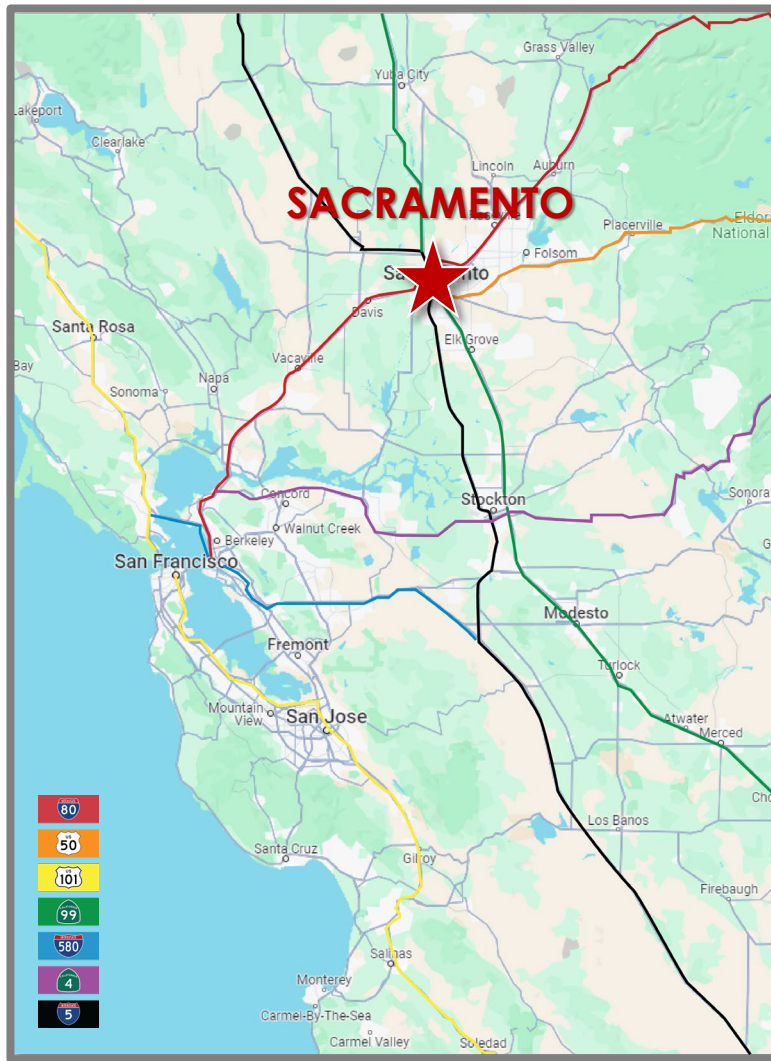




SACRAMENTO, CA

- **Capital City Charm:** As the capital of California, Sacramento uniquely blends rich history with modern amenities, offering a vibrant and dynamic backdrop for businesses and residents.
- **Economic Vitality:** The city boasts a thriving economy, driven by robust sectors including government, healthcare, education, and technology, creating a dynamic environment for business growth.
- **Educational Hub:** With top-tier institutions like Sacramento State University and UC Davis, the city nurtures a highly educated workforce and offers abundant learning opportunities.
- **Natural Beauty:** Nestled at the confluence of two rivers, Sacramento is surrounded by scenic parks and trails, providing residents and visitors with plentiful outdoor recreational activities.
- **Transportation Convenience:** The city is well-connected with major highways, an international airport, and an efficient public transit system, ensuring seamless accessibility for commuters and travelers.
- **Cultural Scene:** Sacramento is rich in cultural attractions, including museums, theaters, and festivals, and is renowned for its vibrant farm-to-fork dining movement, offering diverse and delectable culinary experiences.

LOCATION OVERVIEW



	1 MILE	3 MILES	5 MILES
2023 Population	21,719	179,364	420,754
Projected Growth	21,930	181,563	428,599
Median Age	34	37	38
Households	6,852	65,525	157,245
Projected Growth	6,923	66,408	160,501
White Population	4,884	58,857	143,906
Black Population	2,058	20,210	49,611
Asian Population	3,876	32,370	82,916
Native Am Population	465	2,968	6,095
Pacific Isle Population	520	3,550	7,813
Mixed Population	3,215	25,083	58,379
Other Population	6,702	36,326	77,034
Hispanic Population	49.6%	35.2%	31.1%
Average HH Income	\$71.9k	\$94.3k	\$99k
Median HH Income	\$60.3k	\$73.3k	\$76.8k
High School Graduates	53.7%	43.8%	41.8%
College Graduates	14.2%	26.3%	28.8%
Total Businesses	42	352	930
Total Employees	17,142	171,253	522,

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CHRIS SANTANA

Corporate Services

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ADVISORY SERVICES

Asset Management



Acquisitions & Dispositions



Appraisal & Valuation



Corporate Services



1031 Exchange Acquisitions (CA to FL)



Comprehensive Investment Strategy Advisory

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