

**7840 LA RIVIERA DR  
SACRAMENTO, CA 95826**

# Retail For Lease

## Near Sac State University



### Property Highlights:

- 2,120 s.f. Retail space for lease in vibrant campus vicinity
- Walking distance to Sac State Campus (CSUS)
- Co-tenants include popular CSUS hangouts, Gordito Burrito and Stingers Bar and Grill
- Improved space featuring a large showroom area and storage space in back
- Large area student population and across from University Village apartments
- Near the American River Bike Trail
- Motivated Landlord
- High traffic counts
- Immediate access to Highway 50

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The information contained herein including square footage has been obtained from sources deemed to be reliable. RE/MAX Gold has not verified and makes no guarantees, warranties or representations regarding the accuracy of the information. You need to conduct a careful, independent evaluation of the property to establish its suitability for your purposes.





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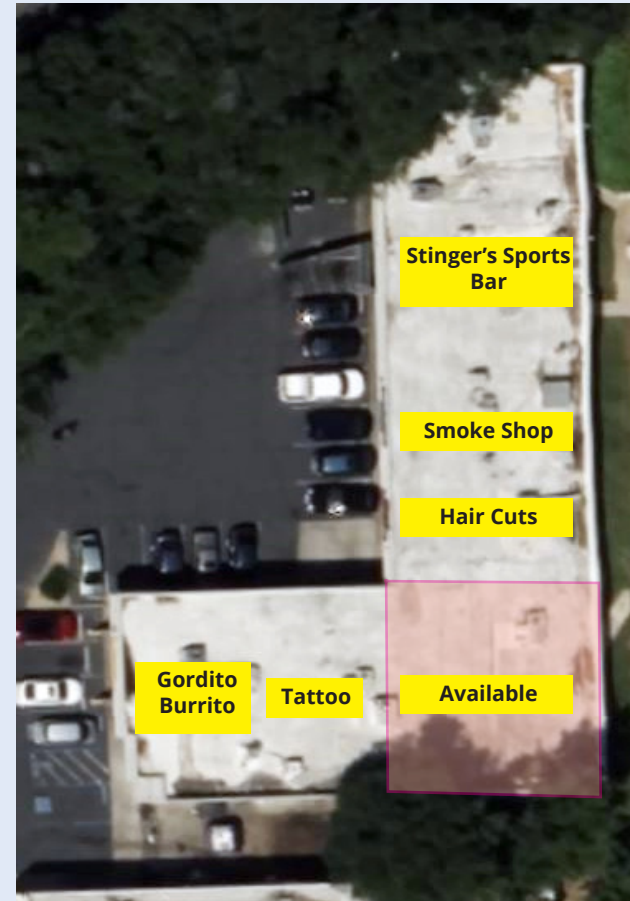
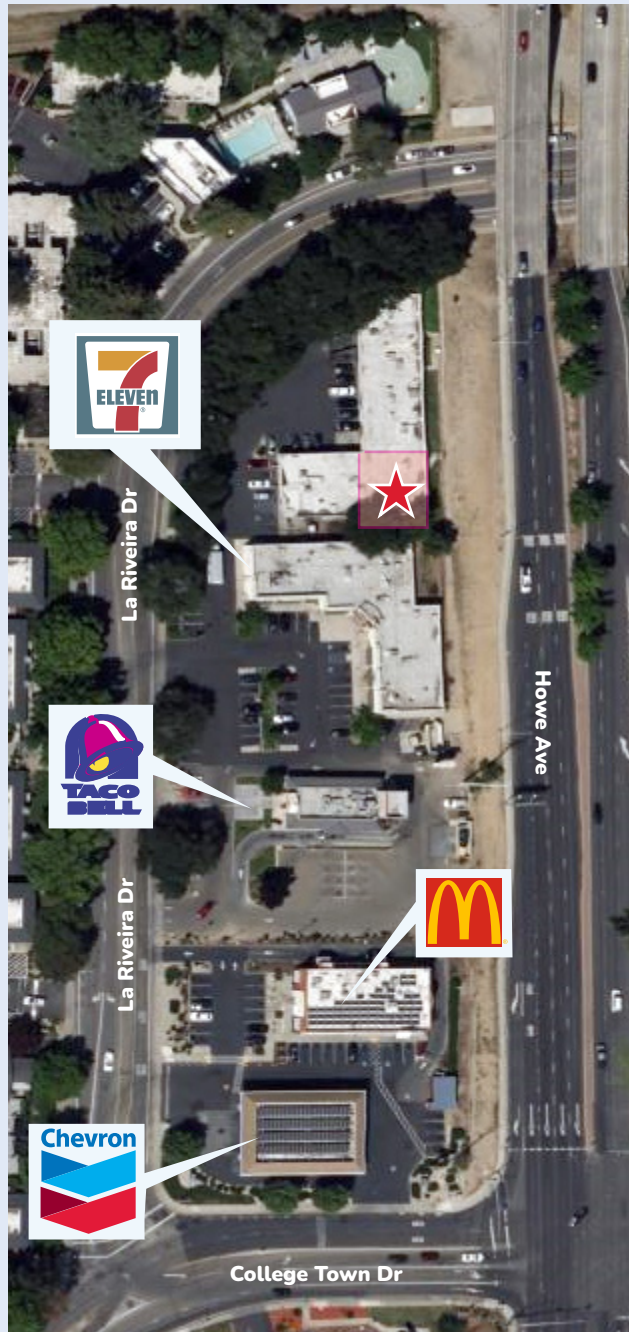
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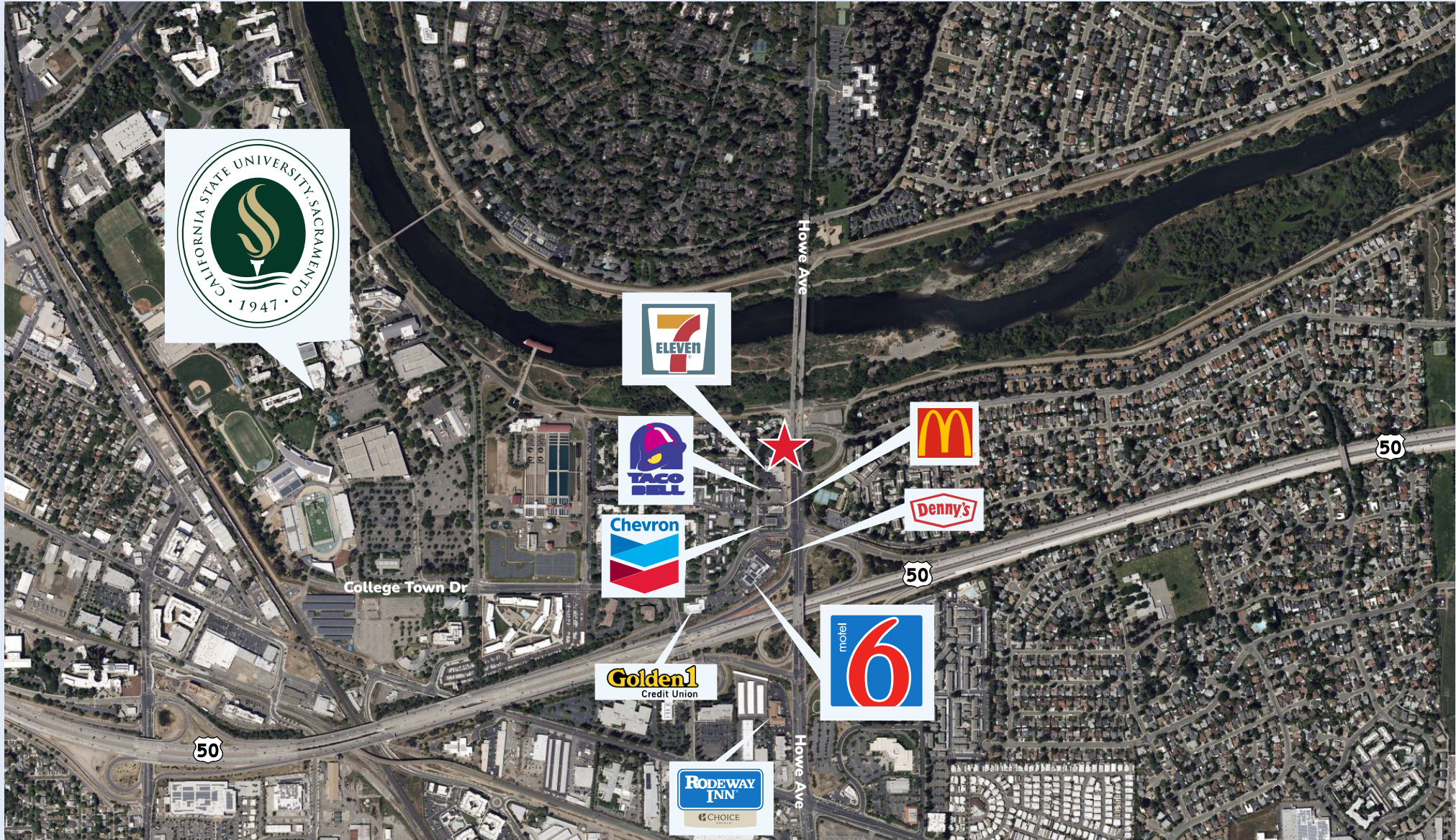
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# Vicinity Map





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# Demographics

## Key Facts: 5 Mile Radius



**381,969**  
Total Population (2023)



**\$87,066**  
Average Household Income



**29,237**  
# Businesses



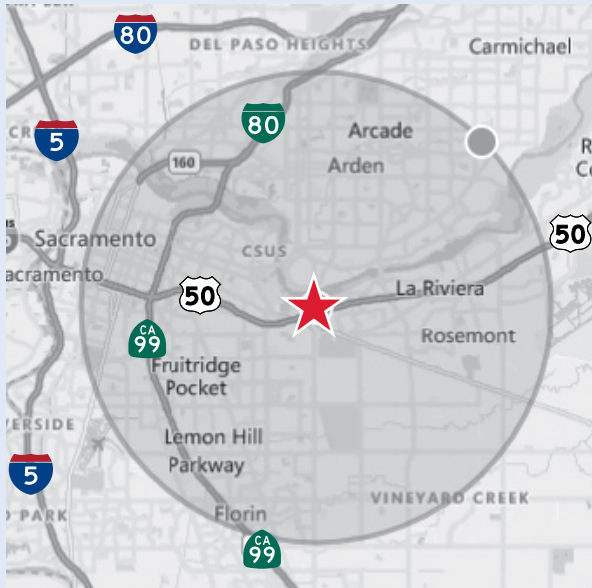
**273,107**  
Daytime Employees



**70,261**  
Owner Occupied Households



**\$380,414**  
Median Home value



**ADT College Town Drive at La Riviera Drive NE: 20,198 (2022)**

Data obtained from CoStar