FOR LEASE

ROAD OSED HEAD

14,490 SF Walgreens Building

1401 Broadway | Sacramento, CA 95818



Walgreens Building

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14,490 SF Building

9/1/2027 Lease End Date

\$18 PSF Asking

ABOUT THE PROPERTY

All offers are subject to approval by Walgreens Real Estate Committee.

- Corner location at Broadway & 14th St
- Close proximity to Hwy 50
- 69 parking spaces

NEARBY RETAILERS

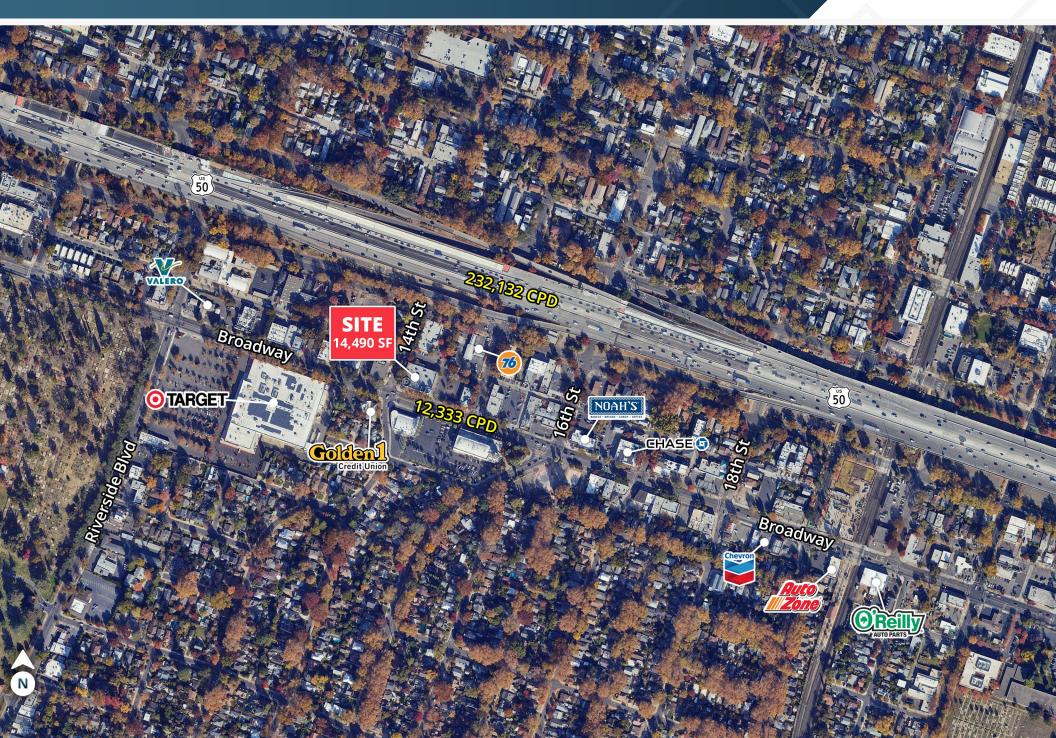


TRAFFIC COUNTS

Broadway US Hwy 50 Year: 2023 | Source: Placer Labs, Inc. 12,333 VPD 232,132 VPD

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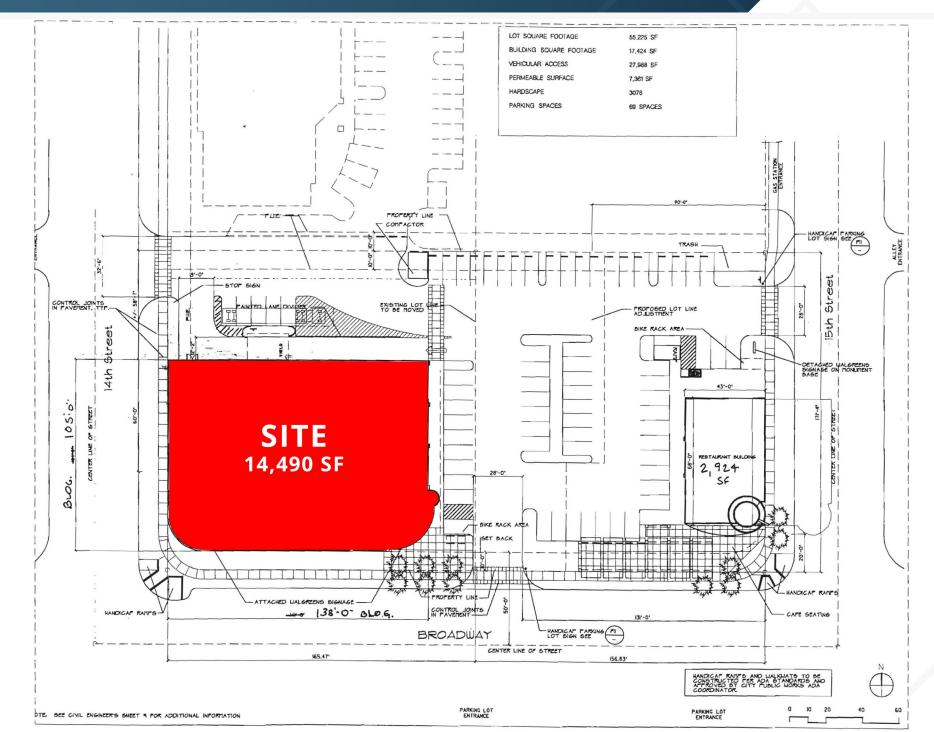




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Arcadian

				International Airport		Rio Linda	
DEMOGRAPHIC HIGHL	IGHTS				Village 7		
opulation	1 Mile	3 Miles	5 Miles				
024 Estimated Population	26,405	155,308	384,751 ^{Regi}	khom pnal Rark	75 - 11	Northpointe Raley Industrial I	
029 Projected Population	29,418	164,703	398,877		RP-Sports Complex.	Pell-Main	Park
rojected Annual Growth 2024 to 2029	2.18%	1.18%	0.72%			Industrial Park Young Height	s /
024 Daytime Population				Gara	Natomas Crossing	Oak Knoll Johnson Julie Jahren	Del Pa
Daytime Population	69,003	260,950	506,771				/
Vorkers	58,506	186,160	309,557			Cannon Industrial Par	k
esidents	10,497	74,790	197,214		Natomas Corporate Center		
					1		Arden
024 Income						American River South-Industrial Cal Expo	
verage Household Income	\$121,460	\$121,529	\$110,548		Michigan-Olide-Sutter	Park	
ledian Household Income	\$86,692	\$84,179	\$78,499		Sacra	mento	
louseholds & Growth				Port	West Sacramento	East Sacramento	Sierra Oaks
024 Estimated Households	13,243	66,931	150,515	Industrial Par	84		Çolleg
029 Projected Households	14,596	71,343	156,020	North		North Oak Park	Coneg
rojected Annual Growth 2024 to 2029	2.14%	1.12%	0.60%	Vill	hwest age Northeast Village		
024 Race & Ethnicity				olo Bypass	Little Pocket	South Fruitridge Park Pocket	Belveder
Vhite	51.09%	49.42%	39.92%	ildlife Area Southwe	st		1-
lack or African American	11.00%	8.56%	10.60%	Village		Lemon Hill	Depot P
sian or Pacific Islander	12.36%	11.53%	14.29%		Greenhaven		Glen Elder
Dther Race	9.13%	12.83%	17.08%			WoodbinParkway	
wo or More Races	14.22%	15.36%	15.23%			Florin	
lispanic	21.46%	27.50%	32.54%	84	Pocket	- ">	Elder Cr
					Start Mark	Meadowview	Eluc
 Want more? Contact us for a complete foot-traffic, and mobile data insights re 		SOURCE	esri				99



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