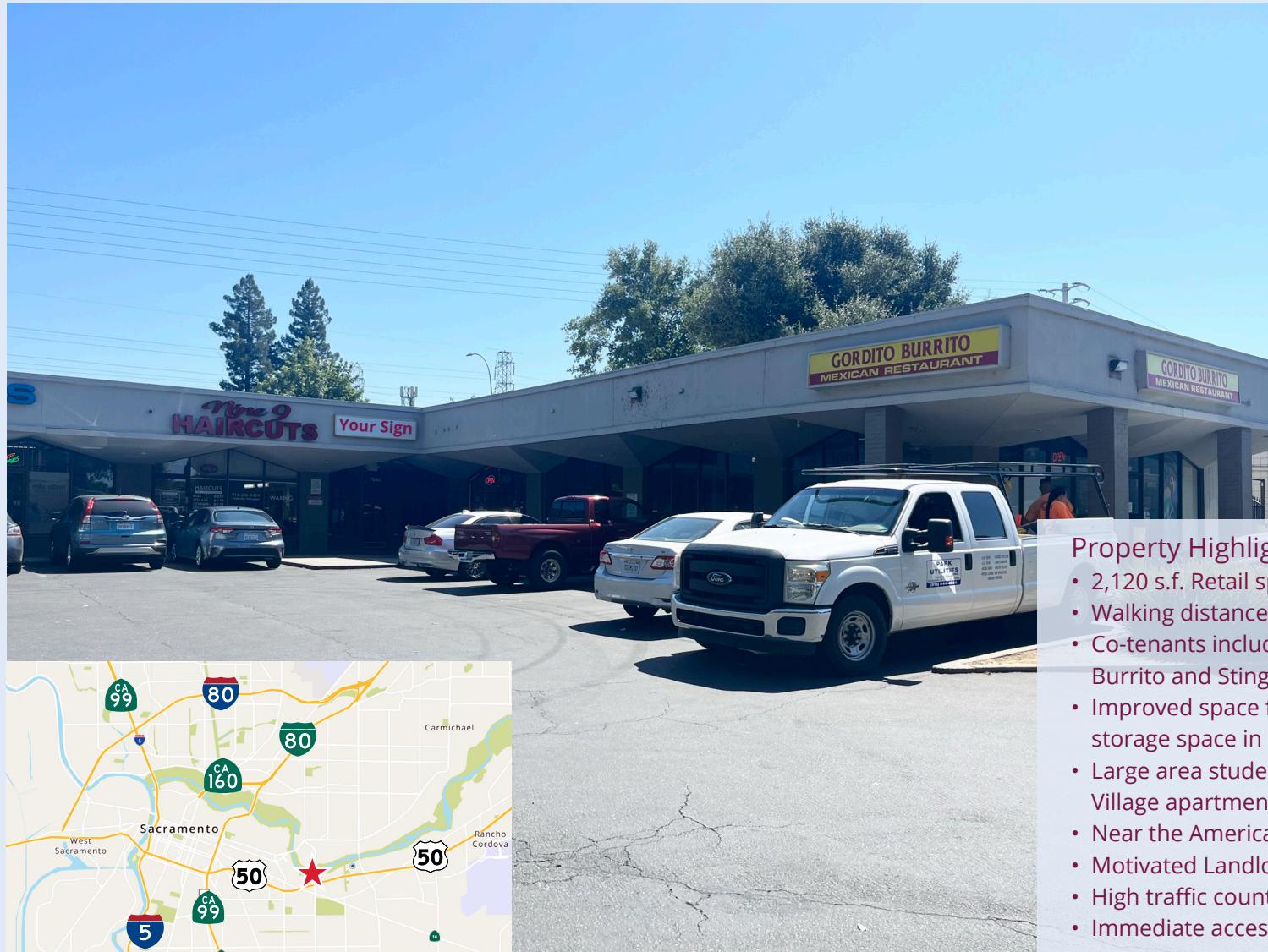


7840 LA RIVIERA DR
SACRAMENTO, CA 95826

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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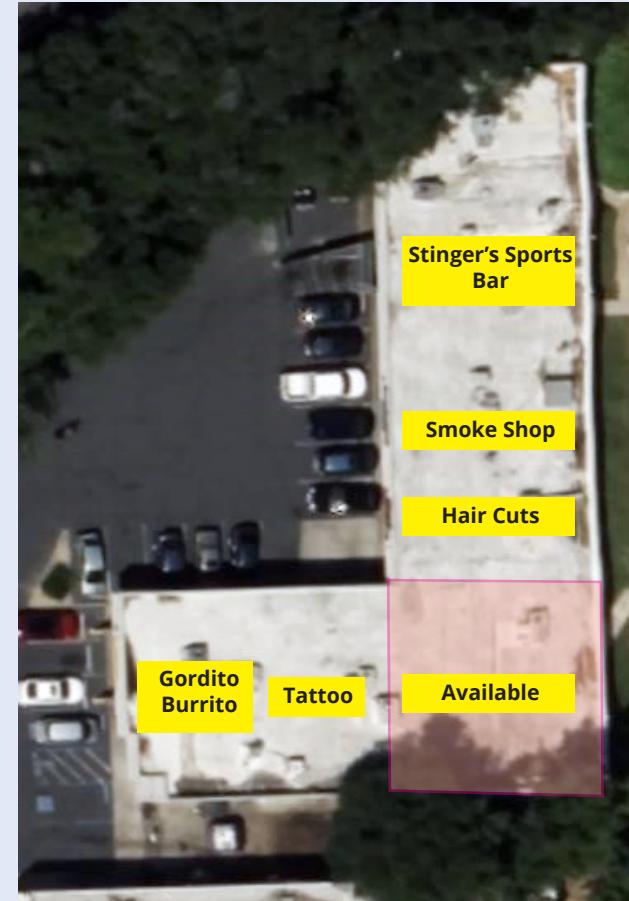
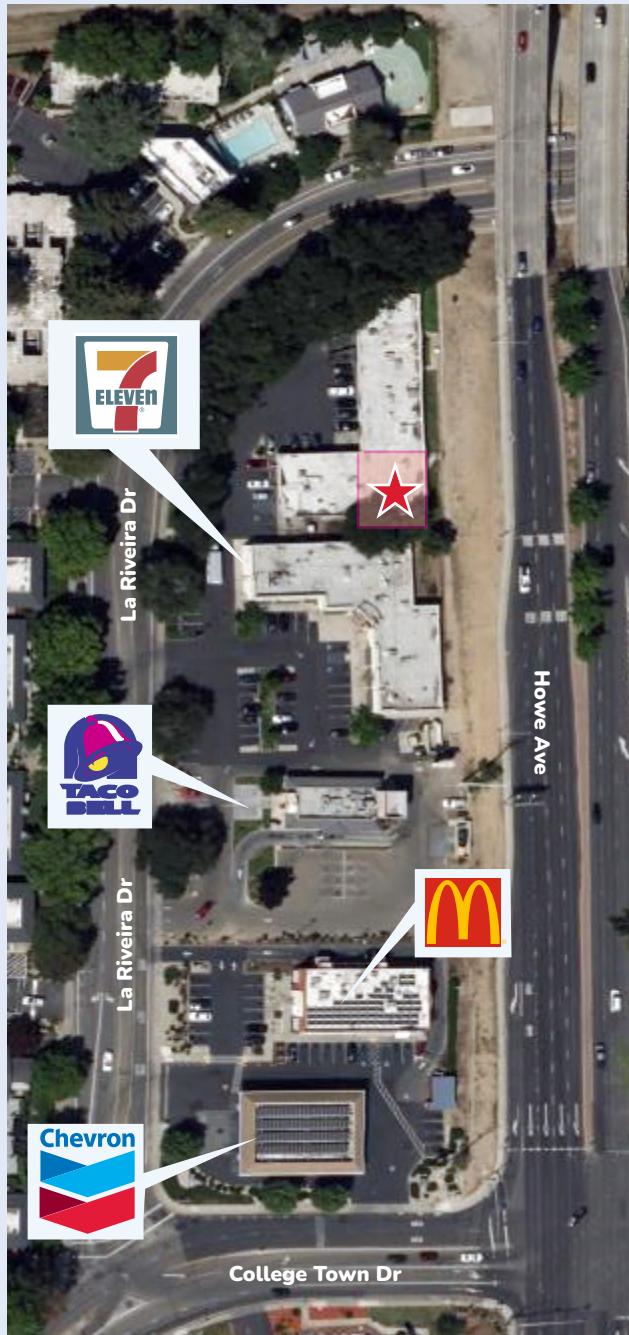
Retail For Lease
Near Sac State University



RE/MAX
COMMERCIAL

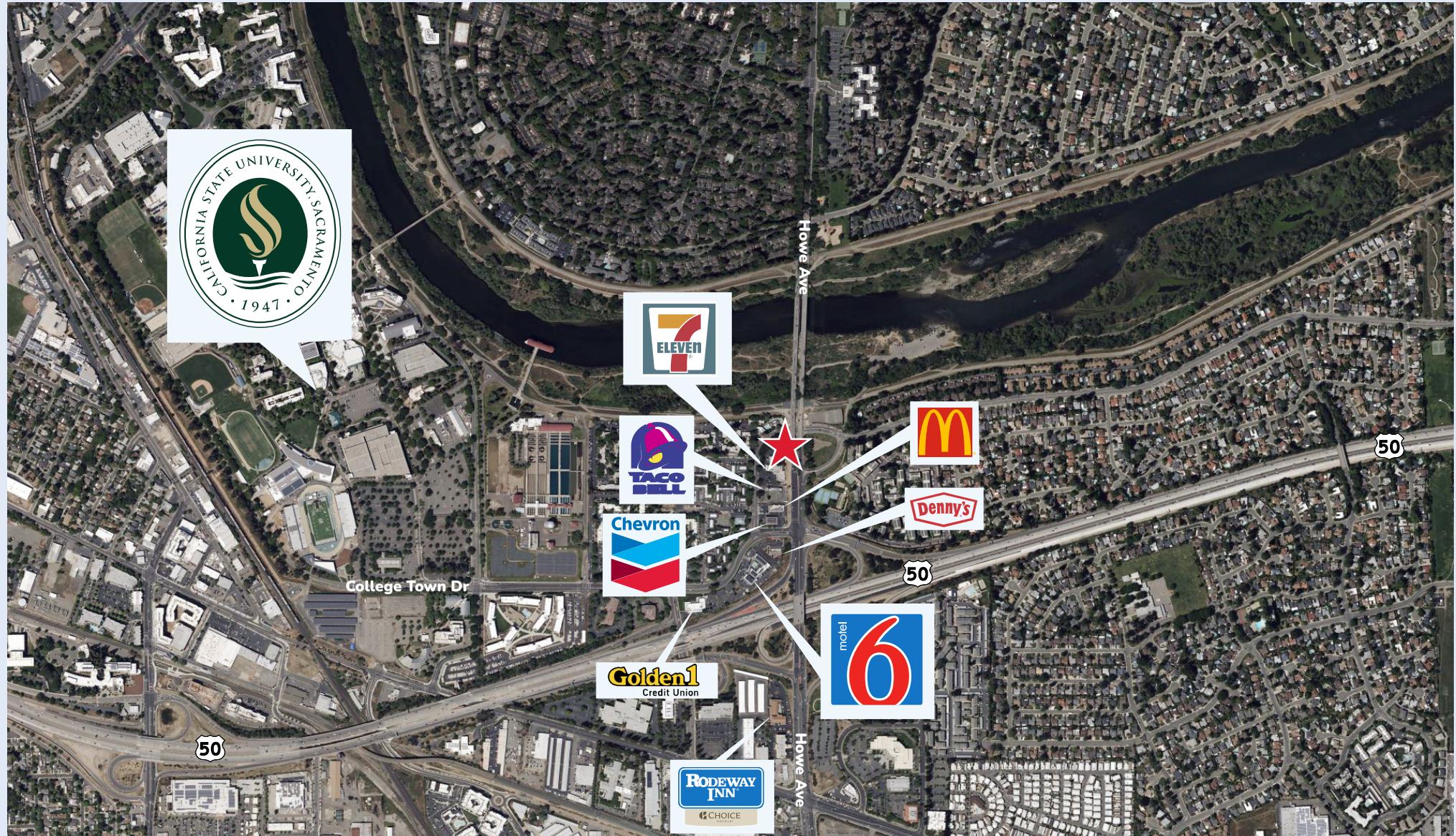
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Vicinity Map



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Demographics

Key Facts: 5 Mile Radius



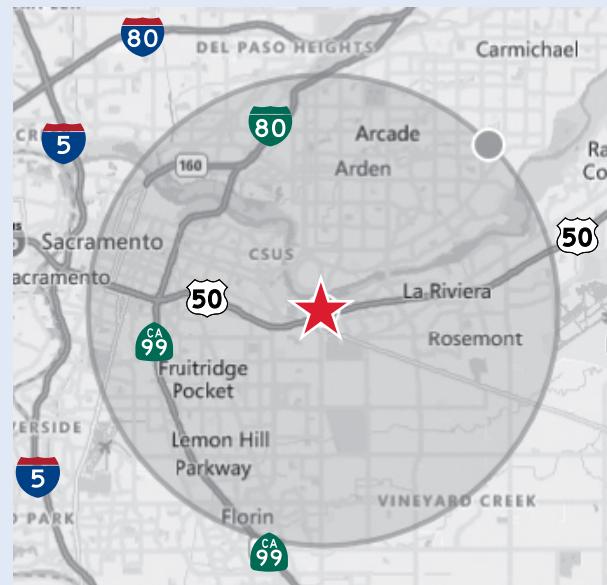
381,969
Total Population (2023)



29,237
Businesses



70,261
Owner Occupied Households



\$87,066
Average Household Income



273,107
Daytime Employees



\$380,414
Median Home value

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

Data obtained from CoStar