



FOR LEASE

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

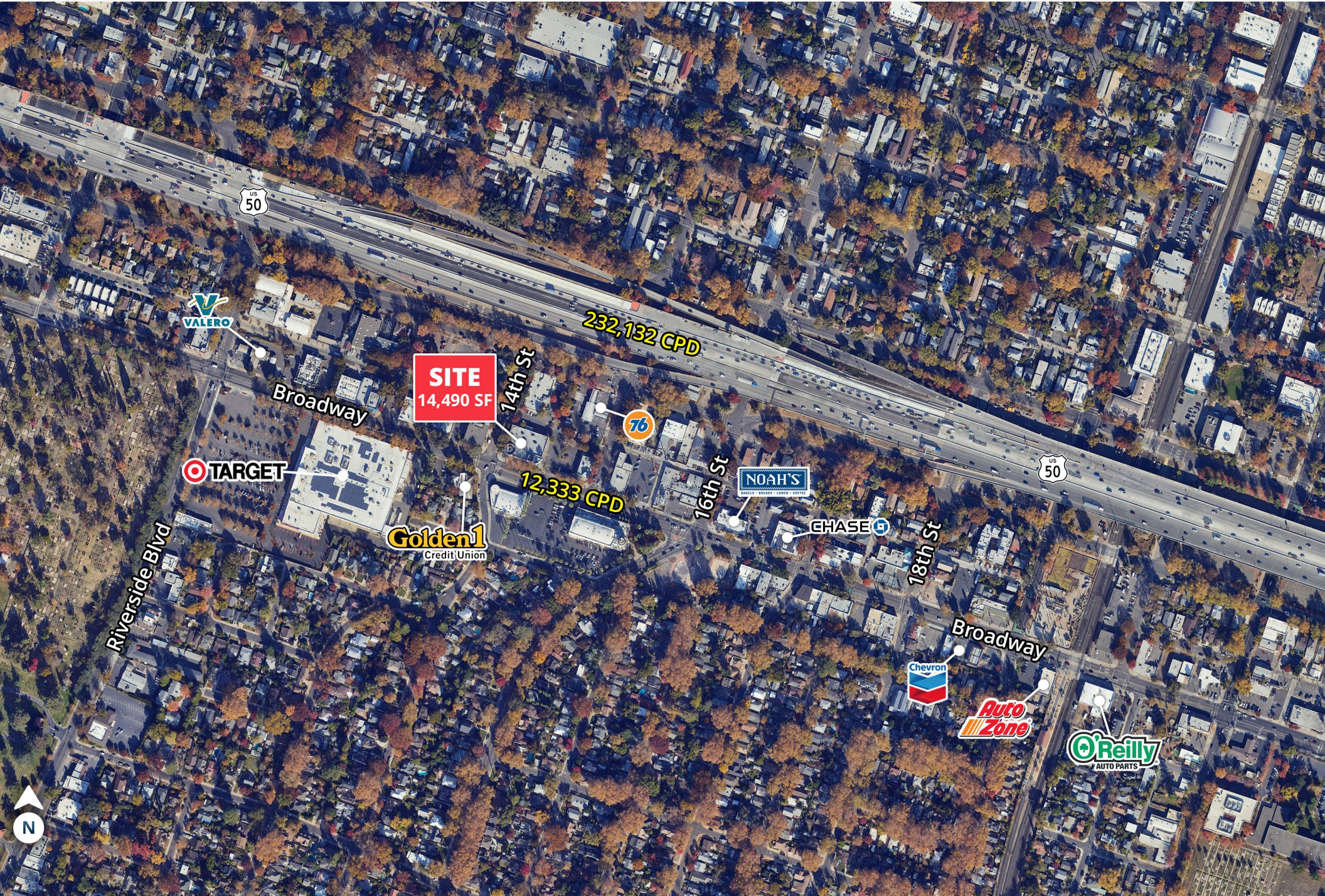


TRAFFIC COUNTS

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

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SITE
14,490 SF

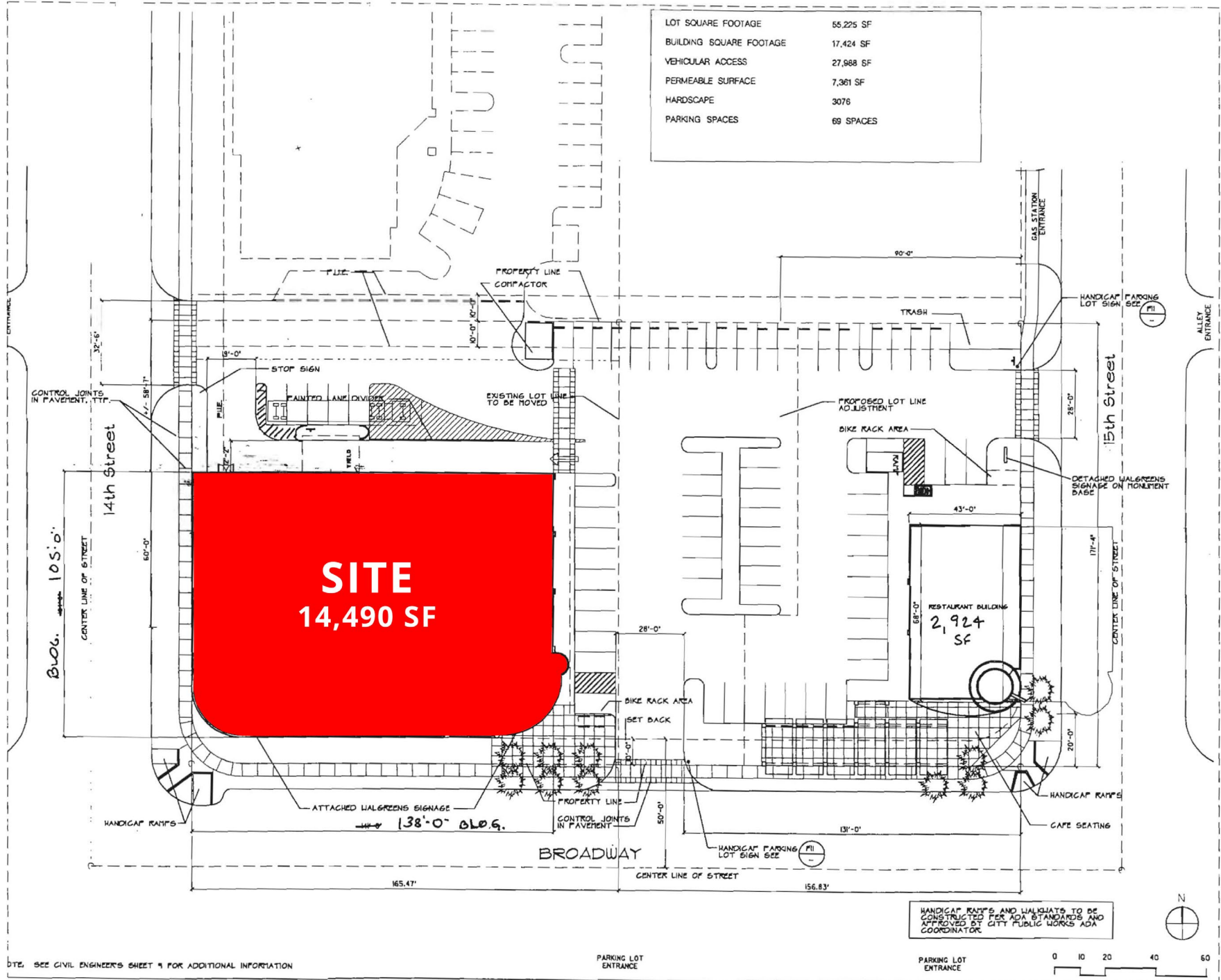
232,132 CPD

12,333 CPD



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DEMOGRAPHIC HIGHLIGHTS

Population

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------------------------|--------|---------|---------|
| 2024 Estimated Population | 26,405 | 155,308 | 384,751 |
| 2029 Projected Population | 29,418 | 164,703 | 398,877 |
| Projected Annual Growth 2024 to 2029 | 2.18% | 1.18% | 0.72% |

2024 Daytime Population

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------|--------|---------|---------|
| Daytime Population | 69,003 | 260,950 | 506,771 |
| Workers | 58,506 | 186,160 | 309,557 |
| Residents | 10,497 | 74,790 | 197,214 |

2024 Income

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|-----------|-----------|-----------|
| Average Household Income | \$121,460 | \$121,529 | \$110,548 |
| Median Household Income | \$86,692 | \$84,179 | \$78,499 |

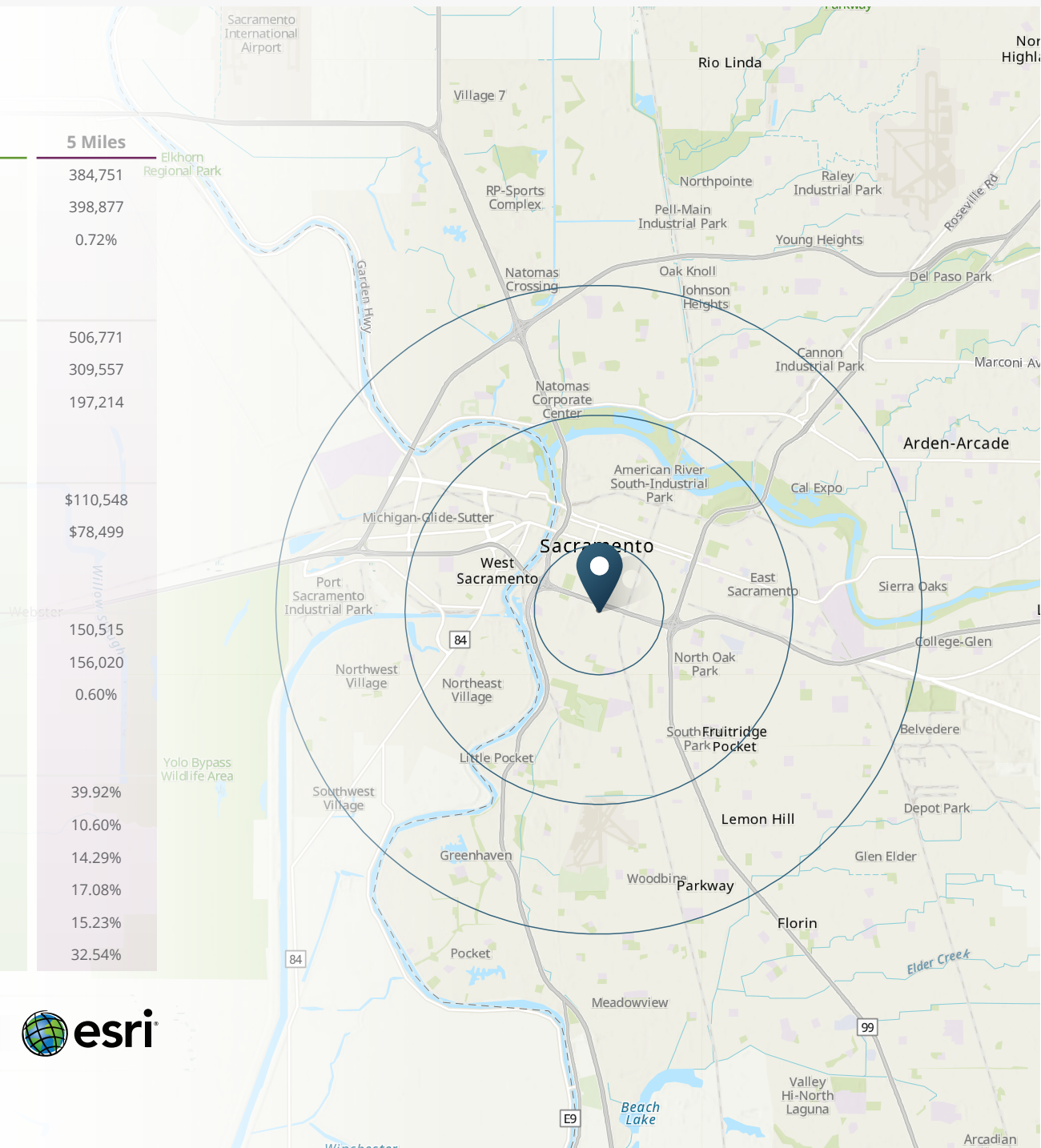
Households & Growth

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------------------------|--------|---------|---------|
| 2024 Estimated Households | 13,243 | 66,931 | 150,515 |
| 2029 Projected Households | 14,596 | 71,343 | 156,020 |
| Projected Annual Growth 2024 to 2029 | 2.14% | 1.12% | 0.60% |

2024 Race & Ethnicity

| | 1 Mile | 3 Miles | 5 Miles |
|---------------------------|--------|---------|---------|
| White | 51.09% | 49.42% | 39.92% |
| Black or African American | 11.00% | 8.56% | 10.60% |
| Asian or Pacific Islander | 12.36% | 11.53% | 14.29% |
| Other Race | 9.13% | 12.83% | 17.08% |
| Two or More Races | 14.22% | 15.36% | 15.23% |
| Hispanic | 21.46% | 27.50% | 32.54% |

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.





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